



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Date: July 12, 2019

RE: July 16, 2019 CHA Board Meeting Agendas & Materials

Enclosed are the agenda packets for the CHA Board meetings next Tuesday, July 16, 2019. Also enclosed is an agenda packet for a meeting of the CHALIS Board. Included in the packets are staff memos and information related to each resolution. Please note the following:

CHA BOARD AGENDA ITEMS

Resolutions

- **Resolution 2824:** To authorize the installation of additional security cameras at Paquin Tower,

BOARD REPORTS

- **Affordable Housing Initiative:** Enclosed is an update on the CHA Affordable Housing Initiative.
- **CHA Management Reports:** Housing Choice Voucher Program, Public Housing & Affordable Housing Properties, Resident Services, and Safety.
- **Current Events:** A report on current events is enclosed.

CHALIS BOARD AGENDA ITEMS

- **Resolution 110:** To approve a county grant application to support case management and service coordination.
- **Resolution 111:** To approve a county grant application to support the Moving Ahead Program.
- **Resolution 112:** To approve a county grant application to support a county-wide network of Boone County Communities to promote the positive social, emotional, behavioral, and mental health of children in Boone County

Please contact me if you have any questions or need additional information about any of the items on the meeting agenda.

Please note: Box dinners will be available for Commissioners at 5:00 p.m.



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Open Meeting Notice

CHA Board of Commissioners Meeting

Date: Tuesday, July 16, 2019

Time: 5:30 p.m.

Place: Columbia Housing Authority, 201 Switzler Street

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of June 19, 2019 Open Meeting Minutes
- V. Approval of June 19, 2019 Closed Meeting Minutes (Property Acquisition)
- VI. Approval of June 19, 2019 Closed Meeting Minutes (Personnel Issues)
- VII. Recognition of Achievement
- VIII. Public Comment (Limited to 5 minutes per speaker)

RESOLUTIONS

- IX. **Resolution 2824:** A Resolution to Authorize the Installation of Additional Security Cameras at Paquin Tower, with the Approval of Red Stone Equity Partners, to Enhance the Safety of the Residents Living at Paquin Tower.

REPORTS

- X. Affordable Housing Initiative Report
- XI. Monthly Management Reports for Public Housing & Affordable Housing Properties, and Safety.
- XII. Financial Reports for April and May 2019
- XIII. Current Events

PUBLIC AND COMMISSIONER COMMENT

- XIV. Public Comment (Limited to 5 minutes per speaker)
- XV. Commissioner Comment
- XVI. Adjournment

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Ms. Charline Johns, Executive Assistant at (573) 443-2556, extension 1122, at least one working day prior to the meeting.
(Email: www.columbiaha.info@gmail.com)

Media Contact: Phil Steinhaus, CEO
Phone: (573) 443-2556
E-mail: www.columbiaha.info@gmail.com

A complete agenda packet is available for review at all CHA offices during regular business hours and posted on the CHA web site at: www.ColumbiaHA.com.



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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING June 19, 2019 MEETING MINUTES

I. Call to Order:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in open session on June 19, 2019, at Courtyard by Marriott, 3301 Lemone Industrial Blvd., Columbia, Missouri 65201. Mr. Bob Hutton, Chair, called the meeting to order at 3:30 p.m.

II. Roll Call:

Present: Bob Hutton, Chair Commissioner
Robin Wenneker, Vice Chair Commissioner
John French, Commissioner
Rigel Oliveri, Commissioner
Max Lewis, Commissioner

CHA Staff: Phil Steinhaus, CEO
Charline Johns, Executive Assistant
Andrea Tapia, Chief Operations Officer
Becky Markt, Director of Human Services
Mary Harvey, Director of Finance
Debbie Simmons, Accountant
Rick Hess, Director of Asset Management
Greg Willingham, Modernization/Systems Specialist

Guest: Bill Gawrych, CPA Partner, Rubin Brown
Renita Duncan, CPA Partner, Rubin Brown
Ken Nuernberger, ND Consulting Group

III. Adoption of Agenda:

Mr. Hutton called for a motion to approve the agenda. A motion was made by Mr. Lewis. Second by Mr. French. All Commissioners voted "aye". Mr. Hutton declared the agenda adopted.

IV. Approval of May 13, 2019 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of May 13, 2019. Mr. Hutton asked if there were any corrections or changes to the minute. Seeing none. A motion was made by Ms. Oliveri. Second by Mr. Lewis. All Commissioners voted "aye" and Mr. Hutton declared the motion approved.

V. Public Comment.

There were no public comments.

RESOLUTIONS

VI. Resolution 2816: A Resolution to Accept the Audited Financial Statements of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2018.

Mr. Gawrych introduced himself and thanked the members of the Board as well as Mr. Steinhaus, Ms. Simmons and Ms. Harvey for their cooperation with the audits this year. Mr. Gawrych introduced Ms. Duncan who oversaw this year's audit at the Columbia Housing Authority. Ms. Duncan introduced herself stating that she was Columbia, MO born and raised, attended Rock Bridge High School and graduated from Mizzou in 2008.

Ms. Duncan stated that she was going to spend time talking about the financial statement audit for the Columbia Housing Authority. Ms. Duncan stated that she would do this with the Viewpoints presentation, which for someone that isn't living the day to day audit like Ms. Harvey, Ms. Simmons, and herself, could look over this handout and understand an audit and what they did and how it works.

Ms. Duncan went over the Viewpoints handout reviewing highlighted areas while also explaining that the audits are conducted in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Ms. Duncan noted that they also conducted that audits under government auditing standards because they are also conducting a single audit which is an audit of Federal funding. Ms. Duncan stated that they did not include this in the Board packets, but the information is only for Board members and managers, but once it is finalized it can be shared as they wish. Ms. Duncan stated that they plan to issue an unmodified opinion, a clean audit opinion, probably the most important part of the audit on the Authority's financial statements for the year ended December 31, 2018. Ms. Duncan noted that the reason that it stated draft plan to is because they will finalize the report and date it after they meet with the Board today.

Mr. French asked Ms. Duncan how do they audit notes? Ms. Duncan stated that within the footnotes there are certain assertions that the managers are saying within those notes and certain amounts that are tied back to the financial records to make sure that they are consistent. Ms. Duncan stated that the notes just tell you details what the numbers mean and how they were derived. Ms. Duncan stated that there were no difficulties encountered while performing the audit, meaning that everything they asked for was provided for them. Ms. Duncan stated that there were also no audit adjustments or corrections to the financial statements that they made through the audit. Ms. Duncan noted that there may be things that the managers corrected but there was nothing that they found that they had to be corrected or needed adjusting.

Ms. Duncan stated that she felt that was good to say because that means that the financial statements that the Board receives throughout the year are accurate. Ms. Duncan stated that they will ask for management representations at the end of the audit where they will ask Mr. Steinhaus and Ms. Harvey to sign a letter that basically states that what they have told the

auditors is the truth and that what they provided was what they needed. Ms. Duncan stated that once that is signed it will be attached to the financial document and will be a complete document. Ms. Duncan stated that within the financial statement document the reason the financial statement documents are so large because there are other requirements that must be included under the government accounting standards for requirements. Ms. Duncan stated that one of the requirements being the management discussions analysis that is basically a summary of what happened during the year and compares it to the prior year. Ms. Duncan stated that she always tells people that if they are going to read one part of the financial statements that would be the most informative part of the financial statements and is required. Ms. Duncan stated that they do not audit that part of the financial statements, but they do read it to make sure that it is consistent with the rest of the document.

Ms. Duncan stated that the other document would be a couple of financial statements that are required by HUD which are the financial data schedules and the capital fund schedule. Ms. Duncan stated that because they are required by HUD, they do audit these two schedules during the financial auditing process.

Ms. Duncan asked if there were any other questions about the audit process. Seeing none. Ms. Duncan continued her presentation. Ms. Duncan referred to page 7 in the Viewpoints handout that talked about the remaining engagement timeline. Ms. Duncan stated that they are almost complete with the financial statement audit. Ms. Duncan stated that there is an additional audit report that will be issued which is the single audit report that is an audit of federal expenditures or federal funding and how it was spent. Ms. Duncan stated that they are in the process of testing compliance and internal controls related to funding, Housing Choice Vouchers and will issue it within the next 30 days or so. Ms. Duncan stated that in addition to that they will certify the REAC submission later after everything is complete.

Mr. Steinhaus noted that Ms. Duncan stated July 19th, but the next Board meeting is scheduled for July 16th and asked would CHA have that for the July 16th meeting. Ms. Duncan stated that according to the target completion date she expects that to be completed and can talk further about whether he would want her to come back to present that. Ms. Duncan noted that the due dates are driven by the actual rules stating that the single audit report needs to be finalized and issued within 30 days of the financial statement report.

VII. Resolutions 2817, 2818, 2819, 2820, 2821, and 2822: To Accept the Audited Financial Statements for FYE2018 for the Mid-Missouri Veterans Housing Development Group, LP; the Stuart Parker Housing Development Group, LP, and the Bear Creek Housing Development Group, LP; the Oak Towers Housing Development Group, LP; and to Accept the Audited Financial Statements for FYE2018 since the inception of the following Limited Partnerships: the Bryant Walkway Housing Development Group, LP and the Bryant Walkway II Housing Development Group, LP.

Ms. Duncan turned the floor back over to Mr. Gawrych in which he thanked Ms. Duncan. Mr. Gawrych stated that what they have in addition to the Viewpoints presentation would be the individual entities financial statements for the Low-Income Housing Tax Credit (LIHTC) Properties and their report will be very similar between all of them. Mr. Gawrych stated that the difference between these financial statements and the audit that Ms. Duncan had went over is that the

financial statements are in accordance to with Generally Accepted Accounting Principles (GAAP) and in accordance with Missouri Housing Development Commission (MHDC) guidelines.

Mr. Gawrych started to review the audited financial statements for FYE2018 for the Oak Towers Housing Development Group, LP. Mr. Gawrych stated that the Board will see things throughout these statements which are numbers that correspond with the MHDC chart of accounts, so they have a specific format in which they require their financial statements.

Mr. Steinhaus noted that in the Boards notebook the financial statements are in the order of which CHA completed them, noting Mid-Missouri Veterans is first. Mr. Gawrych reviewed the audited financial statements for FYE2018 for the Mid-Missouri Veterans, Stuart Parker, Bear Creek, Oak Towers, Bryant Walkway and Bryant Walkway II Housing Development Groups, LP. Mr. Gawrych noted that these financial statements are issued as a clean opinion and that there were no findings.

Mr. Gawrych stated that all these financial statements will all be in the same format. Mr. Gawrych reviewed highlights within each of the financial statements and gave explanation of certain depreciation of the asset, net losses, developer fees and debt.

Mr. Hutton asked was the reasoning for showing a net loss because of depreciation? Mr. Gawrych stated yes, that from a financial perspective and an income tax perspective, a majority of these properties will be showing a net loss in the case of a financial statement and a taxable loss in the case of a tax return. Mr. Gawrych stated that this is not something that indicates that the property is running poorly because these are real estate properties that are rent restricted, the biggest item on the income statement is going to be the depreciation.

Mr. Hutton asked if there was a certain formula used to calculate depreciation? Mr. Gawrych stated that for GAAP purposes it's a straight-line depreciation estimated over the assets' useful life. For example, a building would be either 27 ½ years or 40 years as their depreciation. Mr. Gawrych stated that you would take that number and divide it by 40 and that becomes your expense for the next 40 years.

Mr. Hutton asked were all the answers to his questions going to be essentially identical for all the housing developments. Mr. Gawrych stated "yes" and said he would not mind going over all of them if they would like for him to. Mr. Steinhaus asked if the investors that have the tax credits are the ones that benefit from the depreciation? Mr. Gawrych stated "yes", from a tax perspective typically the investor will be a 99% owner in these partnerships and 99% of that taxable loss which will be different from what's seen from the GAAP perspective but from the taxable perspective 99.9% of those losses are allocated to the Limited Partner. Mr. Gawrych stated that the Limited Partner then utilizes that to offset the capital which they put into the property.

Mr. Nuernberger stated that with the Stuart Parker, Bear Creek and Oak Tower properties, the CHA is putting the property in and essentially providing seller finance so that the cash flow that comes out which otherwise would be distributed to the Limited Partner actually goes to pay CHA for its seller financing, which is another way of saying all the cash flow goes to the CHA for its operations. Mr. Nuernberger stated that this was a good thing so that you can see the amount of cash that comes to the housing authority that wouldn't be the same in other cases.

Mr. Gawrych stated that in this case the Limited Partner is not in it for cash flow, they are in it for the losses and tax credits. Ms. Duncan stated that when she spoke earlier about the projects being blended in with CHA's financial statements, that is one of the factors that contribute to that and the need to blend the information. Mr. Gawrych went over the Bear Creek, Oak Towers, Bryant Walkway and Bryant Walkway II audits. Mr. Gawrych stated that Bryant Walkway's statements look a little different from the other statements because this is a single year statement, the first year of operation and rehabilitation in which you are required to do a financial statement. Mr. Gawrych stated that only 5 of the 16 buildings were placed in service at the end of December 31, 2018.

Mr. Steinhaus asked Ms. Harvey to confirm that the CHA had received payments for units under modernization. Ms. Harvey stated that is correct, \$442 per unit per month in rehab, if they were vacant and that's part of gross rent. Mr. Hutton asked if that shows up as rental income? Ms. Harvey stated "yes", and because the project is in construction, insurance is low because most of the insurance is coming out of construction insurance instead of property insurance. Mr. Hutton asked if the contractor carries builders risk insurance therefore CHA doesn't have to? Mr. Gawrych stated that the contractor carries builder's risk and any general liability insurance that's paid during the rehab period and is capitalized into the building and not expensed. Mr. Gawrych stated that the capitalization into the basis of the building drives up the cost of the property driving up the cost of rehabilitation and generates additional LIHTC to meet the qualified basis for the state to issue credits on.

Mr. Steinhaus stated that once CHA gets approved for Rental Assistance Demonstration (RAD), the CHA can receive payments for modernization for 24 months and that helps bring additional cash into the projects instead of the units just sitting vacant. Mr. Gawrych stated that he wanted to explain account 5100, gross potential rents of the Bryant Walkway II financial statements. Mr. Gawrych stated that under a GAAP apartment building complex, a revenue recognition standard you have something called gross potential rents. Gross potential rents on a rent restricted property is the number of units times the approved rent, whether occupied or not. Mr. Gawrych stated that the reason why this is done is if you were to have rent escalations or if you petitioned MHDC to get rent increases and if rent increases it is not just generated through rental increases but also generated from the entire complex with the maximum amount of revenue the property can generate. Mr. Gawrych stated that this is very predictable and very identifiable in a rent restricted LIHTC property as those rents are controlled by MHDC.

Mr. Steinhaus stated that CHA has an advantage with the project-based vouchers in that they will pay for up to 60 days of vacancies. Mr. Steinhaus stated that it is CHA's goal to always turn those units under 60 days and if CHA could do that they would run right at 100% and collect all the gross potential rent. Mr. Hutton asked what was the difference between Project-Based Vouchers and Housing Choice Vouchers? Mr. Steinhaus stated that Project-Based Vouchers and Housing Choice Vouchers essentially work the same but think of Project-Based Vouchers as CHA manages the voucher and is also the landlord, whereas with a Housing Choice Voucher, the CHA pays the landlord. Mr. Steinhaus stated that everything that CHA converts will have a Project-Based Voucher.

Mr. Hutton called for further discussion and there was none. Mr. Hutton thanked Ms. Duncan and Mr. Gawrych for their presentation.

Mr. Hutton called for a motion to approve Resolutions 2816-2822 as presented. A motion was made by Mr. Lewis. Second by Ms. Wenneker. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Wenneker, Oliveri, Hutton, French, Lewis

No: None

VIII. Resolution 2823: A Resolution Authorizing the Housing Authority of the City of Columbia, Missouri to Submit a Rental Assistance Demonstration Program (RAD) Application for the Providence Walkway Apartments to the U.S. Department of Housing and Urban Development (HUD) and Approving the Chief Executive officer to Certify the Agreement to Comply with all Requirements of the RAD Program as Outlined in PIH Notice 2012-32 (HA) H-2017-3, REV-3.

Mr. Steinhaus stated that this resolution was the next step to get RAD approval for Providence Walkway. Mr. Steinhaus stated that CHA has multi-phase approval so that when CHA submits this to get the Commitment to Enter a Housing Payment Agreement (CHAP), then the CHA will have to apply for tax credits in the next round. Mr. Steinhaus added that because the scope of the project has changed, the CHA had to resubmit for a new CHAP. Mr. Hess stated that CHA had to resubmit because CHA did not receive the tax credits last year. Mr. Hess stated that the application has been simplified so that even if CHA doesn't get funded in the next two LIHTC cycles, they would just need to reapply because they HUD has enough units available so that is not a concern.

Mr. Hutton asked at what point is RAD effective? Mr. Steinhaus stated that when CHA closes at the end on financing that is when it will switch over to Project-Based Vouchers. Mr. Hutton asked what happens if CHA does not get funded? Mr. Steinhaus stated that CHA would just have to reapply. Mr. Steinhaus stated that normally with RAD, once you receive your CHAP, then you apply in the next round for LIHTC and if you don't get funded you get another chance to apply for LIHTC funding before you lose your CHAP. Mr. Steinhaus stated that in the last round CHA received the CHAP, but it was rescinded because CHA didn't get funded, so they had to resubmit for a new CHAP. Mr. Hess stated that along with the CHAP application they will renew the multi-phase application, so all 120 units will be reserved for CHA, but HUD will only give CHA a CHAP on the 34 units that they applied for.

Mr. Nuernberger stated that the idea that HUD is allowing under the program called RAD is that the funding for housing authorities can be converted from the unpredictable operating subsidies and capital fund to a long-term Project-Based Voucher contract which provides stable funding. He added that this is like a lot of the private Section 8 attached to affordable housing projects. Mr. Nuernberger stated that every time public housing units get rehabbed, you are no longer in the housing authority model, you are in the Project-Based Section 8 model. Mr. Nuernberger stated that this is what HUD must do to take money from one pot and give it to CHA in another pot and in the meantime if CHA doesn't get funded they still receive the public housing authority money until you finally receive the other pot.

Mr. Steinhaus stated the reason for the conversion is because it is a long-term contract rent, so CHA's operating subsidy normally fluctuates from year to year in which HUD calls " proration" but basically is across-the-board cuts which is why housing authorities could not be competitive for

the tax credits because they couldn't produce a 20 year pro forma and project how much revenues the property would generate each year. Mr. Steinhaus stated that with the long-term contract rent, the CHA can provide a 20-year pro forma that gives investors the confidence to invest in the property.

Mr. Hutton called for further discussion and there was none.

Mr. Hutton called for a motion to approve Resolution 2815 as presented. A motion was made by Mr. Lewis. Second by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Wenneker, Oliveri, Hutton, French, Lewis

No: None

IX. Affordable Housing Initiative Report:

Mr. Steinhaus stated that CHA has completed 568 units so far. Mr. Steinhaus stated that Bryant Walkway is coming along okay not as quick as he would like. Mr. Steinhaus stated that weather and a few other issues have delayed the work on the project. Mr. Steinhaus states that the CHA hopes the project to be finished by the end of July or early August and will plan a community event for the community to come in and see the completed project.

X. Monthly Management Reports for Public Housing and Affordable Housing Properties, Housing Choice Voucher Programs, Resident Service, and Safety:

Mr. Steinhaus stated that the Section 8 Housing Choice Voucher Program earned 100% on Section Eight Management and Assessment Program (SEMAP). Mr. Steinhaus stated that there have been a few staff changes with Marie Litchfield, HCV Specialist, who worked for CHA for 14 years retiring, and Katie Howard moving over to fill her position. As a result, Tawanda Edwards who was managing Stuart Parker and Bear Creek has moved to Ms. Howard's position as Project-Based Voucher Specialist and CHA rehired Veronica Martin who had been a manager at Bear Creek, to take Ms. Edwards' position. Mr. Steinhaus stated that Ms. Tapia has been working hard to have everyone trained and make sure CHA doesn't skip a beat in all these transitions.

Mr. Steinhaus stated that CHA is still a little under leased on Section 8 Vouchers with just so much that has been going on. Mr. Hutton asked about the new property by the name of Trinity Place. Mr. Steinhaus stated that originally CHA had planned to include the 34 units on Providence Walkway and the 16 units on Trinity Place. Mr. Steinhaus stated that CHA had to scale that project back because MHDC said that the credit request was too high. Mr. Steinhaus stated that was for two reasons, one is that CHA requested funds to rehab those properties, but he cost overruns on Bryant Walkway with all the termite damage and additional abatement that CHA had to do. Mr. Steinhaus stated that MHDC said that the cost that CHA is proposing is practically the cost of new.

Mr. Hutton asked would Trinity Place be torn down and built brand new or would it be renovated? Mr. Steinhaus stated that it will probably be torn down. Mr. Steinhaus stated that the fact is that it is just 16 units, so they will need to figure out what else would they do with that project, so they may use those 16 units there and use the Kinney Point property to do maybe 15 or 16 more units

on that site. Mr. Steinhaus stated that Trinity Place would still be project-based voucher but what they do on Kinney Point would be just straight LIHTC.

Mr. Hutton asked Mr. Steinhaus to explain to him how the funding works. Mr. Steinhaus stated that CHA owns the land and stated that LIHTC properties have a fixed below market rent in exchange for getting tax credits. Mr. Steinhaus stated that is how tax credit projects work. Mr. Steinhaus referred to some of the other tax credit properties in the area and stated that they don't necessarily have a Project-Based Voucher attached to them. Mr. Steinhaus stated that most of the people on those properties are going to have to have incomes between 40%-60% of the medium family income and if they are much before 40% even then they can't afford the rent.

Mr. Steinhaus stated that CHA is serving families that are either at or below 40% of the medium family income for the most part. Mr. Nuernberger stated that in all the tax credit projects that he owns, as a private developer, they don't get Project-Based Section 8 like the housing authority is able to have. Mr. Nuernberger stated that their typical rents would be \$600 to \$750 a month for a two-bedroom to a three-bedroom unit and most of the tenants are between 50%-60% of the medium family income.

Mr. Hutton asked will finding tenants for these units be an issue? Mr. Nuernberger stated that everyone of their projects has a waiting list, stating that it is the finest affordable housing that tenants can go find typically because they are nice, newer units that are energy efficient and have good management so that they know it will be taken care of. Mr. Steinhaus stated that part of the discussion would be what would CHA put on Kinney Point, do they put 8-plexes like they are proposing for providence Walkway, duplexes or a row of townhomes like the ones that are built across from Jefferson Middle School.

Mr. Lewis asked would there be any problems with any easements with the road being there? Mr. Steinhaus stated that was CHA's road and not a public street. Mr. Steinhaus stated that the individuals that owned that property before CHA were planning to build a church there and they built the intersection and a paved walking trail that is on some of the property. Mr. Nuernberger stated that there is a water detention pond there as well that would be able to be used for the rest of the property. Mr. French asked what the use for it would be. Mr. Nuernberger stated that the city has a high requirement for detaining water on the site rather than putting it into the sewer system.

Mr. Steinhaus stated that he doesn't know in what order CHA will approach these phases in finishing the renovation of the properties but is open to any suggestions. Mr. Lewis asked out of Trinity, East Park, Fisher which place needs it the most, which is most dire for the tenants right now? Mr. Willingham stated that every public housing needs to be renovated. Mr. Willingham stated that Trinity is all four-bedroom units in which CHA does not have a lot of four bedrooms, so they need it the most. Mr. Steinhaus stated that the four-bedroom units are small as well. Mr. Hutton asked if this was another reason CHA was leaning towards tearing down and building brand new? Mr. Steinhaus stated yes, because the Missouri Housing Development Commission thinks the cost of renovations is too high and that they would prefer to fund new construction in smaller projects in order to spread their funding around.

Mr. Steinhaus stated that he doesn't believe there is anything more that he would need to go over with the Board regarding reports.

XI. Current Events

There was no discussion.

XII. Public Comment

There was no public comment.

XIII. Commissioner Comment

There was no Commissioner comment.

XIV. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Oliveri. Second by Mr. Lewis. Mr. Hutton called the business meeting adjourned at 4:30 P.M.

Bob Hutton, Chair

Date

Phil Steinhaus, Chief Executive Officer

Date

Certification of Public Notice

I, Phil Steinhaus, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on June 14, 2019, I posted public notice of the June 19, 2019 Board of Commissioners Meeting and distributed copies of the notice and agenda to the Board of Commissioners and the local media. The meeting notice and agenda was also distributed to the public upon request.

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

Phil Steinhaus, Chief Executive Officer

Date



Housing Authority of the City of Columbia, Missouri

Board Resolution Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

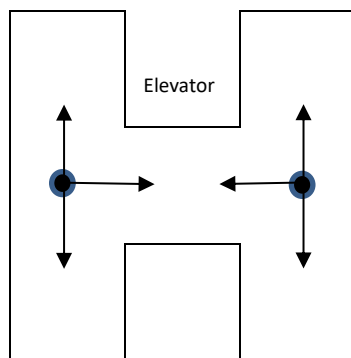
Date: July 16, 2019

RE: **Resolution 2824:** A Resolution to Authorize the Installation of Additional Security Cameras at Paquin Tower, with the Approval of Red Stone Equity Partners, to Enhance the Safety of the Residents Living at Paquin Tower.

Paquin Tower is our largest affordable housing property with 200 apartments located on 15 stories. As such, I am proposing to add additional security cameras to the building that will enhance the safety of all residents on every floor.

Currently, Paquin Tower has 16 security cameras that are placed in common areas, in the elevators, at each entrance, and covering the parking lot. There have instances in the past where it would have been very beneficial to have security cameras located on each floor that would allow us to identify unusual foot traffic, trespassing subjects, vandalism, and other activities contrary to the health, safety, and peaceful enjoyment of the building by our residents.

Adding additional security cameras to each floor is estimated to cost between \$40,000-\$60,000 to install 2 cameras on floors 2-15. I am currently seeking a cost estimate. These cameras would be installed in the intersections of the hallways and would be able to monitor three hallways at the same time. (See configuration below.)



Paquin Tower has the cash flow to incur this expense. Per our partnership agreement with our Federal Investors, Red Stone Equity Partners, we will need to get their approval for this expenditure. I wanted to get the approval of the CHA Board of Commissioners before approaching Red Stone Equity Partners for approval of this expenditure.

I believe this is a much-needed security enhancement to Paquin Tower. The management and staff at Paquin Tower as well as my Director of Safety and our Safety Officers also believe that this enhancement will be of great benefit to the residents of Paquin Tower.

CEO Recommendation: Adopt Resolution 2824 authorizing the installation of additional security cameras at Paquin Tower, with the approval of Red Stone Equity Partners, to enhance the safety of the residents living at Paquin Tower.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2824

A Resolution to Authorize the Installation of Additional Security Cameras at Paquin Tower, with the Approval of Red Stone Equity Partners, to Enhance the Safety of the Residents Living at Paquin Tower.

WHEREAS, Paquin Tower is Columbia Housing Authority's largest affordable housing property with 200 apartments located on 15 stories; and

WHEREAS, It is being proposed to add additional security cameras to the building that will enhance the safety of all residents on every floor; and

WHEREAS, Currently, Paquin Tower has 16 security cameras that are placed in common areas, in the elevators, at each entrance, and covering the parking lot: and

WHEREAS, There have instances in the past where it would have been very beneficial to have security cameras located on each floor that would allow Columbia Housing Authority staff to identify unusual foot traffic, trespassing subjects, vandalism, and other activities contrary to the health, safety, and peaceful enjoyment of the building by our residents; and

WHEREAS, Adding additional security cameras to each floor is estimated to cost between \$40,000-\$60,000 to install 2 cameras on floors 2-15; and

WHEREAS, Cameras would be installed in the intersections of the hallways and would be able to monitor three hallways at the same time; and

WHEREAS, Per the Columbia Housing Authority's partnership agreement with our Federal Investors, Red Stone Equity Partners, the Columbia Housing Authority will need to get their approval for this expenditure.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution 2824 authorizing the installation of additional security cameras at Paquin Tower, with the approval of Red Stone Equity Partners, to enhance the safety of the residents living at Paquin Tower.

Bob Hutton, Chair

Phil Steinhaus, Secretary

Adopted July 16, 2019



Housing Authority of the City of Columbia, Missouri

Board Report Staff Memo

To: Board of Commissioners
From: Phil Steinhaus, CEO
Date: July 16, 2019
RE: Affordable Housing Initiative Report

The following is a current status report for the Columbia Housing Authority's (CHA) Affordable Housing Initiative which includes any significant activity for the past month. All Affordable Housing Initiative reports and information (current and archived) are on our website at www.ColumbiaHA.com, under "What We Do" / "Affordable Housing Initiative".

To date the Columbia Housing Authority has renovated 543 units of public housing and constructed 25 units for homeless Veterans.

Completed projects are as follows:

Project Name	Designation	# Units	Completion Date
Patriot Place Apartments	Housing for Homeless Veterans	25	April 2016
Stuart Parker Apartments	Renovated Public Housing	84	September 2017
Paquin Tower Apartments	Renovated Public Housing	200	September 2017
Bear Creek Apartments	Renovated Public Housing	76	October 2017
Oak Towers Apartments	Renovated Public Housing	147	October 2018
Bryant Walkway II Apartments	Renovated Public Housing	36	December 2018
Total Completed Affordable Housing Projects to Date:		568	

Recent Activity (June-July 2019)

Bryant Walkway Apartments

There have been significant cost overruns on the Bryant Walkway project due to unforeseen structural issues. The primary problems are as follows:

1. Termite damage and all the impact of rotting wood and required reframing.
2. Additional abatement of floor tile due to multiple layers of flooring laid on top of previous floors.
3. Additional abatement of Transite siding that was discovered.
4. Structural issues in the roof and siding that could not be seen.
5. Enforcement of new codes by the City of Columbia

We are now \$269,585 over the contingency and are expecting up to \$96,741 of additional change orders. Total worst-case costs over contingency is \$366,326.

We requested additional funding from the Missouri Housing Development Commission (MHDC) and were originally awarded \$28,000 in federal low-income housing tax credits and \$50,000 in HOME funds. Unfortunately, the MHDC staff miscalculated the maximum amount of federal LIHTC funding they could award to the project and that number was revised down to \$9,400 in federal LIHTC funding (approximately \$90,081 in funding). We will continue to receive the \$50,000 in HOME funding and we will also contribute \$50,000 from rent collected during construction. These additional funds are calculated into the cost overrun estimate.

Construction Update

All abatement and demo is complete.

All underground plumbing is installed and inspected.

All sewer taps are done, inspected and back filled.

All interior slabs are poured.

Building 16- complete, occupied

Building 15 - complete, occupied

Building 14 - complete, occupied

Building 13 - complete, occupied

Building 12 - complete, occupied

Building 11 - complete- occupied

Building 10 - complete, occupied

Building 3 - complete, ready for occupancy

Building 2 - complete, occupied

Building 1 - complete, occupied

Building 4 - - Interior is largely complete, rear sidewalks, gas meters, gutters , sidewalks week of July 8. Start-up of A/C, seed, straw, pre-punch week of July 15.

Building 5 – Largely complete, vinyl base, mini blinds, and rear sidewalks week of July 15. Gas meters, seed and straw in rear, A/C start-ups, then pre-punch week of July 15.

Building 6 – Building is completed and punched, rear sidewalks 7-11-19, front is seeded and strawed, rear will be completed week of July 15.

Building 7- Building is complete and punched, rear sidewalks are poured, grading and seed/straw week of Jul 15.

Building 8 – Floors, cabinets and doors are all hung, interior trim finishes week of July 8.

Building 9 – Interior is painted, flooring on-going now, interior cabinets and doors week of July 15. Siding is at 70%

Providence Walkway Apartments

We applied to the Missouri Housing Development Commission (MHDC) for 9% Low-Income Housing Tax Credits on March 13, 2018 to renovate the Providence Walkway Apartments. At that time the MHDC issued a Qualified Allocation Plan that only included federal Low-Income Housing Tax Credit (LIHTC) funding. This resulted in fewer units of affordable housing constructed across the state and made the application process much more competitive.

The MHDC did not recommend funding for our project and gave the rationale for not funding our project as they believed our credit request was too high and that the cost of renovation was approaching the cost of new construction. We have reduced the size of the projects to 36 units which will involve replacing 34 existing public housing units with new construction and add two additional new units.

We are working on new designs for the property and plan to apply for low-income housing tax credits during the next funding round which will be in the fall of 2019. Applications will be due September 27, 2019.

We were awarded \$200,000 in HOME funds and \$800,000 in CDBG funds from the City of Columbia. These funds will be available in the summer of 2020. An application to the Federal Home Loan Bank of Des Moines in the amount of \$355,000 was submitted on May 30, 2019.

East Park Avenue Apartments and the Fisher Walkway Apartments

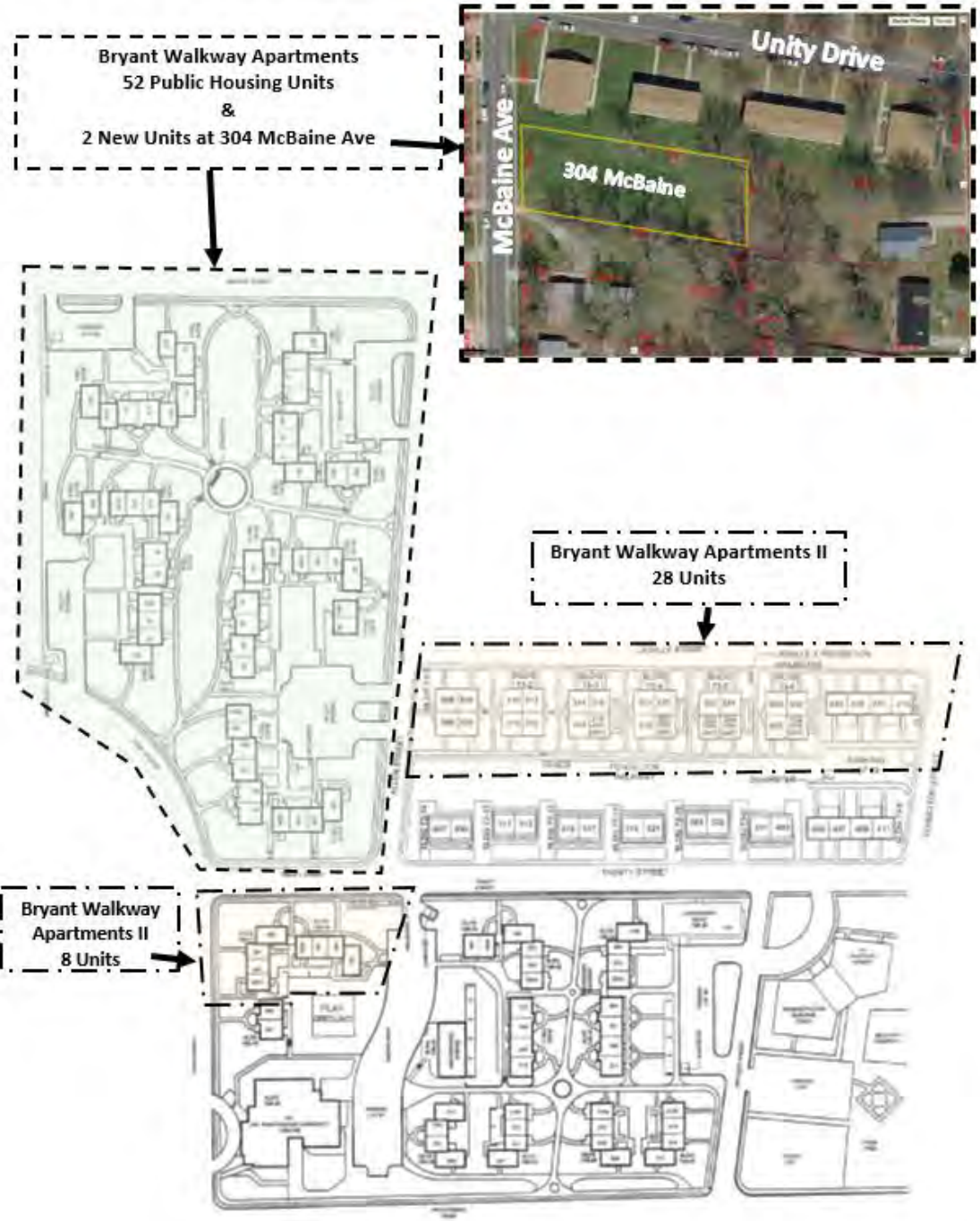
As a result of Congress approving an increase the cap on the number of RAD units nationwide from 185,000 to 225,000, the CHA was issued a multiphase RAD award for our remaining 120 public housing units to be renovated. This includes our Providence Walkway Apartments (34 units), East Park Avenue Apartments (40 units), Fisher Walkway Apartments (30 units), and Trinity Place Apartments (16 units). The multiphase award was issued on April 26, 2017. The award reserves RAD conversion authority for these final 120 units of public housing.

We have initiated a strategic planning process for the renovation or redevelopment of the East Park Avenue, Fisher Walkway Apartments, and Trinity Place Apartments. This will be an on-going planning process during 2019 & 2020 and will involve community input at some point in the process. This strategic planning process will also include discussions with other property owners, strategic community partners, and governmental agencies.

Bryant Walkway Apartments and Bryant Walkway Apartments II

1

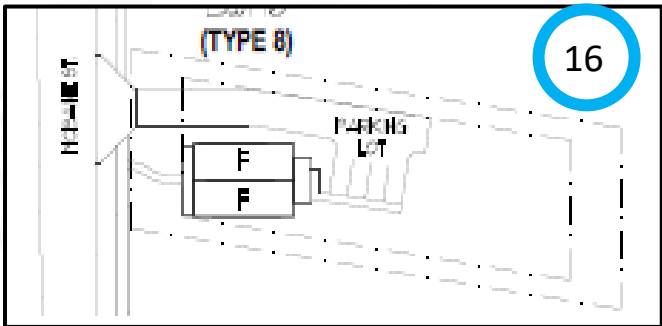
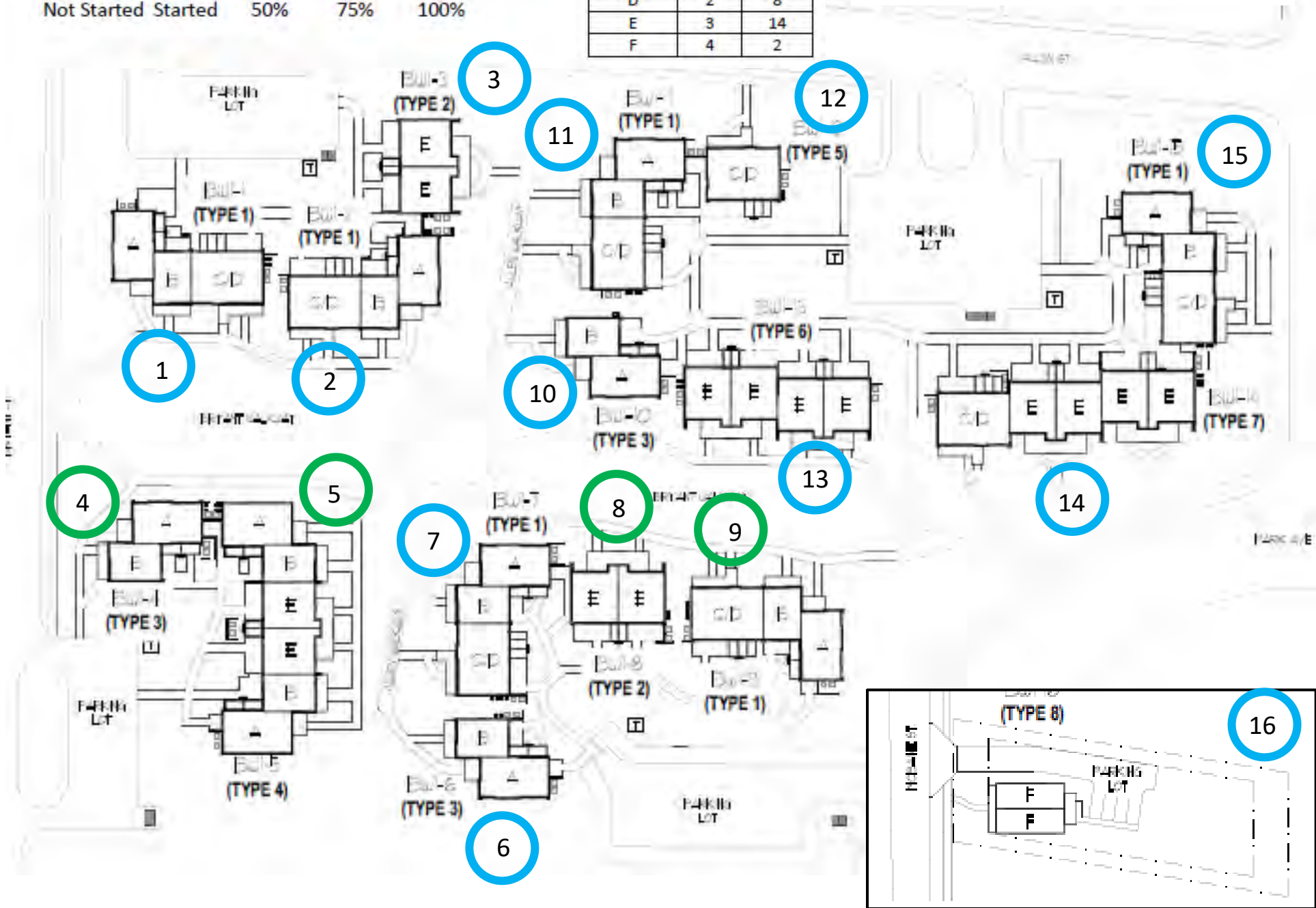
Two proposed renovation projects	Number of Units	LIHTC Funding
Bryant Walkway Apartments	54 Units	9% LIHTC
Bryant Walkway Apartments II	36 Units	4% LIHTC



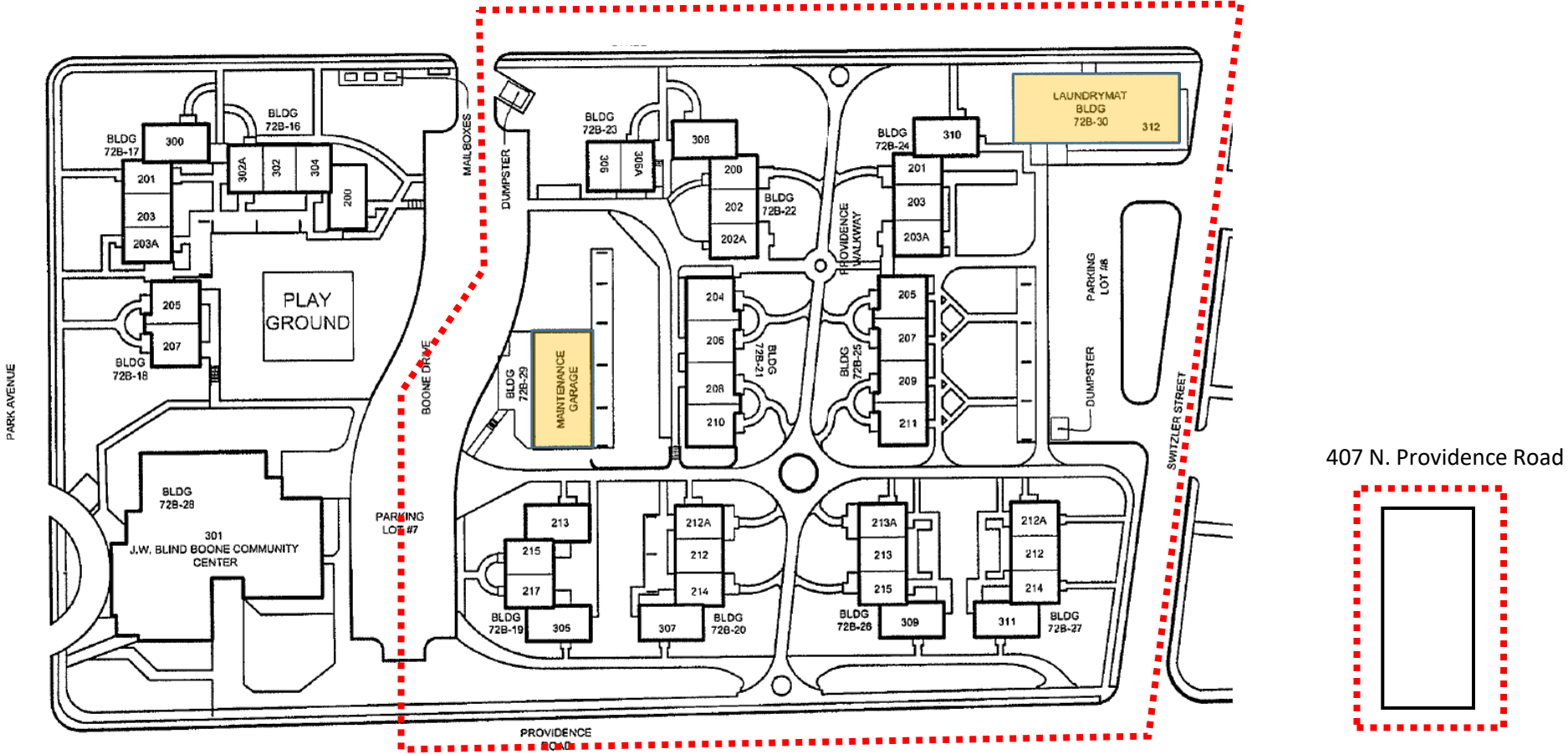
Bryant Walkway Progress Map July 10, 2019



Unit Type	# BR's	# Units
A	1	11
B	2	11
C	2	8
D	2	8
E	3	14
F	4	2

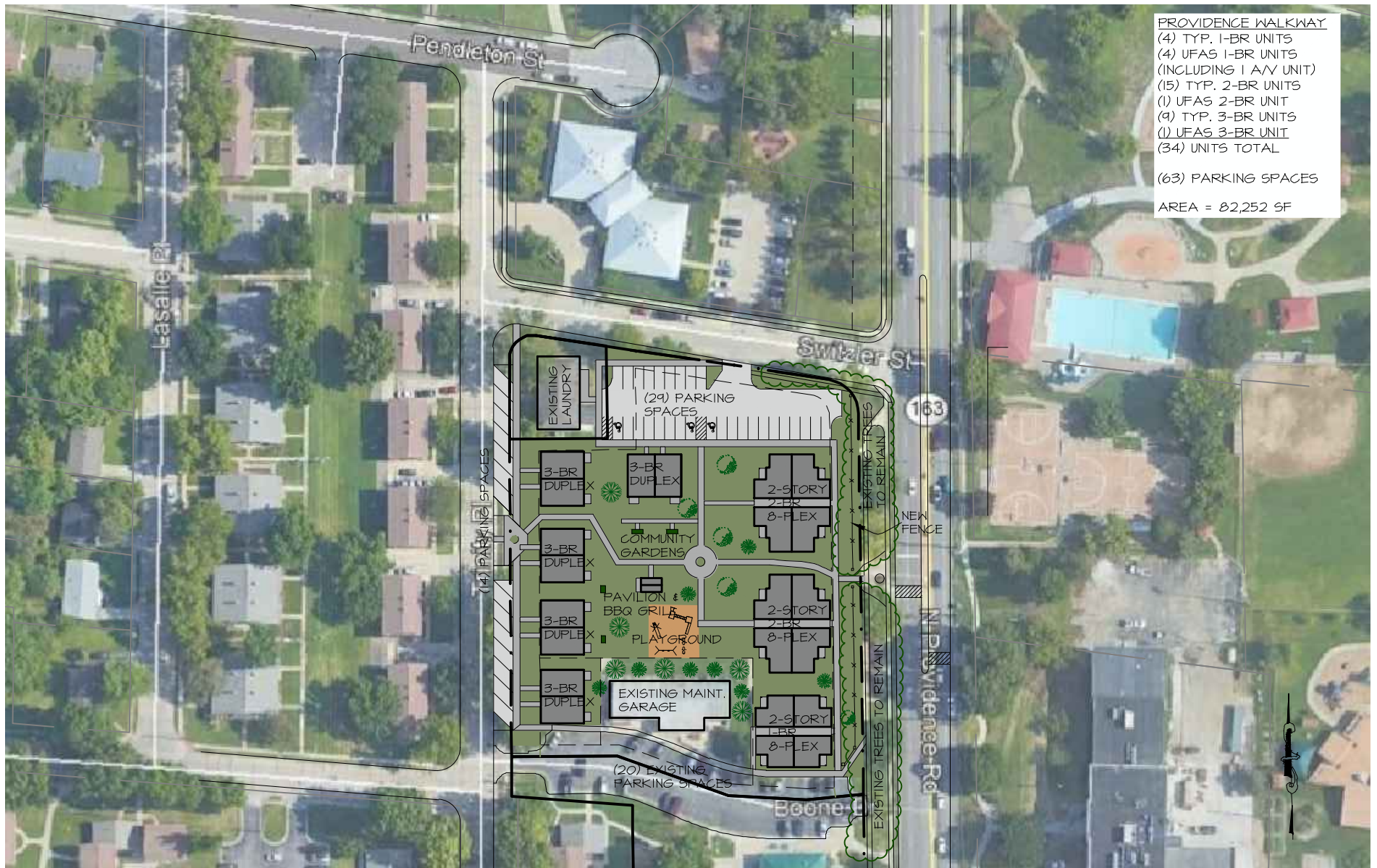


Providence Walkway Apartments



Affordable Housing Initiative

Affordable ♦ Accessible ♦ Energy-Efficient ♦ Healthy ♦ Safe ♦ Well-Maintained



PROVIDENCE WALKWAY
 (4) TYP. 1-BR UNITS
 (4) UFAS 1-BR UNITS
 (INCLUDING 1 A/V UNIT)
 (15) TYP. 2-BR UNITS
 (1) UFAS 2-BR UNIT
 (9) TYP. 3-BR UNITS
 (1) UFAS 3-BR UNIT
 (34) UNITS TOTAL

 (63) PARKING SPACES

 AREA = 82,252 SF

PROPOSED SITE PLAN

SCALE: 1" = 120'-0"

JULY 2019

PROVIDENCE WALKWAY

Columbia, Missouri



8-PLEX BUILDING ELEVATION

APRIL 2019



TOWNHOUSE DUPLEX ELEVATION

MAY 2019



AIA[®] Document G711[™] – 1972

Architect's Field Report

PROJECT: <i>(Name and address)</i> Bryant Walkway Apartments Bryant Walkway & McBaine St.		FIELD REPORT NUMBER: 32	OWNER: <input checked="" type="checkbox"/>
CONTRACT:		ARCHITECT'S PROJECT NUMBER:	ARCHITECT: <input checked="" type="checkbox"/>
			CONSULTANT: <input checked="" type="checkbox"/>
			FIELD: <input type="checkbox"/>
DATE 7/10/19	TIME 9:30	WEATHER Clear	TEMP. RANGE 92 Deg.
EST. % OF COMPLETION 96%	CONFORMANCE WITH SCHEDULE (+,-)		
WORK IN PROGRESS see below	PRESENT AT SITE	CHA: Phi Steinhaus, Greg Willingham	
OBSERVATIONS see below	EM Harris: Steve Shawke, Don Buchmueller, Dan Edwards		
ITEMS TO VERIFY see below	Simon Associates: Jody Miller		
	Natura: Tom Robbins		
	Wallace: Ernie Hegger		
INFORMATION OR ACTION REQUIRED			
ATTACHMENTS			
Photos			
REPORT BY: Jody Miller			

- Buildings 4 and 5 interior cabinetry will be installed this week. Site staking at rear to be complete this week. Pouring sidewalks next week.
- Buildings 6 & 7 punch list will be generated this afternoon. Rear exterior sidewalks are being poured this week. Front is being seeded.
- Building 8 kitchen and restroom installation is in progress.
- Building 9 gypsum board is primed and painted. D Unit porch is being installed.
- EM Harris has set a goal to complete Buildings 4-7 prior to the end of July.

Building 4 Front Exterior



Building 4 Rear Exterior



Building 4 Unit B Kitchen



Building 5 Front Exterior



Building 5 Rear Exterior



Bldg 6 & 7 Rear Exterior



Bldg 6 Front Exterior



Bldg 7 Front Exterior



Bldg 8 Rear Exterior



Bldg 8 Unit E Kitchen



Bldg 9 Front Exterior



Bldg 9 Rear Exterior



Bldg 9 Unit A Kitchen



Bldg 9 Unit B Kitchen



PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR JUNE 2019

Reporting for prior month		EMERGENCY WORK ORDERS	COSTS BILLED TO TENANTS (DAMAGE)	TENANT GENERATED WORK ORDERS				COST OF UNIT TURN	VACANCY TURN TIME (K2K)		UNIT RESTORES	MOVE OUT CHARGES BILLED
PROPERTY	Total Units	% of total w/o listed as emergency	PERCENT OF TOTAL W/O billed	# TOTAL Wos	# TG WOs	% OF TOTAL WOs	TG AVG DAYS to close (3 OR FEWER)	AVERAGE COST	Unit turnovers	Avg days key to key	# DAYS (5 OR FEWER)	to tenant on settlement
AMP 1	120 Units	3%	8%	60	52	87%	1	\$1,471.76	3	30+	3.66	\$223.08
Bear Creek Apts	78 Units	5%	0%	32	22	69%	2	\$540.00	5	30+	23	\$53.29
Oak Tower	147 Units	0%	2%	53	48	87%	1	N/A	N/A	N/A	N/A	N/A
PAQUIN	200 Units	2%	4%	79	63	79%	1	\$375.75	4	30+	3	\$150.80
Stuart Parker	84 Units	2%	0%	50	22	44%	2	N/A	N/A	N/A	N/A	N/A
Patriot Place	25 Units	0%	0%	19	13	68%	2	N/A	0	N/A	N/A	N/A
BWW	54 Units	0%	16%	5	5	100%	1	N/A	N/A	N/A	N/A	\$ -
BWWII	36 Units	0%	3%	12	12	100%	1	N/A	N/A	N/A	N/A	\$ -

MANAGEMENT OPERATIONS	HUD VACANCY LOSS	6/1-6/30/19 OCCUPANCY %	MAY TARS COLLECTED	As of end of month Vacancy	As of end of month Vacancy	As of end of month Vacancy	Move Ins	Move Outs	DELINQUENCY RATE (% AND # DEL ACCOUNTS)		Non-pymnt termination	# of tenant move outs with voucher	\$ Security Deposit owed	# of tenants Deposit not paid
PROPERTY	(PRIOR RENT)	PERCENT	PERCENT	0-30	30-60	60+	JUNE	JUNE			New /mnt			
AMP 1	\$3,189.87	93%	98%	2	5	3	1	1	12%	13	4	0	\$1,740.59	14
Bear Creek Apts	\$213.20	96%	99%	2	2	0	1	2	26%	19	0	1	\$2,928.99	12
Oak Tower	\$2,175.89	97%	99%	1	3	0	0	2	19%	27	3	0	\$4,848.39	20
SPP PAQUIN	\$1,086.58	98%	99%	2	0	0	4	1	10%	20	2	0	\$4,704.83	22
Stuart Parker	\$1,289.00	96%	98%	4	1	0	1	4	23%	18	0	1	\$3,581.44	18
Patriot Place	\$249.92	96%	96%	0	0	1	0	0	4%	1	0	0	\$0	0
BWW	\$5,506.13	47%	99%	N/A	N/A	N/A	3	0	4%	1	1	0	\$5,531.06	19
BWWII	\$180.12	85%	99%	0	0	0	2	0	6%	2	1	0	\$3,758.66	18

Vacancy Turn Time – # of days from when one tenant moves out to the time the next tenant moves in.

A = < 15 days B = 15 to <20 days C = 20 to <25 days D = 25 to <30 days F = 30+ days

Occupancy – the percentage of occupied units, scored in PHAS. Calculated for first day of month.

TARs Collected– the percentage of costs charged that we collected.

A = 98.5% or above B = 98% to <98.5 C = 95% to <98% F = <95%

Emergency Work Orders – Must be Repaired within 24 hours.

A = 99% or above

Tenant Generated Work Orders - Ave. # days to complete

A = < 3 days C = 3 - < 10 days F = 10+ days

Affordable Housing Terminations Report - May and June 19, 2019

	<i>Failure to Pay</i>	<i>Criminal</i>	<i>Unauthorized Guest</i>	<i>Other</i>	Total Termination Notices	Total Suspended Terminations	Total Vacated Units	Total Unlawful Detainers	Total Unresolved Terminations
Month of May 2019									
Downtown	11	0	0	1	12	7	0	0	5
Oak Tower	9	0	0	0	9	7	0	0	2
Bear Creek	2	0	0	0	2	1	0	1	1
Patriot Place	0	1	0	0	1	0	0	0	1
Stuart Parker - Downtown	0	0	0	1	1	0	1	0	0
Stuart Parker - Paquin Tower	12	1	0	0	13	10	0	0	3
Bryant Walkway	1	0	0	0	1	0	0	0	1
Bryant Walkway II	2	0	0	0	2	1	0	0	1
MONTHLY TOTAL	37	2	0	2	41	26	1	1	14
Month of June 2019									
Downtown	5	0	0	1	6	6	0	0	0
Oak Tower	3	0	0	3	6	3	0	0	3
Bear Creek	0	1	0	2	3	1	0	0	2
Patriot Place	0	0	1	0	1	0	0	0	1
Stuart Parker - Downtown	1	0	0	0	1	0	0	0	1
Stuart Parker - Paquin Tower	2	0	0	0	2	0	0	0	2
Bryant Walkway	0	0	0	1	1	0	0	0	1
Bryant Walkway II	2	1	0	0	3	1	0	0	2
MONTHLY TOTAL	13	2	1	7	23	11	0	0	12



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

Office: (573) 443-2556 ♦ TTY: (573) 875-5161 ♦ Fax Line: (573) 443-0051 ♦ www.ColumbiaHA.com

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Mark Brotemarkle, Director of Safety

Date: July 16, 2019

RE: Monthly Safety Department Report for July 2019

During the month of June 2019

Law Enforcement calls for service totaled 127. 75 of the law enforcement calls were for paper service, follow up or duplicate entries, or medical issues. With the law enforcement and 911 calls with no case number drawn removed, there were only 52 calls for law enforcement on CHA property. 52 calls for service is below average.

EMS and Fire responded to 82 calls for service. 39 of the “medical” calls were at family sites, 12 were at Oak Towers, 29 were at Paquin Tower, 2 were at Patriot Place. The number of medical calls in the month of June were average.

Columbia Housing Authority Safety completed 67 reports, 3 were Check Welfare calls.

In June 2019, between midnight and 0700 hours, there were 14 law enforcement and 16 medical dispatched calls with, CHA Safety responding to 4 calls.

Columbia Housing Authority Safety investigated 13 Trespassing incidents. Parking violations have led to the discovery of one residence where, we developed evidence of controlled substance sales. Safety issued the resident’s unauthorized guest a trespass warning. Safety spoke with the resident about Safety’s suspicions and the resident moved out, abandoning the residence.

With a surge in suspected controlled substance distribution from several residences, Safety has spoken with the residents, when appropriate, conducted searches of the residences and is working with law enforcement in hopes children and other residents in recovery are not negatively affected.

Of the three apartments we believe to have been actively involved with noticeable drug distribution, one moved from the property and one is in termination. As Safety develops a preponderance of evidence of probable cause of persons distributing controlled substances, Safety will issue them appropriate Columbia Housing Authority Trespass Warnings and make sure they know we are working to assist in their prosecution for criminal offenses being committed on CHA property.

With warmer weather, a few residents of Oak Tower are creating peace disturbances, disrupting the sleep of other residents. Along with Oak Tower Site Management, Safety is working to educate and encourage residents and their guests to respect other’s, right to their peaceful enjoyment of the premises and to not be disturb unreasonably.

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Columbia Housing Authority, Missouri
SAFETY STATISTICS - JUNE 2019 REPORT

DESCRIPTION ("Uniform Crime Report" Items Bolded)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
911 Check								0
Administrative Details								0
Alarm		1			1			2
Animal Complaints/Bites								0
Arrest Non-resident/Controlled Sub		1						1
Arrest Resident/Controlled Substance			1					1
Arrest Non-Resident								0
Arrest/Resident								0
Assist Site Manager (or other staff)								0
Assault						1		1
Assault/Adult Abuse	1		1					2
Assault/Felony (aggravated assault)								0
Assist Resident/Medical								0
Check Subject/FI								0
Check Welfare		1			2			3
Child Abuse/Neglect								0
Civil Matter			1					1
Controlled Substance Investigation	1		1	3	2			7
Controlled Substance Invest/S-W								0
Death Investigation			1					1
Death Investigation/Homicide								0
Disturbance, Peace		3	2		2	1		8
Fire								0
Fire/Arson								0
Fire/Smoke/Fire Alarm								0
Follow-up Reports								0
Graffiti								0
Harassment					1			1
Informational Report		1	2	2	3			8
Juvenile Delinquency								0
Lease Violation		2						2
Lockout			1		3	1		5
Maintenance Problems								0
Miscellaneous (other)								0
Noise Complaint			3		1			4
Property Crime/Auto Theft		1						1
Property Crime/Burglary								0
Property Crime/Larceny		1	1		1			3
Property Crimes/Other								0
Property Damage								0
Robbery Offense								0
Sexual Assault								0
Sexual Assault/Rape								0
Stationary Patrol/Surveillance								0
Suspicious Activity								0

Columbia Housing Authority, Missouri
SAFETY STATISTICS - JUNE 2019 REPORT

DESCRIPTION ("Uniform Crime Report" Items Bolded)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
Threat to Self								0
Ticket Vehicle/CHA		1					1	2
Ticket Vehicle/Tow								0
Trespass Person/Arrest				1	1			2
Trespass Person/Investigate		1	1					2
Trespass Person/Warning Issued		2	1	5		1		9
Unsecured Door(s)								0
Vice Crime								0
Vice Crime/Gambling								0
Weapons Offense			1					1
Weapons Offense/Arrest								0
Weapons Offense/Shots Fired								0
TOTALS:	2	15	17	11	17	4	1	67

FOOT PATROL (HOURS)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
CHA Safety Staff								0

Training Hours (CHA Safety Staff)								0
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REPORTS GENERATED (CHA Safety)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
Initial Report	2	15	16	9	18	4	1	48
Follow-Up Report				2				2
TOTALS:	2	15	16	11	18	4	1	67

TRESPASS REVIEW	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
Files Reviewed							24	24
Trespass Appeal							4	4
Names Removed from Trespass List							0	0

[Common Areas]

Non-residential areas such as the
Administration Building & BBCC

BC
* DT
OT

Bear Creek (76 units)
Downtown (210 units)
Oak Towers (147 units)

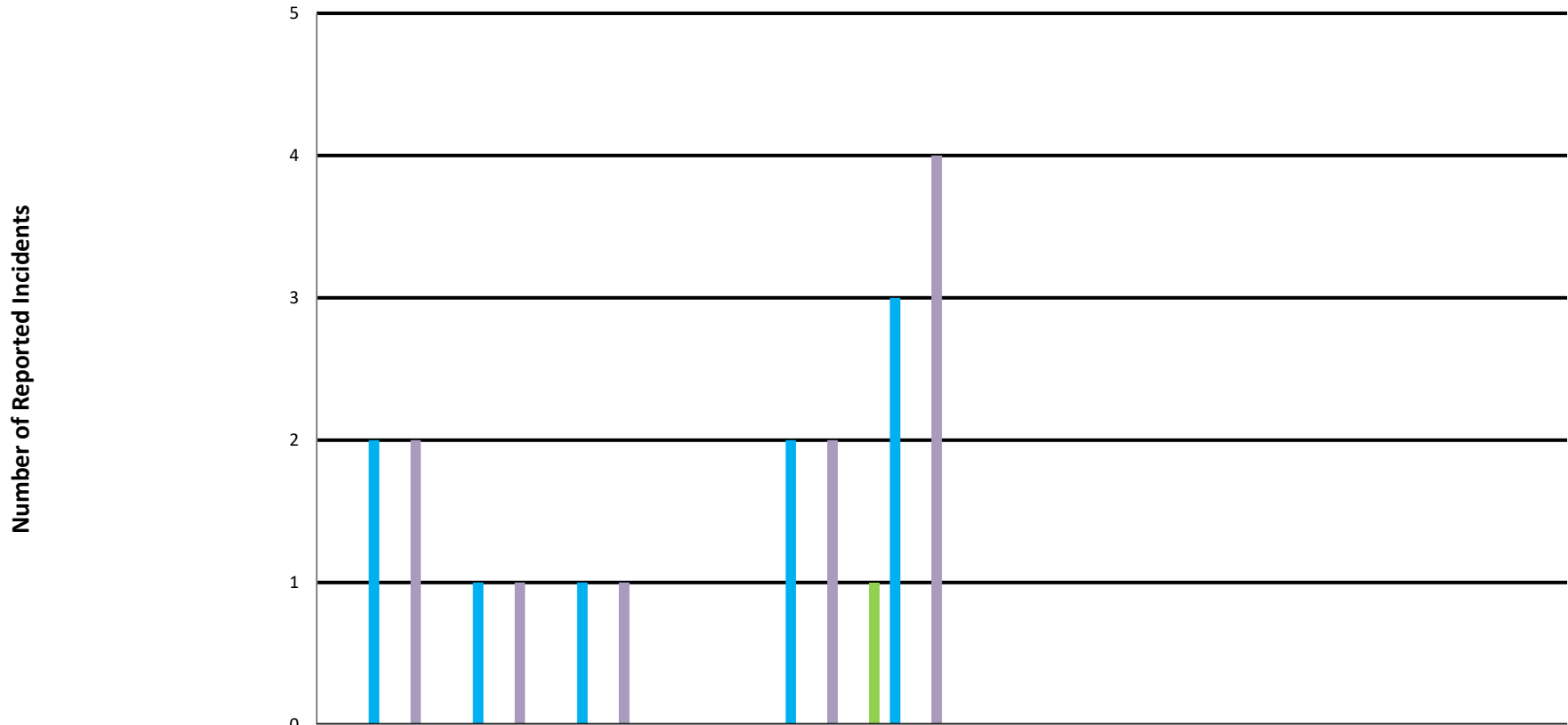
PP
PT
** SP

Patriot Place (25 units)
Paquin Tower (200 Units)
Stuart Parker (84 units)

* [DT] "Downtown" Streets: Bryant, Allen, Lasalle, Trinity, Switzler, Providence, Boone, Park, Moore & Fisher

** [SP] "Stuart Parker" Streets: Unity, Lincoln, Worley, Oak & Hicks

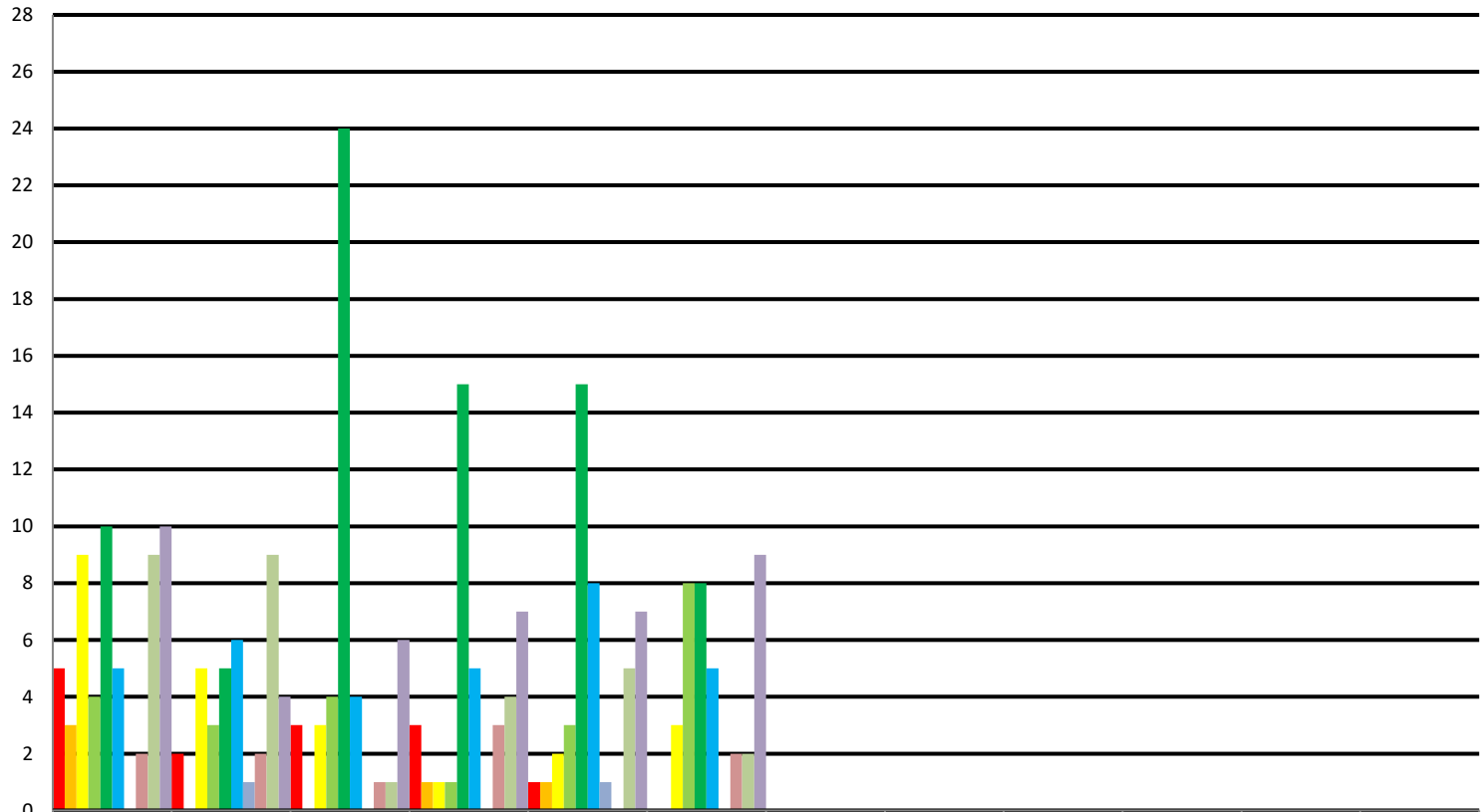
CHA Safety Incidents - Uniform Crime Reporting Categories - All Properties
January 1, 2018 - December 31, 2018



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
■ Assault/Felony (aggravated assault)	0	0	0	0	0	0	0	0	0	0	0	0
■ Death Investigation/Homicide	0	0	0	0	0	0	0	0	0	0	0	0
■ Fire/Arson	0	0	0	0	0	0	0	0	0	0	0	0
■ Property Crime/Auto Theft	0	0	0	0	0	1	0	0	0	0	0	0
■ Property Crime/Burglary	0	0	0	0	0	0	0	0	0	0	0	0
■ Property Crime/Larceny	2	1	1	0	2	3	0	0	0	0	0	0
■ Robbery Offense	0	0	0	0	0	0	0	0	0	0	0	0
■ Sexual Assault/Rape	0	0	0	0	0	0	0	0	0	0	0	0
■ Stationary Patrol/Surveillance	0	0	0	0	0	0	0	0	0	0	0	0
■ Uniform Crime Reporting Totals	2	1	1	0	2	4	0	0	0	0	0	0

**CHA Safety Incidents - Other High Incident Reporting Categories - All Properties
January 1, 2018 December 31, 2018**

Number of Reported Incidents



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
■ Assist Resident/Medical	5	2	3	3	1	0	0	0	0	0	0	0
■ Check Subject/FI	3	0	0	1	1	0	0	0	0	0	0	0
■ Check Welfare	9	5	3	1	2	3	0	0	0	0	0	0
■ Disturbance, Peace	4	3	4	1	3	8	0	0	0	0	0	0
■ Informational Report	10	5	24	15	15	8	0	0	0	0	0	0
■ Lockout	5	6	4	5	8	5	0	0	0	0	0	0
■ Suspicious Activity	0	1	0	0	1	0	0	0	0	0	0	0
■ Trespass Person/Arrest	2	2	1	3	0	2	0	0	0	0	0	0
■ Trespass Person/Investigate	9	9	1	4	5	2	0	0	0	0	0	0
■ Trespass Person/Warning Issued	10	4	6	7	7	9	0	0	0	0	0	0

Law Enforcement Calls on CHA Property

June 2019

Call Date	Call Time	Event ID	Case	Nature	Numerics	Street	APT	Business	Agency	Cancelled
06/04/2019	16:04:49	2019130938		FOLLOW UP	203	PARK AVE		CHA	BCSD	false
06/14/2019	10:00:25	2019139859		SERVE PAPERS	700	N GARTH AVE		OAK	BCSD	false
06/14/2019	10:14:28	2019139868		SERVE PAPERS	1219	ELLETA BLVD		CHA	BCSD	false
06/14/2019	10:20:23	2019139877		SERVE PAPERS	700	N GARTH AVE		OAK	BCSD	false
06/14/2019	19:12:41	2019140367		SERVE EXPARTE	1201	PAQUIN ST		PAQUIN	BCSD	false
06/18/2019	11:27:40	2019143395		SERVE PAPERS	516	PARK AVE		CHA	BCSD	false
06/24/2019	10:48:37	2019148727		SERVE PAPERS	311	TRINITY PL		CHA	BCSD	false
06/25/2019	1:36:32	2019149416		FOLLOW UP	1009	ELLETA BLVD		CHA	BCSD	false
06/25/2019	8:53:54	2019149591		SERVE PAPERS	1015	ELLETA BLVD		CHA	BCSD	false
06/28/2019	14:39:16	2019153055		SERVE PAPERS	412	412 LASALLE PL		CHA	BCSD	false
Call Date	Call Time	Event ID	Case	Nature	Numerics	Street	APT	Business	Agency	Cancelled
06/13/2019	20:52:49	2019139404		FOLLOW UP	105	PARK AVE		CHA	CHA	false
06/14/2019	7:57:07	2019139732	2019006022	CHK SUBJ	2112	E BUSINESS LOOP 70		PATRIOT	CHA	false
06/22/2019	0:24:37	2019146805		TRESPASS SUBJ	2112	E BUSINESS LOOP 73		PATRIOT	CHA	false
06/24/2019	9:46:59	2019148677		125D1 URGENT CHK	700	N GARTH AVE		OAK	CHA	false
Call Date	Call Time	Event ID	Case	Nature	Numerics	Street	APT	Business	Agency	Cancelled
06/01/2019	5:02:12	2019127829		130D2 VEH THEFT	1015	ELLETA BLVD		CHA	CPD	false
06/01/2019	10:23:15	2019127962		FOLLOW UP	212	LINCOLN DR		CHA	CPD	false
06/01/2019	22:27:22	2019128474		CHK SUBJ	518	PARK AVE		CHA	CPD	false
06/02/2019	7:23:21	2019128687		911 CHK	311	TRINITY PL		CHA	CPD	false
06/02/2019	11:31:43	2019128819		125D1 URGENT CHK	206	PROVIDENCE WALKWAY		CHA	CPD	false
06/02/2019	15:17:26	2019128969		119D3 THRT	1201	PAQUIN ST	1007	PAQUIN	CPD	false
06/02/2019	15:21:41	2019128974		FOLLOW UP	700	N GARTH AVE		OAK	CPD	false
06/02/2019	16:48:27	2019129026		119B3 PAST THRT	1201	PAQUIN ST	1007	PAQUIN	CPD	false
06/02/2019	17:01:31	2019129035		SUSP INCIDENT	1201	PAQUIN ST	1105	PAQUIN	CPD	false
06/02/2019	22:07:43	2019129301		113B2 PEACE DIST	700	N GARTH AVE		OAK	CPD	false
06/03/2019	0:55:34	2019129393		129C1 SUSP PRSN	320	320 PENDLETON WALKWAY		CHA	CPD	false
06/03/2019	2:27:26	2019129431	2019005545	135C1G SHOTS HEARD	501	OAK ST		CHA	CPD	false
06/03/2019	19:54:33	2019130147		911 CHK	1201	PAQUIN ST	1204	PAQUIN	CPD	false
06/04/2019	17:58:45	2019131046		113D2 VRBL DIST	1201	PAQUIN ST		PAQUIN	CPD	false
06/04/2019	18:13:45	2019131057		CHK BLDG	1201	PAQUIN ST		PAQUIN	CPD	false
06/04/2019	18:19:19	2019131060		CHK BLDG	1201	PAQUIN ST		PAQUIN	CPD	false
06/05/2019	7:33:27	2019131427		FOLLOW UP	212	LINCOLN DR		CHA	CPD	false
06/05/2019	10:57:39	2019131608	2019005651	118B2 PAST FRAUD	319	TRINITY PL		CHA	CPD	false
06/05/2019	14:46:32	2019131824		911 CHK	223	UNITY DR	B	CHA	CPD	false
06/05/2019	21:59:57	2019132183	2019005682	119D1 STALKING	206	UNITY DR	B	CHA	CPD	false
06/06/2019	14:32:35	2019132734		TTL	303	MOORE WALKWAY		CHA	CPD	false
06/07/2019	19:46:43	2019134055		116D1 DRUG	203	LINCOLN DR	B	CHA	CPD	false
06/07/2019	23:46:45	2019134260		119B2 PAST HARASSMENT	1201	PAQUIN ST		PAQUIN	CPD	false
06/08/2019	16:42:38	2019134788		911 CHK	1116	ELLETA BLVD		CHA	CPD	false
06/08/2019	18:36:04	2019134870		113C1 PEACE DIST	203	LINCOLN DR	B	CHA	CPD	false
06/08/2019	22:41:26	2019135043		ASST FIRE DEPARTMENT	403	TRINITY PL		CHA	CPD	false
06/09/2019	6:48:01	2019135255		32D UNK PROB	700	N GARTH AVE		OAK	CPD	false
06/09/2019	14:54:46	2019135516		911 CHK	23	BRYANT WALKWAY		CHA	CPD	false
06/09/2019	20:34:27	2019135728		106C5 ASSLT JST OCC	205	UNITY DR		CHA	CPD	false
06/10/2019	7:02:23	2019135938		911 CHK	405	TRINITY PL		CHA	CPD	false
06/10/2019	20:54:49	2019136612		911 CHK	214	UNITY DR		CHA	CPD	false
06/10/2019	21:00:34	2019136618		911 CHK	214	UNITY DR		CHA	CPD	false
06/11/2019	13:52:23	2019137206	2019005901	130B1 PAST THEFT	300	TRINITY PL		CHA	CPD	false
06/11/2019	15:42:41	2019137322		FOLLOW UP	1201	PAQUIN ST	1512	PAQUIN	CPD	false
06/12/2019	4:58:28	2019137772	2019005927	133D1 TRESPASS	118	ELLETA BLVD	D	CHA	CPD	false
06/12/2019	9:24:35	2019137897		TTL	320	LASALLE PL		CHA	CPD	false
06/12/2019	15:23:29	2019138212		113B2 PEACE DIST	504	PARK AVE		CHA	CPD	false
06/12/2019	18:33:50	2019138387		911 CHK	408	TRINITY PL		CHA	CPD	false
06/12/2019	23:38:43	2019138605		113D2 VRBL DIST	21	BRYANT WALKWAY		CHA	CPD	false
06/13/2019	15:12:54	2019139131	2019005993	106D5 ASSLT	700	N GARTH AVE	BLK	OAK	CPD	false
06/13/2019	16:01:39	2019139183		FOLLOW UP	700	N GARTH AVE		OAK	CPD	false
06/13/2019	16:01:44	2019139184		123B2 RUNAWAY		ELLETA BLVD		CHA	CPD	false
06/13/2019	20:01:12	2019139378		ASST OFFICER	105	PARK AVE		CHA	CPD	false
06/13/2019	20:53:32	2019139405		FOLLOW UP	700	N GARTH AVE	BLK	OAK	CPD	false
06/14/2019	8:54:49	2019139791		FOLLOW UP	2112	E BUSINESS LOOP 71		PATRIOT	CPD	false
06/14/2019	10:40:19	2019139895		129B3 PAST SUSP	314	LASALLE PL		CHA	CPD	false
06/15/2019	8:49:40	2019140783		FOLLOW UP	314	LASALLE PL		CHA	CPD	true
06/15/2019	14:17:04	2019140957		125D2 URGENT LOCKOUT	207	LINCOLN DR	A	CHA	CPD	false
06/15/2019	18:09:11	2019141105		ASST FIRE DEPARTMENT	700	N GARTH AVE		OAK	CPD	false
06/15/2019	18:21:08	2019141117		INFO	1201	PAQUIN ST		PAQUIN	CPD	true
06/15/2019	21:30:30	2019141261		125C1 KEEP THE PEACE	1007	ELLETA BLVD		CHA	CPD	false
06/15/2019	21:54:08	2019141284		113B2 PEACE DIST	700	N GARTH AVE		OAK	CPD	false
06/16/2019	2:11:00	2019141433		132B2 PRKNG VIOL	324	324 PENDLETON WALKWAY		CHA	CPD	false
06/16/2019	20:27:35	2019141936		119D2 HARASSMENT	412	LASALLE PL		CHA	CPD	false
06/17/2019	8:47:15	2019142243		133D1 TRESPASS	2112	E BUSINESS LOOP 72		PATRIOT	CPD	false
06/17/2019	12:31:13	2019142474	2019006151	ASST OFFICER	700	N GARTH AVE		OAK	CPD	false
06/17/2019	12:59:28	2019142506		911 CHK	24	BRYANT WALKWAY		CHA	CPD	false
06/17/2019	14:40:15	2019142626		911 CHK	1201	PAQUIN ST		PAQUIN	CPD	true
06/17/2019	16:13:47	2019142752		911 CHK	211	MCBAINE AVE		CHA	CPD	false
06/18/2019	9:06:09	2019143250		125C1 KEEP THE PEACE	203	PARK AVE		CHA	CPD	false

Law Enforcement Calls on CHA Property

June 2019

Call Date	Call Time	Event ID	Case	Nature	Numerics	Street	APT	Business	Agency	Cancelled
06/18/2019	11:48:50	2019143415		911 CHK	23	BRYANT WALKWAY		CHA	CPD	false
06/18/2019	12:05:18	2019143429		CHK SUBJ	314	LASALLE PL		CHA	CPD	false
06/18/2019	14:54:00	2019143605		911 CHK	1005	ELLETA BLVD		CHA	CPD	false
06/18/2019	15:10:07	2019143620		132A1 ABND VEH	610	PARK AVE		CHA	CPD	false
06/18/2019	18:35:36	2019143806		121D1 BEHAV PROB	1201	PAQUIN ST	614	PAQUIN	CPD	false
06/19/2019	13:20:54	2019144479	2019006211	133D1 TRESPASS	1201	PAQUIN ST		PAQUIN	CPD	false
06/19/2019	16:00:16	2019144655		FOLLOW UP	610	PARK AVE		CHA	CPD	false
06/20/2019	9:15:58	2019145217	2019006246	127D2W SUICIDAL SUBJ	27	BRYANT WALKWAY		CHA	CPD	false
06/20/2019	11:53:40	2019145350		FOLLOW UP	700	N GARTH AVE		OAK	CPD	false
06/20/2019	14:21:59	2019145475		FOLLOW UP	700	N GARTH AVE		OAK	CPD	false
06/20/2019	14:52:40	2019145500	2019006266	102B1 PAST ABUSE	323	323 TRINITY PL		CHA	CPD	false
06/21/2019	11:29:49	2019146238		FOLLOW UP	700	N GARTH AVE		OAK	CPD	false
06/21/2019	13:09:59	2019146315		FOLLOW UP	27	BRYANT WALKWAY		CHA	CPD	false
06/21/2019	15:43:57	2019146437		53A1 BLDG LOCKOUT	1201	PAQUIN ST	901	PAQUIN	CPD	true
06/21/2019	16:15:10	2019146457		911 CHK	311	TRINITY PL		CHA	CPD	false
06/21/2019	16:27:28	2019146470		FOLLOW UP	323	TRINITY PL		CHA	CPD	false
06/21/2019	18:39:33	2019146566		103A2 FOUND PROPERTY	1009	ELLETA BLVD		CHA	CPD	false
06/21/2019	20:38:04	2019146643	2019006316	119B2 PAST HARASSMENT	1027	ELLETA BLVD		CHA	CPD	false
06/21/2019	21:11:48	2019146663	2019006315	114D1 PHYS DOMSTC	1007	ELLETA BLVD		CHA	CPD	false
06/21/2019	22:58:13	2019146737		911 CHK	311	TRINITY PL		CHA	CPD	false
06/21/2019	23:09:32	2019146748		911 CHK	311	TRINITY PL		CHA	CPD	false
06/21/2019	23:47:02	2019146772		113B2 PEACE DIST	23	BRYANT WALKWAY		CHA	CPD	false
06/22/2019	0:54:12	2019146830		911 CHK	204	UNITY DR		CHA	CPD	false
06/23/2019	16:21:02	2019148167	2019006397	106D5 ASSLT	212	LINCOLN DR		CHA	CPD	false
06/23/2019	17:31:35	2019148227		FOLLOW UP	212	LINCOLN DR		CHA	CPD	false
06/23/2019	18:06:33	2019148260	2019006396	106D5 ASSLT	212	LINCOLN DR		CHA	CPD	false
06/23/2019	21:32:26	2019148402		FOLLOW UP	212	LINCOLN DR		CHA	CPD	false
06/24/2019	18:05:47	2019149113		SUICIDAL SUBJ	27	BRYANT WALKWAY		CHA	CPD	false
06/24/2019	23:59:06	2019149364		911 CHK	311	TRINITY PL		CHA	CPD	false
06/25/2019	8:22:28	2019149561	2019006458	130D1 THEFT	217	UNITY DR		CHA	CPD	false
06/25/2019	14:45:53	2019149939		ASST OFFICER	27	BRYANT WALKWAY		CHA	CPD	false
06/26/2019	18:09:04	2019151151		125D1 URGENT CHK	1201	PAQUIN ST	1101	PAQUIN	CPD	false
06/26/2019	19:34:34	2019151211		ASST CITIZEN (POLICE)	2112	E BUSINESS LOOP 74		PATRIOT	CPD	false
06/27/2019	6:55:07	2019151570	2019006531	130B2 PAST VEH THEFT	301	MOORE WALKWAY		CHA	CPD	false
06/27/2019	10:03:54	2019151706	2019006537	TRESPASS SUBJ	700	N GARTH AVE	205	OAK	CPD	false
06/27/2019	12:22:07	2019151826		911 CHK	1007	ELLETA BLVD		CHA	CPD	false
06/27/2019	15:19:02	2019151997	2019006546	TRESPASS SUBJ	105	PARK AVE		CHA	CPD	false
06/27/2019	22:15:46	2019152390	2019006561	123B2 RUNAWAY	212	LINCOLN DR		CHA	CPD	false
06/27/2019	22:27:46	2019152401		FOLLOW UP	204	UNITY DR	B	CHA	CPD	false
06/27/2019	23:14:15	2019152451	2019006563	114D1 PHYS DOMSTC	21	BRYANT WALKWAY		CHA	CPD	false
06/28/2019	1:14:52	2019152540		FOLLOW UP	21	BRYANT WALKWAY		CHA	CPD	false
06/28/2019	1:36:39	2019152554		FOLLOW UP	21	BRYANT WALKWAY		CHA	CPD	false
06/28/2019	2:58:31	2019152600		133D1 TRESPASS	617	PARK AVE		CHA	CPD	false
06/28/2019	14:08:18	2019153030		FOLLOW UP	212	LINCOLN DR		CHA	CPD	false
06/28/2019	23:42:58	2019153498		FOLLOW UP	27	BRYANT WALKWAY		CHA	CPD	false
06/29/2019	10:39:17	2019153774		FOLLOW UP	205	UNITY DR	B	CHA	CPD	false
06/29/2019	16:43:01	2019154016		FOLLOW UP	301	MOORE WALKWAY		CHA	CPD	true
06/29/2019	20:32:46	2019154179		911 CHK	1201	PAQUIN ST		PAQUIN	CPD	false
06/30/2019	6:22:45	2019154482		CIVIL MATTER	700	N GARTH AVE	402	OAK	CPD	false
06/30/2019	12:00:12	2019154636		ASST CITIZEN (POLICE)	1201	PAQUIN ST		PAQUIN	CPD	false
06/30/2019	17:53:00	2019154859	2019006673	119D3 THRT	27	BRYANT WALKWAY		CHA	CPD	false
06/30/2019	21:09:45	2019154980		911 CHK	411	TRINITY PL		CHA	CPD	false
06/30/2019	22:51:07	2019155070		121C1 BEHAV PROB	1201	PAQUIN ST	1410	PAQUIN	CPD	false

Medical Calls on CHA Property
June 2019

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Business	Agency	Cancelled
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Business	Agency	Cancelled
06/03/2019	16:36:53	2019130009	1906030031	6D	1201	PAQUIN ST	804	PAQUIN	UHC	false
06/04/2019	5:06:13	2019130401	1906040004	31D	1201	PAQUIN ST	1203	PAQUIN	UHC	false
06/04/2019	22:44:05	2019131247	1906040051	69D RES	209	N FIFTH ST		CHA	UHC	false
06/05/2019	6:21:37	2019131405	1906050005	6D	409	TRINITY PL		CHA	UHC	false
06/05/2019	7:28:16	2019131421	1906050006	13C	312	PENDLETON		CHA	UHC	false
06/05/2019	11:26:19	2019131634	1906050021	17A FALL	202	HICKS DR		CHA	UHC	false
06/05/2019	17:38:38	2019132002	1906050040	31D	700	N GARTH		OAK	UHC	false
06/08/2019	22:32:19	2019135036	1906080033	19C HEART	403	TRINITY PL		CHA	UHC	false
06/09/2019	6:45:56	2019135254	1906090005	32D UNK	700	N GARTH		OAK	UHC	false
06/12/2019	13:09:24	2019138079	1906120018	5A BACK	213	UNITY DR		CHA	UHC	false
06/14/2019	7:07:16	2019139710	1906140008	5A BACK	21	BRYANT		CHA	UHC	false
06/15/2019	10:26:49	2019140817	1906150008	EMS	700	N GARTH		OAK	UHC	false
06/15/2019	14:17:40	2019140958	1906150017	21D	202	HICKS DR		CHA	UHC	false
06/15/2019	18:03:57	2019141097	1906150026	EMS	700	N GARTH		OAK	UHC	false
06/16/2019	1:01:22	2019141404	1906160001	17A FALL	310	LASALLE PL		CHA	UHC	false
06/16/2019	1:16:59	2019141413	1906160003	6C	209	MCBAINE		CHA	UHC	false
06/16/2019	10:00:24	2019141585	1906160018	26A SICK	1201	PAQUIN ST	103	PAQUIN	UHC	false
06/17/2019	4:48:37	2019142140	1906170004	6C	212	N		CHA	UHC	false
06/18/2019	0:12:24	2019143051	1906180001	5A BACK	700	N GARTH	714	OAK	UHC	false
06/19/2019	13:49:37	2019144505	1906190018	10D CHEST	1201	PAQUIN ST		PAQUIN	UHC	false
06/20/2019	21:05:39	2019145786	1906200042	6D	700	N GARTH		OAK	UHC	false
06/25/2019	10:15:23	2019149683	1906250017	6D	1201	PAQUIN ST	1204	PAQUIN	UHC	false
06/27/2019	12:43:29	2019151849	1906270012	28C STROKE	310	MOORE		CHA	UHC	false
06/28/2019	3:26:53	2019152604	1906280005	26A SICK	21	BRYANT		CHA	UHC	false
06/28/2019	7:15:26	2019152655	1906280009	1C	310	LASALLE PL		CHA	UHC	false
06/28/2019	16:50:49	2019153154	1906280028	18C	1201	PAQUIN ST	1513	PAQUIN	UHC	false

CHA Safety Department Reports

June 2019

Case Number	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Agency Case#	Safety Officer
20190337	6/1/2019	1043	Disturbance Persons	302	Trinity Place		DT		Kevin Keith
20190338	6/1/2019	1215	Disturbance Persons	103	Park Avenue	A	DT		Kevin Keith
20190339	6/1/2019	1557	Information	314	LaSalle Place		DT		Kevin Keith
20190340	6/2/2019	1030	Information	2112	Business Loop 70 E	204	PP		Kevin Keith
20190341	6/2/2019	1450	Disturbance Persons	1201	Paquin Street	1107	PT	2019129026	Kevin Keith
20190342	6/2/2019	1521	Disturbance Persons	700	Garth Avenue N	721	OT	2019128974	Kevin Keith
20190343	6/2/2019	1600	Peace Disturbance Music	700	Garth Avenue N	701	OT		Kevin Keith
20190344	6/2/2019	1701	Disturbance Persons	1201	Paquin Street	1105	PT	2019129035	Kevin Keith
20190346	6/4/2019	115	Controlled Substance Invest	1201	Paquin Street	1402	PT		Mark Brotemarke
20190345	6/4/2019	700	Assault Adult Abuse	1201	Paquin Street	1503	PT		Mark Brotemarke
20190347	6/6/2019	915	Property Crimes/Larceny	312	Trinity Place	Laundry	DT		Mark Brotemarke
20190348	6/6/2019	1907	Lock Out	1201	Paquin Street	102	PT		Mark Brotemarke
20190349	6/7/2019	1639	Trespass Person Warning Issued	2112	Business Loop 70 E	107	PP		Tara Thomason
20190350	6/8/2019	337	Lock Out	1201	Paquin Street	1303	PT		Mark Brotemarke
20190351	6/8/2019	1545	Property Crimes/Larceny	1201	Paquin Street	901	PT		Tara Thomason
20190352	6/8/2019	2045	Property Crimes/Larceny	700	Garth Avenue N	402	OT		Tara Thomason
20190353	6/8/2019	2240	Lock Out	1201	Paquin Street	603	PT		Tara Thomason
20190354	6/8/2019	2256	Peace Disturbance Music	700	Garth Avenue N	Patio	OT		Tara Thomason
20190355	6/10/2019	1331	Lease Violation	410	LaSalle Place		DT		Don Hawkins
20190349.1	6/11/2019	1145	Controlled Substance Invest	2112	Business Loop 70 E	206	PP		Don Hawkins
20190356	6/11/2019	2201	Peace Disturbance Music	700	Garth Avenue N	310	OT		Tara Thomason
20190358	6/12/2019	922	Check Welfare	320	LaSalle Place		DT		Mark Brotemarke
20190357	6/12/2019	1330	Lease Violation	25	Bryant Walkway		DT		Mark Brotemarke
20190359	6/12/2019	1446	Ticket Vehicle/CHA		Allen Street East	Parking	DT		Mark Brotemarke
20190360	6/12/2019	1538	Trespass Person Warning Issued	2112	Business Loop 70 E	206	PP		Tara Thomason
20190361	6/12/2019	1639	Controlled Substance Invest	700	Garth Avenue N	820	OT		Tara Thomason
20190362	6/12/2019	2104	Alarm	1201	Paquin Street	601	PT		Tara Thomason
20190363	6/12/2019	2234	Check Welfare	1201	Paquin Street	207	PT		Tara Thomason
20190364	6/12/2019	2332	Disturbance Persons	103	Park Avenue	A	DT		Tara Thomason
20190365	6/12/2019	2340	Peace Disturbance Music	1201	Paquin Street	410	PT		Tara Thomason
20190370	6/13/2019	1115	Arrest Non-Resident/Controlled Substance	105	Park Avenue		DT	2019-006040	Don Hawkins
20190366	6/13/2019	1520	Trespass Person Investigation	700	Garth Avenue N	411	OT		Tara Thomason
20190367	6/13/2019	1946	Trespass Person Warning Issued	105	Park Avenue		DT	20190139378	Tara Thomason
20190368	6/13/2019	2159	Disturbance Persons		Lincoln Drive		SP		Tara Thomason
20190369	6/14/2019	740	Trespass Person/Arrest	2112	Business Loop 70 E	206	PP	2019-006022	Mark Brotemarke
20190371	6/14/2019	1400	Trespass Person Warning Issued	2112	Business Loop 70 E	206	PP		Don Hawkins
20190372	6/14/2019	1710	Trespass Person Warning Issued	2112	Business Loop 70 E	206	PP		Tara Thomason
20190373	6/14/2019	1830	Lock Out	700	Garth Avenue N	207	OT		Tara Thomason
20190374	6/14/2019	1923	Information	1201	Paquin Street	901	PT		Tara Thomason
20190375	6/15/2019	1430	Lock Out	207	Lincoln Drive	A	SP		Kevin Keith
20190376	6/15/2019	1525	Information	1201	Paquin Street	209	PT		Kevin Keith
20190377	6/16/2019	1130	Information	1201	Paquin Street	805	PT		Kevin Keith
20190378	6/16/2019	1500	Information	2112	Business Loop 70 E	206	PP		Kevin Keith
20190379	6/17/2019	1140	Arrest Resident Controlled Substance	700	Garth Avenue N	705	OT	2019-006151	Don Hawkins
20190380	6/18/2019	1200	Trespass Person Warning Issued		Allen Street East	Parking	DT	2019143429	Kevin Keith
20190381	6/18/2019	1635	Check Welfare	1201	Paquin Street	614	PT	2019143806	Kevin Keith
20190382	6/19/2019	1323	Trespass Person/Arrest	1201	Paquin Street	814	PT	2019-006211	Don Hawkins
20190383	6/19/2019	1944	Harassment	1201	Paquin Street	1013	PT		Tara Thomason
20190384	6/21/2019	1247	Controlled Substance Invest	1201	Paquin Street	506	PT		Mark Brotemarke
20190389	6/21/2019	1408	Controlled Substance Invest	1002	Elleta Blvd		BC		Mark Brotemarke
20190385	6/21/2019	1550	Ticket Vehicle/CHA	211	McBaine Ave		COM		Tara Thomason
20190386	6/21/2019	2118	Assault Adult Abuse	1007	Elleta Blvd		BC	2019-006315	Tara Thomason
20190388	6/21/2019	2355	Trespass Person Warning Issued	2112	Business Loop 70 E	210	PP	2019146805	Tara Thomason
20190387	6/22/2019	2	Controlled Substance Invest	2112	Business Loop 70 E	206	PP		Tara Thomason
20190391	6/23/2019	1410	Assault Third Degree	212	Lincoln Drive		SP	2019148167	Kevin Keith
20190392	6/23/2019	2205	Information	700	Garth Avenue N	515	OT		Kevin Keith
20190390	6/24/2019	1340	Death Investigation	700	Garth Avenue N	703	OT	2019-006424	Kevin Keith
20190387.1	6/24/2019	1345	Controlled Substance Invest	2112	Business Loop 70 E	211	PP		Kevin Keith
20190393	6/25/2019	1000	Trespass Person Warning Issued	217	Unity Drive		SP	2019149561	Mark Brotemarke
20190396	6/27/2019	730	Property Crimes/Auto Theft	301	Moore Walkway		DT	2019-006531	Kevin Keith
20190394	6/27/2019	940	Trespass Person Warning Issued	700	Garth Avenue N	205	OT	2019-006537	Mark Brotemarke
20190395	6/27/2019	1500	Trespass Person Investigation	105	Park Avenue		DT	2019-006546	Mark Brotemarke
20190397	6/29/2019	1216	Disturbance Persons	700	Garth Avenue N	208	OT		Kevin Keith
20190398	6/29/2019	1310	Information	700	Garth Avenue N	404	OT		Kevin Keith
20190399	6/29/2019	1330	Weapons Offense	700	Garth Avenue N	307	OT		Kevin Keith
20190400	6/30/2019	625	Civil Matter	700	Garth Avenue N	402	OT	2019154482	Kevin Keith
20190401	6/30/2019	1550	Alarm	510	Park Avenue		DT		Kevin Keith



Housing Authority of the City of Columbia, Missouri

Monthly Financial Reports Staff Memo

To: Board of Commissioners
From: Mary Harvey, Director of Finance
Date: July 16, 2019
RE: May 2019 Financial Reports

Section 8-Housing Choice Voucher Program

Admin Fee revenue earned is 1% (\$4,581) under budget.

Total Operating Expenses are 1% (\$3,404) over budget.

Administration has a year to date net gain of \$32,703.

HUD PHA Operating Grants – HAP (Housing Assistance Payments) are 6% (\$254,026) under budget.

Total Housing Assistance Payments are 5% (\$173,166) under budget.

AMP 1-Downtown

Total Tenant Revenue is 12% (\$16,890) higher than budget.

HUD's PHA Operating grant disbursements are 4% (\$7,011) higher than budget.

Total Revenue is 7% (\$24,864) higher than budget.

Administrative expenses are 1% (\$805) under budget.

Total Utilities are 10% (\$3,101) under budget.

Total Maintenance expenses are 5% (\$7,660) under budget.

Total Operating Expenses are 2% (\$5,568) under budget.

AMP 1 has a year to date net gain of \$46,184 before depreciation and debt principal payments.

Stuart Parker Housing Development Group, LP

Total Tenant Revenue is \$1,187 higher than budget.

Vacancy Losses are \$15 higher than budget.

Stuart Parker Housing Development Group, LP (continued)

Total Revenue is 2% (\$18,486) higher than budget.

Administrative expenses are 5% (\$6,605) under budget.

Total Utilities are 14% (\$14,119) under budget.

Total Maintenance expenses are 4% (\$5,555) under budget.

Total Operating Expenses are 10% (\$56,885) under budget.

Estimated year to date cash flow after debt service is \$209,000. This will be used to pay Protective Services, Asset Management Fees and any remaining funds will be used to pay down the project's financing debts.

Bear Creek Housing Development Group, LP

Total Tenant Revenue is \$982 under budget.

Vacancy Losses are \$128 higher than budget.

Total Revenue is 3% (\$6,270) higher than budget.

Administrative expenses are 3% (\$1,261) under budget.

Total Utilities are 6% (\$1,171) under budget.

Total Maintenance expenses are 4% (\$2,225) over budget.

Total Operating Expenses are \$918 over budget.

Estimated year to date cash flow after debt service is \$252,138. This will be used to pay Protective Services, Asset Management Fees and Deferred Developer Fees.

Oak Towers Housing Development Group, LP

Total Tenant Revenue is 2% (\$7,052) under budget.

Vacancy losses are \$8,862 over budget. Oak Towers has lost \$6,654 in income due to units vacant over 60 days, causing the units to lose the vacancy payment from Section 8.

Total Revenue is 2% (\$6,923) higher than budget.

Administrative expenses are 5% (\$4,614) under budget.

Total Utilities are 2% (\$1,164) over budget.

Total Maintenance expenses are 3% (\$2,630) over budget.

Total Operating Expenses are 5% (\$14,552) over budget.

Estimated year to date cash flow after debt service is \$163,436. This will be used to pay Protective Services, Asset Management Fees and Deferred Developer Fees.

Mid-Missouri Veterans Housing Development Group, LP (Patriot Place)

Total Revenue is 3% (\$2,339) higher than budget.

Total Administrative expenses are \$69 over budget.

Total Utilities are 14% (\$1,478) under budget.

Total Maintenance expenses are 34% (\$4,922) over budget due to additional signage that was required per the MHDC inspection.

Total Operating Expenses are \$206 over budget.

Estimated year to date cash flow after debt service is \$4,000. This will be used to pay Asset Management Fees and any remaining funds will be used to pay down the project's financing debts.

Bryant Walkway Housing Development Group, LP

Total Revenue is \$20,762 higher than budget due to energy rebates.

Total Administrative expenses are 8% (\$3,032) under budget.

Total Utilities are \$7,950 over budget due to vacant units still in construction.

Total Maintenance expenses are 21% (\$7,727) under budget due to vacant units still in construction.

Insurance Premiums are \$11,159 under budget due to the delayed construction. Property Insurance is covered under construction until construction is completed.

Total Operating Expenses are 31% (\$40,871) under budget.

Estimated year to date cash flow after debt service is \$32,153. This will be used to pay Protective Services, Asset Management Fees and Deferred Developer Fees.

Bryant Walkway II Housing Development Group, LP

Total Revenue is 8% (\$7,090) higher than budget due to energy rebates.

Total Administrative expenses are 5% (\$1,032) over budget.

Total Utilities are \$5,085 over budget due to vacant units.

Total Maintenance expenses are \$4,519 under budget due to vacant units.

Total Operating Expenses are 18% (\$12,212) under budget.

Estimated year to date cash flow after debt service is \$15,200. This will be used to pay Protective Services, Asset Management Fees and Deferred Developer Fees.

Central Office Cost Center (COCC)

Total Revenue is 9% (\$18,949) higher than budget.

Total Operating Expenses are 14% (\$30,673) under budget.

The COCC has a year to date net gain of \$49,622.

CHA Business Activities (CHA BA)

Investment Income is \$129,218 under budget. The budget includes interest earned on seller financing, which will be received from the LIHTC properties' cash flows. This interest won't be posted until December once cash flow's have been determined.

Management Fees are 2% (\$2,720) higher than budget.

Total Operating Expenses are 32% (\$56,542) over budget. Salaries and benefits include bonuses made to LIHTC staff based on 2018's cash flow disbursements.

The CHA BA has a year to date net loss of \$39,384.



Columbia Housing Authority
201 Switzler Street
Columbia, MO 65203

HOUSING AUTHORITY

of the City of Columbia, Missouri

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MONTHLY FINANCIAL STATEMENTS

(unaudited)

May 2019

Fiscal Year End

December 2019

Month 5 of 12

as submitted by:

Mary Harvey, Director of Finance & Human Resources
Housing Authority of the City of Columbia, MO

INDEX

Revenue & Expense Budget Comparisons

Housing Choice Voucher	Page 1
Public Housing – AMP 1 Downtown	Page 2
Stuart Parker Housing Development Group, LP	Page 4
Bear Creek Housing Development Group, LP	Page 6
Oak Towers Housing Development Group, LP	Page 8
Mid-Missouri Veterans Housing Development Group, LP	Page 10
Bryant Walkway Housing Development Group, LP	Page 12
Bryant Walkway II Housing Development Group, LP	Page 14
Central Office Cost Center	Page 16
CHA Business Activities	Page 17
Entity Wide Revenue & Expense Summary	Page 18

Housing Choice Voucher Program
Unaudited Revenue Expense Budget Comparison

	5 Months ended May 31, 2019			Year to Date	Budget	Variance	Percent of Variance
	Current Month	Budget	Variance				
HUD PHA Operating Grants - HAP	753,890	803,196	(49,306)	3,761,954	4,015,980	(254,026)	-6%
HUD Admin Fees Earned	79,681	80,861	(1,180)	399,726	404,307	(4,581)	-1%
Total Fee Revenue	833,571	884,057	(50,486)	4,161,680	4,420,287	(258,607)	-6%
Investment Income - Unrestricted	1,363	333	1,029	6,194	1,667	4,528	272%
Fraud Recovery - HAP	63	250	(188)	598	1,250	(653)	0%
Fraud Recovery - Admin	63	-	63	598	-	598	0%
FSS Forfeitures	-	-	-	1,516	-	1,516	
Total Revenue	835,059	884,641	(49,582)	4,170,585	4,423,203	(252,619)	-6%
Administrative Salaries	18,884	21,546	(2,663)	105,288	107,732	(2,443)	-2%
Auditing Fees	1,109	1,875	(766)	5,543	9,375	(3,832)	-41%
Management Fee	19,092	20,390	(1,298)	94,596	101,950	(7,354)	-7%
Book-keeping Fee	11,933	12,744	(811)	59,123	63,719	(4,596)	-7%
Advertising and Marketing	-	133	(133)	711	667	44	7%
Employee Benefit contributions - Administrative	6,614	2,977	3,638	33,716	14,884	18,832	127%
Office Expenses	1,972	1,695	277	11,631	8,475	3,156	37%
Training & Travel	-	427	(427)	1,919	2,133	(214)	-10%
Other Administrative Expenses	9,598	11,839	(2,241)	52,533	59,196	(6,663)	-11%
Total Operating - Administrative	69,202	73,626	(4,425)	365,060	368,130	(3,070)	-1%
FSS Participation Services	24	-	24	372	-	372	
Total Utilities	210	-	210	1,307	-	1,307	#DIV/0!
Bldg. Maintenance	751	-	751	2,796	-	2,796	#DIV/0!
Insurance Premiums	815	456	359	4,280	2,280	2,000	88%
Total Operating Expenses	71,001	74,082	(3,081)	373,815	370,410	3,404	1%
Excess of Operating Revenue over Operating Expenses	764,058	\$ 810,559	\$ (46,501)	\$ 3,796,770	\$ 4,052,793	\$ (256,023)	-6%
HCV	466,798	517,986	(51,188)	2,355,734	2,589,930	(234,196)	-9%
Homeownership	3,719	3,810	(91)	18,607	19,048	(441)	-2%
Portable Housing Assistance Payments	11,815	11,730	85	65,028	58,649	6,379	11%
S8 FSS Payments	13,338	10,000	3,338	66,671	50,000	16,671	33%
VASH Housing Assistance Payments	46,518	41,031	5,487	216,922	205,155	11,767	6%
RAD PBV Housing Assistance Payments	187,441	178,105	9,336	917,180	890,526	26,655	3%
Total Housing Assistance Payments	729,629	762,662	(33,032)	3,640,142	3,813,308	(173,166)	-5%
Total Expenses	800,630	836,744	(36,114)	\$ 4,013,957	\$ 4,183,718	\$ (169,762)	-4%
Net Gain (Loss)	34,429	47,897	(13,468)	\$ 156,628	\$ 239,485	\$ (82,857)	

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison
5 Months ended May 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 34,373	\$ 30,914	\$ 3,459	\$ 167,219	\$ 154,569	\$ 12,650	8%
Vacancy Loss	(3,097)	(3,170)	73	(13,232)	(15,851)	2,618	-17%
Tenant Revenue - Other	990	694	296	5,090	3,468	1,622	47%
Total Tenant Revenue	32,266	28,437	3,829	159,076	142,186	16,890	12%
HUD PHA Operating Grants	35,931	34,640	1,291	180,209	173,198	7,011	4%
70740 Front Line Service Fee	339	334	5	4,331	1,669	2,662	
Total Grant Revenue	36,270	34,974	1,297	184,540	174,868	9,673	6%
Investment Income - Unrestricted	1,660	737	923	6,843	3,684	3,159	86%
Fraud Recovery	178	-	178	812	-	812	0%
Other Revenue	2,535	3,047	(512)	9,565	15,235	(5,670)	-37%
Total Revenue	72,909	67,195	5,715	360,837	335,973	24,864	7%
Administrative Salaries	3,346	3,203	143	15,896	16,015	(119)	-1%
Auditing Fees	96	583	(488)	479	2,917	(2,438)	-84%
Management Fee	5,331	5,234	97	26,895	26,168	727	3%
Book-keeping Fee	825	810	15	4,163	4,050	113	3%
Advertising and Marketing	-	25	(25)	23	125	(102)	-81%
Employee Benefit contributions - Administrative	1,454	1,064	390	7,160	5,322	1,838	35%
Office Expenses	658	566	92	2,873	2,831	42	1%
Legal Expense	147	30	117	568	148	419	283%
Training & Travel	267	192	75	267	958	(692)	-72%
Other	660	759	(99)	3,203	3,797	(593)	-16%
Total Operating - Administrative	12,784	12,466	317	61,527	62,332	(805)	-1%
Asset Management Fee	1,200	1,200	-	6,000	6,000	-	0%
Total Tenant Services	1,271	768	503	7,008	3,838	3,171	83%
Water	2,465	2,011	453	10,236	10,057	179	2%
Electricity	2,917	1,392	1,525	4,097	6,962	(2,865)	-41%
Gas	577	733	(156)	2,760	3,665	(905)	-25%
Sewer	2,502	2,088	414	10,931	10,440	491	5%
Total Utilities	\$ 8,461	\$ 6,225	\$ 2,236	\$ 28,024	\$ 31,125	\$ (3,101)	-10%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison
5 Months ended May 31, 2019

	<u>Current Month</u>	<u>Budget</u>	<u>Variance</u>	<u>Year to Date</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent of Variance</u>
Maintenance - Labor	\$ 15,813	\$ 12,866	\$ 2,947	\$ 69,204	\$ 64,329	\$ 4,875	8%
Maintenance - Materials & Other	4,269	3,650	618	19,045	18,252	793	4%
Maintenance and Operations Contracts	7,103	9,388	(2,285)	33,087	46,941	(13,854)	-30%
Employee Benefit Contributions - Maintenance	4,569	4,180	389	21,425	20,898	527	3%
Total Maintenance	31,754	30,084	1,670	142,761	150,421	(7,660)	-5%
Protective Services - Labor	1,831	2,040	(209)	9,401	10,200	(799)	-8%
Protective Services - Other	-	50	(50)	-	250	(250)	-100%
Employee Benefit Contributions - Protective Services	358	568	(211)	2,537	2,842	(305)	-11%
Total Protective Services	2,189	2,658	(470)	11,938	13,292	(1,355)	-10%
Total Insurance Premiums	3,978	3,986	(8)	19,689	19,929	(240)	-1%
Other General Expenses	12,436	3,750	8,686	17,329	18,750	(1,421)	-8%
Payments in Lieu of Taxes	2,282	1,383	898	12,569	6,917	5,652	82%
Bad debt - Tenant Rents	-	100	(100)	749	500	249	50%
Total Other General Expenses	14,718	5,233	9,484	30,647	26,167	4,480	17%
Interest on Notes Payable	723	747	(24)	3,675	3,734	(59)	-2%
Total Operating Expenses	77,077	63,367	13,709	311,269	316,837	(5,568)	-2%
Excess of Operating Revenue over Operating Expenses	\$ (4,168)	\$ 3,827	\$ (7,995)	\$ 49,568	\$ 19,136	\$ 30,432	159%
Extraordinary Maintenance	3,384	1,911	1,474	3,384	9,553	(6,169)	-65%
Depreciation Expense	12,194	13,248	(1,054)	60,972	66,240	(5,268)	-8%
Debt Principal Payment	1,820	1,853	(33)	25,289	9,265	16,024	173%
Total Expenses	\$ 94,475	\$ 80,379	\$ 14,096	\$ 400,913	\$ 401,894	\$ (981)	0%
Net Gain (Loss)	\$ (21,565)	\$ (13,184)	\$ (8,381)	\$ (40,077)	\$ (65,921)	\$ 25,845	-39%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months ended May 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 69,999	\$ 78,507	\$ (8,508)	\$ 353,878	\$ 392,536	\$ (38,658)	-10%
Rental Subsidies	78,388	69,880	8,508	388,057	349,399	38,658	11%
Vacancy Loss	(2,272)	(3,710)	1,438	(18,563)	(18,548)	(15)	0%
Net Rental Revenue	146,115	144,677	1,438	723,372	723,387	(15)	0%
Tenant Revenue - Other	762	833	(71)	5,369	4,167	1,202	29%
Total Tenant Revenue	146,877	145,511	1,367	728,740	727,553	1,187	0%
Investment Income - Unrestricted	3,141	500	2,641	19,662	2,500	17,162	686%
Other Revenue	9,610	9,492	118	47,597	47,461	137	0%
Total Revenue	159,628	155,503	4,125	796,000	777,514	18,486	2%
Administrative Salaries	8,425	7,750	675	39,405	38,750	656	2%
Auditing Fees	1,117	1,083	33	5,583	5,417	167	3%
Property Management Fee	9,099	9,188	(89)	45,922	45,940	(18)	0%
Asset Management Fees	1,036	1,036	(0)	5,181	5,182	(1)	0%
Advertising and Marketing	-	67	(67)	16	335	(319)	-95%
Employee Benefit contributions - Administrative	1,972	2,824	(852)	8,855	14,121	(5,266)	-37%
Office Expenses	1,237	840	397	5,329	4,200	1,130	27%
Legal Expense	-	83	(83)	228	417	(189)	-45%
Training & Travel	625	529	96	925	2,646	(1,721)	-65%
Other	980	1,447	(468)	6,194	7,237	(1,043)	-14%
Total Operating - Administrative	24,491	24,849	(358)	117,639	124,243	(6,605)	-5%
Tenant Services - Salaries	2,324	2,281	43	11,001	11,404	(403)	-4%
Employee Benefit Contributions - Tenant Services	697	887	(190)	3,392	4,435	(1,043)	-24%
Tenant Services - Other	3,777	4,298	(521)	19,513	21,489	(1,976)	-9%
Total Tenant Services	6,798	7,466	(668)	33,906	37,328	(3,421)	-9%
Water	3,595	3,308	287	16,349	16,539	(190)	-1%
Electricity	9,631	12,855	(3,223)	54,189	64,273	(10,084)	-16%
Gas	152	1,312	(1,160)	5,338	6,560	(1,222)	-19%
Sewer	2,816	3,119	(303)	12,972	15,595	(2,623)	-17%
Total Utilities	\$ 16,194	\$ 20,593	\$ (4,399)	\$ 88,848	\$ 102,967	\$ (14,119)	-14%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months ended May 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 12,427	\$ 11,835	\$ 592	\$ 60,562	\$ 59,174	\$ 1,388	2%
Maintenance - Materials & Other	5,831	4,343	1,488	16,659	21,716	(5,057)	-23%
Maintenance and Operations Contracts	9,843	11,079	(1,236)	53,660	55,395	(1,735)	-3%
Employee Benefit Contributions - Maintenance	4,296	4,268	29	21,186	21,338	(152)	-1%
Total Maintenance	32,397	31,524	873	152,067	157,622	(5,555)	-4%
Property Insurance	4,023	4,224	(201)	24,323	21,121	3,202	15%
Liability Insurance	-	425	(425)	-	2,125	(2,125)	-100%
Workmen's Compensation	440	416	25	2,108	2,078	31	1%
All Other Insurance	118	118	0	590	590	0	0%
Total Insurance Premiums	4,582	5,183	(601)	27,021	25,913	1,108	4%
Other General Expenses	349	455	(106)	1,224	2,275	(1,051)	-46%
Taxes	5,436	7,103	(1,667)	27,179	35,513	(8,333)	-23%
Bad debt - Tenant Rents	1,849	1,750	99	7,989	8,750	(761)	-9%
Total Other General Expenses	7,634	9,308	(1,674)	36,393	46,538	(10,145)	-22%
Interest of Mortgage (or Bonds) Payable	17,103	17,103	0	67,290	85,515	(18,225)	-21%
Amortization of Loan Costs	2,274	2,259	16	11,370	11,293	78	1%
Total Interest Expense and Amortization Cost	19,377	19,362	16	78,660	96,808	(18,148)	-19%
Total Operating Expenses	111,472	118,284	(6,811)	534,533	591,418	(56,885)	-10%
Excess of Operating Revenue over Operating Expenses	\$ 48,155	\$ 37,219	\$ 10,936	\$ 261,467	\$ 186,096	\$ 75,371	41%
Depreciation Expense	65,496	58,117	7,379	327,480	290,585	36,896	13%
Debt Principal Payment	-	(18,782)	18,782	-	(93,912)	93,912	-100%
Funding Replacement Reserves from Operations	8,341	7,313	1,028	41,378	14,626	26,752	183%
Total Expenses	\$ 185,309	\$ 164,931	\$ 20,378	\$ 903,391	\$ 802,716	\$ 100,675	13%
Net Gain (Loss)	\$ (25,681)	\$ (9,428)	\$ (16,253)	\$ (107,391)	\$ (25,202)	\$ (82,189)	326%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months ended May 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 14,644	\$ 16,742	\$ (2,099)	\$ 85,424	\$ 83,711	\$ 1,713	2%
Rental Subsidies	28,482	27,036	1,447	130,206	135,180	(4,974)	-4%
Vacancy Loss	(125)	(700)	575	(3,630)	(3,502)	(128)	4%
Net Rental Revenue	43,001	43,078	(77)	212,000	215,389	(3,389)	-2%
Tenant Revenue - Other	275	25	250	4,495	125	4,370	3496%
Total Tenant Revenue	43,276	43,103	173	216,495	215,514	982	0%
Investment Income - Unrestricted	908	300	608	5,177	1,500	3,677	245%
Other Revenue	2,693	2,483	210	14,028	12,417	1,611	13%
Total Revenue	46,877	45,886	991	235,700	229,430	6,270	3%
Administrative Salaries	2,666	2,805	(139)	11,697	14,024	(2,327)	-17%
Auditing Fees	867	833	33	4,333	4,167	167	4%
Property Management Fee	2,670	2,219	451	13,730	11,095	2,636	24%
Asset Management Fees	938	938	(0)	4,690	4,690	(0)	0%
Advertising and Marketing	-	5	(5)	15	25	(10)	-41%
Employee Benefit contributions - Administrative	775	965	(190)	3,599	4,825	(1,226)	-25%
Office Expenses	678	235	443	2,431	1,175	1,256	107%
Legal Expense	187	71	116	999	354	644	182%
Training & Travel	24	190	(166)	24	952	(928)	-97%
Other	407	719	(312)	2,122	3,595	(1,473)	-41%
Total Operating - Administrative	9,213	8,980	232	43,641	44,902	(1,261)	-3%
Tenant Services - Salaries	176	69	107	807	347	460	133%
Employee Benefit Contributions - Tenant Services	45	191	(146)	214	953	(738)	-78%
Tenant Services - Other	-	158	(158)	1,221	792	429	54%
Total Tenant Services	221	418	(197)	2,242	2,091	151	7%
Water	1,487	1,617	(129)	7,129	8,083	(954)	-12%
Electricity	533	772	(239)	3,797	3,859	(62)	-2%
Gas	218	283	(65)	1,845	1,413	432	31%
Sewer	1,291	1,361	(70)	6,218	6,804	(587)	-9%
Total Utilities	\$ 3,529	\$ 4,032	\$ (503)	\$ 18,989	\$ 20,160	\$ (1,171)	-6%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months ended May 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 5,880	\$ 5,226	\$ 654	\$ 29,092	\$ 26,132	\$ 2,960	11%
Maintenance - Materials & Other	3,283	1,306	1,977	7,048	6,529	519	8%
Maintenance and Operations Contracts	6,804	3,806	2,998	17,606	19,031	(1,425)	-7%
Employee Benefit Contributions - Maintenance	1,917	1,852	65	9,433	9,262	171	2%
Total Maintenance	17,885	12,191	5,694	63,180	60,955	2,225	4%
Total Insurance Premiums	3,346	3,614	(268)	16,690	16,951	(261)	-2%
Other General Expenses	216	-	216	486	-	486	#DIV/0!
Property Taxes	2,600	2,600	-	13,000	13,000	-	0%
Bad debt - Tenant Rents	-	542	(542)	219	2,708	(2,489)	-92%
Total Other General Expenses	2,816	3,142	(325)	13,705	15,708	(2,003)	-13%
96710 Interest of Mortgage (or Bonds) Payable	3,503	3,800	(297)	18,974	19,002	(28)	0%
96730 Amortization of Loan Costs	1,664	1,011	653	8,318	5,053	3,266	65%
Total Interest Expense and Amortization Cost	5,167	4,811	356	27,292	24,055	3,237	13%
Total Operating Expenses	42,176	37,188	4,988	185,739	184,821	918	0%
Excess of Operating Revenue over Operating Expenses	\$ 4,701	\$ 8,698	\$ (3,997)	\$ 49,961	\$ 44,609	\$ 5,352	12%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	18,636	18,425	211	93,178	92,125	1,053	1%
Debt Principal Payment	2,800	2,886	(86)	14,167	14,429	(262)	-2%
Funding Replacement Reserves from Operations	3,101	2,867	234	15,403	5,734	9,669	169%
Total Expenses	\$ 66,713	\$ 61,365	\$ 5,348	\$ 308,487	\$ 297,109	\$ 11,378	4%
Net Gain (Loss)	\$ (19,836)	\$ (15,479)	\$ (4,356)	\$ (72,787)	\$ (67,678)	\$ (5,108)	8%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months ended May 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 38,918	\$ 47,276	\$ (8,359)	\$ 195,147	\$ 236,382	\$ (41,234)	-17%
Rental Subsidies	44,095	35,737	8,359	219,918	178,683	41,234	23%
Vacancy Loss	(1,577)	(1,328)	(249)	(15,503)	(6,641)	(8,862)	133%
Net Rental Revenue	81,436	81,685	(249)	399,562	408,424	(8,862)	-2%
Tenant Revenue - Other	602	100	502	2,310	500	1,810	362%
Total Tenant Revenue	82,038	81,785	254	401,873	408,924	(7,052)	-2%
Investment Income - Unrestricted	1,530	400	1,130	8,272	2,000	6,272	314%
Other Revenue	4,822	3,295	1,527	24,179	16,476	7,703	47%
Total Revenue	88,390	85,480	2,910	434,323	427,400	6,923	2%
Administrative Salaries	5,944	6,256	(312)	28,293	31,282	(2,989)	-10%
Auditing Fees	1,200	1,167	33	6,000	5,833	167	3%
Property Management Fee	5,087	5,064	23	25,200	25,320	(119)	0%
Asset Management Fees	955	955	(0)	4,774	4,774	(0)	0%
Advertising and Marketing	-	58	(58)	564	292	272	93%
Employee Benefit contributions - Administrative	2,289	2,712	(423)	11,123	13,559	(2,435)	-18%
Office Expenses	545	517	28	4,176	2,583	1,593	62%
Legal Expense	147	42	105	329	208	121	58%
Training & Travel	581	371	210	581	1,854	(1,273)	-69%
Other	1,567	905	662	4,575	4,525	50	1%
Total Operating - Administrative	18,314	18,046	268	85,615	90,229	(4,614)	-5%
Tenant Services - Salaries	1,415	1,332	83	6,719	6,659	61	1%
Employee Benefit Contributions - Tenant Services	431	429	2	2,100	2,144	(44)	-2%
Tenant Services - Other	2,752	2,791	(39)	14,496	13,955	541	4%
Total Tenant Services	4,597	4,552	46	23,315	22,758	558	2%
Water	1,426	935	491	7,148	4,675	2,473	53%
Electricity	6,519	8,362	(1,843)	39,962	41,811	(1,849)	-4%
Gas	589	560	29	3,496	2,798	698	25%
Sewer	982	1,020	(38)	4,943	5,100	(157)	-3%
Total Utilities	\$ 9,517	\$ 10,877	\$ (1,360)	\$ 55,548	\$ 54,384	\$ 1,164	2%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months ended May 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 8,866	\$ 7,155	\$ 1,711	\$ 38,618	\$ 35,775	\$ 2,844	8%
Maintenance - Materials & Other	1,987	1,242	746	9,407	6,208	3,198	52%
Maintenance and Operations Contracts	3,166	5,331	(2,165)	23,224	26,653	(3,429)	-13%
Employee Benefit Contributions - Maintenance	2,317	2,166	151	10,847	10,830	17	0%
Total Maintenance	16,336	15,893	443	82,096	79,466	2,630	3%
Property Insurance	990	2,152	(1,162)	4,949	10,760	(5,811)	-54%
Liability Insurance	-	167	(167)	-	833	(833)	-100%
Workmen's Compensation	308	280	28	1,399	1,401	(2)	0%
All Other Insurance	49	169	(121)	243	847	(603)	-71%
Total Insurance Premiums	1,347	2,768	(1,421)	6,592	13,841	(7,250)	-52%
Other General Expenses	120	-	120	5,401	-	5,401	
Taxes	2,579	2,579	-	12,896	12,896	-	0%
Bad debt - Tenant Rents	112	567	(455)	231	2,833	(2,603)	-92%
Total Other General Expenses	2,811	3,146	(335)	18,528	15,730	2,798	18%
96710 Interest of Mortgage (or Bonds) Payable	13,792		13,792	22,750	-	22,750	
96730 Amortization of Loan Costs	720	1,418	(697)	3,602	7,088	(3,485)	
Total Interest Expense and Amortization Cost	14,512	1,418	13,095	26,353	7,088	19,265	
Total Operating Expenses	67,435	56,699	10,736	298,047	283,495	14,552	5%
Excess of Operating Revenue over Operating Expenses	\$ 20,955	\$ 28,781	\$ (7,826)	\$ 136,276	\$ 143,905	\$ (7,629)	-5%
Depreciation Expense	88,986	13,400	75,586	196,182	66,999	129,183	193%
97500 Fraud Losses	-	-	-	-	-	-	
Capital Outlays - Governmental Funds	-	-	-	-	-	-	
Debt Principal Payment	-	-	-	-	-	-	
Funding Replacement Reserves from Operations	20,644	-	20,644	21,745	-	21,745	#DIV/0!
Total Expenses	\$ 177,065	\$ 70,099	\$ 106,966	\$ 515,974	\$ 350,494	\$ 165,480	47%
Net Gain (Loss)	\$ (88,675)	\$ 15,381	\$ (104,056)	\$ (81,651)	\$ 76,906	\$ (158,557)	-206%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months ended May 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 6,059	\$ 7,495	\$ (1,435)	\$ 32,089	\$ 37,473	\$ (5,383)	-14%
Rental Subsidies	9,166	7,906	1,260	43,427	39,528	3,899	10%
Vacancy Loss	-	(616)	616	(2,746)	(3,080)	334	-11%
Net Rental Revenue	15,225	14,784	441	72,770	73,920	(1,150)	-2%
Tenant Revenue - Other	257	67	190	273	333	(60)	-18%
Total Tenant Revenue	15,482	14,851	631	73,043	74,253	(1,210)	-2%
Investment Income - Unrestricted	926	200	726	4,450	1,000	3,450	345%
Other Revenue	187	173	14	962	863	99	11%
Total Revenue	16,595	15,223	1,371	78,455	76,116	2,339	3%
Administrative Salaries	670	646	24	3,162	3,229	(67)	-2%
Auditing Fees	700	667	33	3,500	3,333	167	5%
Property Management Fee	737	730	8	3,654	3,649	5	0%
Asset Management Fees	948	948	(0)	4,740	4,740	(1)	0%
Employee Benefit contributions - Administrative	170	133	36	739	666	73	11%
Office Expenses	170	206	(37)	990	1,032	(42)	-4%
Legal Expense	-	46	(46)	-	230	(230)	-100%
Training & Travel	9	38	(29)	9	192	(182)	-95%
Other	61	76	(15)	751	382	369	97%
Total Operating - Administrative	3,465	3,495	(30)	17,545	17,476	69	0%
Water	209	202	7	921	1,010	(89)	-9%
Electricity	996	1,323	(328)	4,420	6,617	(2,196)	-33%
Gas	193	352	(159)	2,664	1,761	903	51%
Sewer	167	167	0	740	835	(96)	-11%
Total Utilities	\$ 1,566	\$ 2,045	\$ (479)	\$ 8,745	\$ 10,223	\$ (1,478)	-14%
Maintenance - Labor	\$ 1,511	\$ 1,307	\$ 204	\$ 7,335	\$ 6,533	\$ 801	12%
Maintenance - Materials & Other	84	173	(89)	448	865	(417)	-48%
Maintenance and Operations Contracts	1,921	964	958	9,307	4,819	4,488	93%
Employee Benefit Contributions - Maintenance	483	463	20	2,365	2,316	49	2%
Total Maintenance	3,999	2,907	1,093	19,455	14,533	4,922	34%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months ended May 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Protective Services - Labor	387	431	(44)	1,985	2,154	(169)	-8%
Protective Services - Other	-	8	(8)	-	42	(42)	-100%
Employee Benefit Contributions - Protective Services	76	120	(45)	536	601	(65)	-11%
Total Protective Services	462	559	(97)	2,521	2,797	(276)	-10%
Property Insurance	763	649	114	3,824	3,244	580	18%
Workmen's Compensation	49	45	3	237	227	11	5%
All Other Insurance	24	25	(0)	122	123	(0)	0%
Total Insurance Premiums	836	936	(100)	4,183	3,593	590	16%
Other General Expenses	3	19	(16)	59	94	(34)	-37%
Taxes	690	690	-	3,449	3,449	-	0%
Bad debt - Tenant Rents	-	428	(428)	-	2,138	(2,138)	-100%
Total Other General Expenses	693	1,136	(443)	3,509	5,680	(2,172)	-38%
96710 Interest of Mortgage (or Bonds) Payable	820	828	(8)	4,015	4,138	(124)	-3%
96730 Amortization of Loan Costs	681	946	(265)	3,403	4,728	(1,325)	-28%
Total Interest Expense and Amortization Cost	1,501	1,773	(273)	7,418	8,867	(1,449)	-16%
Total Operating Expenses	12,521	12,852	(330)	63,375	63,169	206	0%
Excess of Operating Revenue over Operating Expenses	\$ 4,073	\$ 2,372	\$ 1,702	\$ 15,080	\$ 12,947	\$ 2,133	16%
Depreciation Expense	10,277	10,277	0	51,385	51,385	0	0%
Debt Principal Payment	849	820	29	4,197	2,460	1,737	71%
Funding Replacement Reserves from Operations	774	633	141	3,780	1,266	2,514	199%
Total Expenses	\$ 23,910	\$ 14,591	\$ 9,319	\$ 120,620	\$ 68,329	\$ 52,290	77%
Net Gain (Loss)	\$ (7,315)	\$ 632	\$ (7,947)	\$ (42,165)	\$ 7,787	\$ (49,951)	-641%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months ended May 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 6,523	\$ 6,109	\$ 414	\$ 31,257	\$ 30,544	\$ 713	2%
Rental Subsidies	21,816	22,290	(474)	110,438	111,450	(1,012)	-1%
Vacancy Loss	(3,026)	(3,317)	291	(16,771)	(16,587)	(185)	1%
Net Rental Revenue	25,313	25,082	231	124,924	125,408	(484)	0%
Tenant Revenue - Other	-	-	-	361	-	361	
Total Tenant Revenue	25,313	25,082	231	125,284	125,408	(123)	0%
Investment Income - Unrestricted	359	100	259	1,270	500	770	154%
Other Revenue	14	200	(186)	21,115	1,000	20,115	
Total Revenue	25,686	25,382	304	147,670	126,908	20,762	16%
Administrative Salaries	2,573	2,564	9	11,890	12,821	(931)	-7%
Auditing Fees	1,867	667	1,200	3,867	3,333	533	
Property Management Fee	816	1,907	(1,091)	8,089	9,537	(1,448)	-15%
Asset Management Fees	644	644	-	3,219	3,219	-	0%
Advertising and Marketing	-	19	(19)	13	94	(81)	-86%
Employee Benefit contributions - Administrative	821	898	(76)	3,904	4,488	(585)	-13%
Office Expenses	141	214	(73)	1,169	1,070	100	9%
Legal Expense	-	42	(42)	-	208	(208)	-100%
Training & Travel	222	95	127	222	473	(251)	-53%
Other	204	327	(123)	1,472	1,633	(162)	-10%
Total Operating - Administrative	7,287	7,375	(88)	33,844	36,876	(3,032)	-8%
Tenant Services - Salaries	-	190	(190)	-	948	(948)	-100%
Employee Benefit Contributions - Tenant Services	-	159	(159)	-	794	(794)	-100%
Tenant Services - Other	-	192	(192)	-	961	(961)	-100%
Total Tenant Services	-	541	(541)	-	2,703	(2,703)	-100%
Water	526	754	(229)	2,180	3,772	(1,591)	-42%
Electricity	586	113	473	9,551	563	8,988	1598%
Gas	(92)	103	(196)	2,232	517	1,715	332%
Sewer	542	705	(163)	2,362	3,524	(1,162)	-33%
Total Utilities	\$ 1,561	\$ 1,675	\$ (114)	\$ 16,324	\$ 8,375	\$ 7,950	95%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months ended May 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 3,180	\$ 2,478	\$ 702	\$ 14,036	\$ 12,392	\$ 1,645	13%
Maintenance - Materials & Other	69	977	(907)	993	4,884	(3,890)	-80%
Maintenance and Operations Contracts	2,714	3,040	(325)	9,710	15,198	(5,487)	-36%
Employee Benefit Contributions - Maintenance	960	947	14	4,739	4,733	6	0%
Total Maintenance	6,924	7,441	(517)	29,479	37,206	(7,727)	-21%
Property Insurance	-	2,226	(2,226)	33	11,129	(11,096)	-100%
Workmen's Compensation	101	99	2	488	497	(9)	-2%
All Other Insurance	63	74	(11)	314	369	(54)	-15%
Total Insurance Premiums	164	2,558	(2,394)	836	11,995	(11,159)	-93%
Other General Expenses	105	4,167	(4,062)	136	20,833	(20,698)	
Property Taxes	1,954	1,954	-	9,772	9,772	-	0%
Total Other General Expenses	2,059	6,163	(4,103)	10,000	30,813	(20,813)	-68%
Total Operating Expenses	18,324	26,757	(8,433)	92,121	132,991	(40,871)	-31%
Excess of Operating Revenue over Operating Expenses	\$ 7,362	\$ (1,376)	\$ 8,738	\$ 55,549	\$ (6,083)	\$ 61,632	-1013%
Depreciation Expense	8,950	2,188	6,763	45,752	10,938	34,815	
Total Expenses	\$ 27,274	\$ 28,945	\$ (1,670)	\$ 137,873	\$ 143,929	\$ (6,056)	-4%
Net Gain (Loss)	\$ (1,588)	\$ (3,563)	\$ 1,975	\$ 9,797	\$ (17,021)	\$ 26,818	-158%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months ended May 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 6,429	\$ 2,855	\$ 3,573	\$ 30,051	\$ 14,277	\$ 15,774	110%
Rental Subsidies	10,951	14,535	(3,584)	56,849	72,677	(15,827)	-22%
Vacancy Loss	(1,259)	(502)	(757)	(9,858)	(2,509)	(7,348)	293%
Net Rental Revenue	16,121	16,889	(768)	77,042	84,444	(7,402)	-9%
Tenant Revenue - Other	-	-	-	192	-	192	
Total Tenant Revenue	16,121	16,889	(768)	77,234	84,444	(7,210)	-9%
Investment Income - Unrestricted	767	200	567	3,455	1,000	2,455	246%
Other Revenue	-	-	-	11,845	-	11,845	
Total Revenue	16,887	17,089	(201)	92,534	85,444	7,090	8%
Administrative Salaries	1,194	952	242	5,507	4,758	750	16%
Auditing Fees	1,867	667	1,200	3,867	3,333	533	0%
Property Management Fee	967	1,012	(45)	5,345	5,062	283	6%
Asset Management Fees	894	894	-	4,469	4,469	-	0%
Advertising and Marketing	-	6	(6)	4	31	(27)	-86%
Employee Benefit contributions - Administrative	398	346	51	1,737	1,731	5	0%
Office Expenses	58	103	(45)	506	515	(9)	-2%
Legal Expense	-	21	(21)	-	104	(104)	-100%
Training & Travel	73	35	38	73	173	(100)	-58%
Other	78	161	(83)	509	807	(298)	-37%
Total Operating - Administrative	5,528	4,197	1,332	22,015	20,983	1,032	5%
Tenant Services - Salaries	-	120	(120)	-	600	(600)	-100%
Employee Benefit Contributions - Tenant Services	-	101	(101)	-	505	(505)	-100%
Tenant Services - Other	-	128	(128)	-	640	(640)	-100%
Total Tenant Services	-	349	(349)	-	1,745	(1,745)	-100%
Water	581	291	290	2,768	1,455	1,313	90%
Electricity	47	75	(28)	2,141	375	1,766	471%
Gas	(3)	69	(72)	455	344	111	32%
Sewer	632	241	392	3,098	1,203	1,896	158%
Total Utilities	\$ 1,256	\$ 675	\$ 581	\$ 8,462	\$ 3,377	\$ 5,085	151%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months ended May 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 1,075	\$ 826	\$ 249	\$ 4,750	\$ 4,131	\$ 620	15%
Maintenance - Materials & Other	296	651	(355)	900	3,255	(2,355)	-72%
Maintenance and Operations Contracts	1,914	2,112	(198)	7,724	10,560	(2,836)	-27%
Employee Benefit Contributions - Maintenance	322	307	15	1,589	1,537	53	3%
Total Maintenance	3,608	3,897	(289)	14,965	19,483	(4,519)	-23%
Property Insurance	667	1,484	(817)	3,347	7,419	(4,072)	-55%
Workmen's Compensation	40	36	4	194	180	13	7%
All Other Insurance	22	49	(27)	110	246	(135)	-55%
Total Insurance Premiums	729	1,675	(946)	3,651	7,845	(4,194)	-53%
Other General Expenses	19	-	19	24	-	24	
Compensated Absences	-	-	-	-	-	-	#DIV/0!
Property Taxes	1,332	1,332	-	6,661	6,661	-	0%
Bad debt - Tenant Rents	-	17	(17)	-	83	(83)	-100%
96500 Bad debt - Mortgages	-	-	-	-	-	-	#DIV/0!
96600 Bad debt - Other	-	-	-	-	-	-	#DIV/0!
96800 Severance Expense	-	-	-	-	-	-	#DIV/0!
Total Other General Expenses	1,351	1,349	2	6,685	6,744	(60)	-1%
96710 Interest of Mortgage (or Bonds) Payable	287	1,710	(1,423)	287	8,548	(8,261)	
Interest on Notes Payable	-	-	-	-	-	-	#DIV/0!
96730 Amortization of Loan Costs	227	137	90	1,135	685	450	0%
Total Interest Expense and Amortization Cost	514	1,847	(1,333)	1,422	9,233	(7,811)	
Total Operating Expenses	12,987	13,988	(1,001)	57,199	69,411	(12,212)	-18%
Excess of Operating Revenue over Operating Expenses	\$ 3,901	\$ 3,101	\$ 800	\$ 35,335	\$ 16,033	\$ 19,302	120%
Depreciation Expense	13,362	2,188	11,174	66,807	10,938	55,870	
Debt Principal Payment	-	-	-	-	-	-	
Funding Replacement Reserves from Operations	-	-	-	-	-	-	
Total Expenses	\$ 26,348	\$ 16,175	\$ 10,173	\$ 124,007	\$ 80,348	\$ 43,658	54%
Net Gain (Loss)	\$ (9,461)	\$ 913	\$ (10,374)	\$ (31,472)	\$ 5,096	\$ (36,568)	-718%

Columbia Housing Authority - Central Office Cost Center
Unaudited Revenue Expense Budget Comparison
5 Months ended May 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Management Fee	24,423	26,754	(2,332)	145,450	133,772	11,679	9%
Asset Management Fee	1,200	1,200	-	6,000	6,000	-	0%
Book Keeping Fee	12,758	13,554	(796)	63,285	67,769	(4,484)	-7%
Front Line Service Fee	-	-	-	-	-	-	#DIV/0!
Total Fee Revenue	38,380	41,508	(3,128)	214,735	207,540	7,195	3%
Investment Income - Unrestricted	576	400	176	2,185	2,000	185	9%
Other Revenue	-	1,250	(1,250)	17,820	6,250	11,570	185%
Total Revenue	38,956	43,158	(4,202)	234,740	215,790	18,949	9%
Administrative Salaries	26,414	28,312	(1,897)	123,799	141,559	(17,759)	-13%
Auditing Fees	119	500	(381)	597	2,500	(1,903)	-76%
Advertising and Marketing	-	8	(8)	-	42	(42)	-100%
Employee Benefit contributions - Administrative	6,874	7,701	(827)	32,045	38,506	(6,461)	-17%
Office Expenses	1,269	863	406	4,837	4,315	523	12%
Training & Travel	-	500	(500)	135	2,500	(2,366)	-95%
Other	2,406	3,101	(695)	13,833	15,504	(1,671)	-11%
Total Operating - Administrative	37,083	41,027	(3,944)	177,463	205,133	(27,670)	-13%
Total Utilities	\$ 210	\$ 350	\$ (140)	\$ 1,316	\$ 1,750	\$ (434)	-25%
Total Maintenance	751	879	(129)	3,022	4,396	(1,374)	-31%
Total Insurance Premiums	682	902	(221)	3,251	4,512	(1,261)	-28%
Total Other General Expenses	-	-	-	65	-	65	#DIV/0!
Total Operating Expenses	38,725	43,158	(4,433)	185,117	215,790	(30,673)	-14%
Net Gain (Loss)	\$ 231	\$ -	\$ 231	\$ 49,622	\$ -	\$ 49,622	#DIV/0!

Columbia Housing Authority
CHA Business Activities Revenue and Expense Budget Comparison
5 Months ended May 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Investment Income (includes interest earned on seller financing)	99	25,914	(25,815)	354	129,572	(129,218)	-100%
LIHTC Management Fees	29,873	29,572	301	150,579	147,859	2,720	2%
Total Revenue	51,398	55,486	(4,088)	194,144	277,430	(83,286)	-30%
Administrative Salaries	17,242	18,131	(890)	101,493	90,657	10,836	12%
Auditing Fees	1,156	1,000	156	5,779	5,000	779	16%
Advertising and Marketing	-	8	(8)	-	42	(42)	-100%
Employee Benefit contributions - Administrative	5,788	6,148	(360)	26,329	30,740	(4,410)	-14%
Office Expenses	1,272	408	864	3,812	2,042	1,770	87%
Training & Travel	-	250	(250)	946	1,250	(304)	-24%
Other	2,036	1,607	429	10,365	8,034	2,331	29%
Total Operating - Administrative	27,494	27,594	(101)	150,942	137,972	12,970	9%
Total Utilities	\$ 210	\$ 350	\$ (140)	\$ 1,316	\$ 1,750	\$ (434)	-25%
Total Maintenance	1,126	879	246	3,443	4,396	(953)	-22%
Total Insurance Premiums	1,119	775	344	5,884	3,875	2,010	52%
Total Other General Expenses	5,594	5,656	(62)	28,017	28,280	(263)	-1%
Total Operating Expenses	56,969	35,255	21,714	232,814	176,273	56,542	32%
Excess of Operating Revenue over Operating Expenses	\$ (5,571)	\$ 20,232	\$ (25,802)	\$ (38,670)	\$ 101,158	\$ (139,828)	-138%
Depreciation Expense	142	31	111	715	155	559	360%
Total Expenses	\$ 57,111	\$ 35,286	\$ 21,825	\$ 233,529	\$ 176,428	\$ 57,101	32%
Net Gain (Loss)	\$ (5,713)	\$ 20,201	\$ (25,913)	\$ (39,384)	\$ 101,003	\$ (140,387)	-139%

Columbia Housing Authority
Entity Wide Revenue and Expense Summary
5 Months ended May 31, 2019

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	Continuum of Care Vouchers	ROSS Grants	CHALIS	Columbia Comm. Housing Trust	Affordable Housing General Partners	CHA Affordable Housing Dev.	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Tenant Rental Revenue	\$ 167,219	\$ 727,846	\$ -	\$ -	\$ -	\$ 9,067	\$ 6,100	\$ -	\$ -	\$ -	\$ -	\$ 910,232	\$ -	\$ 910,232
Rental Subsidies	-	948,895	-	-	-	-	-	-	-	-	-	948,895	(948,895)	-
Vacancy Loss	(13,232)	(67,071)	-	-	-	-	-	-	-	-	-	(80,303)	-	(80,303)
Tenant Revenue - Other	5,090	13,000	-	-	-	493	-	-	-	-	-	18,583	-	18,583
Total Tenant Revenue	159,076	1,622,670	-	-	-	9,560	6,100	-	-	-	-	1,797,406	(948,895)	848,512
HUD PHA Operating Grants	180,209	-	3,761,954	167,872	71,821	-	-	-	-	-	-	4,181,855	-	4,181,855
HUD Voucher Admin Fees	-	-	399,726	-	-	-	-	-	-	-	-	399,726	-	399,726
Management Fee	-	-	-	-	-	-	-	-	-	-	145,450	145,450	(121,491)	23,959
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	6,000	6,000	(6,000)	-
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	63,285	63,285	(63,285)	-
Front Line Service Fee	4,331	-	-	-	-	-	-	-	2,436	-	-	6,767	(6,767)	-
Total Fee Revenue	184,540	-	4,161,680	167,872	71,821	-	-	-	2,436	-	214,735	4,803,084	(197,544)	4,605,540
Other Government Grants	-	-	-	-	-	385,339	-	-	-	-	-	385,339	-	385,339
Investment Income	6,843	42,286	6,194	-	-	380	9,960	-	508	354	2,185	68,710	-	68,710
Fraud Recovery	812	-	1,195	-	-	-	-	-	-	-	-	2,007	-	2,007
Other Revenue	9,565	119,727	1,516	-	-	22,000	-	114,187	-	150,579	17,820	435,392	(101,940)	333,452
Total Revenue	360,837	1,784,682	4,170,585	167,872	71,821	417,279	16,060	114,187	2,944	194,144	234,740	7,535,150	(1,248,379)	6,286,771
Administrative Salaries	15,896	99,954	105,288	3,983	-	1,482	-	-	119,283	101,493	123,799	571,180	-	571,180
Auditing Fees	479	27,150	5,543	-	-	692	-	-	7,745	5,779	597	47,983	-	47,983
Management Fee	26,895	101,940	94,596	-	-	-	-	-	-	-	-	223,431	(223,431)	-
Bookkeeping/ LIHTC Asset Mgmt Fees	4,163	27,073	59,123	-	-	-	-	-	-	-	-	90,358	(63,285)	27,073
Advertising and Marketing	23	612	711	-	-	871	-	-	-	-	-	2,218	-	2,218
Employee Benefits - Admin.	7,160	29,957	33,716	1,607	-	204	-	-	29,958	26,329	32,045	160,976	-	160,976
Office Expenses	2,873	14,601	11,631	431	357	2,661	472	141	2,379	3,812	4,837	44,195	-	44,195
Legal Expense	568	1,555	-	-	-	-	-	-	100	2,218	2,218	6,659	-	6,659
Training & Travel	267	1,834	1,919	-	1,847	4,084	-	-	1,139	946	135	12,171	-	12,171
Other	3,203	15,622	52,533	1,530	13,059	5,437	930	598	1,281	10,365	13,833	118,392	-	118,392
Total Operating - Admin.	61,527	320,299	365,060	7,551	15,263	15,432	1,401	738	161,885	150,942	177,463	1,277,563	(286,716)	990,846
Asset Management Fee	6,000	-	-	-	-	-	-	-	-	-	-	6,000	(6,000)	-
Tenant Services - Salaries	3,736	18,527	-	-	49,529	215,788	-	-	-	-	-	287,581	-	287,581
Employee Benefit - Tenant Serv.	286	5,706	-	-	15,252	47,337	-	-	-	-	-	68,581	-	68,581
Tenant Services - Other	2,986	35,230	372	-	-	146,836	-	-	-	-	-	185,423	-	185,423
Total Tenant Services	7,008	59,463	372	-	64,781	409,961	-	-	-	-	-	541,585	-	541,585

Columbia Housing Authority
Entity Wide Revenue and Expense Summary
5 Months ended May 31, 2019

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	Continuum of Care Vouchers	ROSS Grants	CHALIS	Columbia Comm. Housing Trust	Affordable Housing General Partners	CHA Affordable Housing Dev.	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Water	10,236	36,495	95	-	-	754	-	-	95	95	95	47,865	-	47,865
Electricity	4,097	114,061	761	-	-	341	-	-	761	761	761	121,543	-	121,543
Gas	2,760	16,029	390	-	-	-	4	-	505	399	399	20,486	-	20,486
Sewer	10,931	30,333	61	-	-	788	-	-	61	61	61	42,294	-	42,294
Total Utilities	28,024	196,917	1,307	-	-	1,882	4	-	1,422	1,316	1,316	232,188	-	232,188
Maintenance - Labor	69,204	154,394	-	-	-	-	-	-	-	-	-	223,598	-	223,598
Maintenance - Materials	19,045	35,456	-	-	-	10,471	1,158	632	920	770	923	69,375	-	69,375
Maintenance Contracts	33,087	121,231	2,796	-	-	-	-	-	-	-	2,098	159,212	(6,767)	152,445
Employee Benefits - Maint.	21,425	50,159	-	-	-	-	-	-	-	-	-	71,584	-	71,584
Total Maintenance	142,761	361,240	2,796	-	-	10,471	1,158	632	920	770	3,022	523,770	(6,767)	517,002
Total Protective Services	11,938	2,521	-	-	-	-	-	59,688	-	-	-	74,146	-	74,146
Property Insurance	14,557	51,858	-	-	-	617	218	-	895	895	282	69,323	-	69,323
Liability Insurance	1,547	-	547	-	-	1,320	23	-	2,453	2,453	-	8,343	-	8,343
Workmen's Compensation	1,867	5,217	2,000	76	936	4,128	-	893	2,266	1,928	2,352	21,663	-	21,663
All Other Insurance	1,718	1,898	1,733	-	-	1,269	19	327	203	608	617	8,392	-	8,392
Total Insurance Premiums	19,689	58,973	4,280	76	936	7,334	260	1,220	5,818	5,884	3,251	107,721	-	107,721
Other General Expenses	17,329	7,330	-	-	-	-	-	-	5,027	28,017	65	57,768	-	57,768
Payments in Lieu of Taxes	12,569	72,957	-	-	-	725	610	-	-	-	-	86,861	-	86,861
Bad debt - Tenant Rents	749	8,532	-	-	-	-	-	-	-	-	-	9,281	-	9,281
Total Other Expenses	30,647	88,819	-	-	-	725	610	-	5,027	28,017	65	153,910	-	153,910
Total Interest/Amortization	3,675	142,781	-	-	-	-	455	-	-	43,212	-	190,123	-	190,123
Total Operating Expenses	311,269	1,231,014	373,815	7,627	80,979	445,805	3,887	62,278	175,073	230,141	185,117	3,107,005	(299,484)	2,807,521
Excess of Operating Revenue over Operating Expenses	49,568	553,668	3,796,770	160,245	(9,159)	(28,526)	12,173	51,909	(172,129)	(35,996)	49,622	4,428,145	(948,895)	3,479,250
Extraordinary Maintenance	3,384	-	-	-	-	-	-	-	-	-	-	3,384	-	3,384
Housing Assistance Payments	-	-	3,640,142	160,725	-	-	-	-	-	-	-	3,800,867	(948,895)	2,851,972
Depreciation Expense	60,972	780,784	-	-	-	7,256	1,412	-	-	715	-	851,139	-	851,139
Debt Principal Payment	25,289	18,364	-	-	-	-	3,623	-	-	-	-	47,275	-	47,275
Funding Replacement Reserves f	-	82,306	-	-	-	-	-	-	-	-	-	82,306	-	82,306
Total Expenses	400,913	2,112,468	4,013,957	168,352	80,979	453,061	8,922	62,278	175,073	230,855	185,117	7,891,976	(1,248,379)	6,643,597
Net Gain (Loss)	\$ (40,077)	\$ (327,786)	\$ 156,628	\$ (480)	\$ (9,159)	\$ (35,782)	\$ 7,138	\$ 51,909	\$ (172,129)	\$ (36,711)	\$ 49,622	\$ (356,826)	\$ -	\$ (356,826)



Columbia Housing Authority
201 Switzler Street
Columbia, MO 65203

HOUSING AUTHORITY

of the City of Columbia, Missouri

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MONTHLY FINANCIAL STATEMENTS

(unaudited)

April 2019

Fiscal Year End

December 2019

Month 4 of 12

as submitted by:

Mary Harvey, Director of Finance & Human Resources
Housing Authority of the City of Columbia, MO

INDEX

Revenue & Expense Budget Comparisons

Housing Choice Voucher	Page 1
Public Housing – AMP 1 Downtown	Page 2
Stuart Parker Housing Development Group, LP	Page 4
Bear Creek Housing Development Group, LP	Page 6
Oak Towers Housing Development Group, LP	Page 8
Mid-Missouri Veterans Housing Development Group, LP	Page 10
Bryant Walkway Housing Development Group, LP	Page 12
Bryant Walkway II Housing Development Group, LP	Page 14
Central Office Cost Center	Page 16
CHA Business Activities	Page 17
Entity Wide Revenue & Expense Summary	Page 18

Housing Choice Voucher Program
Unaudited Revenue Expense Budget Comparison

	4 Months ended April 30, 2019			Year to Date	Budget	Variance	Percent of Variance
	Current Month	Budget	Variance				
HUD PHA Operating Grants - HAP	744,277	803,196	(58,919)	3,008,064	3,212,784	(204,720)	-6%
HUD Admin Fees Earned	80,058	80,861	(803)	320,045	323,446	(3,401)	-1%
Total Fee Revenue	824,335	884,057	(59,722)	3,328,109	3,536,229	(208,120)	-6%
Investment Income - Unrestricted	1,249	333	916	4,832	1,333	3,498	262%
Fraud Recovery - HAP	248	250	(3)	535	1,000	(465)	0%
Fraud Recovery - Admin	248	-	248	535	-	535	0%
FSS Forfeitures	-	-	-	1,516	-	1,516	
Total Revenue	826,079	884,641	(58,561)	3,335,526	3,538,563	(203,037)	-6%
Administrative Salaries	22,494	21,546	948	86,405	86,185	219	0%
Auditing Fees	1,109	1,875	(766)	4,434	7,500	(3,066)	-41%
Management Fee	19,056	20,390	(1,334)	75,504	81,560	(6,056)	-7%
Book-keeping Fee	11,910	12,744	(834)	47,190	50,975	(3,785)	-7%
Advertising and Marketing	160	133	26	711	533	178	33%
Employee Benefit contributions - Administrative	7,613	2,977	4,637	27,102	11,907	15,195	128%
Office Expenses	4,266	1,695	2,571	9,659	6,780	2,879	42%
Training & Travel	-	427	(427)	1,919	1,707	212	12%
Other Administrative Expenses	12,899	11,839	1,060	42,935	47,357	(4,422)	-9%
Total Operating - Administrative	79,506	73,626	5,880	295,859	294,504	1,354	0%
FSS Participation Services	273	-	273	348	-	348	
Total Utilities	162	-	162	1,097	-	1,097	#DIV/0!
Bldg. Maintenance	408	-	408	2,045	-	2,045	#DIV/0!
Insurance Premiums	883	456	427	3,466	1,824	1,642	90%
Total Operating Expenses	81,232	74,082	7,150	302,814	296,328	6,486	2%
Excess of Operating Revenue over Operating Expenses	744,847	\$ 810,559	\$ (65,711)	\$ 3,032,712	\$ 3,242,234	\$ (209,522)	-6%
HCV	472,627	517,986	(45,359)	1,888,936	2,071,944	(183,008)	-9%
Homeownership	3,719	3,810	(91)	14,888	15,239	(351)	-2%
Portable Housing Assistance Payments	18,476	11,730	6,746	53,213	46,919	6,294	13%
S8 FSS Payments	13,480	10,000	3,480	53,333	40,000	13,333	33%
VASH Housing Assistance Payments	43,593	41,031	2,562	170,403	164,124	6,279	4%
RAD PBV Housing Assistance Payments	177,499	178,105	(607)	729,739	712,421	17,318	2%
Total Housing Assistance Payments	729,393	762,662	(33,268)	2,910,513	3,050,646	(140,134)	-5%
Total Expenses	810,625	836,744	(26,118)	\$ 3,213,327	\$ 3,346,975	\$ (133,648)	-4%
Net Gain (Loss)	15,454	47,897	(32,443)	\$ 122,200	\$ 191,588	\$ (69,388)	

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison
4 Months ended April 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 30,664	\$ 30,914	\$ (250)	\$ 132,846	\$ 123,655	\$ 9,191	7%
Vacancy Loss	(1,459)	(3,170)	1,712	(10,135)	(12,681)	2,545	-20%
Tenant Revenue - Other	1,302	694	608	4,100	2,774	1,325	48%
Total Tenant Revenue	30,507	28,437	2,070	126,810	113,749	13,061	11%
HUD PHA Operating Grants	35,630	34,640	990	144,278	138,559	5,719	4%
70740 Front Line Service Fee	1,149	334	815	3,992	1,335	2,657	
Total Grant Revenue	36,779	34,974	1,805	148,270	139,894	8,376	6%
Investment Income - Unrestricted	1,280	737	543	5,183	2,947	2,236	76%
Fraud Recovery	178	-	178	634	-	634	0%
Other Revenue	2,195	3,047	(852)	7,030	12,188	(5,158)	-42%
Total Revenue	70,939	67,195	3,744	287,927	268,778	19,149	7%
Administrative Salaries	3,210	3,203	7	12,550	12,812	(262)	-2%
Auditing Fees	96	583	(488)	383	2,333	(1,950)	-84%
Management Fee	5,428	5,234	194	21,565	20,935	630	3%
Book-keeping Fee	840	810	30	3,338	3,240	98	3%
Advertising and Marketing	-	25	(25)	23	100	(77)	-77%
Employee Benefit contributions - Administrative	1,435	1,064	371	5,705	4,258	1,448	34%
Office Expenses	1,074	566	508	2,216	2,265	(49)	-2%
Legal Expense	375	30	345	421	119	302	254%
Training & Travel	-	192	(192)	-	767	(767)	-100%
Other	584	759	(176)	2,543	3,037	(494)	-16%
Total Operating - Administrative	13,042	12,466	576	48,743	49,865	(1,122)	-2%
Asset Management Fee	1,200	1,200	-	4,800	4,800	-	0%
Total Tenant Services	1,347	768	580	5,737	3,070	2,667	87%
Water	729	2,011	(1,283)	7,771	8,046	(275)	-3%
Electricity	45	1,392	(1,348)	1,180	5,570	(4,390)	-79%
Gas	(46)	733	(779)	2,182	2,932	(750)	-26%
Sewer	956	2,088	(1,132)	8,429	8,352	77	1%
Total Utilities	\$ 1,684	\$ 6,225	\$ (4,541)	\$ 19,563	\$ 24,900	\$ (5,337)	-21%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison
4 Months ended April 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 13,054	\$ 12,866	\$ 188	\$ 53,391	\$ 51,463	\$ 1,928	4%
Maintenance - Materials & Other	2,526	3,650	(1,125)	14,776	14,602	175	1%
Maintenance and Operations Contracts	7,656	9,388	(1,732)	25,984	37,553	(11,569)	-31%
Employee Benefit Contributions - Maintenance	4,174	4,180	(5)	16,856	16,719	137	1%
Total Maintenance	27,410	30,084	(2,674)	111,007	120,337	(9,329)	-8%
Protective Services - Labor	1,706	2,040	(334)	7,570	8,160	(590)	-7%
Protective Services - Other	-	50	(50)	-	200	(200)	-100%
Employee Benefit Contributions - Protective Services	519	568	(50)	2,179	2,274	(95)	-4%
Total Protective Services	2,225	2,658	(434)	9,749	10,634	(885)	-8%
Total Insurance Premiums	3,920	3,986	(66)	15,711	15,943	(233)	-1%
Other General Expenses	-	3,750	(3,750)	4,893	15,000	(10,107)	-67%
Payments in Lieu of Taxes	2,742	1,383	1,358	10,287	5,533	4,754	86%
Bad debt - Tenant Rents	1,650	100	1,550	749	400	349	87%
Total Other General Expenses	4,391	5,233	(842)	15,929	20,933	(5,004)	-24%
Interest on Notes Payable	682	747	(65)	2,952	2,987	(35)	-1%
Total Operating Expenses	55,902	63,367	(7,466)	234,192	253,469	(19,278)	-8%
Excess of Operating Revenue over Operating Expenses	\$ 15,037	\$ 3,827	\$ 11,210	\$ 53,736	\$ 15,309	\$ 38,427	251%
Extraordinary Maintenance	-	1,911	(1,911)	-	7,642	(7,642)	-100%
Depreciation Expense	12,194	13,248	(1,054)	48,777	52,992	(4,215)	-8%
Debt Principal Payment	1,784	1,853	(69)	23,469	7,412	16,058	217%
Total Expenses	\$ 69,880	\$ 80,379	\$ (10,499)	\$ 306,439	\$ 321,515	\$ (15,077)	-5%
Net Gain (Loss)	\$ 1,059	\$ (13,184)	\$ 14,243	\$ (18,511)	\$ (52,737)	\$ 34,226	-65%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
4 Months ended April 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 71,138	\$ 78,507	\$ (7,369)	\$ 283,879	\$ 314,029	\$ (30,149)	-10%
Rental Subsidies	77,249	69,880	7,369	309,669	279,519	30,149	11%
Vacancy Loss	(3,396)	(3,710)	313	(16,291)	(14,839)	(1,453)	10%
Net Rental Revenue	144,991	144,677	313	577,257	578,709	(1,453)	0%
Tenant Revenue - Other	1,733	833	899	4,606	3,333	1,273	38%
Total Tenant Revenue	146,723	145,511	1,213	581,863	582,043	(180)	0%
Investment Income - Unrestricted	4,482	500	3,982	16,522	2,000	14,522	726%
Other Revenue	9,864	9,492	372	37,988	37,969	19	0%
Total Revenue	161,069	155,503	5,567	636,372	622,011	14,361	2%
Administrative Salaries	8,164	7,750	414	30,980	31,000	(20)	0%
Auditing Fees	1,117	1,083	33	4,467	4,333	133	3%
Property Management Fee	9,085	9,188	(103)	36,823	36,752	71	0%
Asset Management Fees	1,036	1,036	(0)	4,145	4,146	(1)	0%
Advertising and Marketing	-	67	(67)	16	268	(252)	-94%
Employee Benefit contributions - Administrative	1,960	2,824	(864)	6,883	11,297	(4,414)	-39%
Office Expenses	681	840	(159)	4,093	3,360	733	22%
Legal Expense	-	83	(83)	228	333	(106)	-32%
Training & Travel	-	529	(529)	300	2,117	(1,817)	-86%
Other	1,098	1,447	(349)	5,214	5,789	(575)	-10%
Total Operating - Administrative	23,141	24,849	(1,707)	93,148	99,395	(6,247)	-6%
Tenant Services - Salaries	2,220	2,281	(61)	8,677	9,123	(446)	-5%
Employee Benefit Contributions - Tenant Services	681	887	(206)	2,696	3,548	(852)	-24%
Tenant Services - Other	4,073	4,298	(225)	15,736	17,191	(1,455)	-8%
Total Tenant Services	6,973	7,466	(493)	27,109	29,862	(2,753)	-9%
Water	3,218	3,308	(90)	12,754	13,231	(478)	-4%
Electricity	8,324	12,855	(4,530)	44,558	51,418	(6,861)	-13%
Gas	864	1,312	(448)	5,186	5,248	(62)	-1%
Sewer	2,543	3,119	(576)	10,157	12,476	(2,319)	-19%
Total Utilities	\$ 14,949	\$ 20,593	\$ (5,644)	\$ 72,654	\$ 82,374	\$ (9,720)	-12%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
4 Months ended April 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 12,373	\$ 11,835	\$ 538	\$ 48,135	\$ 47,339	\$ 796	2%
Maintenance - Materials & Other	3,198	4,343	(1,145)	10,828	17,373	(6,545)	-38%
Maintenance and Operations Contracts	14,535	11,079	3,456	43,817	44,316	(499)	-1%
Employee Benefit Contributions - Maintenance	4,267	4,268	(0)	16,889	17,070	(181)	-1%
Total Maintenance	34,373	31,524	2,849	119,669	126,098	(6,428)	-5%
Property Insurance	4,023	4,224	(201)	20,300	16,897	3,403	20%
Liability Insurance	-	425	(425)	-	1,700	(1,700)	-100%
Workmen's Compensation	432	416	17	1,668	1,662	6	0%
All Other Insurance	118	118	0	472	472	0	0%
Total Insurance Premiums	4,574	5,183	(609)	22,440	20,730	1,709	8%
Other General Expenses	277	455	(178)	875	1,820	(945)	-52%
Taxes	5,436	7,103	(1,667)	21,743	28,410	(6,667)	-23%
Bad debt - Tenant Rents	5,164	1,750	3,414	6,141	7,000	(859)	-12%
Total Other General Expenses	10,877	9,308	1,569	28,759	37,230	(8,471)	-23%
Interest of Mortgage (or Bonds) Payable	17,103	17,103	0	50,187	68,412	(18,225)	-27%
Amortization of Loan Costs	2,275	2,259	17	9,096	9,034	62	1%
Total Interest Expense and Amortization Cost	19,378	19,362	17	59,283	77,446	(18,163)	-23%
Total Operating Expenses	114,266	118,284	(4,018)	423,061	473,134	(50,074)	-11%
Excess of Operating Revenue over Operating Expenses	\$ 46,804	\$ 37,219	\$ 9,585	\$ 213,312	\$ 148,877	\$ 64,435	43%
Depreciation Expense	65,496	58,117	7,379	261,984	232,468	29,517	13%
Debt Principal Payment	-	(18,782)	18,782	-	(75,130)	75,130	-100%
Funding Replacement Reserves from Operations	8,304	7,313	991	24,748	14,626	10,122	69%
Total Expenses	\$ 188,066	\$ 164,931	\$ 23,135	\$ 709,793	\$ 645,098	\$ 64,695	10%
Net Gain (Loss)	\$ (26,997)	\$ (9,428)	\$ (17,568)	\$ (73,421)	\$ (23,087)	\$ (50,334)	218%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
4 Months ended April 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 17,559	\$ 16,742	\$ 817	\$ 70,780	\$ 66,969	\$ 3,811	6%
Rental Subsidies	25,567	27,036	(1,469)	101,724	108,144	(6,420)	-6%
Vacancy Loss	(907)	(700)	(207)	(3,505)	(2,802)	(703)	25%
Net Rental Revenue	42,219	43,078	(859)	168,999	172,311	(3,312)	-2%
Tenant Revenue - Other	3,077	25	3,052	4,220	100	4,120	4120%
Total Tenant Revenue	45,296	43,103	2,193	173,219	172,411	808	0%
Investment Income - Unrestricted	950	300	650	4,269	1,200	3,069	256%
Other Revenue	3,925	2,483	1,441	11,335	9,933	1,401	14%
Total Revenue	50,170	45,886	4,284	188,823	183,544	5,279	3%
Administrative Salaries	2,310	2,805	(495)	9,031	11,219	(2,188)	-20%
Auditing Fees	867	833	33	3,467	3,333	133	4%
Property Management Fee	2,953	2,219	734	11,060	8,876	2,184	25%
Asset Management Fees	938	938	(0)	3,752	3,752	(0)	0%
Advertising and Marketing	-	5	(5)	15	20	(5)	-26%
Employee Benefit contributions - Administrative	763	965	(202)	2,824	3,860	(1,036)	-27%
Office Expenses	288	235	53	1,753	940	813	87%
Legal Expense	-	71	(71)	812	283	528	186%
Training & Travel	-	190	(190)	-	762	(762)	-100%
Other	392	719	(327)	1,716	2,876	(1,160)	-40%
Total Operating - Administrative	8,511	8,980	(469)	34,429	35,922	(1,493)	-4%
Tenant Services - Salaries	161	69	92	631	277	353	127%
Employee Benefit Contributions - Tenant Services	43	191	(148)	169	762	(593)	-78%
Tenant Services - Other	-	158	(158)	1,221	633	588	93%
Total Tenant Services	204	418	(214)	2,021	1,673	348	21%
Water	1,365	1,617	(252)	5,642	6,467	(825)	-13%
Electricity	566	772	(206)	3,264	3,087	177	6%
Gas	201	283	(81)	1,628	1,131	497	44%
Sewer	1,186	1,361	(174)	4,927	5,443	(517)	-9%
Total Utilities	\$ 3,319	\$ 4,032	\$ (713)	\$ 15,460	\$ 16,128	\$ (668)	-4%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
4 Months ended April 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 5,199	\$ 5,226	\$ (27)	\$ 23,212	\$ 20,906	\$ 2,306	11%
Maintenance - Materials & Other	1,427	1,306	121	3,765	5,223	(1,459)	-28%
Maintenance and Operations Contracts	2,735	3,806	(1,072)	10,802	15,225	(4,423)	-29%
Employee Benefit Contributions - Maintenance	1,808	1,852	(44)	7,516	7,410	106	1%
Total Maintenance	11,169	12,191	(1,022)	45,295	48,764	(3,469)	-7%
Total Insurance Premiums	3,326	3,614	(288)	13,344	13,561	(216)	-2%
Other General Expenses	115	-	115	269	-	269	#DIV/0!
Property Taxes	2,600	2,600	-	10,400	10,400	-	0%
Bad debt - Tenant Rents	-	542	(542)	219	2,167	(1,947)	-90%
Total Other General Expenses	2,715	3,142	(426)	10,889	12,567	(1,678)	-13%
96710 Interest of Mortgage (or Bonds) Payable	3,887	3,800	86	15,471	15,202	269	2%
96730 Amortization of Loan Costs	1,664	1,011	653	6,654	4,042	2,612	65%
Total Interest Expense and Amortization Cost	5,550	4,811	740	22,125	19,244	2,881	15%
Total Operating Expenses	34,795	37,188	(2,393)	143,563	147,857	(4,294)	-3%
Excess of Operating Revenue over Operating Expenses	\$ 15,375	\$ 8,698	\$ 6,677	\$ 45,260	\$ 35,687	\$ 9,573	27%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	18,635	18,425	210	74,542	73,700	842	1%
Debt Principal Payment	2,791	2,886	(94)	11,368	11,543	(176)	-2%
Funding Replacement Reserves from Operations	3,087	2,867	220	12,301	5,734	6,568	115%
Total Expenses	\$ 59,307	\$ 61,365	\$ (2,058)	\$ 241,774	\$ 238,834	\$ 2,940	1%
Net Gain (Loss)	\$ (9,137)	\$ (15,479)	\$ 6,342	\$ (52,951)	\$ (55,289)	\$ 2,338	-4%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
4 Months ended April 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 39,116	\$ 47,276	\$ (8,161)	\$ 156,230	\$ 189,105	\$ (32,876)	-17%
Rental Subsidies	43,897	35,737	8,161	175,822	142,947	32,876	23%
Vacancy Loss	(2,197)	(1,328)	(868)	(13,926)	(5,313)	(8,613)	162%
Net Rental Revenue	80,816	81,685	(868)	318,126	326,739	(8,613)	-3%
Tenant Revenue - Other	211	100	111	1,708	400	1,308	327%
Total Tenant Revenue	81,027	81,785	(758)	319,834	327,139	(7,305)	-2%
Investment Income - Unrestricted	1,401	400	1,001	6,742	1,600	5,142	321%
Other Revenue	6,539	3,295	3,243	19,357	13,181	6,177	47%
Total Revenue	88,967	85,480	3,487	345,933	341,920	4,013	1%
Administrative Salaries	6,079	6,256	(178)	22,349	25,026	(2,677)	-11%
Auditing Fees	1,200	1,167	33	4,800	4,667	133	3%
Property Management Fee	5,125	5,064	61	20,113	20,256	(143)	-1%
Asset Management Fees	955	955	(0)	3,819	3,819	(0)	0%
Advertising and Marketing	-	58	(58)	564	233	331	142%
Employee Benefit contributions - Administrative	2,270	2,712	(442)	8,834	10,847	(2,013)	-19%
Office Expenses	650	517	133	3,631	2,066	1,565	76%
Legal Expense	-	42	(42)	182	167	15	9%
Training & Travel	-	371	(371)	-	1,483	(1,483)	-100%
Other	761	905	(144)	3,009	3,620	(611)	-17%
Total Operating - Administrative	17,040	18,046	(1,006)	67,301	72,183	(4,883)	-7%
Tenant Services - Salaries	1,357	1,332	25	5,304	5,327	(23)	0%
Employee Benefit Contributions - Tenant Services	422	429	(7)	1,669	1,715	(46)	-3%
Tenant Services - Other	2,814	2,791	23	11,744	11,164	580	5%
Total Tenant Services	4,593	4,552	41	18,718	18,206	512	3%
Water	1,341	935	406	5,721	3,740	1,981	53%
Electricity	6,019	8,362	(2,343)	33,443	33,449	(6)	0%
Gas	-	560	(560)	2,907	2,238	669	30%
Sewer	916	1,020	(104)	3,960	4,080	(120)	-3%
Total Utilities	\$ 8,276	\$ 10,877	\$ (2,600)	\$ 46,032	\$ 43,507	\$ 2,524	6%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
4 Months ended April 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 7,249	\$ 7,155	\$ 94	\$ 29,753	\$ 28,620	\$ 1,133	4%
Maintenance - Materials & Other	2,156	1,242	915	7,419	4,967	2,453	49%
Maintenance and Operations Contracts	4,577	5,331	(753)	20,059	21,323	(1,264)	-6%
Employee Benefit Contributions - Maintenance	2,097	2,166	(69)	8,530	8,664	(134)	-2%
Total Maintenance	16,079	15,893	186	65,760	63,573	2,187	3%
Property Insurance	990	2,152	(1,162)	3,959	8,608	(4,649)	-54%
Liability Insurance	-	167	(167)	-	667	(667)	-100%
Workmen's Compensation	279	280	(1)	1,091	1,121	(30)	-3%
All Other Insurance	49	169	(121)	195	677	(483)	-71%
Total Insurance Premiums	1,318	2,768	(1,451)	5,245	11,073	(5,828)	-53%
Other General Expenses	119	-	119	5,281	-	5,281	
Taxes	2,579	2,579	-	10,317	10,317	-	0%
Bad debt - Tenant Rents	-	567	(567)	119	2,267	(2,148)	-95%
Total Other General Expenses	2,698	3,146	(448)	15,717	12,584	3,133	25%
96710 Interest of Mortgage (or Bonds) Payable	-	-	-	8,959	-	8,959	
96730 Amortization of Loan Costs	720	1,418	(697)	2,882	5,670	(2,788)	
Total Interest Expense and Amortization Cost	720	1,418	(697)	11,840	5,670	6,170	
Total Operating Expenses	50,724	56,699	(5,975)	230,612	226,796	3,816	2%
Excess of Operating Revenue over Operating Expenses	\$ 38,243	\$ 28,781	\$ 9,462	\$ 115,321	\$ 115,124	\$ 197	0%
Depreciation Expense	35,513	13,400	22,113	107,196	53,599	53,597	100%
Total Expenses	\$ 86,237	\$ 70,099	\$ 16,138	\$ 337,808	\$ 280,395	\$ 57,413	20%
Net Gain (Loss)	\$ 2,730	\$ 15,381	\$ (12,651)	\$ 8,125	\$ 61,525	\$ (53,400)	-87%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
4 Months ended April 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 6,929	\$ 7,495	\$ (566)	\$ 26,030	\$ 29,978	\$ (3,948)	-13%
Rental Subsidies	8,296	7,906	391	34,261	31,622	2,639	8%
Vacancy Loss	(1,205)	(616)	(589)	(2,746)	(2,464)	(282)	11%
Net Rental Revenue	14,021	14,784	(764)	57,545	59,136	(1,591)	-3%
Tenant Revenue - Other	-	67	(67)	16	267	(250)	-94%
Total Tenant Revenue	14,021	14,851	(830)	57,561	59,403	(1,841)	-3%
Investment Income - Unrestricted	935	200	735	3,524	800	2,724	341%
Other Revenue	196	173	23	775	690	85	12%
Total Revenue	15,152	15,223	(71)	61,860	60,893	967	2%
Administrative Salaries	637	646	(8)	2,492	2,583	(91)	-4%
Auditing Fees	700	667	33	2,800	2,667	133	5%
Property Management Fee	711	730	(19)	2,917	2,919	(2)	0%
Asset Management Fees	948	948	(0)	3,792	3,792	(1)	0%
Employee Benefit contributions - Administrative	162	133	29	569	533	36	7%
Office Expenses	243	206	37	820	825	(5)	-1%
Legal Expense	-	46	(46)	-	184	(184)	-100%
Training & Travel	-	38	(38)	-	153	(153)	-100%
Other	76	76	0	690	305	384	126%
Total Operating - Administrative	3,478	3,495	(17)	14,080	13,981	99	1%
Water	173	202	(29)	712	808	(97)	-12%
Electricity	838	1,323	(485)	3,425	5,293	(1,869)	-35%
Gas	330	352	(22)	2,471	1,409	1,062	75%
Sewer	139	167	(28)	572	668	(96)	-14%
Total Utilities	\$ 1,481	\$ 2,045	\$ (564)	\$ 7,180	\$ 8,179	\$ (999)	-12%
Maintenance - Labor	\$ 1,305	\$ 1,307	\$ (2)	\$ 5,824	\$ 5,227	\$ 597	11%
Maintenance - Materials & Other	90	173	(83)	364	692	(328)	-47%
Maintenance and Operations Contracts	600	964	(364)	7,385	3,855	3,531	92%
Employee Benefit Contributions - Maintenance	453	463	(10)	1,882	1,853	29	2%
Total Maintenance	2,448	2,907	(459)	15,456	11,626	3,829	33%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
4 Months ended April 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Protective Services - Labor	360	431	(71)	1,599	1,723	(125)	-7%
Protective Services - Other	-	8	(8)	-	33	(33)	-100%
Employee Benefit Contributions - Protective Services	110	120	(11)	460	481	(21)	-4%
Total Protective Services	470	559	(90)	2,059	2,237	(179)	-8%
Property Insurance	765	649	116	3,061	2,595	466	18%
Workmen's Compensation	44	45	(2)	188	181	7	4%
All Other Insurance	24	25	(0)	98	98	(0)	0%
Total Insurance Premiums	833	936	(103)	3,347	2,875	472	16%
Other General Expenses	13	19	(6)	57	75	(18)	-25%
Taxes	690	690	-	2,759	2,759	-	0%
Bad debt - Tenant Rents	-	428	(428)	-	1,710	(1,710)	-100%
Total Other General Expenses	703	1,136	(433)	2,816	4,544	(1,728)	-38%
96710 Interest of Mortgage (or Bonds) Payable	796	828	(32)	3,195	3,311	(116)	-4%
96730 Amortization of Loan Costs	681	946	(265)	2,722	3,783	(1,060)	-28%
Total Interest Expense and Amortization Cost	1,476	1,773	(297)	5,917	7,093	(1,176)	-17%
Total Operating Expenses	10,889	12,852	(1,962)	50,854	50,535	319	1%
Excess of Operating Revenue over Operating Expenses	\$ 4,263	\$ 2,372	\$ 1,891	\$ 11,007	\$ 10,358	\$ 649	6%
Depreciation Expense	10,277	10,277	0	41,108	41,108	0	0%
Debt Principal Payment	820	820	0	3,348	2,460	888	36%
Funding Replacement Reserves from Operations	751	633	118	2,237	1,266	971	77%
Total Expenses	\$ 22,241	\$ 14,591	\$ 7,649	\$ 95,940	\$ 55,409	\$ 40,532	73%
Net Gain (Loss)	\$ (7,089)	\$ 632	\$ (7,721)	\$ (34,080)	\$ 5,484	\$ (39,564)	-721%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
4 Months ended April 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 8,043	\$ 6,109	\$ 1,934	\$ 24,734	\$ 24,435	\$ 299	1%
Rental Subsidies	20,296	22,290	(1,994)	88,622	89,160	(538)	-1%
Vacancy Loss	(4,074)	(3,317)	(757)	(13,745)	(13,269)	(476)	4%
Net Rental Revenue	24,265	25,082	(817)	99,611	100,326	(716)	-1%
Tenant Revenue - Other	269	-	269	361	-	361	
Total Tenant Revenue	24,534	25,082	(547)	99,971	100,326	(355)	0%
Investment Income - Unrestricted	324	100	224	911	400	511	128%
Other Revenue	5,996	200	5,796	21,101	800	20,301	
Total Revenue	30,854	25,382	5,472	121,984	101,526	20,457	20%
Administrative Salaries	2,380	2,564	(184)	9,317	10,257	(940)	-9%
Auditing Fees	667	667	-	2,000	2,667	(667)	
Property Management Fee	1,745	1,907	(162)	7,273	7,629	(356)	-5%
Asset Management Fees	644	644	-	2,575	2,575	-	0%
Advertising and Marketing	-	19	(19)	13	75	(62)	-82%
Employee Benefit contributions - Administrative	792	898	(105)	3,082	3,591	(508)	-14%
Office Expenses	151	214	(63)	1,029	856	173	20%
Legal Expense	-	42	(42)	-	167	(167)	-100%
Training & Travel	-	95	(95)	-	378	(378)	-100%
Other	233	327	(93)	1,268	1,307	(39)	-3%
Total Operating - Administrative	6,612	7,375	(763)	26,557	29,501	(2,944)	-10%
Tenant Services - Salaries	-	190	(190)	-	759	(759)	-100%
Employee Benefit Contributions - Tenant Services	-	159	(159)	-	635	(635)	-100%
Tenant Services - Other	-	192	(192)	-	769	(769)	-100%
Total Tenant Services	-	541	(541)	-	2,162	(2,162)	-100%
Water	441	754	(313)	1,655	3,017	(1,363)	-45%
Electricity	552	113	440	8,965	450	8,515	1892%
Gas	70	103	(33)	2,324	413	1,911	462%
Sewer	494	705	(211)	1,819	2,819	(1,000)	-35%
Total Utilities	\$ 1,557	\$ 1,675	\$ (118)	\$ 14,763	\$ 6,700	\$ 8,063	120%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
4 Months ended April 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 3,326	\$ 2,478	\$ 847	\$ 10,856	\$ 9,913	\$ 943	10%
Maintenance - Materials & Other	113	977	(864)	924	3,907	(2,983)	-76%
Maintenance and Operations Contracts	2,223	3,040	(817)	6,996	12,158	(5,162)	-42%
Employee Benefit Contributions - Maintenance	1,025	947	78	3,779	3,786	(8)	0%
Total Maintenance	6,686	7,441	(755)	22,555	29,765	(7,210)	-24%
Property Insurance	33	2,226	(2,193)	33	8,903	(8,870)	-100%
Workmen's Compensation	108	99	9	387	398	(10)	-3%
All Other Insurance	63	74	(11)	252	295	(43)	-15%
Total Insurance Premiums	204	2,558	(2,353)	672	9,596	(8,924)	-93%
Other General Expenses	5	4,167	(4,162)	31	16,667	(16,636)	
Property Taxes	1,954	1,954	-	7,817	7,817	-	0%
Total Other General Expenses	1,959	6,163	(4,204)	7,941	24,651	(16,710)	-68%
Total Operating Expenses	17,345	26,757	(9,412)	73,797	106,393	(32,596)	-31%
Excess of Operating Revenue over Operating Expenses	\$ 13,509	\$ (1,376)	\$ 14,884	\$ 48,187	\$ (4,867)	\$ 53,053	-1090%
Depreciation Expense	35,572	2,188	33,385	36,802	8,750	28,052	
Total Expenses	\$ 52,917	\$ 28,945	\$ 23,973	\$ 110,599	\$ 115,143	\$ (4,544)	-4%
Net Gain (Loss)	\$ (22,063)	\$ (3,563)	\$ (18,500)	\$ 11,385	\$ (13,617)	\$ 25,002	-184%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
4 Months ended April 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 8,202	\$ 2,855	\$ 5,347	\$ 23,622	\$ 11,421	\$ 12,201	107%
Rental Subsidies	9,178	14,535	(5,358)	45,898	58,141	(12,243)	-21%
Vacancy Loss	(3,964)	(502)	(3,463)	(8,598)	(2,007)	(6,591)	328%
Net Rental Revenue	13,416	16,889	(3,473)	60,922	67,555	(6,634)	-10%
Tenant Revenue - Other	92	-	92	192	-	192	
Total Tenant Revenue	13,507	16,889	(3,382)	61,113	67,555	(6,442)	-10%
Investment Income - Unrestricted	752	200	552	2,689	800	1,889	236%
Other Revenue	743	-	743	11,845	-	11,845	
Total Revenue	15,003	17,089	(2,086)	75,647	68,355	7,292	11%
Administrative Salaries	1,107	952	155	4,313	3,806	507	13%
Auditing Fees	667	667	-	2,000	2,667	(667)	0%
Property Management Fee	810	1,012	(202)	4,377	4,049	328	8%
Asset Management Fees	894	894	-	3,575	3,575	-	0%
Advertising and Marketing	-	6	(6)	4	25	(21)	-82%
Employee Benefit contributions - Administrative	383	346	37	1,339	1,385	(46)	-3%
Office Expenses	25	103	(78)	448	412	36	9%
Legal Expense	-	21	(21)	-	83	(83)	-100%
Training & Travel	-	35	(35)	-	138	(138)	-100%
Other	88	161	(74)	430	646	(215)	-33%
Total Operating - Administrative	3,974	4,197	(223)	16,487	16,786	(299)	-2%
Tenant Services - Salaries	-	120	(120)	-	480	(480)	-100%
Employee Benefit Contributions - Tenant Services	-	101	(101)	-	404	(404)	-100%
Tenant Services - Other	-	128	(128)	-	512	(512)	-100%
Total Tenant Services	-	349	(349)	-	1,396	(1,396)	-100%
Water	524	291	233	2,187	1,164	1,023	88%
Electricity	162	75	87	2,094	300	1,794	598%
Gas	62	69	(7)	458	275	183	67%
Sewer	589	241	348	2,466	962	1,504	156%
Total Utilities	\$ 1,337	\$ 675	\$ 661	\$ 7,205	\$ 2,701	\$ 4,504	167%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
4 Months ended April 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 1,123	\$ 826	\$ 297	\$ 3,675	\$ 3,305	\$ 371	11%
Maintenance - Materials & Other	131	651	(520)	604	2,604	(2,000)	-77%
Maintenance and Operations Contracts	1,439	2,112	(673)	5,810	8,448	(2,639)	-31%
Employee Benefit Contributions - Maintenance	344	307	36	1,267	1,229	38	3%
Total Maintenance	3,036	3,897	(860)	11,356	15,587	(4,230)	-27%
Property Insurance	667	1,484	(817)	2,680	5,935	(3,255)	-55%
Workmen's Compensation	42	36	6	153	144	9	6%
All Other Insurance	22	49	(27)	88	197	(108)	-55%
Total Insurance Premiums	731	1,675	(944)	2,922	6,276	(3,354)	-53%
Other General Expenses	2	-	2	5	-	5	
Compensated Absences	-	-	-	-	-	-	#DIV/0!
Property Taxes	1,332	1,332	-	5,329	5,329	-	0%
Bad debt - Tenant Rents	-	17	(17)	-	67	(67)	-100%
96500 Bad debt - Mortgages	-	-	-	-	-	-	#DIV/0!
96600 Bad debt - Other	-	-	-	-	-	-	#DIV/0!
96800 Severance Expense	-	-	-	-	-	-	#DIV/0!
Total Other General Expenses	1,334	1,349	(15)	5,334	5,395	(62)	-1%
96710 Interest of Mortgage (or Bonds) Payable	-	1,710	(1,710)	-	6,838	(6,838)	
Interest on Notes Payable	-	-	-	-	-	-	#DIV/0!
96730 Amortization of Loan Costs	372	137	235	908	548	360	0%
Total Interest Expense and Amortization Cost	372	1,847	(1,474)	908	7,386	(6,478)	
Total Operating Expenses	10,784	13,988	(3,204)	44,213	55,529	(11,316)	-20%
Excess of Operating Revenue over Operating Expenses	\$ 4,219	\$ 3,101	\$ 1,118	\$ 31,434	\$ 12,827	\$ 18,608	145%
Depreciation Expense	46,599	2,188	44,411	53,446	8,750	44,696	
Debt Principal Payment	-	-	-	-	-	-	
Funding Replacement Reserves from Operations	-	-	-	-	-	-	
Total Expenses	\$ 57,383	\$ 16,175	\$ 41,207	\$ 97,658	\$ 64,279	\$ 33,380	52%
Net Gain (Loss)	\$ (42,380)	\$ 913	\$ (43,293)	\$ (22,012)	\$ 4,077	\$ (26,088)	-640%

Columbia Housing Authority - Central Office Cost Center
Unaudited Revenue Expense Budget Comparison
4 Months ended April 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Management Fee	48,442	26,754	21,688	121,028	107,017	14,010	13%
Asset Management Fee	1,200	1,200	-	4,800	4,800	-	0%
Book Keeping Fee	12,750	13,554	(804)	50,528	54,215	(3,688)	-7%
Front Line Service Fee	-	-	-	-	-	-	#DIV/0!
Total Fee Revenue	62,392	41,508	20,884	176,355	166,032	10,323	6%
Investment Income - Unrestricted	543	400	143	1,608	1,600	8	1%
Other Revenue	-	1,250	(1,250)	17,820	5,000	12,820	256%
Total Revenue	62,935	43,158	19,777	195,783	172,632	23,151	13%
Administrative Salaries	25,273	28,312	(3,039)	97,385	113,247	(15,862)	-14%
Auditing Fees	119	500	(381)	477	2,000	(1,523)	-76%
Advertising and Marketing	-	8	(8)	-	33	(33)	-100%
Employee Benefit contributions - Administrative	6,718	7,701	(983)	25,171	30,805	(5,634)	-18%
Office Expenses	(912)	863	(1,775)	3,568	3,452	116	3%
Training & Travel	135	500	(366)	135	2,000	(1,866)	-93%
Other	2,890	3,101	(211)	11,427	12,403	(976)	-8%
Total Operating - Administrative	34,221	41,027	(6,805)	140,381	164,106	(23,726)	-14%
Total Utilities	\$ 162	\$ 350	\$ (188)	\$ 1,106	\$ 1,400	\$ (294)	-21%
Total Maintenance	417	879	(463)	2,271	3,517	(1,246)	-35%
Total Insurance Premiums	660	902	(242)	2,569	3,609	(1,040)	-29%
Total Other General Expenses	-	-	-	65	-	65	#DIV/0!
Total Operating Expenses	35,460	43,158	(7,698)	146,392	172,632	(26,240)	-15%
Net Gain (Loss)	\$ 27,476	\$ -	\$ 27,476	\$ 49,391	\$ -	\$ 49,391	#DIV/0!

Columbia Housing Authority
CHA Business Activities Revenue and Expense Budget Comparison
4 Months ended April 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Investment Income (includes interest earned on seller financing)	223	25,914	(25,691)	255	103,657	(103,402)	-100%
LIHTC Management Fees	29,961	29,572	389	120,706	118,287	2,419	2%
Total Revenue	51,969	55,486	(3,517)	142,746	221,944	(79,198)	-36%
Administrative Salaries	38,764	18,131	20,633	84,251	72,526	11,725	16%
Auditing Fees	1,156	1,000	156	4,623	4,000	623	16%
Advertising and Marketing	-	8	(8)	-	33	(33)	-100%
Employee Benefit contributions - Administrative	6,520	6,148	372	20,541	24,592	(4,051)	-16%
Office Expenses	387	408	(21)	2,540	1,633	906	55%
Training & Travel	846	250	596	946	1,000	(54)	-5%
Other	2,054	1,607	447	8,329	6,427	1,902	30%
Total Operating - Administrative	49,728	27,594	22,133	123,448	110,378	13,070	12%
Total Utilities	\$ 162	\$ 350	\$ (188)	\$ 1,106	\$ 1,400	\$ (294)	-21%
Total Maintenance	608	879	(272)	2,317	3,517	(1,199)	-34%
Total Insurance Premiums	1,528	775	753	4,766	3,100	1,666	54%
Total Other General Expenses	5,594	5,656	(62)	22,423	22,624	(201)	-1%
Total Operating Expenses	79,404	35,255	44,150	175,845	141,018	34,827	25%
Excess of Operating Revenue over Operating Expenses	\$ (27,435)	\$ 20,232	\$ (47,667)	\$ (33,099)	\$ 80,926	\$ (114,026)	-141%
Depreciation Expense	133	31	102	573	124	448	361%
Total Expenses	\$ 79,537	\$ 35,286	\$ 44,251	\$ 176,418	\$ 141,142	\$ 35,276	25%
Net Gain (Loss)	\$ (27,568)	\$ 20,201	\$ (47,768)	\$ (33,672)	\$ 80,802	\$ (114,474)	-142%

Columbia Housing Authority
Entity Wide Revenue and Expense Summary
4 Months ended April 30, 2019

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	Continuum of Care Vouchers	ROSS Grants	CHALIS	Columbia Comm. Housing Trust	Affordable Housing General Partners	CHA Affordable Housing Dev.	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Tenant Rental Revenue	\$ 132,846	\$ 585,275	\$ -	\$ -	\$ -	\$ 7,695	\$ 4,880	\$ -	\$ -	\$ -	\$ -	\$ 730,696	\$ -	\$ 730,696
Rental Subsidies	-	755,996	-	-	-	-	-	-	-	-	-	755,996	(755,996)	-
Vacancy Loss	(10,135)	(58,812)	-	-	-	-	-	-	-	-	-	(68,947)	-	(68,947)
Tenant Revenue - Other	4,100	11,104	-	-	-	-	-	-	-	-	-	15,203	-	15,203
Total Tenant Revenue	126,810	1,293,563	-	-	-	7,695	4,880	-	-	-	-	1,432,948	(755,996)	676,952
HUD PHA Operating Grants	144,278	-	3,008,064	133,223	50,676	-	-	-	-	-	-	3,336,241	-	3,336,241
HUD Voucher Admin Fees	-	-	320,045	-	-	-	-	-	-	-	-	320,045	-	320,045
Management Fee	-	-	-	-	-	-	-	-	-	-	121,028	121,028	(97,069)	23,959
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	4,800	4,800	(4,800)	-
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	50,528	50,528	(50,528)	-
Front Line Service Fee	3,992	-	-	-	-	-	-	-	1,731	-	-	5,723	(5,723)	-
Total Fee Revenue	148,270	-	3,328,109	133,223	50,676	-	-	-	1,731	-	176,355	3,838,364	(158,119)	3,680,245
Other Government Grants	-	-	-	-	-	297,023	-	-	-	-	-	297,023	-	297,023
Investment Income	5,183	34,656	4,832	-	-	232	8,595	-	269	255	1,608	55,630	-	55,630
Fraud Recovery	634	-	1,070	-	-	-	-	-	-	-	-	1,704	-	1,704
Other Revenue	7,030	102,401	1,516	-	-	21,314	-	114,187	-	120,706	17,820	384,974	(82,563)	302,410
Total Revenue	287,927	1,430,620	3,335,526	133,223	50,676	326,264	13,475	114,187	2,000	142,746	195,783	6,032,428	(996,678)	5,035,750
Administrative Salaries	12,550	78,482	86,405	2,832	-	1,073	-	-	94,917	84,251	97,385	457,894	-	457,894
Auditing Fees	383	19,533	4,434	-	-	553	-	-	6,196	4,623	477	36,200	-	36,200
Management Fee	21,565	82,563	75,504	-	-	-	-	-	-	-	-	179,632	(179,632)	-
Bookkeeping/ LIHTC Asset Mgmt Fees	3,338	21,658	47,190	-	-	-	-	-	-	-	-	72,186	(50,528)	21,658
Advertising and Marketing	23	612	711	-	-	637	-	-	-	-	-	1,983	-	1,983
Employee Benefits - Admin.	5,705	23,532	27,102	1,149	-	173	-	-	23,843	20,541	25,171	127,215	-	127,215
Office Expenses	2,216	11,774	9,659	407	357	1,946	409	-	1,937	2,540	3,568	34,811	-	34,811
Legal Expense	421	1,221	-	-	-	-	-	-	100	2,218	2,218	6,178	-	6,178
Training & Travel	-	300	1,919	-	1,439	3,680	-	-	100	946	135	8,519	-	8,519
Other	2,543	12,326	42,935	1,074	11,082	4,383	919	569	984	8,329	11,427	96,572	-	96,572
Total Operating - Admin.	48,743	252,002	295,859	5,461	12,879	12,444	1,328	569	128,077	123,448	140,381	1,021,190	(230,159)	791,030
Asset Management Fee	4,800	-	-	-	-	-	-	-	-	-	-	4,800	(4,800)	-
Tenant Services - Salaries	2,962	14,612	-	-	33,796	154,652	-	-	-	-	-	206,022	-	206,022
Employee Benefit - Tenant Serv.	227	4,534	-	-	11,508	36,454	-	-	-	-	-	52,723	-	52,723
Tenant Services - Other	2,548	28,701	348	-	-	107,450	-	-	-	-	-	139,046	-	139,046
Total Tenant Services	5,737	47,847	348	-	45,303	298,556	-	-	-	-	-	397,792	-	397,792

Columbia Housing Authority
Entity Wide Revenue and Expense Summary
4 Months ended April 30, 2019

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	Continuum of Care Vouchers	ROSS Grants	CHALIS	Columbia Comm. Housing Trust	Affordable Housing General Partners	CHA Affordable Housing Dev.	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Water	7,771	28,670	78	-	-	492	-	-	78	78	78	37,246	-	37,246
Electricity	1,180	95,749	618	-	-	277	-	-	618	618	618	99,676	-	99,676
Gas	2,182	14,973	350	-	-	-	-	-	395	360	360	18,621	-	18,621
Sewer	8,429	23,902	50	-	-	506	-	-	50	50	50	33,039	-	33,039
Total Utilities	19,563	163,294	1,097	-	-	1,275	-	-	1,142	1,106	1,106	188,582	-	188,582
Maintenance - Labor	53,391	121,454	-	-	-	-	-	-	-	-	-	174,845	-	174,845
Maintenance - Materials	14,776	23,904	-	-	-	7,546	1,158	456	407	337	491	49,075	-	49,075
Maintenance Contracts	25,984	94,869	2,045	-	-	-	-	-	-	-	1,780	124,678	(5,723)	118,955
Employee Benefits - Maint.	16,856	39,863	-	-	-	-	-	-	-	-	-	56,719	-	56,719
Total Maintenance	111,007	280,091	2,045	-	-	7,546	1,158	456	407	337	2,271	405,318	(5,723)	399,595
Total Protective Services	9,749	2,059	-	-	-	-	-	48,744	-	-	-	60,552	-	60,552
Property Insurance	11,646	42,339	-	-	-	494	174	-	839	839	226	56,556	-	56,556
Liability Insurance	1,238	-	438	-	-	1,056	19	-	1,840	1,840	-	6,429	-	6,429
Workmen's Compensation	1,453	4,112	1,642	54	664	2,959	-	719	1,803	1,601	1,850	16,858	-	16,858
All Other Insurance	1,374	1,518	1,386	-	-	1,015	15	261	163	486	493	6,713	-	6,713
Total Insurance Premiums	15,711	47,970	3,466	54	664	5,524	208	981	4,645	4,766	2,569	86,556	-	86,556
Other General Expenses	4,893	6,517	-	-	-	-	-	-	5,027	22,423	65	38,926	-	38,926
Payments in Lieu of Taxes	10,287	58,366	-	-	-	649	488	-	-	-	-	69,790	-	69,790
Bad debt - Tenant Rents	749	6,572	-	-	-	-	-	-	-	-	-	7,320	-	7,320
Total Other Expenses	15,929	71,455	-	-	-	649	488	-	5,027	22,423	65	116,036	-	116,036
Total Interest/Amortization	2,952	101,383	-	-	-	-	368	-	-	21,785	-	126,489	-	126,489
Total Operating Expenses	234,192	966,099	302,814	5,515	58,846	325,993	3,550	50,750	139,298	173,865	146,392	2,407,314	(240,683)	2,166,631
Excess of Operating Revenue over Operating Expenses	53,736	464,520	3,032,712	127,708	(8,170)	271	9,925	63,438	(137,298)	(31,119)	49,391	3,625,114	(755,996)	2,869,119
Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	2,910,513	127,708	-	-	-	-	-	-	-	3,038,221	(755,996)	2,282,225
Depreciation Expense	48,777	575,078	-	-	-	5,805	1,128	-	-	573	-	631,361	-	631,361
Debt Principal Payment	23,469	14,715	-	-	-	-	3,623	-	-	-	-	41,808	-	41,808
Funding Replacement Reserves f	-	39,287	-	-	-	-	-	-	-	-	-	39,287	-	39,287
Total Expenses	306,439	1,595,179	3,213,327	133,223	58,846	331,798	8,301	50,750	139,298	174,438	146,392	6,157,989	(996,678)	5,161,311
Net Gain (Loss)	\$ (18,511)	\$ (164,560)	\$ 122,200	\$ -	\$ (8,170)	\$ (5,534)	\$ 5,175	\$ 63,438	\$ (137,298)	\$ (31,692)	\$ 49,391	\$ (125,561)	\$ -	\$ (125,561)



Housing Authority of the City of Columbia, Missouri

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Current Events for June-July 2019

Current Events

Current event items related to the CHA Affordable Housing Initiative are included in the Board Report from the CEO.

- Phil Steinhaus serves on the local FEMA Emergency Food and Shelter Board and attended the first meeting for 2019.
- Phil Steinhaus and Andrea Tapia met with Truman VA staff to discuss current issues with the VASH program.
- Phil Steinhaus, Rick Hess, and Andrea Tapia attended the annual Missouri Workforce Housing Association conference in Columbia.
- CHA sent Housing Managers to Property Management training sponsored by the Missouri Workforce Housing Association.
- Phil Steinhaus, Rick Hess, Greg Willingham, and Ken Nuernberger met with Wallace Architects and A Civil Group to take the next step in the planning process for the Providence Walkway Apartments.

On-Going Community Committees and Task Forces

- Phil Steinhaus and Erin Friesz are participating in the Brilliant Beginnings committee of the Cradle to Career Alliance. The committee is focusing on birth to Kindergarten child development.
- Phil Steinhaus is Vice-Chair of the Cradle to Career Alliance Board.
- Phil Steinhaus is participating in the Columbia/Boone County Department of Public Health and Human Services Safe, Healthy, and Affordable Housing Action Team.
- Andrea Tapia is serving on the Board of Directors for the Salvation Army.

Media articles from the past month are attached.



Oak Towers taking steps to prevent illness from spreading Bacteria is potentially fatal

By: Matthew Sanders

Posted: Jun 27, 2019 05:16 PM CDT

Updated: Jun 27, 2019 10:27 PM CDT

COLUMBIA, Mo. - The Columbia Housing Authority is barring access to common areas and disinfecting arts of the Oak Towers complex after a few residents came down with a potentially fatal illness.

Housing authority CEO Phil Steinhaus said the bacterium *C. diff*, which can cause severe diarrhea and colon inflammation, was found in an Oak Towers resident who recently died, though it did not cause the death. Another resident is now hospitalized with *C. diff* and one other has reported symptoms, though that case has not been confirmed, Steinhaus said.

The housing authority is also giving residents information about preventing infection, including how to disinfect living areas.

The illness usually afflicts older adults in hospitals or long-term care facilities. Oak Towers is a low-income housing project in central Columbia for people 55 and older.

The Boone County Medical Examiner's Office said it has seen no recent deaths caused by *C. diff* infection.



Columbia Housing Authority discusses next stage of renovations at meeting

by Gladys Bautista

Wednesday, June 19, 2019

The next renovations that the board is trying to get funding for, Providence Walkway, will be renovated using a different approach based on what occurred when the units in the previous phase were renovated. (Gladys Bautista/KRCG 13)

COLUMBIA — The Columbia Housing Authority met Wednesday to discuss the status of the renovation of all of their 717 units.

At the meeting, the board discussed that out of the 717 units, 597 have already been renovated. The remaining 120 will be done, according to the CEO of the Columbia Housing Authority Phil Steinhaus, in four phases.

The next renovations that the board is trying to get funding for, Providence Walkway, will be renovated using a different approach based on what occurred when the units in the previous phase were renovated.

"We ran into a lot of old termite damage and asbestos issues and so our plan for Providence Walkway is to actually tear them down and build new apartments there," Steinhaus said. "Fix plumbing systems. They'll have all new cabinets, new appliances. Everything will be brought up to code and we'll have nice porches, balconies and I think people will be really happy with them."

Steinhaus said the housing authority will be helping those currently living in Providence Walkway units find alternative housing while the units are being renovated.

Steinhaus said it might take some time for the renovations to begin, as the housing authority is waiting for funding from the state to pay for the renovations.



Columbia Housing Authority to discuss projects Organization has concerns about Providence

By: Brittany Wiley

Updated: Jun 19, 2019 06:57 PM CDT

COLUMBIA, Mo. - The Columbia Housing Authority is set to discuss its future affordable housing projects Wednesday.

One of the projects on the agenda is the Providence Walkway Apartments. Phil Steinhaus, the CEO of the Columbia Housing Authority, previously said he fears the Providence Walkway Apartments could have similar issues to the recently renovated Bryant Walkway Apartments such as termite damage or wood rot.

"These properties are over 60 years old. Replacing them with new construction is going to bring them up to current code levels," Steinhaus said.

The CHA is awaiting funding from the Missouri Housing Development Commission. CHA had to cut down the project because former Governor Eric Greitens voted to stop using state funds for low-income housing.

"Affordable housing is a critical need in our community and across the state, and so we hope that the governor does the right thing and reinstates those credits," he said.

There was a bill in the Senate during the last legislative session, but it didn't make it to Governor Parson's desk.