



# Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia, MO 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ [www.ColumbiaHA.com](http://www.ColumbiaHA.com)

## Open Meeting Notice

### CHA Board of Commissioners Meetings

**Date:** Wednesday, February 9, 2022

**Time:** 5:30 p.m.

**Place:** Columbia Housing Authority, 201 Switzler St.

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of January 19, 2022 Open Meeting Minutes, January 19, 2022 Closed Meeting Minutes and February 4, 2022 Closed Meeting Minutes
- V. Public Comment (Limited to 5 minutes per speaker)

#### **PUBLIC HEARINGS**

#### **RESOLUTIONS**

- VI. R-2890: To Appoint Members of the Resident Advisory Board for FY 2022

#### **REPORTS**

- VII. Monthly Management Reports for CEO CHA 2022-2026 Strategic Plan (5-Year PHA Plan), Public Housing & Affordable Housing Properties, Section 8 Housing Choice Voucher Program, and Safety.
- VIII. December 2021 Financial Report
- IX. Current Events

#### **PUBLIC AND COMMISSIONER COMMENT**

- X. Public Comment (Limited to 5 minutes per speaker)
- XI. Commissioner Comment
- XII. 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 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can contact Ms. Johns by email at the following address: [www.columbiaha.info@gmail.com](mailto:www.columbiaha.info@gmail.com)

**Media Contact:** Randy Cole, CEO  
Phone: (573) 443-2556  
E-mail: [www.columbiaha.info@gmail.com](mailto: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](http://www.ColumbiaHA.com).



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## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING January 19, 2022 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 January 19, 2022 in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Hutton, Chair, called the meeting to order at 5:35 p.m.

### II. Roll Call:

Present: Bob Hutton, Chair Commissioner  
Robin Wenneker, Vice Chair Commissioner  
Steve Calloway, Commissioner  
Rigel Oliveri Commissioner

Late Arrival: Jama Rahn, Commissioner

CHA Staff: Randy Cole, CEO  
Charline Johns, Executive Assistant  
Jeanette Nelson, Human Resources Manager  
Rick Hess, Director of Housing Programs  
Erin Friesz, Director of Human Services  
Greg Willingham, Director of Maintenance and Modernization  
Jeff Forck, Director of Safety  
Mary Harvey, Director of Finance  
Michael Frese, Chief Financial Officer  
Tammy Matondo, Housing Development Coordinator

Guest: Ondria Williams, FSS Graduate  
Justin Jones, Partner of Ms. Williams

### III. Adoption of Agenda:

Mr. Hutton called for a motion to approve the agenda. A motion was made by Mr. Calloway and second by Ms. Wenneker. All Commissioners voted "aye". Mr. Hutton declared the agenda adopted.

### IV. Approval of November 16, 2021 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of November 16, 2021. A motion was made by Mr. Calloway and second by Ms. Oliveri. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

**V. Approval of November 16, 2021 Closed Meeting Minutes:**

Mr. Hutton called for a motion to approve the minutes from the closed meeting of November 16, 2021. A motion was made by Mr. Calloway and second by Ms. Oliveri. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

**VI. Approval of December 13, 2021 Closed Meeting Minutes:**

Mr. Hutton called for a motion to approve the minutes from the closed meeting of December 13, 2021. A motion was made by Ms. Wenneker and second by Ms. Oliveri. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

**VII. Approval of January 5, 2022 Special Meeting Minutes:**

Mr. Hutton called for a motion to approve the minutes from the special meeting of January 5, 2022. A motion was made by Ms. Oliveri and second by Ms. Wenneker. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

**VIII. Recognition of Achievement:**

Mr. Cole presented Ms. Williams, FSS Program Graduate with a certificate from the Board and congratulated her on her completion of the program. Mr. Cole shared that Ms. Williams has the highest escrow amount earned for a CHA FSS Participant with \$41,000 escrowed and has increased her household income to \$70,000 per year since coming to CHA. Ms. Friesz shared that she was very proud of Ms. Williams and her partner for their continued success throughout the program noting that Ms. Williams worked as Part-Time MAP Staff, shortly after coming onto the program. Board Members congratulated Ms. Williams as well. Ms. Williams thanked everyone and expressed her excitement about becoming a homeowner as well as sharing how impactful the FSS Program was for her family to achieve their financial goals.

**IX. Public Comment.**

There were no public comments.

**RESOLUTIONS**

**X. Resolution 2889: A Resolution Authorizing the Submission of Funding Requests to Local Foundations Provided the Request is for the Renovation or New Development of Affordable Housing as identified in CHA’s FY 2022-2026 PHA Plan and Annual Plan.**

Mr. Hutton and Ms. Oliveri made some suggestions to amend resolution 2889 as to not limit the funding requests. All Commissioners conceded that the suggested changes should be made. Mr. Cole agreed as well.

Mr. Hutton called for a motion to approve Resolution 2889 as amended. A motion was made by Ms. Wenneker. Second by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Calloway, Wenneker, Hutton, Oliveri

No: None

**XI. Monthly Management Reports for CEO Annual Goals and Updates, Modernization & Maintenance, Public Housing and Affordable Housing Properties, Section 8 Housing Choice Voucher Programs, Human Services and Safety.**

**CEO Annual Goals and Updates:**

Mr. Cole reviewed highlights from his report, noting the \$2 million HCDC recommendation with a City Council hearing scheduled for February 21, 2022. Mr. Cole reported that he attended a meeting with the CCLT on January 5, 2022 and noted that the CHA and CCLT attorneys were communicating and have a meeting scheduled February 2, 2022.

**Modernization & Maintenance:**

Mr. Cole reported that the Administration Building Expansion project has been completed with total project cost being \$979,241 and total change orders being \$17,232.64. Mr. Cole shared with the Board that 3 of CHA's units that had previously been offline one of which included staff working out of the property are currently being renovated. Mr. Willingham noted that renovation of the units should be complete by the end of February and will be move-in ready.

**Public Housing and Affordable Housing Properties:**

Mr. Cole reported that from November 1, 2021 through December 31, 2021 21 households moved in and 27 households moved out. Mr. Cole stated that the occupancy for December was 95.23% and there were 40 vacant units as of December 31, 2021. Mr. Cole reported that staff have set a goal to reach 96-98% occupancy within 60 days.

**Section 8 Housing Choice Voucher Programs:**

Mr. Cole reviewed highlights from the Housing Programs Report, sharing that there are continued gains on lease up of vouchers showing voucher utilization up 3% from October to December 2021. Mr. Calloway inquired about the troubles that voucher recipients have with trying to lease up and wondered what this was possibly due to. Mr. Cole explained that this is mostly due to the need of more affordable housing. Mr. Cole shared that Love Columbia has provided him with the monthly statistics of there only being 11 landlords in Columbia that have rental properties available at less than \$1000 a month.

### **Human Services:**

Mr. Cole announced that this will be the last CHA Board meeting that Ms. Friesz will be attending as a CHA employee. Ms. Friesz reviewed highlights from the Human Services Report. Mr. Hutton thanked Ms. Friesz for her service as a CHA employee and wished her well in her future endeavors. Ms. Friesz thanked the Board and shared that she had enjoyed her time with CHA.

### **Safety:**

Mr. Cole reviewed highlights of the Safety Department activity from December 1, 2021 through December 31, 2021. Mr. Cole shared that Mr. Forck has collaborated with other staff for luncheons and cook offs. Mr. Cole stated that Mr. Fork and his team have started a resident of the month that will be mentioned monthly in the Safety Reports.

## **XII. November 2021 Financial Report**

Mr. Cole shared that Ms. Harvey and Mr. Frese are still working through transitioning and are current focusing on Yardi Software conversion. Mr. Cole followed up with the Boards previous inquiries regarding budget changes throughout the year and how they would be handled. Mr. Cole shared that the plan would be for Mr. Frese and himself to communicate the changes and or amendments to the Board throughout the year.

Mr. Cole presented the Board with the following changes in the budget for Housing Programs/Section 8

- \$3,600 for rent reasonableness software
- Helps more efficiently meet an annual compliance requirement
- Decision resulted from HCV training received in November
- Reduce Department Training Budget by \$3,600
  - Training was \$6,500
  - Training now \$2,900

Mr. Cole stated that Ms. Harvey, Mr. Frese and himself held a meeting with First Mid Bank after they found that CHA was owed \$90,000 in interest that needed to be issued.

## **XIII. FY 2022 CHA Board of Commissioners Calendar of Meetings**

Mr. Hutton shared that he would like for Commissioners to notify himself as well as Mr. Cole in the event that they will not be able to attend a scheduled meeting. Mr. Cole reported that the City ordinance does not require the Board to meet on a specific date as long as the meeting is posted publicly at least 24 hours prior to the scheduled meeting. The Board discussed changing the dates of the Board Meetings from the third Tuesday of the month to the second Wednesday of the month. All Commissioners agreed on the change.

## **XIV. Current Events**

Mr. Cole reviewed highlights from current events and news articles that CHA was mentioned in.

**XV. Public Comment**

There was no public comment.

**XVI. Commissioner Comment**

There was no commissioner comment.

**XVII. Adjournment**

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Mr. Calloway. Second by Ms. Wenneker. Mr. Hutton called the meeting adjourned at 7:35 p.m.

\_\_\_\_\_  
Bob Hutton, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Randy Cole, Chief Executive Officer

\_\_\_\_\_  
Date

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**Certification of Public Notice**

I, Randy Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on January 14, 2022, I posted public notice of the January 19, 2022 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](http://www.ColumbiaHA.com).

\_\_\_\_\_  
Randy Cole, Chief Executive Officer

\_\_\_\_\_  
Date



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 9, 2022

Re: Resolution to Appoint Members of the Resident Advisory Board for FY 2022

## Executive Summary

CHA Board of Commissioners approval of the attached resolution will appoint members to the Resident Advisory Board (RAB) for FY 2022. Section 511 of the U.S. Housing Act and the regulations at CFR Part 903 require that Public Housing Authorities (PHAs) establish one or more RAB as a part of the PHA Plan process. RAB membership is comprised of individuals who reflect and represent residents assisted by the PHA.

## Discussion

The role of the RAB is to inform the development of the PHA Plan and any significant amendments or modifications to the plan. PHAs are required to provide sufficient time and ability to provide meaningful input to the development of the PHA Plan or any significant amendments. RAB meetings are critical for CHA to develop an informed PHA Plan and meeting resident engagement requirements established by HUD.

Applications for RAB membership were distributed to CHA Housing residents and Section 8 Housing Choice Voucher (HCV) Program participants. Twenty (20) RAB applications were received by CHA residents in FY 2021. Nine (9) applicants are HCV Program residents, two (2) are Oak Towers residents, eight (8) are Paquin Tower residents and one (1) is a Bryant Walkway II resident. All RAB members are appointed to a (1) year term. The size of the RAB should be within 15-20 members in total and provide representation of the maximum number of CHA housing properties and HCV Program participants. CHA staff is recommending reappointing residents that participated in RAB meetings in FY 2021. CHA staff distributed information on the opportunity to serve on the RAB to all CHA program resident households. One significant goal for FY 2022 will include formalizing a leadership structure for RAB, including electing officers.

## Suggested Commission Action

Adopt the resolution appointing members to the Resident Advisory Board for FY 2022.





# Housing Authority of the City of Columbia, Missouri

## Board Resolution

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### RESOLUTION #2890

#### To Appoint New Members of the Resident Advisory Board for FY 2022

WHEREAS, Section 511 of the United States Housing Act and the regulations in 24 CFR part 903 require that Public Housing Authorities (PHAs) establish one or more Resident Advisory Board (RAB) as part of the PHA Plan process; and

WHEREAS, The Resident Advisory Board (RAB) provides Columbia Housing Authority and our residents with a forum for sharing information about the CHA Annual Plan; and

WHEREAS, RAB membership is comprised of individuals who reflect and represent the residents assisted by the PHA; and

WHEREAS, The role of the RAB is to assist and make recommendations regarding the development of the PHA Plan and any significant amendments or modifications to it; and

WHEREAS, The RAB should be involved in the planning process as soon as it is feasible and must be given sufficient time to fully participate in the process so that they can carry out their proper role and provide representation that is meaningful and relevant to the development of the PHA Plan; and

WHEREAS, The PHA and the RAB should develop a reasonable timetable to promote participation, including adequate notice of meetings.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution 2890 to appoint members of the Resident Advisory Board for FY 2022 as attached hereto in the recommendations for new Resident Advisory Board members for FY 2022 and made a part hereof.

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Bob Hutton, Chair

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Randy Cole, Secretary

Adopted February 9, 2022



**Columbia**

**Housing Authority**

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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 9, 2022

Re: Review of CHA 2022-2026 Strategic Plan (5-Year PHA Plan)

## Executive Summary

This memo outlines our current Columbia Housing Authority (CHA) 2022-2026 Strategic Plan, or our 5-Year PHA Plan as identified by the Department of Housing and Urban Development. As CHA begins 2022, staff recommends reflecting upon our Strategic Plan to ensure continued alignment of projects, staff resources and decisions with our CHA's overall strategic direction.

## Discussion

The CHA Board of Commissioners approved CHA's 5-Year PHA Plan and Annual Plan at its October 2021 meeting. This document included CHA's mission, vision, values and 5-year strategic objectives and goals. These items are as follows:

CHA Mission: Provide quality affordable housing opportunities with supportive and economic resources to eligible households in Columbia, Boone County.

CHA Vision: To be our community's leading affordable housing provider with a diverse and expanding portfolio of safe, energy-efficient, and affordable housing options connected to supportive resources that foster stability and upward mobility.

CHA Values:

**Integrity:** We act honestly and ethically in all aspects of our organization. We will continue to strengthen our policies and standards to best serve our mission.

**Accountability:** We are responsible, committed, and answerable to each other, to those we serve and to those who have entrusted us with resources.

**Respect:** We have respect for CHA residents, CHA staff and community partners by giving dignity and value to all.

**Diversity, Equity, and Inclusion:** We are committed to diversity, equity and inclusion in our staff, board, and services to residents. We recognize and value everyone's life experience, perspective, and culture.



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**Safety:** We establish partnerships with CHA residents, CHA staff and other stakeholders to help create and maintain a safe environment.

**PHA Goal: Renovate CHA's remaining public housing and expand CHA's affordable housing portfolio through additional development.**

- Apply for low-income housing tax credits to renovate or replace its remaining 120 public housing units and develop additional units of affordable housing.
- Apply to the Affordable Housing Assistance Program through the Federal Home Loan Bank of Des Moines to renovate or replace its remaining 120 public housing units and develop additional units of affordable housing.
- Apply for CDBG and HOME funding from the City of Columbia to renovate remaining units and develop additional units of affordable housing.
- Request American Recovery Plan Act funding distributed through the U.S. Treasury from the City of Columbia and Boone County.
- Utilize the HUD's Rental Assistance Demonstration (RAD) program to renovate and replace its remaining 120 units of public housing.

**PHA Goal: Expand the continuum of affordable housing services and partnerships with local organizations.**

- Add permanently affordable housing into CHA's portfolio through its Community Housing Trust Program and explore a potential partnership with the Columbia Community Land Trust.
- Apply for tenant-based rental assistance vouchers from the City of Columbia and any available HUD programs including VASH vouchers, mainstream vouchers, Continuum of Care vouchers, Emergency Housing Vouchers (EHV) or HCV vouchers should they become available.
- Strengthen partnerships with homeless service providers to assist homeless individuals identify affordable housing units or special voucher programs.

**PHA Goal: Identify policies and procedures to ensure maximum utilization of CHA voucher programs and properties.**

- Monitor HCV payment standards to maximize HCV participant choices in assisted housing.
- Identify improvements and efficiencies in managing CHA waitlists and preferences.
- Conduct regular staff training and review of the CHA Administration Plan and Admissions and Continued Occupancy Policy (ACOP).
- Expand Section 8 landlord participant outreach and education through the newly created Housing Ambassador position.
- Identify potential incentives and policies to attract and retain Section 8 landlords.
- Review the efficiency and effectiveness of current Section 8 inspections process.
- Continually review staffing allocations to CHA properties to ensure effective management and maximum financial performance.



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## **PHA Goal: Ensure CHA Safety Officers foster a safe and supportive environment for CHA housing units.**

- Continue to employ Safety Officers to respond to resident safety concerns and to document criminal activity on CHA properties.
- Work proactively to foster positive relationships between CHA Safety Officers and CHA residents.
- Work closely with the Columbia Police Department to respond to criminal activity on CHA properties.
- Work closely with the Columbia Fire Department and EMS personnel to respond to medical emergencies on CHA properties.
- Issue trespass warnings to the following populations:
  - Persons engaged in illegal activities on CHA properties.
  - Persons without a permanent address to prevent them from establishing residency status.
- Residents engaged in serious lease violations related to the violation of CHA's Crime-Free Housing Addendum.
- Monitor security cameras on CHA properties to identify persons engaged in criminal activity and/or lease violations.
- Add security cameras on CHA properties in strategic locations and as funding allows.
- Issue monthly reports to the Board of Commissioners regarding the department's activities on CHA properties during the past month.

## **PHA Goal: Promote and expand programs providing supportive and economic resources.**

- Provide Family Self-Sufficiency Coordinators, Resident Services Coordinators to assist residents living in CHA assisted housing.
- Continue and expand the Moving Ahead After-School & Summer Program, Healthy Homes Connection, and Independent Living Programs.
- Continue and expand financial literacy and credit counseling programs, Opportunity Gardens Program, property-based share shelves, and the Annie Fisher Food Pantry.
- Identify partnerships to connect CHA residents to vocational training, employment, educational and entrepreneurial programs.
- Identify partnerships to increase access and expanded hours of childcare for CHA residents.
- Continue and expand Independent Living Services and Support, transportation assistance for shopping and medical appointments, Annie Fisher Food Pantry & Share Shelves, Opportunity Gardens, Parks and Recreation Adaptive Recreation programs, fitness centers, computer centers, Buddy System, Nutrition and Meal programs, and Health Clinics.
- Increase online presence through social media.



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**PHA Goal: Promote organizational policies to increase efficiency and capacity of CHA operations.**

- Adopt and implement a new employee performance evaluation policy tied to annual COLA increases.
- Conduct an annual employee engagement survey to identify organizational needs.
- Identify annual employee training priorities and connect employees to available training.

Suggested Commission Action

Review and consider the report.



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Department Source: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 9, 2022

Re: Affordable Housing Report-CHA Public Housing and LIHTC

## Executive Summary

This report provides a summary of statistics for CHA Public Housing and LIHTC units for the month of January 2022.

## Discussion

January 1 through January 31, 2022, 16 families moved in and 8 families moved out. Occupancy for January averaged 95.73% which is up slightly from December's average. There were 25 vacant units as of January 31 and of those 12 were vacant over 60 days. CHA's goal is to reach an occupancy rate of 96%-98% at all sites over the next 30 days. 10 requests for vouchers and 17 intents to vacate were submitted by participants. 1 termination was issued for reasons other than non-payment. Uncollected rents for January increased from December totals.

## Suggested Commission Action

Review and consider the monthly report.

## Property Management Report for January 2022

| Property      | Total units | Occupancy % for Jan | Occupancy (as of 2/3/22) | YTD Occupancy (1/1-2/3/2022) | #Vacant units under 0-60 days | #Vacant units over 61 days | Request for voucher | Move-ins (Jan) | Move-outs (Jan) | Unit restores (Jan) | Avg. cost per restore | Billed to tenant at move out | Total work orders | Total \$ Amount billed |
|---------------|-------------|---------------------|--------------------------|------------------------------|-------------------------------|----------------------------|---------------------|----------------|-----------------|---------------------|-----------------------|------------------------------|-------------------|------------------------|
| Amp 1 - PH    | 120         | 94.90%              | 96.66%                   | 95.11%                       | 1                             | 1                          | 0                   | 6              | 0               | 3                   | \$1,212.82            | \$0.00                       | 38                | \$0.00                 |
| Bear Creek    | 76          | 95.50%              | 97.36%                   | 95.66%                       | 2                             | 0                          | 0                   | 3              | 2               | 2                   | \$1,248.00            | \$66.12                      | 41                | \$400.83               |
| Oak Tower     | 147         | 96.05%              | 95.91%                   | 96.03%                       | 2                             | 4                          | 2                   | 0              | 2               | 2                   | In process            | \$97.74                      | 68                | \$203.29               |
| Paquin Tower  | 200         | 94.82%              | 95.50%                   | 94.88%                       | 5                             | 3                          | 5                   | 7              | 2               | 5                   | In process            | \$95.63                      | 67                | \$290.19               |
| Stuart Parker | 84          | 97.61%              | 97.61%                   | 97.61%                       | 0                             | 2                          | 0                   | 0              | 0               | 0                   | N/A                   | N/A                          | 24                | \$42.14                |
| BWW           | 54          | 100.00%             | 98.00%                   | 99.89%                       | 0                             | 0                          | 3                   | 0              | 0               | 0                   | N/A                   | \$0.00                       | 16                | \$166.00               |
| BWWII         | 36          | 87.00%              | 86.11%                   | 87.00%                       | 2                             | 3                          | 0                   | 0              | 1               | 2                   | \$845.50              | \$1,940.51                   | 15                | \$1,940.51             |
| Patriot Place | 25          | 100.00%             | 96.00%                   | 99.60%                       | 0                             | 0                          | 0                   | 0              | 1               | 0                   | N/A                   | N/A                          | 6                 | \$0.00                 |

| Property      | Total units | TARS uncollected for Jan | delinquent 31-60 | delinquent 61-90 | delinquent 90+ | # rpymnt agrmnts | rpymnt in default | # Accts. with deposit due (Jan) | total Security deposit due (Jan) | # Accts. with deposit due (Dec) | Total security deposit due (Dec) | # Non-pymnt termination issued in Jan | # other termination issued in Jan | # Intent to vacate submitted for Jan |
|---------------|-------------|--------------------------|------------------|------------------|----------------|------------------|-------------------|---------------------------------|----------------------------------|---------------------------------|----------------------------------|---------------------------------------|-----------------------------------|--------------------------------------|
| Amp 1 - PH    | 120         | \$288.40                 | \$2,211.98       | \$1,907.00       | \$2,823.37     | 2                | 1                 | 29                              | \$12,113.50                      | 30                              | \$12,851.50                      | 0                                     | 0                                 | 0                                    |
| Bear Creek    | 76          | \$1,648.88               | \$1,195.10       | \$696.30         | \$1,162.40     | 2                | 1                 | 15                              | \$4,486.25                       | 15                              | \$4,602.25                       | 1                                     | 1                                 | 1                                    |
| Oak Tower     | 147         | \$5,695.13               | \$1,045.26       | \$0.00           | \$775.38       | 6                | 1                 | 15                              | \$3,292.92                       | 15                              | \$3,399.09                       | 0                                     | 0                                 | 2                                    |
| Paquin Tower  | 200         | \$1,449.65               | \$0.00           | \$0.17           | \$334.93       | 2                | 1                 | 24                              | \$5,668.61                       | 22                              | \$5,647.00                       | 6                                     | 0                                 | 7                                    |
| Stuart Parker | 84          | \$4,592.53               | \$842.95         | \$25.35          | \$5,542.50     | 1                | 0                 | 13                              | \$1,418.45                       | 13                              | \$1,596.45                       | 0                                     | 0                                 | 3                                    |
| BWW           | 54          | \$4,067.57               | \$3,013.67       | \$1,562.00       | \$2,582.00     | 0                | 0                 | 13                              | \$2,474.00                       | 13                              | \$2,894.50                       | 0                                     | 0                                 | 3                                    |
| BWWII         | 36          | \$0.00                   | \$0.00           | \$0.00           | \$191.00       | 1                | 1                 | 1                               | \$137.00                         | 1                               | \$137.00                         | 0                                     | 0                                 | 0                                    |
| Patriot Place | 25          | \$354.94                 | \$0.00           | \$142.00         | \$0.00         | 1                | 0                 | N/A                             | N/A                              | N/A                             | N/A                              | 0                                     | 0                                 | 1                                    |

### Affordable Housing Terminations Report - FY2022

|                              | <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 |
|------------------------------|-----------------------|-----------------|---------------------------|--------------|---------------------------|------------------------------|---------------------|--------------------------|-------------------------------|
| <b>Month of January 2022</b> |                       |                 |                           |              |                           |                              |                     |                          |                               |
| Downtown - AMP 1             | 0                     | 0               | 0                         | 0            | 0                         | 0                            | 0                   | 0                        | 0                             |
| Oak Tower                    | 0                     | 0               | 0                         | 0            | 0                         | 0                            | 0                   | 0                        | 0                             |
| Bear Creek                   | 1                     | 0               | 0                         | 1            | 2                         | 0                            | 0                   | 0                        | 2                             |
| Patriot Place                | 0                     | 0               | 0                         | 0            | 0                         | 0                            | 0                   | 0                        | 0                             |
| Stuart Parker - Downtown     | 0                     | 0               | 0                         | 0            | 0                         | 0                            | 0                   | 0                        | 0                             |
| Stuart Parker - Paquin Tower | 6                     | 0               | 0                         | 0            | 6                         | 5                            | 0                   | 0                        | 1                             |
| Bryant Walkway               | 0                     | 1               | 0                         | 0            | 1                         | 0                            | 0                   | 0                        | 1                             |
| Bryant Walkway II            | 0                     | 0               | 0                         | 0            | 0                         | 0                            | 1                   | 0                        | 0                             |
| <b>MONTHLY TOTAL</b>         | <b>0</b>              | <b>1</b>        | <b>0</b>                  | <b>1</b>     | <b>9</b>                  | <b>5</b>                     | <b>1</b>            | <b>0</b>                 | <b>4</b>                      |





**Columbia**

**Housing Authority**

# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: HCV Programs  
To: CHA Board of Commissioners  
From: CEO & Staff  
CHA Board of Commissioners Meeting Date: February 9, 2022  
Re: Housing Choice Vouchers & Special Programs

## Executive Summary

This memo provides a report of January Housing Choice Voucher (HCV) and Special Program activities.

## Discussion

### **Housing Choice Voucher (HCV) Program**

The attached HCV Program Report is contingent on the number of vouchers leased, which is the primary measurement of this program's success. The Housing Programs Department continues to have a significant need of increasing lease ups; however, staff continues to make progress. The last month CHA added 12 new leases with 10 attrition for a net of 2 new participants. Half of CHA's attrition for the month of January was a result of families becoming self-sufficient and successfully being removed from the program. As of January 31, CHA had 88 voucher holders looking for homes. Available rental units remain our most significant challenge.

### **Veteran Affairs Supportive Housing (VASH) Program**

The VA has shown an increase in providing chronically homeless Veterans within our community the opportunity to receive program subsidy. The VA has recently experienced staffing transitions, however continues to work towards utilizing the remaining VASH vouchers in providing housing for the community's homeless veterans. As of January 31, we have 118 households receiving VASH program assistance - 94 HCV + 24 PBV (Patriot Place). We currently have 6 HCV new voucher holders searching for homes.

### **Mainstream Vouchers**

Mainstream Vouchers are reserved for non-elderly disabled individuals. CHA has been awarded 19 Mainstream Vouchers. We currently have all 18 vouchers leased and 1 voucher issuance pending briefing. We anticipate all 19 vouchers will be fully leased up by the end of April.

### **Continuum of Care (CoC) Program**



**Columbia**

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CHA continues to provide Continuum of Care Program vouchers to the most vulnerable chronically homeless individuals within our community. Each year we see an increase in homeless individuals and families needing safe, decent, and sanitary housing. As of January 31, we had 40 households receiving COC program assistance, and our target is 68. We currently have 7 referrals from the Functional Zero Task Force pending voucher issuance. The applicants must be added to the waitlist through the Functional Zero Task Force (FZTF) via a “coordinated entry” system as prescribed by the MO Balance of State, Continuum of Care. As the applicants are homeless, there are often additional barriers such as locating individuals for processing. We currently have 21 voucher holders looking for homes.

## **Emergency Housing Vouchers (EHV) Program**

CHA currently has 51 Emergency Housing Vouchers with 5 leased and 13 others with vouchers and looking for housing. We currently have 16 referrals from the Functional Zero Task Force pending voucher issuance. Just as required with the CoC program, the applicants must be added to the waitlist through the Functional Zero Task Force (FZTF) via a “coordinated entry” system as prescribed by the MO Balance of State, Continuum of Care. As the admission to this program is wider in scope than the CoC program, we are working with the HUD Field Office and the Balance of State to allow a more diverse choice of applicants in hopes to accelerate lease ups. With the focused clientele, there are often additional barriers such as locating individuals for processing.

## **Tenant-Based Rental Assistance (TBRA) Program**

CHA currently has 21 participants on this program and our target is 24. The “Target Number of Vouchers” can be a little deceiving due to the factors in the “target” calculation: (1) remaining funding available (2) remaining number of months, and (3) the current month’s HAP payment, but the current month’s HAP payment is not consistent as the amount of security deposits and adjustments paid fluctuates from month to month.

As this funding is through December 31, 2022, we still have 12 months to make monthly adjustments in maintaining a desired number of vouchers leased to expend all funding.

Suggested Commission Action

Review and consider the report.



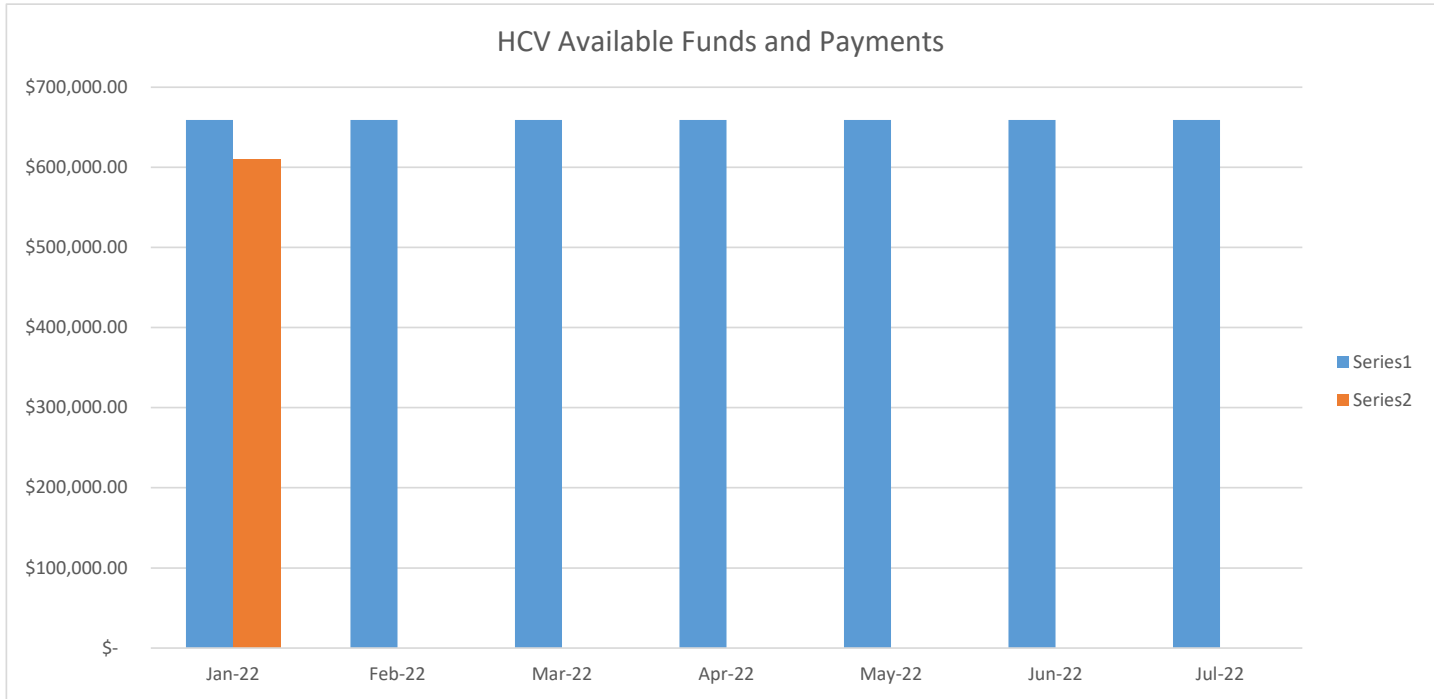






**Section 8 - Housing Choice Voucher (HCV) Program - Monthly Management Report**

**January 2022**





**Columbia**

**Housing Authority**

# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 9, 2022

Re: Safety Report

## Executive Summary

This report provides a brief overview of Safety Department Activity December 1, 2021 thru December 31, 2021

## Discussion

Columbia Housing Authority Safety Department took 55 reports.

|               | January | February | March | April | May | June | July | August | September | October | November | December |            |
|---------------|---------|----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|------------|
| Bear Creek    | 6       | 1        | 1     | 6     | 6   | 2    | 2    | 0      | 4         | 9       | 1        | 3        |            |
| Bryant Walk   | 6       | 0        | 6     | 8     | 10  | 10   | 3    | 6      | 5         | 4       | 5        | 4        |            |
| Downtown      | 9       | 4        | 9     | 13    | 11  | 9    | 12   | 16     | 14        | 11      | 6        | 6        |            |
| Oak Towers    | 7       | 6        | 19    | 15    | 16  | 24   | 15   | 8      | 8         | 16      | 23       | 17       |            |
| Patriot Place | 1       | 1        | 1     | 1     | 2   | 5    | 1    | 3      | 4         | 3       | 0        | 3        |            |
| Paquin Towers | 28      | 21       | 28    | 22    | 23  | 34   | 36   | 25     | 29        | 26      | 34       | 20       |            |
| Stuart Parker | 3       | 0        | 2     | 2     | 4   | 6    | 8    | 5      | 3         | 3       | 3        | 3        |            |
| misc          |         |          |       |       | 3   | 17   | 3    |        | 4         | 5       |          |          |            |
| <b>Total</b>  | 60      | 33       | 66    | 67    | 75  | 107  | 80   | 63     | 71        | 77      | 77       | 55       | <b>831</b> |

Istatus Report 196 calls for service with Columbia Police Department took 12 reports

|                          | January | February | March | April | May | June | July | August | September | October | November | December |     |
|--------------------------|---------|----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|-----|
| Columbia Police Response |         |          |       |       |     |      |      |        |           | 92      | 95       | 113      |     |
| Columbia Police Reports  |         |          |       |       |     |      |      |        |           | 12      | 11       | 22       |     |
| Fire/Ems                 |         |          |       |       |     |      |      |        |           | 104     | 95       | 117      |     |
| <b>Total</b>             |         |          |       |       |     |      |      |        |           | 208     | 201      | 252      | 661 |

| Year                  | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|-----------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| <b>Safety Reports</b> | 596  | 473  | 651  | 612  | 479  | 466  | 445  | 629  | 793  | 813  | 626  | 831  |

### Neighborhood Events:

Safety Department personal attended the following events:

December 22, 2021 Christmas Lunch at Paquin

December 17, 2021 Hot Chocolate at Bear Creek

### Safety Department New Resident Move in meetings





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11 New residents move in meetings by S.O. Forck

## Suggested Commission Action

Review and consider Report



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Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 9, 2022

Re: December 2021 Unaudited Financial Reports

## Executive Summary

### **Financial Highlights for FY 2021**

2021 was a very tough year to budget due to the following reasons:

- The effects of COVID on the work environment & our stakeholders
- The addition of the administration building in a time of supply chain issues & increasing costs, staff interruptions, other unknown costs.

Despite those budgeting obstacles CHA properties financially performed well.

## Discussion

### **Revenues**

- HCV - Cares Act Revenue - \$287,059 (not budgeted)
- AMP 1 - \$136,987 over budget – we budgeted conservatively for FY 2021 due to unknowns with COVID, also has units offline for RAD
- CHALIS - PPP Loan was forgiven - \$127,194

### **Expenses**

Total Personnel Costs were \$213,229 or 6.1% over budget

- 281% increase in Sick Leave due to COVID – Full time staff were given 80 hours of Emergency Sick Leave that was needed to be used in 2021.
- Increase in Vacation Leave payout due to staff transitions
- Retirement Benefits were \$35,785 or 18.3% under budget due to turnover, new employees must wait at least 6 months to be able to participate.

Overall maintenance agency wide (not including the LIHTC properties) was up \$238,031 or 38.4% over budget. CHA did receive \$213,065 from reserves to cover many costs. This increase was due to:

- Many costs for the administration building addition could not be depreciated (these were included in previous building addition costs given to the board) and show on the 2021 income statements (HCV, AMP1, and Administration). These include: demolition, parking lot grading/excavation work, landscaping, alarm system additions & upgrades, and window blinds – Approximately \$62,000
- Approximately 30 AMP 1 units needed to be placed online due to delay of RAD (Which allowed our revenues to be over budget) – Approximately \$30,000
- Trash chute replacement at Oak Towers - \$24,850
- Extermination at Oak Towers - \$22,220
- Remove & Replace vinyl plank flooring at Stuart Parker due to flooding/mold remediation - \$14,470
- Overall increase in costs due to supply chain issues. For example: we needed to purchase new appliances as parts were not available in many cases to repair.
- Costs for appliances were at record highs.



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## Suggested Commission Action

Read and review this report.





Columbia Housing Authority  
201 Switzler Street  
Columbia, MO 65203

**HOUSING AUTHORITY**  
**of the City of Columbia, Missouri**

Office: (573) 443-2556  
TTY: (573) 875-5161  
Fax Line: (573) 443-0051

**MONTHLY**  
**FINANCIAL STATEMENTS**  
*(unaudited)*

**December 31, 2021**

Fiscal Year End  
December 2021  
Month 12 of 12

as submitted by:

Mary Harvey, Director of Finance  
Michael Frese, CFO  
Housing Authority of the City of Columbia, MO

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**Housing Choice Voucher Program**  
**Unaudited Revenue Expense Budget Comparison**

|  | Current Month     | Budget            | Variance           | Year to Date         | Budget               | Variance              | Percent of<br>Variance |
|--|-------------------|-------------------|--------------------|----------------------|----------------------|-----------------------|------------------------|
| HUD PHA Operating Grants - HAP                             | \$ 780,096        | \$ 867,251        | \$ (87,154)        | \$ 9,616,791         | \$ 10,407,010        | (790,219)             | -8%                    |
| HUD Admin Fees Earned                                      | 124,380           | 88,801            | 35,579             | 1,067,665            | 1,065,612            | 2,053                 | 0%                     |
| <b>Total Fee Revenue</b>                                   | <b>904,477</b>    | <b>956,052</b>    | <b>(51,575)</b>    | <b>10,684,457</b>    | <b>11,472,622</b>    | <b>(788,165)</b>      | <b>-7%</b>             |
| Investment Income - Unrestricted                           | 9,676             | 500               | 9,176              | 11,352               | 6,000                | 5,352                 | 89%                    |
| Fraud Recovery - HAP                                       | 1,883             | 100               | 1,783              | 3,358                | 1,200                | 2,158                 | 180%                   |
| Fraud Recovery - Admin                                     | 1,600             | 100               | 1,500              | 1,935                | 1,200                | 735                   | 61%                    |
| Other Revenue  | -                 | -                 | -                  | 799                  | -                    | 799                   |                        |
| FSS Forfeitures  | 6,460             | 917               | 5,543              | 19,474               | 11,000               | 8,474                 | 77%                    |
| <b>Total Revenue</b>                                       | <b>\$ 924,096</b> | <b>\$ 957,669</b> | <b>\$ (33,573)</b> | <b>\$ 10,721,376</b> | <b>\$ 11,492,022</b> | <b>\$ (770,646)</b>   | <b>-7%</b>             |
| Administrative Salaries                                    | 27,481            | 25,331            | 2,150              | 123,874              | 303,968              | (180,094)             | -59%                   |
| Auditing Fees  | 3,261             | 2,917             | 344                | 39,131               | 35,000               | 4,131                 | 12%                    |
| Management Fee   | 18,960            | 20,669            | (1,709)            | 234,888              | 248,028              | (13,140)              | -5%                    |
| Book-keeping Fee   | 11,850            | 12,918            | (1,068)            | 146,805              | 155,018              | (8,213)               | -5%                    |
| Advertising and Marketing                                  | 19                | 167               | (148)              | 1,676                | 2,000                | (324)                 | -16%                   |
| Employee Benefit contributions - Administrative            | 4,072             | 8,483             | (4,411)            | 23,617               | 101,795              | (78,178)              | -77%                   |
| Office Expenses  | 5,209             | 6,252             | (1,043)            | 70,621               | 75,020               | (4,399)               | -6%                    |
| Training & Travel  | 999               | 1,000             | (1)                | 999                  | 12,000               | (11,001)              | -92%                   |
| Other Administrative Expenses                              | 15,636            | 8,167             | 7,470              | 116,875              | 98,000               | 18,875                | 19%                    |
| <b>Total Operating - Administrative</b>                    | <b>87,487</b>     | <b>85,902</b>     | <b>1,585</b>       | <b>758,486</b>       | <b>1,030,829</b>     | <b>(272,343)</b>      | <b>-26%</b>            |
| Total Tenant Services                                      | 144               | -                 | 144                | 769                  | -                    | 769                   |                        |
| Total Utilities  | 1,110             | 693               | 417                | 5,750                | 8,320                | (2,570)               | -31%                   |
| Bldg. Maintenance  | 5,399             | 795               | 4,604              | 23,395               | 9,540                | 13,855                | 145%                   |
| Insurance Premiums   | 1,032             | 956               | 76                 | 8,818                | 11,471               | (2,653)               | -23%                   |
| Other General Expenses                                     | 445               | 417               | 28                 | 6,185                | 5,000                | 1,185                 | 24%                    |
| <b>Total Operating Expenses</b>                            | <b>\$ 95,617</b>  | <b>\$ 88,763</b>  | <b>\$ 6,854</b>    | <b>\$ 803,403</b>    | <b>\$ 1,065,160</b>  | <b>\$ (261,757)</b>   | <b>-25%</b>            |
| <b>Excess of Operating Revenue over Operating Expenses</b> | <b>\$ 828,479</b> | <b>\$ 868,906</b> | <b>\$ (40,426)</b> | <b>\$ 9,917,973</b>  | <b>\$ 10,426,862</b> | <b>\$ (508,889)</b>   | <b>-5%</b>             |
| Homeownership  | 4,307             | 4,037             | 270                | 50,954               | 48,446               | 2,508                 | 5%                     |
| Portable Housing Assistance Payments                       | 9,603             | 8,398             | 1,205              | 124,652              | 100,779              | 23,873                | 24%                    |
| S8 FSS Payments  | 10,707            | 10,000            | 707                | 135,586              | 120,000              | 15,586                | 13%                    |
| VASH Housing Assistance Payments                           | 55,533            | 51,831            | 3,702              | 689,732              | 621,976              | 67,756                | 11%                    |
| All Other Vouchers Housing Assistance Payments             | 740,214           | 785,601           | (45,387)           | 8,555,919            | 9,427,209            | (871,290)             | -9%                    |
| <b>Total Housing Assistance Payments</b>                   | <b>820,364</b>    | <b>859,868</b>    | <b>(39,504)</b>    | <b>9,556,843</b>     | <b>10,318,410</b>    | <b>(761,567)</b>      | <b>-7%</b>             |
| Depreciation Expense                                       | 4,963             | -                 | 4,963              | 10,861               | -                    | 10,861                |                        |
| <b>Total Expenses</b>                                      | <b>\$ 921,328</b> | <b>\$ 948,631</b> | <b>\$ (27,303)</b> | <b>\$ 10,371,492</b> | <b>\$ 11,383,570</b> | <b>\$ (1,012,078)</b> | <b>-9%</b>             |
| <b>Net Gain (Loss)</b>                                     | <b>\$ 2,768</b>   | <b>\$ 9,038</b>   | <b>\$ (6,270)</b>  | <b>\$ 349,884</b>    | <b>\$ 108,452</b>    | <b>\$ 241,432</b>     | <b>223%</b>            |

**AMP 1 - Downtown**  
**Unaudited Revenue Expense Budget Comparison**

|   | Current Month     | Budget           | Variance          | Year to Date        | Budget            | Variance          | Percent of Variance |
|---|-------------------|------------------|-------------------|---------------------|-------------------|-------------------|---------------------|
| Tenant Rental Revenue                           | \$ 26,297         | \$ 20,220        | \$ 6,077          | \$ 334,238          | \$ 242,640        | \$ 91,598         | 38%                 |
| Vacancy Loss                                    | (1,962)           | (1,011)          | (951)             | (42,233)            | (12,132)          | (30,101)          | 248%                |
| Net Tenant Rental Revenue                       | 24,335            | 19,209           | 5,126             | 292,005             | 230,508           | 61,497            | 27%                 |
| Tenant Revenue - Other                          | 963               | 507              | 456               | 7,804               | 6,081             | 1,723             | 28%                 |
| <b>Total Tenant Revenue</b>                     | <b>\$ 25,298</b>  | <b>\$ 19,716</b> | <b>\$ 5,582</b>   | <b>\$ 299,809</b>   | <b>\$ 236,589</b> | <b>\$ 63,220</b>  | <b>27%</b>          |
| HUD PHA Operating Grants                        | 40,952            | 25,833           | 15,119            | 446,987             | 310,000           | 136,987           | 44%                 |
| Capital Fund Grants                             | 252,553           | (0)              | 252,553           | 252,553             | 239,544           | 13,009            | 5%                  |
| <b>Total Grant Revenue</b>                      | <b>293,505</b>    | <b>25,833</b>    | <b>267,672</b>    | <b>699,540</b>      | <b>549,544</b>    | <b>149,996</b>    | <b>27%</b>          |
| Investment Income - Unrestricted                | 15,566            | 1,163            | 14,403            | 18,153              | 13,952            | 4,201             | 30%                 |
| Fraud Recovery                                  | -                 | -                | -                 | 1,394               | -                 | 1,394             |                     |
| Other Revenue                                   | 6,802             | 2,263            | 4,539             | 78,160              | 27,158            | 51,002            | 188%                |
| <b>Total Revenue</b>                            | <b>\$ 341,171</b> | <b>\$ 48,974</b> | <b>\$ 292,196</b> | <b>\$ 1,114,406</b> | <b>\$ 827,243</b> | <b>\$ 287,163</b> | <b>35%</b>          |
| Administrative Salaries                         | \$ 2,566          | \$ 4,056         | \$ (1,489)        | \$ 38,801           | \$ 48,666         | \$ (9,865)        | -20%                |
| Auditing Fees                                   | 297               | 434              | (137)             | 3,803               | 5,206             | (1,403)           | -27%                |
| Management Fee                                  | 4,652             | 6,085            | (1,433)           | 65,324              | 73,021            | (7,697)           | -11%                |
| Book-keeping Fee                                | 720               | 441              | 279               | 10,110              | 5,292             | 4,818             | 91%                 |
| Advertising and Marketing                       | -                 | -                | -                 | -                   | -                 | -                 |                     |
| Employee Benefit contributions - Administrative | 30                | 1,236            | (1,207)           | 10,607              | 14,833            | (4,226)           | -28%                |
| Office Expenses                                 | 2,999             | 1,890            | 1,109             | 12,807              | 22,678            | (9,871)           | -44%                |
| Legal Expense                                   | -                 | 152              | (152)             | -                   | 1,819             | (1,819)           | -100%               |
| Training & Travel                               | 84                | 303              | (219)             | 1,169               | 3,632             | (2,463)           | -68%                |
| Other   | 660               | 376              | 285               | 28,669              | 4,511             | 24,158            | 536%                |
| <b>Total Operating - Administrative</b>         | <b>12,009</b>     | <b>14,972</b>    | <b>(2,963)</b>    | <b>171,290</b>      | <b>179,658</b>    | <b>(8,368)</b>    | <b>-5%</b>          |
| Asset Management Fee                            | 1,200             | 1,200            | -                 | 15,600              | 15,600            | -                 | 0%                  |
| <b>Total Tenant Services</b>                    | <b>412</b>        | <b>1,121</b>     | <b>(709)</b>      | <b>5,012</b>        | <b>13,447</b>     | <b>(8,435)</b>    | <b>-63%</b>         |



**AMP 1 - Downtown**  
**Unaudited Revenue Expense Budget Comparison**

|  | Current Month     | Budget             | Variance          | Year to Date        | Budget              | Variance          | Percent of<br>Variance |
|--|-------------------|--------------------|-------------------|---------------------|---------------------|-------------------|------------------------|
| Water  | \$ 3,018          | \$ 2,287           | \$ 731            | \$ 32,732           | \$ 27,445           | \$ 5,287          | 19%                    |
| Electricity  | 1,678             | 1,325              | 354               | 16,045              | 15,899              | 146               | 1%                     |
| Gas  | (278)             | 851                | (1,128)           | 11,425              | 10,207              | 1,218             | 12%                    |
| Sewer  | 2,910             | 2,331              | 579               | 30,400              | 27,976              | 2,424             | 9%                     |
| <b>Total Utilities</b>                                     | <b>7,329</b>      | <b>6,794</b>       | <b>535</b>        | <b>90,602</b>       | <b>81,527</b>       | <b>9,075</b>      | <b>11%</b>             |
| Maintenance - Labor  | 13,597            | 13,827             | (230)             | 170,647             | 165,920             | 4,727             | 3%                     |
| Maintenance - Materials & Other                            | 2,147             | 3,975              | (1,828)           | 77,122              | 47,700              | 29,422            | 62%                    |
| Maintenance and Operations Contracts                       | 7,160             | 5,680              | 1,480             | 92,488              | 68,160              | 24,328            | 36%                    |
| Employee Benefit Contributions - Maintenance               | 3,389             | 4,611              | (1,222)           | 52,042              | 55,335              | (3,293)           | -6%                    |
| <b>Total Maintenance</b>                                   | <b>26,293</b>     | <b>28,093</b>      | <b>(1,800)</b>    | <b>392,300</b>      | <b>337,115</b>      | <b>55,185</b>     | <b>16%</b>             |
| <b>Total Protective Services</b>                           | <b>2,698</b>      | <b>2,891</b>       | <b>(194)</b>      | <b>34,509</b>       | <b>34,697</b>       | <b>(188)</b>      | <b>-1%</b>             |
| <b>Total Insurance Premiums</b>                            | <b>4,182</b>      | <b>4,242</b>       | <b>(60)</b>       | <b>50,115</b>       | <b>50,906</b>       | <b>(791)</b>      | <b>-2%</b>             |
| <b>Total Other General Expenses</b>                        | <b>6,341</b>      | <b>4,556</b>       | <b>1,785</b>      | <b>42,870</b>       | <b>54,670</b>       | <b>(11,800)</b>   | <b>-22%</b>            |
| Interest on Notes Payable                                  | 394               | 478                | (84)              | 5,112               | 5,740               | (628)             | -11%                   |
| <b>Total Operating Expenses</b>                            | <b>\$ 60,856</b>  | <b>\$ 64,347</b>   | <b>\$ (3,490)</b> | <b>\$ 807,410</b>   | <b>\$ 773,360</b>   | <b>\$ 34,050</b>  | <b>4%</b>              |
| <b>Excess of Operating Revenue over Operating Expenses</b> | <b>\$ 280,314</b> | <b>\$ (15,372)</b> | <b>\$ 295,687</b> | <b>\$ 306,997</b>   | <b>\$ 53,883</b>    | <b>\$ 253,114</b> | <b>470%</b>            |
| Extraordinary Maintenance                                  | 9,595             | 500                | 9,095             | 12,295              | 6,000               | 6,295             | 105%                   |
| Casualty Losses - Non-capitalized                          | -                 | -                  | -                 | 47,170              | -                   | 47,170            |                        |
| Depreciation Expense                                       | 13,523            | 12,365             | 1,158             | 162,274             | 148,382             | 13,892            | 9%                     |
| Debt Principal Payment                                     | 1,600             | 1,835              | (235)             | 39,252              | 22,024              | 17,228            | 78%                    |
| <b>Total Expenses</b>                                      | <b>\$ 85,574</b>  | <b>\$ 79,047</b>   | <b>\$ 6,527</b>   | <b>\$ 1,068,400</b> | <b>\$ 949,766</b>   | <b>\$ 118,634</b> | <b>12%</b>             |
| <b>Net Gain (Loss)</b>                                     | <b>\$ 255,597</b> | <b>\$ (30,073)</b> | <b>\$ 285,669</b> | <b>\$ 46,006</b>    | <b>\$ (122,523)</b> | <b>\$ 168,529</b> | <b>138%</b>            |

**Stuart Parker Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

|  | Current Month     | Budget            | Variance         | Year to Date        | Budget              | Variance          | Percent of Variance |
|--|-------------------|-------------------|------------------|---------------------|---------------------|-------------------|---------------------|
| Tenant Rental Revenue                            | \$ 68,698         | \$ 65,403         | \$ 3,295         | \$ 827,936          | \$ 784,841          | \$ 43,095         | 5%                  |
| Rental Subsidies                                 | 86,324            | 89,619            | (3,295)          | 1,032,328           | 1,075,423           | (43,095)          | -4%                 |
| Vacancy Loss                                     | (4,048)           | (6,201)           | 2,152            | (46,744)            | (74,410)            | 27,666            | -37%                |
| Net Rental Revenue                               | 150,974           | 148,821           | 2,152            | 1,813,520           | 1,785,854           | 27,666            | 2%                  |
| Tenant Revenue - Other                           | 1,151             | 1,400             | (249)            | 25,000              | 16,800              | 8,200             | 49%                 |
| <b>Total Tenant Revenue</b>                      | <b>152,125</b>    | <b>150,221</b>    | <b>1,903</b>     | <b>1,838,521</b>    | <b>1,802,654</b>    | <b>35,867</b>     | <b>2%</b>           |
| Investment Income - Unrestricted                 | 24,164            | 1,264             | 22,900           | 28,434              | 15,168              | 13,266            | 87%                 |
| Other Revenue                                    | 8,831             | 6,788             | 2,043            | 169,110             | 81,458              | 87,652            | 108%                |
| <b>Total Revenue</b>                             | <b>\$ 185,120</b> | <b>\$ 158,273</b> | <b>\$ 26,847</b> | <b>\$ 2,036,064</b> | <b>\$ 1,899,280</b> | <b>\$ 136,784</b> | <b>7%</b>           |
| Administrative Salaries                          | 14,535            | 12,587            | 1,948            | 148,951             | 151,039             | (2,088)           | -1%                 |
| Auditing Fees                                    | 1,117             | 1,117             | 0                | 13,400              | 13,400              | -                 | 0%                  |
| Property Management Fee                          | 9,036             | 9,421             | (385)            | 114,607             | 113,047             | 1,560             | 1%                  |
| Asset Management Fees                            | 1,078             | 1,078             | (0)              | 12,970              | 12,936              | 34                | 0%                  |
| Advertising and Marketing                        | -                 | 8                 | (8)              | -                   | 100                 | (100)             | -100%               |
| Employee Benefit contributions - Administrative  | 2,415             | 4,124             | (1,710)          | 34,522              | 49,494              | (14,972)          | -30%                |
| Office Expenses                                  | 3,547             | 1,805             | 1,742            | 35,038              | 21,660              | 13,378            | 62%                 |
| Legal Expense                                    | -                 | 233               | (233)            | 1,884               | 2,800               | (916)             | -33%                |
| Training & Travel                                | 199               | 306               | (107)            | 1,112               | 3,675               | (2,563)           | -70%                |
| Other  | 614               | 464               | 150              | 17,252              | 5,565               | 11,687            | 210%                |
| <b>Total Operating - Administrative</b>          | <b>32,541</b>     | <b>31,143</b>     | <b>1,398</b>     | <b>379,736</b>      | <b>373,716</b>      | <b>6,020</b>      | <b>2%</b>           |
| Tenant Services - Salaries                       | 4,985             | 4,782             | 203              | 48,781              | 57,388              | (8,607)           | -15%                |
| Employee Benefit Contributions - Tenant Services | 679               | 1,256             | (577)            | 12,887              | 15,071              | (2,184)           | -14%                |
| Tenant Services - Other                          | 3,798             | 3,539             | 259              | 50,955              | 42,469              | 8,486             | 20%                 |
| <b>Total Tenant Services</b>                     | <b>9,462</b>      | <b>9,577</b>      | <b>(115)</b>     | <b>112,624</b>      | <b>114,928</b>      | <b>(2,304)</b>    | <b>-2%</b>          |
| Water  | 4,911             | 4,050             | 861              | 63,792              | 48,603              | 15,189            | 31%                 |
| Electricity                                      | 11,900            | 12,348            | (448)            | 151,570             | 148,173             | 3,397             | 2%                  |
| Gas  | 1,672             | 1,099             | 573              | 13,946              | 13,193              | 753               | 6%                  |
| Sewer  | 4,261             | 2,906             | 1,355            | 46,243              | 34,871              | 11,372            | 33%                 |
| <b>Total Utilities</b>                           | <b>\$ 22,745</b>  | <b>\$ 20,403</b>  | <b>\$ 2,342</b>  | <b>\$ 275,550</b>   | <b>\$ 244,840</b>   | <b>\$ 30,710</b>  | <b>13%</b>          |

**Stuart Parker Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

|  | Current Month       | Budget              | Variance          | Year to Date        | Budget              | Variance          | Percent of<br>Variance |
|--|---------------------|---------------------|-------------------|---------------------|---------------------|-------------------|------------------------|
| Maintenance - Labor  | \$ 12,772           | \$ 12,798           | (26)              | \$ 148,627          | \$ 153,571          | (4,944)           | -3%                    |
| Maintenance - Materials & Other                            | 4,229               | 5,126               | (896)             | 60,896              | 61,506              | (610)             | -1%                    |
| Maintenance and Operations Contracts                       | 7,041               | 12,337              | (5,296)           | 139,840             | 148,040             | (8,200)           | -6%                    |
| Employee Benefit Contributions - Maintenance               | 3,160               | 4,798               | (1,638)           | 48,474              | 57,575              | (9,101)           | -16%                   |
| <b>Total Maintenance</b>                                   | <b>27,202</b>       | <b>35,058</b>       | <b>(7,856)</b>    | <b>397,837</b>      | <b>420,692</b>      | <b>(22,855)</b>   | <b>-5%</b>             |
| <b>Total Insurance Premiums</b>                            | <b>5,911</b>        | <b>5,969</b>        | <b>(57)</b>       | <b>71,475</b>       | <b>71,623</b>       | <b>(148)</b>      | <b>0%</b>              |
| Other General Expenses                                     | 204                 | -                   | 204               | 4,163               | -                   | 4,163             |                        |
| Taxes  | 4,580               | 5,021               | (440)             | 54,961              | 60,246              | (5,285)           | -9%                    |
| Bad debt - Tenant Rents                                    | (3,094)             | 1,505               | (4,599)           | 19,904              | 18,062              | 1,842             | 10%                    |
| <b>Total Other General Expenses</b>                        | <b>1,690</b>        | <b>6,526</b>        | <b>(4,836)</b>    | <b>79,028</b>       | <b>78,308</b>       | <b>720</b>        | <b>1%</b>              |
| Interest of Mortgage (or Bonds) Payable                    | 16,616              | 16,697              | (81)              | 200,281             | 200,362             | (81)              | 0%                     |
| Interest on Notes Payable (Seller Financing)               | 20,967              | 20,967              | 0                 | 251,597             | 251,598             | (1)               | 0%                     |
| Amortization of Loan Costs                                 | 2,274               | 2,274               | (0)               | 27,288              | 27,292              | (4)               | 0%                     |
| <b>Total Interest Expense and Amortization Cost</b>        | <b>39,856</b>       | <b>39,938</b>       | <b>(81)</b>       | <b>479,167</b>      | <b>479,252</b>      | <b>(85)</b>       | <b>0%</b>              |
| <b>Total Operating Expenses</b>                            | <b>\$ 139,407</b>   | <b>\$ 148,613</b>   | <b>\$ (9,206)</b> | <b>\$ 1,795,416</b> | <b>\$ 1,783,359</b> | <b>\$ 12,057</b>  | <b>1%</b>              |
| <b>Excess of Operating Revenue over Operating Expenses</b> | <b>\$ 45,713</b>    | <b>\$ 9,660</b>     | <b>\$ 36,053</b>  | <b>\$ 240,648</b>   | <b>\$ 115,921</b>   | <b>\$ 124,727</b> | <b>108%</b>            |
| Extraordinary Maintenance                                  | 7,235               | -                   | 7,235             | 22,826              | -                   | 22,826            |                        |
| Casualty Losses - Non-capitalized                          | -                   | -                   | -                 | 62,843              | -                   | 62,843            |                        |
| Depreciation Expense                                       | 65,918              | 66,497              | (579)             | 788,102             | 797,967             | (9,865)           | -1%                    |
| Debt Principal Payment                                     | 65,000              | 65,000              |                   | 65,000              | 65,000              | -                 | 0%                     |
| Capital Outlays  | -                   | -                   | -                 | 20,024              | -                   | 20,024            |                        |
| Funding Replacement Reserves from Operations               | 7,758               | 7,313               | 445               | 89,163              | 93,101              | (3,937)           | -4%                    |
| <b>Total Expenses</b>                                      | <b>\$ 285,319</b>   | <b>\$ 287,424</b>   | <b>\$ (2,105)</b> | <b>\$ 2,843,375</b> | <b>\$ 2,739,427</b> | <b>\$ 103,949</b> | <b>4%</b>              |
| <b>Net Gain (Loss)</b>                                     | <b>\$ (100,199)</b> | <b>\$ (129,150)</b> | <b>\$ 28,952</b>  | <b>\$ (807,311)</b> | <b>\$ (840,147)</b> | <b>\$ 32,836</b>  | <b>-4%</b>             |

**Bear Creek Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

|   | Current Month    | Budget           | Variance        | Year to Date      | Budget            | Variance          | Percent of<br>Variance |
|---|------------------|------------------|-----------------|-------------------|-------------------|-------------------|------------------------|
| Tenant Rental Revenue                           | \$ 15,023        | \$ 12,776        | \$ 2,247        | \$ 187,560        | \$ 153,312        | \$ 34,248         | 22%                    |
| Rental Subsidies                                | 30,919           | 32,766           | (1,847)         | 359,194           | 393,190           | (33,996)          | -9%                    |
| Vacancy Loss                                    | (1,108)          | (1,366)          | 258             | (15,485)          | (16,395)          | 910               | -6%                    |
| Net Rental Revenue                              | <b>44,834</b>    | <b>44,176</b>    | <b>658</b>      | <b>531,269</b>    | <b>530,107</b>    | <b>1,162</b>      | <b>0%</b>              |
| Tenant Revenue - Other                          | 1,084            | 615              | 469             | 13,933            | 7,376             | 6,557             | 89%                    |
| <b>Total Tenant Revenue</b>                     | <b>45,918</b>    | <b>44,790</b>    | <b>1,127</b>    | <b>545,202</b>    | <b>537,483</b>    | <b>7,719</b>      | <b>1%</b>              |
| Investment Income - Unrestricted                | 7,294            | 386              | 6,908           | 8,376             | 4,628             | 3,748             | 81%                    |
| Other Revenue                                   | 2,581            | 2,571            | 10              | 28,488            | 30,849            | (2,361)           | -8%                    |
| <b>Total Revenue</b>                            | <b>\$ 55,792</b> | <b>\$ 47,747</b> | <b>\$ 8,046</b> | <b>\$ 582,066</b> | <b>\$ 572,960</b> | <b>\$ 9,106</b>   | <b>2%</b>              |
| Administrative Salaries                         | 1,748            | 3,246            | (1,498)         | 40,762            | 38,948            | 1,814             | 5%                     |
| Auditing Fees                                   | 858              | 858              | (0)             | 10,300            | 10,300            | -                 | 0%                     |
| Property Management Fee                         | 2,337            | 2,817            | (479)           | 28,577            | 33,800            | (5,223)           | -15%                   |
| Asset Management Fees                           | 978              | 979              | (0)             | 11,941            | 11,742            | 199               | 2%                     |
| Advertising and Marketing                       | -                | 4                | (4)             | -                 | 50                | (50)              | -100%                  |
| Employee Benefit contributions - Administrative | 163              | 1,092            | (928)           | 11,926            | 13,100            | (1,174)           | -9%                    |
| Office Expenses                                 | 735              | 607              | 128             | 9,806             | 7,289             | 2,517             | 35%                    |
| Legal Expense                                   | -                | 65               | (65)            | 135               | 780               | (645)             | -83%                   |
| Training & Travel                               | 53               | 131              | (78)            | 546               | 1,575             | (1,029)           | -65%                   |
| Other   | 279              | 232              | 47              | 1,686             | 2,780             | (1,094)           | -39%                   |
| <b>Total Operating - Administrative</b>         | <b>7,153</b>     | <b>10,030</b>    | <b>(2,877)</b>  | <b>115,679</b>    | <b>120,364</b>    | <b>(4,685)</b>    | <b>-4%</b>             |
| <b>Total Tenant Services</b>                    | <b>1,387</b>     | <b>1,608</b>     | <b>(222)</b>    | <b>19,475</b>     | <b>19,300</b>     | <b>175</b>        | <b>1%</b>              |
| Water   | 1,420            | 1,559            | (139)           | 18,237            | 18,708            | (471)             | -3%                    |
| Electricity                                     | 1,064            | 761              | 303             | 9,302             | 9,131             | 171               | 2%                     |
| Gas   | 435              | 333              | 102             | 2,249             | 4,001             | (1,752)           | -44%                   |
| Sewer   | 1,246            | 1,284            | (39)            | 15,668            | 15,413            | 255               | 2%                     |
| <b>Total Utilities</b>                          | <b>\$ 4,165</b>  | <b>\$ 3,938</b>  | <b>\$ 227</b>   | <b>\$ 45,456</b>  | <b>\$ 47,253</b>  | <b>\$ (1,797)</b> | <b>-4%</b>             |

**Bear Creek Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

|  | Current Month      | Budget             | Variance        | Year to Date        | Budget              | Variance           | Percent of<br>Variance |
|--|--------------------|--------------------|-----------------|---------------------|---------------------|--------------------|------------------------|
| Maintenance - Labor  | \$ 2,929           | \$ 5,295           | (2,366)         | \$ 54,957           | \$ 63,541           | (8,584)            | -14%                   |
| Maintenance - Materials & Other                            | 2,156              | 1,835              | 321             | 29,458              | 22,020              | 7,438              | 34%                    |
| Maintenance and Operations Contracts                       | 8,218              | 4,300              | 3,918           | 50,289              | 51,596              | (1,307)            | -3%                    |
| Employee Benefit Contributions - Maintenance               | 519                | 1,832              | (1,313)         | 17,351              | 21,980              | (4,629)            | -21%                   |
| <b>Total Maintenance</b>                                   | <b>13,821</b>      | <b>13,261</b>      | <b>560</b>      | <b>152,056</b>      | <b>159,137</b>      | <b>(7,081)</b>     | <b>-4%</b>             |
| <b>Total Insurance Premiums</b>                            | <b>4,294</b>       | <b>4,329</b>       | <b>(35)</b>     | <b>51,921</b>       | <b>51,950</b>       | <b>(29)</b>        | <b>0%</b>              |
| Other General Expenses                                     | 276                | -                  | 276             | 2,351               | -                   | 2,351              |                        |
| Property Taxes   | 1,739              | 1,906              | (167)           | 20,865              | 22,871              | (2,006)            | -9%                    |
| Bad debt - Tenant Rents                                    | 5,697              | 312                | 5,385           | 5,697               | 3,742               | 1,955              | 52%                    |
| <b>Total Other General Expenses</b>                        | <b>7,712</b>       | <b>2,218</b>       | <b>5,495</b>    | <b>28,913</b>       | <b>26,613</b>       | <b>2,300</b>       | <b>9%</b>              |
| Interest of Mortgage (or Bonds) Payable                    | 3,605              | 3,595              | 10              | 43,038              | 43,141              | (103)              | 0%                     |
| Interest on Notes Payable (Seller Financing)               | 6,330              | 6,714              | (383)           | 80,562              | 80,562              | 0                  | 0%                     |
| Amortization of Loan Costs                                 | 1,664              | 1,664              | -               | 19,965              | 19,965              | -                  | 0%                     |
| <b>Total Interest Expense and Amortization Cost</b>        | <b>11,599</b>      | <b>11,972</b>      | <b>(373)</b>    | <b>143,565</b>      | <b>143,668</b>      | <b>(103)</b>       | <b>0%</b>              |
| <b>Total Operating Expenses</b>                            | <b>\$ 50,131</b>   | <b>\$ 47,357</b>   | <b>\$ 2,774</b> | <b>\$ 557,065</b>   | <b>\$ 568,285</b>   | <b>\$ (11,220)</b> | <b>-2%</b>             |
| <b>Excess of Operating Revenue over Operating Expenses</b> | <b>\$ 5,662</b>    | <b>\$ 390</b>      | <b>\$ 5,272</b> | <b>\$ 25,000</b>    | <b>\$ 4,675</b>     | <b>\$ 20,325</b>   | <b>435%</b>            |
| Extraordinary Maintenance                                  | -                  | -                  | -               | 7,299               | -                   | 7,299              |                        |
| Depreciation Expense                                       | 18,775             | 18,636             | 139             | 225,294             | 223,628             | 1,666              | 1%                     |
| Debt Principal Payment                                     | 3,188              | 3,091              | 97              | 37,094              | 37,094              | (0)                | 0%                     |
| Funding Replacement Reserves from Operations               | 3,094              | 2,867              | 227             | 37,449              | 35,611              | 1,838              | 5%                     |
| <b>Total Expenses</b>                                      | <b>\$ 75,188</b>   | <b>\$ 71,950</b>   | <b>\$ 3,237</b> | <b>\$ 864,201</b>   | <b>\$ 864,618</b>   | <b>\$ (417)</b>    | <b>0%</b>              |
| <b>Net Gain (Loss)</b>                                     | <b>\$ (19,395)</b> | <b>\$ (24,204)</b> | <b>\$ 4,808</b> | <b>\$ (282,136)</b> | <b>\$ (291,658)</b> | <b>\$ 9,523</b>    | <b>-3%</b>             |

**Oak Towers Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

|  | Current Month    | Budget           | Variance         | Year to Date        | Budget              | Variance          | Percent of<br>Variance |
|--|------------------|------------------|------------------|---------------------|---------------------|-------------------|------------------------|
| Tenant Rental Revenue                            | \$ 37,692        | \$ 38,399        | \$ (707)         | \$ 458,402          | \$ 460,788          | \$ (2,386)        | -1%                    |
| Rental Subsidies                                 | 49,066           | 48,359           | 707              | 582,694             | 580,308             | 2,386             | 0%                     |
| Vacancy Loss                                     | (761)            | (2,169)          | 1,408            | (15,576)            | (26,027)            | 10,451            | -40%                   |
| Net Rental Revenue                               | <b>85,997</b>    | <b>84,589</b>    | <b>1,408</b>     | <b>1,025,520</b>    | <b>1,015,069</b>    | <b>10,451</b>     | <b>1%</b>              |
| Tenant Revenue - Other                           | 272              | 284              | (12)             | 4,319               | 3,406               | 913               | 27%                    |
| <b>Total Tenant Revenue</b>                      | <b>86,269</b>    | <b>84,873</b>    | <b>1,396</b>     | <b>1,029,838</b>    | <b>1,018,475</b>    | <b>11,363</b>     | <b>1%</b>              |
| Investment Income - Unrestricted                 | 9,552            | 804              | 8,748            | 11,196              | 9,647               | 1,549             | 16%                    |
| Other Revenue                                    | 2,929            | 1,804            | 1,125            | 28,100              | 21,646              | 6,454             | 30%                    |
| <b>Total Revenue</b>                             | <b>\$ 98,749</b> | <b>\$ 87,481</b> | <b>\$ 11,269</b> | <b>\$ 1,069,133</b> | <b>\$ 1,049,768</b> | <b>\$ 19,365</b>  | <b>2%</b>              |
| Administrative Salaries                          | 8,555            | 7,799            | 757              | 90,356              | 93,582              | (3,226)           | -3%                    |
| Auditing Fees                                    | 1,200            | 1,200            | -                | 14,400              | 14,400              | -                 | 0%                     |
| Property Management Fee                          | 5,188            | 5,201            | (12)             | 62,984              | 62,407              | 577               | 1%                     |
| Asset Management Fees                            | 1,175            | 995              | 180              | 12,121              | 11,942              | 179               | 2%                     |
| Advertising and Marketing                        | -                | 4                | (4)              | -                   | 50                  | (50)              | -100%                  |
| Employee Benefit contributions - Administrative  | 1,778            | 2,546            | (768)            | 27,495              | 30,557              | (3,062)           | -10%                   |
| Office Expenses                                  | 1,965            | 1,343            | 622              | 18,307              | 16,120              | 2,187             | 14%                    |
| Legal Expense                                    | -                | 67               | (67)             | -                   | 800                 | (800)             | -100%                  |
| Training & Travel                                | 103              | 195              | (92)             | 398                 | 2,335               | (1,937)           | -83%                   |
| Other  | 400              | 345              | 55               | 3,164               | 4,140               | (976)             | -24%                   |
| <b>Total Operating - Administrative</b>          | <b>20,365</b>    | <b>19,694</b>    | <b>671</b>       | <b>229,227</b>      | <b>236,333</b>      | <b>(7,106)</b>    | <b>-3%</b>             |
| Tenant Services - Salaries                       | 4,413            | 3,500            | 914              | 41,984              | 41,995              | (11)              | 0%                     |
| Employee Benefit Contributions - Tenant Services | 984              | 478              | 507              | 11,417              | 5,733               | 5,684             | 99%                    |
| Tenant Services - Other                          | 2,024            | 1,484            | 540              | 25,051              | 17,808              | 7,243             | 41%                    |
| <b>Total Tenant Services</b>                     | <b>7,421</b>     | <b>5,461</b>     | <b>1,960</b>     | <b>78,452</b>       | <b>65,536</b>       | <b>12,916</b>     | <b>20%</b>             |
| Water  | 1,508            | 1,559            | (51)             | 17,667              | 18,705              | (1,038)           | -6%                    |
| Electricity                                      | 7,932            | 8,687            | (755)            | 103,444             | 104,248             | (804)             | -1%                    |
| Gas  | 815              | 583              | 232              | 7,183               | 6,996               | 187               | 3%                     |
| Sewer  | 1,011            | 1,021            | (11)             | 11,288              | 12,257              | (969)             | -8%                    |
| <b>Total Utilities</b>                           | <b>\$ 11,265</b> | <b>\$ 11,851</b> | <b>\$ (585)</b>  | <b>\$ 139,582</b>   | <b>\$ 142,206</b>   | <b>\$ (2,624)</b> | <b>-2%</b>             |

**Oak Towers Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

|  | Current Month      | Budget             | Variance           | Year to Date        | Budget              | Variance           | Percent of<br>Variance |
|--|--------------------|--------------------|--------------------|---------------------|---------------------|--------------------|------------------------|
| Maintenance - Labor  | \$ 6,543           | \$ 7,956           | \$ (1,413)         | \$ 93,803           | \$ 95,466           | \$ (1,663)         | -2%                    |
| Maintenance - Materials & Other                            | 3,317              | 1,771              | 1,547              | 32,419              | 21,250              | 11,169             | 53%                    |
| Maintenance and Operations Contracts                       | 5,663              | 5,767              | (104)              | 87,389              | 69,200              | 18,189             | 26%                    |
| Employee Benefit Contributions - Maintenance               | 562                | 2,546              | (1,984)            | 24,772              | 30,551              | (5,779)            | -19%                   |
| <b>Total Maintenance</b>                                   | <b>16,085</b>      | <b>18,039</b>      | <b>(1,954)</b>     | <b>238,384</b>      | <b>216,467</b>      | <b>21,917</b>      | <b>10%</b>             |
| <b>Total Insurance Premiums</b>                            | <b>3,046</b>       | <b>3,023</b>       | <b>23</b>          | <b>36,375</b>       | <b>36,279</b>       | <b>96</b>          | <b>0%</b>              |
| Other General Expenses                                     | 112                | -                  | 112                | 10,622              | -                   | 10,622             |                        |
| Taxes  | 2,290              | 2,510              | (220)              | 27,480              | 30,123              | (2,643)            | -9%                    |
| Bad debt - Tenant Rents                                    | (554)              | 230                | (784)              | -                   | 2,765               | (2,765)            | -100%                  |
| <b>Total Other General Expenses</b>                        | <b>25,417</b>      | <b>2,741</b>       | <b>22,677</b>      | <b>61,671</b>       | <b>32,888</b>       | <b>28,783</b>      | <b>88%</b>             |
| Interest of Mortgage (or Bonds) Payable                    | 5,889              | 5,867              | 22                 | 70,245              | 70,403              | (158)              | 0%                     |
| Interest on Notes Payable (Seller Financing)               | 9,215              | 9,287              | (71)               | 110,783             | 111,440             | (657)              | -1%                    |
| Amortization of Loan Costs                                 | 2,510              | 2,510              | -                  | 10,171              | 10,171              | -                  | 0%                     |
| <b>Total Interest Expense and Amortization Cost</b>        | <b>17,615</b>      | <b>17,664</b>      | <b>(49)</b>        | <b>191,199</b>      | <b>192,014</b>      | <b>(815)</b>       | <b>0%</b>              |
| <b>Total Operating Expenses</b>                            | <b>\$ 101,215</b>  | <b>\$ 78,473</b>   | <b>\$ 22,742</b>   | <b>\$ 974,889</b>   | <b>\$ 921,723</b>   | <b>\$ 53,166</b>   | <b>6%</b>              |
| <b>Excess of Operating Revenue over Operating Expenses</b> | <b>\$ (2,465)</b>  | <b>\$ 9,008</b>    | <b>\$ (11,473)</b> | <b>\$ 94,244</b>    | <b>\$ 128,045</b>   | <b>\$ (33,801)</b> | <b>-26%</b>            |
| Extraordinary Maintenance                                  | 2,567              | -                  | 2,567              | 27,417              | -                   | 27,417             |                        |
| Depreciation Expense                                       | 41,959             | 40,520             | 1,439              | 490,042             | 486,237             | 3,805              | 1%                     |
| Capital Outlays  | -                  | -                  | -                  | 51,089              | -                   | 51,089             |                        |
| Debt Principal Payment                                     | 4,906              | 4,751              | 154                | 57,017              | 57,017              | (0)                | 0%                     |
| Funding Replacement Reserves from Operations               | 5,492              | 5,393              | 98                 | 46,566              | 63,621              | (17,055)           | -27%                   |
| <b>Total Expenses</b>                                      | <b>\$ 156,138</b>  | <b>\$ 129,137</b>  | <b>\$ 27,001</b>   | <b>\$ 1,647,020</b> | <b>\$ 1,528,598</b> | <b>\$ 118,422</b>  | <b>8%</b>              |
| <b>Net Gain (Loss)</b>                                     | <b>\$ (57,389)</b> | <b>\$ (41,657)</b> | <b>\$ (15,732)</b> | <b>\$ (577,887)</b> | <b>\$ (478,830)</b> | <b>\$ (99,057)</b> | <b>21%</b>             |

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

|   | Current Month    | Budget           | Variance        | Year to Date      | Budget            | Variance          | Percent of<br>Variance |
|---|------------------|------------------|-----------------|-------------------|-------------------|-------------------|------------------------|
| Tenant Rental Revenue                           | \$ 8,373         | \$ 6,100         | \$ 2,273        | \$ 90,005         | \$ 73,200         | \$ 16,805         | 23%                    |
| Rental Subsidies                                | 7,752            | 9,875            | (2,123)         | 101,870           | 118,500           | (16,630)          | -14%                   |
| Vacancy Loss                                    | (458)            | (320)            | (138)           | (2,264)           | (3,834)           | 1,570             | -41%                   |
| Net Rental Revenue                              | <b>15,667</b>    | <b>15,656</b>    | <b>12</b>       | <b>189,611</b>    | <b>187,866</b>    | <b>1,745</b>      | <b>1%</b>              |
| Tenant Revenue - Other                          | -                | 48               | (48)            | 1,224             | 572               | 652               | 114%                   |
| <b>Total Tenant Revenue</b>                     | <b>15,667</b>    | <b>15,703</b>    | <b>(36)</b>     | <b>190,835</b>    | <b>188,438</b>    | <b>2,397</b>      | <b>1%</b>              |
| Investment Income - Unrestricted                | 2,012            | 209              | 1,803           | 2,334             | 2,510             | (176)             | -7%                    |
| Other Revenue                                   | (299)            | 354              | (653)           | 1,997             | 4,244             | (2,247)           | -53%                   |
| <b>Total Revenue</b>                            | <b>\$ 17,381</b> | <b>\$ 16,266</b> | <b>\$ 1,115</b> | <b>\$ 195,166</b> | <b>\$ 195,192</b> | <b>\$ (26)</b>    | <b>0%</b>              |
| Administrative Salaries                         | 1,545            | 949              | 596             | 11,380            | 11,389            | (9)               | 0%                     |
| Auditing Fees                                   | 688              | 688              | -               | 8,250             | 8,250             | -                 | 0%                     |
| Property Management Fee                         | 768              | 803              | (34)            | 9,634             | 9,634             | (0)               | 0%                     |
| Asset Management Fees                           | 1,255            | 990              | 265             | 12,141            | 11,876            | 265               | 2%                     |
| Employee Benefit contributions - Administrative | 264              | 322              | (58)            | 2,376             | 3,864             | (1,488)           | -38%                   |
| Office Expenses                                 | 341              | 275              | 66              | 4,237             | 3,304             | 933               | 28%                    |
| Legal Expense                                   | -                | 40               | (40)            | -                 | 475               | (475)             | -100%                  |
| Training & Travel                               | 18               | 14               | 3               | 77                | 171               | (94)              | -55%                   |
| Other   | 127              | 38               | 90              | 812               | 450               | 362               | 81%                    |
| <b>Total Operating - Administrative</b>         | <b>5,006</b>     | <b>4,122</b>     | <b>884</b>      | <b>48,907</b>     | <b>49,463</b>     | <b>(556)</b>      | <b>-1%</b>             |
| Water   | 190              | 245              | (55)            | 2,357             | 2,934             | (577)             | -20%                   |
| Electricity                                     | 955              | 1,051            | (96)            | 11,789            | 12,607            | (818)             | -6%                    |
| Gas   | 645              | 345              | 300             | 4,346             | 4,136             | 210               | 5%                     |
| Sewer   | 142              | 184              | (42)            | 1,761             | 2,204             | (443)             | -20%                   |
| <b>Total Utilities</b>                          | <b>\$ 1,931</b>  | <b>\$ 1,823</b>  | <b>\$ 108</b>   | <b>\$ 20,253</b>  | <b>\$ 21,881</b>  | <b>\$ (1,628)</b> | <b>-7%</b>             |



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

|  | Current Month     | Budget            | Variance          | Year to Date        | Budget              | Variance          | Percent of<br>Variance |
|--|-------------------|-------------------|-------------------|---------------------|---------------------|-------------------|------------------------|
| Maintenance - Labor  | \$ 976            | \$ 1,765          | \$ (789)          | \$ 18,319           | \$ 21,181           | \$ (2,862)        | -14%                   |
| Maintenance - Materials & Other                            | 37                | 671               | (634)             | 6,787               | 8,056               | (1,269)           | -16%                   |
| Maintenance and Operations Contracts                       | 1,266             | 1,443             | (177)             | 15,894              | 17,317              | (1,423)           | -8%                    |
| Employee Benefit Contributions - Maintenance               | 187               | 611               | (424)             | 5,929               | 7,328               | (1,399)           | -19%                   |
| <b>Total Maintenance</b>                                   | <b>2,467</b>      | <b>4,490</b>      | <b>(2,024)</b>    | <b>46,930</b>       | <b>53,882</b>       | <b>(6,952)</b>    | <b>-13%</b>            |
| <b>Total Protective Services</b>                           | <b>569</b>        | <b>609</b>        | <b>(39)</b>       | <b>7,286</b>        | <b>7,302</b>        | <b>(16)</b>       | <b>0%</b>              |
| <b>Total Insurance Premiums</b>                            | <b>904</b>        | <b>915</b>        | <b>(11)</b>       | <b>10,832</b>       | <b>10,975</b>       | <b>(143)</b>      | <b>-1%</b>             |
| Other General Expenses                                     | 2                 | -                 | 2                 | 813                 | -                   | 813               |                        |
| Taxes  | 581               | 637               | (56)              | 6,972               | 7,642               | (670)             | -9%                    |
| Bad debt - Tenant Rents                                    | 118               | 25                | 93                | 278                 | 300                 | (23)              | -8%                    |
| <b>Total Other General Expenses</b>                        | <b>701</b>        | <b>662</b>        | <b>39</b>         | <b>8,062</b>        | <b>7,942</b>        | <b>120</b>        | <b>2%</b>              |
| Interest of Mortgage (or Bonds) Payable                    | 753               | 753               | 0                 | 9,014               | 9,039               | (25)              | 0%                     |
| Amortization of Loan Costs                                 | 681               | 681               | (0)               | 8,167               | 8,168               | (1)               | 0%                     |
| <b>Total Interest Expense and Amortization Cost</b>        | <b>1,434</b>      | <b>1,434</b>      | <b>0</b>          | <b>17,181</b>       | <b>17,207</b>       | <b>(26)</b>       | <b>0%</b>              |
| <b>Total Operating Expenses</b>                            | <b>\$ 13,011</b>  | <b>\$ 14,054</b>  | <b>\$ (1,044)</b> | <b>\$ 159,451</b>   | <b>\$ 168,652</b>   | <b>\$ (9,201)</b> | <b>-5%</b>             |
| <b>Excess of Operating Revenue over Operating Expenses</b> | <b>\$ 4,370</b>   | <b>\$ 2,212</b>   | <b>\$ 2,158</b>   | <b>\$ 35,715</b>    | <b>\$ 26,540</b>    | <b>\$ 9,175</b>   | <b>35%</b>             |
| Depreciation Expense                                       | 10,277            | 10,277            | 0                 | 123,324             | 123,324             | 0                 | 0%                     |
| Debt Principal Payment                                     | 913               | 891               | 22                | 10,693              | 10,693              | (0)               | 0%                     |
| Funding Replacement Reserves from Operations               | 738               | 700               | 38                | 8,862               | 8,380               | 481               | 6%                     |
| <b>Total Expenses</b>                                      | <b>\$ 24,939</b>  | <b>\$ 25,923</b>  | <b>\$ (983)</b>   | <b>\$ 302,330</b>   | <b>\$ 311,049</b>   | <b>\$ (8,719)</b> | <b>-3%</b>             |
| <b>Net Gain (Loss)</b>                                     | <b>\$ (7,559)</b> | <b>\$ (9,657)</b> | <b>\$ 2,098</b>   | <b>\$ (107,164)</b> | <b>\$ (115,857)</b> | <b>\$ 8,694</b>   | <b>-8%</b>             |

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

|  | Current Month    | Budget           | Variance        | Year to Date      | Budget            | Variance          | Percent of<br>Variance |
|--|------------------|------------------|-----------------|-------------------|-------------------|-------------------|------------------------|
| Tenant Rental Revenue                            | \$ 9,163         | \$ 9,369         | \$ (206)        | \$ 121,987        | \$ 112,428        | \$ 9,559          | 9%                     |
| Rental Subsidies                                 | 21,033           | 20,269           | 764             | 233,721           | 243,226           | (9,505)           | -4%                    |
| Vacancy Loss                                     | (99)             | (593)            | 494             | (17,889)          | (7,114)           | (10,775)          | 151%                   |
| Net Rental Revenue                               | <b>30,097</b>    | <b>29,045</b>    | <b>1,052</b>    | <b>337,819</b>    | <b>348,540</b>    | <b>(10,721)</b>   | <b>-3%</b>             |
| Tenant Revenue - Other                           | -                | 122              | (122)           | 2,709             | 1,464             | 1,245             | 85%                    |
| <b>Total Tenant Revenue</b>                      | <b>30,097</b>    | <b>29,167</b>    | <b>930</b>      | <b>340,528</b>    | <b>350,004</b>    | <b>(9,476)</b>    | <b>-3%</b>             |
| Investment Income - Unrestricted                 | 1,641            | 134              | 1,507           | 2,183             | 1,608             | 575               | 36%                    |
| Other Revenue                                    | -                | 277              | (277)           | 3,782             | 3,318             | 464               | 14%                    |
| <b>Total Revenue</b>                             | <b>\$ 31,738</b> | <b>\$ 29,578</b> | <b>\$ 2,161</b> | <b>\$ 346,493</b> | <b>\$ 354,930</b> | <b>\$ (8,437)</b> | <b>-2%</b>             |
| Administrative Salaries                          | 1,537            | 3,030            | (1,493)         | 29,303            | 36,359            | (7,056)           | -19%                   |
| Auditing Fees                                    | 1,200            | 1,200            | -               | 14,400            | 14,400            | -                 | 0%                     |
| Property Management Fee                          | 1,961            | 1,767            | 194             | 20,659            | 21,199            | (540)             | -3%                    |
| Asset Management Fees                            | 683              | 683              | (0)             | 8,195             | 8,196             | (1)               | 0%                     |
| Advertising and Marketing                        | -                | 4                | (4)             | -                 | 50                | (50)              | -100%                  |
| Employee Benefit contributions - Administrative  | (74)             | 1,011            | (1,085)         | 8,649             | 12,137            | (3,488)           | -29%                   |
| Office Expenses                                  | 1,591            | 599              | 993             | 7,597             | 7,182             | 415               | 6%                     |
| Legal Expense                                    | -                | 25               | (25)            | -                 | 302               | (302)             | -100%                  |
| Training & Travel                                | 38               | 73               | (35)            | 410               | 876               | (466)             | -53%                   |
| Other  | 209              | 103              | 105             | 1,477             | 1,240             | 237               | 19%                    |
| <b>Total Operating - Administrative</b>          | <b>7,144</b>     | <b>8,495</b>     | <b>(1,351)</b>  | <b>90,690</b>     | <b>101,941</b>    | <b>(11,251)</b>   | <b>-11%</b>            |
| Tenant Services - Salaries                       | 177              | 175              | 2               | 2,082             | 2,099             | (17)              | -1%                    |
| Employee Benefit Contributions - Tenant Services | 14               | 24               | (10)            | 159               | 287               | (128)             | -44%                   |
| Tenant Services - Other                          | 867              | 1,024            | (157)           | 10,737            | 12,290            | (1,553)           | -13%                   |
| <b>Total Tenant Services</b>                     | <b>1,057</b>     | <b>1,223</b>     | <b>(165)</b>    | <b>12,979</b>     | <b>14,676</b>     | <b>(1,697)</b>    | <b>-12%</b>            |
| Water  | 876              | 1,024            | (148)           | 10,126            | 12,283            | (2,157)           | -18%                   |
| Electricity                                      | 561              | 502              | 59              | 5,159             | 6,018             | (859)             | -14%                   |
| Gas  | 168              | 143              | 25              | 2,361             | 1,718             | 643               | 37%                    |
| Sewer  | 841              | 946              | (106)           | 9,874             | 11,355            | (1,481)           | -13%                   |
| <b>Total Utilities</b>                           | <b>\$ 2,445</b>  | <b>\$ 2,615</b>  | <b>\$ (169)</b> | <b>\$ 27,521</b>  | <b>\$ 31,374</b>  | <b>\$ (3,853)</b> | <b>-12%</b>            |

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

|  | Current Month      | Budget             | Variance          | Year to Date        | Budget              | Variance           | Percent of<br>Variance |
|--|--------------------|--------------------|-------------------|---------------------|---------------------|--------------------|------------------------|
| Maintenance - Labor  | \$ 2,745           | \$ 2,662           | \$ 83             | \$ 32,734           | \$ 31,941           | \$ 793             | 2%                     |
| Maintenance - Materials & Other                            | 1,113              | 620                | 493               | 9,626               | 7,435               | 2,191              | 29%                    |
| Maintenance and Operations Contracts                       | 1,807              | 2,820              | (1,013)           | 33,107              | 33,837              | (730)              | -2%                    |
| Employee Benefit Contributions - Maintenance               | 704                | 1,012              | (308)             | 11,139              | 12,144              | (1,005)            | -8%                    |
| <b>Total Maintenance</b>                                   | <b>6,369</b>       | <b>7,113</b>       | <b>(744)</b>      | <b>86,605</b>       | <b>85,357</b>       | <b>1,248</b>       | <b>1%</b>              |
| <b>Total Insurance Premiums</b>                            | <b>2,630</b>       | <b>2,652</b>       | <b>(22)</b>       | <b>31,761</b>       | <b>31,824</b>       | <b>(63)</b>        | <b>0%</b>              |
| Other General Expenses                                     | 57                 | -                  | 57                | 96                  | -                   | 96                 |                        |
| Property Taxes   | 1,528              | 1,675              | (147)             | 18,341              | 20,105              | (1,764)            | -9%                    |
| Bad debt - Tenant Rents                                    | 8,183              | 232                | 7,950             | 8,183               | 2,789               | 5,394              | 193%                   |
| <b>Total Other General Expenses</b>                        | <b>9,768</b>       | <b>1,908</b>       | <b>7,861</b>      | <b>26,619</b>       | <b>22,894</b>       | <b>3,725</b>       | <b>16%</b>             |
| Interest of Mortgage (or Bonds) Payable                    | 653                | 661                | (8)               | 7,914               | 7,928               | (14)               | 0%                     |
| Interest on Notes Payable                                  | 1,268              | -                  | 1,268             | 15,215              | -                   | 15,215             |                        |
| Amortization of Loan Costs                                 | 526                | 526                | 0                 | 6,317               | 6,317               | 0                  | 0%                     |
| <b>Total Interest Expense and Amortization Cost</b>        | <b>2,447</b>       | <b>1,187</b>       | <b>1,260</b>      | <b>29,446</b>       | <b>14,245</b>       | <b>15,201</b>      | <b>107%</b>            |
| <b>Total Operating Expenses</b>                            | <b>\$ 31,862</b>   | <b>\$ 25,192</b>   | <b>\$ 6,670</b>   | <b>\$ 305,621</b>   | <b>\$ 302,311</b>   | <b>\$ 3,310</b>    | <b>1%</b>              |
| <b>Excess of Operating Revenue over Operating Expenses</b> | <b>\$ (123)</b>    | <b>\$ 4,385</b>    | <b>\$ (4,509)</b> | <b>\$ 40,872</b>    | <b>\$ 52,619</b>    | <b>\$ (11,747)</b> | <b>-22%</b>            |
| Depreciation Expense                                       | 24,812             | 24,812             | 0                 | 297,743             | 297,743             | (0)                | 0%                     |
| Debt Principal Payment                                     | 434                | 427                | 6                 | 5,130               | 5,129               | 1                  | 0%                     |
| Funding Replacement Reserves from Operations               | 1,622              | 1,575              | 47                | 19,730              | 14,175              | 5,555              | 39%                    |
| <b>Total Expenses</b>                                      | <b>\$ 58,730</b>   | <b>\$ 52,007</b>   | <b>\$ 6,723</b>   | <b>\$ 628,223</b>   | <b>\$ 619,358</b>   | <b>\$ 8,866</b>    | <b>1%</b>              |
| <b>Net Gain (Loss)</b>                                     | <b>\$ (26,991)</b> | <b>\$ (22,429)</b> | <b>\$ (4,562)</b> | <b>\$ (281,730)</b> | <b>\$ (264,428)</b> | <b>\$ (17,303)</b> | <b>7%</b>              |

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

|  | Current Month    | Budget           | Variance        | Year to Date      | Budget            | Variance          | Percent of<br>Variance |
|--|------------------|------------------|-----------------|-------------------|-------------------|-------------------|------------------------|
| Tenant Rental Revenue                            | \$ 5,488         | \$ 3,846         | \$ 1,643        | \$ 65,119         | \$ 46,149         | \$ 18,970         | 41%                    |
| Rental Subsidies                                 | 12,986           | 14,297           | (1,312)         | 152,609           | 171,569           | (18,960)          | -11%                   |
| Vacancy Loss                                     | (335)            | (363)            | 28              | (3,724)           | (4,354)           | 630               | -14%                   |
| Net Rental Revenue                               | <b>18,139</b>    | <b>17,780</b>    | <b>359</b>      | <b>214,004</b>    | <b>213,364</b>    | <b>640</b>        | <b>0%</b>              |
| Tenant Revenue - Other                           | 195              | 131              | 64              | 1,337             | 1,572             | (235)             | -15%                   |
| <b>Total Tenant Revenue</b>                      | <b>18,334</b>    | <b>17,911</b>    | <b>423</b>      | <b>215,341</b>    | <b>214,936</b>    | <b>405</b>        | <b>0%</b>              |
| Investment Income - Unrestricted                 | 2,490            | 186              | 2,304           | 2,983             | 2,235             | 748               | 33%                    |
| Other Revenue                                    | -                | 48               | (48)            | 1,250             | 581               | 669               | 115%                   |
| <b>Total Revenue</b>                             | <b>\$ 20,824</b> | <b>\$ 18,146</b> | <b>\$ 2,678</b> | <b>\$ 219,574</b> | <b>\$ 217,752</b> | <b>\$ 1,822</b>   | <b>1%</b>              |
| Administrative Salaries                          | 1,020            | 1,220            | (200)           | 13,884            | 14,639            | (755)             | -5%                    |
| Auditing Fees                                    | 1,200            | 1,200            | -               | 14,400            | 14,400            | -                 | 0%                     |
| Property Management Fee                          | 985              | 1,078            | (92)            | 12,881            | 12,931            | (50)              | 0%                     |
| Asset Management Fees                            | 683              | 683              | (0)             | 8,195             | 8,196             | (1)               | 0%                     |
| Advertising and Marketing                        | -                | 4                | (4)             | -                 | 50                | (50)              | -100%                  |
| Employee Benefit contributions - Administrative  | 18               | 412              | (393)           | 3,997             | 4,943             | (946)             | -19%                   |
| Office Expenses                                  | 573              | 205              | 368             | 3,535             | 2,465             | 1,070             | 43%                    |
| Legal Expense                                    | -                | 13               | (13)            | 169               | 150               | 19                | 13%                    |
| Training & Travel                                | 25               | 60               | (35)            | 248               | 720               | (472)             | -66%                   |
| Other  | 116              | 56               | 59              | 669               | 675               | (6)               | -1%                    |
| <b>Total Operating - Administrative</b>          | <b>4,621</b>     | <b>4,931</b>     | <b>(310)</b>    | <b>57,978</b>     | <b>59,169</b>     | <b>(1,191)</b>    | <b>-2%</b>             |
| Tenant Services - Salaries                       | 112              | 110              | 2               | 1,315             | 1,325             | (10)              | -1%                    |
| Employee Benefit Contributions - Tenant Services | 9                | 15               | (7)             | 101               | 182               | (81)              | -45%                   |
| Tenant Services - Other                          | 520              | 625              | (105)           | 6,566             | 7,500             | (934)             | -12%                   |
| <b>Total Tenant Services</b>                     | <b>640</b>       | <b>751</b>       | <b>(110)</b>    | <b>7,982</b>      | <b>9,007</b>      | <b>(1,025)</b>    | <b>-11%</b>            |
| Water  | 556              | 615              | (59)            | 7,191             | 7,375             | (184)             | -2%                    |
| Electricity                                      | 350              | 243              | 107             | 2,266             | 2,920             | (654)             | -22%                   |
| Gas  | 105              | 88               | 18              | 602               | 1,054             | (452)             | -43%                   |
| Sewer  | 607              | 615              | (8)             | 7,037             | 7,380             | (343)             | -5%                    |
| <b>Total Utilities</b>                           | <b>\$ 1,619</b>  | <b>\$ 1,561</b>  | <b>\$ 58</b>    | <b>\$ 17,095</b>  | <b>\$ 18,729</b>  | <b>\$ (1,634)</b> | <b>-9%</b>             |

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

|  | Current Month     | Budget             | Variance        | Year to Date        | Budget              | Variance          | Percent of<br>Variance |
|--|-------------------|--------------------|-----------------|---------------------|---------------------|-------------------|------------------------|
| Maintenance - Labor  | \$ 931            | \$ 887             | \$ 43           | \$ 11,083           | \$ 10,647           | \$ 436            | 4%                     |
| Maintenance - Materials & Other                            | 160               | 534                | (374)           | 3,790               | 6,405               | (2,615)           | -41%                   |
| Maintenance and Operations Contracts                       | 1,170             | 1,432              | (262)           | 24,470              | 17,185              | 7,285             | 42%                    |
| Employee Benefit Contributions - Maintenance               | 254               | 337                | (84)            | 3,905               | 4,049               | (144)             | -4%                    |
| <b>Total Maintenance</b>                                   | <b>2,514</b>      | <b>3,191</b>       | <b>(676)</b>    | <b>43,248</b>       | <b>38,286</b>       | <b>4,962</b>      | <b>13%</b>             |
| <b>Total Insurance Premiums</b>                            | <b>1,695</b>      | <b>1,697</b>       | <b>(3)</b>      | <b>20,378</b>       | <b>20,368</b>       | <b>10</b>         | <b>0%</b>              |
| Other General Expenses                                     | -                 | -                  | -               | 4,593               | -                   | 4,593             |                        |
| Property Taxes   | 1,049             | 1,150              | (101)           | 12,587              | 13,798              | (1,211)           | -9%                    |
| Bad debt - Tenant Rents                                    | 1,327             | 73                 | 1,254           | 1,327               | 878                 | 449               | 51%                    |
| <b>Total Other General Expenses</b>                        | <b>2,376</b>      | <b>1,223</b>       | <b>1,153</b>    | <b>18,508</b>       | <b>14,676</b>       | <b>3,832</b>      | <b>26%</b>             |
| Interest on Notes Payable                                  | 2,676             | 2,793              | (117)           | 32,108              | 33,512              | (1,404)           | -4%                    |
| Amortization of Loan Costs                                 | 271               | 271                | 0               | 3,249               | 3,249               | 0                 | 0%                     |
| <b>Total Interest Expense and Amortization Cost</b>        | <b>2,946</b>      | <b>3,063</b>       | <b>(117)</b>    | <b>35,357</b>       | <b>36,761</b>       | <b>(1,404)</b>    | <b>-4%</b>             |
| <b>Total Operating Expenses</b>                            | <b>\$ 16,411</b>  | <b>\$ 16,416</b>   | <b>\$ (5)</b>   | <b>\$ 200,546</b>   | <b>\$ 196,996</b>   | <b>\$ 3,550</b>   | <b>2%</b>              |
| <b>Excess of Operating Revenue over Operating Expenses</b> | <b>\$ 4,413</b>   | <b>\$ 1,730</b>    | <b>\$ 2,683</b> | <b>\$ 19,027</b>    | <b>\$ 20,756</b>    | <b>\$ (1,729)</b> | <b>-8%</b>             |
| Depreciation Expense                                       | 13,459            | 13,459             | (0)             | 161,504             | 161,508             | (4)               | 0%                     |
| Debt Principal Payment                                     |                   | -                  | -               | 18,188              | 18,188              | -                 | 0%                     |
| Funding Replacement Reserves from Operations               | 927               | 983                | (56)            | 11,295              | 8,100               | 3,195             | 39%                    |
| <b>Total Expenses</b>                                      | <b>\$ 30,797</b>  | <b>\$ 30,858</b>   | <b>\$ (61)</b>  | <b>\$ 391,534</b>   | <b>\$ 384,792</b>   | <b>\$ 6,742</b>   | <b>2%</b>              |
| <b>Net Gain (Loss)</b>                                     | <b>\$ (9,973)</b> | <b>\$ (12,712)</b> | <b>\$ 2,739</b> | <b>\$ (171,960)</b> | <b>\$ (167,040)</b> | <b>\$ (4,920)</b> | <b>3%</b>              |

**Columbia Housing Authority  
Administration Revenue and Expense Summary**

|   | Total<br>Adminstration | Year to Date<br>Budget | Budget<br>Variance  |              |
|---|------------------------|------------------------|---------------------|--------------|
| Management Fee                          | \$ 328,273             | \$ 321,049             | \$ 7,224            | 2%           |
| Asset Management Fee                    | 15,600                 | 14,400                 | 1,200               | 8%           |
| Book Keeping Fee                        | 156,915                | 160,310                | (3,395)             | -2%          |
| <b>Fee Revenue</b>                      | <b>\$ 500,788</b>      | <b>\$ 495,759</b>      | <b>\$ 5,029</b>     | <b>1%</b>    |
| Interest Income                         | 28,065                 | 16,605                 | 11,460              | 69%          |
| Investment Income                       | 823,935                | 791,018                | 32,917              | 4%           |
| Other Revenue                           | 391,778                | 430,870                | (39,092)            | -9%          |
| <b>Total Revenue</b>                    | <b>\$ 1,744,567</b>    | <b>\$ 1,734,252</b>    | <b>\$ 10,315</b>    | <b>1%</b>    |
| Administrative Salaries                 | 850,609                | 832,593                | 18,016              | 2%           |
| Auditing Fees                           | 18,153                 | 13,000                 | 5,153               | 40%          |
| Advertising and Marketing               | 3,454                  | 300                    | 3,154               | 1051%        |
| Employee Benefits - Admin.              | 188,564                | 211,451                | (22,887)            | -11%         |
| Office Expenses                         | 108,262                | 83,395                 | 24,867              | 30%          |
| Legal Expense                           | 7,783                  | 3,000                  | 4,783               | 159%         |
| Training & Travel                       | 12,403                 | 6,000                  | 6,403               | 107%         |
| Other                                   | 19,850                 | 11,200                 | 8,650               | 77%          |
| <b>Total Operating - Administration</b> | <b>1,209,077</b>       | <b>1,160,939</b>       | <b>48,138</b>       | <b>4%</b>    |
| Water                                   | 508                    | 1,670                  | (1,162)             | -70%         |
| Electricity                             | 4,685                  | 7,200                  | (2,515)             | -35%         |
| Gas                                     | 1,518                  | 2,480                  | (962)               | -39%         |
| Sewer                                   | 294                    | 360                    | (66)                | -18%         |
| <b>Total Utilities</b>                  | <b>7,005</b>           | <b>11,710</b>          | <b>(4,705)</b>      | <b>-40%</b>  |
| Maintenance - Materials                 | 4,873                  | 1,440                  | 3,433               | 238%         |
| Maintenance Contracts                   | 69,915                 | 18,050                 | 51,865              | 287%         |
| <b>Total Maintenance</b>                | <b>74,789</b>          | <b>18,050</b>          | <b>56,739</b>       | <b>314%</b>  |
| <b>Total Insurance Premiums</b>         | <b>33,862</b>          | <b>27,242</b>          | <b>6,620</b>        | <b>24%</b>   |
| <b>Total Other Expenses</b>             | <b>86,507</b>          | <b>72,822</b>          | <b>13,685</b>       | <b>19%</b>   |
| Interest of Bonds Payable               | 322,578                | 322,578                | -                   | 0%           |
| Interest on Notes Payable               | 22,881                 | 22,881                 | -                   | 0%           |
| <b>Total Interest/Amortization</b>      | <b>345,459</b>         | <b>345,459</b>         | <b>-</b>            | <b>0%</b>    |
| <b>Total Operating Expenses</b>         | <b>\$ 1,759,392</b>    | <b>\$ 1,636,222</b>    | <b>\$ 123,170</b>   | <b>8%</b>    |
| <b>Excess of Operating Revenue over</b> |                        |                        |                     |              |
| <b>Operating Expenses</b>               | <b>\$ (14,825)</b>     | <b>\$ 98,030</b>       | <b>\$ (112,855)</b> | <b>-115%</b> |
| Casualty Losses Non-capitalized         | 8,278                  | -                      | 8,278               |              |
| Housing Assistance Payments             | 1,750                  | -                      | -                   |              |
| Depreciation Expense                    | 20,082                 | 7,120                  | 12,962              | 182%         |
| <b>Total Expenses</b>                   | <b>\$ 1,789,502</b>    | <b>\$ 1,643,342</b>    | <b>\$ 144,410</b>   | <b>9%</b>    |
| <b>Net Gain (Loss)</b>                  | <b>\$ (44,935)</b>     | <b>\$ 90,910</b>       | <b>\$ (134,095)</b> | <b>-148%</b> |

**Columbia Housing Authority  
Entity Wide Revenue and Expense Summary**

|                                     | Public Housing Projects | Affordable Housing Projects | Housing Choice Vouchers | HCV CARES ACT     | Mainstream Vouchers | Continuum of Care Vouchers | TBRA Vouchers     | ROSS Grants       | CHALIS              | Columbia Community Housing Trust | Affordable Housing General Partners | Affordable Housing Development | CHA Business Activities | CHA Central Office | Subtotal             | ELIM                  | Total                |
|-------------------------------------|-------------------------|-----------------------------|-------------------------|-------------------|---------------------|----------------------------|-------------------|-------------------|---------------------|----------------------------------|-------------------------------------|--------------------------------|-------------------------|--------------------|----------------------|-----------------------|----------------------|
| Tenant Rental Revenue               | \$ 334,238              | \$ 1,751,009                | \$ -                    | \$ -              | \$ -                | \$ -                       | \$ -              | \$ -              | \$ 27,228           | \$ 11,060                        | \$ -                                | \$ -                           | \$ -                    | \$ -               | \$ 2,123,536         | \$ -                  | \$ 2,123,536         |
| Rental Subsidies                    |                         | 2,462,416                   |                         |                   |                     |                            |                   |                   |                     |                                  |                                     |                                |                         |                    | 2,462,416            | (2,462,416)           |                      |
| Vacancy Loss                        | (42,233)                | (101,682)                   | -                       | -                 | -                   | -                          | -                 | -                 | -                   | -                                | -                                   | -                              | -                       | -                  | (143,915)            | -                     | (143,915)            |
| Net Rental Revenue                  | 292,005                 | 4,111,743                   | -                       | -                 | -                   | -                          | -                 | -                 | 27,228              | 11,060                           | -                                   | -                              | -                       | -                  | 4,442,036            | (2,462,416)           | 1,979,620            |
| Tenant Revenue - Other              | 7,804                   | 48,522                      | -                       | -                 | -                   | -                          | -                 | -                 | 15                  | 1                                | -                                   | -                              | -                       | -                  | 56,342               | -                     | 56,342               |
| <b>Total Tenant Revenue</b>         | <b>299,809</b>          | <b>4,160,265</b>            | <b>-</b>                | <b>-</b>          | <b>-</b>            | <b>-</b>                   | <b>-</b>          | <b>-</b>          | <b>27,243</b>       | <b>11,061</b>                    | <b>-</b>                            | <b>-</b>                       | <b>-</b>                | <b>-</b>           | <b>4,498,378</b>     | <b>(2,462,416)</b>    | <b>2,035,962</b>     |
| HUD PHA Operating Grants            | 446,987                 | -                           | 9,616,791               | -                 | 100,816             | 350,239                    | -                 | 172,353           | -                   | -                                | -                                   | -                              | -                       | -                  | 10,687,186           | -                     | 10,687,186           |
| HUD Voucher Admin Fees              |                         |                             | 1,067,665               |                   |                     |                            |                   |                   |                     |                                  |                                     |                                |                         |                    | 1,067,665            |                       | 1,067,665            |
| Capital Grants                      | 252,553                 | -                           | -                       | -                 | -                   | -                          | -                 | -                 | -                   | -                                | -                                   | -                              | -                       | -                  | 252,553              | -                     | 252,553              |
| Management Fee                      |                         |                             |                         |                   |                     |                            |                   |                   |                     |                                  |                                     |                                |                         |                    | 328,273              | 328,273               | (328,273)            |
| Asset Management Fee                |                         |                             |                         |                   |                     |                            |                   |                   |                     |                                  |                                     |                                |                         | 15,600             | 15,600               | (15,600)              |                      |
| Book Keeping Fee                    |                         |                             |                         |                   |                     |                            |                   |                   |                     |                                  |                                     |                                |                         | 156,915            | 156,915              | (156,915)             |                      |
| <b>Total Fee Revenue</b>            | <b>699,540</b>          | <b>-</b>                    | <b>10,684,457</b>       | <b>-</b>          | <b>100,816</b>      | <b>350,239</b>             | <b>-</b>          | <b>172,353</b>    | <b>-</b>            | <b>-</b>                         | <b>-</b>                            | <b>-</b>                       | <b>-</b>                | <b>500,788</b>     | <b>12,508,193</b>    | <b>(500,788)</b>      | <b>12,007,404</b>    |
| Other Government Grants             | -                       | -                           | -                       | 287,060           | -                   | -                          | 102,793           | -                 | 770,769             | -                                | -                                   | -                              | -                       | -                  | 1,160,622            | -                     | 1,160,622            |
| Interest Income                     | 18,153                  | 55,505                      | 11,352                  | -                 | -                   | -                          | -                 | -                 | 1,101               | 3,130                            | -                                   | 32,026                         | 10,042                  | 4,388              | 135,697              | -                     | 135,697              |
| Investment Income                   | -                       | -                           | -                       | -                 | -                   | -                          | -                 | -                 | -                   | -                                | -                                   | -                              | 805,544                 | -                  | 805,544              | (805,544)             | -                    |
| Fraud Recovery                      | 1,394                   | -                           | 5,293                   | -                 | -                   | -                          | -                 | -                 | -                   | -                                | -                                   | -                              | -                       | -                  | 6,687                | -                     | 6,687                |
| Other Revenue                       | 78,160                  | 232,727                     | 799                     | -                 | -                   | -                          | -                 | -                 | 240,835             | 1,675                            | 195,707                             | 155                            | 361,387                 | 30,236             | 1,141,682            | (26,192)              | 1,115,490            |
| FSS Forfeiture                      |                         |                             | 19,474                  |                   |                     |                            |                   |                   |                     |                                  |                                     |                                |                         |                    |                      |                       |                      |
| Gain/Loss on Sale of Capital Assets | 17,350                  | -                           | -                       | -                 | -                   | -                          | -                 | -                 | -                   | -                                | -                                   | -                              | -                       | -                  | 17,350               | -                     | 17,350               |
| <b>Total Revenue</b>                | <b>\$ 1,114,406</b>     | <b>\$ 4,448,496</b>         | <b>\$ 10,721,376</b>    | <b>\$ 287,060</b> | <b>\$ 100,816</b>   | <b>\$ 350,239</b>          | <b>\$ 102,793</b> | <b>\$ 172,353</b> | <b>\$ 1,039,948</b> | <b>\$ 15,865</b>                 | <b>\$ 195,707</b>                   | <b>\$ 32,181</b>               | <b>\$ 1,176,973</b>     | <b>\$ 535,412</b>  | <b>\$ 20,274,152</b> | <b>\$ (3,794,940)</b> | <b>\$ 16,479,212</b> |
| Administrative Salaries             | 38,801                  | 334,635                     | 123,874                 | -                 | 519                 | 1,093                      | 114               | -                 | 47,485              | -                                | -                                   | 207,004                        | 241,989                 | 401,615            | 1,397,130            | -                     | 1,397,130            |
| Auditing Fees                       | 3,803                   | 75,150                      | 39,131                  | -                 | -                   | -                          | -                 | -                 | 4,373               | 39                               | 16,200                              | -                              | 4,673                   | 13,479             | 156,850              | -                     | 156,850              |
| Management Fee                      | 65,324                  | 249,341                     | 234,888                 | -                 | -                   | -                          | -                 | -                 | 1,500               | 944                              | -                                   | -                              | -                       | -                  | 551,997              | (328,273)             | 223,724              |
| Mgmt                                | 10,110                  | 65,564                      | 146,805                 | -                 | -                   | -                          | -                 | -                 | -                   | -                                | -                                   | -                              | -                       | -                  | 222,479              | (156,915)             | 65,564               |
| Advertising and Marketing           |                         |                             | 1,676                   | -                 | -                   | -                          | -                 | -                 | 1,229               | -                                | -                                   | -                              | 259                     | 3,195              | 6,359                | -                     | 6,359                |
| Employee Benefits - Admin.          | 10,607                  | 88,966                      | 23,617                  | -                 | 50                  | 342                        | 16                | -                 | 8,501               | -                                | -                                   | 43,076                         | 62,636                  | 82,852             | 320,662              | -                     | 320,662              |
| Office Expenses                     | 12,807                  | 78,521                      | 70,621                  | -                 | 325                 | 2,304                      | 417               | 2,399             | 18,559              | -                                | 1,398                               | 5,964                          | 52,090                  | 50,208             | 295,613              | -                     | 295,613              |
| Legal Expense                       | -                       | 2,188                       | -                       | -                 | -                   | -                          | -                 | -                 | -                   | -                                | -                                   | 538                            | 1,575                   | 5,670              | 9,971                | -                     | 9,971                |
| Training & Travel                   | 1,160                   | 2,790                       | 909                     | -                 | 13                  | 37                         | 10                | -                 | 13,447              | -                                | -                                   | 1,974                          | 1,178                   | 9,251              | 32,930               | -                     | 32,930               |
| Other                               | 28,669                  | 25,061                      | 116,875                 | -                 | 28                  | 1,759                      | -                 | 12,303            | 9,072               | 1,007                            | 1,497                               | 595                            | 5,940                   | 13,315             | 216,122              | -                     | 216,122              |
| <b>Total Operating - Admin.</b>     | <b>171,290</b>          | <b>922,217</b>              | <b>758,486</b>          | <b>-</b>          | <b>936</b>          | <b>5,535</b>               | <b>557</b>        | <b>16,763</b>     | <b>104,166</b>      | <b>1,991</b>                     | <b>19,095</b>                       | <b>259,151</b>                 | <b>370,342</b>          | <b>579,585</b>     | <b>3,210,113</b>     | <b>(485,188)</b>      | <b>2,724,924</b>     |
| Asset Management Fee                | 15,600                  | -                           | -                       | -                 | -                   | -                          | -                 | -                 | -                   | -                                | -                                   | -                              | -                       | -                  | 15,600               | (15,600)              | -                    |
| Tenant Services - Salaries          | 4,494                   | 94,163                      | -                       | 188,191           | -                   | -                          | -                 | 122,989           | 482,542             | -                                | -                                   | -                              | -                       | -                  | 892,379              | -                     | 892,379              |
| Employee Benefit - Tenant           | 344                     | 24,564                      | -                       | 62,620            | -                   | -                          | -                 | 30,275            | 107,822             | -                                | -                                   | -                              | -                       | -                  | 225,625              | -                     | 225,625              |
| Tenant Services - Other             | 174                     | 112,785                     | 769                     | 36,249            | 241                 | -                          | -                 | -                 | 166,215             | 1,296                            | -                                   | -                              | 466                     | 2,227              | 320,422              | -                     | 320,422              |
| <b>Total Tenant Services</b>        | <b>5,012</b>            | <b>231,512</b>              | <b>769</b>              | <b>287,060</b>    | <b>241</b>          | <b>-</b>                   | <b>-</b>          | <b>153,265</b>    | <b>756,580</b>      | <b>1,296</b>                     | <b>-</b>                            | <b>-</b>                       | <b>466</b>              | <b>2,227</b>       | <b>1,438,426</b>     | <b>-</b>              | <b>1,438,426</b>     |
| Water                               | 32,732                  | 119,370                     | 422                     | -                 | -                   | -                          | -                 | -                 | -                   | 62                               | -                                   | 39                             | 268                     | 201                | 153,093              | -                     | 153,093              |
| Electricity                         | 16,045                  | 283,530                     | 4,018                   | -                 | -                   | -                          | -                 | -                 | -                   | 110                              | -                                   | 380                            | 2,434                   | 1,871              | 308,388              | -                     | 308,388              |
| Gas                                 | 11,425                  | 30,687                      | 1,064                   | -                 | -                   | -                          | -                 | -                 | -                   | 193                              | -                                   | 121                            | 824                     | 572                | 44,887               | -                     | 44,887               |
| Sewer                               | 30,400                  | 91,870                      | 246                     | -                 | -                   | -                          | -                 | -                 | -                   | 81                               | -                                   | 22                             | 155                     | 117                | 122,892              | -                     | 122,892              |
| <b>Total Utilities</b>              | <b>90,602</b>           | <b>525,458</b>              | <b>5,750</b>            | <b>-</b>          | <b>-</b>            | <b>-</b>                   | <b>-</b>          | <b>-</b>          | <b>-</b>            | <b>446</b>                       | <b>-</b>                            | <b>562</b>                     | <b>3,682</b>            | <b>2,761</b>       | <b>629,260</b>       | <b>-</b>              | <b>629,260</b>       |

**Columbia Housing Authority  
Entity Wide Revenue and Expense Summary**

|  | Public Housing Projects | Affordable Housing Projects | Housing Choice Vouchers | HCV CARES ACT     | Mainstream Vouchers | Continuum of Care Vouchers | TBRA Vouchers     | ROSS Grants       | CHALIS            | Columbia Community Housing Trust | Affordable Housing General Partners | Affordable Housing Development | CHA Business Activities | CHA Central Office | Subtotal              | ELIM                  | Total                 |
|--|-------------------------|-----------------------------|-------------------------|-------------------|---------------------|----------------------------|-------------------|-------------------|-------------------|----------------------------------|-------------------------------------|--------------------------------|-------------------------|--------------------|-----------------------|-----------------------|-----------------------|
| Maintenance - Labor  | 170,647                 | 359,523                     | -                       | -                 | -                   | -                          | -                 | -                 | -                 | -                                | -                                   | -                              | -                       | -                  | 530,170               | -                     | 530,170               |
| Maintenance - Materials                                    | 77,122                  | 142,976                     | -                       | -                 | -                   | -                          | -                 | -                 | 554               | 125                              | 1,485                               | 127                            | 2,103                   | 2,643              | 227,135               | -                     | 227,135               |
| Maintenance Contracts                                      | 92,488                  | 350,989                     | 23,395                  | -                 | -                   | -                          | -                 | -                 | 12,069            | 3,316                            | 1,308                               | 971                            | 58,259                  | 10,685             | 553,481               | -                     | 553,481               |
| Employee Benefits - Maint.                                 | 52,042                  | 111,570                     | -                       | -                 | -                   | -                          | -                 | -                 | -                 | -                                | -                                   | -                              | -                       | -                  | 163,612               | (26,192)              | 137,420               |
| <b>Total Maintenance</b>                                   | <b>392,300</b>          | <b>965,059</b>              | <b>23,395</b>           | -                 | -                   | -                          | -                 | -                 | <b>12,622</b>     | <b>3,440</b>                     | <b>2,793</b>                        | <b>1,098</b>                   | <b>60,362</b>           | <b>13,328</b>      | <b>1,561,007</b>      | <b>(26,192)</b>       | <b>1,448,207</b>      |
| Protective Services - Labor                                | 27,562                  | 5,821                       | -                       | -                 | -                   | -                          | -                 | -                 | -                 | -                                | 121,920                             | -                              | -                       | -                  | 155,303               | -                     | 155,303               |
| Protective Services - Other                                | 613                     | 128                         | -                       | -                 | -                   | -                          | -                 | -                 | -                 | -                                | 3,051                               | -                              | -                       | -                  | 3,793                 | -                     | 3,793                 |
| Employee Benefit   | 6,333                   | 1,337                       | -                       | -                 | -                   | -                          | -                 | -                 | -                 | -                                | 31,657                              | -                              | -                       | -                  | 39,327                | -                     | 39,327                |
| <b>Total Protective Services</b>                           | <b>34,509</b>           | <b>7,286</b>                | -                       | -                 | -                   | -                          | -                 | -                 | -                 | -                                | <b>156,628</b>                      | -                              | -                       | -                  | <b>198,423</b>        | -                     | <b>198,423</b>        |
| Property Insurance   | 37,314                  | 203,683                     | -                       | -                 | -                   | -                          | -                 | -                 | 1,758             | 621                              | -                                   | -                              | 804                     | 804                | 244,984               | -                     | 244,984               |
| Liability Insurance  | 5,250                   | -                           | 6,506                   | -                 | -                   | -                          | -                 | -                 | 3,906             | 80                               | -                                   | -                              | -                       | 248                | 15,990                | -                     | 15,990                |
| Workmen's Compensation                                     | 4,612                   | 14,922                      | 2,312                   | -                 | 10                  | 21                         | 2                 | 2,325             | 10,037            | -                                | 2,609                               | 3,894                          | 4,754                   | 7,398              | 52,895                | -                     | 52,895                |
| All Other Insurance  | 2,940                   | 4,137                       | -                       | -                 | -                   | -                          | -                 | -                 | 3,049             | -                                | 800                                 | 248                            | 15,712                  | -                  | 26,886                | -                     | 26,886                |
| <b>Total Insurance Premiums</b>                            | <b>50,115</b>           | <b>222,742</b>              | <b>8,818</b>            | -                 | <b>10</b>           | <b>21</b>                  | <b>2</b>          | <b>2,325</b>      | <b>18,751</b>     | <b>701</b>                       | <b>3,409</b>                        | <b>4,142</b>                   | <b>21,269</b>           | <b>8,450</b>       | <b>340,755</b>        | -                     | <b>340,755</b>        |
| Other General Expenses                                     | 18,133                  | 22,638                      | 6,185                   | -                 | -                   | -                          | -                 | -                 | -                 | -                                | 141                                 | 600                            | 77,193                  | 8,714              | 133,604               | -                     | 133,604               |
| Payments in Lieu of Taxes                                  | 20,140                  | 137,295                     | -                       | -                 | -                   | -                          | -                 | -                 | 2,723             | 1,061                            | -                                   | -                              | -                       | -                  | 161,219               | -                     | 161,219               |
| Bad debt - Tenant Rents                                    | 4,596                   | 62,869                      | -                       | -                 | -                   | -                          | -                 | -                 | -                 | -                                | -                                   | -                              | -                       | -                  | 67,466                | -                     | 67,466                |
| <b>Total Other Expenses</b>                                | <b>42,870</b>           | <b>222,801</b>              | <b>6,185</b>            | -                 | -                   | -                          | -                 | -                 | <b>2,723</b>      | <b>1,061</b>                     | <b>141</b>                          | <b>600</b>                     | <b>77,193</b>           | <b>8,714</b>       | <b>362,288</b>        | -                     | <b>362,288</b>        |
| Interest of Mortgage Payable                               | -                       | 330,492                     | -                       | -                 | -                   | -                          | -                 | -                 | -                 | -                                | 3,823                               | -                              | 322,578                 | -                  | 656,893               | -                     | 656,893               |
| Interest on Notes Payable                                  | 5,112                   | 490,266                     | -                       | -                 | -                   | -                          | -                 | -                 | -                 | -                                | -                                   | -                              | 22,881                  | -                  | 518,259               | -                     | 518,259               |
| Amortization of Loan Costs                                 | -                       | 47,870                      | -                       | -                 | -                   | -                          | -                 | -                 | -                 | -                                | -                                   | -                              | -                       | -                  | 47,870                | -                     | 47,870                |
| <b>Total Interest/Amortization</b>                         | <b>5,112</b>            | <b>868,628</b>              | -                       | -                 | -                   | -                          | -                 | -                 | -                 | -                                | -                                   | -                              | <b>345,459</b>          | -                  | <b>1,223,022</b>      | <b>(805,544)</b>      | <b>417,478</b>        |
| <b>Total Operating Expenses</b>                            | <b>\$ 807,410</b>       | <b>\$ 3,965,702</b>         | <b>\$ 803,403</b>       | <b>\$ 287,060</b> | <b>\$ 1,186</b>     | <b>\$ 5,556</b>            | <b>\$ 559</b>     | <b>\$ 172,353</b> | <b>\$ 894,842</b> | <b>\$ 8,935</b>                  | <b>\$ 182,067</b>                   | <b>\$ 265,553</b>              | <b>\$ 878,773</b>       | <b>\$ 615,066</b>  | <b>\$ 8,978,894</b>   | <b>\$ (1,332,524)</b> | <b>\$ 7,559,762</b>   |
| <b>Excess of Operating Revenue over Operating Expenses</b> | <b>\$ 306,997</b>       | <b>\$ 482,794</b>           | <b>\$ 9,917,973</b>     | <b>\$ -</b>       | <b>\$ 99,630</b>    | <b>\$ 344,683</b>          | <b>\$ 102,234</b> | <b>\$ -</b>       | <b>\$ 145,107</b> | <b>\$ 6,931</b>                  | <b>\$ 13,640</b>                    | <b>\$ (233,371)</b>            | <b>\$ 298,200</b>       | <b>\$ (79,654)</b> | <b>\$ 11,295,258</b>  | <b>\$ (2,462,416)</b> | <b>\$ 8,919,450</b>   |
| Extraordinary Maintenance                                  | 12,295                  | 57,542                      | -                       | -                 | -                   | -                          | -                 | -                 | -                 | -                                | -                                   | -                              | -                       | -                  | 69,837                | -                     | 69,837                |
| Casualty Losses Non-                                       | 47,170                  | 62,843                      | 384                     | -                 | -                   | -                          | -                 | -                 | -                 | -                                | -                                   | 66                             | 395                     | 7,817              | 118,676               | -                     | 118,676               |
| Housing Assistance Payments                                | -                       | -                           | 9,556,843               | -                 | 90,623              | 344,683                    | 102,234           | -                 | -                 | -                                | -                                   | -                              | -                       | 1,750              | 10,096,133            | (2,462,416)           | 7,633,717             |
| Depreciation Expense                                       | 162,274                 | 2,086,009                   | 10,861                  | -                 | -                   | -                          | -                 | 513               | 17,413            | 3,400                            | -                                   | -                              | 20,082                  | -                  | 2,300,552             | -                     | 2,300,552             |
| Debt Principal Payment                                     | 39,252                  | 193,121                     | -                       | -                 | -                   | -                          | -                 | -                 | -                 | -                                | -                                   | -                              | -                       | -                  | -                     | -                     | -                     |
| Capital Outlays  | -                       | 71,113                      | -                       | -                 | -                   | -                          | -                 | -                 | -                 | -                                | -                                   | -                              | -                       | -                  | 71,113                | -                     | 71,113                |
| Funding Replacement  | -                       | 213,065                     | -                       | -                 | -                   | -                          | -                 | -                 | -                 | -                                | -                                   | -                              | -                       | -                  | -                     | -                     | -                     |
| Reserves from Operations                                   | -                       | -                           | -                       | -                 | -                   | -                          | -                 | -                 | -                 | -                                | -                                   | -                              | -                       | -                  | -                     | -                     | -                     |
| <b>Total Expenses</b>                                      | <b>\$ 1,068,400</b>     | <b>\$ 6,649,396</b>         | <b>\$ 10,371,492</b>    | <b>\$ 287,060</b> | <b>\$ 91,809</b>    | <b>\$ 350,239</b>          | <b>\$ 102,793</b> | <b>\$ 172,866</b> | <b>\$ 912,255</b> | <b>\$ 12,335</b>                 | <b>\$ 182,067</b>                   | <b>\$ 265,619</b>              | <b>\$ 899,250</b>       | <b>\$ 624,633</b>  | <b>\$ 21,635,204</b>  | <b>\$ (3,794,940)</b> | <b>17,753,656</b>     |
| <b>Net Gain (Loss)</b>                                     | <b>\$ 46,006</b>        | <b>\$ (2,200,899)</b>       | <b>\$ 349,884</b>       | <b>\$ -</b>       | <b>\$ 9,008</b>     | <b>\$ -</b>                | <b>\$ -</b>       | <b>\$ (513)</b>   | <b>\$ 127,694</b> | <b>\$ 3,531</b>                  | <b>\$ 13,640</b>                    | <b>\$ (233,437)</b>            | <b>\$ 277,723</b>       | <b>\$ (89,221)</b> | <b>\$ (1,361,052)</b> | <b>\$ -</b>           | <b>\$ (1,274,444)</b> |



## Columbia Housing Authority submits proposal for homeless services planning

- [BY HOPE DAVIS](#)
- 17 hrs ago

The City of Columbia's request for proposals for comprehensive homeless services planning closed Friday with submissions from the Columbia Housing Authority, Unipak Corporation and Rightway.

Submissions must include plans for a low-barrier emergency shelter, drop-in day center, meal service or soup kitchen, transitional housing, permanent supportive housing and supportive services such as case management. The city has allocated \$75,000 for planning.

The Housing Authority submitted a proposal as the lead agency in a collaboration with social service agencies Voluntary Action Center and Love Columbia, winter shelter Room at the Inn, Turning Point Day Center and Loaves and Fishes Soup Kitchen. The group came together to plan the proposal when the city posted the request in November.

Unipak and Rightway could not be reached for comment.

A CHA memo describes plans to direct \$15,000 to administrative planning and \$60,000 for costs "including engineering, architectural and other contractual services and professional fees."

As the lead applicant for the coalition, the Housing Authority will have a full-time staff member leading the planning with years of experience overseeing CHA's renovations, as well as CEO Randy Cole.

The planning process will involve community engagement events with other service providers, such as Phoenix Programs and Burrell Behavioral Health, and homeless individuals, Cole said. He added that other groups may join the coalition.

“That tent will probably broaden even further as we go through a planning process,” Cole said. “There’ll be additional organizations that work within our continuum of care.”

The Voluntary Action Center has been planning a shelter known as the Opportunity Campus in collaboration with Room at the Inn, Turning Point, Loaves and Fishes, as well as Missouri Faith Voices since January 2020, VAC Executive Director Ed Stansberry said.

VAC saw the request for proposals as having three prongs, Stansberry said. “There was a homeless shelter piece, there was a transitional housing piece, and there was an affordable housing piece.”

“We realized that the Housing Authority is positioned well to address the affordable housing portion of it, and Love Columbia is positioned well to address the transitional housing portion of it.”

Cole said CHA’s role would emulate its role in a veterans’ campus with Welcome Home and the Truman VA, where the Housing Authority provides transitional and permanent supportive housing to accompany the emergency and transitional shelter.

“We’re kind of trying to take elements of that and serve the general population rather than only veterans,” he said.

CHA brings institutional knowledge and resources necessary for a development of this size, Cole said.

“We can go beyond talking about what we want in a project,” he said. “But then also go through the ongoing operational costs, the capital costs, how much additional grant resources we might need, how much staffing we need — to the real nitty-gritty portions of

the planning process. You know, where we haven't been yet in terms of planning a homeless center."

Proposal submissions will not be open to the public until the city closes a contract.

GEORGE KENNEDY

# Cold and homeless in Columbia

- [GEORGE KENNEDY](#)
- Jan 21, 2022

You might have noticed that it's gotten cold. Of course, that happens about this time every winter. You might have heard or even seen that Columbia has a large and growing homeless population. No news there either.

But that recurrence of realities seemed to come as a terrible surprise to those behind the table at Tuesday night's City Council meeting. Not only are we having trouble getting the homeless vaccinated, but we don't have enough warm places for them to sleep.

We rely mainly on churches and other humanitarian organizations to provide sleeping spots, opening the Wabash Station downtown only when the temperature hits 9 degrees or lower. Its maximum capacity is 13.

Where the 9-degree decree came from, I have no idea. I do have the idea, though, that it's much too low. Just try lying on the ground for 15 or 20 minutes when the temperature is 9 or even 19, and you'll see what I mean.

So, what was our leaders' response when the city's Human Rights Commission and another concerned citizen asked for action? Why, to call for a study. What else? No doubt it will be a quick study.

If I'm coming across as being a bit critical, that's my intention. I don't want to be unfair. I've watched our city government at work for more years than I like to count. By and large, City Council members and mayors have been — and are today — well-intentioned citizens who don't get paid very much for their labors.

Brian Treece, who is stepping down as mayor this spring, made that point to me once as we were leaving a meeting about race relations at Second Baptist Church. He was there, after all, listening for the council. He turned up everywhere you'd look and some places you wouldn't think to look.

In fact, for most of his years in office, I thought Brian was providing what was missing Tuesday night — leadership. No wonder he has gotten tired.

Part of our current problem might be personalities, but part flows from the structure of city government. Like most cities of Columbia's size, we have the council-manager structure. That's a part-time elected council and mayor and a full-time professional to actually run things. We've had a string of mainly competent managers and caring council members, including the incumbents.

The difficulty shows in the job title: manager. We have every right to expect a manager to provide diligent and honest administration. John Glascock gave us that. He hasn't given us much in the way of leadership. On too many issues, nor have our elected leaders.

There's the issue of homelessness, especially urgent this time of year but critical year-round. There's the related issue of inadequate low-income housing. There are Ian Thomas' special concerns, public transit and aging infrastructure. No doubt I've overlooked a few.

No shortage of issues, then, but as we saw Tuesday night, a definite shortage of vision. What are our priorities as a community? What are some solutions to the problems we face, or should face? How are we going to pay for those solutions? (And please don't look at our state or national capitals as any sort of model.)

You have to wonder whether our new city manager or those who've announced council or mayoral candidacies have any idea what they're getting into. We should wish them well. Our future depends on their success.