

BOARD OF COMMISSIONERS MEETING

MARCH 27, 2025

Board Packet

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BOARD OF COMMISSIONERS
MARCH 27, 2025 – 12:30 P.M.
REGULAR MEETING AGENDA

I. ROLL CALL

- ☐ Chair Considine
- ☐ Vice Chair Malter
- ☐ Commissioner Barnes
- ☐ Commissioner Idleburg
- ☐ Commissioner Dr. Nozicka
- ☐ Commissioner Roberson
- ☐ Commissioner Stackhouse

II. PUBLIC COMMENT

A. Public comments may be submitted verbally, by email to publiccomment@lakecountyha.org or by leaving a message at (847) 223-1170 ext. 2320. Public Comments are limited to three minutes.

III. APPROVAL OF THE MINUTES (i) (ii)

IV. FINANCE REPORT & APPROVAL OF BILLS (i) (ii)

V. DEPARTMENT REPORTS

VI. NEW BUSINESS

A. RESOLUTION 2025-15 Reaffirmation of Partnership Agreement – YouthBuild Lake County

B. RESOLUTION 2025-16 Approval of Project Based Voucher Contract and Letter of Support for Lincoln Avenue Capital's Application to Illinois Housing Development Authority (IDHA) for Tax Credits for the Development of Pulaski Senior Apartments, Waukegan

C. RESOLUTION 2025-17 Authorization for FY 2025 March Collection Losses – House Choice Voucher

D. RESOLUTION 2025-18 Authorization for FY 2025 March Collection Losses – Public Housing

E. Commissioner Roundtable – Discussion of non-action items as initiated by members of the Board

F. Executive Session – Personnel Matters and Litigation

(5 ILCS 120/2) Sec. 2(c)(1)

The appointment, employment, compensation, discipline, performance, or dismissal of specific employees.

(5 ILCS 120/2) Sec. 2(c)(11)

Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court…or when the public body finds that an action is probable or imminent.

VII. ADJOURNMENT (i) (ii)

Hawley, Shiloh, Warren (.amp2)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
29999-9999	Revenue & Expenses									
30000-0000	INCOME									
31000-0000	TENANT INCOME									
31010-0000	Rental Income									
31110-0000	Tenant Rent	58,806.00	51,833.33	6,972.67	13.45	280,375.64	259,166.65	21,208.99	8.18	622,000.00
31130-0000	Less: Vacancies	-790.00	0.00	-790.00	N/A	-6,220.37	0.00	-6,220.37	N/A	0.00
31190-0000	Total Rental Income	58,016.00	51,833.33	6,182.67	11.93	274,155.27	259,166.65	14,988.62	5.78	622,000.00
31200-0000	Other Tenant Income									
31200-1000	Laundry and Vending	0.00	342.92	-342.92	-100.00	0.00	1,714.60	-1,714.60	-100.00	4,115.00
31200-3000	Damages	0.00	0.00	0.00	N/A	100.00	0.00	100.00	N/A	0.00
31200-4000	Late Charges	405.00	0.00	405.00	N/A	2,175.00	0.00	2,175.00	N/A	0.00
31200-6000	NSF Charges	0.00	0.00	0.00	N/A	210.00	0.00	210.00	N/A	0.00
31200-7000	Excess Utility	0.00	54.17	-54.17	-100.00	39.95	270.85	-230.90	-85.25	650.00
31200-8000	Wireless Leases	9,000.00	6,755.00	2,245.00	33.23	47,650.00	33,775.00	13,875.00	41.08	81,060.00
31200-9000	Misc.Tenant Income	309.21	1,295.00	-985.79	-76.12	634.21	3,438.00	-2,803.79	-81.55	7,822.00
31290-0000	Total Other Tenant Income	9,714.21	8,447.09	1,267.12	15.00	50,809.16	39,198.45	11,610.71	29.62	93,647.00
31990-0000	TOTAL TENANT INCOME	67,730.21	60,280.42	7,449.79	12.36	324,964.43	298,365.10	26,599.33	8.91	715,647.00
34000-0000	GRANT INCOME									
34010-0000	Subsidy Grants	42,753.33	47,916.67	-5,163.34	-10.78	219,179.16	239,583.35	-20,404.19	-8.52	575,000.00
34010-1000	CFP Operating Grants	33,952.14	8,488.04	25,464.10	300.00	169,760.70	42,440.20	127,320.50	300.00	101,856.50
34990-0000	TOTAL GRANT INCOME	76,705.47	56,404.71	20,300.76	35.99	388,939.86	282,023.55	106,916.31	37.91	676,856.50
36000-0000	OTHER INCOME									
36100-0000	Investment Income - Unrestricted	7,128.12	5,833.33	1,294.79	22.20	40,813.35	29,166.65	11,646.70	39.93	70,000.00
36500-0000	Miscellaneous Other Income	0.00	1,246.54	-1,246.54	-100.00	14,651.23	6,232.70	8,418.53	135.07	14,958.48
36990-0000	TOTAL OTHER INCOME	7,128.12	7,079.87	48.25	0.68	55,464.58	35,399.35	20,065.23	56.68	84,958.48
39990-0000	TOTAL INCOME	151,563.80	123,765.00	27,798.80	22.46	769,368.87	615,788.00	153,580.87	24.94	1,477,461.98
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-9000	Administrative Salaries									
41100-0000	Administrative Salaries	7,137.42	9,436.16	2,298.74	24.36	37,413.64	47,180.80	9,767.16	20.70	113,233.86
41100-4000	Employee Benefit Contribution-Admin	8,687.74	3,876.14	-4,811.60	-124.13	36,408.21	19,380.70	-17,027.51	-87.86	46,513.65
41109-9000	Total Administrative Salaries	15,825.16	13,312.30	-2,512.86	-18.88	73,821.85	66,561.50	-7,260.35	-10.91	159,747.51
41300-0000	Legal Expense									
41300-2000	Court Costs	0.00	-72.52	-72.52	-100.00	0.00	-362.60	-362.60	-100.00	-870.25
41300-3000	Tenant Screening	16.00	57.67	41.67	72.26	154.00	288.35	134.35	46.59	692.03
41300-4000	General Legal Expense	165.50	1,083.33	917.83	84.72	827.00	5,416.65	4,589.65	84.73	13,000.00
41310-0000	Total Legal Expense	181.50	1,068.48	886.98	83.01	981.00	5,342.40	4,361.40	81.64	12,821.78
41390-0000	Other Admin Expenses									
41400-0000	Staff Training	0.00	225.00	225.00	100.00	0.00	1,125.00	1,125.00	100.00	2,700.00
41500-0000	Travel	258.50	103.32	-155.18	-150.19	3,859.39	516.60	-3,342.79	-647.08	1,239.88
41700-0000	Accounting Fees	733.51	755.32	21.81	2.89	3,320.51	3,776.60	456.09	12.08	9,063.87
41710-0000	Auditing Fees	0.00	180.55	180.55	100.00	0.00	902.75	902.75	100.00	2,166.64
41730-0000	Management Fee	12,057.24	12,000.00	-57.24	-0.48	59,899.75	60,000.00	100.25	0.17	144,000.00
41730-1000	Bookkeeping Fee	1,170.00	1,166.67	-3.33	-0.29	5,812.50	5,833.35	20.85	0.36	14,000.00
41730-2000	Asset Management Fee	1,560.00	1,590.00	30.00	1.89	7,750.00	7,950.00	200.00	2.52	19,080.00
41740-0000	Marketing	0.00	0.00	0.00	N/A	98.59	0.00	-98.59	N/A	0.00
41800-0000	Office Rent	367.50	0.00	-367.50	N/A	2,205.00	0.00	-2,205.00	N/A	0.00
41820-0000	Consultants	0.00	572.78	572.78	100.00	0.00	2,863.90	2,863.90	100.00	6,873.40
41890-0000	Total Other Admin Expenses	16,146.75	16,593.64	446.89	2.69	82,945.74	82,968.20	22.46	0.03	199,123.79
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	93.13	78.95	-14.18	-17.96	610.73	394.75	-215.98	-54.71	947.45
41900-2000	Publications	0.00	26.64	26.64	100.00	0.00	133.20	133.20	100.00	319.64
41900-4000	Office Supplies	5.15	176.91	171.76	97.09	1,754.25	884.55	-869.70	-98.32	2,122.92
41900-5000	Inspection Expense	0.00	15.80	15.80	100.00	0.00	79.00	79.00	100.00	189.60
41900-7000	Telephone	454.15	630.54	176.39	27.97	3,068.41	3,152.70	84.29	2.67	7,566.45
41900-8000	Postage	322.00	257.73	-64.27	-24.94	1,244.37	1,288.65	44.28	3.44	3,092.81
41901-0000	Office Equipment Contracts	125.87	497.02	371.15	74.68	4,846.13	2,485.10	-2,361.03	-95.01	5,964.30
41901-3000	Internet	0.00	566.38	566.38	100.00	2,052.83	2,831.90	779.07	27.51	6,796.51
41901-4000	Cable/Video	0.00	164.36	164.36	100.00	605.19	821.80	216.61	26.36	1,972.38
41901-5000	Special Events	0.00	0.00	0.00	N/A	2,034.89	0.00	-2,034.89	N/A	0.00
41901-7000	Temporary Administrative Labor	0.00	0.00	0.00	N/A	7,730.31	0.00	-7,730.31	N/A	0.00
41901-8000	Small Office Equipment	0.00	16.48	16.48	100.00	1,170.44	82.40	-1,088.04	-1,320.44	197.78
41902-0000	Bank Fees	453.44	0.00	-453.44	N/A	3,526.12	0.00	-3,526.12	N/A	0.00
41902-2000	Other Misc Admin Expenses	800.00	404.24	-395.76	-97.90	2,300.28	2,021.20	-279.08	-13.81	4,850.85
41910-0000	Total Miscellaneous Admin Expenses	18,078.90	16,147.35	-1,931.55	-11.96	104,765.80	80,736.75	-24,029.05	-29.76	193,768.20
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	34,407.15	33,809.47	-597.68	-1.77	188,692.54	169,047.35	-19,645.19	-11.62	405,713.77
42000-0000	TENANT SERVICES									
42100-0000	Tenant Services Salaries	3.66	0.00	-3.66	N/A	-61.74	0.00	61.74	N/A	0.00
42100-1000	Employee Benefit Contributions-Tenant Sv	139.35	0.00	-139.35	N/A	-693.59	0.00	693.59	N/A	0.00
42300-0000	Tenant Services Contract Costs	0.00	112.94	112.94	100.00	0.00	564.70	564.70	100.00	1,355.28
42990-0000	TOTAL TENANT SERVICES EXPENSES	143.01	112.94	-30.07	-26.62	-755.33	564.70	1,320.03	233.76	1,355.28
43000-0000	UTILITY EXPENSES									
43100-0000	Water	4,270.00	7,666.67	3,396.67	44.30	37,279.80	38,333.35	1,053.55	2.75	92,000.00
43200-0000	Electricity	0.00	3,500.00	3,500.00	100.00	5,015.91	17,500.00	12,484.09	71.34	42,000.00
43200-1000	Electricity-Vacant Units	0.00	0.00	0.00	N/A	90.87	0.00	-90.87	N/A	0.00
43300-0000	Gas	0.00	1,672.17	1,672.17	100.00	3,345.03	8,360.85	5,015.82	59.99	20,066.00
43320-0000	Tenant-Owed Utilities	0.00	46.84	46.84	100.00	55.31	234.20	178.89	76.38	562.06
43400-0000	Garbage/Trash Removal	300.61	1,440.57	1,139.96	79.13	1,463.02	7,202.85	5,739.83	79.69	17,286.86
43900-0000	Sewer	2,250.00	2,916.67	666.67	22.86	21,363.49	14,583.35	-6,780.14	-46.49	35,000.00
43990-0000	TOTAL UTILITY EXPENSES	6,820.61	17,242.92	10,422.31	60.44	68,613.43	86,214.60	17,601.17	20.42	206,914.92
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-9000	General Maint Expense									
44100-0000	Maintenance Salaries	15,060.99	20,908.84	5,847.85	27.97	82,245.24	104,544.20	22,298.96	21.33	250,906.03
44100-5000	Employee Benefit Contribution-Maint.	3,736.11	7,033.59	3,297.48	46.88	21,511.29	35,167.95	13,656.66	38.83	84,403.05
44110-0000	Maintenance Uniforms	0.00	0.00	0.00	N/A	366.65	0.00	-366.65	N/A	0.00
44120-0000	Vehicle Gas	0.00	0.00	0.00	N/A	890.13	0.00	-890.13	N/A	0.00
44130-0000	Misc Vehicle Expenses	0.00	812.79	812.79	100.00	126.26	4,063.95	3,937.69	96.89	9,753.52
44190-0000	Total General Maint Expense	18,797.10	28,755.22	9,958.12	34.63	105,139.57	143,776.10	38,636.53	26.87	345,062.60
44200-0000	Materials									
44200-1000	Supplies-Grounds	33.99	0.00	-33.99	N/A	91.56	0.00	-91.56	N/A	0.00
44200-2000	Supplies-Appliance	0.00	875.18	875.18	100.00	7,875.38	4,375.90	-3,499.48	-79.97	10,502.16
44200-3000	Supplies-Decorating	0.00	375.06	375.06	100.00	971.00	1,875.30	904.30	48.22	4,500.72
44200-4000	Supplies-Electrical	0.00	346.06	346.06	100.00	273.74	1,730.30	1,456.56	84.18	4,152.70
44200-5000	Supplies-Exterminating	50.94	0.00	-50.94	N/A	298.71	0.00	-298.71	N/A	0.00
44200-6000	Supplies-Janitorial/Cleaning	596.60	866.86	270.26	31.18	3,798.43	4,334.30	535.87	12.36	10,402.30
44200-7000	Supplies-Maint/Repairs	2,048.07	4,163.38	2,115.31	50.81	14,864.59	20,816.90	5,952.31	28.59	49,960.60
44200-8000	Supplies-Plumbing	21.99	722.18	700.19	96.96	2,290.38	3,610.90	1,320.52	36.57	8,666.12
44200-9000	Tools and Equipment	399.00	239.79	-159.21	-66.40	506.14	1,198.95	692.81	57.78	2,877.52
44201-0000	Supplies - HVAC	944.76	301.71	-643.05	-213.14	2,926.75	1,508.55	-1,418.20	-94.01	3,620.50
44290-0000	Total Materials	4,095.35	7,890.22	3,794.87	48.10	33,896.68	39,451.10	5,554.42	14.08	94,682.62
44300-0000	Contract Costs									
44300-6000	Contract-Electrical	0.00	239.76	239.76	100.00	-314.19	1,198.80	1,512.99	126.21	2,877.10

Hawley, Shiloh, Warren (.amp2)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
44300-7000	Contract-Pest Control	470.00	416.18	-53.82	-12.93	4,120.00	2,080.90	-2,039.10	-97.99	4,994.17
44300-8000	Contract-Floor Covering	0.00	12.58	12.58	100.00	0.00	62.90	62.90	100.00	150.98
44300-9000	Contract-Grounds	0.00	1,520.82	1,520.82	100.00	8,676.50	7,604.10	-1,072.40	-14.10	18,249.82
44301-0000	Contract-Janitorial/Cleaning	0.00	1,648.31	1,648.31	100.00	0.00	8,241.55	8,241.55	100.00	19,779.77
44301-1000	Contract-Plumbing	965.00	1,971.20	1,006.20	51.04	6,346.25	9,856.00	3,509.75	35.61	23,654.44
44301-2000	Contract-Window Covering	23.00	0.00	-23.00	N/A	23.00	0.00	-23.00	N/A	0.00
44301-3000	Contract-HVAC	0.00	1,044.47	1,044.47	100.00	0.00	5,222.35	5,222.35	100.00	12,533.62
44301-4000	Contract-Vehicle Maintenance	0.00	0.00	0.00	N/A	4,905.61	0.00	-4,905.61	N/A	0.00
44301-5000	Contract-Equipment Rental	120.00	0.00	-120.00	N/A	312.00	0.00	-312.00	N/A	0.00
44301-7000	Contract-Elevator Monitoring	1,169.00	2,828.86	1,659.86	58.68	8,680.00	14,144.30	5,464.30	38.63	33,946.32
44301-8000	Contract-Alarm Monitoring	404.97	0.00	-404.97	N/A	1,510.32	0.00	-1,510.32	N/A	0.00
44301-9000	Contract-Sprinkler Monitoring	0.00	0.00	0.00	N/A	20,797.38	0.00	-20,797.38	N/A	0.00
44302-2000	Contract-IT Contracts	2,621.95	2,030.39	-591.56	-29.14	8,814.76	10,151.95	1,337.19	13.17	24,364.67
44308-0000	Contract - Vehicle Lease	693.82	483.79	-210.03	-43.41	3,280.51	2,418.95	-861.56	-35.62	5,805.44
44309-0000	Contract-Security	0.00	2,540.44	2,540.44	100.00	0.00	12,702.20	12,702.20	100.00	30,485.29
44309-1000	Snow Removal Service	10,533.00	10,000.00	-533.00	-5.33	27,295.00	21,700.00	-5,595.00	-25.78	26,450.00
44309-9000	Contract Costs-Other	0.00	2,560.20	2,560.20	100.00	314.50	12,801.00	12,486.50	97.54	30,722.42
44390-0000	Total Contract Costs	17,000.74	27,297.00	10,296.26	37.72	94,761.64	108,185.00	13,423.36	12.41	234,014.04
44400-0000	Unit Repairs - Damages	0.00	0.00	0.00	N/A	69.52	0.00	-69.52	N/A	0.00
44500-0000	Vacancy Turnover	0.00	5,833.33	5,833.33	100.00	12,224.57	29,166.65	16,942.08	58.09	70,000.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	39,893.19	69,775.77	29,882.58	42.83	246,091.98	320,578.85	74,486.87	23.24	743,759.26
45000-0000	GENERAL EXPENSES									
45100-0000	Worker's Comp Insurance	1,072.53	1,336.60	264.07	19.76	5,253.88	6,683.00	1,429.12	21.38	16,039.23
45101-0000	Property Insurance	4,011.63	3,240.13	-771.50	-23.81	19,371.18	16,200.65	-3,170.53	-19.57	38,881.61
45102-0000	Liability Insurance	236.67	317.57	80.90	25.47	1,230.97	1,587.85	356.88	22.48	3,810.82
45200-0000	Payments in Lieu of Taxes	5,198.55	3,381.84	-1,816.71	-53.72	15,669.25	16,909.20	1,239.95	7.33	40,582.06
45210-0000	Misc. Taxes/Licenses/Insurance	188.34	263.20	74.86	28.44	850.45	1,316.00	465.55	35.38	3,158.44
45700-0000	Bad Debt-Tenant Rents	0.00	1,056.61	1,056.61	100.00	0.00	5,283.05	5,283.05	100.00	12,679.37
45990-0000	TOTAL GENERAL EXPENSES	10,707.72	9,595.95	-1,111.77	-11.59	42,375.73	47,979.75	5,604.02	11.68	115,151.53
47000-0000	HOUSING ASSISTANCE PAYMENTS									
47150-1012	URP Expense - PH	17.00	0.00	-17.00	N/A	205.00	0.00	-205.00	N/A	0.00
47150-7000	Housing Counseling Program Expenses	0.00	0.00	0.00	N/A	25.34	0.00	-25.34	N/A	0.00
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	17.00	0.00	-17.00	N/A	230.34	0.00	-230.34	N/A	0.00
48990-0000	TOTAL OPERATING EXPENSES	91,988.68	130,537.05	38,548.37	29.53	545,248.69	624,385.25	79,136.56	12.67	1,472,894.76
49990-0000	**NET OPERATING INCOME**	**59,575.12**	**-6,772.05**	**66,347.17**	**979.72**	**224,120.18**	**-8,597.25**	**232,717.43**	**2,706.88**	**4,567.22**
50000-0000	NON-OPERATING ITEMS									
51000-1000	Depreciation -Buildings	24,396.00	0.00	-24,396.00	N/A	121,980.00	0.00	-121,980.00	N/A	0.00
51000-2000	Depreciation -Furn,Equip,Machinery-Dwell	1,906.50	0.00	-1,906.50	N/A	9,532.50	0.00	-9,532.50	N/A	0.00
51000-3000	Depreciation -Furn,Equip,Machinery-Admi	262.50	0.00	-262.50	N/A	1,312.50	0.00	-1,312.50	N/A	0.00
51000-4000	Depreciation-Leashold Improvements	2,577.00	0.00	-2,577.00	N/A	12,885.00	0.00	-12,885.00	N/A	0.00
51000-5000	Depreciation-Vehicles	105.18	0.00	-105.18	N/A	525.90	0.00	-525.90	N/A	0.00
52100-2000	Operating Transfer In from CFP	-12,500.00	0.00	12,500.00	N/A	-12,500.00	0.00	12,500.00	N/A	0.00
59990-0000	TOTAL NON-OPERATING ITEMS	16,747.18	0.00	-16,747.18	N/A	133,735.90	0.00	-133,735.90	N/A	0.00
90000-0000	NET INCOME	42,827.94	-6,772.05	49,599.99	732.42	90,384.28	-8,597.25	98,981.53	1,151.32	4,567.22

BHT, JKM, Orchard, Millview (.amp3)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
29999-9999	Revenue & Expenses									
30000-0000	INCOME									
31000-0000	TENANT INCOME									
31010-0000	Rental Income									
31110-0000	Tenant Rent	55,860.87	50,583.33	5,277.54	10.43	281,372.23	252,916.65	28,455.58	11.25	607,000.00
31130-0000	Less: Vacancies	-1,246.87	0.00	-1,246.87	N/A	-6,324.23	0.00	-6,324.23	N/A	0.00
31190-0000	Total Rental Income	54,614.00	50,583.33	4,030.67	7.97	275,048.00	252,916.65	22,131.35	8.75	607,000.00
31200-0000	Other Tenant Income									
31200-1000	Laundry and Vending	0.00	264.00	-264.00	-100.00	0.00	1,320.00	-1,320.00	-100.00	3,168.00
31200-2000	Cleaning Fee	0.00	0.00	0.00	N/A	845.00	0.00	845.00	N/A	0.00
31200-4000	Late Charges	495.00	0.00	495.00	N/A	3,165.00	0.00	3,165.00	N/A	0.00
31200-5000	Legal Fees - Tenant	0.00	0.00	0.00	N/A	455.00	0.00	455.00	N/A	0.00
31200-6000	NSF Charges	70.00	0.00	70.00	N/A	350.00	0.00	350.00	N/A	0.00
31200-7000	Excess Utility	346.75	95.83	250.92	261.84	485.33	479.15	6.18	1.29	1,150.00
31200-8000	Wireless Leases	0.00	532.14	-532.14	-100.00	0.00	2,660.70	-2,660.70	-100.00	6,385.66
31200-9000	Misc.Tenant Income	0.00	2,204.87	-2,204.87	-100.00	0.00	11,024.35	-11,024.35	-100.00	26,458.48
31210-0000	Tenant Payment Agreement (TPA) Ren	1,638.00	0.00	1,638.00	N/A	1,638.00	0.00	1,638.00	N/A	0.00
31290-0000	Total Other Tenant Income	2,549.75	3,096.84	-547.09	-17.67	6,938.33	15,484.20	-8,545.87	-55.19	37,162.14
31990-0000	TOTAL TENANT INCOME	57,163.75	53,680.17	3,483.58	6.49	281,986.33	268,400.85	13,585.48	5.06	644,162.14
34000-0000	GRANT INCOME									
34010-0000	Subsidy Grants	44,098.33	50,354.55	-6,256.22	-12.42	229,223.66	251,772.75	-22,549.09	-8.96	604,254.54
34010-1000	CFP Operating Grants	33,952.16	8,488.04	25,464.12	300.00	169,760.80	42,440.20	127,320.60	300.00	101,856.50
34990-0000	TOTAL GRANT INCOME	78,050.49	58,842.59	19,207.90	32.64	398,984.46	294,212.95	104,771.51	35.61	706,111.04
36000-0000	OTHER INCOME									
36100-0000	Investment Income - Unrestricted	7,757.08	7,916.67	-159.59	-2.02	44,414.48	39,583.35	4,831.13	12.20	95,000.00
36990-0000	TOTAL OTHER INCOME	7,757.08	7,916.67	-159.59	-2.02	44,414.48	39,583.35	4,831.13	12.20	95,000.00
39990-0000	TOTAL INCOME	142,971.32	120,439.43	22,531.89	18.71	725,385.27	602,197.15	123,188.12	20.46	1,445,273.18
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-9000	Administrative Salaries									
41100-0000	Administrative Salaries	12,364.14	13,992.00	1,627.86	11.63	66,103.68	69,960.00	3,856.32	5.51	167,904.06
41100-4000	Employee Benefit Contribution-Admin	10,799.43	6,489.99	-4,309.44	-66.40	39,325.51	32,449.95	-6,875.56	-21.19	77,879.86
41109-9000	Total Administrative Salaries	23,163.57	20,481.99	-2,681.58	-13.09	105,429.19	102,409.95	-3,019.24	-2.95	245,783.92
41300-0000	Legal Expense									
41300-2000	Court Costs	0.00	0.00	0.00	N/A	96.95	0.00	-96.95	N/A	0.00
41300-3000	Tenant Screening	0.00	55.82	55.82	100.00	148.90	279.10	130.20	46.65	669.89
41300-4000	General Legal Expense	0.00	1,083.33	1,083.33	100.00	357.50	5,416.65	5,059.15	93.40	13,000.00
41310-0000	Total Legal Expense	0.00	1,139.15	1,139.15	100.00	603.35	5,695.75	5,092.40	89.41	13,669.89
41390-0000	Other Admin Expenses									
41400-0000	Staff Training	0.00	77.25	77.25	100.00	0.00	386.25	386.25	100.00	927.00
41500-0000	Travel	0.00	66.67	66.67	100.00	516.50	333.35	-183.15	-54.94	800.00
41700-0000	Accounting Fees	764.22	779.28	15.06	1.93	3,443.46	3,896.40	452.94	11.62	9,351.31
41710-0000	Auditing Fees	0.00	125.00	125.00	100.00	0.00	625.00	625.00	100.00	1,499.98
41730-0000	Management Fee	13,448.46	13,083.33	-365.13	-2.79	66,778.56	65,416.65	-1,361.91	-2.08	157,000.00
41730-1000	Bookkeeping Fee	1,305.00	1,250.00	-55.00	-4.40	6,480.00	6,250.00	-230.00	-3.68	15,000.00
41730-2000	Asset Management Fee	1,740.00	1,733.33	-6.67	-0.38	8,640.00	8,666.65	26.65	0.31	20,800.00
41740-0000	Marketing	0.00	0.00	0.00	N/A	107.28	0.00	-107.28	N/A	0.00
41820-0000	Consultants	0.00	628.22	628.22	100.00	0.00	3,141.10	3,141.10	100.00	7,538.70
41890-0000	Total Other Admin Expenses	17,257.68	17,743.08	485.40	2.74	85,965.80	88,715.40	2,749.60	3.10	212,916.99
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	101.32	82.87	-18.45	-22.26	1,558.57	414.35	-1,144.22	-276.15	994.43
41900-2000	Publications	0.00	25.72	25.72	100.00	-60.00	128.60	188.60	146.66	308.60
41900-4000	Office Supplies	632.15	111.57	-520.58	-466.60	700.92	557.85	-143.07	-25.65	1,338.82
41900-5000	Inspection Expense	0.00	96.76	96.76	100.00	0.00	483.80	483.80	100.00	1,161.18
41900-7000	Telephone	415.21	598.02	182.81	30.57	3,293.28	2,990.10	-303.18	-10.14	7,176.26
41900-8000	Postage	358.89	324.75	-34.14	-10.51	1,118.79	1,623.75	504.96	31.10	3,897.04
41901-0000	Office Equipment Contracts	137.00	589.92	452.92	76.78	5,078.37	2,949.60	-2,128.77	-72.17	7,079.08
41901-3000	Internet	156.61	467.46	310.85	66.50	2,059.84	2,337.30	277.46	11.87	5,609.48
41901-4000	Cable/Video	78.67	168.90	90.23	53.42	903.99	844.50	-59.49	-7.04	2,026.74
41901-5000	Special Events	0.00	0.00	0.00	N/A	2,046.38	0.00	-2,046.38	N/A	0.00
41901-7000	Temporary Administrative Labor	0.00	0.00	0.00	N/A	171.08	0.00	-171.08	N/A	0.00
41901-8000	Small Office Equipment	0.00	1.27	1.27	100.00	675.00	6.35	-668.65	-10,529.92	15.28
41902-0000	Bank Fees	343.16	0.00	-343.16	N/A	2,241.04	0.00	-2,241.04	N/A	0.00
41902-2000	Other Misc Admin Expenses	400.00	1,006.52	606.52	60.26	1,335.21	5,032.60	3,697.39	73.47	12,078.25
41910-0000	Total Miscellaneous Admin Expenses	25,786.58	23,955.75	-1,830.83	-7.64	126,551.66	119,778.75	-6,772.91	-5.65	287,469.08
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	43,044.26	42,837.98	-206.28	-0.48	213,120.81	214,189.90	1,069.09	0.50	514,055.96
42000-0000	TENANT SERVICES									
42100-0000	Tenant Services Salaries	4.88	0.00	-4.88	N/A	-66.32	0.00	66.32	N/A	0.00
42100-1000	Employee Benefit Contributions-Tenant Sv	327.40	0.00	-327.40	N/A	319.16	0.00	-319.16	N/A	0.00
42300-0000	Tenant Services Contract Costs	0.00	68.23	68.23	100.00	0.00	341.15	341.15	100.00	818.79
42300-1000	Tenant Relocation	0.00	0.00	0.00	N/A	2,643.75	0.00	-2,643.75	N/A	0.00
42990-0000	TOTAL TENANT SERVICES EXPENSES	332.28	68.23	-264.05	-387.00	2,896.59	341.15	-2,555.44	-749.07	818.79
43000-0000	UTILITY EXPENSES									
43100-0000	Water	9,053.69	1,333.33	-7,720.36	-579.03	26,555.75	6,666.65	-19,889.10	-298.34	16,000.00
43200-0000	Electricity	2,935.27	2,583.33	-351.94	-13.62	8,280.80	12,916.65	4,635.85	35.89	31,000.00
43200-1000	Electricity-Vacant Units	14.00	0.00	-14.00	N/A	162.79	0.00	-162.79	N/A	0.00
43300-0000	Gas	131.52	1,416.67	1,285.15	90.72	6,792.22	7,083.35	291.13	4.11	17,000.00
43320-0000	Tenant-Owed Utilities	0.00	77.21	77.21	100.00	138.58	386.05	247.47	64.10	926.51
43400-0000	Garbage/Trash Removal	327.12	1,570.08	1,242.96	79.17	1,540.12	7,850.40	6,310.28	80.38	18,841.02
43900-0000	Sewer	2,642.43	1,833.33	-809.10	-44.13	16,010.35	9,166.65	-6,843.70	-74.66	22,000.00
43990-0000	TOTAL UTILITY EXPENSES	15,104.03	8,813.95	-6,290.08	-71.37	59,480.61	44,069.75	-15,410.86	-34.97	105,767.53
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-9000	General Maint Expense									
44100-0000	Maintenance Salaries	15,524.68	13,992.00	-1,532.68	-10.95	84,980.87	69,960.00	-15,020.87	-21.47	167,904.06
44100-5000	Employee Benefit Contribution-Maint.	3,974.68	6,290.23	2,315.55	36.81	22,007.04	31,451.15	9,444.11	30.03	75,482.76
44110-0000	Maintenance Uniforms	0.00	0.00	0.00	N/A	147.94	0.00	-147.94	N/A	0.00
44120-0000	Vehicle Gas	0.00	0.00	0.00	N/A	1,820.88	0.00	-1,820.88	N/A	0.00
44130-0000	Misc Vehicle Expenses	0.00	1,183.90	1,183.90	100.00	514.82	5,919.50	5,404.68	91.30	14,206.85
44190-0000	Total General Maint Expense	19,499.36	21,466.13	1,966.77	9.16	109,471.55	107,330.65	-2,140.90	-1.99	257,593.67
44200-0000	Materials									
44200-1000	Supplies-Grounds	0.00	0.00	0.00	N/A	66.36	0.00	-66.36	N/A	0.00
44200-2000	Supplies-Appliance	4,526.09	878.72	-3,647.37	-415.08	18,185.59	4,393.60	-13,791.99	-313.91	10,544.66
44200-3000	Supplies-Decorating	883.99	353.10	-530.89	-150.35	1,555.11	1,765.50	210.39	11.92	4,237.25
44200-4000	Supplies-Electrical	1,507.81	234.69	-1,273.12	-542.47	1,566.50	1,173.45	-393.05	-33.50	2,816.26
44200-6000	Supplies-Janitorial/Cleaning	645.93	428.74	-217.19	-50.66	3,868.36	2,143.70	-1,724.66	-80.45	5,144.93
44200-7000	Supplies-Maint/Repairs	3,630.98	3,971.76	340.78	8.58	7,064.97	19,858.80	12,793.83	64.42	47,661.08
44200-8000	Supplies-Plumbing	1,353.20	294.14	-1,059.06	-360.05	1,783.91	1,470.70	-313.21	-21.30	3,529.66
44200-9000	Tools and Equipment	45.96	138.88	92.92	66.91	199.20	694.40	495.20	71.31	1,666.60
44201-0000	Supplies - HVAC	18.99	604.47	585.48	96.86	3,383.19	3,022.35	-360.84	-11.94	7,253.69
44290-0000	Total Materials	12,612.95	6,904.50	-5,708.45	-82.68	37,673.19	34,522.50	-3,150.69	-9.13	82,854.13
44300-0000	Contract Costs									
44300-1000	Contract-Alarm/Extinguisher	0.00	0.00	0.00	N/A	1,062.35	0.00	-1,062.35	N/A	0.00

BHT, JKM, Orchard, Millview (.amp3)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
44300-3000	Contract-Building Repairs	3,880.00	0.00	-3,880.00	N/A	3,880.00	0.00	-3,880.00	N/A	0.00
44300-5000	Contract-Decorating/Painting	351.75	0.00	-351.75	N/A	765.28	0.00	-765.28	N/A	0.00
44300-6000	Contract-Electrical	0.00	1,306.73	1,306.73	100.00	1,173.36	6,533.65	5,360.29	82.04	15,680.72
44300-7000	Contract-Pest Control	3,170.00	442.69	-2,727.31	-616.08	5,260.00	2,213.45	-3,046.55	-137.64	5,312.31
44300-8000	Contract-Floor Covering	0.00	7.52	7.52	100.00	0.00	37.60	37.60	100.00	90.28
44300-9000	Contract-Grounds	0.00	1,175.00	1,175.00	100.00	6,721.00	5,875.00	-846.00	-14.40	14,100.00
44301-0000	Contract-Janitorial/Cleaning	0.00	1,465.13	1,465.13	100.00	-150.00	7,325.65	7,475.65	102.05	17,581.60
44301-1000	Contract-Plumbing	0.00	1,515.92	1,515.92	100.00	3,366.66	7,579.60	4,212.94	55.58	18,191.03
44301-2000	Contract-Window Covering	0.00	4.77	4.77	100.00	0.00	23.85	23.85	100.00	57.23
44301-3000	Contract-HVAC	5,221.30	235.10	-4,986.20	-2,120.88	5,221.30	1,175.50	-4,045.80	-344.18	2,821.21
44301-4000	Contract-Vehicle Maintenance	118.00	0.00	-118.00	N/A	2,246.68	0.00	-2,246.68	N/A	0.00
44301-5000	Contract-Equipment Rental	120.00	0.00	-120.00	N/A	120.00	0.00	-120.00	N/A	0.00
44301-7000	Contract-Elevator Monitoring	695.00	2,889.32	2,194.32	75.95	7,412.31	14,446.60	7,034.29	48.69	34,671.83
44301-8000	Contract-Alarm Monitoring	90.00	0.00	-90.00	N/A	1,959.76	0.00	-1,959.76	N/A	0.00
44301-9000	Contract-Sprinkler Monitoring	2,277.18	0.00	-2,277.18	N/A	2,277.18	0.00	-2,277.18	N/A	0.00
44302-2000	Contract-IT Contracts	2,984.32	2,161.92	-822.40	-38.04	9,886.44	10,809.60	923.16	8.54	25,943.04
44308-0000	Contract - Vehicle Lease	669.90	567.65	-102.25	-18.01	3,162.63	2,838.25	-324.38	-11.43	6,811.78
44309-0000	Contract-Security	0.00	2,474.37	2,474.37	100.00	0.00	12,371.85	12,371.85	100.00	29,692.48
44309-1000	Snow Removal Service	17,980.00	25,000.00	7,020.00	28.08	46,030.00	30,000.00	-16,030.00	-53.43	39,000.00
44309-9000	Contract Costs-Other	0.00	4,832.30	4,832.30	100.00	1,097.60	24,161.50	23,063.90	95.46	57,987.61
44390-0000	Total Contract Costs	37,557.45	44,078.42	6,520.97	14.79	101,492.55	125,392.10	23,899.55	19.06	267,941.12
44400-0000	Unit Repairs - Damages	0.00	0.00	0.00	N/A	2,320.63	0.00	-2,320.63	N/A	0.00
44500-0000	Vacancy Turnover	0.00	4,961.35	4,961.35	100.00	0.00	24,806.75	24,806.75	100.00	59,536.20
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	69,669.76	77,410.40	7,740.64	10.00	250,957.92	292,052.00	41,094.08	14.07	667,925.12
45000-0000	GENERAL EXPENSES									
45100-0000	Worker's Comp Insurance	1,058.64	1,585.62	526.98	33.23	5,185.71	7,928.10	2,742.39	34.59	19,027.41
45101-0000	Property Insurance	3,879.88	3,178.75	-701.13	-22.06	18,728.12	15,893.75	-2,834.37	-17.83	38,145.03
45102-0000	Liability Insurance	233.60	377.62	144.02	38.14	1,215.04	1,888.10	673.06	35.65	4,531.48
45200-0000	Payments in Lieu of Taxes	4,069.79	4,076.46	6.67	0.16	17,959.36	20,382.30	2,422.94	11.89	48,917.48
45210-0000	Misc. Taxes/Licenses/Insurance	327.44	279.58	-47.86	-17.12	1,502.27	1,397.90	-104.37	-7.47	3,354.92
45700-0000	Bad Debt-Tenant Rents	0.00	661.04	661.04	100.00	0.00	3,305.20	3,305.20	100.00	7,932.45
45900-0000	Other General Expense	0.01	0.00	-0.01	N/A	0.01	0.00	-0.01	N/A	0.00
45990-0000	TOTAL GENERAL EXPENSES	9,569.36	10,159.07	589.71	5.80	44,590.51	50,795.35	6,204.84	12.22	121,908.77
47000-0000	HOUSING ASSISTANCE PAYMENTS									
47150-1012	URP Expense - PH	60.00	0.00	-60.00	N/A	222.00	0.00	-222.00	N/A	0.00
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	60.00	0.00	-60.00	N/A	222.00	0.00	-222.00	N/A	0.00
48990-0000	TOTAL OPERATING EXPENSES	137,779.69	139,289.63	1,509.94	1.08	571,268.44	601,448.15	30,179.71	5.02	1,410,476.17
49990-0000	**NET OPERATING INCOME**	**5,191.63**	**-18,850.20**	**24,041.83**	**127.54**	**154,116.83**	**749.00**	**153,367.83**	**20,476.35**	**34,797.01**
50000-0000	NON-OPERATING ITEMS									
51000-1000	Depreciation -Buildings	16,600.28	0.00	-16,600.28	N/A	83,001.40	0.00	-83,001.40	N/A	0.00
51000-2000	Depreciation -Furn,Equip,Machinery-Dwell	667.68	0.00	-667.68	N/A	3,338.40	0.00	-3,338.40	N/A	0.00
51000-3000	Depreciation -Furn,Equip,Machinery-Admir	1,087.80	0.00	-1,087.80	N/A	5,438.96	0.00	-5,438.96	N/A	0.00
51000-4000	Depreciation-Leashold Improvements	2,580.00	0.00	-2,580.00	N/A	12,900.00	0.00	-12,900.00	N/A	0.00
51000-5000	Depreciation-Vehicles	874.12	0.00	-874.12	N/A	4,370.60	0.00	-4,370.60	N/A	0.00
52100-2000	Operating Transfer In from CFP	-12,500.00	0.00	12,500.00	N/A	-12,500.00	0.00	12,500.00	N/A	0.00
52200-0000	Prior Period Adjustments Affecting RR	0.00	0.00	0.00	N/A	105,982.85	0.00	-105,982.85	N/A	0.00
52310-1000	Extraordinary Expense	0.00	0.00	0.00	N/A	388,728.60	0.00	-388,728.60	N/A	0.00
59990-0000	TOTAL NON-OPERATING ITEMS	9,309.88	0.00	-9,309.88	N/A	591,260.81	0.00	-591,260.81	N/A	0.00
90000-0000	NET INCOME	-4,118.25	-18,850.20	14,731.95	78.15	-437,143.98	749.00	-437,892.98	-58,463.68	34,797.01

PH - Scattered Sites East (sse)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
29999-9999	Revenue & Expenses									
30000-0000	INCOME									
31000-0000	TENANT INCOME									
31010-0000	Rental Income									
31110-0000	Tenant Rent	19,265.00	16,000.00	3,265.00	20.41	94,304.87	80,000.00	14,304.87	17.88	192,000.00
31120-5000	Utility Reimbursement Recovery -59 &	0.00	0.00	0.00	N/A	630.32	0.00	630.32	N/A	0.00
31130-0000	Less: Vacancies	0.00	0.00	0.00	N/A	-1,083.87	0.00	-1,083.87	N/A	0.00
31190-0000	Total Rental Income	19,265.00	16,000.00	3,265.00	20.41	93,851.32	80,000.00	13,851.32	17.31	192,000.00
31200-0000	Other Tenant Income									
31200-2000	Cleaning Fee	0.00	0.00	0.00	N/A	1,070.00	0.00	1,070.00	N/A	0.00
31200-3000	Damages	815.00	0.00	815.00	N/A	815.00	0.00	815.00	N/A	0.00
31200-4000	Late Charges	330.00	0.00	330.00	N/A	1,755.00	0.00	1,755.00	N/A	0.00
31200-5000	Legal Fees - Tenant	0.00	0.00	0.00	N/A	455.00	0.00	455.00	N/A	0.00
31200-7000	Excess Utility	1,010.55	541.67	468.88	86.56	1,010.55	2,708.35	-1,697.80	-62.69	6,500.00
31200-9000	Misc.Tenant Income	0.00	640.09	-640.09	-100.00	0.00	3,200.45	-3,200.45	-100.00	7,681.06
31210-0000	Tenant Payment Agreement (TPA) Ren	2,808.00	0.00	2,808.00	N/A	2,808.00	0.00	2,808.00	N/A	0.00
31290-0000	Total Other Tenant Income	4,963.55	1,181.76	3,781.79	320.01	7,913.55	5,908.80	2,004.75	33.93	14,181.06
31990-0000	TOTAL TENANT INCOME	24,228.55	17,181.76	7,046.79	41.01	101,764.87	85,908.80	15,856.07	18.46	206,181.06
34000-0000	GRANT INCOME									
34010-0000	Subsidy Grants	40,763.66	35,000.00	5,763.66	16.47	225,527.32	175,000.00	50,527.32	28.87	420,000.00
34010-1000	CFP Operating Grants	33,952.16	8,488.04	25,464.12	300.00	169,760.80	42,440.20	127,320.60	300.00	101,856.50
34150-0000	Other Government Grants	0.00	0.00	0.00	N/A	4,320.00	0.00	4,320.00	N/A	0.00
34990-0000	TOTAL GRANT INCOME	74,715.82	43,488.04	31,227.78	71.81	399,608.12	217,440.20	182,167.92	83.78	521,856.50
36000-0000	OTHER INCOME									
36100-0000	Investment Income - Unrestricted	3,564.07	3,750.00	-185.93	-4.96	20,406.69	18,750.00	1,656.69	8.84	45,000.00
36500-0000	Miscellaneous Other Income	0.00	1,231.54	-1,231.54	-100.00	0.00	6,157.70	-6,157.70	-100.00	14,778.48
36990-0000	TOTAL OTHER INCOME	3,564.07	4,981.54	-1,417.47	-28.45	20,406.69	24,907.70	-4,501.01	-18.07	59,778.48
39990-0000	TOTAL INCOME	102,508.44	65,651.34	36,857.10	56.14	521,779.68	328,256.70	193,522.98	58.95	787,816.04
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-9000	Administrative Salaries									
41100-0000	Administrative Salaries	12,991.15	12,783.74	-207.41	-1.62	64,116.65	63,918.70	-197.95	-0.31	153,404.86
41100-4000	Employee Benefit Contribution-Admin	8,979.73	5,940.46	-3,039.27	-51.16	30,089.20	29,702.30	-386.90	-1.30	71,285.54
41109-9000	Total Administrative Salaries	21,970.88	18,724.20	-3,246.68	-17.34	94,205.85	93,621.00	-584.85	-0.62	224,690.40
41300-0000	Legal Expense									
41300-1000	Pre 2004 Admin Fee Expense	0.00	0.00	0.00	N/A	499.75	0.00	-499.75	N/A	0.00
41300-2000	Court Costs	0.00	6.72	6.72	100.00	0.00	33.60	33.60	100.00	80.67
41300-3000	Tenant Screening	0.00	13.94	13.94	100.00	50.95	69.70	18.75	26.90	167.28
41300-4000	General Legal Expense	0.00	124.17	124.17	100.00	0.00	620.85	620.85	100.00	1,490.00
41310-0000	Total Legal Expense	0.00	144.83	144.83	100.00	550.70	724.15	173.45	23.95	1,737.95
41390-0000	Other Admin Expenses									
41400-0000	Staff Training	0.00	139.92	139.92	100.00	0.00	699.60	699.60	100.00	1,678.98
41500-0000	Travel	0.00	46.63	46.63	100.00	85.15	233.15	148.00	63.48	559.55
41700-0000	Accounting Fees	559.45	579.91	20.46	3.53	2,623.77	2,899.55	275.78	9.51	6,958.92
41710-0000	Auditing Fees	0.00	64.64	64.64	100.00	0.00	323.20	323.20	100.00	775.71
41730-0000	Management Fee	4,482.82	4,358.33	-124.49	-2.86	22,723.26	21,791.65	-931.61	-4.28	52,300.00
41730-1000	Bookkeeping Fee	435.00	420.83	-14.17	-3.37	2,205.00	2,104.15	-100.85	-4.79	5,050.00
41730-2000	Asset Management Fee	580.00	641.67	61.67	9.61	2,940.00	3,208.35	268.35	8.36	7,700.00
41740-0000	Marketing	0.00	0.00	0.00	N/A	49.30	0.00	-49.30	N/A	0.00
41820-0000	Consultants	0.00	294.72	294.72	100.00	0.00	1,473.60	1,473.60	100.00	3,536.70
41890-0000	Total Other Admin Expenses	6,057.27	6,546.65	489.38	7.48	30,626.48	32,733.25	2,106.77	6.44	78,559.86
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	46.56	72.23	25.67	35.54	305.35	361.15	55.80	15.45	866.73
41900-2000	Publications	0.00	14.13	14.13	100.00	0.00	70.65	70.65	100.00	169.59
41900-4000	Office Supplies	2.57	42.81	40.24	94.00	2.57	214.05	211.48	98.80	513.71
41900-5000	Inspection Expense	0.00	58.40	58.40	100.00	0.00	292.00	292.00	100.00	700.83
41900-7000	Telephone	124.32	207.93	83.61	40.21	926.91	1,039.65	112.74	10.84	2,495.19
41900-8000	Postage	136.00	172.68	36.68	21.24	490.16	863.40	373.24	43.23	2,072.10
41901-0000	Office Equipment Contracts	62.94	111.22	48.28	43.41	40.98	556.10	515.12	92.63	1,334.59
41901-5000	Special Events	0.00	0.00	0.00	N/A	419.64	0.00	-419.64	N/A	0.00
41901-7000	Temporary Administrative Labor	0.00	0.00	0.00	N/A	42.77	0.00	-42.77	N/A	0.00
41901-8000	Small Office Equipment	0.00	37.10	37.10	100.00	0.00	185.50	185.50	100.00	445.19
41902-0000	Bank Fees	157.68	0.00	-157.68	N/A	1,029.67	0.00	-1,029.67	N/A	0.00
41902-2000	Other Misc Admin Expenses	0.00	365.45	365.45	100.00	-25.70	1,827.25	1,852.95	101.41	4,385.39
41910-0000	Total Miscellaneous Admin Expenses	22,500.95	19,806.15	-2,694.80	-13.61	97,438.20	99,030.75	1,592.55	1.61	237,673.72
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	28,558.22	26,497.63	-2,060.59	-7.78	128,615.38	132,488.15	3,872.77	2.92	317,971.53
42000-0000	TENANT SERVICES									
42100-0000	Tenant Services Salaries	1.22	127.17	125.95	99.04	-31.48	635.85	667.33	104.95	1,526.04
42100-1000	Employee Benefit Contributions-Tenant Sv	146.74	114.98	-31.76	-27.62	43.37	574.90	531.53	92.46	1,379.74
42300-1000	Tenant Relocation	0.00	1,000.00	1,000.00	100.00	783.00	5,000.00	4,217.00	84.34	12,000.00
42990-0000	TOTAL TENANT SERVICES EXPENSES	147.96	1,242.15	1,094.19	88.09	794.89	6,210.75	5,415.86	87.20	14,905.78
43000-0000	UTILITY EXPENSES									
43100-0000	Water	0.00	26.81	26.81	100.00	-146.15	134.05	280.20	209.03	321.76
43200-0000	Electricity	0.00	177.54	177.54	100.00	288.76	887.70	598.94	67.47	2,130.49
43200-1000	Electricity-Vacant Units	0.00	0.00	0.00	N/A	516.14	0.00	-516.14	N/A	0.00
43300-0000	Gas	0.00	119.54	119.54	100.00	0.00	597.70	597.70	100.00	1,434.43
43300-1000	Gas-Vacant Units	0.00	0.00	0.00	N/A	166.96	0.00	-166.96	N/A	0.00
43320-0000	Tenant-Owed Utilities	0.00	460.71	460.71	100.00	2,009.55	2,303.55	294.00	12.76	5,528.56
43400-0000	Garbage/Trash Removal	150.30	702.73	552.43	78.61	759.03	3,513.65	2,754.62	78.40	8,432.79
43900-0000	Sewer	121.66	139.35	17.69	12.69	333.98	696.75	362.77	52.07	1,672.26
43990-0000	TOTAL UTILITY EXPENSES	271.96	1,626.68	1,354.72	83.28	3,928.27	8,133.40	4,205.13	51.70	19,520.29
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-9000	General Maint Expense									
44100-0000	Maintenance Salaries	5,768.74	5,526.09	-242.65	-4.39	33,349.58	27,630.45	-5,719.13	-20.70	66,313.05
44100-5000	Employee Benefit Contribution-Maint.	1,821.02	2,104.10	283.08	13.45	10,815.94	10,520.50	-295.44	-2.81	25,249.25
44120-0000	Vehicle Gas	0.00	0.00	0.00	N/A	1,363.83	0.00	-1,363.83	N/A	0.00
44130-0000	Misc Vehicle Expenses	0.00	407.86	407.86	100.00	550.00	2,039.30	1,489.30	73.03	4,894.35
44190-0000	Total General Maint Expense	7,589.76	8,038.05	448.29	5.58	46,079.35	40,190.25	-5,889.10	-14.65	96,456.65
44200-0000	Materials									
44200-2000	Supplies-Appliance	54.95	277.49	222.54	80.20	1,365.90	1,387.45	21.55	1.55	3,329.91
44200-3000	Supplies-Decorating	50.86	428.82	377.96	88.14	50.86	2,144.10	2,093.24	97.63	5,145.83
44200-4000	Supplies-Electrical	0.00	216.56	216.56	100.00	272.93	1,082.80	809.87	74.79	2,598.71
44200-6000	Supplies-Janitorial/Cleaning	0.00	8.91	8.91	100.00	134.34	44.55	-89.79	-201.55	106.90
44200-7000	Supplies-Maint/Repairs	4,158.77	3,879.33	-279.44	-7.20	8,042.58	19,396.65	11,354.07	58.54	46,552.01
44200-8000	Supplies-Plumbing	0.00	1,215.86	1,215.86	100.00	456.36	6,079.30	5,622.94	92.49	14,590.26
44200-9000	Tools and Equipment	0.00	257.34	257.34	100.00	-16.01	1,286.70	1,302.71	101.24	3,088.13
44201-0000	Supplies - HVAC	6.99	1.16	-5.83	-502.59	101.97	5.80	-96.17	-1,658.10	13.89
44290-0000	Total Materials	4,271.57	6,285.47	2,013.90	32.04	10,408.93	31,427.35	21,018.42	66.88	75,425.64
44300-0000	Contract Costs									
44300-6000	Contract-Electrical	0.00	59.02	59.02	100.00	11.66	295.10	283.44	96.05	708.23
44300-7000	Contract-Pest Control	600.00	174.19	-425.81	-244.45	590.00	870.95	280.95	32.26	2,090.28
44300-9000	Contract-Grounds	0.00	5,083.56	5,083.56	100.00	11,050.32	25,417.80	14,367.48	56.53	61,002.75

PH - Scattered Sites East (sse)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
44301-0000	Contract-Janitorial/Cleaning	0.00	88.75	88.75	100.00	1,450.00	443.75	-1,006.25	-226.76	1,065.00
44301-0001	Mold Remediation	0.00	308.33	308.33	100.00	0.00	1,541.65	1,541.65	100.00	3,700.00
44301-1000	Contract-Plumbing	0.00	2,501.16	2,501.16	100.00	4,820.00	12,505.80	7,685.80	61.46	30,013.89
44301-2000	Contract-Window Covering	0.00	0.00	0.00	N/A	96.73	0.00	-96.73	N/A	0.00
44301-3000	Contract-HVAC	225.00	1,079.11	854.11	79.15	1,050.00	5,395.55	4,345.55	80.54	12,949.35
44301-4000	Contract-Vehicle Maintenance	84.68	0.00	-84.68	N/A	126.91	0.00	-126.91	N/A	0.00
44301-7000	Contract-Elevator Monitoring	0.00	58.06	58.06	100.00	0.00	290.30	290.30	100.00	696.75
44302-2000	Contract-IT Contracts	1,261.49	833.33	-428.16	-51.38	4,109.47	4,166.65	57.18	1.37	10,000.00
44308-0000	Contract - Vehicle Lease	357.06	422.52	65.46	15.49	1,484.59	2,112.60	628.01	29.73	5,070.21
44309-0000	Contract-Security	0.00	60.76	60.76	100.00	0.00	303.80	303.80	100.00	729.09
44309-1000	Snow Removal Service	2,785.00	333.33	-2,451.67	-735.51	7,500.00	1,666.65	-5,833.35	-350.00	4,000.00
44309-9000	Contract Costs-Other	147.50	3,150.84	3,003.34	95.32	329.49	15,754.20	15,424.71	97.91	37,810.10
44390-0000	Total Contract Costs	5,460.73	14,152.96	8,692.23	61.42	32,619.17	70,764.80	38,145.63	53.90	169,835.65
44500-0000	Vacancy Turnover	0.00	2,500.00	2,500.00	100.00	0.00	12,500.00	12,500.00	100.00	30,000.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	17,322.06	30,976.48	13,654.42	44.08	89,107.45	154,882.40	65,774.95	42.47	371,717.94
45000-0000	GENERAL EXPENSES									
45100-0000	Worker's Comp Insurance	1,150.17	591.64	-558.53	-94.40	5,634.17	2,958.20	-2,675.97	-90.46	7,099.69
45101-0000	Property Insurance	3,118.83	3,007.17	-111.66	-3.71	15,049.25	15,035.85	-13.40	-0.09	36,086.01
45102-0000	Liability Insurance	253.79	140.45	-113.34	-80.70	1,320.04	702.25	-617.79	-87.97	1,685.40
45200-0000	Payments in Lieu of Taxes	1,895.06	1,687.57	-207.49	-12.30	5,715.45	8,437.85	2,722.40	32.26	20,250.84
45210-0000	Misc. Taxes/Licenses/Insurance	420.88	237.82	-183.06	-76.97	1,906.66	1,189.10	-717.56	-60.34	2,853.89
45700-0000	Bad Debt-Tenant Rents	0.00	1,872.99	1,872.99	100.00	0.00	9,364.95	9,364.95	100.00	22,475.87
45900-0000	Other General Expense	0.00	31.45	31.45	100.00	0.00	157.25	157.25	100.00	377.44
45900-1000	Radon Grant Expense	0.00	50.00	50.00	100.00	4,320.00	250.00	-4,070.00	-1,628.00	600.00
45990-0000	TOTAL GENERAL EXPENSES	6,838.73	7,619.09	780.36	10.24	33,945.57	38,095.45	4,149.88	10.89	91,429.14
47000-0000	HOUSING ASSISTANCE PAYMENTS									
47150-1012	URP Expense - PH	5,237.00	0.00	-5,237.00	N/A	24,715.00	0.00	-24,715.00	N/A	0.00
47150-6000	FSS Escrow Payments	3,741.00	105.20	-3,635.80	-3,456.08	5,795.00	526.00	-5,269.00	-1,001.71	1,262.34
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	8,978.00	105.20	-8,872.80	-8,434.22	30,510.00	526.00	-29,984.00	-5,700.38	1,262.34
48990-0000	TOTAL OPERATING EXPENSES	62,116.93	68,067.23	5,950.30	8.74	286,901.56	340,336.15	53,434.59	15.70	816,807.02
49990-0000	**NET OPERATING INCOME**	**40,391.51**	**-2,415.89**	**42,807.40**	**1,771.91**	**234,878.12**	**-12,079.45**	**246,957.57**	**2,044.44**	**-28,990.98**
50000-0000	NON-OPERATING ITEMS									
51000-1000	Depreciation -Buildings	29,025.92	0.00	-29,025.92	N/A	145,129.60	0.00	-145,129.60	N/A	0.00
51000-2000	Depreciation -Furn,Equip,Machinery-Dwell	774.14	0.00	-774.14	N/A	3,870.70	0.00	-3,870.70	N/A	0.00
51000-3000	Depreciation -Furn,Equip,Machinery-Admir	336.92	0.00	-336.92	N/A	1,684.60	0.00	-1,684.60	N/A	0.00
51000-4000	Depreciation-Leashold Improvements	1,347.99	0.00	-1,347.99	N/A	6,739.95	0.00	-6,739.95	N/A	0.00
52100-2000	Operating Transfer In from CFP	-12,500.00	0.00	12,500.00	N/A	-12,500.00	0.00	12,500.00	N/A	0.00
52300-0000	Gain/Loss on Sale of Fixed Assets	0.00	80,000.00	80,000.00	100.00	-125,785.48	400,000.00	525,785.48	131.45	960,000.00
59990-0000	TOTAL NON-OPERATING ITEMS	18,984.97	80,000.00	61,015.03	76.27	19,139.37	400,000.00	380,860.63	95.22	960,000.00
90000-0000	NET INCOME	21,406.54	-82,415.89	103,822.43	125.97	215,738.75	-412,079.45	627,818.20	152.35	-988,990.98

PH - Scattered Sites West (ssw)

Budget Comparison

Period = Feb 2025

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
29999-9999	Revenue & Expenses									
30000-0000	INCOME									
31000-0000	TENANT INCOME									
31010-0000	Rental Income									
31110-0000	Tenant Rent	9,774.00	6,666.67	3,107.33	46.61	44,963.13	33,333.35	11,629.78	34.89	80,000.00
31130-0000	Less: Vacancies	0.00	0.00	0.00	N/A	-1,549.13	0.00	-1,549.13	N/A	0.00
31190-0000	Total Rental Income	9,774.00	6,666.67	3,107.33	46.61	43,414.00	33,333.35	10,080.65	30.24	80,000.00
31200-0000	Other Tenant Income									
31200-3000	Damages	0.00	0.00	0.00	N/A	-656.00	0.00	-656.00	N/A	0.00
31200-4000	Late Charges	225.00	0.00	225.00	N/A	1,025.00	0.00	1,025.00	N/A	0.00
31200-7000	Excess Utility	186.02	166.67	19.35	11.61	5,013.82	833.35	4,180.47	501.65	2,000.00
31200-9000	Misc.Tenant Income	0.00	333.33	-333.33	-100.00	0.00	1,666.65	-1,666.65	-100.00	4,000.00
31290-0000	Total Other Tenant Income	411.02	500.00	-88.98	-17.80	5,382.82	2,500.00	2,882.82	115.31	6,000.00
31990-0000	TOTAL TENANT INCOME	10,185.02	7,166.67	3,018.35	42.12	48,796.82	35,833.35	12,963.47	36.18	86,000.00
34000-0000	GRANT INCOME									
34010-0000	Subsidy Grants	28,188.66	30,000.00	-1,811.34	-6.04	176,375.32	150,000.00	26,375.32	17.58	360,000.00
34010-1000	CFP Operating Grants	33,952.16	8,488.04	25,464.12	300.00	169,760.80	42,440.20	127,320.60	300.00	101,856.50
34150-0000	Other Government Grants	0.00	0.00	0.00	N/A	18,028.00	0.00	18,028.00	N/A	0.00
34990-0000	TOTAL GRANT INCOME	62,140.82	38,488.04	23,652.78	61.45	364,164.12	192,440.20	171,723.92	89.24	461,856.50
36000-0000	OTHER INCOME									
36100-0000	Investment Income - Unrestricted	2,515.81	2,666.67	-150.86	-5.66	14,404.69	13,333.35	1,071.34	8.04	32,000.00
36500-0000	Miscellaneous Other Income	0.00	2,621.54	-2,621.54	-100.00	0.00	13,107.70	-13,107.70	-100.00	31,458.48
36990-0000	TOTAL OTHER INCOME	2,515.81	5,288.21	-2,772.40	-52.43	14,404.69	26,441.05	-12,036.36	-45.52	63,458.48
39990-0000	TOTAL INCOME	74,841.65	50,942.92	23,898.73	46.91	427,365.63	254,714.60	172,651.03	67.78	611,314.98
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-9000	Administrative Salaries									
41100-0000	Administrative Salaries	12,150.23	15,284.52	3,134.29	20.51	59,960.80	76,422.60	16,461.80	21.54	183,414.22
41100-3000	Compensated Absences	0.00	1,154.32	1,154.32	100.00	0.00	5,771.60	5,771.60	100.00	13,851.83
41100-4000	Employee Benefit Contribution-Admin	8,779.72	6,636.12	-2,143.60	-32.30	27,034.25	33,180.60	6,146.35	18.52	79,633.39
41109-9000	Total Administrative Salaries	20,929.95	23,074.96	2,145.01	9.30	86,995.05	115,374.80	28,379.75	24.60	276,899.44
41300-0000	Legal Expense									
41300-3000	Tenant Screening	0.00	12.10	12.10	100.00	277.75	60.50	-217.25	-359.09	145.22
41300-4000	General Legal Expense	157.50	250.00	92.50	37.00	484.50	1,250.00	765.50	61.24	3,000.00
41310-0000	Total Legal Expense	157.50	262.10	104.60	39.91	762.25	1,310.50	548.25	41.84	3,145.22
41390-0000	Other Admin Expenses									
41400-0000	Staff Training	0.00	137.56	137.56	100.00	0.00	687.80	687.80	100.00	1,650.72
41500-0000	Travel	0.00	49.62	49.62	100.00	56.32	248.10	191.78	77.30	595.48
41700-0000	Accounting Fees	508.26	528.41	20.15	3.81	2,418.84	2,642.05	223.21	8.45	6,340.87
41710-0000	Auditing Fees	0.00	101.29	101.29	100.00	0.00	506.45	506.45	100.00	1,215.48
41730-0000	Management Fee	2,550.57	3,233.33	682.76	21.12	14,607.81	16,166.65	1,558.84	9.64	38,800.00
41730-1000	Bookkeeping Fee	247.50	317.50	70.00	22.05	1,417.50	1,587.50	170.00	10.71	3,810.00
41730-2000	Asset Management Fee	330.00	440.83	110.83	25.14	1,890.00	2,204.15	314.15	14.25	5,290.00
41740-0000	Marketing	0.00	0.00	0.00	N/A	34.80	0.00	-34.80	N/A	0.00
41820-0000	Consultants	0.00	213.43	213.43	100.00	0.00	1,067.15	1,067.15	100.00	2,561.20
41890-0000	Total Other Admin Expenses	3,636.33	5,021.97	1,385.64	27.59	20,425.27	25,109.85	4,684.58	18.66	60,263.75
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	32.87	89.27	56.40	63.18	215.55	446.35	230.80	51.71	1,071.19
41900-2000	Publications	0.00	9.53	9.53	100.00	0.00	47.65	47.65	100.00	114.39
41900-4000	Office Supplies	1.81	33.39	31.58	94.58	1.81	166.95	165.14	98.92	400.67
41900-5000	Inspection Expense	0.00	462.04	462.04	100.00	0.00	2,310.20	2,310.20	100.00	5,544.54
41900-7000	Telephone	103.88	186.98	83.10	44.44	606.75	934.90	328.15	35.10	2,243.77
41900-8000	Postage	96.00	131.74	35.74	27.13	339.30	658.70	319.40	48.49	1,580.92
41901-0000	Office Equipment Contracts	44.43	79.48	35.05	44.10	28.93	397.40	368.47	92.72	953.72
41901-5000	Special Events	0.00	0.00	0.00	N/A	394.59	0.00	-394.59	N/A	0.00
41901-7000	Temporary Administrative Labor	0.00	0.00	0.00	N/A	42.84	0.00	-42.84	N/A	0.00
41901-8000	Small Office Equipment	0.00	0.23	0.23	100.00	0.00	1.15	1.15	100.00	2.78
41902-0000	Bank Fees	111.31	0.00	-111.31	N/A	726.84	0.00	-726.84	N/A	0.00
41902-2000	Other Misc Admin Expenses	0.00	145.95	145.95	100.00	195.83	729.75	533.92	73.16	1,751.39
41910-0000	Total Miscellaneous Admin Expenses	21,320.25	24,213.57	2,893.32	11.95	89,547.49	121,067.85	31,520.36	26.04	290,562.81
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	25,114.08	29,497.64	4,383.56	14.86	110,735.01	147,488.20	36,753.19	24.92	353,971.78
42000-0000	TENANT SERVICES									
42100-0000	Tenant Services Salaries	1.24	103.63	102.39	98.80	-21.83	518.15	539.98	104.21	1,243.53
42100-1000	Employee Benefit Contributions-Tenant Sv	104.93	84.16	-20.77	-24.68	31.37	420.80	389.43	92.55	1,009.97
42300-1000	Tenant Relocation	0.00	1,070.42	1,070.42	100.00	0.00	5,352.10	5,352.10	100.00	12,845.05
42990-0000	TOTAL TENANT SERVICES EXPENSES	106.17	1,258.21	1,152.04	91.56	9.54	6,291.05	6,281.51	99.85	15,098.55
43000-0000	UTILITY EXPENSES									
43100-0000	Water	115.99	22.00	-93.99	-427.23	2,364.87	110.00	-2,254.87	-2,049.88	264.00
43200-0000	Electricity	-49.03	49.25	98.28	199.55	-39.48	246.25	285.73	116.03	591.00
43200-1000	Electricity-Vacant Units	0.00	0.00	0.00	N/A	347.65	0.00	-347.65	N/A	0.00
43300-0000	Gas	166.74	165.33	-1.41	-0.85	296.04	826.65	530.61	64.19	1,984.00
43300-1000	Gas-Vacant Units	0.00	0.00	0.00	N/A	367.63	0.00	-367.63	N/A	0.00
43320-0000	Tenant-Owed Utilities	0.00	418.08	418.08	100.00	5,788.26	2,090.40	-3,697.86	-176.90	5,017.00
43400-0000	Garbage/Trash Removal	756.10	18.17	-737.93	-4,061.25	6,371.57	90.85	-6,280.72	-6,913.29	218.00
43900-0000	Sewer	26.00	86.08	60.08	69.80	3,275.22	430.40	-2,844.82	-660.97	1,033.00
43990-0000	TOTAL UTILITY EXPENSES	1,015.80	758.91	-256.89	-33.85	18,771.76	3,794.55	-14,977.21	-394.70	9,107.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-9000	General Maint Expense									
44100-0000	Maintenance Salaries	8,369.36	6,045.42	-2,323.94	-38.44	45,657.48	30,227.10	-15,430.38	-51.05	72,545.00
44100-5000	Employee Benefit Contribution-Maint.	2,142.46	2,293.58	151.12	6.59	10,850.55	11,467.90	617.35	5.38	27,523.00
44120-0000	Vehicle Gas	0.00	0.00	0.00	N/A	1,365.65	0.00	-1,365.65	N/A	0.00
44130-0000	Misc Vehicle Expenses	0.00	445.92	445.92	100.00	550.49	2,229.60	1,679.11	75.31	5,351.00
44190-0000	Total General Maint Expense	10,511.82	8,784.92	-1,726.90	-19.66	58,424.17	43,924.60	-14,499.57	-33.01	105,419.00
44200-0000	Materials									
44200-1000	Supplies-Grounds	0.00	1.17	1.17	100.00	0.00	5.85	5.85	100.00	14.00
44200-2000	Supplies-Appliance	0.00	73.58	73.58	100.00	2,745.86	367.90	-2,377.96	-646.36	883.00
44200-3000	Supplies-Decorating	0.00	145.67	145.67	100.00	579.20	728.35	149.15	20.48	1,748.00
44200-4000	Supplies-Electrical	41.64	45.92	4.28	9.32	702.99	229.60	-473.39	-206.18	551.00
44200-6000	Supplies-Janitorial/Cleaning	0.00	1.42	1.42	100.00	134.34	7.10	-127.24	-1,792.11	17.00
44200-7000	Supplies-Maint/Repairs	1,205.62	1,504.67	299.05	19.87	7,551.49	7,523.35	-28.14	-0.37	18,056.00
44200-8000	Supplies-Plumbing	0.00	152.67	152.67	100.00	1,285.01	763.35	-521.66	-68.34	1,832.00
44200-9000	Tools and Equipment	0.00	93.42	93.42	100.00	99.10	467.10	368.00	78.78	1,121.00
44201-0000	Supplies - HVAC	27.27	0.00	-27.27	N/A	163.21	0.00	-163.21	N/A	0.00
44290-0000	Total Materials	1,274.53	2,018.52	743.99	36.86	13,261.20	10,092.60	-3,168.60	-31.40	24,222.00
44300-0000	Contract Costs									
44300-6000	Contract-Electrical	0.00	16.33	16.33	100.00	1,920.23	81.65	-1,838.58	-2,251.78	196.00
44300-7000	Contract-Pest Control	0.00	108.58	108.58	100.00	330.00	542.90	212.90	39.22	1,303.00
44300-9000	Contract-Grounds	0.00	1,127.67	1,127.67	100.00	4,102.93	5,638.35	1,535.42	27.23	13,532.00
44301-0000	Contract-Janitorial/Cleaning	0.00	105.75	105.75	100.00	0.00	528.75	528.75	100.00	1,269.00
44301-0001	Mold Remediation	0.00	29.17	29.17	100.00	2,330.00	145.85	-2,184.15	-1,497.53	350.00
44301-1000	Contract-Plumbing	0.00	1,718.42	1,718.42	100.00	9,065.00	8,592.10	-472.90	-5.50	20,621.00
44301-2000	Contract-Window Covering	0.00	0.00	0.00	N/A	599.51	0.00	-599.51	N/A	0.00

PH - Scattered Sites West (ssw)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
44301-3000	Contract-HVAC	0.00	641.25	641.25	100.00	2,645.28	3,206.25	560.97	17.50	7,695.00
44301-4000	Contract-Vehicle Maintenance	71.46	0.00	-71.46	N/A	113.68	0.00	-113.68	N/A	0.00
44301-5000	Contract-Equipment Rental	0.00	0.00	0.00	N/A	675.00	0.00	-675.00	N/A	0.00
44302-2000	Contract-IT Contracts	894.01	583.33	-310.68	-53.26	2,897.99	2,916.65	18.66	0.64	7,000.00
44308-0000	Contract - Vehicle Lease	335.25	283.67	-51.58	-18.18	1,345.61	1,418.35	72.74	5.13	3,404.00
44309-0000	Contract-Security	0.00	1.50	1.50	100.00	0.00	7.50	7.50	100.00	18.00
44309-1000	Snow Removal Service	650.00	33.75	-616.25	-1,825.93	1,300.00	168.75	-1,131.25	-670.37	405.00
44309-9000	Contract Costs-Other	0.00	3,677.74	3,677.74	100.00	2,533.48	18,388.70	15,855.22	86.22	44,132.87
44390-0000	Total Contract Costs	1,950.72	8,327.16	6,376.44	76.57	29,858.71	41,635.80	11,777.09	28.29	99,925.87
44500-0000	Vacancy Turnover	0.00	833.33	833.33	100.00	16,575.00	4,166.65	-12,408.35	-297.80	10,000.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	13,737.07	19,963.93	6,226.86	31.19	118,119.08	99,819.65	-18,299.43	-18.33	239,566.87
45000-0000	GENERAL EXPENSES									
45100-0000	Worker's Comp Insurance	1,123.34	511.69	-611.65	-119.54	5,507.75	2,558.45	-2,949.30	-115.28	6,140.26
45101-0000	Property Insurance	2,160.02	1,992.20	-167.82	-8.42	10,423.16	9,961.00	-462.16	-4.64	23,906.41
45102-0000	Liability Insurance	247.87	121.58	-126.29	-103.87	1,289.25	607.90	-681.35	-112.08	1,458.97
45200-0000	Payments in Lieu of Taxes	871.12	1,028.06	156.94	15.27	467.12	5,140.30	4,673.18	90.91	12,336.73
45210-0000	Misc. Taxes/Licenses/Insurance	-10.00	37.78	47.78	126.47	116.09	188.90	72.81	38.54	453.39
45700-0000	Bad Debt-Tenant Rents	0.00	216.97	216.97	100.00	0.00	1,084.85	1,084.85	100.00	2,603.65
45900-0000	Other General Expense	0.00	40.78	40.78	100.00	0.00	203.90	203.90	100.00	489.36
45900-1000	Radon Grant Expense	0.00	1,660.00	1,660.00	100.00	18,028.00	8,300.00	-9,728.00	-117.20	19,920.00
45990-0000	TOTAL GENERAL EXPENSES	4,392.35	5,609.06	1,216.71	21.69	35,831.37	28,045.30	-7,786.07	-27.76	67,308.77
47000-0000	HOUSING ASSISTANCE PAYMENTS									
47150-1012	URP Expense - PH	1,821.00	0.00	-1,821.00	N/A	13,169.00	0.00	-13,169.00	N/A	0.00
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	1,821.00	0.00	-1,821.00	N/A	13,169.00	0.00	-13,169.00	N/A	0.00
48990-0000	TOTAL OPERATING EXPENSES	46,186.47	57,087.75	10,901.28	19.10	296,635.76	285,438.75	-11,197.01	-3.92	685,052.97
49990-0000	**NET OPERATING INCOME**	**28,655.18**	**-6,144.83**	**34,800.01**	**566.33**	**130,729.87**	**-30,724.15**	**161,454.02**	**525.50**	**-73,737.99**
50000-0000	NON-OPERATING ITEMS									
51000-1000	Depreciation -Buildings	19,237.46	0.00	-19,237.46	N/A	96,187.30	0.00	-96,187.30	N/A	0.00
51000-2000	Depreciation -Furn,Equip,Machinery-Dwell	270.27	0.00	-270.27	N/A	1,351.35	0.00	-1,351.35	N/A	0.00
51000-3000	Depreciation -Furn,Equip,Machinery-Admi	188.64	0.00	-188.64	N/A	943.20	0.00	-943.20	N/A	0.00
51000-4000	Depreciation-Leashold Improvements	951.27	0.00	-951.27	N/A	4,756.35	0.00	-4,756.35	N/A	0.00
52100-2000	Operating Transfer In from CFP	-12,500.00	0.00	12,500.00	N/A	-12,500.00	0.00	12,500.00	N/A	0.00
52300-0000	Gain/Loss on Sale of Fixed Assets	-400,704.13	75,000.00	475,704.13	634.27	-1,330,197.26	375,000.00	1,705,197.26	454.72	900,000.00
59990-0000	TOTAL NON-OPERATING ITEMS	-392,556.49	75,000.00	467,556.49	623.41	-1,239,459.06	375,000.00	1,614,459.06	430.52	900,000.00
90000-0000	NET INCOME	421,211.67	-81,144.83	502,356.50	619.09	1,370,188.93	-405,724.15	1,775,913.08	437.71	-973,737.99

All HCV - HAP, MSS, ADMIN, PBV (.allhcv)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
29999-9999	Revenue & Expenses									
30000-0000	INCOME									
31000-0000	TENANT INCOME									
31010-0000	Rental Income									
31110-0000	Tenant Rent	8,764.00	0.00	8,764.00	N/A	28,224.00	0.00	28,224.00	N/A	0.00
31190-0000	Total Rental Income	8,764.00	0.00	8,764.00	N/A	28,224.00	0.00	28,224.00	N/A	0.00
31200-0000	Other Tenant Income									
31210-0000	Tenant Payment Agreement (TPA) Ren	-8,764.00	0.00	-8,764.00	N/A	-16,664.35	0.00	-16,664.35	N/A	0.00
31290-0000	Total Other Tenant Income	-8,764.00	0.00	-8,764.00	N/A	-16,664.35	0.00	-16,664.35	N/A	0.00
31990-0000	TOTAL TENANT INCOME	0.00	0.00	0.00	N/A	11,559.65	0.00	11,559.65	N/A	0.00
34000-0000	GRANT INCOME									
34100-1000	Section 8 HAP Earned (VO)	3,400,680.00	3,258,434.00	142,246.00	4.37	6,801,360.00	6,516,868.00	284,492.00	4.37	0.00
34100-1050	Section 8 Mainstream HAP (DV)	71,851.00	64,785.25	7,065.75	10.91	143,702.00	323,926.25	-180,224.25	-55.64	0.00
34100-1060	Section 8 EHV HAP Earned (EH)	40,939.00	50,247.58	-9,308.58	-18.53	81,877.00	251,237.90	-169,360.90	-67.41	0.00
34100-2000	Section 8 Admin Fee Income (AF)	369,895.00	309,551.23	60,343.77	19.49	1,523,513.00	1,547,756.15	-24,243.15	-1.57	0.00
34100-2050	Section 8 Mainstream Admin Inc (8F)	0.00	9,583.33	-9,583.33	-100.00	0.00	47,916.65	-47,916.65	-100.00	0.00
34100-2060	Section 8 EHV Admin Fee Inc (EF)	5,861.00	5,000.00	861.00	17.22	11,721.00	25,000.00	-13,279.00	-53.12	0.00
34100-3100	ROSS Grant Income	0.00	0.00	0.00	N/A	0.00	17,986.50	-17,986.50	-100.00	0.00
34100-4000	Port-In Admin Fees Earned	2,036.35	2,219.06	-182.71	-8.23	9,776.81	11,095.30	-1,318.49	-11.88	0.00
34100-5000	Section 8 EHV Issuance Fee	0.00	50.00	-50.00	-100.00	0.00	100.00	-100.00	-100.00	0.00
34100-5030	Section 8 EHV Service Fee	0.00	196.38	-196.38	-100.00	0.00	981.90	-981.90	-100.00	0.00
34100-6000	Port In HAP Earned	31,035.00	22,364.58	8,670.42	38.77	134,292.00	111,822.90	22,469.10	20.09	0.00
34990-0000	TOTAL GRANT INCOME	3,922,297.35	3,722,431.41	199,865.94	5.37	8,706,241.81	8,854,691.55	-148,449.74	-1.68	0.00
36000-0000	OTHER INCOME									
36100-0000	Investment Income - Unrestricted	107.53	191.67	-84.14	-43.90	600.69	958.35	-357.66	-37.32	0.00
36500-0000	Miscellaneous Other Income	12.50	6,250.00	-6,237.50	-99.80	3,337.50	31,250.00	-27,912.50	-89.32	0.00
36990-0000	TOTAL OTHER INCOME	120.03	6,441.67	-6,321.64	-98.14	3,938.19	32,208.35	-28,270.16	-87.77	0.00
39990-0000	TOTAL INCOME	3,922,417.38	3,728,873.08	193,544.30	5.19	8,721,739.65	8,886,899.90	-165,160.25	-1.86	0.00
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-9000	Administrative Salaries									
41100-0000	Administrative Salaries	97,895.47	110,487.95	12,592.48	11.40	504,312.14	565,146.76	60,834.62	10.76	0.00
41100-1000	Administrative Salaries - Mainstream	0.00	3,637.82	3,637.82	100.00	0.00	18,189.13	18,189.13	100.00	0.00
41100-1100	Administrative Salaries - EHV	1,551.16	1,666.67	115.51	6.93	3,493.34	8,333.35	4,840.01	58.08	0.00
41100-4000	Employee Benefit Contribution-Admin	63,976.79	46,364.89	-17,611.90	-37.99	217,307.57	237,104.69	19,797.12	8.35	0.00
41100-4001	Emp Benefit Cont-Admin Mainstream	0.00	1,083.33	1,083.33	100.00	0.00	5,416.65	5,416.65	100.00	0.00
41100-4002	Emp Benefit Cont-Admin EHV	399.72	641.67	241.95	37.71	905.07	3,208.35	2,303.28	71.79	0.00
41109-9000	Total Administrative Salaries	163,823.14	163,882.33	59.19	0.04	726,018.12	837,398.93	111,380.81	13.30	0.00
41300-0000	Legal Expense									
41300-1000	Pre 2004 Admin Fee Expense	0.00	0.00	0.00	N/A	-5,968.39	0.00	5,968.39	N/A	0.00
41300-2000	Court Costs	0.00	0.00	0.00	N/A	1,417.35	0.00	-1,417.35	N/A	0.00
41300-3000	Tenant Screening	429.50	1,083.33	653.83	60.35	6,461.65	2,166.66	-4,294.99	-198.23	0.00
41300-4000	General Legal Expense	0.00	144.08	144.08	100.00	0.00	288.16	288.16	100.00	0.00
41310-0000	Total Legal Expense	429.50	1,227.41	797.91	65.01	1,910.61	2,454.82	544.21	22.17	0.00
41390-0000	Other Admin Expenses									
41400-0000	Staff Training	698.00	2,083.33	1,385.33	66.50	98.00	4,166.66	4,068.66	97.65	0.00
41500-0000	Travel	0.00	308.33	308.33	100.00	4,614.13	616.66	-3,997.47	-648.25	0.00
41700-0000	Accounting Fees	3,077.40	3,583.33	505.93	14.12	13,856.23	7,166.66	-6,689.57	-93.34	0.00
41710-0000	Auditing Fees	0.00	533.33	533.33	100.00	0.00	1,066.66	1,066.66	100.00	0.00
41720-0000	Port Out Admin Fee Paid	4,076.02	4,833.33	757.31	15.67	19,639.43	9,666.66	-9,972.77	-103.17	0.00
41730-0000	Management Fee	0.00	57,278.25	57,278.25	100.00	0.00	114,556.50	114,556.50	100.00	0.00
41730-0100	Management Fee - HCV	73,979.00	0.00	-73,979.00	N/A	304,702.60	0.00	-304,702.60	N/A	0.00
41730-0150	Management Fee - HCV Mainstream	0.00	1,884.37	1,884.37	100.00	0.00	9,421.73	9,421.73	100.00	0.00
41730-0160	Management Fee - HCV EHV	1,172.20	875.00	-297.20	-33.97	2,344.20	4,375.00	2,030.80	46.42	0.00
41730-1100	Bookkeeping Fee - HCV	21,960.00	21,403.17	-556.83	-2.60	108,637.50	107,015.85	-1,621.65	-1.52	0.00
41730-1150	Bookkeeping Fee - HCV Mainstream	532.50	911.73	379.23	41.59	1,065.00	4,558.71	3,493.71	76.64	0.00
41730-1160	Bookkeeping Fee - HCV EHV	337.50	600.00	262.50	43.75	675.00	3,000.00	2,325.00	77.50	0.00
41740-0000	Marketing	0.00	0.00	0.00	N/A	435.00	0.00	-435.00	N/A	0.00
41820-0000	Consultants	0.00	3,333.33	3,333.33	100.00	0.00	6,666.66	6,666.66	100.00	0.00
41890-0000	Total Other Admin Expenses	105,832.62	97,627.50	-8,205.12	-8.40	456,067.09	272,277.75	-183,789.34	-67.50	0.00
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	410.83	403.07	-7.76	-1.93	4,450.76	806.14	-3,644.62	-452.11	0.00
41900-2000	Publications	0.00	83.28	83.28	100.00	0.00	166.56	166.56	100.00	0.00
41900-4000	Office Supplies	22.73	847.16	824.43	97.32	732.41	1,694.32	961.91	56.77	0.00
41900-6000	Computer Parts	68.63	0.00	-68.63	N/A	68.63	0.00	-68.63	N/A	0.00
41900-7000	Telephone	1,624.14	1,534.29	-89.85	-5.86	9,920.23	3,068.58	-6,851.65	-223.28	0.00
41900-8000	Postage	1,200.00	875.52	-324.48	-37.06	4,273.99	1,751.04	-2,522.95	-144.08	0.00
41901-0000	Office Equipment Contracts	555.42	814.77	259.35	31.83	3,446.00	1,629.54	-1,816.46	-111.47	0.00
41901-3000	Internet	166.56	469.11	302.55	64.49	366.45	938.22	571.77	60.94	0.00
41901-4000	Cable/Video	138.82	78.15	-60.67	-77.63	295.00	156.30	-138.70	-88.74	0.00
41901-5000	Special Events	0.00	0.00	0.00	N/A	757.37	0.00	-757.37	N/A	0.00
41901-7000	Temporary Administrative Labor	2,400.00	2,750.00	350.00	12.73	20,500.00	5,500.00	-15,000.00	-272.73	0.00
41901-8000	Small Office Equipment	0.00	77.27	77.27	100.00	0.00	154.54	154.54	100.00	0.00
41902-0000	Bank Fees	2,112.65	0.00	-2,112.65	N/A	10,136.65	0.00	-10,136.65	N/A	0.00
41902-2000	Other Misc Admin Expenses	203.00	2,282.62	2,079.62	91.11	947.08	4,565.24	3,618.16	79.25	0.00
41910-0000	Total Miscellaneous Admin Expenses	172,725.92	174,097.57	1,371.65	0.79	781,912.69	857,829.41	75,916.72	8.85	0.00
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	278,988.04	272,952.48	-6,035.56	-2.21	1,239,890.39	1,132,561.98	-107,328.41	-9.48	0.00
42000-0000	TENANT SERVICES									
42100-0000	Tenant Services Salaries	0.00	0.00	0.00	N/A	8,203.08	0.00	-8,203.08	N/A	0.00
42100-1000	Employee Benefit Contributions-Tenant Sv	-5,249.43	0.00	5,249.43	N/A	-33,499.50	0.00	33,499.50	N/A	0.00
42300-1000	Tenant Relocation	0.00	0.00	0.00	N/A	0.00	3,211.26	3,211.26	100.00	0.00
42990-0000	TOTAL TENANT SERVICES EXPENSES	-5,249.43	0.00	5,249.43	N/A	-25,296.42	3,211.26	28,507.68	887.74	0.00
43000-0000	UTILITY EXPENSES									
43100-0000	Water	65.44	55.70	-9.74	-17.49	244.50	111.40	-133.10	-119.48	0.00
43200-0000	Electricity	704.53	664.79	-39.74	-5.98	2,894.93	1,329.58	-1,565.35	-117.73	0.00
43300-0000	Gas	487.05	261.48	-225.57	-86.27	1,672.25	522.96	-1,149.29	-219.77	0.00
43320-0000	Tenant-Owed Utilities	0.00	0.00	0.00	N/A	0.00	1,254.18	1,254.18	100.00	0.00
43400-0000	Garbage/Trash Removal	1,326.25	325.30	-1,000.95	-307.70	8,525.64	650.60	-7,875.04	-1,210.43	0.00
43900-0000	Sewer	72.69	47.83	-24.86	-51.98	298.07	95.66	-202.41	-211.59	0.00
43990-0000	TOTAL UTILITY EXPENSES	2,655.96	1,355.10	-1,300.86	-96.00	13,635.39	3,964.38	-9,671.01	-243.95	0.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-9000	General Maint Expense									
44120-0000	Vehicle Gas	0.00	0.00	0.00	N/A	826.64	0.00	-826.64	N/A	0.00
44130-0000	Misc Vehicle Expenses	5.70	214.89	209.19	97.35	275.54	429.78	154.24	35.89	0.00
44190-0000	Total General Maint Expense	5.70	214.89	209.19	97.35	1,102.18	429.78	-672.40	-156.45	0.00
44200-0000	Materials									
44200-3000	Supplies-Decorating	0.00	0.00	0.00	N/A	15.99	0.00	-15.99	N/A	0.00
44200-6000	Supplies-Janitorial/Cleaning	0.00	0.00	0.00	N/A	354.73	0.00	-354.73	N/A	0.00
44200-7000	Supplies-Maint/Repairs	53.39	810.60	757.21	93.41	959.51	1,621.20	661.69	40.81	0.00
44200-9000	Tools and Equipment	0.00	0.00	0.00	N/A	503.84	0.00	-503.84	N/A	0.00
44201-0000	Supplies - HVAC	227.97	0.00	-227.97	N/A	323.95	0.00	-323.95	N/A	0.00
44290-0000	Total Materials	281.36	810.60	529.24	65.29	2,158.02	1,621.20	-536.82	-33.11	0.00

All HCV - HAP, MSS, ADMIN, PBV (.allhcv)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
44300-0000	Contract Costs									
44300-3000	Contract-Building Repairs	9,798.68	0.00	-9,798.68	N/A	10,014.68	0.00	-10,014.68	N/A	0.00
44300-6000	Contract-Electrical	0.00	53.07	53.07	100.00	102.90	106.14	3.24	3.05	0.00
44300-7000	Contract-Pest Control	39.00	29.16	-9.84	-33.74	195.00	58.32	-136.68	-234.36	0.00
44300-9000	Contract-Grounds	112.80	328.21	215.41	65.63	1,280.56	656.42	-624.14	-95.08	0.00
44301-0000	Contract-Janitorial/Cleaning	0.00	394.00	394.00	100.00	34,587.96	788.00	-33,799.96	-4,289.34	0.00
44301-1000	Contract-Plumbing	215.98	190.79	-25.19	-13.20	46,820.08	381.58	-46,438.50	-12,170.06	0.00
44301-2000	Contract-Window Covering	0.00	0.00	0.00	N/A	1,203.60	0.00	-1,203.60	N/A	0.00
44301-3000	Contract-HVAC	0.00	14.32	14.32	100.00	0.00	28.64	28.64	100.00	0.00
44301-4000	Contract-Vehicle Maintenance	1,235.58	610.28	-625.30	-102.46	1,235.58	1,220.56	-15.02	-1.23	0.00
44301-7000	Contract-Elevator Monitoring	83.40	131.88	48.48	36.76	458.25	263.76	-194.49	-73.74	0.00
44301-8000	Contract-Alarm Monitoring	0.00	0.00	0.00	N/A	161.96	0.00	-161.96	N/A	0.00
44302-2000	Contract-IT Contracts	11,946.14	9,605.75	-2,340.39	-24.36	40,510.23	19,211.50	-21,298.73	-110.86	0.00
44308-0000	Contract - Vehicle Lease	1,248.69	1,052.61	-196.08	-18.63	6,464.46	2,105.22	-4,359.24	-207.07	0.00
44309-0000	Contract-Security	0.00	252.92	252.92	100.00	0.00	505.84	505.84	100.00	0.00
44309-1000	Snow Removal Service	2,108.40	377.61	-1,730.79	-458.35	5,041.20	1,888.05	-3,153.15	-167.01	0.00
44309-9000	Contract Costs-Other	0.00	1,525.07	1,525.07	100.00	331.20	3,050.14	2,718.94	89.14	0.00
44390-0000	Total Contract Costs	26,788.67	14,565.67	-12,223.00	-83.92	148,407.66	30,264.17	-118,143.49	-390.37	0.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	27,075.73	15,591.16	-11,484.57	-73.66	151,667.86	32,315.15	-119,352.71	-369.34	0.00
45000-0000	GENERAL EXPENSES									
45100-0000	Worker's Comp Insurance	5,068.34	5,838.68	770.34	13.19	24,827.55	11,677.36	-13,150.19	-112.61	0.00
45101-0000	Property Insurance	50.59	103.34	52.75	51.05	248.52	206.68	-41.84	-20.24	0.00
45102-0000	Liability Insurance	1,118.36	1,381.79	263.43	19.06	5,816.93	2,763.58	-3,053.35	-110.49	0.00
45210-0000	Misc. Taxes/Licenses/Insurance	183.58	749.55	565.97	75.51	833.83	1,499.10	665.27	44.38	0.00
45800-0000	HCV nonHAP Admin Expense	5,184.00	0.00	-5,184.00	N/A	14,897.00	0.00	-14,897.00	N/A	0.00
45850-0000	Port-In HAP Expense	30,535.00	22,364.58	-8,170.42	-36.53	136,115.00	44,729.16	-91,385.84	-204.31	0.00
45850-1000	LL Incentive - Bonus	0.00	0.00	0.00	N/A	56,680.00	0.00	-56,680.00	N/A	0.00
45850-2000	LL Incentive - Vacancy	0.00	0.00	0.00	N/A	14,381.00	0.00	-14,381.00	N/A	0.00
45900-0000	Other General Expense	0.00	0.00	0.00	N/A	-12,590.06	0.00	12,590.06	N/A	0.00
45990-0000	TOTAL GENERAL EXPENSES	42,139.87	30,437.94	-11,701.93	-38.45	241,209.77	60,875.88	-180,333.89	-296.23	0.00
47000-0000	HOUSING ASSISTANCE PAYMENTS									
47150-0000	Housing Assistance Payments	2,378,168.00	3,258,434.00	880,266.00	27.02	4,920,412.00	6,516,868.00	1,596,456.00	24.50	0.00
47150-0001	HAP Expense - EHV	48,542.00	50,247.58	1,705.58	3.39	97,776.00	251,237.90	153,461.90	61.08	0.00
47150-0002	HAP Expense - Mainstream	67,502.00	64,785.25	-2,716.75	-4.19	138,062.00	323,926.25	185,864.25	57.38	0.00
47150-0003	HAP Expense - FUP	315,190.00	0.00	-315,190.00	N/A	597,034.00	0.00	-597,034.00	N/A	0.00
47150-0004	HAP Expense - FUPY	2,773.00	0.00	-2,773.00	N/A	5,552.00	0.00	-5,552.00	N/A	0.00
47150-0005	HAP Expense - FUP09	19,648.00	0.00	-19,648.00	N/A	38,477.00	0.00	-38,477.00	N/A	0.00
47150-0006	HAP Expense - NED	97,159.00	0.00	-97,159.00	N/A	185,055.00	0.00	-185,055.00	N/A	0.00
47150-0008	HAP Expense - VASH	6,933.00	0.00	-6,933.00	N/A	22,680.00	0.00	-22,680.00	N/A	0.00
47150-0010	HAP Expense - Tenant Protection	47,349.00	0.00	-47,349.00	N/A	207,415.00	0.00	-207,415.00	N/A	0.00
47150-0011	HAP Expense - PBV	453,154.00	0.00	-453,154.00	N/A	2,084,249.00	0.00	-2,084,249.00	N/A	0.00
47150-1000	URP Expense	46,505.00	0.00	-46,505.00	N/A	91,742.00	0.00	-91,742.00	N/A	0.00
47150-1001	URP Expense - EHV	1,752.00	0.00	-1,752.00	N/A	3,504.00	0.00	-3,504.00	N/A	0.00
47150-1002	URP Expense - Mainstream	1,060.00	0.00	-1,060.00	N/A	1,900.00	0.00	-1,900.00	N/A	0.00
47150-1003	URP Expense - FUP	11,229.00	0.00	-11,229.00	N/A	20,092.00	0.00	-20,092.00	N/A	0.00
47150-1004	URP Expense - FUPY	35.00	0.00	-35.00	N/A	70.00	0.00	-70.00	N/A	0.00
47150-1005	URP Expense - FUP09	118.00	0.00	-118.00	N/A	194.00	0.00	-194.00	N/A	0.00
47150-1006	URP Expense - NED	901.00	0.00	-901.00	N/A	1,519.00	0.00	-1,519.00	N/A	0.00
47150-1008	URP Expense - VASH	51.00	0.00	-51.00	N/A	255.00	0.00	-255.00	N/A	0.00
47150-1010	URP Expense - Tenant Protection	1,867.00	0.00	-1,867.00	N/A	8,310.00	0.00	-8,310.00	N/A	0.00
47150-1011	URP Expense - PBV	6,887.00	0.00	-6,887.00	N/A	40,059.00	0.00	-40,059.00	N/A	0.00
47150-2000	Port Out HAP Payments	101,497.00	0.00	-101,497.00	N/A	405,538.00	0.00	-405,538.00	N/A	0.00
47150-2001	Port Out HAP Exp - PBV	1,302.00	0.00	-1,302.00	N/A	9,198.00	0.00	-9,198.00	N/A	0.00
47150-2003	Port Out HAP Exp - FUP	3,998.00	0.00	-3,998.00	N/A	15,082.00	0.00	-15,082.00	N/A	0.00
47150-2005	Port Out HAP Exp - FUP 09	1,736.00	0.00	-1,736.00	N/A	4,572.00	0.00	-4,572.00	N/A	0.00
47150-2007	Port Out HAP Exp - NED	1,788.00	0.00	-1,788.00	N/A	4,557.00	0.00	-4,557.00	N/A	0.00
47150-3000	Port-Out Admin Fee Expense	1,219.11	0.00	-1,219.11	N/A	1,818.36	0.00	-1,818.36	N/A	0.00
47150-3001	Port-Out Admin Fee Exp - PBV	77.56	0.00	-77.56	N/A	542.92	0.00	-542.92	N/A	0.00
47150-3002	Port-Out Admin Fee Exp - FUP	153.35	0.00	-153.35	N/A	539.38	0.00	-539.38	N/A	0.00
47150-3004	Port-Out Admin Fee Exp - FUP 09	112.94	0.00	-112.94	N/A	285.30	0.00	-285.30	N/A	0.00
47150-3006	Port-Out Admin Fee Exp - NED	79.63	0.00	-79.63	N/A	159.26	0.00	-159.26	N/A	0.00
47150-6000	FSS Escrow Payments	26,786.94	0.00	-26,786.94	N/A	56,294.49	0.00	-56,294.49	N/A	0.00
47150-6001	FSS Escrow Exp - PBV	952.00	0.00	-952.00	N/A	4,760.00	0.00	-4,760.00	N/A	0.00
47150-6003	FSS Escrow Exp - EHV	171.00	0.00	-171.00	N/A	342.00	0.00	-342.00	N/A	0.00
47150-6004	FSS Escrow Exp - FUP	9,806.00	0.00	-9,806.00	N/A	17,747.00	0.00	-17,747.00	N/A	0.00
47150-6006	FSS Escrow Exp - FUP 09	3,065.00	0.00	-3,065.00	N/A	5,920.00	0.00	-5,920.00	N/A	0.00
47150-6009	FSS Escrow Exp - TPV	0.00	0.00	0.00	N/A	324.00	0.00	-324.00	N/A	0.00
47150-7000	Housing Counseling Program Expenses	0.00	0.00	0.00	N/A	30.42	0.00	-30.42	N/A	0.00
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	3,659,567.53	3,373,466.83	-286,100.70	-8.48	8,992,067.13	7,092,032.15	-1,900,034.98	-26.79	0.00
48990-0000	TOTAL OPERATING EXPENSES	4,005,177.70	3,693,803.51	-311,374.19	-8.43	10,613,174.12	8,324,960.80	-2,288,213.32	-27.49	0.00
49990-0000	**NET OPERATING INCOME**	**-82,760.32**	**35,069.57**	**-117,829.89**	**-335.99**	**-1,891,434.47**	**561,939.10**	**-2,453,373.57**	**-436.59**	**0.00**
50000-0000	NON-OPERATING ITEMS									
51000-3000	Depreciation -Furn,Equip,Machinery-Admir	40.20	0.00	-40.20	N/A	201.00	0.00	-201.00	N/A	0.00
51000-4000	Depreciation-Leashold Improvements	1,386.16	0.00	-1,386.16	N/A	6,930.80	0.00	-6,930.80	N/A	0.00
52300-0000	Gain/Loss on Sale of Fixed Assets	0.00	0.00	0.00	N/A	1,243.00	0.00	-1,243.00	N/A	0.00
52310-0000	Pre 2004 Admin Fee Expense	12,583.20	31,906.02	19,322.82	60.56	89,163.06	63,812.04	-25,351.02	-39.73	0.00
59990-0000	TOTAL NON-OPERATING ITEMS	14,009.56	31,906.02	17,896.46	56.09	97,537.86	63,812.04	-33,725.82	-52.85	0.00
90000-0000	NET INCOME	-96,769.88	3,163.55	-99,933.43	-3,158.90	-1,988,972.33	498,127.06	-2,487,099.39	-499.29	0.00

Housing Counseling (.chc)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
29999-9999	Revenue & Expenses									
30000-0000	INCOME									
31000-0000	TENANT INCOME									
34000-0000	GRANT INCOME									
34150-0000	Other Government Grants	66,667.00	66,666.67	0.33	0.00	333,335.00	333,333.35	1.65	0.00	800,000.00
34150-1000	CHC Grant Revenue	56,542.90	0.00	56,542.90	N/A	448,712.56	0.00	448,712.56	N/A	0.00
34990-0000	TOTAL GRANT INCOME	123,209.90	66,666.67	56,543.23	84.81	782,047.56	333,333.35	448,714.21	134.61	800,000.00
36000-0000	OTHER INCOME									
36100-0000	Investment Income - Unrestricted	195.81	416.67	-220.86	-53.01	1,391.26	2,083.35	-692.09	-33.22	5,000.00
36200-3000	CHC- Admin Fee earned	10,157.00	0.00	10,157.00	N/A	50,785.00	0.00	50,785.00	N/A	0.00
36500-0000	Miscellaneous Other Income	0.00	0.00	0.00	N/A	583.57	0.00	583.57	N/A	0.00
36990-0000	TOTAL OTHER INCOME	10,352.81	416.67	9,936.14	2,384.65	52,759.83	2,083.35	50,676.48	2,432.45	5,000.00
39990-0000	TOTAL INCOME	133,562.71	67,083.34	66,479.37	99.10	834,807.39	335,416.70	499,390.69	148.89	805,000.00
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-9000	Administrative Salaries									
41100-0000	Administrative Salaries	18,219.48	19,999.22	1,779.74	8.90	109,931.81	99,996.10	-9,935.71	-9.94	239,990.62
41100-4000	Employee Benefit Contribution-Admin	11,682.45	7,861.11	-3,821.34	-48.61	68,496.73	39,305.55	-29,191.18	-74.27	94,333.33
41109-9000	Total Administrative Salaries	29,901.93	27,860.33	-2,041.60	-7.33	178,428.54	139,301.65	-39,126.89	-28.09	334,323.95
41300-0000	Legal Expense									
41300-3000	Tenant Screening	0.00	1,929.65	1,929.65	100.00	0.00	9,648.25	9,648.25	100.00	23,155.83
41300-4000	General Legal Expense	0.00	4.21	4.21	100.00	0.00	21.05	21.05	100.00	50.54
41310-0000	Total Legal Expense	0.00	1,933.86	1,933.86	100.00	0.00	9,669.30	9,669.30	100.00	23,206.37
41390-0000	Other Admin Expenses									
41400-0000	Staff Training	0.00	272.91	272.91	100.00	0.00	1,364.55	1,364.55	100.00	3,274.97
41500-0000	Travel	0.00	459.56	459.56	100.00	234.67	2,297.80	2,063.13	89.79	5,514.67
41700-0000	Accounting Fees	2,053.63	2,161.67	108.04	5.00	9,758.02	10,808.35	1,050.33	9.72	25,940.00
41710-0000	Auditing Fees	0.00	266.01	266.01	100.00	0.00	1,330.05	1,330.05	100.00	3,192.08
41740-0000	Marketing	0.00	0.00	0.00	N/A	145.03	0.00	-145.03	N/A	0.00
41890-0000	Total Other Admin Expenses	2,053.63	3,160.15	1,106.52	35.01	10,137.72	15,800.75	5,663.03	35.84	37,921.72
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	783.27	589.13	-194.14	-32.95	5,496.26	2,945.65	-2,550.61	-86.59	7,069.59
41900-4000	Office Supplies	7.62	88.53	80.91	91.39	7.62	442.65	435.03	98.28	1,062.34
41900-5000	Inspection Expense	0.00	8.33	8.33	100.00	0.00	41.65	41.65	100.00	100.00
41900-7000	Telephone	512.97	452.28	-60.69	-13.42	3,460.55	2,261.40	-1,199.15	-53.03	5,427.43
41900-8000	Postage	400.00	263.34	-136.66	-51.89	1,413.75	1,316.70	-97.05	-7.37	3,160.10
41901-0000	Office Equipment Contracts	369.65	521.74	152.09	29.15	1,480.89	2,608.70	1,127.81	43.23	6,260.90
41901-3000	Internet	0.00	137.30	137.30	100.00	1,239.60	686.50	-553.10	-80.57	1,647.57
41901-5000	Special Events	0.00	0.00	0.00	N/A	252.74	0.00	-252.74	N/A	0.00
41901-7000	Temporary Administrative Labor	0.00	1,250.00	1,250.00	100.00	0.00	6,250.00	6,250.00	100.00	15,000.00
41901-8000	Small Office Equipment	0.00	60.38	60.38	100.00	0.00	301.90	301.90	100.00	724.60
41902-0000	Bank Fees	534.25	0.00	-534.25	N/A	2,263.34	0.00	-2,263.34	N/A	0.00
41902-2000	Other Misc Admin Expenses	0.00	290.15	290.15	100.00	1,052.89	1,450.75	397.86	27.42	3,481.71
41910-0000	Total Miscellaneous Admin Expenses	32,509.69	31,521.51	-988.18	-3.13	195,096.18	157,607.55	-37,488.63	-23.79	378,258.19
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	34,563.32	36,615.52	2,052.20	5.60	205,233.90	183,077.60	-22,156.30	-12.10	439,386.28
43000-0000	UTILITY EXPENSES									
43200-0000	Electricity	278.33	472.12	193.79	41.05	1,847.46	2,360.60	513.14	21.74	5,665.49
43300-0000	Gas	374.24	108.33	-265.91	-245.46	1,694.79	541.65	-1,153.14	-212.89	1,300.00
43400-0000	Garbage/Trash Removal	442.13	96.85	-345.28	-356.51	1,953.40	484.25	-1,469.15	-303.39	1,162.16
43990-0000	TOTAL UTILITY EXPENSES	1,094.70	677.30	-417.40	-61.63	5,495.65	3,386.50	-2,109.15	-62.28	8,127.65
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-9000	General Maint Expense									
44130-0000	Misc Vehicle Expenses	0.00	5.98	5.98	100.00	0.00	29.90	29.90	100.00	71.74
44190-0000	Total General Maint Expense	0.00	5.98	5.98	100.00	0.00	29.90	29.90	100.00	71.74
44200-0000	Materials									
44200-6000	Supplies-Janitorial/Cleaning	0.00	4.17	4.17	100.00	790.51	20.85	-769.66	-3,691.41	50.00
44200-7000	Supplies-Maint/Repairs	0.00	41.61	41.61	100.00	-483.21	208.05	691.26	332.26	499.30
44200-9000	Tools and Equipment	0.00	0.00	0.00	N/A	167.99	0.00	-167.99	N/A	0.00
44290-0000	Total Materials	0.00	45.78	45.78	100.00	475.29	228.90	-246.39	-107.64	549.30
44300-0000	Contract Costs									
44300-6000	Contract-Electrical	0.00	0.00	0.00	N/A	34.34	0.00	-34.34	N/A	0.00
44300-9000	Contract-Grounds	0.00	808.13	808.13	100.00	5,500.00	4,040.65	-1,459.35	-36.12	9,697.50
44301-1000	Contract-Plumbing	0.00	33.33	33.33	100.00	0.00	166.65	166.65	100.00	400.00
44301-8000	Contract-Alarm Monitoring	0.00	0.00	0.00	N/A	434.97	0.00	-434.97	N/A	0.00
44302-2000	Contract-IT Contracts	4,784.84	2,844.99	-1,939.85	-68.18	12,359.75	14,224.95	1,865.20	13.11	34,139.93
44308-0000	Contract - Vehicle Lease	0.00	0.00	0.00	N/A	120.75	0.00	-120.75	N/A	0.00
44309-0000	Contract-Security	0.00	182.16	182.16	100.00	0.00	910.80	910.80	100.00	2,185.93
44309-1000	Snow Removal Service	3,460.00	1,232.67	-2,227.33	-180.69	8,480.00	6,163.35	-2,316.65	-37.59	14,792.00
44309-9000	Contract Costs-Other	0.00	9,122.37	9,122.37	100.00	120.00	45,611.85	45,491.85	99.74	109,468.50
44390-0000	Total Contract Costs	8,244.84	14,223.65	5,978.81	42.03	27,049.81	71,118.25	44,068.44	61.96	170,683.86
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	8,244.84	14,275.41	6,030.57	42.24	27,525.10	71,377.05	43,851.95	61.44	171,304.90
45000-0000	GENERAL EXPENSES									
45100-0000	Worker's Comp Insurance	1,975.34	0.00	-1,975.34	N/A	9,676.27	0.00	-9,676.27	N/A	0.00
45101-0000	Property Insurance	342.51	795.81	453.30	56.96	1,594.41	3,979.05	2,384.64	59.93	9,549.78
45102-0000	Liability Insurance	435.87	0.00	-435.87	N/A	2,328.03	0.00	-2,328.03	N/A	0.00
45210-0000	Misc. Taxes/Licenses/Insurance	0.00	0.00	0.00	N/A	0.02	0.00	-0.02	N/A	0.00
45990-0000	TOTAL GENERAL EXPENSES	2,753.72	795.81	-1,957.91	-246.03	13,598.73	3,979.05	-9,619.68	-241.76	9,549.78
47000-0000	HOUSING ASSISTANCE PAYMENTS									
47150-0000	Housing Assistance Payments	0.00	0.00	0.00	N/A	-1,350.00	0.00	1,350.00	N/A	0.00
47150-7000	Housing Counseling Program Expenses	56,542.90	3,356.19	-53,186.71	-1,584.73	450,812.56	16,780.95	-434,031.61	-2,586.45	40,274.32
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	56,542.90	3,356.19	-53,186.71	-1,584.73	449,462.56	16,780.95	-432,681.61	-2,578.41	40,274.32
48990-0000	TOTAL OPERATING EXPENSES	103,199.48	55,720.23	-47,479.25	-85.21	701,315.94	278,601.15	-422,714.79	-151.73	668,642.93
49990-0000	**NET OPERATING INCOME**	**30,363.23**	**11,363.11**	**19,000.12**	**167.21**	**133,491.45**	**56,815.55**	**76,675.90**	**134.96**	**136,357.07**
50000-0000	NON-OPERATING ITEMS									
51000-1000	Depreciation -Buildings	242.64	0.00	-242.64	N/A	1,213.20	0.00	-1,213.20	N/A	0.00
51000-3000	Depreciation -Furn,Equip,Machinery-Admir	12.23	0.00	-12.23	N/A	61.15	0.00	-61.15	N/A	0.00
51000-4000	Depreciation-Leashold Improvements	2,306.34	0.00	-2,306.34	N/A	11,531.70	0.00	-11,531.70	N/A	0.00
59990-0000	TOTAL NON-OPERATING ITEMS	2,561.21	0.00	-2,561.21	N/A	12,806.05	0.00	-12,806.05	N/A	0.00
90000-0000	NET INCOME	27,802.02	11,363.11	16,438.91	144.67	120,685.40	56,815.55	63,869.85	112.42	136,357.07

Business Activities (.busact)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
29999-9999	Revenue & Expenses									
30000-0000	INCOME									
31000-0000	TENANT INCOME									
31010-0000	Rental Income									
31110-0000	Tenant Rent	7,844.00	14,583.33	-6,739.33	-46.21	39,229.00	72,916.65	-33,687.65	-46.20	175,000.00
31120-1000	Tenant Based Subsidy	6,716.00	0.00	6,716.00	N/A	33,571.00	0.00	33,571.00	N/A	0.00
31190-0000	Total Rental Income	14,560.00	14,583.33	-23.33	-0.16	72,800.00	72,916.65	-116.65	-0.16	175,000.00
31200-0000	Other Tenant Income									
31200-7000	Excess Utility	0.00	0.00	0.00	N/A	57.31	0.00	57.31	N/A	0.00
31290-0000	Total Other Tenant Income	0.00	0.00	0.00	N/A	57.31	0.00	57.31	N/A	0.00
31990-0000	TOTAL TENANT INCOME	14,560.00	14,583.33	-23.33	-0.16	72,857.31	72,916.65	-59.34	-0.08	175,000.00
36000-0000	OTHER INCOME									
36100-0000	Investment Income - Unrestricted	4,517.38	4,150.00	367.38	8.85	22,583.16	20,750.00	1,833.16	8.83	49,800.00
36500-0000	Miscellaneous Other Income	0.00	850.00	-850.00	-100.00	0.00	4,250.00	-4,250.00	-100.00	10,200.00
36990-0000	TOTAL OTHER INCOME	4,517.38	5,000.00	-482.62	-9.65	22,583.16	25,000.00	-2,416.84	-9.67	60,000.00
39990-0000	TOTAL INCOME	19,077.38	19,583.33	-505.95	-2.58	95,440.47	97,916.65	-2,476.18	-2.53	235,000.00
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-9000	Administrative Salaries									
41100-0000	Administrative Salaries	0.00	4,166.67	4,166.67	100.00	0.00	20,833.35	20,833.35	100.00	50,000.00
41109-9000	Total Administrative Salaries	0.00	4,166.67	4,166.67	100.00	0.00	20,833.35	20,833.35	100.00	50,000.00
41390-0000	Other Admin Expenses									
41730-0000	Management Fee	850.19	750.00	-100.19	-13.36	4,250.95	3,750.00	-500.95	-13.36	9,000.00
41730-1000	Bookkeeping Fee	82.50	70.83	-11.67	-16.48	412.50	354.15	-58.35	-16.48	850.00
41730-2000	Asset Management Fee	110.00	0.00	-110.00	N/A	550.00	0.00	-550.00	N/A	0.00
41890-0000	Total Other Admin Expenses	1,042.69	820.83	-221.86	-27.03	5,213.45	4,104.15	-1,109.30	-27.03	9,850.00
41900-0000	Miscellaneous Admin Expenses									
41901-5000	Special Events	0.00	1,166.67	1,166.67	100.00	108.42	5,833.35	5,724.93	98.14	14,000.00
41902-0000	Bank Fees	381.79	0.00	-381.79	N/A	1,736.63	0.00	-1,736.63	N/A	0.00
41902-2000	Other Misc Admin Expenses	1,267.76	366.66	-901.10	-245.76	1,267.76	1,833.30	565.54	30.85	4,400.00
41910-0000	Total Miscellaneous Admin Expenses	1,649.55	5,700.00	4,050.45	71.06	3,112.81	28,500.00	25,387.19	89.08	68,400.00
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	2,692.24	6,520.83	3,828.59	58.71	8,326.26	32,604.15	24,277.89	74.46	78,250.00
43000-0000	UTILITY EXPENSES									
43200-0000	Electricity	0.00	8.33	8.33	100.00	0.00	41.65	41.65	100.00	100.00
43300-0000	Gas	0.00	8.33	8.33	100.00	0.00	41.65	41.65	100.00	100.00
43320-0000	Tenant-Owed Utilities	0.00	125.00	125.00	100.00	0.00	625.00	625.00	100.00	1,500.00
43990-0000	TOTAL UTILITY EXPENSES	0.00	141.66	141.66	100.00	0.00	708.30	708.30	100.00	1,700.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44200-0000	Materials									
44200-2000	Supplies-Appliance	0.00	16.67	16.67	100.00	583.33	83.35	-499.98	-599.86	200.00
44200-4000	Supplies-Electrical	0.00	0.00	0.00	N/A	12.99	0.00	-12.99	N/A	0.00
44200-7000	Supplies-Maint/Repairs	241.73	333.33	91.60	27.48	1,694.13	1,666.65	-27.48	-1.65	4,000.00
44200-8000	Supplies-Plumbing	0.00	0.00	0.00	N/A	115.56	0.00	-115.56	N/A	0.00
44201-0000	Supplies - HVAC	0.00	0.00	0.00	N/A	53.98	0.00	-53.98	N/A	0.00
44290-0000	Total Materials	241.73	350.00	108.27	30.93	2,459.99	1,750.00	-709.99	-40.57	4,200.00
44300-0000	Contract Costs									
44300-6000	Contract-Electrical	0.00	20.83	20.83	100.00	0.00	104.15	104.15	100.00	250.00
44300-9000	Contract-Grounds	0.00	12.50	12.50	100.00	0.00	62.50	62.50	100.00	150.00
44301-1000	Contract-Plumbing	0.00	300.00	300.00	100.00	335.00	1,500.00	1,165.00	77.67	3,600.00
44301-3000	Contract-HVAC	0.00	8.33	8.33	100.00	476.00	41.65	-434.35	-1,042.86	100.00
44302-2000	Contract-IT Contracts	0.50	0.00	-0.50	N/A	8.00	0.00	-8.00	N/A	0.00
44309-9000	Contract Costs-Other	0.00	173.33	173.33	100.00	0.00	866.65	866.65	100.00	2,080.00
44390-0000	Total Contract Costs	0.50	514.99	514.49	99.90	819.00	2,574.95	1,755.95	68.19	6,180.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	242.23	864.99	622.76	72.00	3,278.99	4,324.95	1,045.96	24.18	10,380.00
45000-0000	GENERAL EXPENSES									
45101-0000	Property Insurance	507.30	500.00	-7.30	-1.46	2,448.22	2,500.00	51.78	2.07	6,000.00
45200-0000	Payments in Lieu of Taxes	784.40	1,166.67	382.27	32.77	4,057.55	5,833.35	1,775.80	30.44	14,000.00
45210-0000	Misc. Taxes/Licenses/Insurance	0.00	0.00	0.00	N/A	-955.77	0.00	955.77	N/A	0.00
45700-0000	Bad Debt-Tenant Rents	0.00	6.25	6.25	100.00	0.00	31.25	31.25	100.00	75.00
45990-0000	TOTAL GENERAL EXPENSES	1,291.70	1,672.92	381.22	22.79	5,550.00	8,364.60	2,814.60	33.65	20,075.00
48990-0000	TOTAL OPERATING EXPENSES	4,226.17	9,200.40	4,974.23	54.07	17,155.25	46,002.00	28,846.75	62.71	110,405.00
49990-0000	**NET OPERATING INCOME**	**14,851.21**	**10,382.93**	**4,468.28**	**43.03**	**78,285.22**	**51,914.65**	**26,370.57**	**50.80**	**124,595.00**
50000-0000	NON-OPERATING ITEMS									
51000-1000	Depreciation -Buildings	5,716.08	0.00	-5,716.08	N/A	28,580.40	0.00	-28,580.40	N/A	0.00
59990-0000	TOTAL NON-OPERATING ITEMS	5,716.08	0.00	-5,716.08	N/A	28,580.40	0.00	-28,580.40	N/A	0.00
90000-0000	NET INCOME	9,135.13	10,382.93	-1,247.80	-12.02	49,704.82	51,914.65	-2,209.83	-4.26	124,595.00

Aim North (aimnorth)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
29999-9999	Revenue & Expenses									
30000-0000	INCOME									
31000-0000	TENANT INCOME									
36000-0000	OTHER INCOME									
36100-0000	Investment Income - Unrestricted	0.85	0.00	0.85	N/A	1.80	0.00	1.80	N/A	0.00
36990-0000	TOTAL OTHER INCOME	0.85	0.00	0.85	N/A	1.80	0.00	1.80	N/A	0.00
39990-0000	TOTAL INCOME	0.85	0.00	0.85	N/A	1.80	0.00	1.80	N/A	0.00
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41300-0000	Legal Expense									
41300-4000	General Legal Expense	0.00	83.33	83.33	100.00	0.00	416.65	416.65	100.00	0.00
41310-0000	Total Legal Expense	0.00	83.33	83.33	100.00	0.00	416.65	416.65	100.00	0.00
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	0.00	83.33	83.33	100.00	0.00	416.65	416.65	100.00	0.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44300-0000	Contract Costs									
44309-9000	Contract Costs-Other	0.00	8.33	8.33	100.00	0.00	41.65	41.65	100.00	0.00
44390-0000	Total Contract Costs	0.00	8.33	8.33	100.00	0.00	41.65	41.65	100.00	0.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	0.00	8.33	8.33	100.00	0.00	41.65	41.65	100.00	0.00
45000-0000	GENERAL EXPENSES									
45101-0000	Property Insurance	0.00	16.67	16.67	100.00	0.00	83.35	83.35	100.00	0.00
45102-0000	Liability Insurance	177.75	0.00	-177.75	N/A	355.50	0.00	-355.50	N/A	0.00
45990-0000	TOTAL GENERAL EXPENSES	177.75	16.67	-161.08	-966.29	355.50	83.35	-272.15	-326.51	0.00
48990-0000	TOTAL OPERATING EXPENSES	177.75	108.33	-69.42	-64.08	355.50	541.65	186.15	34.37	0.00
49990-0000	**NET OPERATING INCOME**	**-176.90**	**-108.33**	**-68.57**	**-63.30**	**-353.70**	**-541.65**	**187.95**	**34.70**	**0.00**
90000-0000	NET INCOME	-176.90	-108.33	-68.57	-63.30	-353.70	-541.65	187.95	34.70	0.00

Central Office Cost Center (cocc)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
29999-9999	Revenue & Expenses									
30000-0000	INCOME									
31000-0000	TENANT INCOME									
31200-0000	Other Tenant Income									
31200-1000	Laundry and Vending	0.00	55.05	-55.05	-100.00	112.40	275.25	-162.85	-59.16	660.57
31290-0000	Total Other Tenant Income	0.00	55.05	-55.05	-100.00	112.40	275.25	-162.85	-59.16	660.57
31990-0000	TOTAL TENANT INCOME	0.00	55.05	-55.05	-100.00	112.40	275.25	-162.85	-59.16	660.57
34000-0000	GRANT INCOME									
34010-1000	CFP Operating Grants	13,580.86	0.00	13,580.86	N/A	67,904.30	0.00	67,904.30	N/A	0.00
34990-0000	TOTAL GRANT INCOME	13,580.86	0.00	13,580.86	N/A	67,904.30	0.00	67,904.30	N/A	0.00
36000-0000	OTHER INCOME									
36100-0000	Investment Income - Unrestricted	79.69	0.00	79.69	N/A	471.91	0.00	471.91	N/A	0.00
36110-0000	Management Fee Grant - CFP	0.00	13,580.87	-13,580.87	-100.00	0.00	67,904.35	-67,904.35	-100.00	162,970.40
36200-0000	Management Fee Income	34,949.28	33,733.33	1,215.95	3.60	176,010.33	170,466.65	5,543.68	3.25	401,099.96
36200-0001	Management Fee Earned - HCV	73,979.00	57,278.25	16,700.75	29.16	304,702.60	286,391.25	18,311.35	6.39	687,339.00
36200-0002	Management Fee Earned - HCV Mainstrea	0.00	2,013.60	-2,013.60	-100.00	5,429.00	8,975.00	-3,546.00	-39.51	22,612.46
36200-0003	Management Fee Earned - HCV EHV	337.50	875.00	-537.50	-61.43	1,702.50	4,375.00	-2,672.50	-61.09	10,500.00
36200-1000	Bookkeeping Fee Income	3,240.00	3,267.50	-27.50	-0.84	16,327.50	16,337.50	-10.00	-0.06	38,710.00
36200-1001	Bookkeeping Fee Earned - HCV	21,960.00	21,403.17	556.83	2.60	108,637.50	107,015.85	1,621.65	1.52	256,838.04
36200-1002	Bookkeeping Fee Earned - HCV Mainstrea	532.50	517.50	15.00	2.90	2,707.50	7,297.00	-4,589.50	-62.90	10,940.76
36200-1003	Bookkeeping Fee Earned - HCV EHV	1,172.20	600.00	572.20	95.37	6,195.40	3,000.00	3,195.40	106.51	7,200.00
36200-2000	Asset Management Fee Income	2,760.00	4,493.33	-1,733.33	-38.58	14,020.00	22,466.65	-8,446.65	-37.60	52,869.96
36500-0000	Miscellaneous Other Income	367.50	1,703.93	-1,336.43	-78.43	3,578.88	8,519.65	-4,940.77	-57.99	120,447.16
36990-0000	TOTAL OTHER INCOME	139,377.67	139,466.48	-88.81	-0.06	639,783.12	702,748.90	-62,965.78	-8.96	1,771,527.74
39990-0000	TOTAL INCOME	152,958.53	139,521.53	13,437.00	9.63	707,799.82	703,024.15	4,775.67	0.68	1,772,188.31
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-9000	Administrative Salaries									
41100-0000	Administrative Salaries	43,241.72	54,091.44	10,849.72	20.06	241,968.19	297,502.93	55,534.74	18.67	703,188.74
41100-4000	Employee Benefit Contribution-Admin	26,095.21	19,806.06	-6,289.15	-31.75	124,270.76	108,933.33	-15,337.43	-14.08	257,478.78
41109-9000	Total Administrative Salaries	69,336.93	73,897.50	4,560.57	6.17	366,238.95	406,436.26	40,197.31	9.89	960,667.52
41300-0000	Legal Expense									
41300-3000	Tenant Screening	0.00	7.29	7.29	100.00	340.65	36.45	-304.20	-834.57	87.50
41300-4000	General Legal Expense	0.00	1,459.85	1,459.85	100.00	468.75	7,299.25	6,830.50	93.58	17,518.26
41310-0000	Total Legal Expense	0.00	1,467.14	1,467.14	100.00	809.40	7,335.70	6,526.30	88.97	17,605.76
41390-0000	Other Admin Expenses									
41400-0000	Staff Training	2,400.00	1,781.04	-618.96	-34.75	2,400.00	8,905.20	6,505.20	73.05	21,372.46
41500-0000	Travel	1,618.40	2,489.75	871.35	35.00	11,837.57	12,448.75	611.18	4.91	29,876.97
41700-0000	Accounting Fees	3,589.31	4,833.33	1,244.02	25.74	15,888.33	24,166.65	8,278.32	34.26	58,000.00
41710-0000	Auditing Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	9,600.00
41740-0000	Marketing	0.00	14.38	14.38	100.00	580.00	71.90	-508.10	-706.68	172.51
41800-0000	Office Rent	0.00	0.00	0.00	N/A	10.86	0.00	-10.86	N/A	0.00
41890-0000	Total Other Admin Expenses	7,607.71	9,118.50	1,510.79	16.57	30,716.76	45,592.50	14,875.74	32.63	119,021.94
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	1,422.78	1,231.29	-191.49	-15.55	9,944.48	6,156.45	-3,788.03	-61.53	14,775.50
41900-2000	Publications	0.00	53.92	53.92	100.00	0.00	269.60	269.60	100.00	647.09
41900-3000	Advertising	0.00	0.00	0.00	N/A	337.99	0.00	-337.99	N/A	0.00
41900-4000	Office Supplies	813.68	1,066.77	253.09	23.72	2,203.07	5,333.85	3,130.78	58.70	12,801.19
41900-5000	Inspection Expense	0.00	1.18	1.18	100.00	0.00	5.90	5.90	100.00	14.17
41900-6000	Computer Parts	45.75	0.00	-45.75	N/A	45.75	0.00	-45.75	N/A	0.00
41900-7000	Telephone	1,323.11	1,256.58	-66.53	-5.29	8,829.44	6,282.90	-2,546.54	-40.53	15,079.00
41900-8000	Postage	1,600.00	1,119.59	-480.41	-42.91	5,654.72	5,597.95	-56.77	-1.01	13,435.05
41901-0000	Office Equipment Contracts	-262.31	1,078.92	1,341.23	124.31	2,251.38	5,394.60	3,143.22	58.27	12,947.04
41901-3000	Internet	166.56	408.13	241.57	59.19	299.80	2,040.65	1,740.85	85.31	4,897.60
41901-4000	Cable/Video	139.67	49.75	-89.92	-180.74	243.78	248.75	4.97	2.00	597.05
41901-5000	Special Events	230.57	114.95	-115.62	-100.58	6,262.54	574.75	-5,687.79	-989.61	1,379.35
41901-7000	Temporary Administrative Labor	0.00	416.67	416.67	100.00	520.00	2,083.35	1,563.35	75.04	5,000.00
41901-8000	Small Office Equipment	313.49	75.12	-238.37	-317.32	831.27	375.60	-455.67	-121.32	901.42
41902-0000	Bank Fees	615.94	0.00	-615.94	N/A	3,049.70	0.00	-3,049.70	N/A	0.00
41902-1000	Sponsorships	0.00	92.22	92.22	100.00	0.00	461.10	461.10	100.00	1,106.67
41902-2000	Other Misc Admin Expenses	168.43	1,270.80	1,102.37	86.75	3,842.07	6,354.00	2,511.93	39.53	15,249.61
41910-0000	Total Miscellaneous Admin Expenses	75,914.60	82,133.39	6,218.79	7.57	410,554.94	447,615.71	37,060.77	8.28	1,059,498.26
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	83,522.31	92,719.03	9,196.72	9.92	442,081.10	500,543.91	58,462.81	11.68	1,196,125.96
42000-0000	TENANT SERVICES									
42100-1000	Employee Benefit Contributions-Tenant Sv	0.00	0.00	0.00	N/A	-184.14	0.00	184.14	N/A	0.00
42990-0000	TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	-184.14	0.00	184.14	N/A	0.00
43000-0000	UTILITY EXPENSES									
43100-0000	Water	43.62	34.74	-8.88	-25.56	162.99	173.70	10.71	6.17	416.90
43200-0000	Electricity	469.68	479.37	9.69	2.02	1,929.93	2,396.85	466.92	19.48	5,752.44
43300-0000	Gas	324.69	140.17	-184.52	-131.64	1,114.79	700.85	-413.94	-59.06	1,682.07
43400-0000	Garbage/Trash Removal	1,768.33	286.53	-1,481.80	-517.15	9,589.93	1,432.65	-8,157.28	-569.38	3,438.35
43900-0000	Sewer	51.79	37.99	-13.80	-36.33	215.36	189.95	-25.41	-13.38	455.88
43990-0000	TOTAL UTILITY EXPENSES	2,658.11	978.80	-1,679.31	-171.57	13,013.00	4,894.00	-8,119.00	-165.90	11,745.64
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-9000	General Maint Expense									
44100-0000	Maintenance Salaries	2,951.25	8,026.81	5,075.56	63.23	14,991.68	44,147.45	29,155.77	66.04	104,348.52
44100-5000	Employee Benefit Contribution-Maint.	6,226.34	1,720.36	-4,505.98	-261.92	44,106.64	9,461.97	-34,644.67	-366.15	22,364.66
44130-0000	Misc Vehicle Expenses	0.00	122.59	122.59	100.00	0.00	612.95	612.95	100.00	1,471.12
44190-0000	Total General Maint Expense	9,177.59	9,869.76	692.17	7.01	59,098.32	54,222.37	-4,875.95	-8.99	128,184.30
44200-0000	Materials									
44200-1000	Supplies-Grounds	0.00	0.00	0.00	N/A	31.99	0.00	-31.99	N/A	0.00
44200-3000	Supplies-Decorating	0.00	166.67	166.67	100.00	120.45	833.35	712.90	85.55	2,000.00
44200-6000	Supplies-Janitorial/Cleaning	99.87	258.11	158.24	61.31	2,855.78	1,290.55	-1,565.23	-121.28	3,097.31
44200-7000	Supplies-Maint/Repairs	5,456.60	1,084.98	-4,371.62	-402.92	11,568.55	5,424.90	-6,143.65	-113.25	13,019.70
44200-9000	Tools and Equipment	0.00	0.00	0.00	N/A	671.79	0.00	-671.79	N/A	0.00
44201-0000	Supplies - HVAC	151.96	0.00	-151.96	N/A	215.94	0.00	-215.94	N/A	0.00
44290-0000	Total Materials	5,708.43	1,509.76	-4,198.67	-278.10	15,464.50	7,548.80	-7,915.70	-104.86	18,117.01
44300-0000	Contract Costs									
44300-3000	Contract-Building Repairs	6,532.44	0.00	-6,532.44	N/A	6,676.44	0.00	-6,676.44	N/A	0.00
44300-6000	Contract-Electrical	0.00	40.09	40.09	100.00	137.20	200.45	63.25	31.55	481.13
44300-7000	Contract-Pest Control	26.00	39.75	13.75	34.59	130.00	198.75	68.75	34.59	477.01
44300-9000	Contract-Grounds	75.20	225.75	150.55	66.69	853.68	1,128.75	275.07	24.37	2,708.98
44301-0000	Contract-Janitorial/Cleaning	0.00	50.00	50.00	100.00	23,058.63	250.00	-22,808.63	-9,123.45	600.00
44301-1000	Contract-Plumbing	143.98	481.27	337.29	70.08	31,213.37	2,406.35	-28,807.02	-1,197.13	5,775.24
44301-2000	Contract-Window Covering	0.00	0.00	0.00	N/A	802.40	0.00	-802.40	N/A	0.00
44301-3000	Contract-HVAC	0.00	13.47	13.47	100.00	0.00	67.35	67.35	100.00	161.63
44301-4000	Contract-Vehicle Maintenance	16.78	124.35	107.57	86.51	16.78	621.75	604.97	97.30	1,492.19
44301-7000	Contract-Elevator Monitoring	55.60	71.48	15.88	22.22	305.50	357.40	51.90	14.52	857.80
44301-8000	Contract-Alarm Monitoring	0.00	0.00	0.00	N/A	107.98	0.00	-107.98	N/A	0.00
44302-2000	Contract-IT Contracts	14,884.48	11,666.67	-3,217.81	-27.58	47,097.36	58,333.35	11,235.99	19.26	140,000.00
44302-3000	Contract-Consultants	47.00	0.00	-47.00	N/A	590.00	0.00	-590.00	N/A	0.00
44308-0000	Contract - Vehicle Lease	142.98	443.88	300.90	67.79	1,457.48	2,219.40	761.92	34.33	5,326.52

Central Office Cost Center (cocc)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
44309-0000	Contract-Security	0.00	221.63	221.63	100.00	0.00	1,108.15	1,108.15	100.00	2,659.57
44309-1000	Snow Removal Service	1,405.60	282.07	-1,123.53	-398.32	3,360.80	1,410.35	-1,950.45	-138.30	3,384.88
44309-9000	Contract Costs-Other	0.00	2,482.83	2,482.83	100.00	220.80	12,414.15	12,193.35	98.22	29,793.97
44390-0000	Total Contract Costs	23,330.06	16,143.24	-7,186.82	-44.52	116,028.42	80,716.20	-35,312.22	-43.75	193,718.92
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	38,216.08	27,522.76	-10,693.32	-38.85	190,591.24	142,487.37	-48,103.87	-33.76	340,020.23
45000-0000	GENERAL EXPENSES									
45100-0000	Worker's Comp Insurance	2,690.15	3,597.72	907.57	25.23	13,177.86	17,988.60	4,810.74	26.74	43,172.64
45101-0000	Property Insurance	873.79	807.09	-66.70	-8.26	898.88	4,035.45	3,136.57	77.73	9,685.09
45102-0000	Liability Insurance	593.60	885.23	291.63	32.94	3,087.49	4,426.15	1,338.66	30.24	10,622.72
45210-0000	Misc. Taxes/Licenses/Insurance	87.56	90.69	3.13	3.45	418.82	453.45	34.63	7.64	1,088.24
45900-0000	Other General Expense	0.00	1,041.67	1,041.67	100.00	0.00	5,208.35	5,208.35	100.00	12,500.00
45990-0000	TOTAL GENERAL EXPENSES	4,245.10	6,422.40	2,177.30	33.90	17,583.05	32,112.00	14,528.95	45.24	77,068.69
48990-0000	TOTAL OPERATING EXPENSES	128,641.60	127,642.99	-998.61	-0.78	663,084.25	680,037.28	16,953.03	2.49	1,624,960.52
49990-0000	**NET OPERATING INCOME**	**24,316.93**	**11,878.54**	**12,438.39**	**104.71**	**44,715.57**	**22,986.87**	**21,728.70**	**94.53**	**147,227.79**
50000-0000	NON-OPERATING ITEMS									
51000-1000	Depreciation -Buildings	7,596.96	0.00	-7,596.96	N/A	37,984.80	0.00	-37,984.80	N/A	0.00
51000-3000	Depreciation -Furn,Equip,Machinery-Admir	438.50	0.00	-438.50	N/A	2,192.50	0.00	-2,192.50	N/A	0.00
51000-4000	Depreciation-Leashold Improvements	1,619.77	0.00	-1,619.77	N/A	8,098.85	0.00	-8,098.85	N/A	0.00
52300-0000	Gain/Loss on Sale of Fixed Assets	0.00	0.00	0.00	N/A	-4,970.00	0.00	4,970.00	N/A	0.00
52310-0000	Pre 2004 Admin Fee Expense	0.00	0.00	0.00	N/A	10,268.22	0.00	-10,268.22	N/A	0.00
52310-1000	Extraordinary Expense	0.00	0.00	0.00	N/A	40,520.00	0.00	-40,520.00	N/A	0.00
59990-0000	TOTAL NON-OPERATING ITEMS	9,655.23	0.00	-9,655.23	N/A	94,094.37	0.00	-94,094.37	N/A	0.00
90000-0000	NET INCOME	14,661.70	11,878.54	2,783.16	23.43	-49,378.80	22,986.87	-72,365.67	-314.81	147,227.79

Business Activities Payment Register

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Period: From 02/2025 to 02/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
1460	busactiv	m28	2/3/2025	Check	lcha	35.45
1461	busactiv	m28	2/11/2025	Check	lcha	70.04
1462	busactiv	m28	2/14/2025	Check	lcha	24.87
1463	busactiv	m85	2/14/2025	Check	lcha	44.99
7	busactiv	y11	2/14/2025	EFT	lcha	0.50
8	busactiv	a7	2/27/2025	EFT	lcha	66.38
Grand Total						**242.23**

Capital Funds Payment Register

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Period: From 02/2025 to 02/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
60171	capfund	a6	2/6/2025	Check	cfp50121	1,495.00
60172	capfund	k71	2/6/2025	Check	cfp50121	3,440.00
60173	capfund	l180	2/6/2025	Check	cfp50121	4,650.00
60174	capfund	l237	2/6/2025	Check	cfp50121	4,010.00
16	capfund	l181	2/7/2025	EFT	*	165,656.36
60175	capfund	k78	2/20/2025	Check	cfp50121	10,000.00
60176	capfund	l237	2/20/2025	Check	cfp50121	3,750.00
17	capfund	l181	2/20/2025	EFT	*	45,264.08
18	capfund	11900	2/24/2025	EFT	cfp50123	1,000.00
19	capfund	v0000267	2/24/2025	EFT	cfp50123	20,360.00
20	capfund	v0000267	2/24/2025	EFT	cfp50123	20,450.00
Grand Total						**280,075.44**

Housing Counseling Payment Register

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Period: From 02/2025 to 02/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
18966	chcadmin	g200	2/3/2025	Check	chc	36.96
18967	chcadmin	t311	2/3/2025	Check	chc	46.85
18968	chcadmin	v0000273	2/3/2025	Check	chc	1,623.00
18969	chcadmin	w154	2/3/2025	Check	chc	1,521.33
104	chcadmin	v0000146	2/3/2025	EFT	chc	2,450.00
18970	chcadmin	11839	2/5/2025	Check	chc	4,950.00
18971	chcadmin	i10	2/5/2025	Check	*	134.97
18972	chcadmin	w154	2/5/2025	Check	chc	597.90
105	chcadmin	c234	2/5/2025	EFT	chc	959.85
18973	chcadmin	c33	2/5/2025	Check	*	168.81
106	chcadmin	12367	2/6/2025	EFT	chc	3,600.00
107	chcadmin	v0000218	2/6/2025	EFT	chc	1,585.00
108	chcadmin	v0000277	2/7/2025	EFT	chc	5,400.00
18974	chcadmin	b172	2/11/2025	Check	chc	15.03
18975	chcadmin	w6	2/11/2025	Check	chc	442.13
109	chcadmin	v0000280	2/11/2025	EFT	chc	3,105.90
110	chcadmin	10948	2/14/2025	EFT	chc	3,800.00
111	chcadmin	11161	2/14/2025	EFT	chc	3,150.00
112	chcadmin	12126	2/14/2025	EFT	chc	1,000.00
113	chcadmin	12759	2/18/2025	EFT	chc	2,361.00
114	chcadmin	v0000285	2/19/2025	EFT	chc	8,550.00
115	chcadmin	10841	2/24/2025	EFT	chc	1,350.00
18977	chcadmin	v0000291	2/24/2025	Check	chc	4,200.00
116	chcadmin	v0000261	2/27/2025	EFT	chc	4,810.00
117	chcadmin	v0000298	2/27/2025	EFT	chc	4,050.00
118	chcadmin	v0000299	2/27/2025	EFT	chc	3,900.00
18986	chcadmin	c33	2/28/2025	Check	*	278.33
18987	chcadmin	n31	2/28/2025	Check	*	374.24
Grand Total						**64,461.30**

Central Office Payment Register

.all

Period: From 02/2025 to 02/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
1305	cocc	g200	2/3/2025	Check	cocc	147.60
1306	cocc	t311	2/3/2025	Check	cocc	187.20
1307	cocc	w154	2/3/2025	Check	*	6,199.45
1308	cocc	w3	2/3/2025	Check	*	75.79
89	cocc	a7	2/3/2025	EFT	cocc	35.58
90	cocc	h213	2/3/2025	EFT	*	18,500.00
1313	cocc	q3	2/3/2025	Check	cocc	543.00
1314	cocc	a293	2/5/2025	Check	cocc	202.17
1315	cocc	h11	2/5/2025	Check	*	271.96
1316	cocc	w154	2/5/2025	Check	cocc	2,391.43
91	cocc	s46	2/5/2025	EFT	cocc	211.93
1319	cocc	c33	2/5/2025	Check	*	1,174.21
1320	cocc	c47	2/5/2025	Check	*	190.55
1321	cocc	d124	2/5/2025	Check	*	164.69
1322	cocc	l160	2/5/2025	Check	*	24.00
1324	cocc	n31	2/5/2025	Check	*	319.57
1325	cocc	a293	2/6/2025	Check	cocc	299.81
1326	cocc	d100	2/7/2025	Check	*	2,240.00
92	cocc	a284	2/7/2025	EFT	*	564.00
1327	cocc	b172	2/11/2025	Check	cocc	60.00
1328	cocc	w6	2/11/2025	Check	cocc	1,768.33
1329	cocc	n21b	2/11/2025	Check	*	4,000.00
93	cocc	a284	2/11/2025	EFT	cocc	300.80
1330	cocc	h50	2/11/2025	Check	cocc	47.00
1331	cocc	m86	2/11/2025	Check	cocc	159.94
94	cocc	a52	2/14/2025	EFT	*	65.00
95	cocc	k26	2/14/2025	EFT	*	139.00
96	cocc	s46	2/14/2025	EFT	cocc	127.36
97	cocc	y11	2/14/2025	EFT	cocc	0.50
1332	cocc	f88	2/19/2025	Check	cocc	143.98
1333	cocc	m85	2/19/2025	Check	cocc	47.98
98	cocc	a284	2/19/2025	EFT	*	376.00
99	cocc	a7	2/19/2025	EFT	cocc	71.99
100	cocc	l181	2/19/2025	EFT	cocc	6,532.44
101	cocc	a284	2/24/2025	EFT	*	1,878.00
102	cocc	k110	2/24/2025	EFT	*	1,291.40
1343	cocc	k110	2/24/2025	Check	*	560.00
1344	cocc	m89	2/24/2025	Check	cocc	31.99
1358	cocc	c47	2/25/2025	Check	*	313.32
1359	cocc	e99	2/25/2025	Check	*	1,159.61
1360	cocc	h20	2/25/2025	Check	*	6,079.04
1361	cocc	v75	2/25/2025	Check	*	975.41

Central Office Payment Register

.all

Period: From 02/2025 to 02/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
1365	cocc	v75	2/25/2025	Check	*	2,313.43
1378	cocc	d100	2/27/2025	Check	*	9,900.00
103	cocc	a284	2/27/2025	EFT	*	132.00
1379	cocc	p35	2/27/2025	Check	cocc	5,675.00
1381	cocc	i112	2/27/2025	Check	*	19.78
104	cocc	m2	2/27/2025	EFT	cocc	355.46
Grand Total						**78,267.70**

FSS Escrow Payment Register

.all

Period: From 02/2025 to 02/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
108	hcvfsse	t0000462	2/5/2025	Check	vouhcv	7,421.22
Grand Total						**7,421.22**

Low Rent Payment Register

.all

Period: From 02/2025 to 02/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
11	lrph	b0001530	1/29/2025	EFT	ssw	0.00
415	lrph	t0000248	2/3/2025	EFT	sse	310.00
416	lrph	t0000260	2/3/2025	EFT	sse	208.00
417	lrph	t0000263	2/3/2025	EFT	sse	269.00
418	lrph	t0001001	2/3/2025	EFT	ssw	41.00
419	lrph	t0001013	2/3/2025	EFT	ssw	126.00
420	lrph	t0001023	2/3/2025	EFT	sse	313.00
421	lrph	t0001525	2/3/2025	EFT	ssw	71.00
422	lrph	t0001531	2/3/2025	EFT	sse	387.00
423	lrph	t0001536	2/3/2025	EFT	sse	281.00
424	lrph	b0001538	2/3/2025	EFT	ssw	234.00
425	lrph	t0001980	2/3/2025	EFT	ssw	273.00
426	lrph	t0001981	2/3/2025	EFT	jkm	30.00
427	lrph	t0001983	2/3/2025	EFT	sse	197.00
428	lrph	t0002005	2/3/2025	EFT	sse	114.00
429	lrph	t0002009	2/3/2025	EFT	sse	32.00
430	lrph	t0002393	2/3/2025	EFT	ssw	156.00
431	lrph	t0002399	2/3/2025	EFT	sse	168.00
432	lrph	t0002798	2/3/2025	EFT	sse	131.00
433	lrph	t0002801	2/3/2025	EFT	ssw	163.00
434	lrph	t0003207	2/3/2025	EFT	sse	70.00
435	lrph	t0003211	2/3/2025	EFT	ssw	2.00
436	lrph	t0003721	2/3/2025	EFT	sse	438.00
437	lrph	t0003732	2/3/2025	EFT	ssw	93.00
438	lrph	t0003734	2/3/2025	EFT	ssw	291.00
439	lrph	t0003901	2/3/2025	EFT	sse	202.00
440	lrph	t0004110	2/3/2025	EFT	sse	209.00
441	lrph	t0004204	2/3/2025	EFT	sse	55.00
442	lrph	t0004363	2/3/2025	EFT	sse	215.00
443	lrph	t0004371	2/3/2025	EFT	sse	328.00
444	lrph	t0004372	2/3/2025	EFT	warren	17.00
445	lrph	t0004374	2/3/2025	EFT	sse	263.00
446	lrph	t0004578	2/3/2025	EFT	sse	71.00
447	lrph	t0004580	2/3/2025	EFT	ssw	309.00
448	lrph	t0004807	2/3/2025	EFT	sse	143.00
449	lrph	t0004843	2/3/2025	EFT	ssw	177.00
450	lrph	t0005018	2/3/2025	EFT	sse	263.00
451	lrph	t0005083	2/3/2025	EFT	sse	296.00
40640	lrph	104473	2/3/2025	Check	orchard	30.00
40641	lrph	t0000998	2/3/2025	Check	sse	85.00
40642	lrph	t0002418	2/3/2025	Check	sse	186.00
40643	lrph	t0005019	2/3/2025	Check	ssw	275.00

Low Rent Payment Register

.all

Period: From 02/2025 to 02/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
40644	lrph	t0005532	2/3/2025	Check	sse	3.00
40645	lrph	d134	2/3/2025	Check	bht	200.00
40646	lrph	g200	2/3/2025	Check	*	73.74
40647	lrph	m72	2/3/2025	Check	bht	5,046.30
40648	lrph	t311	2/3/2025	Check	*	93.55
40649	lrph	w154	2/3/2025	Check	*	3,042.49
452	lrph	m2	2/3/2025	EFT	shiloh	127.86
40650	lrph	a20	2/5/2025	Check	shiloh	142.92
40651	lrph	a260	2/5/2025	Check	*	625.00
40652	lrph	f115	2/5/2025	Check	shiloh	50.00
40653	lrph	g7	2/5/2025	Check	orchard	708.57
40654	lrph	i10	2/5/2025	Check	shiloh	104.97
40655	lrph	l25	2/5/2025	Check	bht	79.95
40656	lrph	m178	2/5/2025	Check	jkm	818.25
40657	lrph	m85	2/5/2025	Check	*	628.00
40658	lrph	m86	2/5/2025	Check	*	166.41
40659	lrph	u33	2/5/2025	Check	ssw	103.99
40660	lrph	v0000130	2/5/2025	Check	shiloh	16.00
40661	lrph	w13	2/5/2025	Check	sse	591.00
40662	lrph	w154	2/5/2025	Check	*	1,195.68
453	lrph	a7	2/5/2025	EFT	*	546.49
454	lrph	m2	2/5/2025	EFT	shiloh	1,196.53
455	lrph	s46	2/5/2025	EFT	*	736.42
40663	lrph	c33	2/5/2025	Check	*	513.92
40664	lrph	c47	2/5/2025	Check	*	1,307.57
40665	lrph	l60	2/5/2025	Check	ssw	329.48
40666	lrph	n28	2/5/2025	Check	hawley	46.44
40667	lrph	n31	2/5/2025	Check	*	2,521.89
40668	lrph	v0000255	2/5/2025	Check	ssw	160.92
40669	lrph	v13	2/5/2025	Check	jkm	1,255.38
40670	lrph	v6	2/5/2025	Check	hawley	2,144.72
40671	lrph	b0002008	2/5/2025	Check	ssw	500.79
40672	lrph	m12	2/6/2025	Check	bht	45.00
40673	lrph	m178	2/6/2025	Check	bht	271.12
40674	lrph	s72	2/6/2025	Check	millview	52.93
40675	lrph	v0000150	2/6/2025	Check	shiloh	201.50
456	lrph	a52	2/7/2025	EFT	bht	2,475.00
457	lrph	j229	2/7/2025	EFT	jkm	2,277.18
458	lrph	v0000055	2/7/2025	EFT	warren	200.00
459	lrph	v0000056	2/7/2025	EFT	warren	200.00
40676	lrph	t0000256	2/10/2025	Check	hawley	150.25
40677	lrph	t0003208	2/10/2025	Check	bht	200.12

Low Rent Payment Register

.all

Period: From 02/2025 to 02/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
40678	lrph	t0002811	2/10/2025	Check	millview	565.20
40679	lrph	b172	2/11/2025	Check	*	29.97
40680	lrph	w6	2/11/2025	Check	*	884.13
40681	lrph	v0000256	2/11/2025	Check	bht	8,311.75
460	lrph	y11	2/11/2025	EFT	*	225.00
40682	lrph	v0000038	2/13/2025	Check	ross	258.30
461	lrph	10966	2/14/2025	EFT	ssw	1,295.00
40683	lrph	a22	2/14/2025	Check	shiloh	165.00
40684	lrph	g274	2/14/2025	Check	ssw	157.50
40685	lrph	g7	2/14/2025	Check	ssw	60.13
40687	lrph	m178	2/14/2025	Check	orchard	2,427.54
40688	lrph	m28	2/14/2025	Check	sse	1,052.23
40689	lrph	m85	2/14/2025	Check	ssw	64.01
40690	lrph	s72	2/14/2025	Check	sse	50.86
40691	lrph	t21	2/14/2025	Check	jkm	3,700.00
40692	lrph	w13	2/14/2025	Check	*	564.88
40693	lrph	l114	2/14/2025	Check	bht	175.00
40694	lrph	m12	2/14/2025	Check	sse	147.50
40695	lrph	m178	2/14/2025	Check	bht	713.03
40696	lrph	m28	2/14/2025	Check	sse	93.26
40697	lrph	m86	2/14/2025	Check	millview	94.59
40698	lrph	s72	2/14/2025	Check	millview	405.87
462	lrph	a52	2/14/2025	EFT	sse	600.00
463	lrph	a7	2/14/2025	EFT	*	149.73
464	lrph	k26	2/14/2025	EFT	*	1,864.00
465	lrph	y11	2/14/2025	EFT	*	157.50
466	lrph	t0001001	2/18/2025	EFT	ssw	1,617.00
40699	lrph	f115	2/19/2025	Check	bht	62.89
40700	lrph	m12	2/19/2025	Check	sse	320.00
40701	lrph	m178	2/19/2025	Check	orchard	2,456.47
467	lrph	a52	2/19/2025	EFT	*	270.00
468	lrph	a7	2/19/2025	EFT	bht	50.55
469	lrph	l238	2/19/2025	EFT	*	18,900.00
40702	lrph	s72	2/20/2025	Check	bht	146.66
470	lrph	a7	2/24/2025	EFT	bht	9.99
471	lrph	m2	2/24/2025	EFT	*	448.44
40704	lrph	m12	2/24/2025	Check	bht	40.00
40705	lrph	m178	2/24/2025	Check	*	888.27
40706	lrph	m28	2/24/2025	Check	bht	74.64
40707	lrph	m85	2/24/2025	Check	bht	30.97
40708	lrph	m86	2/24/2025	Check	bht	134.58
40709	lrph	s72	2/24/2025	Check	*	692.04

Low Rent Payment Register

.all

Period: From 02/2025 to 02/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
40711	lrph	c33	2/25/2025	Check	bht	14.00
40713	lrph	i17	2/25/2025	Check	ssw	47.00
40714	lrph	l60	2/25/2025	Check	sse	110.42
40715	lrph	n31	2/25/2025	Check	*	298.26
40716	lrph	c33	2/25/2025	Check	*	2,935.27
40717	lrph	v0000256	2/25/2025	Check	bht	6,196.12
40718	lrph	v3	2/25/2025	Check	ssw	38.00
40720	lrph	a20	2/27/2025	Check	shiloh	49.15
40721	lrph	a6	2/27/2025	Check	shiloh	680.00
40722	lrph	f126	2/27/2025	Check	*	465.00
40723	lrph	g274	2/27/2025	Check	hawley	165.50
40724	lrph	g7	2/27/2025	Check	*	975.41
40725	lrph	l180	2/27/2025	Check	sse	225.00
40726	lrph	m28	2/27/2025	Check	*	677.10
40727	lrph	m85	2/27/2025	Check	ssw	0.41
40728	lrph	v0000292	2/27/2025	Check	ssw	1,400.00
40729	lrph	w13	2/27/2025	Check	shiloh	73.00
40730	lrph	m28	2/27/2025	Check	*	110.26
40735	lrph	a20	2/27/2025	Check	shiloh	64.55
40736	lrph	a6	2/27/2025	Check	shiloh	285.00
40737	lrph	m178	2/27/2025	Check	bht	1,063.79
40738	lrph	n19	2/27/2025	Check	sse	11.24
40739	lrph	s72	2/27/2025	Check	orchard	81.89
40740	lrph	w13	2/27/2025	Check	sse	860.88
40741	lrph	d85	2/27/2025	Check	ssw	650.00
472	lrph	a284	2/27/2025	EFT	hawley	1,833.00
473	lrph	a52	2/27/2025	EFT	*	270.00
474	lrph	a7	2/27/2025	EFT	*	103.93
475	lrph	l238	2/27/2025	EFT	*	2,450.00
476	lrph	m2	2/27/2025	EFT	shiloh	11.97
40742	lrph	m178	2/27/2025	Check	bht	212.44
40743	lrph	m28	2/27/2025	Check	sse	65.42
40745	lrph	a20	2/27/2025	Check	*	448.53
40746	lrph	m86	2/27/2025	Check	orchard	399.57
40747	lrph	v0000256	2/27/2025	Check	bht	25,000.00
40748	lrph	w13	2/27/2025	Check	orchard	355.00
477	lrph	a7	2/27/2025	EFT	*	89.25
40756	lrph	d134	2/28/2025	Check	bht	200.00
515	lrph	v0000055	2/28/2025	EFT	warren	200.00
516	lrph	v0000056	2/28/2025	EFT	warren	200.00
1	lrph	c47	2/24/2025	Check	orchard	277.29

Low Rent Payment Register

.all

Period: From 02/2025 to 02/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
Grand Total						**138,621.46**

HCV Payment Register

.all

Period: From 02/2025 to 02/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
8248	voucher	s221	2/3/2025	EFT	hcvadmin	726.90
4788	voucher	t311	2/3/2025	Check	hcvadmin	140.40
8767	voucher	a296	2/3/2025	EFT	hcvadmin	1,200.00
8768	voucher	a7	2/3/2025	EFT	hcvadmin	53.39
4800	voucher	w6	2/11/2025	Check	hcvadmin	1,326.25
8778	voucher	a284	2/11/2025	EFT	hcvadmin	451.20
4801	voucher	h11	2/11/2025	Check	vouhcv	429.50
4816	voucher	m85	2/19/2025	Check	hcvadmin	71.99
8874	voucher	a7	2/19/2025	EFT	hcvadmin	107.99
8875	voucher	l181	2/19/2025	EFT	hcvadmin	9,798.68
8876	voucher	a296	2/20/2025	EFT	hcvadmin	1,200.00
4819	voucher	m89	2/24/2025	Check	hcvadmin	47.99
4822	voucher	p84	2/27/2025	Check	hcvadmin	164.10
Grand Total						**15,718.39**

Key Management Indicators (KMI)

Program Type: All Relevant Programs
Effective Dates Included: 11/01/2023 through 02/28/2025

Property: Waitlist Property, , RCPHA Default, , Conventional Property Template, Affordable Housing Template, PH - Shiloh Towers, PH - Hawley Manor, PH - Warren Manor, PH - Beach Haven Towers, PH - Millview Manor, PH - John Kuester Manor, PH - Orchard Manor, PH - Scattered Sites East, PH - Scattered Sites West, LCHA Rentals, Marion Jones Relocation, OIG Witness Protection, Olmstead Class - SRN - (leaving program), Voucher - Tenant Protected Voucher, Voucher - VASH, voufup - Family Unification Program, Voucher - FUP 2009, Voucher - FUPY, Voucher - EHV, Voucher - NED, Voucher - Housing Choice Voucher, Voucher - Project Based, Voucher - Mainstream, Voucher - Enhanced, PBV - A Safe Place I, PBV - A Safe Place II, PBV - Brookstone Coles Park, PBV - Colonial Park, PBV - Fairhaven Crossing, PBV - Library Lane, PBV - Regency Coles Park, PBV - Woodstone Apts., PBV - Lake Front Sr. Res, PBV - Tiffany Apts., PBV - Lake Zurich, PBV - Mundelein Sr. Apts, PBV - Beech Street Sr. Lofts, PBV - Rosewood, Central Office Cost Center, Midlothian, All programs, HCV Administrative Fees - NON HAP, Port Outs, Housing Counseling, Business Activities, Aim North, IL01P056501-20 Cap Fund, IL01P056501-21 Cap Fund, IL01P056501-22 Cap Fund, IL01P056501-23 Cap Fund, Capital Funds, All Public Housing Units, Voucher - Fair Share, , FSS Grant Program

Families Reported

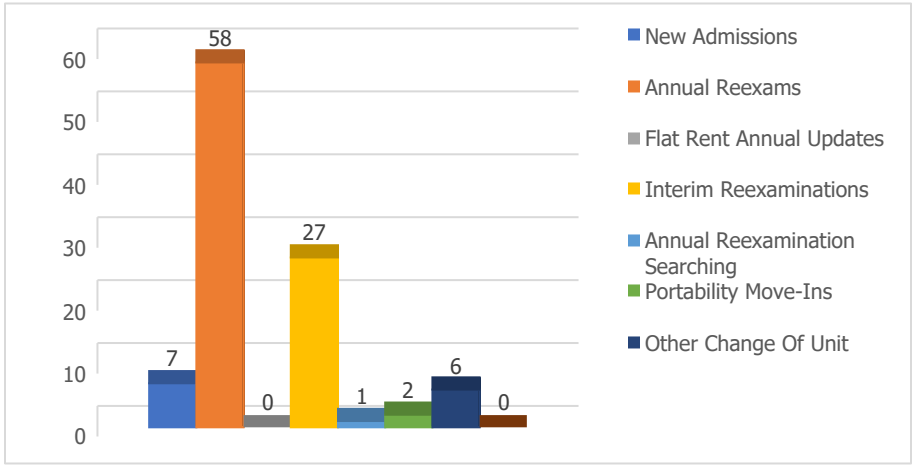
Families Reported

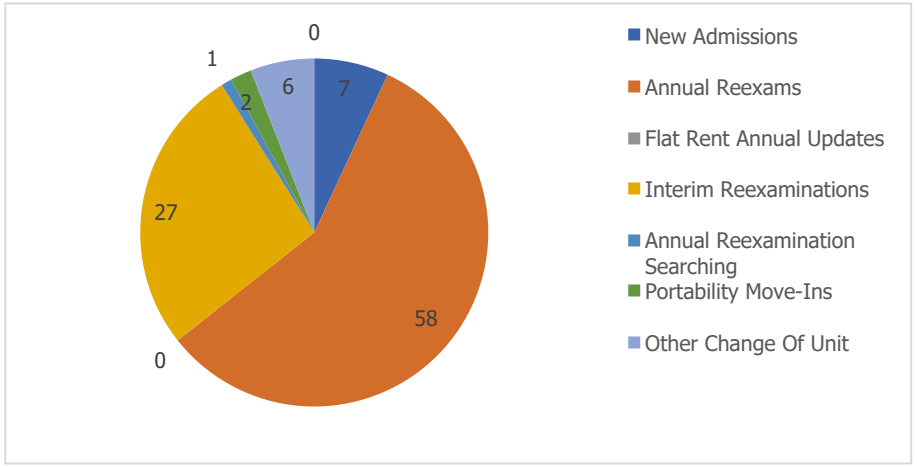
50058s Received (#)	End Of Participation (#)	Portability Move-Outs (#) (Vouchers Only)
3,278	202	87

Distribution by Families Reported *** Some families may be included in multiple categories ***

New Admissions (%)	Annual Reexams (%)	Flat Rent Annual Updates (%) (Public Housing Only)	Interim Reexaminations (%)	Annual Reexamination Searching (%) (Vouchers Only)	Portability Move-Ins (%) (Vouchers only)	Other Change Of Unit (%)
7	58	0	27	1	2	6

Historical Adjustments (%)
0





Discrepancies

Families Reported

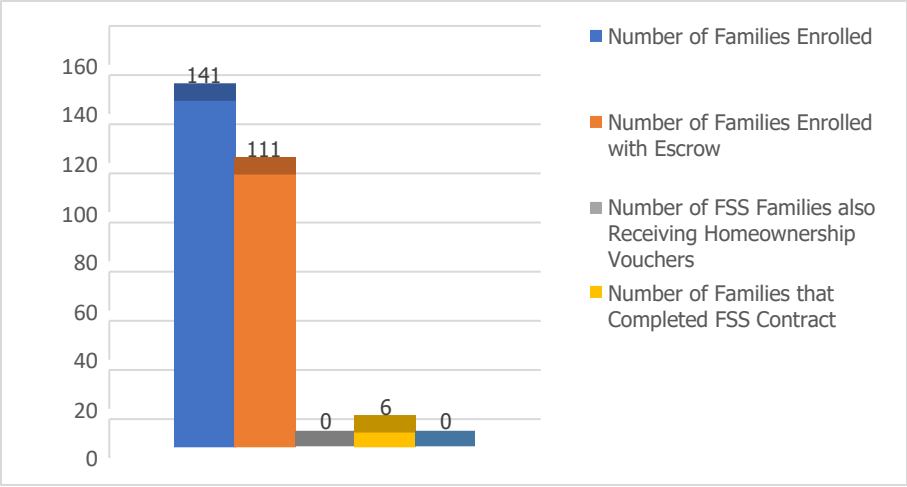
Percent of Admissions of Over Income Families (%)
0

Units where the Number of Bedrooms exceeds the Number of Family Members			
Number of Families (#)	Percent of Units with Elderly Families (%)	Percent of Units with Non-Elderly, Disabled Families (%)	Percent of Units with 2 or more Bedrooms more than the Number of Family Members (%)
607	10	24	10

FSS/Special Programs

Family Self-Sufficiency

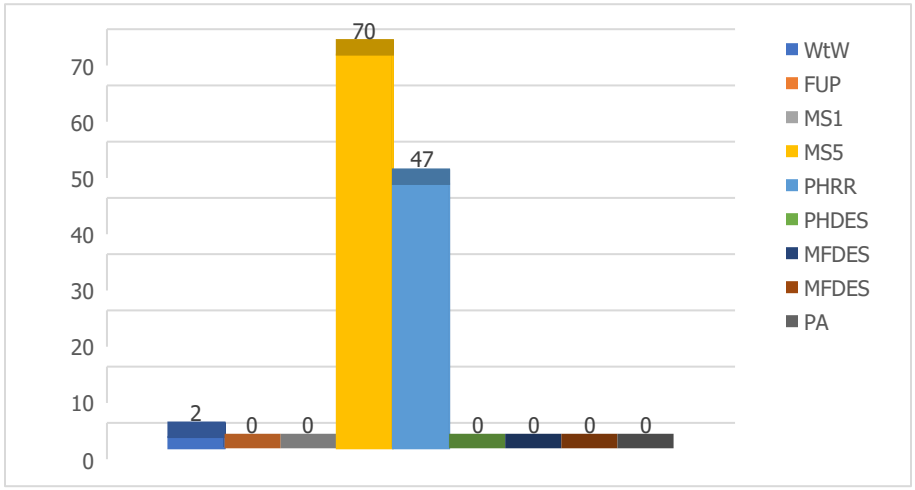
Number of Families Enrolled (#)	Number of Families Enrolled with Escrow (#)	Number of FSS Families also Receiving Homeownership Vouchers (#)	Number of Families that Completed FSS Contract (#)	Number of Families that Completed FSS Contract and Moved to Homeownership (#)
141	111	0	6	0



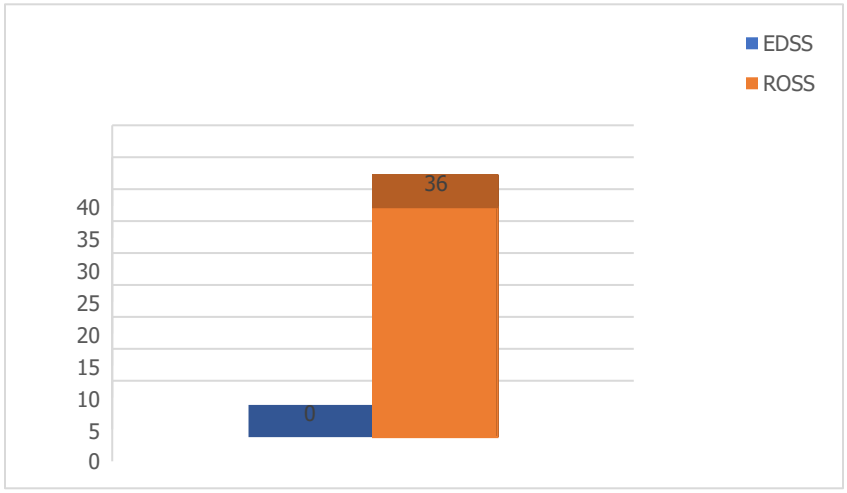
Special Programs

Number of Families Participating

WtW (Vouchers Only)	FUP (Vouchers Only)	MS1 (Vouchers Only)	MS5 (Vouchers Only)	PHRR (Vouchers Only)	PHDES (Vouchers Only)	MFDES (Vouchers Only)	MFDES (Vouchers Only)	PA (Vouchers Only)
2	0	0	70	47	0	0	0	0



EDSS (Public Housing Only))	ROSS (Public Housing Only)
0	36



Utility Arrangements

Utility Arrangements

Families with Utility Allowance		Families with Utility Reimbursement		Avarage Utility Allowance ($)
Count	Percent	Count	Percent	
3,174	97	589	18	158

Gross Rent as % of Fair Market Rent (FMR) (Tenant-Based Vouchers Only)

0 - 1 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

90% of FMR or Under	91-100%	101-110%	111-120%	121% +
0	0	0	0	0

2 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

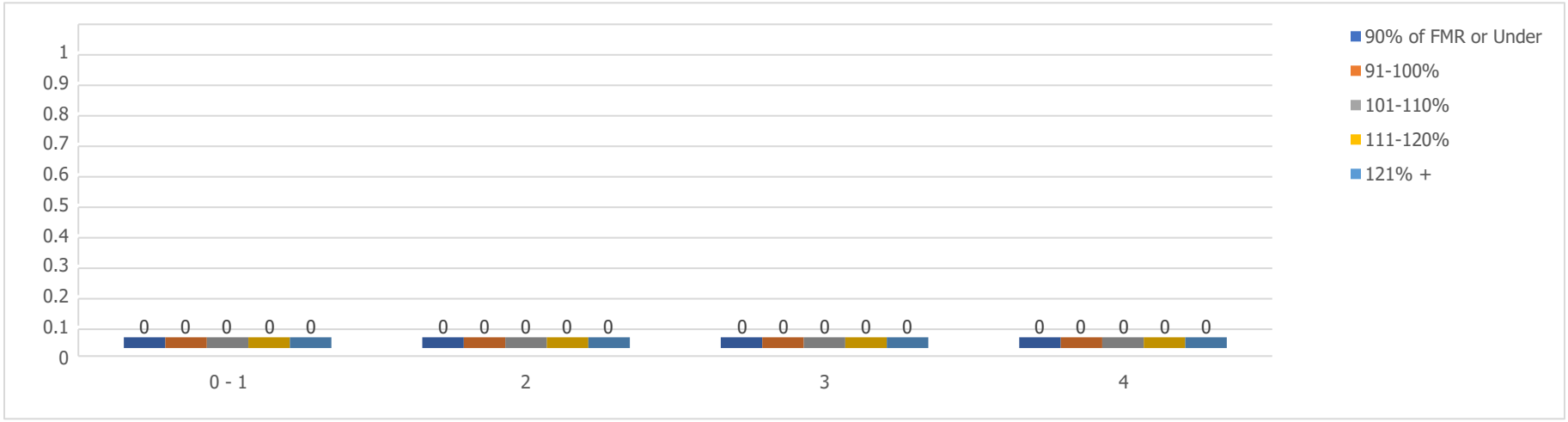
90% of FMR or Under	91-100%	101-110%	111-120%	121% +
0	0	0	0	0

3 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

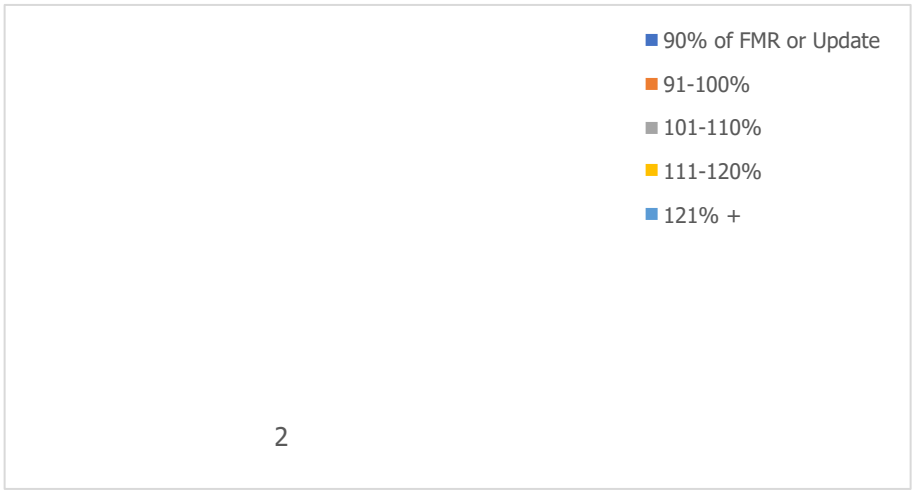
90% of FMR or Under	91-100%	101-110%	111-120%	121% +
0	0	0	0	0

4 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

90% of FMR or Under	91-100%	101-110%	111-120%	121% +
0	0	0	0	0




0 - 1


90% of FMR or Update
91-100%
101-110%
111-120%
121% +
2

3

4

Gross Rent as % of Payment Standard (Tenant-Based Vouchers Only)

0 - 1 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

90% of PS or Under	91-100%	101-110%	111-120%	121% +
83	12	4	0	0

2 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

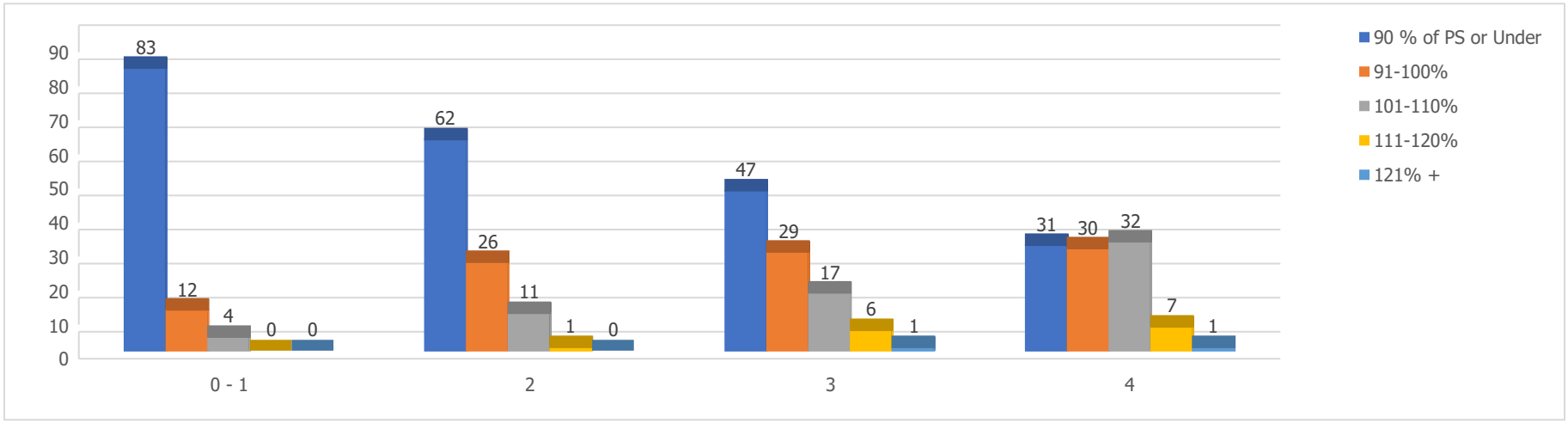
90% of PS or Under	91-100%	101-110%	111-120%	121% +
62	26	11	1	0

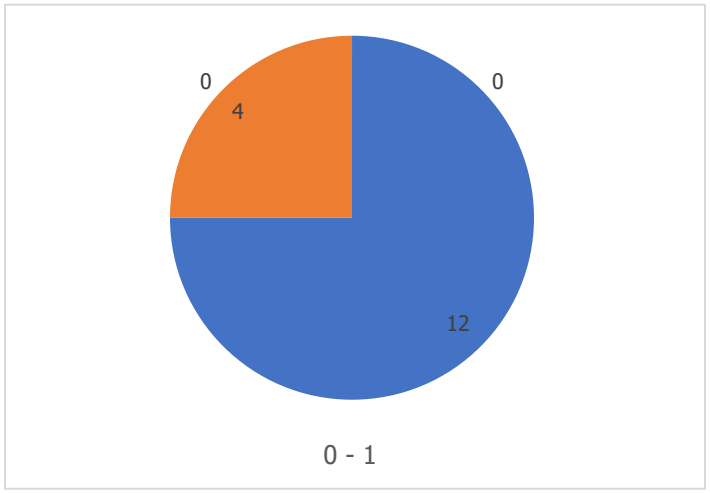
3 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

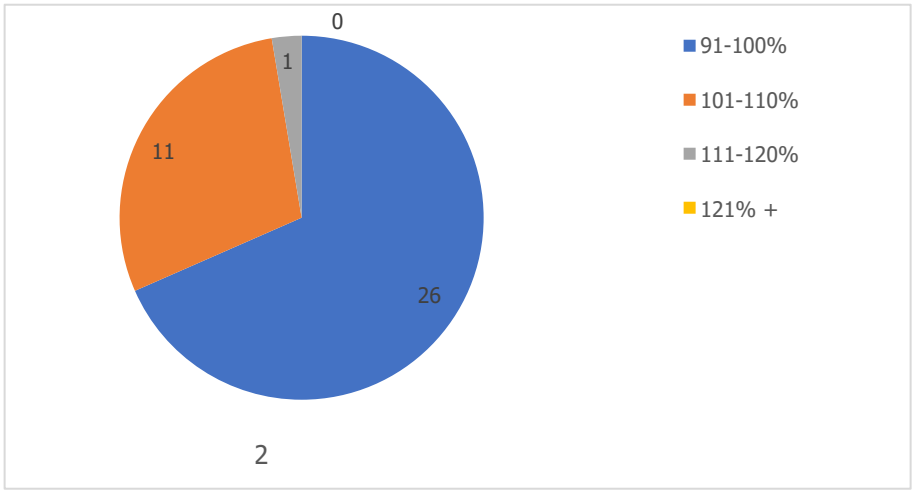
90% of PS or Under	91-100%	101-110%	111-120%	121% +
47	29	17	6	1

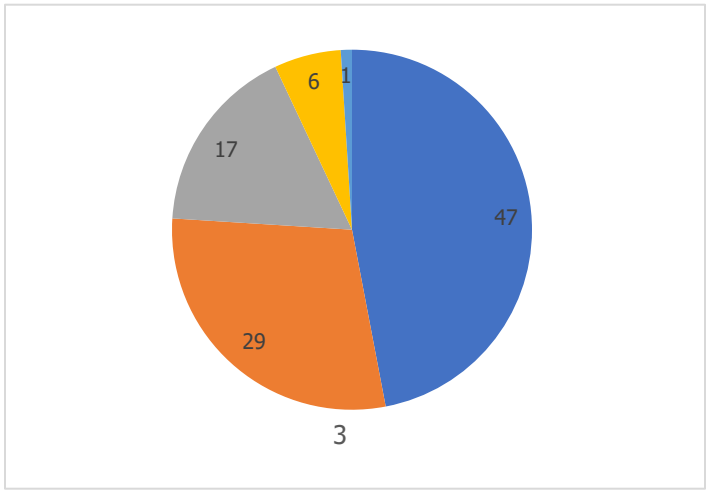
4 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

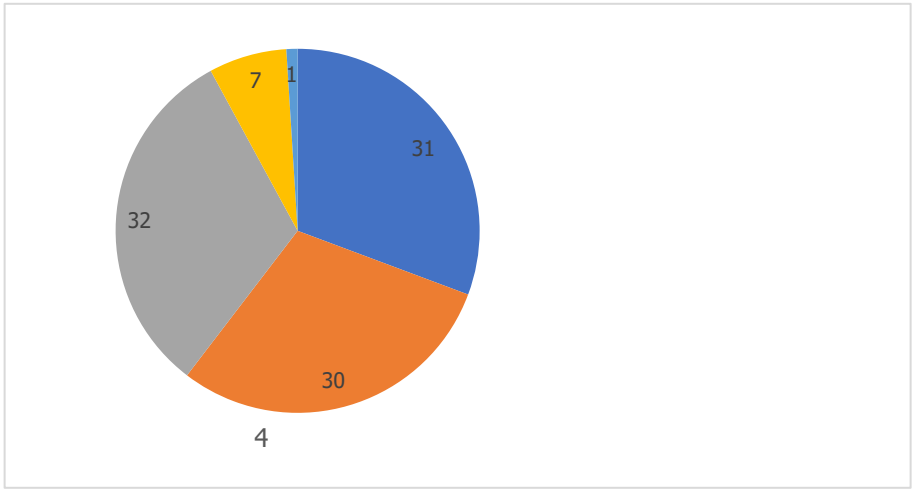
90% of PS or Under	91-100%	101-110%	111-120%	121% +
31	30	32	7	1




0
0
4
12
0 - 1


0
1
11
26
91-100%
101-110%
111-120%
121% +
2

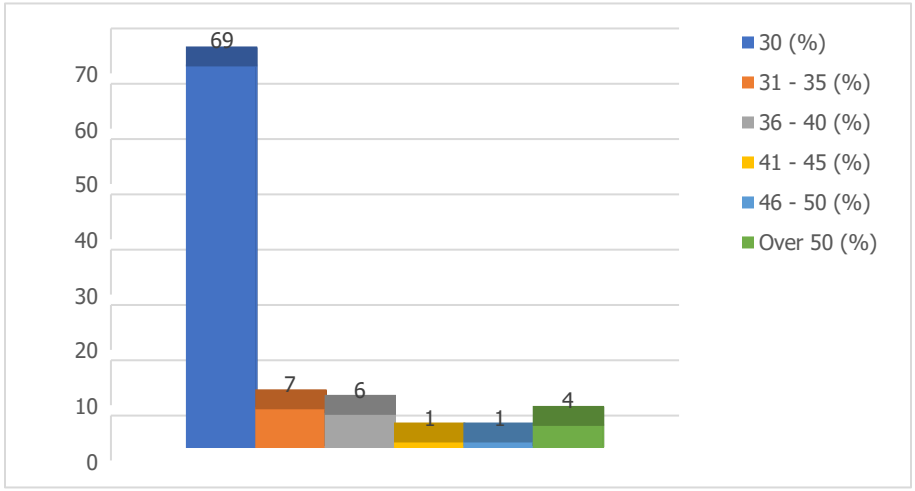

6
1
17
47
29
3

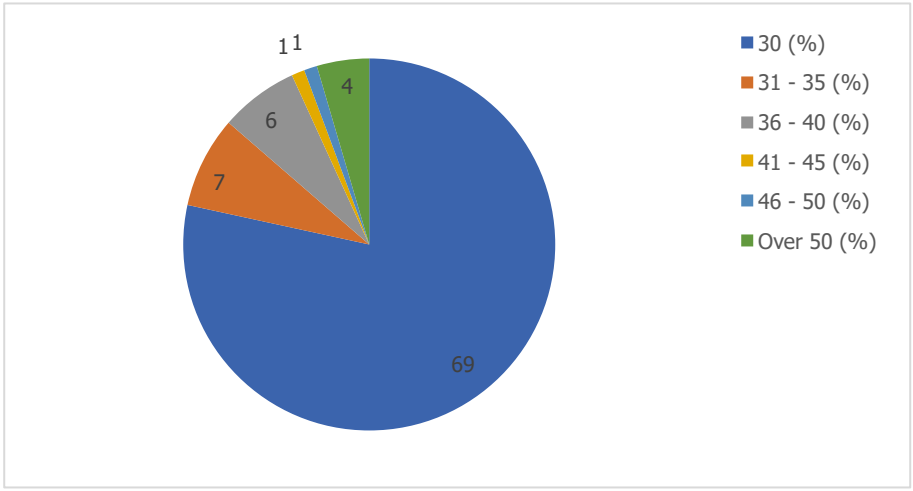

7
1
31
32
30
4

Rent Burden as % of Family Adjusted Income (Tenant-Based Vouchers Only and Excluding Mixed Families)

Rent Burden

30 (%)	31 - 35 (%)	36 - 40 (%)	41 - 45 (%)	46 - 50 (%)	Over 50 (%)
69	7	6	1	1	4



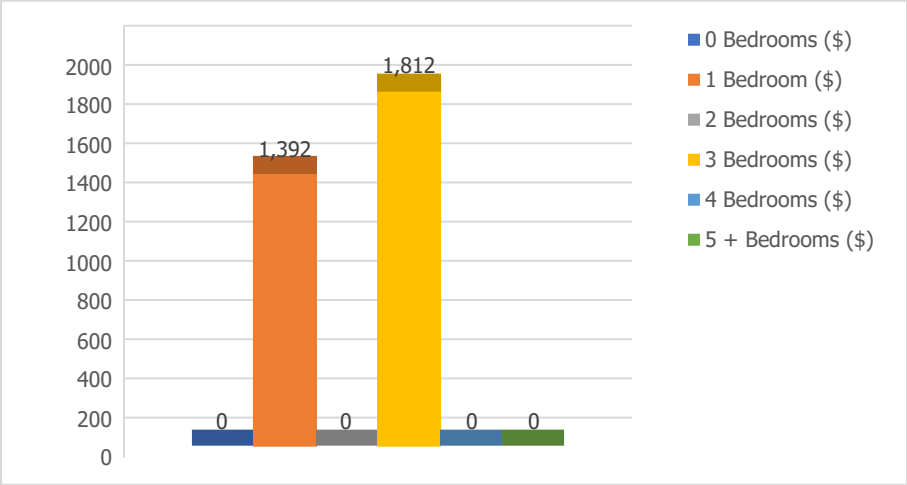


Average Rent Burden For PH Families Choosing Flat Rent (%) (Public Housing Only)	Average Rent Burden For PH Families Subject to Ceiling Rent (%) (Public Housing Only)
0	0

Flat Rent (Public Housing Only)

Average Flat Rent by Bedroom Size

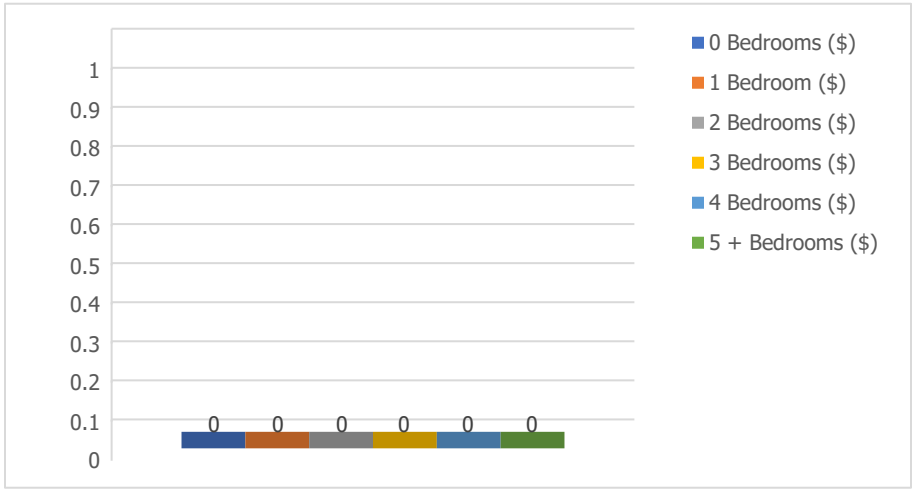
0 Bedrooms ($)	1 Bedroom ($)	2 Bedrooms ($)	3 Bedrooms ($)	4 Bedrooms ($)	5 + Bedrooms ($)	Units with Flat Rent	
						Count	Percent
0	1,392	0	1,812	0	0	3	1



Ceiling Rent (Public Housing Only)

Average Ceiling Rent by Bedroom Size

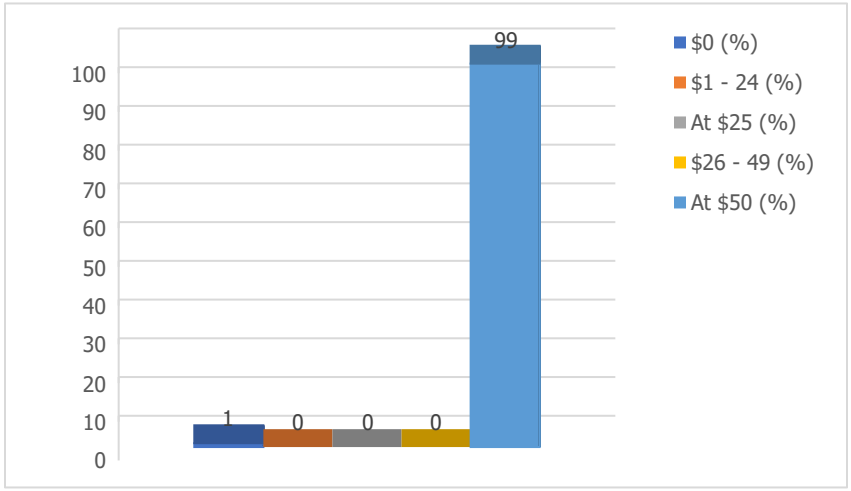
0 Bedrooms ($)	1 Bedroom ($)	2 Bedrooms ($)	3 Bedrooms ($)	4 Bedrooms ($)	5 + Bedrooms ($)	Units with Flat Rent	
						Count	Percent
0	0	0	0	0	0	0	0

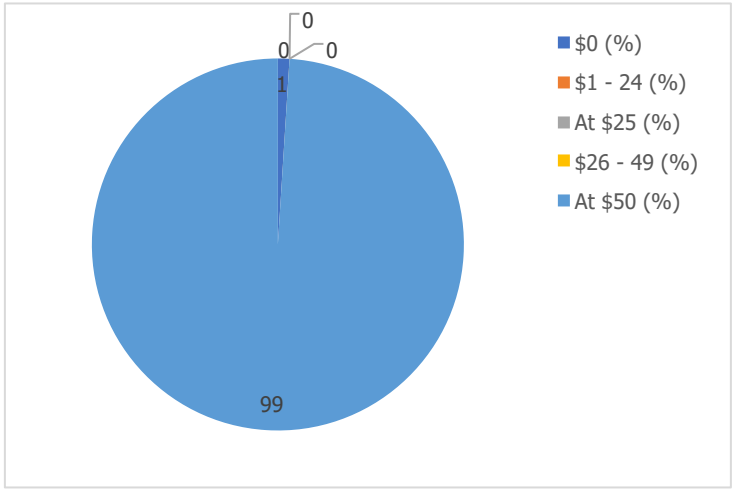


Minimum Rent

Distribution of Families Subject to Minimum Rent

$0 (%)	$1 - 24 (%)	At $25 (%)	$26 - 49 (%)	At $50 (%)
1	0	0	0	99

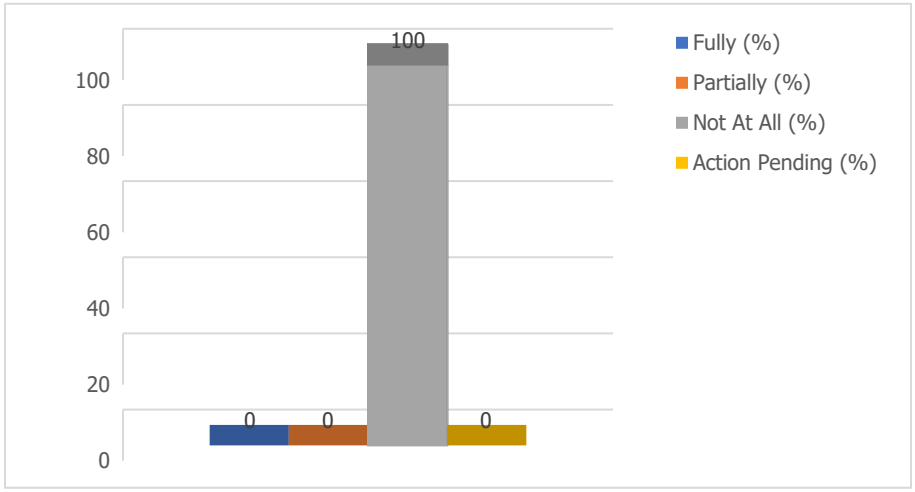


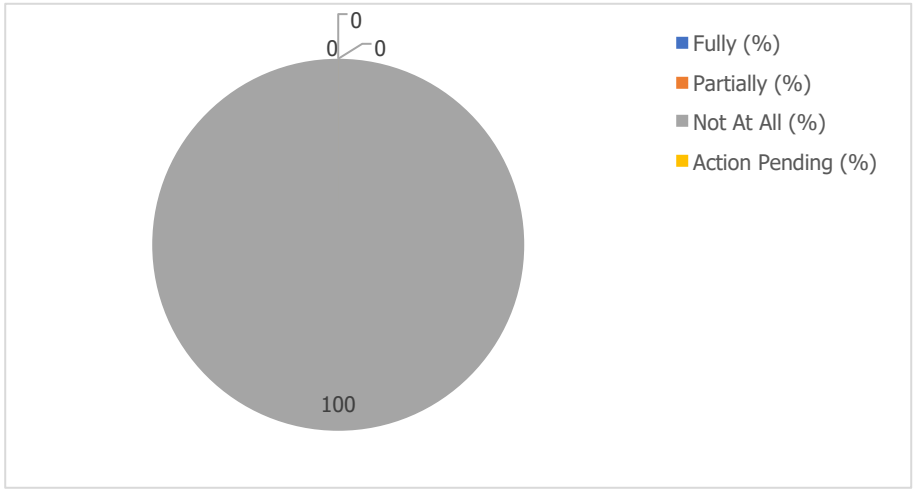


Accessibility Needs (Public Housing Only)

Distribution of Families Who Received Accessibility Features

Number of Families Requesting Accessibility Features (#)	Received Requested Accessibility Features *			
	Fully (%)	Partially (%)	Not At All (%)	Action Pending (%)
1	0	0	100	0





Homeownership (Homeownership Vouchers Only)

Homeownership

Number of Families with Homeownership Voucher (#)	Average Gross Homeownership Expense ($)	Average HAP for Non-Prorated Families ($)	Number of Mixed Families with a Homeownership Voucher (#)	Average HAP for Mixed Families ($)
0	0	0	0	0

Community Service (Public Housing Only)

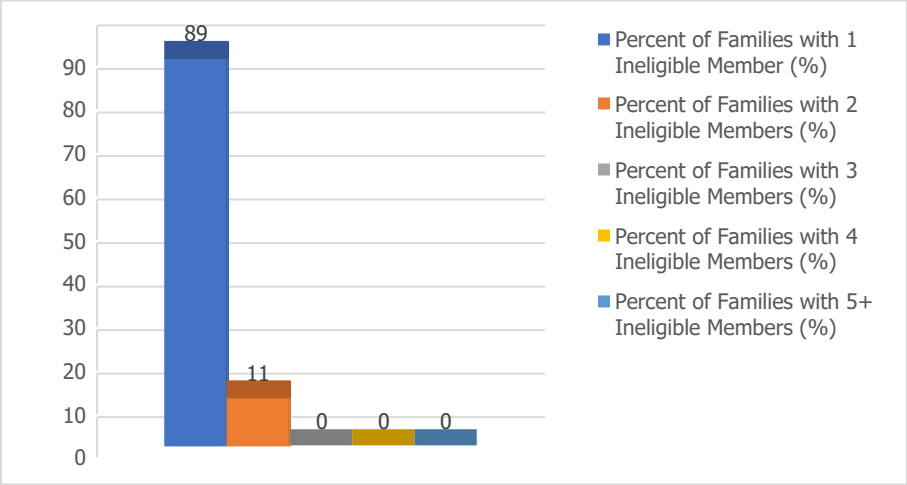
Community Service

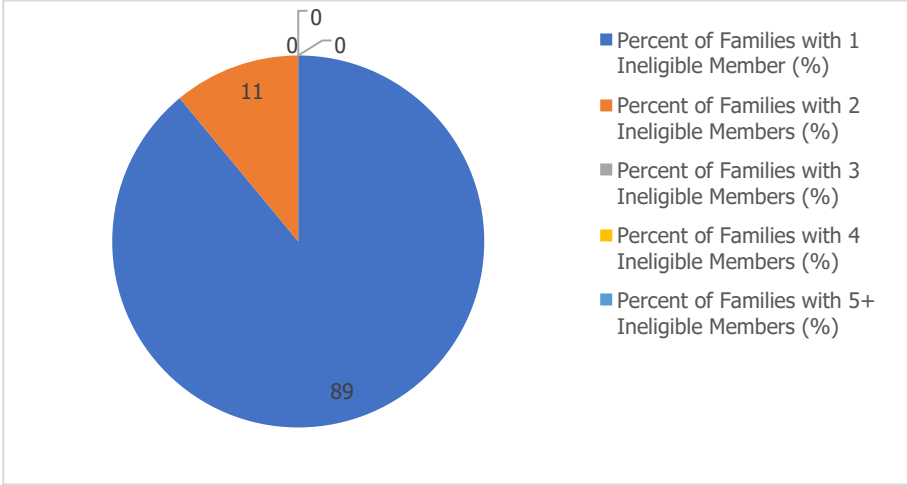
Total Number of Individuals in Public Housing (#)	Total Number of Individuals Exempt from Community Service Req. (#)	Total Number of Individuals Required to Perform Community Service (#)	Percent of Individuals Meeting Community Service Req. (%)	Percent of Individuals Not Meeting Community Service Req. (%)	Percent of Individuals for whom Meeting of Community Service Req. is Pending (%)
553	524	29	69	31	0

Proration

Families with Prorated Subsidy

Number of Mixed Families		Total Number of Ineligible Family Members (#)	Percent of Families with 1 Ineligible Member (%)	Percent of Families with 2 Ineligible Members (%)	Percent of Families with 3 Ineligible Members (%)	Percent of Families with 4 Ineligible Members (%)	Percent of Families with 5+ Ineligible Members (%)
Count	Percent						
27	1	30	89	11	0	0	0





Project-Based (PB) Vouchers, Project-Based (PB) Certificates and Enhanced Vouchers

PB Vouchers, PB Certificates and Enhanced Vouchers

Total Number of Voucher Assisted Units (ACC Units)	Total Number of Project-Based Vouchers		Total Number of Project-Based Certificates		Total Number of Enhanced Vouchers (#)
	Count	Percent	Count	Percent	
3726	544	100	0	0	12

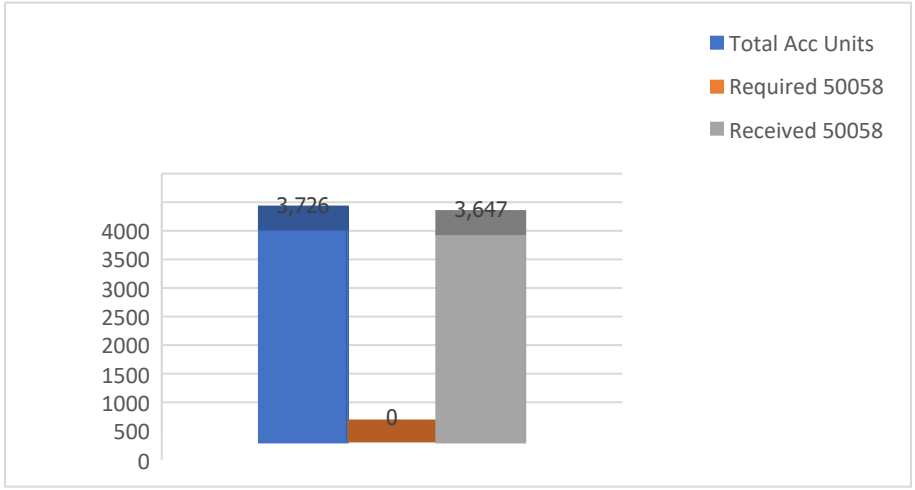
Resident Characteristics Report

Program Type: All Relevant Programs
Effective Dates Included: 11/01/2023 through 02/28/2025

Property: Waitlist Property, , RCPHA Default, , Conventional Property Template, Affordable Housing Template, PH - Shiloh Towers, PH - Hawley Manor, PH - Warren Manor, PH - Beach Haven Towers, PH - Millview Manor, PH - John Kuester Manor, PH - Orchard Manor, PH - Scattered Sites East, PH - Scattered Sites West, LCHA Rentals, Marion Jones Relocation, OIG Witness Protection, Olmstead Class - SRN - (leaving program), Voucher - Tenant Protected Voucher, Voucher - VASH, voufup - Family Unification Program, Voucher - FUP 2009, Voucher - FUPY, Voucher - EHV, Voucher - NED, Voucher - Housing Choice Voucher, Voucher - Project Based, Voucher - Mainstream, Voucher - Enhanced, PBV - A Safe Place I, PBV - A Safe Place II, PBV - Brookstone Coles Park, PBV - Colonial Park, PBV - Fairhaven Crossing, PBV - Library Lane, PBV - Regency Coles Park, PBV - Woodstone Apts., PBV - Lake Front Sr. Res, PBV - Tiffany Apts., PBV - Lake Zurich, PBV - Mundelein Sr. Apts, PBV - Beech Street Sr. Lofts, PBV - Rosewood, Central Office Cost Center, Midlothian, All programs, HCV Administrative Fees - NON HAP, Port Outs, Housing Counseling, Business Activities, Aim North, IL01P056501-20 Cap Fund, IL01P056501-21 Cap Fund, IL01P056501-22 Cap Fund, IL01P056501-23 Cap Fund, Capital Funds, All Public Housing Units, Voucher - Fair Share, , FSS Grant Program

Units Information

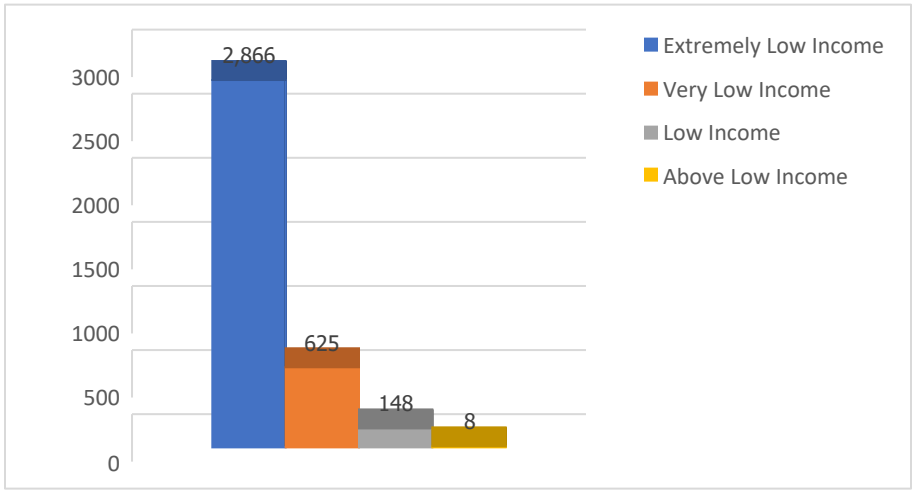
ACC Units	Family Report (50058) Required	Family Report (50058) Received
3,726	0	3,647

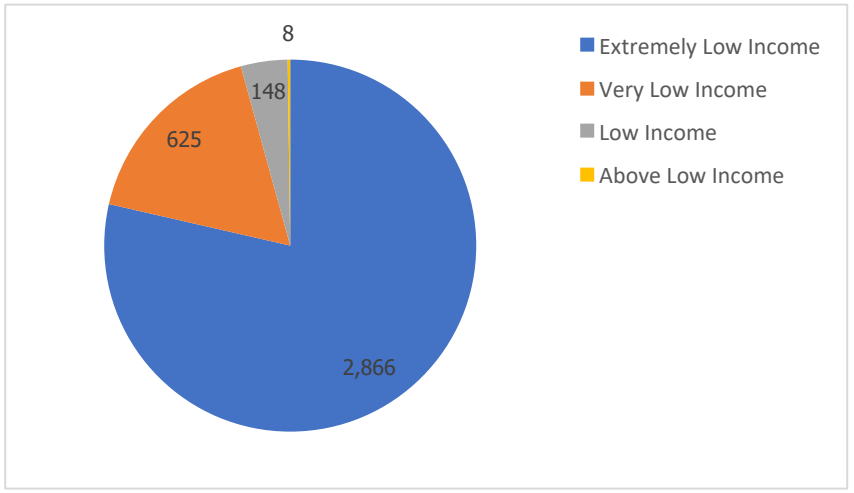


Income Information

Distribution by Income. Average Annual as a % of 50058

Extremely Low Income, 0% - 30% of Median		Very Low Income, 31% - 50% of Median		Low Income, 51% - 80% of Median		Above Low Income 81% + of Median	
Count	Percent	Count	Percent	Count	Percent	Count	Percent
2,866	79	625	17	148	4	8	0



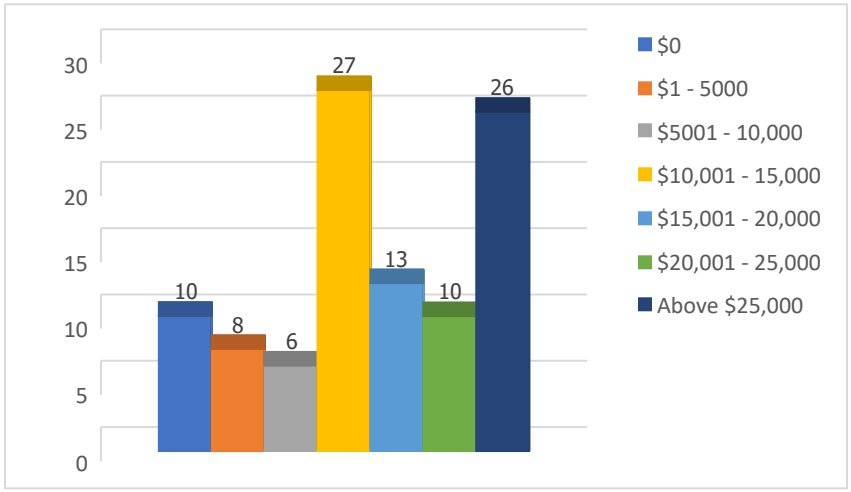


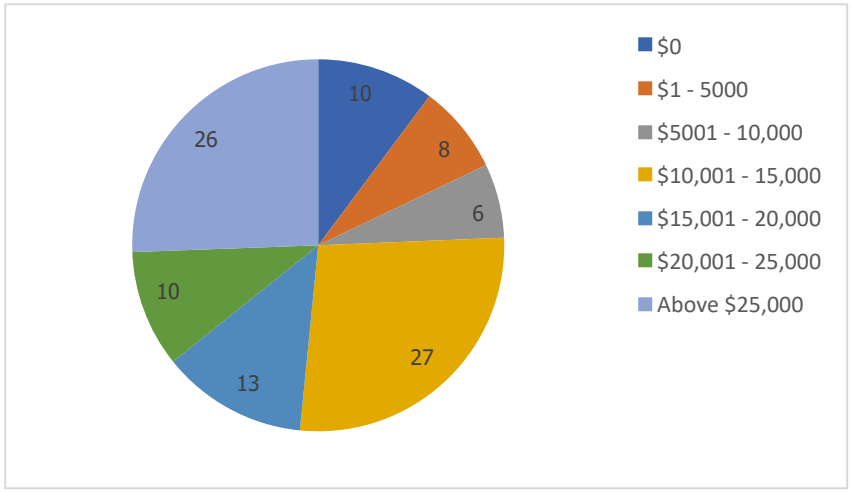
Average Annual Income ($)

Average Annual Income
18,266

Distribution by Income as a % of 50058

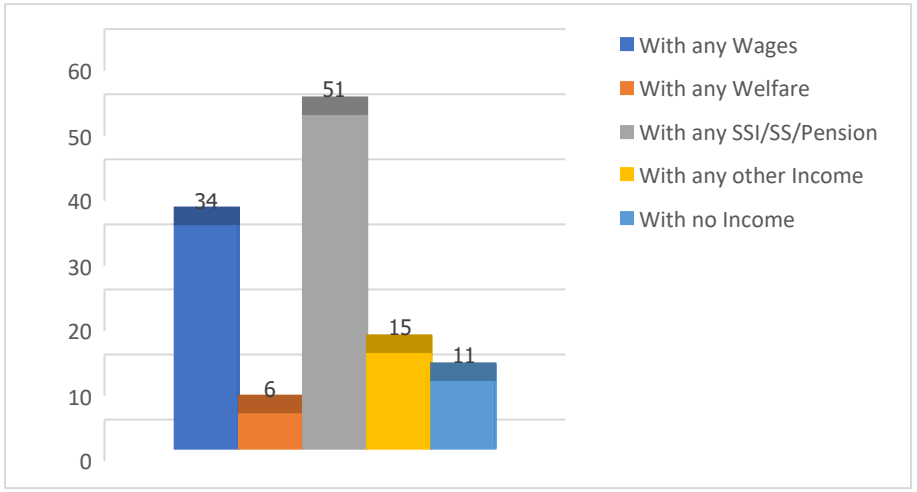
$0	$1 - $5000	$5001 - $10,000	$10,001 - $15,000	$15,001 - $20,000	$20,001 - $25,000	Above $25,000
10	8	6	27	13	10	26

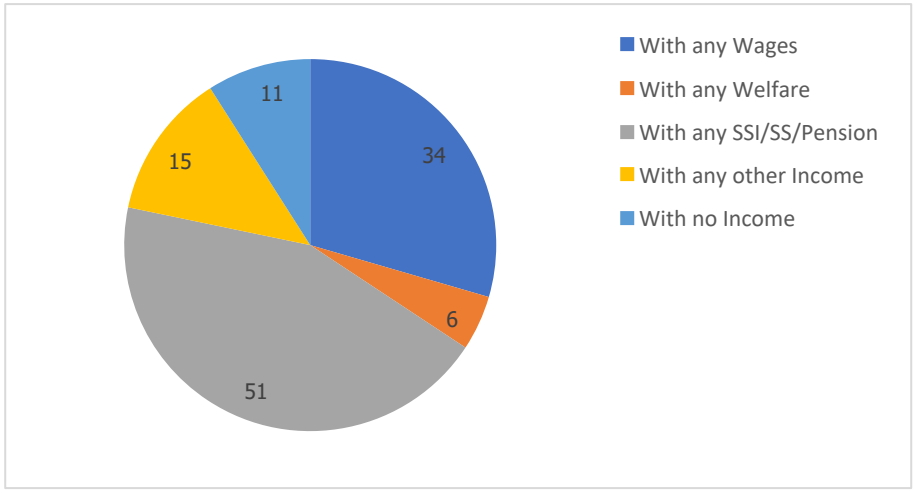




Distribution by Source of Income as a % of 50058 ** Some families have multiple sources of income **

With any Wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With no Income
34	6	51	15	11

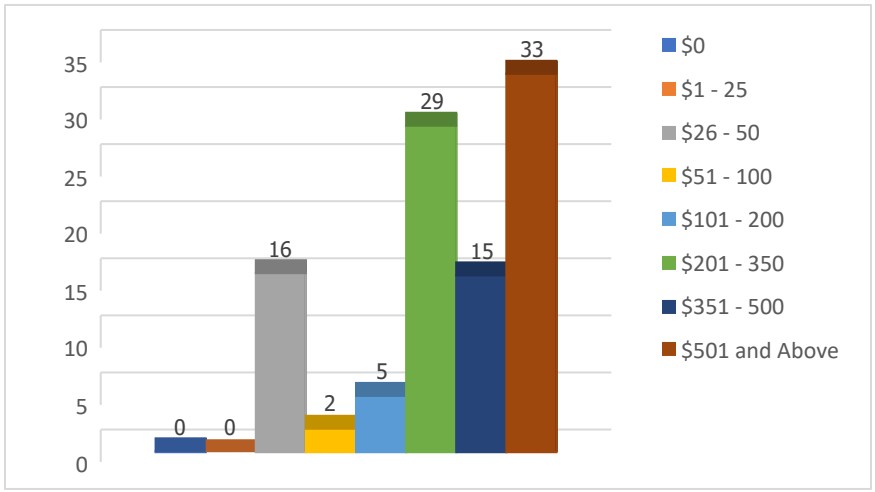


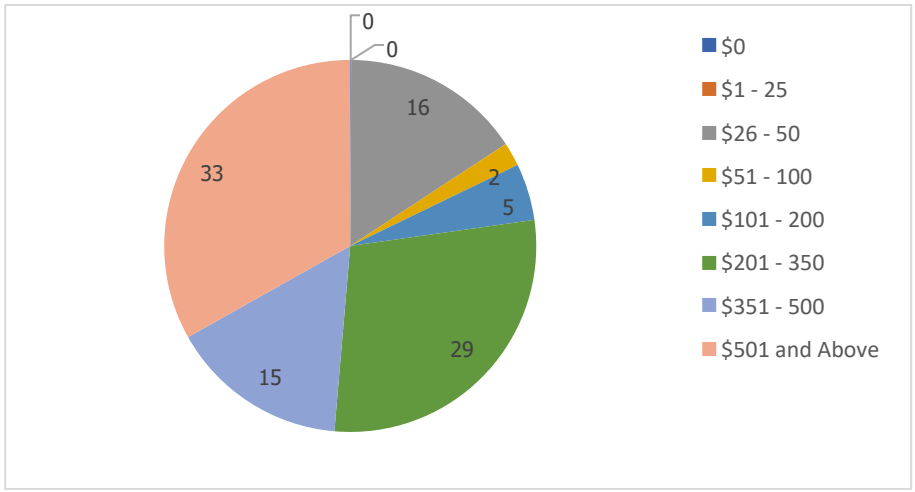


TTP/Family Type Information

Distribution by Total Tenant Payment as a % of 50058

$0	$1 - $25	$26 - $50	$51 - $100	$101 - $200	$201 - $350	$351 - $500	$501 and Above
0	0	16	2	5	29	15	33





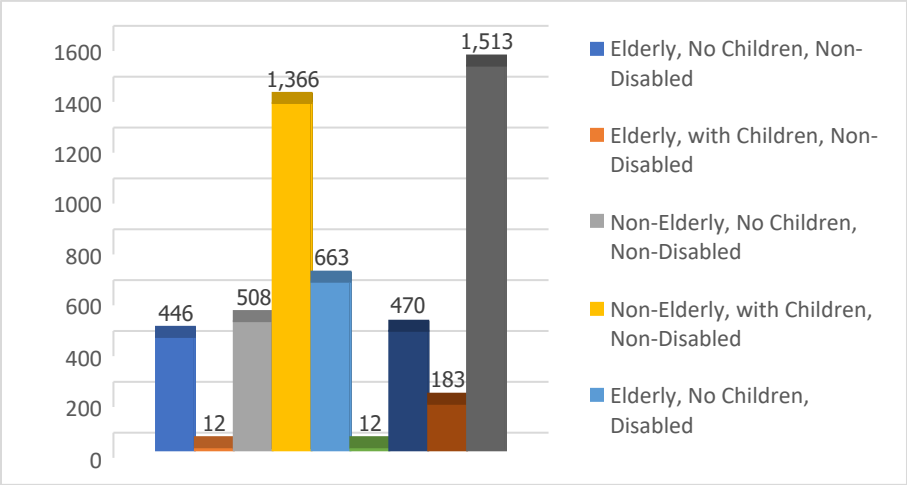
Average Monthly TTP ($)

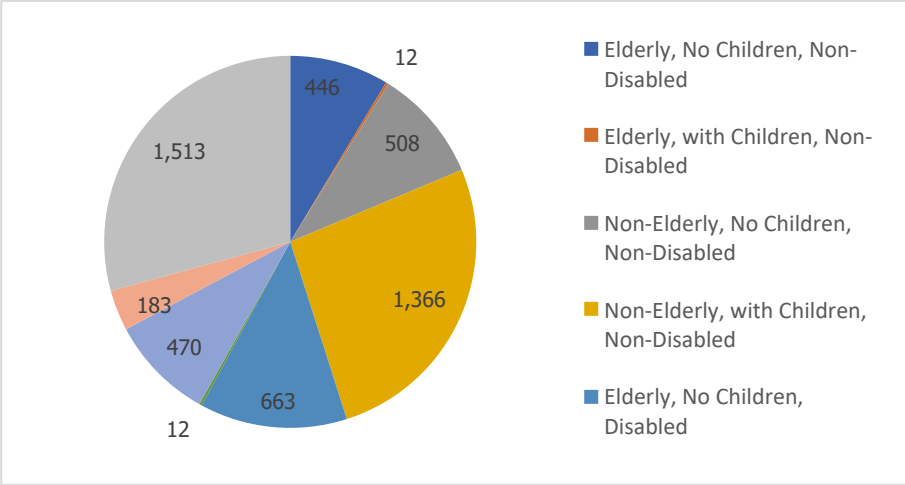
Average Monthly TTP
440

Distribution of Family Type as a % of 50058

Elderly, No Children, Non-Disabled		Elderly, with Children, Non-Disabled		Non-Elderly, No Children, Non-Disabled		Non-Elderly, with Children, Non-Disabled		Elderly, No Children, Disabled		Elderly, with Children, Disabled		Non-Elderly, No Children, Disabled	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
446	12	12	0	508	14	1,366	37	663	18	12	0	470	13

Non-Elderly, with Children, Disabled		Female Head of Household, with Children	
Count	Percent	Count	Percent
183	5	1,513	41





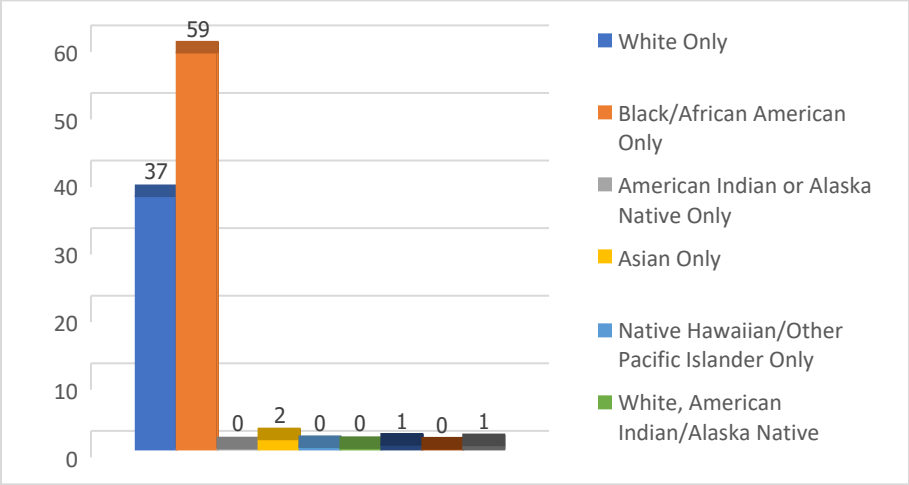
Average TTP by Family Type ($)

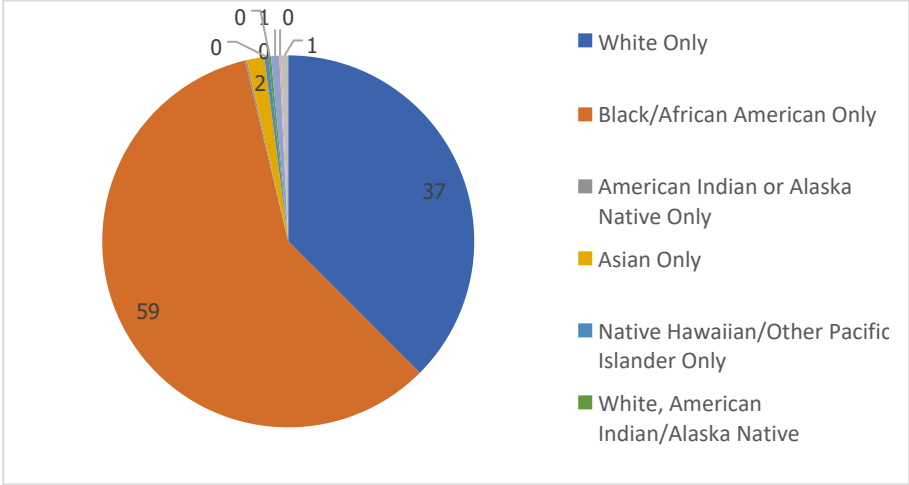
Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-Elderly, No Children, Non-Disabled	Non-Elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-Elderly, No Children, Disabled	Non-Elderly, with Children, Disabled	Female Head of Household, with Children
421	420	417	483	402	877	377	533	488

Family Race/Ethnicity

Distribution by Head of Household's Race as a % of 50058

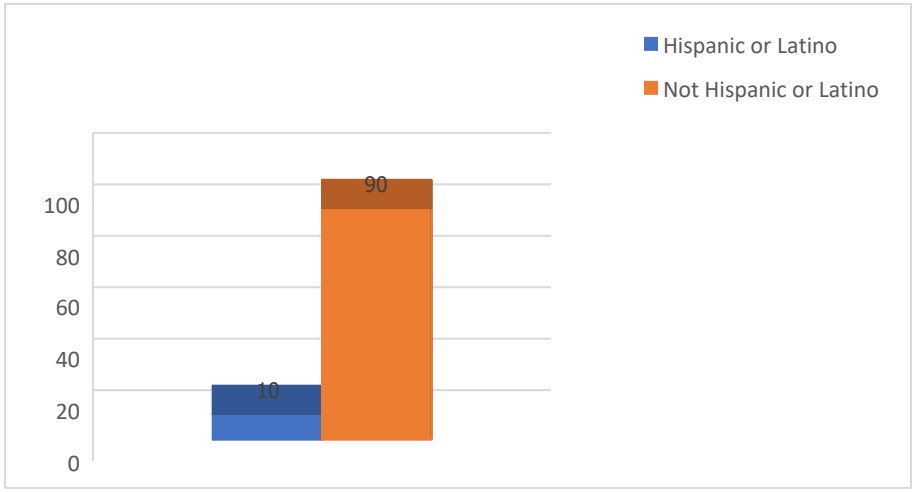
White Only	Black/African American Only	American Indian or Alaska Native Only	Asian Only	Native Hawaiian/ Other Pacific Islander Only	White, American Indian/ Alaska Native	White, Black/ African American	White, Asian	All Other Combina-tions
37	59	0	2	0	0	1	0	1

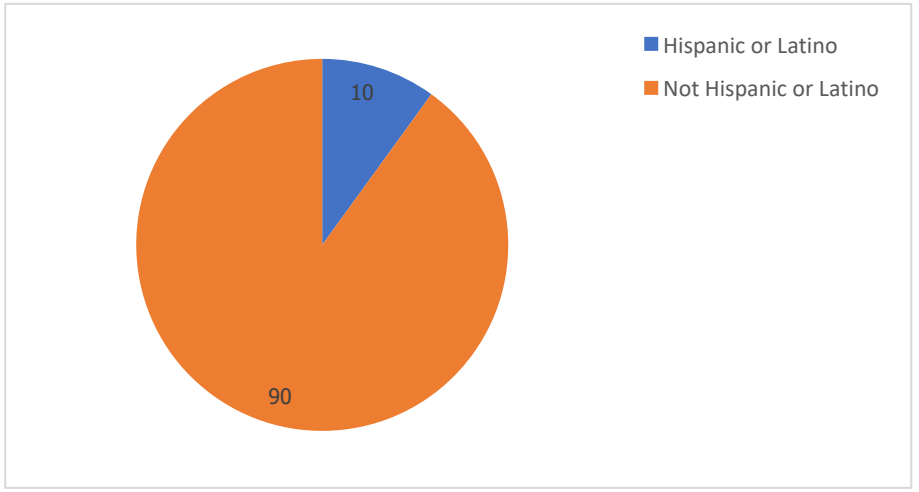




Distribution by Head of Household's Ethnicity as a % of 50058

Hispanic or Latino	Not Hispanic or Latino
10	90

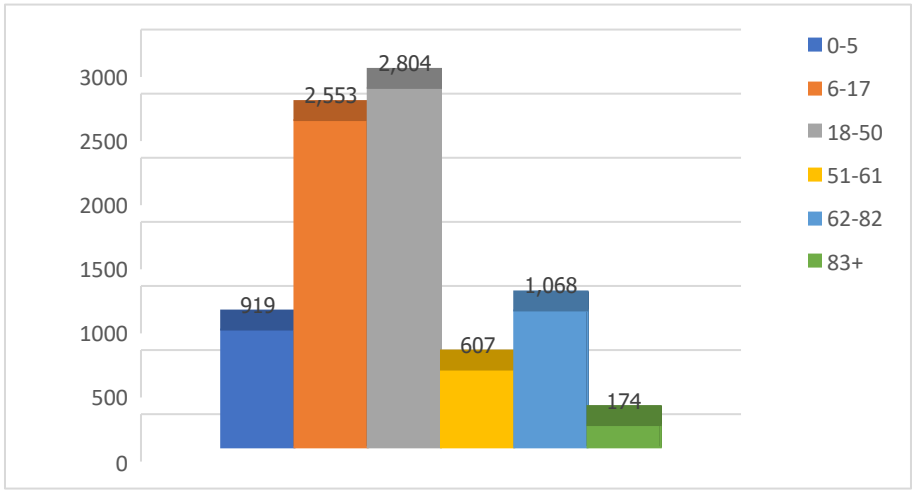


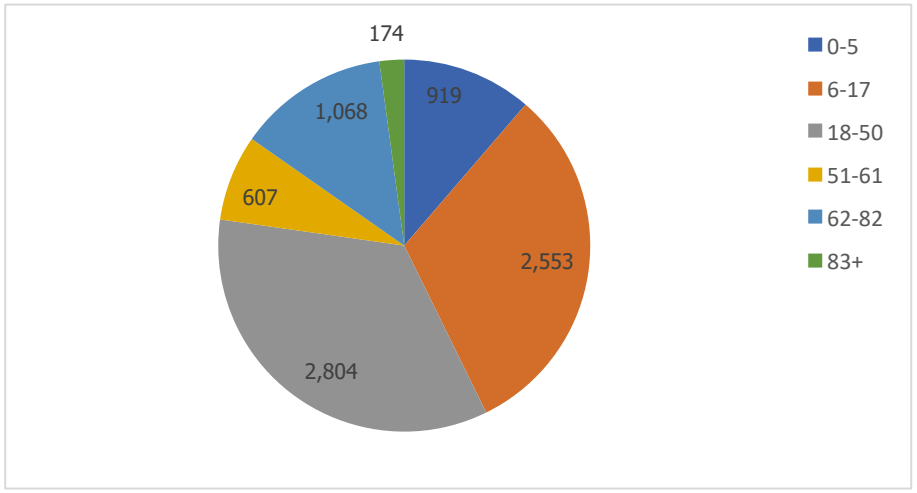


Household Information

Distribution by Household Member's Age as a % of Total Household Members

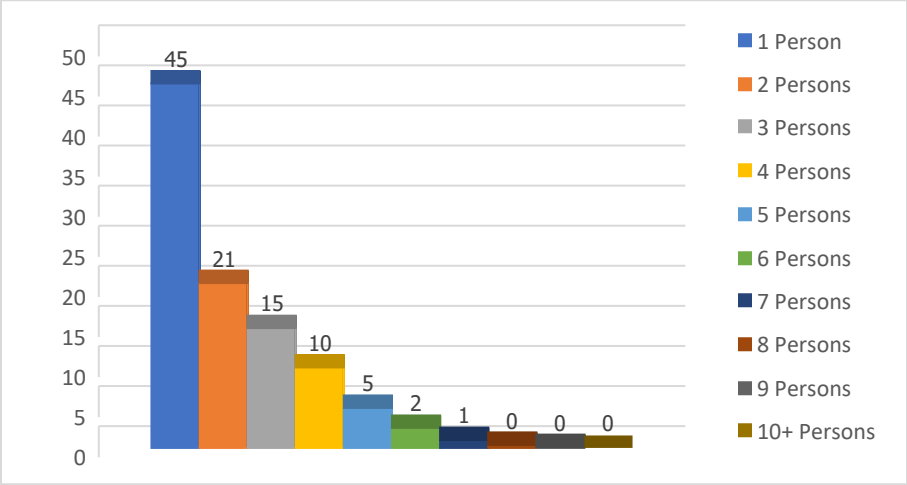
0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
919	11	2,553	31	2,804	35	607	7	1,068	13	174	2

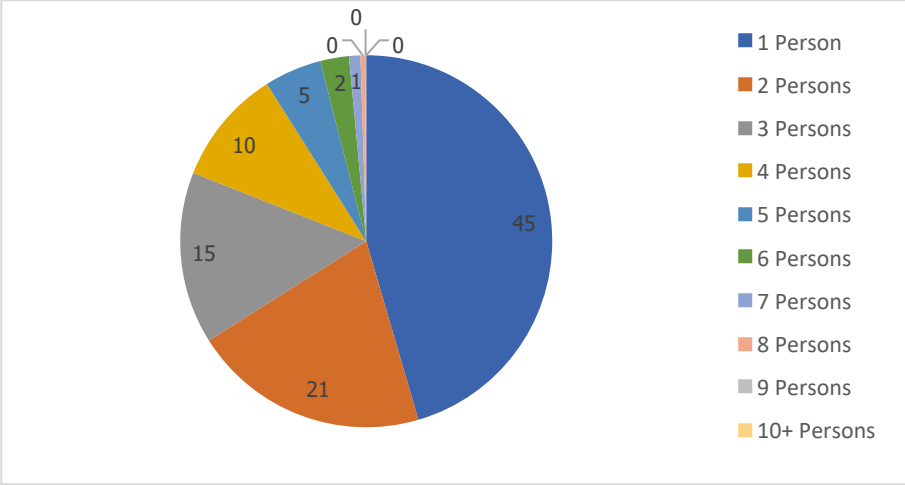




Distribution by Household Size as a % of 50058

1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons	9 Persons	10+ Persons
45	21	15	10	5	2	1	0	0	0



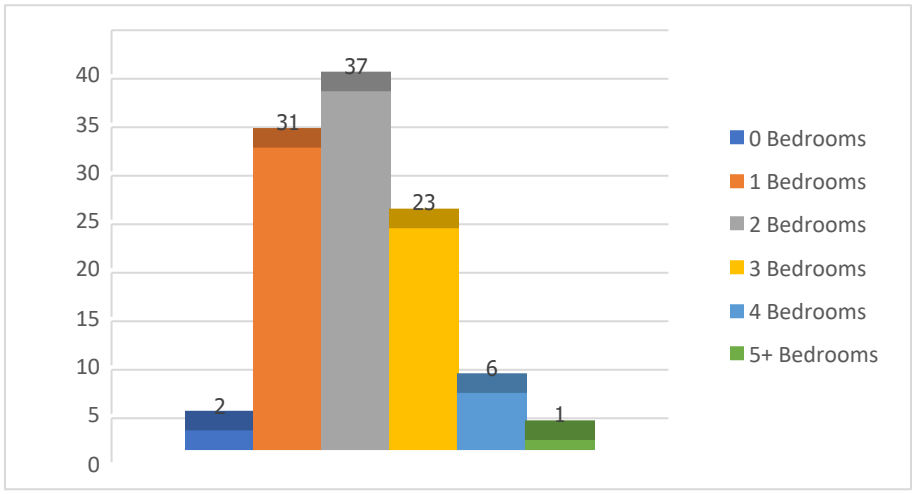


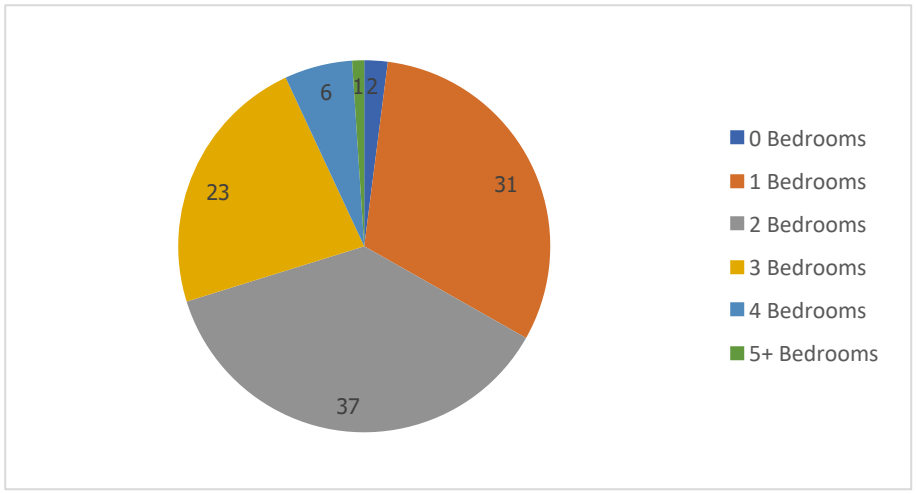
Total Household Members and Average Size

Total Number of Household Members	Average Household Size	Number of Households
8,125	2	3,647

Distribution by Number of Bedrooms as a % of 50058

0 Bedrooms	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
2	31	37	23	6	1

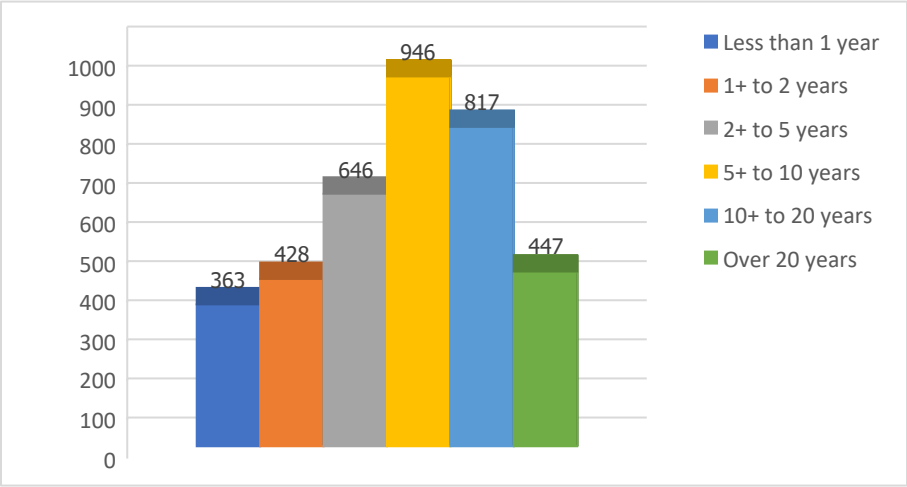


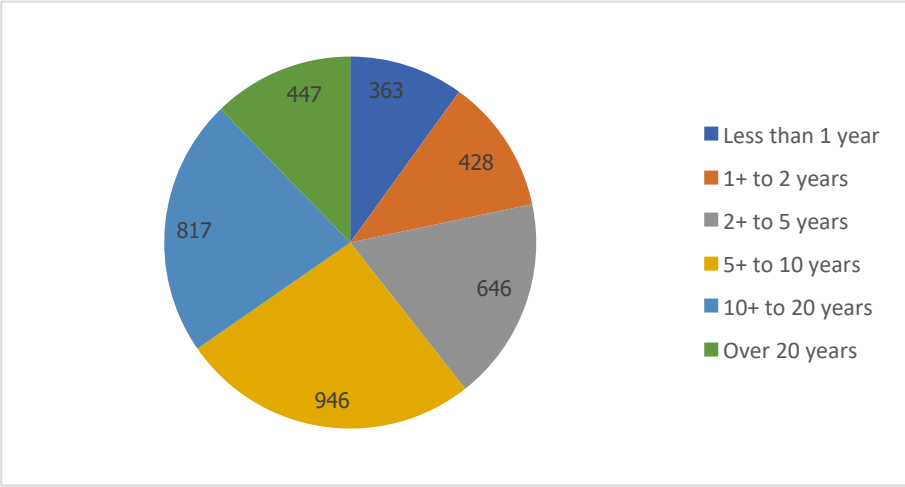


Length of Stay Information

Distribution by Length of Stay as a % of 50058 (currently assisted families)

Less than 1 year		1+ to 2 years		2+ to 5 years		5+ to 10 years		10+ to 20 years		Over 20 years	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
363	10	428	12	646	18	946	26	817	22	447	12





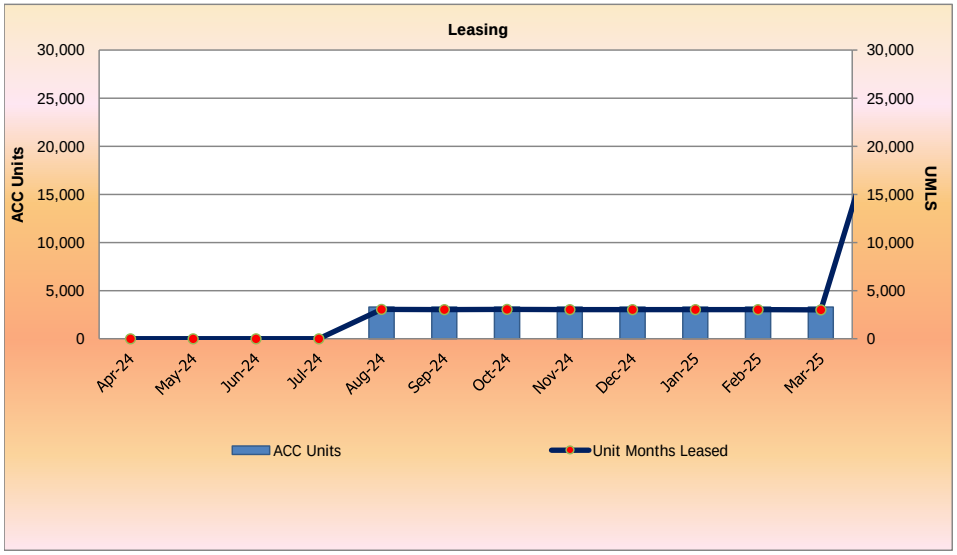
Voucher Utilization Report

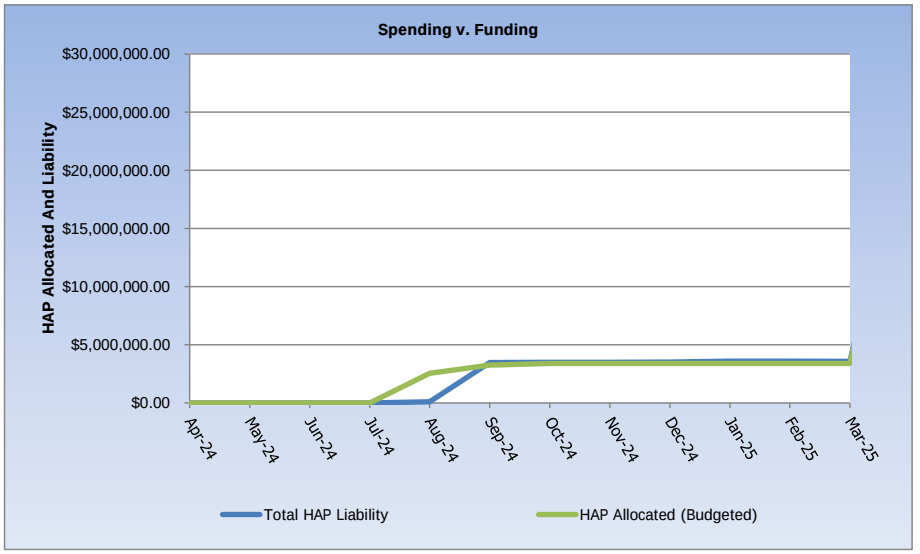
Property: .allhcv
As of Month: 03/2025
Book: Accrual

HAP= Housing Assistance Payment
PUC=Per Unit Cost

Indicates VMS not generated

2025	HAP Allocated (Budgeted)	HAP Posted	HAP Unposted	Total HAP Liability	Variance	% Variance	ACC Units	Unit Months Leased	Percent Leased (monthly)	(Over)/Under Leased by Unit	HUD-Funded PUC	Actual PUC	Max ACC Total Units at Actual PUC	Available Units at Actual PUC
Apr-24	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	0	0	0.00%	0	$0.00	$0.00	0	0
May-24	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	0	0	0.00%	0	$0.00	$0.00	0	0
Jun-24	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	0	0	0.00%	0	$0.00	$0.00	0	0
Jul-24	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	0	0	0.00%	0	$0.00	$0.00	0	0
Aug-24	$2,557,788.00	$91,656.00	($13.00)	$91,643.00	$2,466,145.00	96.42%	3,282	3,054	93.05%	228	$779.34	$30.01	3282	228
Sep-24	$3,258,434.00	$3,466,786.00	($13.00)	$3,466,773.00	($208,339.00)	-6.39%	3,282	3,022	92.08%	260	$992.82	$1,147.18	2840	0
Oct-24	$3,395,831.41	$3,495,719.00	($913.00)	$3,494,806.00	($98,974.59)	-2.91%	3,282	3,047	92.84%	235	$1,034.68	$1,146.97	2961	0
Nov-24	$3,395,831.41	$3,494,209.00	($2,739.00)	$3,491,470.00	($95,638.59)	-2.82%	3,282	3,030	92.32%	252	$1,034.68	$1,152.30	2947	0
Dec-24	$3,395,831.41	$3,507,219.00	($2,506.00)	$3,504,713.00	($108,881.59)	-3.21%	3,282	3,035	92.47%	247	$1,034.68	$1,154.77	2941	0
Jan-25	$3,395,831.41	$3,582,295.00	$3,864.00	$3,586,159.00	($190,327.59)	-5.60%	3,282	3,029	92.29%	253	$1,034.68	$1,183.94	2868	0
Feb-25	$3,395,831.41	$3,584,199.00	$12,952.00	$3,597,151.00	($201,319.59)	-5.93%	3,282	3,024	92.14%	258	$1,034.68	$1,189.53	2855	0
Mar-25	$3,395,831.41	$3,535,405.00	$32,238.00	$3,567,643.00	($171,811.59)	-5.06%	3,282	3,004	91.53%	278	$1,034.68	$1,187.63	2859	0
Total	*$26,191,210*	*$24,757,488*	*$42,870*	*$24,800,358*	*$1,390,852*	*5.31%*	*26,256*	*24,245*	*92.34%*	*2,011*	*$998*	*$1,023*	*23,553*	*228*





PH Unit Availability

For Selected Properties

As Of = 02/28/2025 (Date 10/01/2024 - 02/28/2025)

Property	Name	Avg. Sq Ft	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ	% Occ w/NonRev	% Leased	% Trend
bht	PH - Beach Haven Towers	0.00	0.00	99.00	96.00	0.00	3.00	0.00	1.00	4.00	0.00	0.00	0.00	97.98	97.98	97.98	95.96
hawley	PH - Hawley Manor	0.00	0.00	50.00	48.00	0.00	2.00	0.00	0.00	2.00	0.00	0.00	0.00	96.00	96.00	96.00	96.00
jkm	PH - John Kuester Manor	0.00	0.00	25.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	100.00
millview	PH - Millview Manor	0.00	0.00	25.00	23.00	0.00	2.00	0.00	0.00	2.00	0.00	0.00	0.00	92.00	92.00	92.00	92.00
orchard	PH - Orchard Manor	0.00	0.00	25.00	24.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	0.00	96.00	96.00	96.00	96.00
shiloh	PH - Shiloh Towers	0.00	0.00	59.00	57.00	0.00	0.00	0.00	2.00	2.00	0.00	0.00	0.00	100.00	100.00	100.00	96.61
sse	PH - Scattered Sites Ea...	0.00	0.00	60.00	57.00	0.00	3.00	0.00	0.00	3.00	0.00	0.00	0.00	95.00	95.00	95.00	95.00
ssw	PH - Scattered Sites We...	0.00	0.00	37.00	31.00	0.00	5.00	0.00	1.00	6.00	0.00	0.00	0.00	86.49	86.49	86.49	83.78
warren	PH - Warren Manor	0.00	0.00	50.00	48.00	0.00	2.00	0.00	0.00	2.00	0.00	0.00	0.00	96.00	96.00	96.00	96.00
	Total	**0.00**	**0.00**	**430.00**	**409.00**	**0.00**	**18.00**	**0.00**	**4.00**	**22.00**	**0.00**	**0.00**	**0.00**	**96.05**	**96.05**	**96.05**	**94.88**

PH Aged Receivables

For selected properties provides tenant accounts receivable balances.

Month Year = 02/2025

Property	Property Name	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
bht	PH - Beach Haven Towers	28,187.51	4,022.75	2,135.00	3,249.00	18,780.76	-4,442.78	23,744.73
hawley	PH - Hawley Manor	6,535.00	1,611.00	1,258.00	1,913.00	1,753.00	-9,665.00	-3,130.00
jkm	PH - John Kuester Manor	3,936.24	1,012.68	627.10	1,080.00	1,216.46	-1,298.43	2,637.81
millview	PH - Millview Manor	6,623.05	2,522.00	1,859.06	333.00	1,908.99	-1,976.00	4,647.05
orchard	PH - Orchard Manor	11,248.00	2,638.00	2,529.00	1,739.00	4,342.00	-982.00	10,266.00
shiloh	PH - Shiloh Towers	32,598.91	2,725.00	2,512.00	4,189.00	23,172.91	-5,637.72	26,961.19
sse	PH - Scattered Sites East	64,767.08	10,529.55	5,862.00	5,398.00	42,977.53	-7,943.00	56,824.08
ssw	PH - Scattered Sites West	57,536.47	5,788.60	3,817.00	6,820.75	41,110.12	-3,055.82	54,480.65
warren	PH - Warren Manor	17,189.07	3,033.00	1,417.00	2,528.95	10,210.12	-4,516.12	12,672.95
Total		**228,621.33**	**33,882.58**	**22,016.16**	**27,250.70**	**145,471.89**	**-39,516.87**	**189,104.46**

PH Work Order Analysis

Grouped by: Property

Property=.allamps AND Completion Dates=02/01/2025-02/28/2025

Name	Count	Inventory Qty	Material Qty	Labor Hrs	Inventory $	Material $	Labor $	Total $	Avg. Days Average $	Avg. Days If WO Completed
bht PH - Beach Haven Towers	64	0.00	0.00	3,211.29	0.00	0.00	0.00	0.00	0.00	84.00
hawley PH - Hawley Manor	6	0.00	0.00	62.05	0.00	0.00	0.00	0.00	0.00	1.00
jkm PH - John Kuester Manor	5	0.00	0.00	1.56	0.00	0.00	0.00	0.00	0.00	35.00
millview PH - Millview Manor	16	0.00	0.00	21.17	0.00	0.00	0.00	0.00	0.00	26.00
orchard PH - Orchard Manor	11	0.00	0.00	27.95	0.00	0.00	0.00	0.00	0.00	28.00
shiloh PH - Shiloh Towers	39	0.00	0.00	72.77	0.00	0.00	0.00	0.00	0.00	1.00
sse PH - Scattered Sites East	7	0.00	0.00	49.32	0.00	0.00	0.00	0.00	0.00	11.00
ssw PH - Scattered Sites West	11	0.00	0.00	23.76	0.00	0.00	0.00	0.00	0.00	42.00
warren PH - Warren Manor	9	0.00	0.00	36.83	0.00	0.00	0.00	0.00	0.00	4.00
	168	**0.00**	**0.00**	**3,506.71**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**232.00**

PH Work Order Analysis Fiscal Year to Date

Grouped by: Property

Property=.allamps AND Completion Dates=10/01/2024-02/28/2025

Name	Count	Inventory Qty	Material Qty	Labor Hrs	Inventory $	Material $	Labor $	Total $	Avg. Days Average $	Avg. Days If WO Completed
bht PH - Beach Haven Towers	121	0.00	0.00	3,261.84	0.00	0.00	0.00	0.00	0.00	73.00
hawley PH - Hawley Manor	61	0.00	0.00	613.45	0.00	0.00	0.00	0.00	0.00	17.00
jkm PH - John Kuester Manor	27	0.00	0.00	57.25	0.00	0.00	0.00	0.00	0.00	30.00
millview PH - Millview Manor	51	0.00	0.00	140.32	0.00	0.00	0.00	0.00	0.00	30.00
orchard PH - Orchard Manor	24	0.00	0.00	58.40	0.00	0.00	0.00	0.00	0.00	23.00
shiloh PH - Shiloh Towers	106	0.00	0.00	182.71	0.00	0.00	0.00	0.00	0.00	21.00
sse PH - Scattered Sites East	106	0.00	0.00	1,389.04	0.00	0.00	0.00	0.00	0.00	37.00
ssw PH - Scattered Sites West	92	0.00	0.00	513.25	0.00	0.00	0.00	0.00	0.00	37.00
warren PH - Warren Manor	55	0.00	0.00	8,940.80	0.00	0.00	0.00	0.00	0.00	11.00
	643	**0.00**	**0.00**	**15,157.08**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**279.00**

February 2025
Demo and Disposition Report
by Derek Eovaldi, Demo and Disposition Coordinator
Submitted 3/25/25

BATCH # 8

Fourteen (14) Homes for Disposition SAC APPLICATION – DDA # 00-12721 (submitted 12/12/23)

- LCHA received approval from HUD on 3.15.24
- **289 Chestnut, Antioch IL**
  - Successful closing on **2.5.25**
- **440 Filweber, Antioch IL**
  - Successful closing on **2.12.25**

BATCH # 9

Thirteen (13) Homes for Disposition SAC APPLICATION – DDA # 0013095 (submitted on 7/12/24)

- LCHA received approval from HUD/SAC on 12.9.24
- **3322 Hyacinth, Island Lake, IL**
  - Successful closing on **2.14.25**
- Completed household/income verification & voucher briefing meetings with all tenants
  - Meetings held at the LCHA main office on 2/6/25 & 2/13/25

BATCH # 10

Thirteen (13) Homes for Disposition SAC APPLICATION – DDA # 0013258 (submitted on 11/28/24)

- LCHA received approval from HUD/SAC on 2.12.25

BATCH # 11

Homes for Disposition SAC APPLICATION – DDA # DDA0013386

- Continued reviewing list of homes to submit
- Including home in Mundelein for eminent domain acquisition
  - Obtained specific information from IL DOT about property they need to purchase.

Capital Fund Grant Report

Submitted by Tamara Harrington, Assistant Finance Manager

The Capital Fund Program (CFP) provides financial assistance in the form of grants to public housing agencies (PHAs) to carry out capital and management activities for the development, financing, and modernization of public housing developments and for management improvements. It is a formula-based grant and is a critical component of the Low-Rent Public Housing Program.

Regulations on Capital Funds are at 24 Code of Federal Regulation (CFR) part 905. Congress provides Capital Funds through annual appropriations. In order to receive a CFP grant, a PHA must ensure project-level information is validated in HUD's data systems; have an approved 5-Year Action Plan and enter into a Capital Fund Annual Contributions Contract Amendment with HUD.

Current Grant Status

Grant	Grant Amt	Disbursed	Balance	OB Start/End	Disburse End
IL01P056501-23	$1,583,084	$1,274,926.41	$308,157.59	2.17.23/2.16.25	2.16.27
IL01P056501-24	$1,633,718	$490,115.40	$1,143,602.60	5.6.24/5.5.26	5.5.28

Pending or Current Projects by Grant

IL01P056501-23

- Shiloh Tower – Elevator $655,000
- Beach Haven Tower Gazebo $24,801
- Beach Haven Lighting $3,051
- Shiloh Tower Plumbing $3M
- LCHA Vehicle Purchase

IL01P056501-24

- Shiloh Tower Exterior Plumbing $84,438

Family Self-Sufficiency (FSS) & Special Programs

FSS Participants Escrow Report

Current Tenants with an Escrow Balance as of: 2/28/2025

	Amount Disbursed	Current Escrow Balance
Total:	(36,229.42)	957,805.96

Average:

Addendum Type	Count	Increase in Earned Income	Monthly Escrow	Amount Disbursed	Current Escrow Balance
Enrollment	5	0.00	0.00	0.00	0.00
Progress	139	10,234.60	286.03	0.00	6,686.67
Exit	5	15,207.20	0.00	(5,565.64)	5,589.99
N/A	2			(4,200.60)	204.43
	151	10,058.02	266.83	(239.93)	6,343.09

FSS Program Report February 2025

	S8	PH	TOTAL
FSS GRADUATES	1	0	1
FSS PORT-OUT	0	0	0
% of TOTAL CURRENTLY EMPLOYED	107/69%	1/33%	108/69%
HIGHEST ESCROW CREDIT (February 2025)	$1,427	$1,002	N/A
HIGHEST ESCROW BALANCE (February 2025)	$53,026.11	$11,541.31	N/A
REVISED FSS PROGRAM MIN	65	25	N/A
FSS HOMEOWNER (to date)	23	0	23

Completed by: **Yanitza Montemayor**
Date: **3/6/25**

Family Self-Sufficiency (FSS) Program Report

Submitted by Heidi Semenek, Director of FSS & Special Programs

1. FSS Specialist Statistics for February 2025

- 34 Recertifications
- 14 Interims
- 28 FSS Case Management Appointments
- 5 FSS Enrollment Appointment
- 3 FSS Enrollment February 2025
- 8 Moves
- 1 FSS Graduate
- 1 FSS Exit

2. Individual FSS Informational Sessions

In February, Lead FSS Specialist Jelena conducted five individual Family Self-Sufficiency (FSS) informational sessions. As a result, three tenants successfully enrolled in the FSS program on March 1st. One tenant did not respond to the invitation, while another rescheduled their session for a later date.

Additionally, Jelena collaborated with Tom Napholz from Consumer Credit Counseling Services of Northern Illinois to plan the 2025 schedule for quarterly financial workshops aimed at FSS participants. These workshops will provide valuable financial literacy education to our residents.

To ensure continued awareness and engagement with the FSS program, all Lake County Housing Authority (LCHA) certification specialists are actively sharing FSS information with their tenants. We also provide program details during briefings held at LCHA.

3. Family Self-Sufficiency Program Coordinating Committee (PCC) Meeting - February 26th

On February 26th, the FSS specialists, along with myself, hosted the first of four quarterly Family Self-Sufficiency Program Coordinating Committee (PCC) meetings for 2025, held via Zoom. The meeting was attended by 17 participants from various social service agencies in Lake County. One tenant from the Housing Choice Voucher (HCV) Program and one tenant from Public Housing (PH) was in attendance as well.

The agenda for the meeting included the following topics:

- **Training & Networking Events**
- **FSS & ROSS Operating Requirements and General Program Updates**
- **Recent FSS & ROSS Highlights**
- **Upcoming FSS & ROSS Workshops for Tenants enrolled in FSS & ROSS**

Given the changes in the membership of the PCC, it was crucial to remind members of the FSS program's purpose and the importance of quarterly meetings. Key highlights from the meeting included:

- **End-of-Year Statistics** for the FSS Program
- **Graduate Stories** from September and December
- **ROSS Program Highlights**, focusing on health and wellness, financial literacy, digital literacy, and the importance of remaining housed in place.

- These topics underscore our continued commitment to fostering self-sufficiency and supporting tenants in achieving financial independence and stability.

Special Program Vouchers Report

Submitted by Heidi Semenek, Director of FSS & Special Programs

Voucher Allocation for Special Programs

- **Family Unification Program (FUP)**:
  - 285 vouchers allocated
  - 242 vouchers leased as of February 1st, increasing to 246 by the end of the month
  - 256 vouchers issued in February, regardless of HAP payment
  - 10 vouchers currently searching for a unit (2 tenants, 8 applicants)

- **Fair Share Vouchers**:
  - LCHA was awarded 15 Fair Share Vouchers from HUD on September 23, 2022
  - These vouchers fall under Special Programs, with referrals received through the Lake County Continuum of Care (CoC)
  - Funding is allocated from HCV funding
  - 8 vouchers leased as of February 1st, with no change by the end of February
  - 13 vouchers issued, regardless of HAP payment
  - 5 applicants actively searching for a unit

- **Mainstream Program (MS5)**:
  - 90 vouchers allocated
  - 72 vouchers leased as of February 1st
  - 83 Mainstream vouchers issued in February, regardless of HAP payment
  - 11 vouchers issued but not under HAP contract (7 applicants, 4 tenants)

- **Emergency Housing Voucher (EHV)**:
  - 58 vouchers allocated
  - 47 EHV vouchers remain since the program sundowned on September 30, 2023
  - 46 vouchers leased as of February 1st, with one tenant searching for a unit
  - One EHV port received, which is being billed
  - As of February 1, 2025, 47 active EHV vouchers remain, and they cannot be reissued as they become freed up

- **Veterans Affairs Supportive Housing (VASH)**:
  - 6 vouchers allocated to LCHA
  - All 6 vouchers are leased

Voucher Utilization for Special Programs

- **Mainstream Voucher (MS5)**:
  - February voucher utilization: 80%
  - HAP utilization: 106%
  - February VMS Report: $76,120 HAP paid out
  - Average HAP per family per VMS Finance Report: $1,057 (February 2025)

- **Emergency Housing Voucher (EHV)**:
    - February voucher utilization: 98%
    - HAP utilization: 127%
    - February VMS Report: $52,061 HAP paid out
    - Average HAP per family per VMS Finance Report: $1,132 (February 2025)

ROSS Program Report February 2025

Submitted by Janet Lennemann, ROSS Coordinator, MS

February 2025 was a month filled with warmth, enthusiasm, and exciting new partnerships for the Public Housing tenants. Despite the month being shorter than usual, we maximized our efforts by organizing several successful events. Our service partners generously doubled up during scheduled activities to ensure tenants had access to a variety of offerings.

Health and Well-Being

- **Oak Street Health** continued to expand its outreach by providing services at **Hawley Manor**. They also partnered with **Angela Walker**, a performer, and **Alex Arteaga**, a Medicare Consultant. Angela's performance at **Warren Manor** brought relaxation and joy to the tenants with her soothing music.
- **Shiloh Tower** experienced an exciting debut performance by Tony, who brought music, dancing, and humor to the residents. Alex Arteaga joined the event by offering a resource table with Medicare information and teaching dance steps. **Healthcare Plus** also participated, providing helpful service information and Valentine's Day goodies. Tony and Alex later took the show on the road to **Beach Haven Tower** for a special Valentine's Day celebration, combining entertainment and valuable resources.
- **Help at Home** visited **Shiloh Tower** and **Beach Haven Tower**, offering information about their services while engaging tenants in a fun game of Bingo.
- **Millview Manor** residents participated in **Wits Workout**, an evidence-based program developed by the University of Illinois, designed to strengthen cognitive functions such as memory.

Digital Literacy and Computer Skills

- **Help at Home** continues to promote the **Caption Call** service, which provides tablets to enhance computer skills for tenants. This is an invaluable resource to improve technological proficiency and ensure that tenants can stay connected.

Financial Literacy

- **LCHA Housing Counseling** is expected to resume financial workshops in **April**, and I continue to actively share information about the department's services with tenants.
- Tenants have shown increased awareness and engagement with their rent statements, frequently seeking assistance with questions about their balances. Thanks to the support from **Brian**, Director of Public Housing, and **Mimi** from the finance team, we've been able to investigate any discrepancies and put tenants at ease.
- I also continue to assist tenants with securing **SNAP benefits** and other cost-saving opportunities. Many tenants were disappointed to learn that their anticipated **2.5% Social Security increase** was offset by a corresponding rent increase.

- **Jared from Verizon** continues to support our seniors with cost savings during his fun-filled afternoons at **Warren Manor** and **Shiloh Towers**.

Aging in Place

- **Brian** and I have developed an efficient system for addressing lease violations. When Brian sends me a violation notice—whether for ROSS participants or not—I reach out to the tenant to discuss the issue and offer guidance on how to resolve it, helping to prevent future violations.
- Brian also includes me in notices of eviction for tenants, and I reach out to these individuals to ensure they understand the process. I offer to accompany them to any court hearings for additional support.
- Unfortunately, we experienced the loss of a tenant at **Millview Manor**. After a well-being check by a fellow tenant, the individual was found deceased in their apartment. I assisted the family with the process of clearing the apartment. On a brighter note, a single father residing in scattered-site housing received new furnishings for his home, which he shares with his three children.
- **Orchard Manor** welcomed a new tenant, **Stephanie**, who is passionate about cooking, entertaining, and spreading kindness. We look forward to her contributions to the community as she settles into her new home.

ROSS Enrollment

- **Millview Manor:** 10
- **Orchard Manor:** 9
- **Beach Haven:** 10
- **John Kuester:** 1
- **Hawley Manor:** 13
- **Shiloh Towers:** 12
- **Warren Manor:** 4

Total Participants: 59
New in February: 2
Tenant Deactivated: 0

Updates

- **Annual ROSS Surveys** have been distributed to individual apartments at all seven sites. While many surveys have been returned, responses are still coming in. Letters to all ROSS tenants were sent out in **February** and **early March** to ensure the necessary assessments are completed.
- **Quarterly Tenant Meetings** are scheduled for **2025**, with the first round beginning in **March**.
- I am thrilled to announce that **Tony** and **Angela**, our live performers, will be returning to future events at other sites. Alongside their performance, we plan to hold **mini-resource fairs** featuring our service partners. This combination of entertainment and resource-sharing will be a great opportunity for both tenants and service providers.
- We continue to innovate and adapt the ROSS offerings to meet the needs of our enthusiastic senior residents, ensuring that they remain engaged in community life and empowered to enhance their well-being.

Lake County Housing Authority
33928 North U.S. Highway 45, Grayslake, IL 60030

Housing Counseling Program

Impact Report – February 2025

Submitted by Elizabeth Werning, Int Dir of Housing Counseling Programs

New Program Participants	Feb 2025
First Time Home Buyers	11
Families That Rent	22
Homeowners Facing Foreclosure	11
Families Facing Eviction	16

Housing Counseling Impacts	Feb 2025
Households for Whom Counselor Developed a Customized Budget	48
Families That Received Information on Fair Housing	48
Households Who Received Info on Affordable Housing Options	20
Families That Were Referred for Legal Representation	10
Families Who Closed on Their New Homes	2
Households Saved from Foreclosure	4
Households Who Attended a Foreclosure Prevention Workshop	4
Households Who Attended a Financial Literacy Workshop	19

Tenants Assistance Program (TAP)	FEB 2025
Amount in Rent Assistance Issued Between 2/1/25 – 2/28/25	$50,539.90
Amount of Security Deposit Grants Issued 2/1/25 – 2/28/25	$10,185.00
Total Grant Amount Issued 2/1/25 –2/28/25	**$60,724.90**
Remaining TAP Funds as of 3-01-2025	**$43,175.95**

See Fiscal Administrative Review (FAR) Final Reports on the next page.

JB Pritzker, *Governor*

IDHS
ILLINOIS DEPARTMENT OF HUMAN SERVICES

Dulce M. Quintero, *Secretary Designate*

100 South Grand Avenue, East • Springfield, Illinois 62762
401 South Clinton Street • Chicago, Illinois 60607

February 25, 2025

Lorraine Hocker, Executive Director
Housing Authority of County Lake
33928 North US Highway 45
Grayslake, IL 60030

Dear Lorraine Hocker:

Attached is a copy of the final report of the Illinois Department of Human Services (IDHS), Bureau of Community Support Services (BCSS) Fiscal Administrative Review based on the review completed on February 19, 2025. A copy also is being sent to Kevin Considine, Housing Authority of County Lake's Board of Directors.

The report does not include any material findings or recommendations.

Therefore, we consider the FAR to be complete.

IDHS BCSS appreciates your cooperation throughout the review. If you have any questions about the report or any aspect of the review process, you may contact me at (312) 965-1034 or by e-mail at Mariam.DeShazier@Illinois.gov.

Sincerely,

Mariam DeShazier

Mariam DeShazier, BSW, MSW, LCSSC

cc: Kevin Considine, Chair, Board of Directors
Damien Kelly, Chief Financial Officer
Fred Applegate, Interim BCSS Bureau Chief
Angie Campo, DFCS Program Administrator
IDHS Staff

IDHS
ILLINOIS DEPARTMENT OF HUMAN SERVICES
DIVISION OF
FAMILY & COMMUNITY SERVICES

Illinois Department of Human Services
Fiscal Administrative Review
Housing Authority of County Lake
Review Date: February 19, 2025

Prepared By:
Windglon Isom, Community Support Services Consultant

Reviewed By:
Mariam DeShazier, Lead Community Support Services Consultant

Approved By:
Hector Tellez, Regional Administrator

SCOPE AND METHODOLOGY

The Illinois Department of Human Services (IDHS) Fiscal Administrative Review included tests and analyses of the grantee's fiscal and administrative policies, procedures, and records. The primary objectives of the review were to gain a reasonable assurance that the grantee:

1. Maintains a proper accounting system in accordance with generally accepted accounting principles.

2. Has adequate internal fiscal controls in effect to safeguard the grantee's assets, ensure accurate and reliable accounting data, promote operational efficiency, and encourage adherence to prescribed policies and procedures.

3. Substantially complies with the specific fiscal and administrative requirements outlined in IDHS' administrative rules and in the grantee contracts with IDHS; and

4. Has effective oversight by a governing body, which manages the grantee's activities and assets in the best interests of the public's purposes for which the grantee exists, if applicable.

EXECUTIVE SUMMARY

The IDHS Bureau of Community Support Services (BCSS) conducted a virtual review of the fiscal and administrative policies, procedures, and records of Housing Authority of County Lake (LCHA). A broad range of management oversight and control areas were reviewed, as were certain provisions of the Uniform Grant Agreement and 2 CFR 200 related regulations.

IDHS' Fiscal Administrative Review noted no findings of non-compliance. The receipt of this report concludes your IDHS Fiscal Administrative Review.

Descriptive information, including the audited and contract funding amounts that provide the basis for the IDHS Fiscal Administrative Review, is provided on page 5.

FINDINGS AND RECOMMENDATIONS

The following finding(s) and the identified subpart(s) require a response:

No Material Findings

DESCRIPTIVE INFORMATION

Name of Grantee:	Housing Authority of County Lake
Identification Number:	366001599
Board Chairperson:	Kevin Considine
Chief Administrator/Director:	Lorraine Hocker
Chief Financial Officer:	Damien Kelly
Principal Business Location:	33928 North US Highway 45, Grayslake, IL 60030
Business Telephone Number:	(847) 223-1170
Organization's Fiscal Year End:	September 30
Total Audited Revenue – FY22:	$NA*
Total Audited Expense – FY23:	$NA*
IDHS Contract Funding – FY24:	$236,318.97
Estimated IDHS Contract Funding – FY25:	$609,392.00**

Other Information: Housing Authority of County Lake mission is to be the one-stop focus of housing opportunities and information for low and moderate income households in its area of jurisdiction.

Expenditure testing was conducted for the Homeless Prevention, Grant Agreement Number FCSDH07013, for the months of August and September 2024.

**From provided external audit report*
***Estimated FY25 IDHS funding only includes obligated contract amounts for current active year*

Human Resources

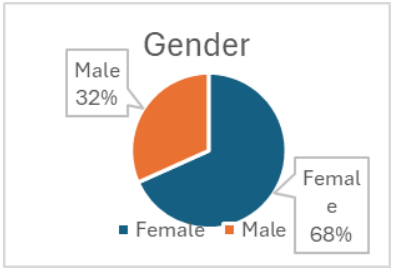
Written By: Christine N. Pryor – Sr. HR Generalist

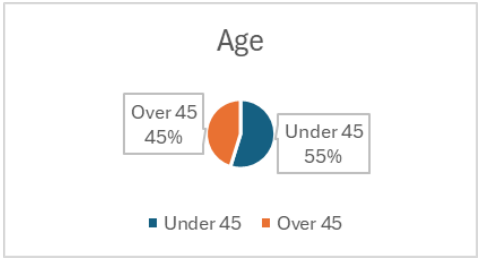
Demographics

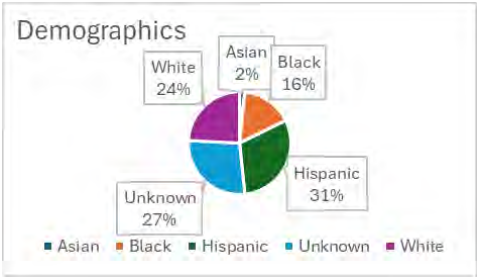
Employees Hired:	0
Internal Promotions:	0
Employees Terminated:	0
Employees Retired:	0
Temporary Staff:	3
Open Positions:	0

Population Data

Current Full-time Employees:	62
Current Part-time Employees:	0
Gender Ratios: Females	68% (41 headcount)
Gender Ratios: Male	32% (19headcount)
Age Ratios: Under 45	55% (34 head count)
Age Ratios: Over 45	45% (28headcount)
African American	16%
Hispanic	31%
White	24%
Asian Pacific	2%
Unknown	27%







Payroll

Gross Payroll January: $283,633.94 (February included 2 payrolls)

RESOLUTION 2025-15

REAFFIRMATION OF PARTNERSHIP AGREEMENT – YOUTHBUILD LAKE COUNTY

WHEREAS, by way of Resolution 2019-14, Lake County Housing Authority adopted a Section 3 Policy and Guidelines as required by HUD ensuring to the greatest extent feasible that employment, training and other economic opportunities are directed to low and very low-income residents of LCHA; and

WHEREAS, the YouthBuild Lake County Program offers vocational training in the construction trades and academic training to at-risk youth and young adults, who are low and very low-income LCHA residents and therefore Section 3 eligible residents; and

WHEREAS, LCHA and YouthBuild Lake County seek to ensure that the goals of Section 3 are met by working jointly and cooperatively to provide or receive any service with respect to Section 3 activities; and

WHEREAS, YouthBuild Lake County is applying for a State of Illinois grant from the Illinois Department of Commerce & Economic Opportunity (NOFO ID: 3523-2970) that requires partnership agreements as a part of the application process; and

WHEREAS, LCHA and YouthBuild Lake County desire to enter into a Partnership Agreement for the purposes set forth in this resolution;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Lake County Housing Authority reaffirms the Executive Director's authorization to enter into a Partnership Agreement in substantially the form attached hereto on the terms and conditions set forth within that Agreement, provided; and

BE IT FURTHER RESOLVED, that the Executive Director may, in her discretion, make such changes to the form of the Partnership Agreement attached as she deems necessary and in the best interest of LCHA and to execute any such documents and to take such further actions that are necessary to facilitate the intent of this Resolution.

ADOPTED, by the Board of Commissioners of the Housing Authority of the County of Lake and signed in authentication of its passage, the 27th day of March 2025.

_____

Kevin Considine
Chairman Board of Commissioners
Lake County Housing Authority

ATTEST:

_____

Lorraine Hocker
Executive Director/Chief Executive Officer
Secretary/Treasurer

Memorandum of Understanding

The Lake County Housing Authority (LCHA) and YouthBuild Lake County (YBLC) are in partnership to benefit the apprentices enrolled in YBLC's Registered Apprenticeship Program. YBLC is seeking to expand its Building Facility Maintenance and Repair Apprenticeship through the Illinois Department of Commerce and Economic Development's NOFO ID: 3523-2970.

LCHA and YBLC have worked in partnership for over 17 years. Graduates from YBLC have participated in LCHA's internships and paid work experiences. Through LCHA's Section 3 hiring program, YBLC graduates have been hired.

YBLC will serve as Intermediary as well as a Stakeholder, by providing the necessary training and supports needed for a seamless transition into apprenticeships, as well as follow-through during the term of the apprenticeship. YBLC will provide training to include credentialing and additional soft skills building to ensure participant success.

LCHA will serve as a Specialist and host YBLC apprentices and will provide the following:

- On-the-job training and learning conducted in a work setting under the direction of a mentor. LCHA understands that apprentices will be working towards the Building Facility Maintenance & Repairer credential. LCHA fully supports this endeavor.
- Flexibility in allowing apprentices to attend training at YBLC as needed.
- Meaningful assignments, tasks and work orders for apprentices.
- Involving apprentices in all applicable team meetings with other LCHA staff.
- Participation in regular check-ins with YBLC staff, via phone call, virtual or in-person.

LCHA and YBLC will work together to ensure that apprentices are provided with the training and support necessary to succeed in this program.

Sincerely,

Lorraine Hocker

Lorraine Hocker,
Executive Director 03/18/2025

Date

Tameka Wilson (Mar 18, 2025 11:11 CDT)

Tameka Wilson,
Executive Director 03/18/2025

Date

RESOLUTION NO. 2025-16

APPROVAL OF PROJECT BASED VOUCHER CONTRACT AND LETTER OF SUPPORT FOR LINCOLN AVENUE CAPITAL'S APPLICATION TO THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY (IHDA) FOR TAX CREDITS FOR THE DEVELOPMENT OF PULASKI SENIOR APARTMENTS, WAUKEGAN

WHEREAS, the Lake County Housing Authority (LCHA) seeks to increase the supply of affordable housing with necessary and appropriate supportive services for lower-income seniors; and

WHEREAS, the Lincoln Avenue Capital is requesting a letter of support from LCHA to support an application to the Illinois Housing Development Authority (IHDA) for Low-Income Housing Tax Credits to fund the development of quality housing in the community; and

WHEREAS, the U.S. Department of Housing and Urban Development authorizes public housing agencies administering tenant-based rental assistance programs to assist specific units as promulgated in 24 CFR Part 983 Project Based Voucher (PBV) Program; and

WHEREAS, Lincoln Avenue Capital is an experienced housing provider and is developing Pulaski Senior Apartments, a 33-unit senior housing development; and

WHEREAS, LCHA has reviewed a request for twelve (12) Project-Based Vouchers (PBV) to be awarded to Lincoln Avenue Capital in conjunction with the Pulaski Senior Apartments Project in Waukegan; and

WHEREAS, the Pulaski Senior Apartments Project will include five (5) one-bedroom units designated for Statewide Referral Network (SRN) referrals and seven (7) undesignated one-bedroom units, with income restrictions at 30% and 60% of the Area Median Income; and

NOW, THEREFORE BE IT RESOLVED, that the Executive Director is hereby authorized to issue a letter of support to IHDA and the allocation of the Housing Choice Voucher Program project-based voucher assistance for the Pulaski Senior Apartments Project in an amount not to exceed twelve (12); and

BE IT FURTHER RESOLVED, the Board of Commissioners hereby authorizes the Executive Director of LCHA to take all such action, to execute all such required documents, including an Agreement to Enter into Housing Assistance Payment Contract, and to make any required submissions with respect to the final award of the LCHA subsidy; and

BE IT FURTHER RESOLVED, this award is subject to final underwriting and review by LCHA, the satisfaction by the respondent of the respective program requirements, and any conditions identified in any LCHA notice of award; and

BE IT FURTHER RESOLVED, the Board of Commissioners hereby authorizes the Executive Director of LCHA to make any required submissions to HUD and any other agency with respect to the final award of the LCHA subsidies.

ADOPTED, by the Board of Commissioners of the Housing Authority of the County of Lake and signed in authentication of its passage, the 27th day of March 2025.

Kevin Considine
Chairman Board of Commissioners
Lake County Housing Authority

ATTEST:

Lorraine Hocker
Executive Director/Chief Executive Officer
Secretary/Treasurer

Lake County Housing Authority
33928 North U.S. Highway 45, Grayslake, IL 60030

March 4, 2025

Ms. Kristin Faust
Executive Director
Illinois Housing Development Authority
111 East Wacker Drive, Suite 1000
Chicago, Illinois 60601

Ref: *Pulaski Senior Apartments*
Waukegan, Illinois
Low Income Housing Tax Credit Application

Dear Ms. Faust:

The Lake County Housing Authority ("LCHA") supports Lincoln Avenue Capital's proposal to develop Pulaski Senior Apartments, a 33-unit senior housing development, and hereby commits to enter into:

(i) An agreement to enter into Housing Assistance Payments ("AHAP") Contract, and, upon successful completion of Pulaski Senior Apartments (the "development") and inspection and acceptance of the units by LCHA,

(ii) A Housing Assistance Payments ("HAP") Contract with Pulaski Senior Apartments Limited Partnership (the "Owner Entity") with regard to twelve (12) rental units to be developed as part of the development.

The AHAP and HAP Contracts will identify the following units mix and initial rents for the subsidized units at the development as follows:

Bedroom Size	Number of Units	Designated Population	Income Restriction	Contract Rent	Utility Allowance	Net Rent
1	5	SRN	30% of AMI	$1,350	$89	$1,261
1	5	Undesignated	30% of AMI	$1,350	$89	$1,261
1	2	Undesignated	60% of AMI	$1,350	$89	$1,261

Five (5) of the subsidized one-bedroom units will be designated for Statewide Referral Network (SRN) referrals to the extent that such SRN referrals exist, and seven (7) of the subsidized one-bedroom units will be undesignated.

Prior to construction start, LCHA will enter an AHAP Contract with the Owner Entity. Under the AHAP Contract, the Owner Entity agrees to construct the units in accordance with certain U.S. Department of Housing and Urban Development regulations promulgated under 24 CFR 983, and LCHA agrees to enter a HAP Contract upon Owner Entity's completion of the units. Please see attached documentation

demonstrating that LCHA's Administrative Plan allows for the PHA to administer a PBV Program and has selected the property to receive PBVs in accordance with its Administrative Plan and 24 C.F.R. § 983.51.

Under the HAP Contract, LCHA will provide a monthly housing assistance payment to the Project equivalent to the difference between the tenant payment and the contract rent. The HAP contract will be executed and become effective upon the acceptance and delivery of the units and will have a term of twenty (20) years. Occupants of the twelve (12) subsidized units will pay no more than 30% of their monthly income for rent and utilities.

This commitment is conditioned upon Congressional appropriations and HUD approval.

We believe the Project will be a valuable asset for the citizens of Lake County and the City of Waukegan.

Please do not hesitate to contact me should you have any questions or concerns.

This commitment will expire upon the earlier of (i) the date on which the AHAP Contract is fully executed by the Owner Entity and LCHA, or (ii) December 31, 2027.

LAKE COUNTY HOUSING AUTHORITY

BY: Lorraine Hocker
_____

Lorraine Hocker, Executive Director/CEO

RESOLUTION NO. 2025-17

AUTHORIZATION FOR FY 2025 MARCH COLLECTION LOSSES-
HOUSING CHOICE VOUCHER

WHEREAS, the policy of the Housing Authority of the County of Lake, Illinois is to write-off accounts of tenants that have been terminated from the program or the former tenant's location is unknown;

THEREFORE, BE IT RESOLVED that the following tenant accounts are to be transferred to the allowance for doubtful accounts and sent to the Authority's collection company.

Account #	Amount	Program
t0003555-03	$,1911.00	HCV
t0003175-03	$1,847.00	HCV
t0001147-03	$734.00	HCV
t0002720-03	$3,433.00	HCV
Total	**$7,925.00**	

ADOPTED, by the Board of Commissioners of the Housing Authority of the County of Lake and signed in authentication of its passage, the 27th day of March 2025.

_____
Kevin Considine
Chairman Board of Commissioners
Lake County Housing Authority

ATTEST:

_____
Lorraine Hocker
Executive Director/Chief Executive Officer
Secretary/Treasurer