

BOARD OF COMMISSIONERS MEETING

APRIL 24, 2025

Board Packet

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N/A

BOARD OF COMMISSIONRS
REGULAR MEETING AGENDA
Lake County Housing Authority
April 24, 2025
12:30 PM

I. ROLL CALL

II. PUBLIC COMMENT

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 MINUTES

3/27/2025 REGULAR SESSION & EXECUTIVE SESSION MINUTES

IV. FINANCE REPORT & ACCOUNTS PAYABLE

V. REPORTS

VI. NEW BUSINESS

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

B. Executive Session

Personnel Matters (5 ILCS 120/2) Sec. 2(c)(1)
The appointment, employment, compensation, discipline, performance, or dismissal of specific employees

Litigation (5 ILCS 120/2) Sec. 2(c)(11)
Litigation, when an action, affecting or on behalf of the particular public body has been filed and is pending begore a court… or when the public body finds that an action is probable or imminent.

Real Estate (5 ILCS 120/2) Sec. 2 (c)(5)
The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing

VII. ADJOURNMENT

Property = sse ssw .amp2 .amp3 cocc .allhcv .chc .busact aimnorth

Budget Comparison

Period = Mar 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	141,693.52	139,666.66	2,026.86	1.45	925,941.39	837,999.96	87,941.43	10.49	0.00
31120-1000	Tenant Based Subsidy	6,383.00	0.00	6,383.00	N/A	39,954.00	0.00	39,954.00	N/A	0.00
31120-4000	Utility Reimbursement Recovery -PHA	411.00	0.00	411.00	N/A	-450.00	0.00	-450.00	N/A	0.00
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	-2,349.52	0.00	-2,349.52	N/A	-17,527.12	0.00	-17,527.12	N/A	0.00
31190-0000	Total Rental Income	146,138.00	139,666.66	6,471.34	4.63	948,548.59	837,999.96	110,548.63	13.19	0.00
31200-0000	Other Tenant Income									
31200-1000	Laundry and Vending	122.30	661.97	-539.67	-81.52	234.70	3,971.82	-3,737.12	-94.09	0.00
31200-2000	Cleaning Fee	0.00	0.00	0.00	N/A	1,915.00	0.00	1,915.00	N/A	0.00
31200-3000	Damages	0.00	0.00	0.00	N/A	259.00	0.00	259.00	N/A	0.00
31200-4000	Late Charges	1,725.00	0.00	1,725.00	N/A	9,680.00	0.00	9,680.00	N/A	0.00
31200-5000	Legal Fees - Tenant	0.00	0.00	0.00	N/A	910.00	0.00	910.00	N/A	0.00
31200-6000	NSF Charges	0.00	0.00	0.00	N/A	490.00	0.00	490.00	N/A	0.00
31200-7000	Excess Utility	15.36	858.34	-842.98	-98.21	6,622.32	5,150.04	1,472.28	28.59	0.00
31200-8000	Wireless Leases	9,000.00	7,287.14	1,712.86	23.51	54,000.00	43,722.84	10,277.16	23.51	0.00
31200-9000	Misc.Tenant Income	0.00	3,638.29	-3,638.29	-100.00	634.21	22,967.74	-22,333.53	-97.24	0.00
31210-0000	Tenant Payment Agreement (TPA) Ren	-4,681.00	0.00	-4,681.00	N/A	-25,893.35	0.00	-25,893.35	N/A	0.00
31290-0000	Total Other Tenant Income	6,181.66	12,445.74	-6,264.08	-50.33	48,851.88	75,812.44	-26,960.56	-35.56	0.00
31990-0000	TOTAL TENANT INCOME	152,319.66	152,112.40	207.26	0.14	997,400.47	913,812.40	83,588.07	9.15	0.00
34000-0000	GRANT INCOME									
34010-0000	Subsidy Grants	155,802.04	163,271.22	-7,469.18	-4.57	1,008,493.50	979,627.32	28,866.18	2.95	0.00
34010-1000	CFP Operating Grants	45,580.92	33,952.16	11,628.76	34.25	273,485.52	203,712.96	69,772.56	34.25	0.00
34100-1000	Section 8 HAP Earned (VO)	3,440,072.00	3,258,434.00	181,638.00	5.57	19,581,882.00	9,775,302.00	9,806,580.00	100.32	0.00
34100-1050	Section 8 Mainstream HAP (DV)	74,637.00	64,785.25	9,851.75	15.21	218,339.00	388,711.50	-170,372.50	-43.83	0.00
34100-1060	Section 8 EHV HAP Earned (EH)	53,690.00	50,247.58	3,442.42	6.85	135,567.00	301,485.48	-165,918.48	-55.03	0.00
34100-2000	Section 8 Admin Fee Income (AF)	284,676.00	309,551.23	-24,875.23	-8.04	1,987,704.00	1,857,307.38	130,396.62	7.02	0.00
34100-2050	Section 8 Mainstream Admin Inc (8F)	2,540.00	9,583.33	-7,043.33	-73.50	2,540.00	57,499.98	-54,959.98	-95.58	0.00
34100-2060	Section 8 EHV Admin Fee Inc (EF)	4,361.00	5,000.00	-639.00	-12.78	16,082.00	30,000.00	-13,918.00	-46.39	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	2,514.13	2,219.06	295.07	13.30	12,290.94	13,314.36	-1,023.42	-7.69	0.00
34100-5000	Section 8 EHV Issuance Fee	0.00	50.00	-50.00	-100.00	0.00	150.00	-150.00	-100.00	0.00
34100-5030	Section 8 EHV Service Fee	0.00	196.38	-196.38	-100.00	0.00	1,178.28	-1,178.28	-100.00	0.00
34100-6000	Port In HAP Earned	38,922.00	22,364.58	16,557.42	74.03	173,214.00	134,187.48	39,026.52	29.08	0.00
34150-0000	Other Government Grants	66,667.00	66,666.67	0.33	0.00	422,350.00	400,000.02	22,349.98	5.59	0.00
34150-1000	CHC Grant Revenue	0.00	0.00	0.00	N/A	448,712.56	0.00	448,712.56	N/A	0.00
34990-0000	TOTAL GRANT INCOME	4,169,462.09	3,986,321.46	183,140.63	4.59	24,280,660.52	14,160,463.26	10,120,197.26	71.47	0.00
36000-0000	OTHER INCOME									
36100-0000	Investment Income - Unrestricted	29,959.57	24,925.01	5,034.56	20.20	175,047.60	149,550.06	25,497.54	17.05	0.00
36110-0000	Management Fee Grant - CFP	0.00	13,580.87	-13,580.87	-100.00	0.00	81,485.22	-81,485.22	-100.00	0.00
36200-0000	Management Fee Income	34,717.41	33,233.33	1,484.08	4.47	210,727.74	203,699.98	7,027.76	3.45	0.00
36200-0001	Management Fee Earned - HCV	56,935.20	57,278.25	-343.05	-0.60	361,637.80	343,669.50	17,968.30	5.23	0.00
36200-0002	Management Fee Earned - HCV Mainstrea	508.00	1,911.00	-1,403.00	-73.42	5,937.00	10,886.00	-4,949.00	-45.46	0.00
36200-0003	Management Fee Earned - HCV EHV	345.00	875.00	-530.00	-60.57	2,047.50	5,250.00	-3,202.50	-61.00	0.00
36200-1000	Bookkeeping Fee Income	3,217.50	3,217.50	0.00	0.00	19,545.00	19,555.00	-10.00	-0.05	0.00
36200-1001	Bookkeeping Fee Earned - HCV	21,660.00	21,403.17	256.83	1.20	130,297.50	128,419.02	1,878.48	1.46	0.00
36200-1002	Bookkeeping Fee Earned - HCV Mainstrea	525.00	517.50	7.50	1.45	3,232.50	7,814.50	-4,582.00	-58.63	0.00
36200-1003	Bookkeeping Fee Earned - HCV EHV	872.20	600.00	272.20	45.37	7,067.60	3,600.00	3,467.60	96.32	0.00
36200-2000	Asset Management Fee Income	2,730.00	4,393.33	-1,663.33	-37.86	16,750.00	26,859.98	-10,109.98	-37.64	0.00
36200-3000	CHC- Admin Fee earned	10,157.00	0.00	10,157.00	N/A	60,942.00	0.00	60,942.00	N/A	0.00
36500-0000	Miscellaneous Other Income	367.50	13,903.55	-13,536.05	-97.36	24,710.04	83,421.30	-58,711.26	-70.38	0.00
36990-0000	TOTAL OTHER INCOME	161,994.38	175,838.51	-13,844.13	-7.87	1,017,942.28	1,064,210.56	-46,268.28	-4.35	0.00
39990-0000	TOTAL INCOME	4,483,776.13	4,314,272.37	169,503.76	3.93	26,296,003.27	16,138,486.22	10,157,517.05	62.94	0.00
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-9000	Administrative Salaries									
41100-0000	Administrative Salaries	210,465.81	240,241.70	29,775.89	12.39	1,294,272.72	1,481,202.94	186,930.22	12.62	0.00
41100-1000	Administrative Salaries - Mainstream	902.66	3,637.82	2,735.16	75.19	902.66	21,826.95	20,924.29	95.86	0.00
41100-1100	Administrative Salaries - EHV	1,549.80	1,666.67	116.87	7.01	5,043.14	10,000.02	4,956.88	49.57	0.00
41100-3000	Compensated Absences	0.00	1,154.32	1,154.32	100.00	0.00	6,925.92	6,925.92	100.00	0.00
41100-4000	Employee Benefit Contribution-Admin	302,403.16	96,974.77	-205,428.39	-211.84	721,689.21	597,031.89	-124,657.32	-20.88	0.00
41100-4001	Emp Benefit Cont-Admin Mainstream	221.61	1,083.33	861.72	79.54	221.61	6,499.98	6,278.37	96.59	0.00
41100-4002	Emp Benefit Cont-Admin EHV	380.49	641.67	261.18	40.70	1,285.56	3,850.02	2,564.46	66.61	0.00
41109-9000	Total Administrative Salaries	515,923.53	345,400.28	-170,523.25	-49.37	2,023,414.90	2,127,337.72	103,922.82	4.89	0.00
41300-0000	Legal Expense									
41300-1000	Pre 2004 Admin Fee Expense	0.00	0.00	0.00	N/A	-5,468.64	0.00	5,468.64	N/A	0.00
41300-2000	Court Costs	0.00	-65.80	-65.80	-100.00	1,514.30	-394.80	-1,909.10	-483.56	0.00
41300-3000	Tenant Screening	5,302.15	3,159.80	-2,142.35	-67.80	13,096.05	15,708.81	2,612.76	16.63	0.00
41300-4000	General Legal Expense	3,194.44	4,232.30	1,037.86	24.52	5,332.19	24,961.56	19,629.37	78.64	0.00
41310-0000	Total Legal Expense	8,496.59	7,326.30	-1,170.29	-15.97	14,473.90	40,275.57	25,801.67	64.06	0.00
41390-0000	Other Admin Expenses									
41400-0000	Staff Training	894.00	4,717.01	3,823.01	81.05	3,392.00	22,052.07	18,660.07	84.62	0.00
41500-0000	Travel	7,367.46	3,523.88	-3,843.58	-109.07	25,782.87	20,218.29	-5,564.58	-27.52	0.00
41700-0000	Accounting Fees	5,990.85	13,221.25	7,230.40	54.69	58,404.92	68,577.51	10,172.59	14.83	0.00
41710-0000	Auditing Fees	0.00	1,270.82	1,270.82	100.00	0.00	6,024.93	6,024.93	100.00	0.00
41720-0000	Port Out Admin Fee Paid	4,351.94	4,833.33	481.39	9.96	23,554.70	14,499.99	-9,054.71	-62.45	0.00
41730-0000	Management Fee	33,157.41	90,703.24	57,545.83	63.44	201,417.74	372,384.69	170,966.95	45.91	0.00
41730-0100	Management Fee - HCV	56,935.20	0.00	-56,935.20	N/A	361,637.80	0.00	-361,637.80	N/A	0.00
41730-0150	Management Fee - HCV Mainstream	508.00	1,884.37	1,376.37	73.04	508.00	11,306.10	10,798.10	95.51	0.00
41730-0160	Management Fee - HCV EHV	872.20	875.00	2.80	0.32	3,216.40	5,250.00	2,033.60	38.74	0.00
41730-1000	Bookkeeping Fee	3,217.50	3,225.83	8.33	0.26	19,545.00	19,354.98	-190.02	-0.98	0.00
41730-1100	Bookkeeping Fee - HCV	21,660.00	21,403.17	-256.83	-1.20	130,297.50	128,419.02	-1,878.48	-1.46	0.00
41730-1150	Bookkeeping Fee - HCV Mainstream	525.00	911.73	386.73	42.42	1,590.00	5,470.44	3,880.44	70.93	0.00
41730-1160	Bookkeeping Fee - HCV EHV	345.00	600.00	255.00	42.50	1,020.00	3,600.00	2,580.00	71.67	0.00
41730-2000	Asset Management Fee	4,290.00	4,405.83	115.83	2.63	26,060.00	26,434.98	374.98	1.42	0.00
41740-0000	Marketing	0.00	14.38	14.38	100.00	1,450.00	86.28	-1,363.72	-1,580.57	0.00
41800-0000	Office Rent	367.50	0.00	-367.50	N/A	745.86	0.00	-745.86	N/A	0.00
41820-0000	Consultants	0.00	5,042.48	5,042.48	100.00	0.00	20,254.89	20,254.89	100.00	0.00
41890-0000	Total Other Admin Expenses	140,482.06	156,632.32	16,150.26	10.31	858,622.79	723,934.17	-134,688.62	-18.61	0.00
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	2,355.09	2,546.81	191.72	7.53	24,936.79	14,071.65	-10,865.14	-77.21	0.00
41900-2000	Publications	0.00	213.22	213.22	100.00	-60.00	1,029.48	1,089.48	105.83	0.00
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	869.71	2,367.14	1,497.43	63.26	6,260.76	11,661.36	5,400.60	46.31	0.00
41900-5000	Inspection Expense	0.00	642.51	642.51	100.00	0.00	3,855.06	3,855.06	100.00	0.00
41900-6000	Computer Parts	0.00	0.00	0.00	N/A	114.38	0.00	-114.38	N/A	0.00
41900-7000	Telephone	1,567.27	4,866.62	3,299.35	67.80	34,133.21	24,596.85	-9,536.36	-38.77	0.00
41900-8000	Postage	1,379.00	3,145.35	1,766.35	56.16	15,914.08	16,245.54	331.46	2.04	0.00
41901-0000	Office Equipment Contracts	2,738.22	3,693.07	954.85	25.86	19,910.90	19,714.11	-196.79	-1.00	0.00
41901-3000	Internet	1,206.14	2,048.38	842.24	41.12	7,866.05	10,882.95	3,016.90	27.72	0.00
41901-4000	Cable/Video	802.36	461.16	-341.20	-73.99	3,219.30	2,532.51	-686.79	-27.12	0.00
41901-5000	Special Events	425.44	1,281.62	856.18	66.80	12,702.01	7,689.72	-5,012.29	-65.18	0.00

Property = sse ssw .amp2 .amp3 cocc .allhcv .chc .busact aimnorth

Budget Comparison

Period = Mar 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
41901-7000	Temporary Administrative Labor	960.00	4,416.67	3,456.67	78.26	29,967.00	18,250.02	-11,716.98	-64.20	0.00
41901-8000	Small Office Equipment	223.74	267.85	44.11	16.47	2,900.45	1,375.29	-1,525.16	-110.90	0.00
41902-0000	Bank Fees	4,275.62	0.00	-4,275.62	N/A	28,985.61	0.00	-28,985.61	N/A	0.00
41902-1000	Sponsorships	0.00	92.22	92.22	100.00	0.00	553.32	553.32	100.00	0.00
41902-2000	Other Misc Admin Expenses	2,245.01	6,132.39	3,887.38	63.39	13,218.36	29,946.48	16,728.12	55.86	0.00
41910-0000	Total Miscellaneous Admin Expenses	534,971.13	377,575.29	-157,395.84	-41.69	2,223,821.79	2,289,742.06	65,920.27	2.88	0.00
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	683,949.78	541,533.91	-142,415.87	-26.30	3,096,918.48	3,053,951.80	-42,966.68	-1.41	0.00
42000-0000	TENANT SERVICES									
42100-0000	Tenant Services Salaries	0.00	230.80	230.80	100.00	8,021.71	1,384.80	-6,636.91	-479.27	0.00
42100-1000	Employee Benefit Contributions-Tenant Sv	-2,629.00	199.14	2,828.14	1,420.18	-36,612.33	1,194.84	37,807.17	3,164.20	0.00
42300-0000	Tenant Services Contract Costs	0.00	181.17	181.17	100.00	0.00	1,087.02	1,087.02	100.00	0.00
42300-1000	Tenant Relocation	0.00	2,070.42	2,070.42	100.00	3,426.75	15,633.78	12,207.03	78.08	0.00
42990-0000	TOTAL TENANT SERVICES EXPENSES	-2,629.00	2,681.53	5,310.53	198.04	-25,163.87	19,300.44	44,464.31	230.38	0.00
43000-0000	UTILITY EXPENSES									
43100-0000	Water	8,984.34	9,139.25	154.91	1.70	77,183.93	54,668.40	-22,515.53	-41.19	0.00
43200-0000	Electricity	7,841.75	7,934.73	92.98	1.17	32,830.08	45,614.01	12,783.93	28.03	0.00
43200-1000	Electricity-Vacant Units	252.28	0.00	-252.28	N/A	1,572.07	0.00	-1,572.07	N/A	0.00
43300-0000	Gas	8,356.40	3,892.02	-4,464.38	-114.71	23,430.67	22,567.68	-862.99	-3.82	0.00
43300-1000	Gas-Vacant Units	32.97	0.00	-32.97	N/A	762.57	0.00	-762.57	N/A	0.00
43320-0000	Tenant-Owed Utilities	273.41	1,127.84	854.43	75.76	9,639.98	8,021.22	-1,618.76	-20.18	0.00
43400-0000	Garbage/Trash Removal	3,917.84	4,440.23	522.39	11.76	34,130.55	25,665.48	-8,465.07	-32.98	0.00
43900-0000	Sewer	6,011.89	5,061.25	-950.64	-18.78	51,051.93	30,224.01	-20,827.92	-68.91	0.00
43990-0000	TOTAL UTILITY EXPENSES	35,670.88	31,595.32	-4,075.56	-12.90	230,601.78	186,760.80	-43,840.98	-23.47	0.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-9000	General Maint Expense									
44100-0000	Maintenance Salaries	52,468.57	54,499.16	2,030.59	3.73	313,693.42	331,008.36	17,314.94	5.23	0.00
44100-5000	Employee Benefit Contribution-Maint.	26,799.81	19,441.86	-7,357.95	-37.85	128,039.85	117,511.33	-10,528.52	-8.96	0.00
44110-0000	Maintenance Uniforms	0.00	0.00	0.00	N/A	514.59	0.00	-514.59	N/A	0.00
44120-0000	Vehicle Gas	0.00	0.00	0.00	N/A	6,267.13	0.00	-6,267.13	N/A	0.00
44130-0000	Misc Vehicle Expenses	0.00	3,193.93	3,193.93	100.00	2,022.81	18,518.91	16,496.10	89.08	0.00
44190-0000	Total General Maint Expense	79,268.38	77,134.95	-2,133.43	-2.77	450,537.80	467,038.60	16,500.80	3.53	0.00
44200-0000	Materials									
44200-1000	Supplies-Grounds	79.98	1.17	-78.81	-6,735.90	269.89	7.02	-262.87	-3,744.59	0.00
44200-2000	Supplies-Appliance	3,805.55	2,121.64	-1,683.91	-79.37	34,561.61	12,729.84	-21,831.77	-171.50	0.00
44200-3000	Supplies-Decorating	296.65	1,469.32	1,172.67	79.81	3,589.26	8,815.92	5,226.66	59.29	0.00
44200-4000	Supplies-Electrical	1,898.17	843.23	-1,054.94	-125.11	4,727.32	5,059.38	332.06	6.56	0.00
44200-5000	Supplies-Exterminating	0.00	0.00	0.00	N/A	298.71	0.00	-298.71	N/A	0.00
44200-6000	Supplies-Janitorial/Cleaning	920.65	1,568.21	647.56	41.29	12,857.14	9,409.26	-3,447.88	-36.64	0.00
44200-7000	Supplies-Maint/Repairs	9,627.07	15,789.66	6,162.59	39.03	60,889.68	92,306.16	31,416.48	34.04	0.00
44200-8000	Supplies-Plumbing	1,300.77	2,384.85	1,084.08	45.46	7,231.99	14,309.10	7,077.11	49.46	0.00
44200-9000	Tools and Equipment	370.02	729.43	359.41	49.27	2,502.07	4,376.58	1,874.51	42.83	0.00
44201-0000	Supplies - HVAC	512.55	907.34	394.79	43.51	7,681.54	5,444.04	-2,237.50	-41.10	0.00
44290-0000	Total Materials	18,811.41	25,814.85	7,003.44	27.13	134,609.21	152,457.30	17,848.09	11.71	0.00
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
44300-3000	Contract-Building Repairs	853.00	0.00	-853.00	N/A	21,424.12	0.00	-21,424.12	N/A	0.00
44300-5000	Contract-Decorating/Painting	975.98	0.00	-975.98	N/A	1,741.26	0.00	-1,741.26	N/A	0.00
44300-6000	Contract-Electrical	1,488.26	1,735.83	247.57	14.26	4,553.76	10,255.77	5,702.01	55.60	0.00
44300-7000	Contract-Pest Control	1,715.00	1,210.55	-504.45	-41.67	12,340.00	7,175.82	-5,164.18	-71.97	0.00
44300-8000	Contract-Floor Covering	0.00	20.10	20.10	100.00	0.00	120.60	120.60	100.00	0.00
44300-9000	Contract-Grounds	0.00	10,281.64	10,281.64	100.00	38,184.99	60,705.21	22,520.22	37.10	0.00
44301-0000	Contract-Janitorial/Cleaning	0.00	3,751.94	3,751.94	100.00	58,946.59	21,329.64	-37,616.95	-176.36	0.00
44301-0001	Mold Remediation	0.00	337.50	337.50	100.00	2,330.00	2,025.00	-305.00	-15.06	0.00
44301-1000	Contract-Plumbing	9,304.00	8,712.09	-591.91	-6.79	111,270.36	51,700.17	-59,570.19	-115.22	0.00
44301-2000	Contract-Window Covering	3,041.70	4.77	-3,036.93	-63,667.30	5,766.94	28.62	-5,738.32	-20,050.03	0.00
44301-3000	Contract-HVAC	1,876.00	3,036.05	1,160.05	38.21	11,268.58	18,173.34	6,904.76	37.99	0.00
44301-4000	Contract-Vehicle Maintenance	1,838.96	734.63	-1,104.33	-150.32	12,010.70	2,576.94	-9,433.76	-366.08	0.00
44301-5000	Contract-Equipment Rental	0.00	0.00	0.00	N/A	1,107.00	0.00	-1,107.00	N/A	0.00
44301-7000	Contract-Elevator Monitoring	2,003.00	5,979.60	3,976.60	66.50	18,859.06	35,481.96	16,622.90	46.85	0.00
44301-8000	Contract-Alarm Monitoring	1,050.06	0.00	-1,050.06	N/A	5,225.05	0.00	-5,225.05	N/A	0.00
44301-9000	Contract-Sprinkler Monitoring	0.00	0.00	0.00	N/A	23,074.56	0.00	-23,074.56	N/A	0.00
44302-2000	Contract-IT Contracts	36,908.11	29,726.38	-7,181.73	-24.16	162,626.61	149,541.03	-13,085.58	-8.75	0.00
44302-3000	Contract-Consultants	8,929.50	0.00	-8,929.50	N/A	9,519.50	0.00	-9,519.50	N/A	0.00
44308-0000	Contract - Vehicle Lease	0.00	3,254.12	3,254.12	100.00	20,763.73	16,366.89	-4,396.84	-26.86	0.00
44309-0000	Contract-Security	0.00	5,733.78	5,733.78	100.00	0.00	33,643.92	33,643.92	100.00	0.00
44309-1000	Snow Removal Service	7,868.00	7,509.43	-358.57	-4.77	107,625.00	70,506.58	-37,118.42	-52.65	0.00
44309-9000	Contract Costs-Other	3,911.89	27,533.01	23,621.12	85.79	8,858.96	160,622.85	151,763.89	94.48	0.00
44390-0000	Total Contract Costs	81,763.46	109,561.42	27,797.96	25.37	638,559.12	640,254.34	1,695.22	0.26	0.00
44400-0000	Unit Repairs - Damages	0.00	0.00	0.00	N/A	2,390.15	0.00	-2,390.15	N/A	0.00
44500-0000	Vacancy Turnover	1,990.00	14,128.01	12,138.01	85.91	30,789.57	84,768.06	53,978.49	63.68	0.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	181,833.25	226,639.23	44,805.98	19.77	1,256,885.85	1,344,518.30	87,632.45	6.52	0.00
45000-0000	GENERAL EXPENSES									
45100-0000	Worker's Comp Insurance	14,477.19	13,461.95	-1,015.24	-7.54	83,740.38	63,255.66	-20,484.72	-32.38	0.00
45101-0000	Property Insurance	14,944.57	13,641.16	-1,303.41	-9.56	83,706.31	81,536.94	-2,169.37	-2.66	0.00
45102-0000	Liability Insurance	3,297.53	3,224.24	-73.29	-2.27	19,940.78	15,200.07	-4,740.71	-31.19	0.00
45200-0000	Payments in Lieu of Taxes	10,404.79	11,340.60	935.81	8.25	70,402.95	68,043.60	-2,359.35	-3.47	0.00
45210-0000	Misc. Taxes/Licenses/Insurance	2,163.55	1,658.62	-504.93	-30.44	6,835.92	7,703.07	867.15	11.26	0.00
45700-0000	Bad Debt-Tenant Rents	0.00	3,813.86	3,813.86	100.00	0.00	22,883.16	22,883.16	100.00	0.00
45800-0000	HCV nonHAP Admin Expense	1,172.00	0.00	-1,172.00	N/A	16,069.00	0.00	-16,069.00	N/A	0.00
45850-0000	Port-In HAP Expense	36,262.00	22,364.58	-13,897.42	-62.14	172,377.00	67,093.74	-105,283.26	-156.92	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	38,951.38	1,113.90	-37,837.48	-3,396.85	26,361.33	6,683.40	-19,677.93	-294.43	0.00
45900-1000	Radon Grant Expense	0.00	1,710.00	1,710.00	100.00	22,348.00	10,260.00	-12,088.00	-117.82	0.00
45990-0000	TOTAL GENERAL EXPENSES	121,673.01	72,328.91	-49,344.10	-68.22	572,842.67	342,659.64	-230,183.03	-67.18	0.00
47000-0000	HOUSING ASSISTANCE PAYMENTS									
47150-0000	Housing Assistance Payments	2,350,760.00	3,258,434.00	907,674.00	27.86	14,265,015.00	9,775,302.00	-4,489,713.00	-45.93	0.00
47150-0001	HAP Expense - EHV	57,449.00	50,247.58	-7,201.42	-14.33	155,225.00	301,485.48	146,260.48	48.51	0.00
47150-0002	HAP Expense - Mainstream	75,225.00	64,785.25	-10,439.75	-16.11	213,287.00	388,711.50	175,424.50	45.13	0.00
47150-0003	HAP Expense - FUP	304,983.00	0.00	-304,983.00	N/A	902,017.00	0.00	-902,017.00	N/A	0.00
47150-0004	HAP Expense - FUPY	2,764.00	0.00	-2,764.00	N/A	8,316.00	0.00	-8,316.00	N/A	0.00
47150-0005	HAP Expense - FUP09	20,434.00	0.00	-20,434.00	N/A	58,911.00	0.00	-58,911.00	N/A	0.00
47150-0006	HAP Expense - NED	93,951.00	0.00	-93,951.00	N/A	279,006.00	0.00	-279,006.00	N/A	0.00
47150-0008	HAP Expense - VASH	5,435.00	0.00	-5,435.00	N/A	28,115.00	0.00	-28,115.00	N/A	0.00
47150-0010	HAP Expense - Tenant Protection	49,923.00	0.00	-49,923.00	N/A	257,338.00	0.00	-257,338.00	N/A	0.00
47150-0011	HAP Expense - PBV	463,814.00	0.00	-463,814.00	N/A	2,548,063.00	0.00	-2,548,063.00	N/A	0.00
47150-1000	URP Expense	42,885.00	0.00	-42,885.00	N/A	277,833.00	0.00	-277,833.00	N/A	0.00
47150-1001	URP Expense - EHV	1,536.00	0.00	-1,536.00	N/A	5,040.00	0.00	-5,040.00	N/A	0.00
47150-1002	URP Expense - Mainstream	1,192.00	0.00	-1,192.00	N/A	3,092.00	0.00	-3,092.00	N/A	0.00
47150-1003	URP Expense - FUP	10,331.00	0.00	-10,331.00	N/A	30,423.00	0.00	-30,423.00	N/A	0.00
47150-1004	URP Expense - FUPY	29.00	0.00	-29.00	N/A	99.00	0.00	-99.00	N/A	0.00
47150-1005	URP Expense - FUP09	76.00	0.00	-76.00	N/A	270.00	0.00	-270.00	N/A	0.00
47150-1006	URP Expense - NED	463.00	0.00	-463.00	N/A	1,982.00	0.00	-1,982.00	N/A	0.00
47150-1008	URP Expense - VASH	51.00	0.00	-51.00	N/A	306.00	0.00	-306.00	N/A	0.00
47150-1010	URP Expense - Tenant Protection	1,785.00	0.00	-1,785.00	N/A	10,095.00	0.00	-10,095.00	N/A	0.00
47150-1011	URP Expense - PBV	10,535.00	0.00	-10,535.00	N/A	51,044.00	0.00	-51,044.00	N/A	0.00
47150-1012	URP Expense - PH	8,081.00	0.00	-8,081.00	N/A	46,392.00	0.00	-46,392.00	N/A	0.00

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Budget Comparison

Period = Mar 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
47150-2000	Port Out HAP Payments	101,714.00	0.00	-101,714.00	N/A	514,033.00	0.00	-514,033.00	N/A	0.00
47150-2001	Port Out HAP Exp - PBV	1,302.00	0.00	-1,302.00	N/A	10,500.00	0.00	-10,500.00	N/A	0.00
47150-2003	Port Out HAP Exp - FUP	3,998.00	0.00	-3,998.00	N/A	19,080.00	0.00	-19,080.00	N/A	0.00
47150-2005	Port Out HAP Exp - FUP 09	1,736.00	0.00	-1,736.00	N/A	6,308.00	0.00	-6,308.00	N/A	0.00
47150-2007	Port Out HAP Exp - NED	1,788.00	0.00	-1,788.00	N/A	6,345.00	0.00	-6,345.00	N/A	0.00
47150-3000	Port-Out Admin Fee Expense	1,057.78	0.00	-1,057.78	N/A	3,949.85	0.00	-3,949.85	N/A	0.00
47150-3001	Port-Out Admin Fee Exp - PBV	77.56	0.00	-77.56	N/A	620.48	0.00	-620.48	N/A	0.00
47150-3002	Port-Out Admin Fee Exp - FUP	153.35	0.00	-153.35	N/A	692.73	0.00	-692.73	N/A	0.00
47150-3004	Port-Out Admin Fee Exp - FUP 09	112.94	0.00	-112.94	N/A	398.24	0.00	-398.24	N/A	0.00
47150-3006	Port-Out Admin Fee Exp - NED	79.63	0.00	-79.63	N/A	238.89	0.00	-238.89	N/A	0.00
47150-6000	FSS Escrow Payments	30,733.49	105.20	-30,628.29	-29,114.34	144,020.55	631.20	-143,389.35	-22,716.94	0.00
47150-6001	FSS Escrow Exp - PBV	352.00	0.00	-352.00	N/A	5,112.00	0.00	-5,112.00	N/A	0.00
47150-6003	FSS Escrow Exp - EHV	171.00	0.00	-171.00	N/A	513.00	0.00	-513.00	N/A	0.00
47150-6004	FSS Escrow Exp - FUP	6,314.00	0.00	-6,314.00	N/A	24,061.00	0.00	-24,061.00	N/A	0.00
47150-6006	FSS Escrow Exp - FUP 09	3,065.00	0.00	-3,065.00	N/A	8,985.00	0.00	-8,985.00	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	36,676.52	3,356.19	-33,320.33	-992.80	487,544.84	20,137.14	-467,407.70	-2,321.12	0.00
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	3,691,033.27	3,376,928.22	-314,105.05	-9.30	20,374,595.58	10,486,267.32	-9,888,328.26	-94.30	0.00
48990-0000	TOTAL OPERATING EXPENSES	4,711,531.19	4,251,707.12	-459,824.07	-10.82	25,506,680.49	15,433,458.30	-10,073,222.19	-65.27	0.00
49990-0000	NET OPERATING INCOME	-227,755.06	62,565.25	-290,320.31	-464.03	789,322.78	705,027.92	84,294.86	11.96	0.00
50000-0000	NON-OPERATING ITEMS									
51000-1000	Depreciation -Buildings	102,815.34	0.00	-102,815.34	N/A	616,892.04	0.00	-616,892.04	N/A	0.00
51000-2000	Depreciation -Furn,Equip,Machinery-Dwell	3,618.59	0.00	-3,618.59	N/A	21,711.54	0.00	-21,711.54	N/A	0.00
51000-3000	Depreciation -Furn,Equip,Machinery-Admi	2,366.79	0.00	-2,366.79	N/A	14,200.70	0.00	-14,200.70	N/A	0.00
51000-4000	Depreciation-Leashold Improvements	12,768.53	0.00	-12,768.53	N/A	76,611.18	0.00	-76,611.18	N/A	0.00
51000-5000	Depreciation-Vehicles	979.30	0.00	-979.30	N/A	5,875.80	0.00	-5,875.80	N/A	0.00
52100-2000	Operating Transfer In from CFP	0.00	0.00	0.00	N/A	-50,000.00	0.00	50,000.00	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
52300-0000	Gain/Loss on Sale of Fixed Assets	0.00	155,000.00	155,000.00	100.00	-1,459,709.74	930,000.00	2,389,709.74	256.96	0.00
52310-0000	Pre 2004 Admin Fee Expense	12,465.79	31,906.02	19,440.23	60.93	111,897.07	95,718.06	-16,179.01	-16.90	0.00
52310-1000	Extraordinary Expense	0.00	0.00	0.00	N/A	429,248.60	0.00	-429,248.60	N/A	0.00
59990-0000	TOTAL NON-OPERATING ITEMS	135,014.34	186,906.02	51,891.68	27.76	-127,289.96	1,025,718.06	1,153,008.02	112.41	0.00
90000-0000	NET INCOME	-362,769.40	-124,340.77	-238,428.63	-191.75	916,612.74	-320,690.14	1,237,302.88	385.82	0.00

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Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
09999-9000	All	
10000-0000	ASSETS	
10010-0000	CURRENT ASSETS	
11000-0000	CASH	
11100-0000	Unrestricted Cash	
11111-0000	Cash Operating 1	11,049,128.86
11112-0000	Cash Operating 2	1,351,627.77
11114-0000	Cash Operating 4	10,994.16
11119-9000	Total Unrestricted Cash	12,411,750.79
11120-0000	Restricted Cash	
11120-2000	Cash Restricted-FSS Escrow	833,813.22
11120-3000	Cash Restricted-HAP	2,374,458.86
11120-4000	Cash Restricted-FSS Forfeitures	87,941.40
11129-9000	Total Restricted Cash	3,296,213.48
11190-0000	TOTAL CASH	15,707,964.27
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11220-0000	A/R -Tenants	201,378.37
11220-1000	Allowance for Doubtful Accounts-Tenar	-68,829.04
11220-2000	A/R - Tenant Payment Agreement (TPA	90,311.65
11230-0000	A/R -Tenant Based Subsidy	317.00
11231-1000	Allowance For Doubtful - Fraud	-547,998.19
11290-0000	A/R -Other	1,170,432.71
11299-9000	Allowance for Doubtful Accounts-Other	11,633.00
11300-0000	A/R Port Ins	133,985.25
11310-0000	A/R Port In Suspense	-24,429.89
11350-1000	A/R-HUD	1,028,599.70
11350-3000	A/R -Other Government	471,631.32
11400-0000	Note Receivable - Brookstone at Cole P	110,350.00
11400-0001	Note Receivable - Brookstone at Cole P	1,545,454.96
11400-0003	Note Receivable - Brookstone at Cole P	293,625.00
11400-0004	Note Receivable - Regency at Cole Park	454,545.06
11400-0005	Note Receivable - TBG Marion Jones LF	293,625.00
11450-0000	Accrued Interest Receivable	313,889.88
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVAB	5,478,521.78
11600-0000	OTHER CURRENT ASSETS	
11620-0000	Investments-Unrestricted	-4.84
12110-0000	Prepaid Expenses and Other Assets	374,801.29
12110-1000	Prepaid Insurance	101,662.35
12600-0000	Inventories-Materials	20,976.49
12700-0000	Inventories-Equipment	6,325.56
12750-0000	Allowance for Obsolete Inventories	-890.13

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Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
12950-0000	Interprogram-Due From	323,531.07
12950-1000	Legacy Interprogram-Due From	4,372,814.81
12990-0000	TOTAL OTHER CURRENT ASSETS	5,199,216.60
13000-0000	TOTAL CURRENT ASSETS	26,385,702.65
14000-0000	NONCURRENT ASSETS:	
14000-1000	FIXED ASSETS	
14000-5000	Land	5,691,958.31
14000-6000	Buildings	33,160,112.03
14000-7000	Vehicles	185,573.78
14000-8000	Furniture and Equipment	1,184,182.47
14001-0000	Site Improvement	4,002,613.48
14001-0001	Construction-Work in Progress	-0.12
14050-1000	Accum Depreciation-Buildings	-35,075,445.16
14050-2000	Accum Depreciation-Vehicles	7,022.03
14050-3000	Accum Depreciation-Furn & Equip Adm	-17,193.47
14050-4000	Accum Depreciation-Leashold Improver	-97,231.18
14050-5000	Accum Depreciation-Furn & Equip Dwel	-27,791.54
14200-0000	TOTAL FIXED ASSETS	9,013,800.63
14990-0000	TOTAL NONCURRENT ASSETS	9,013,800.63
19990-0000	TOTAL ASSETS	35,399,503.28
20000-0000	LIABILITIES & EQUITY	
20010-0000	LIABILITIES:	
21000-0000	CURRENT LIABLITIES:	
21110-0000	A/P Vendors and Contractors	350,654.59
21140-0000	Tenant Security Deposits	205,875.18
21140-2000	Security Deposit Clearing Account	-252.05
21140-3000	Security Deposit-Pet	100.00
21140-3100	Pet Fee - one time non reimbursable	500.00
21150-0000	A/P Other	633,745.43
21160-0000	A/P-HUD	148,368.29
21160-1000	A/P-Landlords (Accrued HAP & URP)	534.00
21170-3000	A/P-Misc. Payroll Witholdings	-855.47
21170-7000	A/P-Payroll FICA Witholding -Employer	-0.01
21170-8000	A/P-Payroll Vol Life/AD&D	-717.93
21170-9000	A/P-Payroll State Unemployment Tax	-6,796.05
21171-0000	A/P-Payroll 457 Deductions	700.00
21171-1000	A/P-Payroll 457 Loan	-3,650.00
21171-2000	A/P-Payroll AXA Pension Deferred	92,035.42
21171-3000	A/P-Payroll AXA Pension Vested	80,451.99
21171-3500	A/P-Payroll AXA Loan	6,102.85

Property = sse ssw .amp2 .amp3 cocc .allhcv .chc .busact aimnorth

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
21171-4000	A/P-Payroll Employee Health	3,241.69
21171-5000	A/P-Payroll Employee Vision	14,674.37
21171-6000	A/P-Payroll Employee Dental	12,263.69
21171-7000	A/P-Payroll AFLAC Pre Tax	7,513.06
21171-7500	A/P-Payroll AFLAC Post Tax	41,150.23
21171-8000	A/P-Payroll ROTH 401k	5,056.28
21190-0000	A/P-Payroll Garnishment	-20,062.05
21199-0000	Other Current Liabilities	239.74
21199-1000	Accrued Payable	81,626.53
21350-0000	Accrued Payroll & Payroll Taxes	16,008.10
21370-0000	Accrued PILOT	268,619.99
21450-0000	Interprogram-Due To	218,807.06
21450-1000	Legacy Interprogram-Due To	4,375,899.24
21500-0000	Suspense	-26,707.55
21500-4000	Tenant-Based Subsidy Suspense Clearii	947.00
21500-5000	Unearned Revenue	808,513.36
22400-0000	Tenant Prepaid Rents	87,990.63
22400-5000	FSS Forfeitures	-5,557.89
22600-0000	Accrued Compensated Absences-Curre	105,175.25
22990-0000	TOTAL CURRENT LIABILITIES	7,502,194.97
23000-0000	NONCURRENT LIABILITIES:	
23050-0000	Accrued Compensated Absences-LT	73,294.77
23070-0000	FSS Escrow	1,069,994.65
23070-0001	FSS Escrow - PBV	6,278.05
23070-0004	FSS Escrow - EHV	1,075.48
23070-0005	FSS Escrow - FUP	52,348.55
23070-0006	FSS Escrow - FUPY	36.06
23070-0007	FSS Escrow - FUP 09	21,635.14
23070-0010	FSS Escrow - TPV	-23,919.36
23101-0000	Loan Payable - 1	7,762.16
23102-0000	Loan Payable - 2	6,572.40
23990-0000	TOTAL NONCURRENT LIABILITIES	1,215,077.90
24990-0000	TOTAL LIABILITIES	8,717,272.87
28000-0000	EQUITY	
28010-0000	CONTRIBUTED CAPITAL	
28020-0000	Contributed Capital	438,697.04
28059-9000	TOTAL CONTRIBUTED CAPITAL	438,697.04
28070-0000	RESERVED FUND BALANCE	
28070-1000	Reserved for Operating Activities	12,972.73

Property = sse ssw .amp2 .amp3 cocc .allhcv .chc .busact aimnorth

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
28080-0000	TOTAL RESERVED FUND BALANCE	12,972.73
28090-0000	RETAINED EARNINGS:	
28090-1000	Invested in Capital Assets-Net of Debt	14,260,987.17
28090-2000	Retained Earnings-Unrestricted Net Ass	10,932,475.90
28090-3000	Retained Earnings-Restricted Net Asset	1,037,097.57
28099-9000	TOTAL RETAINED EARNINGS:	26,230,560.64
28990-0000	TOTAL EQUITY	26,682,230.41
29990-0000	TOTAL LIABILITIES AND EQUITY	35,399,503.28

Budget Comparison

Period = Mar 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	59,493.16	51,833.33	7,659.83	14.78	339,868.80	310,999.98	28,868.82	9.28	622,000.00
31130-0000	Less: Vacancies	-1,044.16	0.00	-1,044.16	N/A	-7,264.53	0.00	-7,264.53	N/A	0.00
31190-0000	Total Rental Income	58,449.00	51,833.33	6,615.67	12.76	332,604.27	310,999.98	21,604.29	6.95	622,000.00
31200-0000	Other Tenant Income									
31200-1000	Laundry and Vending	0.00	342.92	-342.92	-100.00	0.00	2,057.52	-2,057.52	-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	555.00	0.00	555.00	N/A	2,685.00	0.00	2,685.00	N/A	0.00
31200-6000	NSF Charges	0.00	0.00	0.00	N/A	175.00	0.00	175.00	N/A	0.00
31200-7000	Excess Utility	15.36	54.17	-38.81	-71.64	55.31	325.02	-269.71	-82.98	650.00
31200-8000	Wireless Leases	9,000.00	6,755.00	2,245.00	33.23	54,000.00	40,530.00	13,470.00	33.23	81,060.00
31200-9000	Misc.Tenant Income	0.00	460.00	-460.00	-100.00	634.21	3,898.00	-3,263.79	-83.73	7,822.00
31290-0000	Total Other Tenant Income	9,570.36	7,612.09	1,958.27	25.73	57,649.52	46,810.54	10,838.98	23.16	93,647.00
31990-0000	TOTAL TENANT INCOME	68,019.36	59,445.42	8,573.94	14.42	390,253.79	357,810.52	32,443.27	9.07	715,647.00
34000-0000	GRANT INCOME									
34010-0000	Subsidy Grants	42,753.34	47,916.67	-5,163.33	-10.78	262,391.50	287,500.02	-25,108.52	-8.73	575,000.00
34010-1000	CFP Operating Grants	8,000.00	8,488.04	-488.04	-5.75	48,000.00	50,928.24	-2,928.24	-5.75	101,856.50
34990-0000	TOTAL GRANT INCOME	50,753.34	56,404.71	-5,651.37	-10.02	310,391.50	338,428.26	-28,036.76	-8.28	676,856.50
36000-0000	OTHER INCOME									
36100-0000	Investment Income - Unrestricted	8,464.20	5,833.33	2,630.87	45.10	49,277.55	34,999.98	14,277.57	40.79	70,000.00
36500-0000	Miscellaneous Other Income	0.00	1,246.54	-1,246.54	-100.00	14,651.23	7,479.24	7,171.99	95.89	14,958.48
36990-0000	TOTAL OTHER INCOME	8,464.20	7,079.87	1,384.33	19.55	63,928.78	42,479.22	21,449.56	50.49	84,958.48
39990-0000	TOTAL INCOME	127,236.90	122,930.00	4,306.90	3.50	764,574.07	738,718.00	25,856.07	3.50	1,477,461.98
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-9000	Administrative Salaries									
41100-0000	Administrative Salaries	7,109.03	9,436.16	2,327.13	24.66	44,522.67	56,616.96	12,094.29	21.36	113,233.86
41100-4000	Employee Benefit Contribution-Admin	7,552.02	3,876.14	-3,675.88	-94.83	34,830.42	23,256.84	-11,573.58	-49.76	46,513.65
41109-9000	Total Administrative Salaries	14,661.05	13,312.30	-1,348.75	-10.13	79,353.09	79,873.80	520.71	0.65	159,747.51
41300-0000	Legal Expense									
41300-2000	Court Costs	0.00	-72.52	-72.52	-100.00	0.00	-435.12	-435.12	-100.00	-870.25
41300-3000	Tenant Screening	0.00	57.67	57.67	100.00	154.00	346.02	192.02	55.49	692.03
41300-4000	General Legal Expense	754.50	1,083.33	328.83	30.35	1,581.50	6,499.98	4,918.48	75.67	13,000.00
41310-0000	Total Legal Expense	754.50	1,068.48	313.98	29.39	1,735.50	6,410.88	4,675.38	72.93	12,821.78
41390-0000	Other Admin Expenses									
41400-0000	Staff Training	0.00	225.00	225.00	100.00	0.00	1,350.00	1,350.00	100.00	2,700.00
41500-0000	Travel	72.96	103.32	30.36	29.38	1,144.03	619.92	-524.11	-84.54	1,239.88
41700-0000	Accounting Fees	385.42	755.32	369.90	48.97	3,781.06	4,531.92	750.86	16.57	9,063.87
41710-0000	Auditing Fees	0.00	180.55	180.55	100.00	0.00	1,083.30	1,083.30	100.00	2,166.64
41730-0000	Management Fee	12,057.24	12,000.00	-57.24	-0.48	71,956.99	72,000.00	43.01	0.06	144,000.00
41730-1000	Bookkeeping Fee	1,170.00	1,166.67	-3.33	-0.29	6,982.50	7,000.02	17.52	0.25	14,000.00
41730-2000	Asset Management Fee	1,560.00	1,590.00	30.00	1.89	9,310.00	9,540.00	230.00	2.41	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	124.95	0.00	-124.95	N/A	492.45	0.00	-492.45	N/A	0.00
41820-0000	Consultants	0.00	572.78	572.78	100.00	0.00	3,436.68	3,436.68	100.00	6,873.40
41890-0000	Total Other Admin Expenses	15,370.57	16,593.64	1,223.07	7.37	93,765.62	99,561.84	5,796.22	5.82	199,123.79
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	59.13	78.95	19.82	25.10	669.86	473.70	-196.16	-41.41	947.45
41900-2000	Publications	0.00	26.64	26.64	100.00	0.00	159.84	159.84	100.00	319.64
41900-4000	Office Supplies	279.18	176.91	-102.27	-57.81	2,021.83	1,061.46	-960.37	-90.48	2,122.92
41900-5000	Inspection Expense	0.00	15.80	15.80	100.00	0.00	94.80	94.80	100.00	189.60
41900-7000	Telephone	42.39	630.54	588.15	93.28	3,399.76	3,783.24	383.48	10.14	7,566.45
41900-8000	Postage	704.00	257.73	-446.27	-173.15	1,948.37	1,546.38	-401.99	-26.00	3,092.81
41901-0000	Office Equipment Contracts	262.87	497.02	234.15	47.11	5,109.00	2,982.12	-2,126.88	-71.32	5,964.30
41901-3000	Internet	343.21	566.38	223.17	39.40	2,396.04	3,398.28	1,002.24	29.49	6,796.51
41901-4000	Cable/Video	78.67	164.36	85.69	52.14	683.86	986.16	302.30	30.65	1,972.38
41901-5000	Special Events	76.83	0.00	-76.83	N/A	2,111.72	0.00	-2,111.72	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	5.90	16.48	10.58	64.20	1,176.34	98.88	-1,077.46	-1,089.66	197.78
41902-0000	Bank Fees	436.20	0.00	-436.20	N/A	3,962.32	0.00	-3,962.32	N/A	0.00
41902-2000	Other Misc Admin Expenses	732.00	404.24	-327.76	-81.08	3,032.28	2,425.44	-606.84	-25.02	4,850.85
41910-0000	Total Miscellaneous Admin Expenses	17,681.43	16,147.35	-1,534.08	-9.50	113,594.78	96,884.10	-16,710.68	-17.25	193,768.20
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	33,806.50	33,809.47	2.97	0.01	209,095.90	202,856.82	-6,239.08	-3.08	405,713.77
42000-0000	TENANT SERVICES									
42100-0000	Tenant Services Salaries	0.00	0.00	0.00	N/A	-61.74	0.00	61.74	N/A	0.00
42100-1000	Employee Benefit Contributions-Tenant Sv	168.87	0.00	-168.87	N/A	-524.72	0.00	524.72	N/A	0.00
42300-0000	Tenant Services Contract Costs	0.00	112.94	112.94	100.00	0.00	677.64	677.64	100.00	1,355.28
42990-0000	TOTAL TENANT SERVICES EXPENSES	168.87	112.94	-55.93	-49.52	-586.46	677.64	1,264.10	186.54	1,355.28
43000-0000	UTILITY EXPENSES									
43100-0000	Water	5,050.30	7,666.67	2,616.37	34.13	43,448.53	46,000.02	2,551.49	5.55	92,000.00
43200-0000	Electricity	4,363.61	3,500.00	-863.61	-24.67	11,370.67	21,000.00	9,629.33	45.85	42,000.00
43200-1000	Electricity-Vacant Units	170.67	0.00	-170.67	N/A	284.70	0.00	-284.70	N/A	0.00
43300-0000	Gas	4,493.50	1,672.17	-2,821.33	-168.72	7,838.53	10,033.02	2,194.49	21.87	20,066.00
43320-0000	Tenant-Owed Utilities	0.00	46.84	46.84	100.00	55.31	281.04	225.73	80.32	562.06
43400-0000	Garbage/Trash Removal	256.21	1,440.57	1,184.36	82.21	1,729.23	8,643.42	6,914.19	79.99	17,286.86
43900-0000	Sewer	3,185.10	2,916.67	-268.43	-9.20	27,044.12	17,500.02	-9,544.10	-54.54	35,000.00
43990-0000	TOTAL UTILITY EXPENSES	17,519.39	17,242.92	-276.47	-1.60	91,771.09	103,457.52	11,686.43	11.30	206,914.92
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-9000	General Maint Expense									
44100-0000	Maintenance Salaries	18,916.19	20,908.84	1,992.65	9.53	101,161.43	125,453.04	24,291.61	19.36	250,906.03
44100-5000	Employee Benefit Contribution-Maint.	5,319.99	7,033.59	1,713.60	24.36	25,999.23	42,201.54	16,202.31	38.39	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	4,876.74	4,750.48	97.41	9,753.52
44190-0000	Total General Maint Expense	24,236.18	28,755.22	4,519.04	15.72	128,543.70	172,531.32	43,987.62	25.50	345,062.60
44200-0000	Materials									
44200-1000	Supplies-Grounds	0.00	0.00	0.00	N/A	91.56	0.00	-91.56	N/A	0.00
44200-2000	Supplies-Appliance	2,130.19	875.18	-1,255.01	-143.40	10,005.57	5,251.08	-4,754.49	-90.54	10,502.16
44200-3000	Supplies-Decorating	338.76	375.06	36.30	9.68	1,309.76	2,250.36	940.60	41.80	4,500.72
44200-4000	Supplies-Electrical	989.08	346.06	-643.02	-185.81	1,262.82	2,076.36	813.54	39.18	4,152.70
44200-5000	Supplies-Exterminating	0.00	0.00	0.00	N/A	298.71	0.00	-298.71	N/A	0.00
44200-6000	Supplies-Janitorial/Cleaning	166.65	866.86	700.21	80.78	3,965.08	5,201.16	1,236.08	23.77	10,402.30
44200-7000	Supplies-Maint/Repairs	3,963.87	4,163.38	199.51	4.79	18,828.46	24,980.28	6,151.82	24.63	49,960.60
44200-8000	Supplies-Plumbing	614.03	722.18	108.15	14.98	2,904.41	4,333.08	1,428.67	32.97	8,666.12
44200-9000	Tools and Equipment	95.44	239.79	144.35	60.20	601.58	1,438.74	837.16	58.19	2,877.52
44201-0000	Supplies - HVAC	452.60	301.71	-150.89	-50.01	3,379.35	1,810.26	-1,569.09	-86.68	3,620.50
44290-0000	Total Materials	8,750.62	7,890.22	-860.40	-10.90	42,647.30	47,341.32	4,694.02	9.92	94,682.62
44300-0000	Contract Costs									
44300-6000	Contract-Electrical	1,285.76	239.76	-1,046.00	-436.27	971.57	1,438.56	466.99	32.46	2,877.10

Budget Comparison

Period = Mar 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
44300-7000	Contract-Pest Control	785.00	416.18	-368.82	-88.62	4,905.00	2,497.08	-2,407.92	-96.43	4,994.17
44300-8000	Contract-Floor Covering	0.00	12.58	12.58	100.00	0.00	75.48	75.48	100.00	150.98
44300-9000	Contract-Grounds	0.00	1,520.82	1,520.82	100.00	8,676.50	9,124.92	448.42	4.91	18,249.82
44301-0000	Contract-Janitorial/Cleaning	0.00	1,648.31	1,648.31	100.00	0.00	9,889.86	9,889.86	100.00	19,779.77
44301-1000	Contract-Plumbing	2,149.00	1,971.20	-177.80	-9.02	8,495.25	11,827.20	3,331.95	28.17	23,654.44
44301-2000	Contract-Window Covering	0.00	0.00	0.00	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	6,266.82	6,266.82	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	0.00	0.00	0.00	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	9,849.00	16,973.16	7,124.16	41.97	33,946.32
44301-8000	Contract-Alarm Monitoring	209.94	0.00	-209.94	N/A	1,720.26	0.00	-1,720.26	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	2,227.57	2,030.39	-197.18	-9.71	11,043.95	12,182.34	1,138.39	9.34	24,364.67
44302-3000	Contract-Consultants	355.12	0.00	-355.12	N/A	355.12	0.00	-355.12	N/A	0.00
44308-0000	Contract - Vehicle Lease	0.00	483.79	483.79	100.00	3,974.33	2,902.74	-1,071.59	-36.92	5,805.44
44309-0000	Contract-Security	0.00	2,540.44	2,540.44	100.00	0.00	15,242.64	15,242.64	100.00	30,485.29
44309-1000	Snow Removal Service	2,364.00	2,250.00	-114.00	-5.07	29,959.00	23,950.00	-6,009.00	-25.09	26,450.00
44309-9000	Contract Costs-Other	152.00	2,560.20	2,408.20	94.06	466.50	15,361.20	14,894.70	96.96	30,722.42
44390-0000	Total Contract Costs	10,697.39	19,547.00	8,849.61	45.27	106,454.47	127,732.00	21,277.53	16.66	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	34,999.98	22,775.41	65.07	70,000.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	43,684.19	62,025.77	18,341.58	29.57	289,939.56	382,604.62	92,665.06	24.22	743,759.26
45000-0000	GENERAL EXPENSES									
45100-0000	Worker's Comp Insurance	1,072.53	1,336.60	264.07	19.76	6,326.41	8,019.60	1,693.19	21.11	16,039.23
45101-0000	Property Insurance	4,011.63	3,240.13	-771.50	-23.81	23,382.81	19,440.78	-3,942.03	-20.28	38,881.61
45102-0000	Liability Insurance	236.67	317.57	80.90	25.47	1,467.64	1,905.42	437.78	22.98	3,810.82
45200-0000	Payments in Lieu of Taxes	4,197.37	3,381.84	-815.53	-24.12	25,416.58	20,291.04	-5,125.54	-25.26	40,582.06
45210-0000	Misc. Taxes/Licenses/Insurance	183.34	263.20	79.86	30.34	1,033.79	1,579.20	545.41	34.54	3,158.44
45700-0000	Bad Debt-Tenant Rents	0.00	1,056.61	1,056.61	100.00	0.00	6,339.66	6,339.66	100.00	12,679.37
45900-0000	Other General Expense	-218.39	0.00	218.39	N/A	-218.39	0.00	218.39	N/A	0.00
45990-0000	TOTAL GENERAL EXPENSES	9,483.15	9,595.95	112.80	1.18	57,408.84	57,575.70	166.86	0.29	115,151.53
47000-0000	HOUSING ASSISTANCE PAYMENTS									
47150-1012	URP Expense - PH	6.00	0.00	-6.00	N/A	211.00	0.00	-211.00	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	6.00	0.00	-6.00	N/A	236.34	0.00	-236.34	N/A	0.00
48990-0000	TOTAL OPERATING EXPENSES	104,668.10	122,787.05	18,118.95	14.76	647,865.27	747,172.30	99,307.03	13.29	1,472,894.76
49990-0000	NET OPERATING INCOME	22,568.80	142.95	22,425.85	15,687.90	116,708.80	-8,454.30	125,163.10	1,480.47	4,567.22
50000-0000	NON-OPERATING ITEMS									
51000-1000	Depreciation -Buildings	24,396.00	0.00	-24,396.00	N/A	146,376.00	0.00	-146,376.00	N/A	0.00
51000-2000	Depreciation -Furn,Equip,Machinery-Dwell	1,906.50	0.00	-1,906.50	N/A	11,439.00	0.00	-11,439.00	N/A	0.00
51000-3000	Depreciation -Furn,Equip,Machinery-Admi	262.50	0.00	-262.50	N/A	1,575.00	0.00	-1,575.00	N/A	0.00
51000-4000	Depreciation-Leashold Improvements	2,577.00	0.00	-2,577.00	N/A	15,462.00	0.00	-15,462.00	N/A	0.00
51000-5000	Depreciation-Vehicles	105.18	0.00	-105.18	N/A	631.08	0.00	-631.08	N/A	0.00
52100-2000	Operating Transfer In from CFP	0.00	0.00	0.00	N/A	-12,500.00	0.00	12,500.00	N/A	0.00
59990-0000	TOTAL NON-OPERATING ITEMS	29,247.18	0.00	-29,247.18	N/A	162,983.08	0.00	-162,983.08	N/A	0.00
90000-0000	NET INCOME	-6,678.38	142.95	-6,821.33	-4,771.83	-46,274.28	-8,454.30	-37,819.98	-447.35	4,567.22

Hawley, Shiloh, Warren (.amp2)

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
09999-9000	All	
10000-0000	ASSETS	
10010-0000	CURRENT ASSETS	
11000-0000	CASH	
11100-0000	Unrestricted Cash	
11111-0000	Cash Operating 1	148,621.16
11112-0000	Cash Operating 2	353,938.41
11119-9000	Total Unrestricted Cash	502,559.57
11120-0000	Restricted Cash	
11120-2000	Cash Restricted-FSS Escrow	-740.40
11129-9000	Total Restricted Cash	-740.40
11190-0000	TOTAL CASH	501,819.17
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11220-0000	A/R -Tenants	58,195.35
11220-1000	Allowance for Doubtful Accounts-Tenar	-12,672.21
11290-0000	A/R -Other	40,802.90
11350-1000	A/R-HUD	106,910.31
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVAB	193,236.35
11600-0000	OTHER CURRENT ASSETS	
12110-0000	Prepaid Expenses and Other Assets	12,364.63
12110-1000	Prepaid Insurance	16,532.43
12600-0000	Inventories-Materials	5,625.85
12750-0000	Allowance for Obsolete Inventories	-281.29
12950-1000	Legacy Interprogram-Due From	241,894.84
12990-0000	TOTAL OTHER CURRENT ASSETS	276,136.46
13000-0000	TOTAL CURRENT ASSETS	971,191.98
14000-0000	NONCURRENT ASSETS:	
14000-1000	FIXED ASSETS	
14000-5000	Land	443,766.88
14000-6000	Buildings	10,506,929.97
14000-7000	Vehicles	31,198.70
14000-8000	Furniture and Equipment	359,210.97
14001-0000	Site Improvement	1,078,931.35
14001-0001	Construction-Work in Progress	-0.11
14050-1000	Accum Depreciation-Buildings	-10,273,349.71
14050-2000	Accum Depreciation-Vehicles	-811.08
14050-3000	Accum Depreciation-Furn & Equip Adm	-1,875.00
14050-4000	Accum Depreciation-Leashold Improver	-19,002.00
14050-5000	Accum Depreciation-Furn & Equip Dwel	-15,039.00
14200-0000	TOTAL FIXED ASSETS	2,109,960.97

Hawley, Shiloh, Warren (.amp2)

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
14990-0000	TOTAL NONCURRENT ASSETS	2,109,960.97
19990-0000	TOTAL ASSETS	3,081,152.95
20000-0000	LIABILITIES & EQUITY	
20010-0000	LIABILITIES:	
21000-0000	CURRENT LIABLITIES:	
21110-0000	A/P Vendors and Contractors	274,510.34
21140-0000	Tenant Security Deposits	53,151.63
21140-3000	Security Deposit-Pet	100.00
21150-0000	A/P Other	103,085.91
21171-8000	A/P-Payroll ROTH 401k	-25.71
21199-1000	Accrued Payable	47,016.15
21350-0000	Accrued Payroll & Payroll Taxes	883.22
21370-0000	Accrued PILOT	65,472.54
21450-0000	Interprogram-Due To	29,315.03
21450-1000	Legacy Interprogram-Due To	97,069.63
21500-0000	Suspense	-27,700.62
22400-0000	Tenant Prepaid Rents	39,583.84
22600-0000	Accrued Compensated Absences-Curre	9,786.80
22990-0000	TOTAL CURRENT LIABILITIES	692,248.76
23000-0000	NONCURRENT LIABILITIES:	
23050-0000	Accrued Compensated Absences-LT	9,952.13
23990-0000	TOTAL NONCURRENT LIABILITIES	9,952.13
24990-0000	TOTAL LIABILITIES	702,200.89
28000-0000	EQUITY	
28090-0000	RETAINED EARNINGS:	
28090-1000	Invested in Capital Assets-Net of Debt	2,762,708.97
28090-2000	Retained Earnings-Unrestricted Net Ass	-383,756.91
28099-9000	TOTAL RETAINED EARNINGS:	2,378,952.06
28990-0000	TOTAL EQUITY	2,378,952.06
29990-0000	TOTAL LIABILITIES AND EQUITY	3,081,152.95

Budget Comparison

Period = Mar 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	54,671.00	50,583.33	4,087.67	8.08	336,043.23	303,499.98	32,543.25	10.72	607,000.00
31130-0000	Less: Vacancies	-1,271.00	0.00	-1,271.00	N/A	-7,595.23	0.00	-7,595.23	N/A	0.00
31190-0000	Total Rental Income	53,400.00	50,583.33	2,816.67	5.57	328,448.00	303,499.98	24,948.02	8.22	607,000.00
31200-0000	Other Tenant Income									
31200-1000	Laundry and Vending	0.00	264.00	-264.00	-100.00	0.00	1,584.00	-1,584.00	-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	705.00	0.00	705.00	N/A	3,840.00	0.00	3,840.00	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	0.00	0.00	0.00	N/A	315.00	0.00	315.00	N/A	0.00
31200-7000	Excess Utility	0.00	95.83	-95.83	-100.00	485.33	574.98	-89.65	-15.59	1,150.00
31200-8000	Wireless Leases	0.00	532.14	-532.14	-100.00	0.00	3,192.84	-3,192.84	-100.00	6,385.66
31200-9000	Misc.Tenant Income	0.00	2,204.87	-2,204.87	-100.00	0.00	13,229.22	-13,229.22	-100.00	26,458.48
31210-0000	Tenant Payment Agreement (TPA) Ren	1,187.00	0.00	1,187.00	N/A	2,825.00	0.00	2,825.00	N/A	0.00
31290-0000	Total Other Tenant Income	1,892.00	3,096.84	-1,204.84	-38.91	8,765.33	18,581.04	-9,815.71	-52.83	37,162.14
31990-0000	TOTAL TENANT INCOME	55,292.00	53,680.17	1,611.83	3.00	337,213.33	322,081.02	15,132.31	4.70	644,162.14
34000-0000	GRANT INCOME									
34010-0000	Subsidy Grants	44,098.34	50,354.55	-6,256.21	-12.42	273,898.00	302,127.30	-28,229.30	-9.34	604,254.54
34010-1000	CFP Operating Grants	8,000.02	8,488.04	-488.02	-5.75	48,000.12	50,928.24	-2,928.12	-5.75	101,856.50
34990-0000	TOTAL GRANT INCOME	52,098.36	58,842.59	-6,744.23	-11.46	321,898.12	353,055.54	-31,157.42	-8.83	706,111.04
36000-0000	OTHER INCOME									
36100-0000	Investment Income - Unrestricted	9,211.00	7,916.67	1,294.33	16.35	53,625.48	47,500.02	6,125.46	12.90	95,000.00
36990-0000	TOTAL OTHER INCOME	9,211.00	7,916.67	1,294.33	16.35	53,625.48	47,500.02	6,125.46	12.90	95,000.00
39990-0000	TOTAL INCOME	116,601.36	120,439.43	-3,838.07	-3.19	712,736.93	722,636.58	-9,899.65	-1.37	1,445,273.18
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-9000	Administrative Salaries									
41100-0000	Administrative Salaries	12,282.64	13,992.00	1,709.36	12.22	78,386.32	83,952.00	5,565.68	6.63	167,904.06
41100-4000	Employee Benefit Contribution-Admin	18,521.06	6,489.99	-12,031.07	-185.38	48,173.36	38,939.94	-9,233.42	-23.71	77,879.86
41109-9000	Total Administrative Salaries	30,803.70	20,481.99	-10,321.71	-50.39	126,559.68	122,891.94	-3,667.74	-2.98	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	276.50	55.82	-220.68	-395.34	425.40	334.92	-90.48	-27.02	669.89
41300-4000	General Legal Expense	0.00	1,083.33	1,083.33	100.00	357.50	6,499.98	6,142.48	94.50	13,000.00
41310-0000	Total Legal Expense	276.50	1,139.15	862.65	75.73	879.85	6,834.90	5,955.05	87.13	13,669.89
41390-0000	Other Admin Expenses									
41400-0000	Staff Training	0.00	77.25	77.25	100.00	0.00	463.50	463.50	100.00	927.00
41500-0000	Travel	79.40	66.67	-12.73	-19.09	595.90	400.02	-195.88	-48.97	800.00
41700-0000	Accounting Fees	385.42	779.28	393.86	50.54	3,910.64	4,675.68	765.04	16.36	9,351.31
41710-0000	Auditing Fees	0.00	125.00	125.00	100.00	0.00	750.00	750.00	100.00	1,499.98
41730-0000	Management Fee	13,371.17	13,083.33	-287.84	-2.20	80,149.73	78,499.98	-1,649.75	-2.10	157,000.00
41730-1000	Bookkeeping Fee	1,297.50	1,250.00	-47.50	-3.80	7,777.50	7,500.00	-277.50	-3.70	15,000.00
41730-2000	Asset Management Fee	1,730.00	1,733.33	3.33	0.19	10,370.00	10,399.98	29.98	0.29	20,800.00
41740-0000	Marketing	0.00	0.00	0.00	N/A	107.28	0.00	-107.28	N/A	0.00
41800-0000	Office Rent	135.96	0.00	-135.96	N/A	135.96	0.00	-135.96	N/A	0.00
41820-0000	Consultants	0.00	628.22	628.22	100.00	0.00	3,769.32	3,769.32	100.00	7,538.70
41890-0000	Total Other Admin Expenses	16,999.45	17,743.08	743.63	4.19	103,047.01	106,458.48	3,411.47	3.20	212,916.99
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	64.32	82.87	18.55	22.38	1,622.89	497.22	-1,125.67	-226.39	994.43
41900-2000	Publications	0.00	25.72	25.72	100.00	-60.00	154.32	214.32	138.88	308.60
41900-4000	Office Supplies	0.00	111.57	111.57	100.00	700.92	669.42	-31.50	-4.71	1,338.82
41900-5000	Inspection Expense	0.00	96.76	96.76	100.00	0.00	580.56	580.56	100.00	1,161.18
41900-7000	Telephone	200.05	598.02	397.97	66.55	3,914.63	3,588.12	-326.51	-9.10	7,176.26
41900-8000	Postage	372.00	324.75	-47.25	-14.55	1,490.79	1,948.50	457.71	23.49	3,897.04
41901-0000	Office Equipment Contracts	374.24	589.92	215.68	36.56	5,452.61	3,539.52	-1,913.09	-54.05	7,079.08
41901-3000	Internet	696.37	467.46	-228.91	-48.97	3,231.04	2,804.76	-426.28	-15.20	5,609.48
41901-4000	Cable/Video	586.62	168.90	-417.72	-247.32	1,722.52	1,013.40	-709.12	-69.97	2,026.74
41901-5000	Special Events	102.44	0.00	-102.44	N/A	2,148.82	0.00	-2,148.82	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	6.40	1.27	-5.13	-403.94	681.40	7.62	-673.78	-8,842.26	15.28
41902-0000	Bank Fees	325.84	0.00	-325.84	N/A	2,566.88	0.00	-2,566.88	N/A	0.00
41902-2000	Other Misc Admin Expenses	875.00	1,006.52	131.52	13.07	2,210.21	6,039.12	3,828.91	63.40	12,078.25
41910-0000	Total Miscellaneous Admin Expenses	34,406.98	23,955.75	-10,451.23	-43.63	152,413.47	143,734.50	-8,678.97	-6.04	287,469.08
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	51,682.93	42,837.98	-8,844.95	-20.65	256,340.33	257,027.88	687.55	0.27	514,055.96
42000-0000	TENANT SERVICES									
42100-0000	Tenant Services Salaries	0.00	0.00	0.00	N/A	-66.32	0.00	66.32	N/A	0.00
42100-1000	Employee Benefit Contributions-Tenant Sv	204.40	0.00	-204.40	N/A	523.56	0.00	-523.56	N/A	0.00
42300-0000	Tenant Services Contract Costs	0.00	68.23	68.23	100.00	0.00	409.38	409.38	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	204.40	68.23	-136.17	-199.58	3,100.99	409.38	-2,691.61	-657.48	818.79
43000-0000	UTILITY EXPENSES									
43100-0000	Water	3,783.00	1,333.33	-2,449.67	-183.73	30,892.79	7,999.98	-22,892.81	-286.16	16,000.00
43200-0000	Electricity	3,385.62	2,583.33	-802.29	-31.06	14,064.96	15,499.98	1,435.02	9.26	31,000.00
43200-1000	Electricity-Vacant Units	12.61	0.00	-12.61	N/A	175.40	0.00	-175.40	N/A	0.00
43300-0000	Gas	2,937.61	1,416.67	-1,520.94	-107.36	9,756.57	8,500.02	-1,256.55	-14.78	17,000.00
43320-0000	Tenant-Owed Utilities	0.66	77.21	76.55	99.15	503.56	463.26	-40.30	-8.70	926.51
43400-0000	Garbage/Trash Removal	273.36	1,570.08	1,296.72	82.59	1,813.48	9,420.48	7,607.00	80.75	18,841.02
43900-0000	Sewer	2,746.00	1,833.33	-912.67	-49.78	19,313.63	10,999.98	-8,313.65	-75.58	22,000.00
43990-0000	TOTAL UTILITY EXPENSES	13,138.86	8,813.95	-4,324.91	-49.07	76,520.39	52,883.70	-23,636.69	-44.70	105,767.53
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-9000	General Maint Expense									
44100-0000	Maintenance Salaries	15,346.80	13,992.00	-1,354.80	-9.68	100,327.67	83,952.00	-16,375.67	-19.51	167,904.06
44100-5000	Employee Benefit Contribution-Maint.	4,683.04	6,290.23	1,607.19	25.55	25,850.08	37,741.38	11,891.30	31.51	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	7,103.40	6,588.58	92.75	14,206.85
44190-0000	Total General Maint Expense	20,029.84	21,466.13	1,436.29	6.69	128,661.39	128,796.78	135.39	0.11	257,593.67
44200-0000	Materials									
44200-1000	Supplies-Grounds	79.98	0.00	-79.98	N/A	146.34	0.00	-146.34	N/A	0.00
44200-2000	Supplies-Appliance	1,675.36	878.72	-796.64	-90.66	19,860.95	5,272.32	-14,588.63	-276.70	10,544.66
44200-3000	Supplies-Decorating	-42.11	353.10	395.21	111.93	1,513.00	2,118.60	605.60	28.58	4,237.25
44200-4000	Supplies-Electrical	614.22	234.69	-379.53	-161.72	2,180.72	1,408.14	-772.58	-54.87	2,816.26
44200-6000	Supplies-Janitorial/Cleaning	185.48	428.74	243.26	56.74	4,053.84	2,572.44	-1,481.40	-57.59	5,144.93
44200-7000	Supplies-Maint/Repairs	2,501.90	3,971.76	1,469.86	37.01	9,566.87	23,830.56	14,263.69	59.85	47,661.08
44200-8000	Supplies-Plumbing	19.99	294.14	274.15	93.20	1,803.90	1,764.84	-39.06	-2.21	3,529.66
44200-9000	Tools and Equipment	252.60	138.88	-113.72	-81.88	451.80	833.28	381.48	45.78	1,666.60
44201-0000	Supplies - HVAC	39.98	604.47	564.49	93.39	3,423.17	3,626.82	203.65	5.62	7,253.69
44290-0000	Total Materials	5,327.40	6,904.50	1,577.10	22.84	43,000.59	41,427.00	-1,573.59	-3.80	82,854.13
44300-0000	Contract Costs									

Budget Comparison

Period = Mar 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
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
44300-3000	Contract-Building Repairs	853.00	0.00	-853.00	N/A	4,733.00	0.00	-4,733.00	N/A	0.00
44300-5000	Contract-Decorating/Painting	950.00	0.00	-950.00	N/A	1,715.28	0.00	-1,715.28	N/A	0.00
44300-6000	Contract-Electrical	202.50	1,306.73	1,104.23	84.50	1,375.86	7,840.38	6,464.52	82.45	15,680.72
44300-7000	Contract-Pest Control	780.00	442.69	-337.31	-76.20	6,040.00	2,656.14	-3,383.86	-127.40	5,312.31
44300-8000	Contract-Floor Covering	0.00	7.52	7.52	100.00	0.00	45.12	45.12	100.00	90.28
44300-9000	Contract-Grounds	0.00	1,175.00	1,175.00	100.00	6,721.00	7,050.00	329.00	4.67	14,100.00
44301-0000	Contract-Janitorial/Cleaning	0.00	1,465.13	1,465.13	100.00	-150.00	8,790.78	8,940.78	101.71	17,581.60
44301-1000	Contract-Plumbing	265.00	1,515.92	1,250.92	82.52	3,631.66	9,095.52	5,463.86	60.07	18,191.03
44301-2000	Contract-Window Covering	3,041.70	4.77	-3,036.93	-63,667.30	3,041.70	28.62	-3,013.08	-10,527.88	57.23
44301-3000	Contract-HVAC	0.00	235.10	235.10	100.00	5,221.30	1,410.60	-3,810.70	-270.15	2,821.21
44301-4000	Contract-Vehicle Maintenance	0.00	0.00	0.00	N/A	2,364.68	0.00	-2,364.68	N/A	0.00
44301-5000	Contract-Equipment Rental	0.00	0.00	0.00	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	8,107.31	17,335.92	9,228.61	53.23	34,671.83
44301-8000	Contract-Alarm Monitoring	705.15	0.00	-705.15	N/A	2,664.91	0.00	-2,664.91	N/A	0.00
44301-9000	Contract-Sprinkler Monitoring	0.00	0.00	0.00	N/A	2,277.18	0.00	-2,277.18	N/A	0.00
44302-2000	Contract-IT Contracts	2,432.92	2,161.92	-271.00	-12.54	12,321.12	12,971.52	650.40	5.01	25,943.04
44302-3000	Contract-Consultants	386.44	0.00	-386.44	N/A	386.44	0.00	-386.44	N/A	0.00
44308-0000	Contract - Vehicle Lease	0.00	567.65	567.65	100.00	3,832.53	3,405.90	-426.63	-12.53	6,811.78
44309-0000	Contract-Security	0.00	2,474.37	2,474.37	100.00	0.00	14,846.22	14,846.22	100.00	29,692.48
44309-1000	Snow Removal Service	3,400.00	3,000.00	-400.00	-13.33	49,730.00	33,000.00	-16,730.00	-50.70	39,000.00
44309-9000	Contract Costs-Other	3,496.14	4,832.30	1,336.16	27.65	4,593.74	28,993.80	24,400.06	84.16	57,987.61
44390-0000	Total Contract Costs	17,207.85	22,078.42	4,870.57	22.06	119,790.06	147,470.52	27,680.46	18.77	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	1,990.00	4,961.35	2,971.35	59.89	1,990.00	29,768.10	27,778.10	93.32	59,536.20
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	44,555.09	55,410.40	10,855.31	19.59	295,762.67	347,462.40	51,699.73	14.88	667,925.12
45000-0000	GENERAL EXPENSES									
45100-0000	Worker's Comp Insurance	1,058.64	1,585.62	526.98	33.23	6,244.35	9,513.72	3,269.37	34.36	19,027.41
45101-0000	Property Insurance	3,879.88	3,178.75	-701.13	-22.06	22,608.00	19,072.50	-3,535.50	-18.54	38,145.03
45102-0000	Liability Insurance	233.60	377.62	144.02	38.14	1,448.64	2,265.72	817.08	36.06	4,531.48
45200-0000	Payments in Lieu of Taxes	4,153.82	4,076.46	-77.36	-1.90	26,221.36	24,458.76	-1,762.60	-7.21	48,917.48
45210-0000	Misc. Taxes/Licenses/Insurance	342.44	279.58	-62.86	-22.48	1,844.71	1,677.48	-167.23	-9.97	3,354.92
45700-0000	Bad Debt-Tenant Rents	0.00	661.04	661.04	100.00	0.00	3,966.24	3,966.24	100.00	7,932.45
45900-0000	Other General Expense	-291.16	0.00	291.16	N/A	-291.15	0.00	291.15	N/A	0.00
45990-0000	TOTAL GENERAL EXPENSES	9,377.22	10,159.07	781.85	7.70	58,075.91	60,954.42	2,878.51	4.72	121,908.77
47000-0000	HOUSING ASSISTANCE PAYMENTS									
47150-1012	URP Expense - PH	60.00	0.00	-60.00	N/A	282.00	0.00	-282.00	N/A	0.00
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	60.00	0.00	-60.00	N/A	282.00	0.00	-282.00	N/A	0.00
48990-0000	TOTAL OPERATING EXPENSES	119,018.50	117,289.63	-1,728.87	-1.47	690,082.29	718,737.78	28,655.49	3.99	1,410,476.17
49990-0000	NET OPERATING INCOME	-2,417.14	3,149.80	-5,566.94	-176.74	22,654.64	3,898.80	18,755.84	481.07	34,797.01
50000-0000	NON-OPERATING ITEMS									
51000-1000	Depreciation -Buildings	16,600.28	0.00	-16,600.28	N/A	99,601.68	0.00	-99,601.68	N/A	0.00
51000-2000	Depreciation -Furn,Equip,Machinery-Dwell	667.68	0.00	-667.68	N/A	4,006.08	0.00	-4,006.08	N/A	0.00
51000-3000	Depreciation -Furn,Equip,Machinery-Admi	1,087.80	0.00	-1,087.80	N/A	6,526.76	0.00	-6,526.76	N/A	0.00
51000-4000	Depreciation-Leashold Improvements	2,580.00	0.00	-2,580.00	N/A	15,480.00	0.00	-15,480.00	N/A	0.00
51000-5000	Depreciation-Vehicles	874.12	0.00	-874.12	N/A	5,244.72	0.00	-5,244.72	N/A	0.00
52100-2000	Operating Transfer In from CFP	0.00	0.00	0.00	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	21,809.88	0.00	-21,809.88	N/A	613,070.69	0.00	-613,070.69	N/A	0.00
90000-0000	NET INCOME	-24,227.02	3,149.80	-27,376.82	-869.16	-590,416.05	3,898.80	-594,314.85	-15,243.53	34,797.01

BHT, JKM, Orchard, Millview (.amp3)

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
09999-9000	All	
10000-0000	ASSETS	
10010-0000	CURRENT ASSETS	
11000-0000	CASH	
11100-0000	Unrestricted Cash	
11111-0000	Cash Operating 1	-470,135.40
11112-0000	Cash Operating 2	380,026.06
11119-9000	Total Unrestricted Cash	-90,109.34
11190-0000	TOTAL CASH	-90,109.34
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11220-0000	A/R -Tenants	46,712.44
11220-1000	Allowance for Doubtful Accounts-Tenar	-11,140.15
11220-2000	A/R - Tenant Payment Agreement (TPA	2,825.00
11290-0000	A/R -Other	-9,705.39
11350-1000	A/R-HUD	359,711.87
11450-0000	Accrued Interest Receivable	156.61
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVAB	388,560.38
11600-0000	OTHER CURRENT ASSETS	
12110-0000	Prepaid Expenses and Other Assets	35,959.22
12110-1000	Prepaid Insurance	16,503.54
12600-0000	Inventories-Materials	8,893.72
12750-0000	Allowance for Obsolete Inventories	-442.00
12950-1000	Legacy Interprogram-Due From	1,272.42
12990-0000	TOTAL OTHER CURRENT ASSETS	62,186.90
13000-0000	TOTAL CURRENT ASSETS	360,637.94
14000-0000	NONCURRENT ASSETS:	
14000-1000	FIXED ASSETS	
14000-5000	Land	521,411.99
14000-6000	Buildings	10,026,285.34
14000-7000	Vehicles	54,242.84
14000-8000	Furniture and Equipment	214,182.63
14001-0000	Site Improvement	1,296,626.30
14050-1000	Accum Depreciation-Buildings	-10,727,900.68
14050-2000	Accum Depreciation-Vehicles	-6,001.86
14050-3000	Accum Depreciation-Furn & Equip Adm	-7,469.62
14050-4000	Accum Depreciation-Leashold Improver	-19,160.00
14050-5000	Accum Depreciation-Furn & Equip Dwel	-4,726.08
14200-0000	TOTAL FIXED ASSETS	1,347,490.86
14990-0000	TOTAL NONCURRENT ASSETS	1,347,490.86

BHT, JKM, Orchard, Millview (.amp3)

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
19990-0000	TOTAL ASSETS	1,708,128.80
20000-0000	LIABILITIES & EQUITY	
20010-0000	LIABILITIES:	
21000-0000	CURRENT LIABLITIES:	
21110-0000	A/P Vendors and Contractors	6,240.44
21140-0000	Tenant Security Deposits	60,532.04
21140-2000	Security Deposit Clearing Account	-252.05
21140-3100	Pet Fee - one time non reimbursable	200.00
21150-0000	A/P Other	1,950.00
21160-0000	A/P-HUD	148,368.29
21171-8000	A/P-Payroll ROTH 401k	-28.00
21199-1000	Accrued Payable	75,413.05
21350-0000	Accrued Payroll & Payroll Taxes	1,458.12
21370-0000	Accrued PILOT	74,972.77
21450-0000	Interprogram-Due To	150,092.64
21450-1000	Legacy Interprogram-Due To	40,438.96
22400-0000	Tenant Prepaid Rents	21,645.12
22600-0000	Accrued Compensated Absences-Curre	8,125.93
22990-0000	TOTAL CURRENT LIABILITIES	589,157.31
24990-0000	TOTAL LIABILITIES	589,157.31
28000-0000	EQUITY	
28090-0000	RETAINED EARNINGS:	
28090-1000	Invested in Capital Assets-Net of Debt	2,095,380.31
28090-2000	Retained Earnings-Unrestricted Net Ass	-976,408.82
28099-9000	TOTAL RETAINED EARNINGS:	1,118,971.49
28990-0000	TOTAL EQUITY	1,118,971.49
29990-0000	TOTAL LIABILITIES AND EQUITY	1,708,128.80

PH - Scattered Sites East (sse)

Budget Comparison

Period = Mar 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	17,409.36	16,000.00	1,409.36	8.81	111,714.23	96,000.00	15,714.23	16.37	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	-34.36	0.00	-34.36	N/A	-1,118.23	0.00	-1,118.23	N/A	0.00
31190-0000	Total Rental Income	17,375.00	16,000.00	1,375.00	8.59	111,226.32	96,000.00	15,226.32	15.86	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	0.00	0.00	0.00	N/A	815.00	0.00	815.00	N/A	0.00
31200-4000	Late Charges	285.00	0.00	285.00	N/A	1,965.00	0.00	1,965.00	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	0.00	541.67	-541.67	-100.00	1,010.55	3,250.02	-2,239.47	-68.91	6,500.00
31200-9000	Misc.Tenant Income	0.00	640.09	-640.09	-100.00	0.00	3,840.54	-3,840.54	-100.00	7,681.06
31210-0000	Tenant Payment Agreement (TPA) Ren	0.00	0.00	0.00	N/A	2,808.00	0.00	2,808.00	N/A	0.00
31290-0000	Total Other Tenant Income	285.00	1,181.76	-896.76	-75.88	8,123.55	7,090.56	1,032.99	14.57	14,181.06
31990-0000	TOTAL TENANT INCOME	17,660.00	17,181.76	478.24	2.78	119,349.87	103,090.56	16,259.31	15.77	206,181.06
34000-0000	GRANT INCOME									
34010-0000	Subsidy Grants	40,763.68	35,000.00	5,763.68	16.47	266,934.00	210,000.00	56,934.00	27.11	420,000.00
34010-1000	CFP Operating Grants	8,000.02	8,488.04	-488.02	-5.75	48,000.12	50,928.24	-2,928.12	-5.75	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	48,763.70	43,488.04	5,275.66	12.13	319,254.12	260,928.24	58,325.88	22.35	521,856.50
36000-0000	OTHER INCOME									
36100-0000	Investment Income - Unrestricted	4,232.10	3,750.00	482.10	12.86	24,638.79	22,500.00	2,138.79	9.51	45,000.00
36500-0000	Miscellaneous Other Income	0.00	1,231.54	-1,231.54	-100.00	2,091.36	7,389.24	-5,297.88	-71.70	14,778.48
36990-0000	TOTAL OTHER INCOME	4,232.10	4,981.54	-749.44	-15.04	26,730.15	29,889.24	-3,159.09	-10.57	59,778.48
39990-0000	TOTAL INCOME	70,655.80	65,651.34	5,004.46	7.62	465,334.14	393,908.04	71,426.10	18.13	787,816.04
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-9000	Administrative Salaries									
41100-0000	Administrative Salaries	13,081.26	12,783.74	-297.52	-2.33	77,197.91	76,702.44	-495.47	-0.65	153,404.86
41100-4000	Employee Benefit Contribution-Admin	6,630.16	5,940.46	-689.70	-11.61	33,693.84	35,642.76	1,948.92	5.47	71,285.54
41109-9000	Total Administrative Salaries	19,711.42	18,724.20	-987.22	-5.27	110,891.75	112,345.20	1,453.45	1.29	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	40.32	40.32	100.00	80.67
41300-3000	Tenant Screening	169.50	13.94	-155.56	-1,115.93	220.45	83.64	-136.81	-163.57	167.28
41300-4000	General Legal Expense	2,151.50	124.17	-2,027.33	-1,632.71	2,151.50	745.02	-1,406.48	-188.78	1,490.00
41310-0000	Total Legal Expense	2,321.00	144.83	-2,176.17	-1,502.57	2,871.70	868.98	-2,002.72	-230.47	1,737.95
41390-0000	Other Admin Expenses									
41400-0000	Staff Training	0.00	139.92	139.92	100.00	0.00	839.52	839.52	100.00	1,678.98
41500-0000	Travel	36.48	46.63	10.15	21.77	121.63	279.78	158.15	56.53	559.55
41700-0000	Accounting Fees	385.41	579.91	194.50	33.54	3,046.74	3,479.46	432.72	12.44	6,958.92
41710-0000	Auditing Fees	0.00	64.64	64.64	100.00	0.00	387.84	387.84	100.00	775.71
41730-0000	Management Fee	4,405.53	4,358.33	-47.20	-1.08	27,128.79	26,149.98	-978.81	-3.74	52,300.00
41730-1000	Bookkeeping Fee	427.50	420.83	-6.67	-1.58	2,632.50	2,524.98	-107.52	-4.26	5,050.00
41730-2000	Asset Management Fee	570.00	641.67	71.67	11.17	3,510.00	3,850.02	340.02	8.83	7,700.00
41740-0000	Marketing	0.00	0.00	0.00	N/A	49.30	0.00	-49.30	N/A	0.00
41800-0000	Office Rent	62.48	0.00	-62.48	N/A	62.48	0.00	-62.48	N/A	0.00
41820-0000	Consultants	0.00	294.72	294.72	100.00	0.00	1,768.32	1,768.32	100.00	3,536.70
41890-0000	Total Other Admin Expenses	5,887.40	6,546.65	659.25	10.07	36,551.44	39,279.90	2,728.46	6.95	78,559.86
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	29.56	72.23	42.67	59.08	334.91	433.38	98.47	22.72	866.73
41900-2000	Publications	0.00	14.13	14.13	100.00	0.00	84.78	84.78	100.00	169.59
41900-4000	Office Supplies	0.00	42.81	42.81	100.00	2.57	256.86	254.29	99.00	513.71
41900-5000	Inspection Expense	0.00	58.40	58.40	100.00	0.00	350.40	350.40	100.00	700.83
41900-7000	Telephone	0.00	207.93	207.93	100.00	1,131.47	1,247.58	116.11	9.31	2,495.19
41900-8000	Postage	0.00	172.68	172.68	100.00	490.16	1,036.08	545.92	52.69	2,072.10
41901-0000	Office Equipment Contracts	131.67	111.22	-20.45	-18.39	172.65	667.32	494.67	74.13	1,334.59
41901-5000	Special Events	25.61	0.00	-25.61	N/A	445.25	0.00	-445.25	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	2.95	37.10	34.15	92.05	2.95	222.60	219.65	98.67	445.19
41902-0000	Bank Fees	149.70	0.00	-149.70	N/A	1,179.37	0.00	-1,179.37	N/A	0.00
41902-2000	Other Misc Admin Expenses	176.50	365.45	188.95	51.70	150.80	2,192.70	2,041.90	93.12	4,385.39
41910-0000	Total Miscellaneous Admin Expenses	20,227.41	19,806.15	-421.26	-2.13	114,844.65	118,836.90	3,992.25	3.36	237,673.72
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	28,435.81	26,497.63	-1,938.18	-7.31	154,267.79	158,985.78	4,717.99	2.97	317,971.53
42000-0000	TENANT SERVICES									
42100-0000	Tenant Services Salaries	0.00	127.17	127.17	100.00	-31.48	763.02	794.50	104.13	1,526.04
42100-1000	Employee Benefit Contributions-Tenant Sv	83.90	114.98	31.08	27.03	127.27	689.88	562.61	81.55	1,379.74
42300-1000	Tenant Relocation	0.00	1,000.00	1,000.00	100.00	783.00	6,000.00	5,217.00	86.95	12,000.00
42990-0000	TOTAL TENANT SERVICES EXPENSES	83.90	1,242.15	1,158.25	93.25	878.79	7,452.90	6,574.11	88.21	14,905.78
43000-0000	UTILITY EXPENSES									
43100-0000	Water	129.05	26.81	-102.24	-381.35	-17.10	160.86	177.96	110.63	321.76
43200-0000	Electricity	92.52	177.54	85.02	47.89	381.28	1,065.24	683.96	64.21	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	132.41	717.24	584.83	81.54	1,434.43
43300-1000	Gas-Vacant Units	32.97	0.00	-32.97	N/A	337.78	0.00	-337.78	N/A	0.00
43320-0000	Tenant-Owed Utilities	0.00	460.71	460.71	100.00	3,020.10	2,764.26	-255.84	-9.26	5,528.56
43400-0000	Garbage/Trash Removal	153.63	702.73	549.10	78.14	912.66	4,216.38	3,303.72	78.35	8,432.79
43900-0000	Sewer	10.79	139.35	128.56	92.26	769.05	836.10	67.05	8.02	1,672.26
43990-0000	TOTAL UTILITY EXPENSES	418.96	1,626.68	1,207.72	74.24	6,052.32	9,760.08	3,707.76	37.99	19,520.29
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-9000	General Maint Expense									
44100-0000	Maintenance Salaries	6,530.24	5,526.09	-1,004.15	-18.17	39,879.82	33,156.54	-6,723.28	-20.28	66,313.05
44100-5000	Employee Benefit Contribution-Maint.	2,103.72	2,104.10	0.38	0.02	12,888.46	12,624.60	-263.86	-2.09	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	2,447.16	1,897.16	77.53	4,894.35
44190-0000	Total General Maint Expense	8,633.96	8,038.05	-595.91	-7.41	54,682.11	48,228.30	-6,453.81	-13.38	96,456.65
44200-0000	Materials									
44200-2000	Supplies-Appliance	0.00	277.49	277.49	100.00	1,365.90	1,664.94	299.04	17.96	3,329.91
44200-3000	Supplies-Decorating	0.00	428.82	428.82	100.00	50.86	2,572.92	2,522.06	98.02	5,145.83
44200-4000	Supplies-Electrical	188.18	216.56	28.38	13.10	461.11	1,299.36	838.25	64.51	2,598.71
44200-6000	Supplies-Janitorial/Cleaning	0.00	8.91	8.91	100.00	134.34	53.46	-80.88	-151.29	106.90
44200-7000	Supplies-Maint/Repairs	1,708.22	3,879.33	2,171.11	55.97	9,750.80	23,275.98	13,525.18	58.11	46,552.01
44200-8000	Supplies-Plumbing	153.42	1,215.86	1,062.44	87.38	609.78	7,295.16	6,685.38	91.64	14,590.26
44200-9000	Tools and Equipment	21.98	257.34	235.36	91.46	5.97	1,544.04	1,538.07	99.61	3,088.13
44201-0000	Supplies - HVAC	19.97	1.16	-18.81	-1,621.55	121.94	6.96	-114.98	-1,652.01	13.89
44290-0000	Total Materials	2,091.77	6,285.47	4,193.70	66.72	12,500.70	37,712.82	25,212.12	66.85	75,425.64
44300-0000	Contract Costs									
44300-5000	Contract-Decorating/Painting	25.98	0.00	-25.98	N/A	25.98	0.00	-25.98	N/A	0.00
44300-6000	Contract-Electrical	0.00	59.02	59.02	100.00	11.66	354.12	342.46	96.71	708.23

PH - Scattered Sites East (sse)

Budget Comparison

Period = Mar 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
44300-7000	Contract-Pest Control	0.00	174.19	174.19	100.00	590.00	1,045.14	455.14	43.55	2,090.28
44300-9000	Contract-Grounds	0.00	5,083.56	5,083.56	100.00	11,050.32	30,501.36	19,451.04	63.77	61,002.75
44301-0000	Contract-Janitorial/Cleaning	0.00	88.75	88.75	100.00	1,450.00	532.50	-917.50	-172.30	1,065.00
44301-0001	Mold Remediation	0.00	308.33	308.33	100.00	0.00	1,849.98	1,849.98	100.00	3,700.00
44301-1000	Contract-Plumbing	0.00	2,501.16	2,501.16	100.00	4,820.00	15,006.96	10,186.96	67.88	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	716.00	1,079.11	363.11	33.65	1,766.00	6,474.66	4,708.66	72.72	12,949.35
44301-4000	Contract-Vehicle Maintenance	0.00	0.00	0.00	N/A	211.59	0.00	-211.59	N/A	0.00
44301-7000	Contract-Elevator Monitoring	0.00	58.06	58.06	100.00	0.00	348.36	348.36	100.00	696.75
44302-2000	Contract-IT Contracts	1,088.81	833.33	-255.48	-30.66	5,199.09	4,999.98	-199.11	-3.98	10,000.00
44302-3000	Contract-Consultants	1,737.56	0.00	-1,737.56	N/A	1,737.56	0.00	-1,737.56	N/A	0.00
44308-0000	Contract - Vehicle Lease	0.00	422.52	422.52	100.00	1,841.65	2,535.12	693.47	27.35	5,070.21
44309-0000	Contract-Security	0.00	60.76	60.76	100.00	0.00	364.56	364.56	100.00	729.09
44309-1000	Snow Removal Service	300.00	333.33	33.33	10.00	7,950.00	1,999.98	-5,950.02	-297.50	4,000.00
44309-9000	Contract Costs-Other	0.00	3,150.84	3,150.84	100.00	329.49	18,905.04	18,575.55	98.26	37,810.10
44390-0000	Total Contract Costs	3,868.35	14,152.96	10,284.61	72.67	37,080.07	84,917.76	47,837.69	56.33	169,835.65
44500-0000	Vacancy Turnover	0.00	2,500.00	2,500.00	100.00	0.00	15,000.00	15,000.00	100.00	30,000.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	14,594.08	30,976.48	16,382.40	52.89	104,262.88	185,858.88	81,596.00	43.90	371,717.94
45000-0000	GENERAL EXPENSES									
45100-0000	Worker's Comp Insurance	1,150.17	591.64	-558.53	-94.40	6,784.34	3,549.84	-3,234.50	-91.12	7,099.69
45101-0000	Property Insurance	3,118.83	3,007.17	-111.66	-3.71	18,168.08	18,043.02	-125.06	-0.69	36,086.01
45102-0000	Liability Insurance	253.80	140.45	-113.35	-80.70	1,573.84	842.70	-731.14	-86.76	1,685.40
45200-0000	Payments in Lieu of Taxes	1,699.04	1,687.57	-11.47	-0.68	11,041.33	10,125.42	-915.91	-9.05	20,250.84
45210-0000	Misc. Taxes/Licenses/Insurance	415.87	237.82	-178.05	-74.87	2,322.53	1,426.92	-895.61	-62.77	2,853.89
45700-0000	Bad Debt-Tenant Rents	0.00	1,872.99	1,872.99	100.00	0.00	11,237.94	11,237.94	100.00	22,475.87
45900-0000	Other General Expense	27.96	31.45	3.49	11.10	27.96	188.70	160.74	85.18	377.44
45900-1000	Radon Grant Expense	0.00	50.00	50.00	100.00	4,320.00	300.00	-4,020.00	-1,340.00	600.00
45990-0000	TOTAL GENERAL EXPENSES	6,665.67	7,619.09	953.42	12.51	44,238.08	45,714.54	1,476.46	3.23	91,429.14
47000-0000	HOUSING ASSISTANCE PAYMENTS									
47150-1012	URP Expense - PH	5,974.00	0.00	-5,974.00	N/A	30,689.00	0.00	-30,689.00	N/A	0.00
47150-6000	FSS Escrow Payments	0.00	105.20	105.20	100.00	5,795.00	631.20	-5,163.80	-818.09	1,262.34
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	5,974.00	105.20	-5,868.80	-5,578.71	36,484.00	631.20	-35,852.80	-5,680.10	1,262.34
48990-0000	TOTAL OPERATING EXPENSES	56,172.42	68,067.23	11,894.81	17.48	346,183.86	408,403.38	62,219.52	15.23	816,807.02
49990-0000	NET OPERATING INCOME	14,483.38	-2,415.89	16,899.27	699.50	119,150.28	-14,495.34	133,645.62	921.99	-28,990.98
50000-0000	NON-OPERATING ITEMS									
51000-1000	Depreciation -Buildings	29,025.92	0.00	-29,025.92	N/A	174,155.52	0.00	-174,155.52	N/A	0.00
51000-2000	Depreciation -Furn,Equip,Machinery-Dwell	774.14	0.00	-774.14	N/A	4,644.84	0.00	-4,644.84	N/A	0.00
51000-3000	Depreciation -Furn,Equip,Machinery-Admi	336.92	0.00	-336.92	N/A	2,021.52	0.00	-2,021.52	N/A	0.00
51000-4000	Depreciation-Leashold Improvements	1,347.99	0.00	-1,347.99	N/A	8,087.94	0.00	-8,087.94	N/A	0.00
52100-2000	Operating Transfer In from CFP	0.00	0.00	0.00	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	480,000.00	605,785.48	126.21	960,000.00
59990-0000	TOTAL NON-OPERATING ITEMS	31,484.97	80,000.00	48,515.03	60.64	50,624.34	480,000.00	429,375.66	89.45	960,000.00
90000-0000	NET INCOME	-17,001.59	-82,415.89	65,414.30	79.37	68,525.94	-494,495.34	563,021.28	113.86	-988,990.98

PH - Scattered Sites East (sse)

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
09999-9000	All	
10000-0000	ASSETS	
10010-0000	CURRENT ASSETS	
11000-0000	CASH	
11100-0000	Unrestricted Cash	
11111-0000	Cash Operating 1	4,768,669.78
11112-0000	Cash Operating 2	356,446.65
11119-9000	Total Unrestricted Cash	5,125,116.43
11120-0000	Restricted Cash	
11120-2000	Cash Restricted-FSS Escrow	13,352.24
11129-9000	Total Restricted Cash	13,352.24
11190-0000	TOTAL CASH	5,138,468.67
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11220-0000	A/R -Tenants	56,379.01
11220-1000	Allowance for Doubtful Accounts-Tenar	-20,354.35
11220-2000	A/R - Tenant Payment Agreement (TPA	2,808.00
11290-0000	A/R -Other	263.00
11350-1000	A/R-HUD	113,475.30
11350-3000	A/R -Other Government	38,292.42
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVAB	190,863.38
11600-0000	OTHER CURRENT ASSETS	
12110-0000	Prepaid Expenses and Other Assets	20,724.84
12110-1000	Prepaid Insurance	14,709.91
12600-0000	Inventories-Materials	518.50
12750-0000	Allowance for Obsolete Inventories	-25.93
12950-0000	Interprogram-Due From	18,801.19
12950-1000	Legacy Interprogram-Due From	94,081.46
12990-0000	TOTAL OTHER CURRENT ASSETS	148,809.97
13000-0000	TOTAL CURRENT ASSETS	5,478,142.02
14000-0000	NONCURRENT ASSETS:	
14000-1000	FIXED ASSETS	
14000-5000	Land	1,350,842.98
14000-6000	Buildings	6,444,218.56
14000-7000	Vehicles	69,721.00
14000-8000	Furniture and Equipment	75,131.04
14001-0000	Site Improvement	797,866.06
14050-1000	Accum Depreciation-Buildings	-6,494,159.27
14050-3000	Accum Depreciation-Furn & Equip Adm	-2,521.52
14050-4000	Accum Depreciation-Leashold Improver	-10,587.94
14050-5000	Accum Depreciation-Furn & Equip Dwel	-5,944.84

PH - Scattered Sites East (sse)

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
14200-0000	TOTAL FIXED ASSETS	2,224,566.07
14990-0000	TOTAL NONCURRENT ASSETS	2,224,566.07
19990-0000	TOTAL ASSETS	7,702,708.09
20000-0000	LIABILITIES & EQUITY	
20010-0000	LIABILITIES:	
21000-0000	CURRENT LIABLITIES:	
21110-0000	A/P Vendors and Contractors	7,990.15
21140-0000	Tenant Security Deposits	30,707.57
21150-0000	A/P Other	450.00
21171-8000	A/P-Payroll ROTH 401k	-12.86
21199-1000	Accrued Payable	-76,396.17
21350-0000	Accrued Payroll & Payroll Taxes	1,015.26
21370-0000	Accrued PILOT	74,810.75
21450-0000	Interprogram-Due To	12,341.30
21450-1000	Legacy Interprogram-Due To	55,081.22
21500-5000	Unearned Revenue	45,489.63
22400-0000	Tenant Prepaid Rents	9,598.07
22600-0000	Accrued Compensated Absences-Curre	8,452.91
22990-0000	TOTAL CURRENT LIABILITIES	169,527.83
23000-0000	NONCURRENT LIABILITIES:	
23050-0000	Accrued Compensated Absences-LT	14,610.60
23070-0000	FSS Escrow	98,490.80
23990-0000	TOTAL NONCURRENT LIABILITIES	113,101.40
24990-0000	TOTAL LIABILITIES	282,629.23
28000-0000	EQUITY	
28090-0000	RETAINED EARNINGS:	
28090-1000	Invested in Capital Assets-Net of Debt	4,153,267.93
28090-2000	Retained Earnings-Unrestricted Net Ass	3,266,810.93
28099-9000	TOTAL RETAINED EARNINGS:	7,420,078.86
28990-0000	TOTAL EQUITY	7,420,078.86
29990-0000	TOTAL LIABILITIES AND EQUITY	7,702,708.09

Budget Comparison

Period = Mar 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	-4,615.00	6,666.67	-11,281.67	-169.22	40,348.13	40,000.02	348.11	0.87	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	-4,615.00	6,666.67	-11,281.67	-169.22	38,799.00	40,000.02	-1,201.02	-3.00	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	180.00	0.00	180.00	N/A	1,190.00	0.00	1,190.00	N/A	0.00
31200-7000	Excess Utility	0.00	166.67	-166.67	-100.00	5,013.82	1,000.02	4,013.80	401.37	2,000.00
31200-9000	Misc.Tenant Income	0.00	333.33	-333.33	-100.00	0.00	1,999.98	-1,999.98	-100.00	4,000.00
31290-0000	Total Other Tenant Income	180.00	500.00	-320.00	-64.00	5,547.82	3,000.00	2,547.82	84.93	6,000.00
31990-0000	TOTAL TENANT INCOME	-4,435.00	7,166.67	-11,601.67	-161.88	44,346.82	43,000.02	1,346.80	3.13	86,000.00
34000-0000	GRANT INCOME									
34010-0000	Subsidy Grants	28,186.68	30,000.00	-1,813.32	-6.04	205,270.00	180,000.00	25,270.00	14.04	360,000.00
34010-1000	CFP Operating Grants	8,000.02	8,488.04	-488.02	-5.75	48,000.12	50,928.24	-2,928.12	-5.75	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	36,186.70	38,488.04	-2,301.34	-5.98	271,298.12	230,928.24	40,369.88	17.48	461,856.50
36000-0000	OTHER INCOME									
36100-0000	Investment Income - Unrestricted	2,987.36	2,666.67	320.69	12.03	17,392.05	16,000.02	1,392.03	8.70	32,000.00
36500-0000	Miscellaneous Other Income	0.00	2,621.54	-2,621.54	-100.00	0.00	15,729.24	-15,729.24	-100.00	31,458.48
36990-0000	TOTAL OTHER INCOME	2,987.36	5,288.21	-2,300.85	-43.51	17,392.05	31,729.26	-14,337.21	-45.19	63,458.48
39990-0000	TOTAL INCOME	34,739.06	50,942.92	-16,203.86	-31.81	333,036.99	305,657.52	27,379.47	8.96	611,314.98
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-9000	Administrative Salaries									
41100-0000	Administrative Salaries	12,240.33	15,284.52	3,044.19	19.92	72,201.13	91,707.12	19,505.99	21.27	183,414.22
41100-3000	Compensated Absences	0.00	1,154.32	1,154.32	100.00	0.00	6,925.92	6,925.92	100.00	13,851.83
41100-4000	Employee Benefit Contribution-Admin	2,487.84	6,636.12	4,148.28	62.51	28,633.41	39,816.72	11,183.31	28.09	79,633.39
41109-9000	Total Administrative Salaries	14,728.17	23,074.96	8,346.79	36.17	100,834.54	138,449.76	37,615.22	27.17	276,899.44
41300-0000	Legal Expense									
41300-3000	Tenant Screening	28.00	12.10	-15.90	-131.40	305.75	72.60	-233.15	-321.14	145.22
41300-4000	General Legal Expense	8.00	250.00	242.00	96.80	492.50	1,500.00	1,007.50	67.17	3,000.00
41310-0000	Total Legal Expense	36.00	262.10	226.10	86.26	798.25	1,572.60	774.35	49.24	3,145.22
41390-0000	Other Admin Expenses									
41400-0000	Staff Training	0.00	137.56	137.56	100.00	0.00	825.36	825.36	100.00	1,650.72
41500-0000	Travel	25.76	49.62	23.86	48.09	82.08	297.72	215.64	72.43	595.48
41700-0000	Accounting Fees	385.41	528.41	143.00	27.06	2,830.76	3,170.46	339.70	10.71	6,340.87
41710-0000	Auditing Fees	0.00	101.29	101.29	100.00	0.00	607.74	607.74	100.00	1,215.48
41730-0000	Management Fee	2,473.28	3,233.33	760.05	23.51	17,081.09	19,399.98	2,318.89	11.95	38,800.00
41730-1000	Bookkeeping Fee	240.00	317.50	77.50	24.41	1,657.50	1,905.00	247.50	12.99	3,810.00
41730-2000	Asset Management Fee	320.00	440.83	120.83	27.41	2,210.00	2,644.98	434.98	16.45	5,290.00
41740-0000	Marketing	0.00	0.00	0.00	N/A	34.80	0.00	-34.80	N/A	0.00
41800-0000	Office Rent	44.11	0.00	-44.11	N/A	44.11	0.00	-44.11	N/A	0.00
41820-0000	Consultants	0.00	213.43	213.43	100.00	0.00	1,280.58	1,280.58	100.00	2,561.20
41890-0000	Total Other Admin Expenses	3,488.56	5,021.97	1,533.41	30.53	23,940.34	30,131.82	6,191.48	20.55	60,263.75
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	20.87	89.27	68.40	76.62	236.42	535.62	299.20	55.86	1,071.19
41900-2000	Publications	0.00	9.53	9.53	100.00	0.00	57.18	57.18	100.00	114.39
41900-4000	Office Supplies	0.00	33.39	33.39	100.00	1.81	200.34	198.53	99.10	400.67
41900-5000	Inspection Expense	0.00	462.04	462.04	100.00	0.00	2,772.24	2,772.24	100.00	5,544.54
41900-7000	Telephone	0.00	186.98	186.98	100.00	731.75	1,121.88	390.13	34.77	2,243.77
41900-8000	Postage	0.00	131.74	131.74	100.00	339.30	790.44	451.14	57.07	1,580.92
41901-0000	Office Equipment Contracts	92.98	79.48	-13.50	-16.99	121.91	476.88	354.97	74.44	953.72
41901-5000	Special Events	25.61	0.00	-25.61	N/A	420.20	0.00	-420.20	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	2.08	0.23	-1.85	-804.35	2.08	1.38	-0.70	-50.72	2.78
41902-0000	Bank Fees	105.67	0.00	-105.67	N/A	832.51	0.00	-832.51	N/A	0.00
41902-2000	Other Misc Admin Expenses	0.00	145.95	145.95	100.00	195.83	875.70	679.87	77.64	1,751.39
41910-0000	Total Miscellaneous Admin Expenses	14,975.38	24,213.57	9,238.19	38.15	103,759.19	145,281.42	41,522.23	28.58	290,562.81
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	18,499.94	29,497.64	10,997.70	37.28	128,497.78	176,985.84	48,488.06	27.40	353,971.78
42000-0000	TENANT SERVICES									
42100-0000	Tenant Services Salaries	0.00	103.63	103.63	100.00	-21.83	621.78	643.61	103.51	1,243.53
42100-1000	Employee Benefit Contributions-Tenant Sv	59.56	84.16	24.60	29.23	90.93	504.96	414.03	81.99	1,009.97
42300-1000	Tenant Relocation	0.00	1,070.42	1,070.42	100.00	0.00	6,422.52	6,422.52	100.00	12,845.05
42990-0000	TOTAL TENANT SERVICES EXPENSES	59.56	1,258.21	1,198.65	95.27	69.10	7,549.26	7,480.16	99.08	15,098.55
43000-0000	UTILITY EXPENSES									
43100-0000	Water	-28.01	22.00	50.01	227.32	2,362.86	132.00	-2,230.86	-1,690.05	264.00
43200-0000	Electricity	0.00	49.25	49.25	100.00	62.52	295.50	232.98	78.84	591.00
43200-1000	Electricity-Vacant Units	69.00	0.00	-69.00	N/A	595.83	0.00	-595.83	N/A	0.00
43300-0000	Gas	0.00	165.33	165.33	100.00	296.04	991.98	695.94	70.16	1,984.00
43300-1000	Gas-Vacant Units	0.00	0.00	0.00	N/A	424.79	0.00	-424.79	N/A	0.00
43320-0000	Tenant-Owed Utilities	272.75	418.08	145.33	34.76	6,061.01	2,508.48	-3,552.53	-141.62	5,017.00
43400-0000	Garbage/Trash Removal	279.08	18.17	-260.91	-1,435.94	6,650.65	109.02	-6,541.63	-6,000.39	218.00
43900-0000	Sewer	0.00	86.08	86.08	100.00	3,287.22	516.48	-2,770.74	-536.47	1,033.00
43990-0000	TOTAL UTILITY EXPENSES	592.82	758.91	166.09	21.89	19,740.92	4,553.46	-15,187.46	-333.54	9,107.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-9000	General Maint Expense									
44100-0000	Maintenance Salaries	8,876.02	6,045.42	-2,830.60	-46.82	54,533.50	36,272.52	-18,260.98	-50.34	72,545.00
44100-5000	Employee Benefit Contribution-Maint.	2,584.23	2,293.58	-290.65	-12.67	13,724.52	13,761.48	36.96	0.27	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	2,675.52	2,125.03	79.42	5,351.00
44190-0000	Total General Maint Expense	11,460.25	8,784.92	-2,675.33	-30.45	70,174.16	52,709.52	-17,464.64	-33.13	105,419.00
44200-0000	Materials									
44200-1000	Supplies-Grounds	0.00	1.17	1.17	100.00	0.00	7.02	7.02	100.00	14.00
44200-2000	Supplies-Appliance	0.00	73.58	73.58	100.00	2,745.86	441.48	-2,304.38	-521.97	883.00
44200-3000	Supplies-Decorating	0.00	145.67	145.67	100.00	579.20	874.02	294.82	33.73	1,748.00
44200-4000	Supplies-Electrical	0.00	45.92	45.92	100.00	702.99	275.52	-427.47	-155.15	551.00
44200-6000	Supplies-Janitorial/Cleaning	30.56	1.42	-29.14	-2,052.11	164.90	8.52	-156.38	-1,835.45	17.00
44200-7000	Supplies-Maint/Repairs	83.36	1,504.67	1,421.31	94.46	7,634.85	9,028.02	1,393.17	15.43	18,056.00
44200-8000	Supplies-Plumbing	513.33	152.67	-360.66	-236.24	1,798.34	916.02	-882.32	-96.32	1,832.00
44200-9000	Tools and Equipment	0.00	93.42	93.42	100.00	99.10	560.52	461.42	82.32	1,121.00
44201-0000	Supplies - HVAC	0.00	0.00	0.00	N/A	163.21	0.00	-163.21	N/A	0.00
44290-0000	Total Materials	627.25	2,018.52	1,391.27	68.93	13,888.45	12,111.12	-1,777.33	-14.68	24,222.00
44300-0000	Contract Costs									
44300-6000	Contract-Electrical	0.00	16.33	16.33	100.00	1,920.23	97.98	-1,822.25	-1,859.82	196.00
44300-7000	Contract-Pest Control	85.00	108.58	23.58	21.72	415.00	651.48	236.48	36.30	1,303.00
44300-9000	Contract-Grounds	0.00	1,127.67	1,127.67	100.00	4,102.93	6,766.02	2,663.09	39.36	13,532.00
44301-0000	Contract-Janitorial/Cleaning	0.00	105.75	105.75	100.00	0.00	634.50	634.50	100.00	1,269.00
44301-0001	Mold Remediation	0.00	29.17	29.17	100.00	2,330.00	175.02	-2,154.98	-1,231.28	350.00
44301-1000	Contract-Plumbing	6,890.00	1,718.42	-5,171.58	-300.95	15,955.00	10,310.52	-5,644.48	-54.74	20,621.00

PH - Scattered Sites West (ssw)

Budget Comparison

Period = Mar 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
44301-2000	Contract-Window Covering	0.00	0.00	0.00	N/A	599.51	0.00	-599.51	N/A	0.00
44301-3000	Contract-HVAC	1,160.00	641.25	-518.75	-80.90	3,805.28	3,847.50	42.22	1.10	7,695.00
44301-4000	Contract-Vehicle Maintenance	0.00	0.00	0.00	N/A	185.14	0.00	-185.14	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	772.39	583.33	-189.06	-32.41	3,670.95	3,499.98	-170.97	-4.88	7,000.00
44302-3000	Contract-Consultants	125.34	0.00	-125.34	N/A	125.34	0.00	-125.34	N/A	0.00
44308-0000	Contract - Vehicle Lease	0.00	283.67	283.67	100.00	1,680.86	1,702.02	21.16	1.24	3,404.00
44309-0000	Contract-Security	0.00	1.50	1.50	100.00	0.00	9.00	9.00	100.00	18.00
44309-1000	Snow Removal Service	600.00	33.75	-566.25	-1,677.78	1,900.00	202.50	-1,697.50	-838.27	405.00
44309-9000	Contract Costs-Other	0.00	3,677.74	3,677.74	100.00	2,533.48	22,066.44	19,532.96	88.52	44,132.87
44390-0000	Total Contract Costs	9,632.73	8,327.16	-1,305.57	-15.68	39,898.72	49,962.96	10,064.24	20.14	99,925.87
44500-0000	Vacancy Turnover	0.00	833.33	833.33	100.00	16,575.00	4,999.98	-11,575.02	-231.50	10,000.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	21,720.23	19,963.93	-1,756.30	-8.80	140,536.33	119,783.58	-20,752.75	-17.33	239,566.87
45000-0000	GENERAL EXPENSES									
45100-0000	Worker's Comp Insurance	1,123.35	511.69	-611.66	-119.54	6,631.10	3,070.14	-3,560.96	-115.99	6,140.26
45101-0000	Property Insurance	2,160.02	1,992.20	-167.82	-8.42	12,583.18	11,953.20	-629.98	-5.27	23,906.41
45102-0000	Liability Insurance	247.88	121.58	-126.30	-103.88	1,537.13	729.48	-807.65	-110.72	1,458.97
45200-0000	Payments in Lieu of Taxes	-494.84	1,028.06	1,522.90	148.13	2,951.38	6,168.36	3,216.98	52.15	12,336.73
45210-0000	Misc. Taxes/Licenses/Insurance	-5.00	37.78	42.78	113.23	111.09	226.68	115.59	50.99	453.39
45700-0000	Bad Debt-Tenant Rents	0.00	216.97	216.97	100.00	0.00	1,301.82	1,301.82	100.00	2,603.65
45900-0000	Other General Expense	-72.79	40.78	113.57	278.49	-72.79	244.68	317.47	129.75	489.36
45900-1000	Radon Grant Expense	0.00	1,660.00	1,660.00	100.00	18,028.00	9,960.00	-8,068.00	-81.00	19,920.00
45990-0000	TOTAL GENERAL EXPENSES	2,958.62	5,609.06	2,650.44	47.25	41,769.09	33,654.36	-8,114.73	-24.11	67,308.77
47000-0000	HOUSING ASSISTANCE PAYMENTS									
47150-1012	URP Expense - PH	2,041.00	0.00	-2,041.00	N/A	15,210.00	0.00	-15,210.00	N/A	0.00
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	2,041.00	0.00	-2,041.00	N/A	15,210.00	0.00	-15,210.00	N/A	0.00
48990-0000	TOTAL OPERATING EXPENSES	45,872.17	57,087.75	11,215.58	19.65	345,823.22	342,526.50	-3,296.72	-0.96	685,052.97
49990-0000	NET OPERATING INCOME	-11,133.11	-6,144.83	-4,988.28	-81.18	-12,786.23	-36,868.98	24,082.75	65.32	-73,737.99
50000-0000	NON-OPERATING ITEMS									
51000-1000	Depreciation -Buildings	19,237.46	0.00	-19,237.46	N/A	115,424.76	0.00	-115,424.76	N/A	0.00
51000-2000	Depreciation -Furn,Equip,Machinery-Dwell	270.27	0.00	-270.27	N/A	1,621.62	0.00	-1,621.62	N/A	0.00
51000-3000	Depreciation -Furn,Equip,Machinery-Admi	188.64	0.00	-188.64	N/A	1,131.84	0.00	-1,131.84	N/A	0.00
51000-4000	Depreciation-Leashold Improvements	951.27	0.00	-951.27	N/A	5,707.62	0.00	-5,707.62	N/A	0.00
52100-2000	Operating Transfer In from CFP	0.00	0.00	0.00	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	75,000.00	75,000.00	100.00	-1,330,197.26	450,000.00	1,780,197.26	395.60	900,000.00
59990-0000	TOTAL NON-OPERATING ITEMS	20,647.64	75,000.00	54,352.36	72.47	-1,218,811.42	450,000.00	1,668,811.42	370.85	900,000.00
90000-0000	NET INCOME	-31,780.75	-81,144.83	49,364.08	60.83	1,206,025.19	-486,868.98	1,692,894.17	347.71	-973,737.99

PH - Scattered Sites West (ssw)

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
09999-9000	All	
10000-0000	ASSETS	
10010-0000	CURRENT ASSETS	
11000-0000	CASH	
11100-0000	Unrestricted Cash	
11111-0000	Cash Operating 1	5,054,809.29
11112-0000	Cash Operating 2	301,663.22
11119-9000	Total Unrestricted Cash	5,356,472.51
11190-0000	TOTAL CASH	5,356,472.51
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11220-0000	A/R -Tenants	41,295.72
11220-1000	Allowance for Doubtful Accounts-Tenar	-14,026.69
11350-1000	A/R-HUD	116,819.06
11350-3000	A/R -Other Government	39,403.00
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVAB	183,491.09
11600-0000	OTHER CURRENT ASSETS	
12110-0000	Prepaid Expenses and Other Assets	21,149.58
12110-1000	Prepaid Insurance	10,593.71
12600-0000	Inventories-Materials	688.85
12750-0000	Allowance for Obsolete Inventories	-25.45
12950-1000	Legacy Interprogram-Due From	4,030.45
12990-0000	TOTAL OTHER CURRENT ASSETS	36,437.14
13000-0000	TOTAL CURRENT ASSETS	5,576,400.74
14000-0000	NONCURRENT ASSETS:	
14000-1000	FIXED ASSETS	
14000-5000	Land	1,083,160.12
14000-6000	Buildings	3,172,289.60
14000-8000	Furniture and Equipment	84,933.30
14001-0000	Site Improvement	632,917.99
14001-0001	Construction-Work in Progress	-0.01
14050-1000	Accum Depreciation-Buildings	-3,428,962.03
14050-3000	Accum Depreciation-Furn & Equip Adm	-1,391.84
14050-4000	Accum Depreciation-Leashold Improver	-7,567.62
14050-5000	Accum Depreciation-Furn & Equip Dwel	-2,081.62
14200-0000	TOTAL FIXED ASSETS	1,533,297.89
14990-0000	TOTAL NONCURRENT ASSETS	1,533,297.89
19990-0000	TOTAL ASSETS	7,109,698.63
20000-0000	LIABILITIES & EQUITY	

PH - Scattered Sites West (ssw)

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
20010-0000	LIABILITIES:	
21000-0000	CURRENT LIABLITIES:	
21110-0000	A/P Vendors and Contractors	4,096.99
21140-0000	Tenant Security Deposits	19,743.48
21140-3100	Pet Fee - one time non reimbursable	300.00
21150-0000	A/P Other	60,683.75
21171-8000	A/P-Payroll ROTH 401k	-9.08
21199-1000	Accrued Payable	4,293.89
21350-0000	Accrued Payroll & Payroll Taxes	1,200.54
21370-0000	Accrued PILOT	32,307.83
21450-0000	Interprogram-Due To	-347,140.81
21450-1000	Legacy Interprogram-Due To	2,564.64
21500-5000	Unearned Revenue	742,337.32
22400-0000	Tenant Prepaid Rents	373.07
22990-0000	TOTAL CURRENT LIABILITIES	520,751.62
24990-0000	TOTAL LIABILITIES	520,751.62
28000-0000	EQUITY	
28090-0000	RETAINED EARNINGS:	
28090-1000	Invested in Capital Assets-Net of Debt	2,763,448.50
28090-2000	Retained Earnings-Unrestricted Net Ass	3,825,498.51
28099-9000	TOTAL RETAINED EARNINGS:	6,588,947.01
28990-0000	TOTAL EQUITY	6,588,947.01
29990-0000	TOTAL LIABILITIES AND EQUITY	7,109,698.63

Budget Comparison

Period = Mar 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	6,558.00	0.00	6,558.00	N/A	50,561.00	0.00	50,561.00	N/A	0.00
31120-4000	Utility Reimbursement Recovery -PHA	411.00	0.00	411.00	N/A	-450.00	0.00	-450.00	N/A	0.00
31190-0000	Total Rental Income	6,969.00	0.00	6,969.00	N/A	50,111.00	0.00	50,111.00	N/A	0.00
31200-0000	Other Tenant Income									
31210-0000	Tenant Payment Agreement (TPA) Ren	-5,868.00	0.00	-5,868.00	N/A	-31,526.35	0.00	-31,526.35	N/A	0.00
31290-0000	Total Other Tenant Income	-5,868.00	0.00	-5,868.00	N/A	-31,526.35	0.00	-31,526.35	N/A	0.00
31990-0000	TOTAL TENANT INCOME	1,101.00	0.00	1,101.00	N/A	18,584.65	0.00	18,584.65	N/A	0.00
34000-0000	GRANT INCOME									
34100-1000	Section 8 HAP Earned (VO)	3,440,072.00	3,258,434.00	181,638.00	5.57	19,581,882.00	9,775,302.00	9,806,580.00	100.32	0.00
34100-1050	Section 8 Mainstream HAP (DV)	74,637.00	64,785.25	9,851.75	15.21	218,339.00	388,711.50	-170,372.50	-43.83	0.00
34100-1060	Section 8 EHV HAP Earned (EH)	53,690.00	50,247.58	3,442.42	6.85	135,567.00	301,485.48	-165,918.48	-55.03	0.00
34100-2000	Section 8 Admin Fee Income (AF)	284,676.00	309,551.23	-24,875.23	-8.04	1,987,704.00	1,857,307.38	130,396.62	7.02	0.00
34100-2050	Section 8 Mainstream Admin Inc (8F)	2,540.00	9,583.33	-7,043.33	-73.50	2,540.00	57,499.98	-54,959.98	-95.58	0.00
34100-2060	Section 8 EHV Admin Fee Inc (EF)	4,361.00	5,000.00	-639.00	-12.78	16,082.00	30,000.00	-13,918.00	-46.39	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	2,514.13	2,219.06	295.07	13.30	12,290.94	13,314.36	-1,023.42	-7.69	0.00
34100-5000	Section 8 EHV Issuance Fee	0.00	50.00	-50.00	-100.00	0.00	150.00	-150.00	-100.00	0.00
34100-5030	Section 8 EHV Service Fee	0.00	196.38	-196.38	-100.00	0.00	1,178.28	-1,178.28	-100.00	0.00
34100-6000	Port In HAP Earned	38,922.00	22,364.58	16,557.42	74.03	173,214.00	134,187.48	39,026.52	29.08	0.00
34990-0000	TOTAL GRANT INCOME	3,901,412.13	3,722,431.41	178,980.72	4.81	22,127,618.94	12,577,122.96	9,550,495.98	75.94	0.00
36000-0000	OTHER INCOME									
36100-0000	Investment Income - Unrestricted	117.64	191.67	-74.03	-38.62	718.33	1,150.02	-431.69	-37.54	0.00
36500-0000	Miscellaneous Other Income	0.00	6,250.00	-6,250.00	-100.00	3,437.50	37,500.00	-34,062.50	-90.83	0.00
36990-0000	TOTAL OTHER INCOME	117.64	6,441.67	-6,324.03	-98.17	4,155.83	38,650.02	-34,494.19	-89.25	0.00
39990-0000	TOTAL INCOME	3,902,630.77	3,728,873.08	173,757.69	4.66	22,150,359.42	12,615,772.98	9,534,586.44	75.58	0.00
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-9000	Administrative Salaries									
41100-0000	Administrative Salaries	101,167.11	110,487.95	9,320.84	8.44	605,479.25	675,634.71	70,155.46	10.38	0.00
41100-1000	Administrative Salaries - Mainstream	902.66	3,637.82	2,735.16	75.19	902.66	21,826.95	20,924.29	95.86	0.00
41100-1100	Administrative Salaries - EHV	1,549.80	1,666.67	116.87	7.01	5,043.14	10,000.02	4,956.88	49.57	0.00
41100-4000	Employee Benefit Contribution-Admin	111,556.25	46,364.89	-65,191.36	-140.60	305,021.90	283,469.58	-21,552.32	-7.60	0.00
41100-4001	Emp Benefit Cont-Admin Mainstream	221.61	1,083.33	861.72	79.54	221.61	6,499.98	6,278.37	96.59	0.00
41100-4002	Emp Benefit Cont-Admin EHV	380.49	641.67	261.18	40.70	1,285.56	3,850.02	2,564.46	66.61	0.00
41109-9000	Total Administrative Salaries	215,777.92	163,882.33	-51,895.59	-31.67	917,954.12	1,001,281.26	83,327.14	8.32	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	4,828.15	1,083.33	-3,744.82	-345.68	11,649.80	3,249.99	-8,399.81	-258.46	0.00
41300-4000	General Legal Expense	0.00	144.08	144.08	100.00	0.00	432.24	432.24	100.00	0.00
41310-0000	Total Legal Expense	4,828.15	1,227.41	-3,600.74	-293.36	7,098.76	3,682.23	-3,416.53	-92.78	0.00
41390-0000	Other Admin Expenses									
41400-0000	Staff Training	149.00	2,083.33	1,934.33	92.85	247.00	6,249.99	6,002.99	96.05	0.00
41500-0000	Travel	146.22	308.33	162.11	52.58	4,760.35	924.99	-3,835.36	-414.64	0.00
41700-0000	Accounting Fees	1,541.67	3,583.33	2,041.66	56.98	15,729.37	10,749.99	-4,979.38	-46.32	0.00
41710-0000	Auditing Fees	0.00	533.33	533.33	100.00	0.00	1,599.99	1,599.99	100.00	0.00
41720-0000	Port Out Admin Fee Paid	4,351.94	4,833.33	481.39	9.96	23,554.70	14,499.99	-9,054.71	-62.45	0.00
41730-0000	Management Fee	0.00	57,278.25	57,278.25	100.00	0.00	171,834.75	171,834.75	100.00	0.00
41730-0100	Management Fee - HCV	56,935.20	0.00	-56,935.20	N/A	361,637.80	0.00	-361,637.80	N/A	0.00
41730-0150	Management Fee - HCV Mainstream	508.00	1,884.37	1,376.37	73.04	508.00	11,306.10	10,798.10	95.51	0.00
41730-0160	Management Fee - HCV EHV	872.20	875.00	2.80	0.32	3,216.40	5,250.00	2,033.60	38.74	0.00
41730-1100	Bookkeeping Fee - HCV	21,660.00	21,403.17	-256.83	-1.20	130,297.50	128,419.02	-1,878.48	-1.46	0.00
41730-1150	Bookkeeping Fee - HCV Mainstream	525.00	911.73	386.73	42.42	1,590.00	5,470.44	3,880.44	70.93	0.00
41730-1160	Bookkeeping Fee - HCV EHV	345.00	600.00	255.00	42.50	1,020.00	3,600.00	2,580.00	71.67	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	9,999.99	9,999.99	100.00	0.00
41890-0000	Total Other Admin Expenses	87,034.23	97,627.50	10,593.27	10.85	542,996.12	369,905.25	-173,090.87	-46.79	0.00
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	435.83	403.07	-32.76	-8.13	4,886.59	1,209.21	-3,677.38	-304.11	0.00
41900-2000	Publications	0.00	83.28	83.28	100.00	0.00	249.84	249.84	100.00	0.00
41900-4000	Office Supplies	262.40	847.16	584.76	69.03	994.81	2,541.48	1,546.67	60.86	0.00
41900-6000	Computer Parts	0.00	0.00	0.00	N/A	68.63	0.00	-68.63	N/A	0.00
41900-7000	Telephone	1,322.90	1,534.29	211.39	13.78	11,745.48	4,602.87	-7,142.61	-155.18	0.00
41900-8000	Postage	303.00	875.52	572.52	65.39	4,576.99	2,626.56	-1,950.43	-74.26	0.00
41901-0000	Office Equipment Contracts	955.72	814.77	-140.95	-17.30	4,401.72	2,444.31	-1,957.41	-80.08	0.00
41901-3000	Internet	99.93	469.11	369.18	78.70	566.32	1,407.33	841.01	59.76	0.00
41901-4000	Cable/Video	82.24	78.15	-4.09	-5.23	459.49	234.45	-225.04	-95.99	0.00
41901-5000	Special Events	116.97	0.00	-116.97	N/A	874.34	0.00	-874.34	N/A	0.00
41901-7000	Temporary Administrative Labor	960.00	2,750.00	1,790.00	65.09	21,460.00	8,250.00	-13,210.00	-160.12	0.00
41901-8000	Small Office Equipment	26.17	77.27	51.10	66.13	26.17	231.81	205.64	88.71	0.00
41902-0000	Bank Fees	1,830.76	0.00	-1,830.76	N/A	11,967.41	0.00	-11,967.41	N/A	0.00
41902-2000	Other Misc Admin Expenses	-198.04	2,282.62	2,480.66	108.68	799.09	6,847.86	6,048.77	88.33	0.00
41910-0000	Total Miscellaneous Admin Expenses	221,975.80	174,097.57	-47,878.23	-27.50	980,781.16	1,031,926.98	51,145.82	4.96	0.00
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	313,838.18	272,952.48	-40,885.70	-14.98	1,530,876.04	1,405,514.46	-125,361.58	-8.92	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	-3,145.73	0.00	3,145.73	N/A	-36,645.23	0.00	36,645.23	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	-3,145.73	0.00	3,145.73	N/A	-28,442.15	3,211.26	31,653.41	985.70	0.00
43000-0000	UTILITY EXPENSES									
43100-0000	Water	30.00	55.70	25.70	46.14	298.12	167.10	-131.02	-78.41	0.00
43200-0000	Electricity	0.00	664.79	664.79	100.00	2,894.93	1,994.37	-900.56	-45.16	0.00
43300-0000	Gas	330.63	261.48	-69.15	-26.45	2,002.88	784.44	-1,218.44	-155.33	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	1,108.31	325.30	-783.01	-240.70	9,633.95	975.90	-8,658.05	-887.19	0.00
43900-0000	Sewer	40.00	47.83	7.83	16.37	370.76	143.49	-227.27	-158.39	0.00
43990-0000	TOTAL UTILITY EXPENSES	1,508.94	1,355.10	-153.84	-11.35	15,200.64	5,319.48	-9,881.16	-185.75	0.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-9000	General Maint Expense									
44100-5000	Employee Benefit Contribution-Maint.	3,094.12	0.00	-3,094.12	N/A	7,336.15	0.00	-7,336.15	N/A	0.00
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	0.00	214.89	214.89	100.00	281.24	644.67	363.43	56.37	0.00
44190-0000	Total General Maint Expense	3,094.12	214.89	-2,879.23	-1,339.86	8,444.03	644.67	-7,799.36	-1,209.82	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
44200-4000	Supplies-Electrical	64.02	0.00	-64.02	N/A	64.02	0.00	-64.02	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	9.60	810.60	801.00	98.82	969.11	2,431.80	1,462.69	60.15	0.00

Budget Comparison

Period = Mar 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
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	0.00	0.00	0.00	N/A	323.95	0.00	-323.95	N/A	0.00
44290-0000	Total Materials	73.62	810.60	736.98	90.92	2,231.64	2,431.80	200.16	8.23	0.00
44300-0000	Contract Costs									
44300-3000	Contract-Building Repairs	0.00	0.00	0.00	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	159.21	56.31	35.37	0.00
44300-7000	Contract-Pest Control	39.00	29.16	-9.84	-33.74	234.00	87.48	-146.52	-167.49	0.00
44300-9000	Contract-Grounds	0.00	328.21	328.21	100.00	1,280.56	984.63	-295.93	-30.05	0.00
44301-0000	Contract-Janitorial/Cleaning	0.00	394.00	394.00	100.00	34,587.96	1,182.00	-33,405.96	-2,826.22	0.00
44301-1000	Contract-Plumbing	0.00	190.79	190.79	100.00	46,820.08	572.37	-46,247.71	-8,080.04	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	42.96	42.96	100.00	0.00
44301-4000	Contract-Vehicle Maintenance	1,838.96	610.28	-1,228.68	-201.33	4,310.12	1,830.84	-2,479.28	-135.42	0.00
44301-7000	Contract-Elevator Monitoring	83.40	131.88	48.48	36.76	541.65	395.64	-146.01	-36.90	0.00
44301-8000	Contract-Alarm Monitoring	80.99	0.00	-80.99	N/A	242.95	0.00	-242.95	N/A	0.00
44302-2000	Contract-IT Contracts	12,309.91	9,605.75	-2,704.16	-28.15	52,837.84	28,817.25	-24,020.59	-83.35	0.00
44302-3000	Contract-Consultants	2,018.25	0.00	-2,018.25	N/A	2,018.25	0.00	-2,018.25	N/A	0.00
44308-0000	Contract - Vehicle Lease	0.00	1,052.61	1,052.61	100.00	7,713.15	3,157.83	-4,555.32	-144.25	0.00
44309-0000	Contract-Security	0.00	252.92	252.92	100.00	0.00	758.76	758.76	100.00	0.00
44309-1000	Snow Removal Service	338.40	377.61	39.21	10.38	5,379.60	2,265.66	-3,113.94	-137.44	0.00
44309-9000	Contract Costs-Other	158.25	1,525.07	1,366.82	89.62	489.45	4,575.21	4,085.76	89.30	0.00
44390-0000	Total Contract Costs	16,867.16	14,565.67	-2,301.49	-15.80	167,776.79	44,829.84	-122,946.95	-274.25	0.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	20,034.90	15,591.16	-4,443.74	-28.50	178,452.46	47,906.31	-130,546.15	-272.50	0.00
45000-0000	GENERAL EXPENSES									
45100-0000	Worker's Comp Insurance	5,068.34	5,838.68	770.34	13.19	29,895.89	17,516.04	-12,379.85	-70.68	0.00
45101-0000	Property Insurance	50.60	103.34	52.74	51.04	299.12	310.02	10.90	3.52	0.00
45102-0000	Liability Insurance	1,118.36	1,381.79	263.43	19.06	6,935.29	4,145.37	-2,789.92	-67.30	0.00
45210-0000	Misc. Taxes/Licenses/Insurance	183.58	749.55	565.97	75.51	1,017.41	2,248.65	1,231.24	54.75	0.00
45800-0000	HCV nonHAP Admin Expense	1,172.00	0.00	-1,172.00	N/A	16,069.00	0.00	-16,069.00	N/A	0.00
45850-0000	Port-In HAP Expense	36,262.00	22,364.58	-13,897.42	-62.14	172,377.00	67,093.74	-105,283.26	-156.92	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	12,590.10	0.00	-12,590.10	N/A	0.04	0.00	-0.04	N/A	0.00
45990-0000	TOTAL GENERAL EXPENSES	56,444.98	30,437.94	-26,007.04	-85.44	297,654.75	91,313.82	-206,340.93	-225.97	0.00
47000-0000	HOUSING ASSISTANCE PAYMENTS									
47150-0000	Housing Assistance Payments	2,350,760.00	3,258,434.00	907,674.00	27.86	14,266,365.00	9,775,302.00	-4,491,063.00	-45.94	0.00
47150-0001	HAP Expense - EHV	57,449.00	50,247.58	-7,201.42	-14.33	155,225.00	301,485.48	146,260.48	48.51	0.00
47150-0002	HAP Expense - Mainstream	75,225.00	64,785.25	-10,439.75	-16.11	213,287.00	388,711.50	175,424.50	45.13	0.00
47150-0003	HAP Expense - FUP	304,983.00	0.00	-304,983.00	N/A	902,017.00	0.00	-902,017.00	N/A	0.00
47150-0004	HAP Expense - FUPY	2,764.00	0.00	-2,764.00	N/A	8,316.00	0.00	-8,316.00	N/A	0.00
47150-0005	HAP Expense - FUP09	20,434.00	0.00	-20,434.00	N/A	58,911.00	0.00	-58,911.00	N/A	0.00
47150-0006	HAP Expense - NED	93,951.00	0.00	-93,951.00	N/A	279,006.00	0.00	-279,006.00	N/A	0.00
47150-0008	HAP Expense - VASH	5,435.00	0.00	-5,435.00	N/A	28,115.00	0.00	-28,115.00	N/A	0.00
47150-0010	HAP Expense - Tenant Protection	49,923.00	0.00	-49,923.00	N/A	257,338.00	0.00	-257,338.00	N/A	0.00
47150-0011	HAP Expense - PBV	463,814.00	0.00	-463,814.00	N/A	2,548,063.00	0.00	-2,548,063.00	N/A	0.00
47150-1000	URP Expense	42,885.00	0.00	-42,885.00	N/A	277,833.00	0.00	-277,833.00	N/A	0.00
47150-1001	URP Expense - EHV	1,536.00	0.00	-1,536.00	N/A	5,040.00	0.00	-5,040.00	N/A	0.00
47150-1002	URP Expense - Mainstream	1,192.00	0.00	-1,192.00	N/A	3,092.00	0.00	-3,092.00	N/A	0.00
47150-1003	URP Expense - FUP	10,331.00	0.00	-10,331.00	N/A	30,423.00	0.00	-30,423.00	N/A	0.00
47150-1004	URP Expense - FUPY	29.00	0.00	-29.00	N/A	99.00	0.00	-99.00	N/A	0.00
47150-1005	URP Expense - FUP09	76.00	0.00	-76.00	N/A	270.00	0.00	-270.00	N/A	0.00
47150-1006	URP Expense - NED	463.00	0.00	-463.00	N/A	1,982.00	0.00	-1,982.00	N/A	0.00
47150-1008	URP Expense - VASH	51.00	0.00	-51.00	N/A	306.00	0.00	-306.00	N/A	0.00
47150-1010	URP Expense - Tenant Protection	1,785.00	0.00	-1,785.00	N/A	10,095.00	0.00	-10,095.00	N/A	0.00
47150-1011	URP Expense - PBV	10,535.00	0.00	-10,535.00	N/A	51,044.00	0.00	-51,044.00	N/A	0.00
47150-2000	Port Out HAP Payments	101,714.00	0.00	-101,714.00	N/A	514,033.00	0.00	-514,033.00	N/A	0.00
47150-2001	Port Out HAP Exp - PBV	1,302.00	0.00	-1,302.00	N/A	10,500.00	0.00	-10,500.00	N/A	0.00
47150-2003	Port Out HAP Exp - FUP	3,998.00	0.00	-3,998.00	N/A	19,080.00	0.00	-19,080.00	N/A	0.00
47150-2005	Port Out HAP Exp - FUP 09	1,736.00	0.00	-1,736.00	N/A	6,308.00	0.00	-6,308.00	N/A	0.00
47150-2007	Port Out HAP Exp - NED	1,788.00	0.00	-1,788.00	N/A	6,345.00	0.00	-6,345.00	N/A	0.00
47150-3000	Port-Out Admin Fee Expense	1,057.78	0.00	-1,057.78	N/A	3,949.85	0.00	-3,949.85	N/A	0.00
47150-3001	Port-Out Admin Fee Exp - PBV	77.56	0.00	-77.56	N/A	620.48	0.00	-620.48	N/A	0.00
47150-3002	Port-Out Admin Fee Exp - FUP	153.35	0.00	-153.35	N/A	692.73	0.00	-692.73	N/A	0.00
47150-3004	Port-Out Admin Fee Exp - FUP 09	112.94	0.00	-112.94	N/A	398.24	0.00	-398.24	N/A	0.00
47150-3006	Port-Out Admin Fee Exp - NED	79.63	0.00	-79.63	N/A	238.89	0.00	-238.89	N/A	0.00
47150-6000	FSS Escrow Payments	30,733.49	0.00	-30,733.49	N/A	138,225.55	0.00	-138,225.55	N/A	0.00
47150-6001	FSS Escrow Exp - PBV	352.00	0.00	-352.00	N/A	5,112.00	0.00	-5,112.00	N/A	0.00
47150-6003	FSS Escrow Exp - EHV	171.00	0.00	-171.00	N/A	513.00	0.00	-513.00	N/A	0.00
47150-6004	FSS Escrow Exp - FUP	6,314.00	0.00	-6,314.00	N/A	24,061.00	0.00	-24,061.00	N/A	0.00
47150-6006	FSS Escrow Exp - FUP 09	3,065.00	0.00	-3,065.00	N/A	8,985.00	0.00	-8,985.00	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	3,646,275.75	3,373,466.83	-272,808.92	-8.09	19,836,244.16	10,465,498.98	-9,370,745.18	-89.54	0.00
48990-0000	TOTAL OPERATING EXPENSES	4,034,957.02	3,693,803.51	-341,153.51	-9.24	21,829,985.90	12,018,764.31	-9,811,221.59	-81.63	0.00
49990-0000	NET OPERATING INCOME	-132,326.25	35,069.57	-167,395.82	-477.32	320,373.52	597,008.67	-276,635.15	-46.34	0.00
50000-0000	NON-OPERATING ITEMS									
51000-3000	Depreciation -Furn,Equip,Machinery-Admi	40.20	0.00	-40.20	N/A	241.20	0.00	-241.20	N/A	0.00
51000-4000	Depreciation-Leashold Improvements	1,386.16	0.00	-1,386.16	N/A	8,316.96	0.00	-8,316.96	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	12,465.79	31,906.02	19,440.23	60.93	101,628.85	95,718.06	-5,910.79	-6.18	0.00
59990-0000	TOTAL NON-OPERATING ITEMS	13,892.15	31,906.02	18,013.87	56.46	111,430.01	95,718.06	-15,711.95	-16.41	0.00
90000-0000	NET INCOME	-146,218.40	3,163.55	-149,381.95	-4,721.97	208,943.51	501,290.61	-292,347.10	-58.32	0.00

All HCV - HAP, MS5, ADMIN, PBV (.allhcv)

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
09999-9000	All	
10000-0000	ASSETS	
10010-0000	CURRENT ASSETS	
11000-0000	CASH	
11100-0000	Unrestricted Cash	
11111-0000	Cash Operating 1	755,522.23
11112-0000	Cash Operating 2	31,219.96
11119-9000	Total Unrestricted Cash	786,742.19
11120-0000	Restricted Cash	
11120-2000	Cash Restricted-FSS Escrow	821,201.38
11120-3000	Cash Restricted-HAP	2,374,458.86
11120-4000	Cash Restricted-FSS Forfeitures	87,941.40
11129-9000	Total Restricted Cash	3,283,601.64
11190-0000	TOTAL CASH	4,070,343.83
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11220-0000	A/R -Tenants	-46,665.99
11220-2000	A/R - Tenant Payment Agreement (TPA	84,678.65
11231-1000	Allowance For Doubtful - Fraud	-547,998.19
11290-0000	A/R -Other	529,857.31
11299-9000	Allowance for Doubtful Accounts-Other	11,633.00
11300-0000	A/R Port Ins	133,985.25
11310-0000	A/R Port In Suspense	-24,429.89
11350-1000	A/R-HUD	95,458.00
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVAB	236,518.14
11600-0000	OTHER CURRENT ASSETS	
12110-0000	Prepaid Expenses and Other Assets	132,732.48
12110-1000	Prepaid Insurance	19,262.62
12950-0000	Interprogram-Due From	38,667.66
12950-1000	Legacy Interprogram-Due From	231,491.53
12990-0000	TOTAL OTHER CURRENT ASSETS	422,154.29
13000-0000	TOTAL CURRENT ASSETS	4,729,016.26
14000-0000	NONCURRENT ASSETS:	
14000-1000	FIXED ASSETS	
14000-5000	Land	194,990.27
14000-7000	Vehicles	30,411.24
14000-8000	Furniture and Equipment	111,452.41
14050-1000	Accum Depreciation-Buildings	-275,218.69
14050-3000	Accum Depreciation-Furn & Equip Adm	-321.20
14050-4000	Accum Depreciation-Leashold Improver	-9,536.96
14200-0000	TOTAL FIXED ASSETS	51,777.07

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
14990-0000	TOTAL NONCURRENT ASSETS	51,777.07
19990-0000	TOTAL ASSETS	4,780,793.33
20000-0000	LIABILITIES & EQUITY	
20010-0000	LIABILITIES:	
21000-0000	CURRENT LIABLITIES:	
21110-0000	A/P Vendors and Contractors	-42,030.70
21140-0000	Tenant Security Deposits	35,860.00
21150-0000	A/P Other	31,364.67
21160-1000	A/P-Landlords (Accrued HAP & URP)	534.00
21171-8000	A/P-Payroll ROTH 401k	-113.46
21199-1000	Accrued Payable	4,192.20
21350-0000	Accrued Payroll & Payroll Taxes	6,863.96
21450-0000	Interprogram-Due To	268,448.71
21450-1000	Legacy Interprogram-Due To	183,938.91
22400-0000	Tenant Prepaid Rents	16,731.51
22400-5000	FSS Forfeitures	-5,557.89
22600-0000	Accrued Compensated Absences-Curre	34,251.76
22990-0000	TOTAL CURRENT LIABILITIES	534,483.67
23000-0000	NONCURRENT LIABILITIES:	
23050-0000	Accrued Compensated Absences-LT	2,392.71
23070-0000	FSS Escrow	971,503.85
23070-0001	FSS Escrow - PBV	6,278.05
23070-0004	FSS Escrow - EHV	1,075.48
23070-0005	FSS Escrow - FUP	52,348.55
23070-0006	FSS Escrow - FUPY	36.06
23070-0007	FSS Escrow - FUP 09	21,635.14
23070-0010	FSS Escrow - TPV	-23,919.36
23990-0000	TOTAL NONCURRENT LIABILITIES	1,031,350.48
24990-0000	TOTAL LIABILITIES	1,565,834.15
28000-0000	EQUITY	
28090-0000	RETAINED EARNINGS:	
28090-1000	Invested in Capital Assets-Net of Debt	16,742.98
28090-2000	Retained Earnings-Unrestricted Net Ass	2,161,118.63
28090-3000	Retained Earnings-Restricted Net Asset	1,037,097.57
28099-9000	TOTAL RETAINED EARNINGS:	3,214,959.18
28990-0000	TOTAL EQUITY	3,214,959.18

All HCV - HAP, MS5, ADMIN, PBV (.allhcv)

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
29990-0000	TOTAL LIABILITIES AND EQUITY	4,780,793.33

Central Office Cost Center (cocc)

Budget Comparison

Period = Mar 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	122.30	55.05	67.25	122.16	234.70	330.30	-95.60	-28.94	660.57
31290-0000	Total Other Tenant Income	122.30	55.05	67.25	122.16	234.70	330.30	-95.60	-28.94	660.57
31990-0000	TOTAL TENANT INCOME	122.30	55.05	67.25	122.16	234.70	330.30	-95.60	-28.94	660.57
34000-0000	GRANT INCOME									
34010-1000	CFP Operating Grants	13,580.86	0.00	13,580.86	N/A	81,485.16	0.00	81,485.16	N/A	0.00
34990-0000	TOTAL GRANT INCOME	13,580.86	0.00	13,580.86	N/A	81,485.16	0.00	81,485.16	N/A	0.00
36000-0000	OTHER INCOME									
36100-0000	Investment Income - Unrestricted	88.14	0.00	88.14	N/A	560.05	0.00	560.05	N/A	0.00
36110-0000	Management Fee Grant - CFP	0.00	13,580.87	-13,580.87	-100.00	0.00	81,485.22	-81,485.22	-100.00	162,970.40
36200-0000	Management Fee Income	34,717.41	33,233.33	1,484.08	4.47	210,727.74	203,699.98	7,027.76	3.45	401,099.96
36200-0001	Management Fee Earned - HCV	56,935.20	57,278.25	-343.05	-0.60	361,637.80	343,669.50	17,968.30	5.23	687,339.00
36200-0002	Management Fee Earned - HCV Mainstrea	508.00	1,911.00	-1,403.00	-73.42	5,937.00	10,886.00	-4,949.00	-45.46	22,612.46
36200-0003	Management Fee Earned - HCV EHV	345.00	875.00	-530.00	-60.57	2,047.50	5,250.00	-3,202.50	-61.00	10,500.00
36200-1000	Bookkeeping Fee Income	3,217.50	3,217.50	0.00	0.00	19,545.00	19,555.00	-10.00	-0.05	38,710.00
36200-1001	Bookkeeping Fee Earned - HCV	21,660.00	21,403.17	256.83	1.20	130,297.50	128,419.02	1,878.48	1.46	256,838.04
36200-1002	Bookkeeping Fee Earned - HCV Mainstrea	525.00	517.50	7.50	1.45	3,232.50	7,814.50	-4,582.00	-58.63	10,940.76
36200-1003	Bookkeeping Fee Earned - HCV EHV	872.20	600.00	272.20	45.37	7,067.60	3,600.00	3,467.60	96.32	7,200.00
36200-2000	Asset Management Fee Income	2,730.00	4,393.33	-1,663.33	-37.86	16,750.00	26,859.98	-10,109.98	-37.64	52,869.96
36500-0000	Miscellaneous Other Income	367.50	1,703.93	-1,336.43	-78.43	3,946.38	10,223.58	-6,277.20	-61.40	120,447.16
36990-0000	TOTAL OTHER INCOME	121,965.95	138,713.88	-16,747.93	-12.07	761,749.07	841,462.78	-79,713.71	-9.47	1,771,527.74
39990-0000	TOTAL INCOME	135,669.11	138,768.93	-3,099.82	-2.23	843,468.93	841,793.08	1,675.85	0.20	1,772,188.31
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41009-9000	Administrative Salaries									
41100-0000	Administrative Salaries	46,365.96	54,091.44	7,725.48	14.28	288,334.15	351,594.37	63,260.22	17.99	703,188.74
41100-4000	Employee Benefit Contribution-Admin	127,402.26	19,806.06	-107,596.20	-543.25	189,504.92	128,739.39	-60,765.53	-47.20	257,478.78
41109-9000	Total Administrative Salaries	173,768.22	73,897.50	-99,870.72	-135.15	477,839.07	480,333.76	2,494.69	0.52	960,667.52
41300-0000	Legal Expense									
41300-3000	Tenant Screening	0.00	7.29	7.29	100.00	340.65	43.74	-296.91	-678.81	87.50
41300-4000	General Legal Expense	93.75	1,459.85	1,366.10	93.58	562.50	8,759.10	8,196.60	93.58	17,518.26
41310-0000	Total Legal Expense	93.75	1,467.14	1,373.39	93.61	903.15	8,802.84	7,899.69	89.74	17,605.76
41390-0000	Other Admin Expenses									
41400-0000	Staff Training	745.00	1,781.04	1,036.04	58.17	3,145.00	10,686.24	7,541.24	70.57	21,372.46
41500-0000	Travel	7,006.64	2,489.75	-4,516.89	-181.42	18,844.21	14,938.50	-3,905.71	-26.15	29,876.97
41700-0000	Accounting Fees	1,365.85	4,833.33	3,467.48	71.74	17,696.14	28,999.98	11,303.84	38.98	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	86.28	-493.72	-572.23	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	9,117.49	9,118.50	1.01	0.01	40,276.21	54,711.00	14,434.79	26.38	119,021.94
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	347.78	1,231.29	883.51	71.75	10,292.26	7,387.74	-2,904.52	-39.32	14,775.50
41900-2000	Publications	0.00	53.92	53.92	100.00	0.00	323.52	323.52	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	328.13	1,066.77	738.64	69.24	2,531.20	6,400.62	3,869.42	60.45	12,801.19
41900-5000	Inspection Expense	0.00	1.18	1.18	100.00	0.00	7.08	7.08	100.00	14.17
41900-6000	Computer Parts	0.00	0.00	0.00	N/A	45.75	0.00	-45.75	N/A	0.00
41900-7000	Telephone	1.93	1,256.58	1,254.65	99.85	9,586.06	7,539.48	-2,046.58	-27.14	15,079.00
41900-8000	Postage	0.00	1,119.59	1,119.59	100.00	5,654.72	6,717.54	1,062.82	15.82	13,435.05
41901-0000	Office Equipment Contracts	905.45	1,078.92	173.47	16.08	3,156.83	6,473.52	3,316.69	51.23	12,947.04
41901-3000	Internet	66.63	408.13	341.50	83.67	433.05	2,448.78	2,015.73	82.32	4,897.60
41901-4000	Cable/Video	54.83	49.75	-5.08	-10.21	353.43	298.50	-54.93	-18.40	597.05
41901-5000	Special Events	77.98	114.95	36.97	32.16	6,340.52	689.70	-5,650.82	-819.32	1,379.35
41901-7000	Temporary Administrative Labor	0.00	416.67	416.67	100.00	520.00	2,500.02	1,980.02	79.20	5,000.00
41901-8000	Small Office Equipment	34.80	75.12	40.32	53.67	866.07	450.72	-415.35	-92.15	901.42
41902-0000	Bank Fees	579.52	0.00	-579.52	N/A	3,629.22	0.00	-3,629.22	N/A	0.00
41902-1000	Sponsorships	0.00	92.22	92.22	100.00	0.00	553.32	553.32	100.00	1,106.67
41902-2000	Other Misc Admin Expenses	0.00	1,270.80	1,270.80	100.00	3,849.95	7,624.80	3,774.85	49.51	15,249.61
41910-0000	Total Miscellaneous Admin Expenses	176,165.27	82,133.39	-94,031.88	-114.49	525,436.12	529,749.10	4,312.98	0.81	1,059,498.26
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	185,376.51	92,719.03	-92,657.48	-99.93	566,615.48	593,262.94	26,647.46	4.49	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	20.00	34.74	14.74	42.43	198.73	208.44	9.71	4.66	416.90
43200-0000	Electricity	0.00	479.37	479.37	100.00	1,929.93	2,876.22	946.29	32.90	5,752.44
43300-0000	Gas	220.42	140.17	-80.25	-57.25	1,335.21	841.02	-494.19	-58.76	1,682.07
43400-0000	Garbage/Trash Removal	1,477.75	286.53	-1,191.22	-415.74	11,067.68	1,719.18	-9,348.50	-543.78	3,438.35
43900-0000	Sewer	30.00	37.99	7.99	21.03	267.15	227.94	-39.21	-17.20	455.88
43990-0000	TOTAL UTILITY EXPENSES	1,748.17	978.80	-769.37	-78.60	14,798.70	5,872.80	-8,925.90	-151.99	11,745.64
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES									
44009-9000	General Maint Expense									
44100-0000	Maintenance Salaries	2,799.32	8,026.81	5,227.49	65.13	17,791.00	52,174.26	34,383.26	65.90	104,348.52
44100-5000	Employee Benefit Contribution-Maint.	9,014.71	1,720.36	-7,294.35	-424.00	42,241.41	11,182.33	-31,059.08	-277.75	22,364.66
44130-0000	Misc Vehicle Expenses	0.00	122.59	122.59	100.00	0.00	735.54	735.54	100.00	1,471.12
44190-0000	Total General Maint Expense	11,814.03	9,869.76	-1,944.27	-19.70	60,032.41	64,092.13	4,059.72	6.33	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	1,000.02	879.57	87.96	2,000.00
44200-4000	Supplies-Electrical	42.67	0.00	-42.67	N/A	42.67	0.00	-42.67	N/A	0.00
44200-6000	Supplies-Janitorial/Cleaning	537.96	258.11	-279.85	-108.42	3,393.74	1,548.66	-1,845.08	-119.14	3,097.31
44200-7000	Supplies-Maint/Repairs	1,180.65	1,084.98	-95.67	-8.82	12,749.20	6,509.88	-6,239.32	-95.84	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	0.00	0.00	0.00	N/A	215.94	0.00	-215.94	N/A	0.00
44290-0000	Total Materials	1,761.28	1,509.76	-251.52	-16.66	17,225.78	9,058.56	-8,167.22	-90.16	18,117.01
44300-0000	Contract Costs									
44300-3000	Contract-Building Repairs	0.00	0.00	0.00	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	240.54	103.34	42.96	481.13
44300-7000	Contract-Pest Control	26.00	39.75	13.75	34.59	156.00	238.50	82.50	34.59	477.01
44300-9000	Contract-Grounds	0.00	225.75	225.75	100.00	853.68	1,354.50	500.82	36.97	2,708.98
44301-0000	Contract-Janitorial/Cleaning	0.00	50.00	50.00	100.00	23,058.63	300.00	-22,758.63	-7,586.21	600.00
44301-1000	Contract-Plumbing	0.00	481.27	481.27	100.00	31,213.37	2,887.62	-28,325.75	-980.94	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	80.82	80.82	100.00	161.63
44301-4000	Contract-Vehicle Maintenance	0.00	124.35	124.35	100.00	33.56	746.10	712.54	95.50	1,492.19
44301-7000	Contract-Elevator Monitoring	55.60	71.48	15.88	22.22	361.10	428.88	67.78	15.80	857.80
44301-8000	Contract-Alarm Monitoring	53.98	0.00	-53.98	N/A	161.96	0.00	-161.96	N/A	0.00
44302-2000	Contract-IT Contracts	14,882.05	11,666.67	-3,215.38	-27.56	61,989.01	70,000.02	8,011.01	11.44	140,000.00
44302-3000	Contract-Consultants	3,032.00	0.00	-3,032.00	N/A	3,622.00	0.00	-3,622.00	N/A	0.00

Central Office Cost Center (cocc)

Budget Comparison

Period = Mar 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
44308-0000	Contract - Vehicle Lease	0.00	443.88	443.88	100.00	1,600.46	2,663.28	1,062.82	39.91	5,326.52
44309-0000	Contract-Security	0.00	221.63	221.63	100.00	0.00	1,329.78	1,329.78	100.00	2,659.57
44309-1000	Snow Removal Service	225.60	282.07	56.47	20.02	3,586.40	1,692.42	-1,893.98	-111.91	3,384.88
44309-9000	Contract Costs-Other	105.50	2,482.83	2,377.33	95.75	326.30	14,896.98	14,570.68	97.81	29,793.97
44390-0000	Total Contract Costs	18,380.73	16,143.24	-2,237.49	-13.86	134,578.51	96,859.44	-37,719.07	-38.94	193,718.92
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	31,956.04	27,522.76	-4,433.28	-16.11	211,836.70	170,010.13	-41,826.57	-24.60	340,020.23
45000-0000	GENERAL EXPENSES									
45100-0000	Worker's Comp Insurance	2,690.15	3,597.72	907.57	25.23	15,868.01	21,586.32	5,718.31	26.49	43,172.64
45101-0000	Property Insurance	873.79	807.09	-66.70	-8.26	1,772.67	4,842.54	3,069.87	63.39	9,685.09
45102-0000	Liability Insurance	593.60	885.23	291.63	32.94	3,681.09	5,311.38	1,630.29	30.69	10,622.72
45210-0000	Misc. Taxes/Licenses/Insurance	87.55	90.69	3.14	3.46	506.37	544.14	37.77	6.94	1,088.24
45900-0000	Other General Expense	26,915.66	1,041.67	-25,873.99	-2,483.90	26,915.66	6,250.02	-20,665.64	-330.65	12,500.00
45990-0000	TOTAL GENERAL EXPENSES	31,160.75	6,422.40	-24,738.35	-385.19	48,743.80	38,534.40	-10,209.40	-26.49	77,068.69
48990-0000	TOTAL OPERATING EXPENSES	250,241.47	127,642.99	-122,598.48	-96.05	841,810.54	807,680.27	-34,130.27	-4.23	1,624,960.52
49990-0000	NET OPERATING INCOME	-114,572.36	11,125.94	-125,698.30	-1,129.78	1,658.39	34,112.81	-32,454.42	-95.14	147,227.79
50000-0000	NON-OPERATING ITEMS									
51000-1000	Depreciation -Buildings	7,596.96	0.00	-7,596.96	N/A	45,581.76	0.00	-45,581.76	N/A	0.00
51000-3000	Depreciation -Furn,Equip,Machinery-Admi	438.50	0.00	-438.50	N/A	2,631.00	0.00	-2,631.00	N/A	0.00
51000-4000	Depreciation-Leashold Improvements	1,619.77	0.00	-1,619.77	N/A	9,718.62	0.00	-9,718.62	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	103,749.60	0.00	-103,749.60	N/A	0.00
90000-0000	NET INCOME	-124,227.59	11,125.94	-135,353.53	-1,216.56	-102,091.21	34,112.81	-136,204.02	-399.28	147,227.79

Central Office Cost Center (cocc)

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
09999-9000	All	
10000-0000	ASSETS	
10010-0000	CURRENT ASSETS	
11000-0000	CASH	
11100-0000	Unrestricted Cash	
11111-0000	Cash Operating 1	20,112.08
11112-0000	Cash Operating 2	-332.16
11119-9000	Total Unrestricted Cash	19,779.92
11190-0000	TOTAL CASH	19,779.92
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11290-0000	A/R -Other	26,485.70
11350-1000	A/R-HUD	236,225.16
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVAB	262,710.86
11600-0000	OTHER CURRENT ASSETS	
12110-0000	Prepaid Expenses and Other Assets	123,523.47
12110-1000	Prepaid Insurance	12,715.27
12600-0000	Inventories-Materials	4,966.41
12700-0000	Inventories-Equipment	6,325.56
12750-0000	Allowance for Obsolete Inventories	-101.30
12950-0000	Interprogram-Due From	265,617.23
12950-1000	Legacy Interprogram-Due From	271,431.75
12990-0000	TOTAL OTHER CURRENT ASSETS	684,478.39
13000-0000	TOTAL CURRENT ASSETS	966,969.17
14000-0000	NONCURRENT ASSETS:	
14000-1000	FIXED ASSETS	
14000-5000	Land	51,232.46
14000-6000	Buildings	2,070,248.56
14000-8000	Furniture and Equipment	320,608.38
14001-0000	Site Improvement	152,596.25
14050-1000	Accum Depreciation-Buildings	-2,141,005.61
14050-2000	Accum Depreciation-Vehicles	13,834.97
14050-3000	Accum Depreciation-Furn & Equip Adm	-3,511.00
14050-4000	Accum Depreciation-Leashold Improver	-12,938.62
14200-0000	TOTAL FIXED ASSETS	451,065.39
14990-0000	TOTAL NONCURRENT ASSETS	451,065.39
19990-0000	TOTAL ASSETS	1,418,034.56
20000-0000	LIABILITIES & EQUITY	

Central Office Cost Center (cocc)

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
20010-0000	LIABILITIES:	
21000-0000	CURRENT LIABLITIES:	
21110-0000	A/P Vendors and Contractors	94,703.01
21150-0000	A/P Other	51,149.34
21170-3000	A/P-Misc. Payroll Witholdings	-855.47
21170-7000	A/P-Payroll FICA Witholding -Employer	-0.01
21170-8000	A/P-Payroll Vol Life/AD&D	-717.93
21170-9000	A/P-Payroll State Unemployment Tax	-6,796.05
21171-0000	A/P-Payroll 457 Deductions	700.00
21171-1000	A/P-Payroll 457 Loan	-3,650.00
21171-2000	A/P-Payroll AXA Pension Deferred	92,035.42
21171-3000	A/P-Payroll AXA Pension Vested	80,451.99
21171-3500	A/P-Payroll AXA Loan	6,102.85
21171-4000	A/P-Payroll Employee Health	3,241.69
21171-5000	A/P-Payroll Employee Vision	14,674.37
21171-6000	A/P-Payroll Employee Dental	12,263.69
21171-7000	A/P-Payroll AFLAC Pre Tax	7,513.06
21171-7500	A/P-Payroll AFLAC Post Tax	41,150.23
21171-8000	A/P-Payroll ROTH 401k	5,283.21
21190-0000	A/P-Payroll Garnishment	-20,062.05
21199-1000	Accrued Payable	19,036.15
21350-0000	Accrued Payroll & Payroll Taxes	2,903.23
21450-0000	Interprogram-Due To	2,342.59
21450-1000	Legacy Interprogram-Due To	512,865.09
21500-0000	Suspense	247.39
22600-0000	Accrued Compensated Absences-Curre	28,187.95
22990-0000	TOTAL CURRENT LIABILITIES	942,769.75
23000-0000	NONCURRENT LIABILITIES:	
23050-0000	Accrued Compensated Absences-LT	26,974.58
23990-0000	TOTAL NONCURRENT LIABILITIES	26,974.58
24990-0000	TOTAL LIABILITIES	969,744.33
28000-0000	EQUITY	
28090-0000	RETAINED EARNINGS:	
28090-1000	Invested in Capital Assets-Net of Debt	730,995.64
28090-2000	Retained Earnings-Unrestricted Net Ass	-282,705.41
28099-9000	TOTAL RETAINED EARNINGS:	448,290.23
28990-0000	TOTAL EQUITY	448,290.23
29990-0000	TOTAL LIABILITIES AND EQUITY	1,418,034.56

Housing Counseling (.chc)

Budget Comparison

Period = Mar 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	400,002.00	400,000.02	1.98	0.00	800,000.00
34150-1000	CHC Grant Revenue	0.00	0.00	0.00	N/A	448,712.56	0.00	448,712.56	N/A	0.00
34990-0000	TOTAL GRANT INCOME	66,667.00	66,666.67	0.33	0.00	848,714.56	400,000.02	448,714.54	112.18	800,000.00
36000-0000	OTHER INCOME									
36100-0000	Investment Income - Unrestricted	340.45	416.67	-76.22	-18.29	1,731.71	2,500.02	-768.31	-30.73	5,000.00
36200-3000	CHC- Admin Fee earned	10,157.00	0.00	10,157.00	N/A	60,942.00	0.00	60,942.00	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	10,497.45	416.67	10,080.78	2,419.37	63,257.28	2,500.02	60,757.26	2,430.27	5,000.00
39990-0000	TOTAL INCOME	77,164.45	67,083.34	10,081.11	15.03	911,971.84	402,500.04	509,471.80	126.58	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	128,151.29	119,995.32	-8,155.97	-6.80	239,990.62
41100-4000	Employee Benefit Contribution-Admin	28,253.57	7,861.11	-20,392.46	-259.41	81,831.36	47,166.66	-34,664.70	-73.49	94,333.33
41109-9000	Total Administrative Salaries	46,473.05	27,860.33	-18,612.72	-66.81	209,982.65	167,161.98	-42,820.67	-25.62	334,323.95
41300-0000	Legal Expense									
41300-3000	Tenant Screening	0.00	1,929.65	1,929.65	100.00	0.00	11,577.90	11,577.90	100.00	23,155.83
41300-4000	General Legal Expense	0.00	4.21	4.21	100.00	0.00	25.26	25.26	100.00	50.54
41310-0000	Total Legal Expense	0.00	1,933.86	1,933.86	100.00	0.00	11,603.16	11,603.16	100.00	23,206.37
41390-0000	Other Admin Expenses									
41400-0000	Staff Training	0.00	272.91	272.91	100.00	0.00	1,637.46	1,637.46	100.00	3,274.97
41500-0000	Travel	0.00	459.56	459.56	100.00	234.67	2,757.36	2,522.69	91.49	5,514.67
41700-0000	Accounting Fees	1,541.67	2,161.67	620.00	28.68	11,410.21	12,970.02	1,559.81	12.03	25,940.00
41710-0000	Auditing Fees	0.00	266.01	266.01	100.00	0.00	1,596.06	1,596.06	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	1,541.67	3,160.15	1,618.48	51.22	11,789.91	18,960.90	7,170.99	37.82	37,921.72
41900-0000	Miscellaneous Admin Expenses									
41900-1000	Membership and Fees	1,397.60	589.13	-808.47	-137.23	6,893.86	3,534.78	-3,359.08	-95.03	7,069.59
41900-4000	Office Supplies	0.00	88.53	88.53	100.00	7.62	531.18	523.56	98.57	1,062.34
41900-5000	Inspection Expense	0.00	8.33	8.33	100.00	0.00	49.98	49.98	100.00	100.00
41900-7000	Telephone	0.00	452.28	452.28	100.00	3,624.06	2,713.68	-910.38	-33.55	5,427.43
41900-8000	Postage	0.00	263.34	263.34	100.00	1,413.75	1,580.04	166.29	10.52	3,160.10
41901-0000	Office Equipment Contracts	15.29	521.74	506.45	97.07	1,496.18	3,130.44	1,634.26	52.21	6,260.90
41901-3000	Internet	0.00	137.30	137.30	100.00	1,239.60	823.80	-415.80	-50.47	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	7,500.00	7,500.00	100.00	15,000.00
41901-8000	Small Office Equipment	145.44	60.38	-85.06	-140.87	145.44	362.28	216.84	59.85	724.60
41902-0000	Bank Fees	457.64	0.00	-457.64	N/A	2,720.98	0.00	-2,720.98	N/A	0.00
41902-2000	Other Misc Admin Expenses	34.55	290.15	255.60	88.09	1,087.44	1,740.90	653.46	37.54	3,481.71
41910-0000	Total Miscellaneous Admin Expenses	48,523.57	31,521.51	-17,002.06	-53.94	228,864.32	189,129.06	-39,735.26	-21.01	378,258.19
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	50,065.24	36,615.52	-13,449.72	-36.73	240,654.23	219,693.12	-20,961.11	-9.54	439,386.28
43000-0000	UTILITY EXPENSES									
43200-0000	Electricity	0.00	472.12	472.12	100.00	2,125.79	2,832.72	706.93	24.96	5,665.49
43300-0000	Gas	374.24	108.33	-265.91	-245.46	2,069.03	649.98	-1,419.05	-218.32	1,300.00
43400-0000	Garbage/Trash Removal	369.50	96.85	-272.65	-281.52	2,322.90	581.10	-1,741.80	-299.74	1,162.16
43990-0000	TOTAL UTILITY EXPENSES	743.74	677.30	-66.44	-9.81	6,517.72	4,063.80	-2,453.92	-60.38	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	35.88	35.88	100.00	71.74
44190-0000	Total General Maint Expense	0.00	5.98	5.98	100.00	0.00	35.88	35.88	100.00	71.74
44200-0000	Materials									
44200-6000	Supplies-Janitorial/Cleaning	0.00	4.17	4.17	100.00	790.51	25.02	-765.49	-3,059.51	50.00
44200-7000	Supplies-Maint/Repairs	0.00	41.61	41.61	100.00	-483.21	249.66	732.87	293.55	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	274.68	-200.61	-73.03	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	4,848.78	-651.22	-13.43	9,697.50
44301-1000	Contract-Plumbing	0.00	33.33	33.33	100.00	0.00	199.98	199.98	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	3,189.46	2,844.99	-344.47	-12.11	15,551.65	17,069.94	1,518.29	8.89	34,139.93
44302-3000	Contract-Consultants	1,274.79	0.00	-1,274.79	N/A	1,274.79	0.00	-1,274.79	N/A	0.00
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	1,092.96	1,092.96	100.00	2,185.93
44309-1000	Snow Removal Service	640.00	1,232.67	592.67	48.08	9,120.00	7,396.02	-1,723.98	-23.31	14,792.00
44309-9000	Contract Costs-Other	0.00	9,122.37	9,122.37	100.00	120.00	54,734.22	54,614.22	99.78	109,468.50
44390-0000	Total Contract Costs	5,104.25	14,223.65	9,119.40	64.11	32,156.50	85,341.90	53,185.40	62.32	170,683.86
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	5,104.25	14,275.41	9,171.16	64.24	32,631.79	85,652.46	53,020.67	61.90	171,304.90
45000-0000	GENERAL EXPENSES									
45100-0000	Worker's Comp Insurance	2,314.01	0.00	-2,314.01	N/A	11,990.28	0.00	-11,990.28	N/A	0.00
45101-0000	Property Insurance	342.51	795.81	453.30	56.96	1,936.92	4,774.86	2,837.94	59.44	9,549.78
45102-0000	Liability Insurance	435.87	0.00	-435.87	N/A	2,763.90	0.00	-2,763.90	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	3,092.39	795.81	-2,296.58	-288.58	16,691.12	4,774.86	-11,916.26	-249.56	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	36,676.52	3,356.19	-33,320.33	-992.80	487,489.08	20,137.14	-467,351.94	-2,320.85	40,274.32
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	36,676.52	3,356.19	-33,320.33	-992.80	486,139.08	20,137.14	-466,001.94	-2,314.14	40,274.32
48990-0000	TOTAL OPERATING EXPENSES	95,682.14	55,720.23	-39,961.91	-71.72	782,633.94	334,321.38	-448,312.56	-134.10	668,642.93
49990-0000	NET OPERATING INCOME	-18,517.69	11,363.11	-29,880.80	-262.96	129,337.90	68,178.66	61,159.24	89.70	136,357.07
50000-0000	NON-OPERATING ITEMS									
51000-1000	Depreciation -Buildings	242.64	0.00	-242.64	N/A	1,455.84	0.00	-1,455.84	N/A	0.00
51000-3000	Depreciation -Furn,Equip,Machinery-Admi	12.23	0.00	-12.23	N/A	73.38	0.00	-73.38	N/A	0.00
51000-4000	Depreciation-Leashold Improvements	2,306.34	0.00	-2,306.34	N/A	13,838.04	0.00	-13,838.04	N/A	0.00
59990-0000	TOTAL NON-OPERATING ITEMS	2,561.21	0.00	-2,561.21	N/A	15,367.26	0.00	-15,367.26	N/A	0.00
90000-0000	NET INCOME	-21,078.90	11,363.11	-32,442.01	-285.50	113,970.64	68,178.66	45,791.98	67.16	136,357.07

Housing Counseling (.chc)

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
09999-9000	All	
10000-0000	ASSETS	
10010-0000	CURRENT ASSETS	
11000-0000	CASH	
11100-0000	Unrestricted Cash	
11111-0000	Cash Operating 1	153,568.15
11114-0000	Cash Operating 4	10,994.16
11119-9000	Total Unrestricted Cash	164,562.31
11190-0000	TOTAL CASH	164,562.31
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11290-0000	A/R -Other	86,410.54
11350-3000	A/R -Other Government	393,935.90
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVAB	480,346.44
11600-0000	OTHER CURRENT ASSETS	
12110-0000	Prepaid Expenses and Other Assets	28,347.07
12110-1000	Prepaid Insurance	7,922.47
12600-0000	Inventories-Materials	283.16
12750-0000	Allowance for Obsolete Inventories	-14.16
12950-0000	Interprogram-Due From	444.99
12950-1000	Legacy Interprogram-Due From	983,720.01
12990-0000	TOTAL OTHER CURRENT ASSETS	1,020,703.54
13000-0000	TOTAL CURRENT ASSETS	1,665,612.29
14000-0000	NONCURRENT ASSETS:	
14000-1000	FIXED ASSETS	
14000-5000	Land	110,000.00
14000-6000	Buildings	940,140.00
14000-8000	Furniture and Equipment	18,663.74
14001-0000	Site Improvement	43,675.53
14050-1000	Accum Depreciation-Buildings	-591,883.90
14050-3000	Accum Depreciation-Furn & Equip Adm	-103.29
14050-4000	Accum Depreciation-Leashold Improver	-18,438.04
14200-0000	TOTAL FIXED ASSETS	502,054.04
14990-0000	TOTAL NONCURRENT ASSETS	502,054.04
19990-0000	TOTAL ASSETS	2,167,666.33
20000-0000	LIABILITIES & EQUITY	
20010-0000	LIABILITIES:	
21000-0000	CURRENT LIABLITIES:	

Housing Counseling (.chc)

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
21110-0000	A/P Vendors and Contractors	5,044.36
21150-0000	A/P Other	342,289.54
21171-8000	A/P-Payroll ROTH 401k	-37.82
21199-1000	Accrued Payable	9,167.94
21350-0000	Accrued Payroll & Payroll Taxes	1,683.77
21450-0000	Interprogram-Due To	91,608.15
21450-1000	Legacy Interprogram-Due To	2,006,419.75
21500-0000	Suspense	3,600.00
21500-5000	Unearned Revenue	20,686.41
22600-0000	Accrued Compensated Absences-Curre	16,369.90
22990-0000	TOTAL CURRENT LIABILITIES	2,496,832.00
23000-0000	NONCURRENT LIABILITIES:	
23050-0000	Accrued Compensated Absences-LT	19,364.75
23990-0000	TOTAL NONCURRENT LIABILITIES	19,364.75
24990-0000	TOTAL LIABILITIES	2,516,196.75
28000-0000	EQUITY	
28090-0000	RETAINED EARNINGS:	
28090-1000	Invested in Capital Assets-Net of Debt	584,267.09
28090-2000	Retained Earnings-Unrestricted Net Ass	-932,797.51
28099-9000	TOTAL RETAINED EARNINGS:	-348,530.42
28990-0000	TOTAL EQUITY	-348,530.42
29990-0000	TOTAL LIABILITIES AND EQUITY	2,167,666.33

Business Activities (.busact)

Budget Comparison

Period = Mar 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	8,177.00	14,583.33	-6,406.33	-43.93	47,406.00	87,499.98	-40,093.98	-45.82	175,000.00
31120-1000	Tenant Based Subsidy	6,383.00	0.00	6,383.00	N/A	39,954.00	0.00	39,954.00	N/A	0.00
31190-0000	Total Rental Income	14,560.00	14,583.33	-23.33	-0.16	87,360.00	87,499.98	-139.98	-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	87,417.31	87,499.98	-82.67	-0.09	175,000.00
36000-0000	OTHER INCOME									
36100-0000	Investment Income - Unrestricted	4,517.73	4,150.00	367.73	8.86	27,100.89	24,900.00	2,200.89	8.84	49,800.00
36500-0000	Miscellaneous Other Income	0.00	850.00	-850.00	-100.00	0.00	5,100.00	-5,100.00	-100.00	10,200.00
36990-0000	TOTAL OTHER INCOME	4,517.73	5,000.00	-482.27	-9.65	27,100.89	30,000.00	-2,899.11	-9.66	60,000.00
39990-0000	TOTAL INCOME	19,077.73	19,583.33	-505.60	-2.58	114,518.20	117,499.98	-2,981.78	-2.54	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	25,000.02	25,000.02	100.00	50,000.00
41109-9000	Total Administrative Salaries	0.00	4,166.67	4,166.67	100.00	0.00	25,000.02	25,000.02	100.00	50,000.00
41390-0000	Other Admin Expenses									
41730-0000	Management Fee	850.19	750.00	-100.19	-13.36	5,101.14	4,500.00	-601.14	-13.36	9,000.00
41730-1000	Bookkeeping Fee	82.50	70.83	-11.67	-16.48	495.00	424.98	-70.02	-16.48	850.00
41730-2000	Asset Management Fee	110.00	0.00	-110.00	N/A	660.00	0.00	-660.00	N/A	0.00
41890-0000	Total Other Admin Expenses	1,042.69	820.83	-221.86	-27.03	6,256.14	4,924.98	-1,331.16	-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	7,000.02	6,891.60	98.45	14,000.00
41902-0000	Bank Fees	390.29	0.00	-390.29	N/A	2,126.92	0.00	-2,126.92	N/A	0.00
41902-2000	Other Misc Admin Expenses	625.00	366.66	-258.34	-70.46	1,892.76	2,199.96	307.20	13.96	4,400.00
41910-0000	Total Miscellaneous Admin Expenses	1,015.29	5,700.00	4,684.71	82.19	4,128.10	34,200.00	30,071.90	87.93	68,400.00
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	2,057.98	6,520.83	4,462.85	68.44	10,384.24	39,124.98	28,740.74	73.46	78,250.00
43000-0000	UTILITY EXPENSES									
43200-0000	Electricity	0.00	8.33	8.33	100.00	0.00	49.98	49.98	100.00	100.00
43300-0000	Gas	0.00	8.33	8.33	100.00	0.00	49.98	49.98	100.00	100.00
43320-0000	Tenant-Owed Utilities	0.00	125.00	125.00	100.00	0.00	750.00	750.00	100.00	1,500.00
43990-0000	TOTAL UTILITY EXPENSES	0.00	141.66	141.66	100.00	0.00	849.96	849.96	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	100.02	-483.31	-483.21	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	179.47	333.33	153.86	46.16	1,873.60	1,999.98	126.38	6.32	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	179.47	350.00	170.53	48.72	2,639.46	2,100.00	-539.46	-25.69	4,200.00
44300-0000	Contract Costs									
44300-6000	Contract-Electrical	0.00	20.83	20.83	100.00	0.00	124.98	124.98	100.00	250.00
44300-9000	Contract-Grounds	0.00	12.50	12.50	100.00	0.00	75.00	75.00	100.00	150.00
44301-1000	Contract-Plumbing	0.00	300.00	300.00	100.00	335.00	1,800.00	1,465.00	81.39	3,600.00
44301-3000	Contract-HVAC	0.00	8.33	8.33	100.00	476.00	49.98	-426.02	-852.38	100.00
44302-2000	Contract-IT Contracts	5.00	0.00	-5.00	N/A	13.00	0.00	-13.00	N/A	0.00
44309-9000	Contract Costs-Other	0.00	173.33	173.33	100.00	0.00	1,039.98	1,039.98	100.00	2,080.00
44390-0000	Total Contract Costs	5.00	514.99	509.99	99.03	824.00	3,089.94	2,265.94	73.33	6,180.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	184.47	864.99	680.52	78.67	3,463.46	5,189.94	1,726.48	33.27	10,380.00
45000-0000	GENERAL EXPENSES									
45101-0000	Property Insurance	507.31	500.00	-7.31	-1.46	2,955.53	3,000.00	44.47	1.48	6,000.00
45200-0000	Payments in Lieu of Taxes	849.40	1,166.67	317.27	27.19	4,772.30	7,000.02	2,227.72	31.82	14,000.00
45210-0000	Misc. Taxes/Licenses/Insurance	955.77	0.00	-955.77	N/A	0.00	0.00	0.00	N/A	0.00
45700-0000	Bad Debt-Tenant Rents	0.00	6.25	6.25	100.00	0.00	37.50	37.50	100.00	75.00
45990-0000	TOTAL GENERAL EXPENSES	2,312.48	1,672.92	-639.56	-38.23	7,727.83	10,037.52	2,309.69	23.01	20,075.00
48990-0000	TOTAL OPERATING EXPENSES	4,554.93	9,200.40	4,645.47	50.49	21,575.53	55,202.40	33,626.87	60.92	110,405.00
49990-0000	NET OPERATING INCOME	14,522.80	10,382.93	4,139.87	39.87	92,942.67	62,297.58	30,645.09	49.19	124,595.00
50000-0000	NON-OPERATING ITEMS									
51000-1000	Depreciation -Buildings	5,716.08	0.00	-5,716.08	N/A	34,296.48	0.00	-34,296.48	N/A	0.00
59990-0000	TOTAL NON-OPERATING ITEMS	5,716.08	0.00	-5,716.08	N/A	34,296.48	0.00	-34,296.48	N/A	0.00
90000-0000	NET INCOME	8,806.72	10,382.93	-1,576.21	-15.18	58,646.19	62,297.58	-3,651.39	-5.86	124,595.00

Business Activities (.busact)

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
09999-9000	All	
10000-0000	ASSETS	
10010-0000	CURRENT ASSETS	
11000-0000	CASH	
11100-0000	Unrestricted Cash	
11111-0000	Cash Operating 1	617,387.61
11112-0000	Cash Operating 2	-108,455.08
11119-9000	Total Unrestricted Cash	508,932.53
11190-0000	TOTAL CASH	508,932.53
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11220-0000	A/R -Tenants	45,461.84
11220-1000	Allowance for Doubtful Accounts-Tenar	-10,635.64
11230-0000	A/R -Tenant Based Subsidy	317.00
11290-0000	A/R -Other	495,858.65
11400-0000	Note Receivable - Brookstone at Cole P	110,350.00
11400-0001	Note Receivable - Brookstone at Cole P	1,545,454.96
11400-0003	Note Receivable - Brookstone at Cole P	293,625.00
11400-0004	Note Receivable - Regency at Cole Park	454,545.06
11400-0005	Note Receivable - TBG Marion Jones LF	293,625.00
11450-0000	Accrued Interest Receivable	313,733.27
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVAB	3,542,335.14
11600-0000	OTHER CURRENT ASSETS	
12110-1000	Prepaid Insurance	1,521.91
12950-1000	Legacy Interprogram-Due From	2,544,892.35
12990-0000	TOTAL OTHER CURRENT ASSETS	2,546,414.26
13000-0000	TOTAL CURRENT ASSETS	6,597,681.93
14000-0000	NONCURRENT ASSETS:	
14000-1000	FIXED ASSETS	
14000-5000	Land	1,936,553.61
14050-1000	Accum Depreciation-Buildings	-1,142,965.27
14200-0000	TOTAL FIXED ASSETS	793,588.34
14990-0000	TOTAL NONCURRENT ASSETS	793,588.34
19990-0000	TOTAL ASSETS	7,391,270.27
20000-0000	LIABILITIES & EQUITY	
20010-0000	LIABILITIES:	
21000-0000	CURRENT LIABLITIES:	
21140-0000	Tenant Security Deposits	5,880.46

Business Activities (.busact)

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
21150-0000	A/P Other	42,772.22
21199-1000	Accrued Payable	1,493.32
21370-0000	Accrued PILOT	21,056.10
21450-0000	Interprogram-Due To	11,661.67
21450-1000	Legacy Interprogram-Due To	1,466,769.81
21500-0000	Suspense	-2,854.32
21500-4000	Tenant-Based Subsidy Suspense Clearii	947.00
22400-0000	Tenant Prepaid Rents	59.02
22990-0000	TOTAL CURRENT LIABILITIES	1,547,785.28
24990-0000	TOTAL LIABILITIES	1,547,785.28
28000-0000	EQUITY	
28010-0000	CONTRIBUTED CAPITAL	
28020-0000	Contributed Capital	438,697.04
28059-9000	TOTAL CONTRIBUTED CAPITAL	438,697.04
28070-0000	RESERVED FUND BALANCE	
28070-1000	Reserved for Operating Activities	12,972.73
28080-0000	TOTAL RESERVED FUND BALANCE	12,972.73
28090-0000	RETAINED EARNINGS:	
28090-1000	Invested in Capital Assets-Net of Debt	1,154,175.75
28090-2000	Retained Earnings-Unrestricted Net Ass	4,237,639.47
28099-9000	TOTAL RETAINED EARNINGS:	5,391,815.22
28990-0000	TOTAL EQUITY	5,843,484.99
29990-0000	TOTAL LIABILITIES AND EQUITY	7,391,270.27

Aim North (aimnorth)

Budget Comparison

Period = Mar 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	0.95	0.00	0.95	N/A	2.75	0.00	2.75	N/A	0.00
36990-0000	TOTAL OTHER INCOME	0.95	0.00	0.95	N/A	2.75	0.00	2.75	N/A	0.00
39990-0000	TOTAL INCOME	0.95	0.00	0.95	N/A	2.75	0.00	2.75	N/A	0.00
40000-0000	EXPENSES									
41000-0000	ADMINISTRATIVE EXPENSES									
41300-0000	Legal Expense									
41300-4000	General Legal Expense	186.69	83.33	-103.36	-124.04	186.69	499.98	313.29	62.66	0.00
41310-0000	Total Legal Expense	186.69	83.33	-103.36	-124.04	186.69	499.98	313.29	62.66	0.00
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	186.69	83.33	-103.36	-124.04	186.69	499.98	313.29	62.66	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	49.98	49.98	100.00	0.00
44390-0000	Total Contract Costs	0.00	8.33	8.33	100.00	0.00	49.98	49.98	100.00	0.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	0.00	8.33	8.33	100.00	0.00	49.98	49.98	100.00	0.00
45000-0000	GENERAL EXPENSES									
45101-0000	Property Insurance	0.00	16.67	16.67	100.00	0.00	100.02	100.02	100.00	0.00
45102-0000	Liability Insurance	177.75	0.00	-177.75	N/A	533.25	0.00	-533.25	N/A	0.00
45990-0000	TOTAL GENERAL EXPENSES	177.75	16.67	-161.08	-966.29	533.25	100.02	-433.23	-433.14	0.00
48990-0000	TOTAL OPERATING EXPENSES	364.44	108.33	-256.11	-236.42	719.94	649.98	-69.96	-10.76	0.00
49990-0000	NET OPERATING INCOME	-363.49	-108.33	-255.16	-235.54	-717.19	-649.98	-67.21	-10.34	0.00
90000-0000	NET INCOME	-363.49	-108.33	-255.16	-235.54	-717.19	-649.98	-67.21	-10.34	0.00

Aim North (aimnorth)

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
09999-9000	All	
10000-0000	ASSETS	
10010-0000	CURRENT ASSETS	
11000-0000	CASH	
11100-0000	Unrestricted Cash	
11111-0000	Cash Operating 1	573.96
11112-0000	Cash Operating 2	37,120.71
11119-9000	Total Unrestricted Cash	37,694.67
11190-0000	TOTAL CASH	37,694.67
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11290-0000	A/R -Other	460.00
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVAB	460.00
11600-0000	OTHER CURRENT ASSETS	
11620-0000	Investments-Unrestricted	-4.84
12110-1000	Prepaid Insurance	1,900.49
12990-0000	TOTAL OTHER CURRENT ASSETS	1,895.65
13000-0000	TOTAL CURRENT ASSETS	40,050.32
14000-0000	NONCURRENT ASSETS:	
19990-0000	TOTAL ASSETS	40,050.32
20000-0000	LIABILITIES & EQUITY	
20010-0000	LIABILITIES:	
21000-0000	CURRENT LIABLITIES:	
21110-0000	A/P Vendors and Contractors	100.00
21199-0000	Other Current Liabilities	239.74
21199-1000	Accrued Payable	-2,590.00
21450-0000	Interprogram-Due To	137.78
21450-1000	Legacy Interprogram-Due To	10,751.23
22990-0000	TOTAL CURRENT LIABILITIES	8,638.75
23000-0000	NONCURRENT LIABILITIES:	
23101-0000	Loan Payable - 1	7,762.16
23102-0000	Loan Payable - 2	6,572.40
23990-0000	TOTAL NONCURRENT LIABILITIES	14,334.56
24990-0000	TOTAL LIABILITIES	22,973.31
28000-0000	EQUITY	

Aim North (aimnorth)

Balance Sheet

Period = Mar 2025

Book = Accrual

		Current Balance
28090-0000	RETAINED EARNINGS:	
28090-2000	Retained Earnings-Unrestricted Net Ass	17,077.01
28099-9000	TOTAL RETAINED EARNINGS:	17,077.01
28990-0000	TOTAL EQUITY	17,077.01
29990-0000	TOTAL LIABILITIES AND EQUITY	40,050.32

Aim North Payment Register

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Period: From 03/2025 to 03/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
1394	aimnorth	m171	3/6/2025	Check	aimnorth	186.69
1395	aimnorth	v0000324	3/26/2025	Check	aimnorth	109,845.45
Grand Total						110,032.14

Business Activities Payment Register

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Period: From 03/2025 to 03/2025

Check #	Payee Code	Check Date	Post Month	Payment Method	Property	Amount
1465	m28	3/13/2025	03-2025	Check	lcha	131.16
1466	m28	3/18/2025	03-2025	Check	lcha	48.31
1467	i2	3/19/2025	03-2025	Check	lcha	175.00
Grand Total						354.47

Housing Counseling Payment Register

.all

Period: From 03/2025 to 03/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
18981	chcadmin	v0000248	3/4/2025	Check	chc	2,340.00
18983	chcadmin	v0000284	3/4/2025	Check	chc	3,201.00
18984	chcadmin	v0000296	3/4/2025	Check	chc	1,537.77
18985	chcadmin	11869	3/4/2025	Check	chc	2,360.00
119	chcadmin	v0000300	3/5/2025	EFT	chc	1,550.00
18988	chcadmin	12262	3/7/2025	Check	chc	918.75
121	chcadmin	v0000302	3/14/2025	EFT	chc	4,350.00
122	chcadmin	v0000310	3/14/2025	EFT	chc	4,200.00
123	chcadmin	v0000304	3/17/2025	EFT	chc	10,500.00
18989	chcadmin	b149	3/18/2025	Check	chc	2,575.00
124	chcadmin	10088	3/18/2025	EFT	chc	3,450.00
125	chcadmin	m180	3/18/2025	EFT	chc	364.33
18990	chcadmin	g7	3/18/2025	Check	midloth	136.74
126	chcadmin	v0000218	3/24/2025	EFT	chc	1,585.00
18991	chcadmin	f115	3/25/2025	Check	chc	8.70
18992	chcadmin	i112	3/31/2025	Check	chc	15.29
Grand Total						39,092.58

Central Office Payment Register

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Period: From 03/2025 to 03/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
1396	cocc	g200	3/4/2025	Check	*	369.00
1398	cocc	m176	3/6/2025	Check	cocc	2,218.18
1399	cocc	a01	3/6/2025	Check	*	175.00
1400	cocc	w154	3/6/2025	Check	*	15,212.69
105	cocc	c234	3/6/2025	EFT	*	703.89
1415	cocc	h50	3/7/2025	Check	cocc	57.00
1416	cocc	w154	3/7/2025	Check	*	3,513.35
1417	cocc	w6	3/7/2025	Check	*	3,694.39
106	cocc	y11	3/11/2025	EFT	*	160.50
1418	cocc	b172	3/13/2025	Check	*	150.00
1419	cocc	d100	3/13/2025	Check	*	2,240.00
1420	cocc	m178	3/13/2025	Check	cocc	744.29
107	cocc	m2	3/14/2025	EFT	cocc	655.13
1422	cocc	c230	3/17/2025	Check	cocc	93.75
1423	cocc	i10	3/18/2025	Check	*	764.79
1424	cocc	w13	3/18/2025	Check	cocc	6.40
108	cocc	a284	3/18/2025	EFT	*	188.00
109	cocc	a52	3/18/2025	EFT	*	65.00
110	cocc	k26	3/18/2025	EFT	*	139.00
111	cocc	s46	3/18/2025	EFT	cocc	866.09
1425	cocc	a76	3/18/2025	Check	*	100,231.75
1426	cocc	d83	3/18/2025	Check	*	4,629.93
1427	cocc	e99	3/18/2025	Check	*	816.17
112	cocc	h145	3/18/2025	EFT	*	5,222.50
113	cocc	u62	3/19/2025	EFT	*	263.75
1428	cocc	m187	3/19/2025	Check	cocc	1,386.72
114	cocc	s220	3/19/2025	EFT	cocc	1,531.34
1430	cocc	v0000317	3/20/2025	Check	cocc	1,589.00
1443	cocc	a238	3/25/2025	Check	cocc	750.00
1444	cocc	f115	3/25/2025	Check	cocc	34.80
115	cocc	a284	3/25/2025	EFT	*	376.00
116	cocc	h145	3/25/2025	EFT	*	1,505.00
117	cocc	k110	3/25/2025	EFT	*	2,582.80
118	cocc	m2	3/25/2025	EFT	cocc	691.44
1445	cocc	d124	3/26/2025	Check	cocc	53.13
1446	cocc	n28	3/26/2025	Check	cocc	220.42
1447	cocc	c47	3/26/2025	Check	cocc	123.39
1448	cocc	p231	3/26/2025	Check	cocc	281.40
1449	cocc	b1	3/26/2025	Check	*	81,668.20
1450	cocc	u30a	3/31/2025	Check	cocc	26,915.66
119	cocc	h50	3/31/2025	EFT	cocc	47.00
1452	cocc	m178	4/1/2025	Check	cocc	6,165.62
1453	cocc	m28	4/1/2025	Check	cocc	42.67

Central Office Payment Register

.all

Period: From 03/2025 to 03/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
Grand Total						269,145.14

FSS Escrow Payment Register

.all

Period: From 03/2025 to 03/2025

Check #	Bank Code	Payee Code	Check Date	Payment Metho	Property	Amount
109	hcvfsse	t0000805	3/28/2025	Check	vouhcv	355.55
110	hcvfsse	t0001960	3/28/2025	Check	voutpv	13,376.29
111	hcvfsse	t0003022	3/28/2025	Check	vouhcv	15,258.95
112	hcvfsse	v0000320	3/28/2025	Check	vouhcv	1,838.96
113	hcvfsse	v0000321	3/28/2025	Check	vouhcv	175.00
114	hcvfsse	t0000608	3/28/2025	Check	vouhcv	6,439.12
Grand Total						37,443.87

Low Rent Payment Register

.all

Period: From 03/2025 to 03/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
478	lrph	s221	3/3/2025	EFT	*	484.56
479	lrph	t0000248	3/3/2025	EFT	sse	310.00
480	lrph	t0000260	3/3/2025	EFT	sse	208.00
481	lrph	t0000263	3/3/2025	EFT	sse	269.00
482	lrph	t0001001	3/3/2025	EFT	ssw	41.00
483	lrph	t0001013	3/3/2025	EFT	ssw	126.00
484	lrph	t0001023	3/3/2025	EFT	sse	313.00
485	lrph	t0001525	3/3/2025	EFT	ssw	71.00
486	lrph	t0001531	3/3/2025	EFT	sse	387.00
487	lrph	t0001536	3/3/2025	EFT	sse	281.00
488	lrph	t0001980	3/3/2025	EFT	ssw	273.00
489	lrph	t0001981	3/3/2025	EFT	jkm	30.00
490	lrph	t0001983	3/3/2025	EFT	sse	197.00
491	lrph	t0002005	3/3/2025	EFT	sse	114.00
492	lrph	t0002009	3/3/2025	EFT	sse	32.00
493	lrph	t0002393	3/3/2025	EFT	ssw	156.00
494	lrph	t0002399	3/3/2025	EFT	sse	168.00
495	lrph	t0002418	3/3/2025	EFT	sse	186.00
496	lrph	t0002798	3/3/2025	EFT	sse	131.00
497	lrph	t0002801	3/3/2025	EFT	ssw	227.00
498	lrph	t0003207	3/3/2025	EFT	sse	70.00
499	lrph	t0003211	3/3/2025	EFT	ssw	2.00
500	lrph	t0003721	3/3/2025	EFT	sse	340.00
501	lrph	t0003732	3/3/2025	EFT	ssw	93.00
502	lrph	t0003734	3/3/2025	EFT	ssw	291.00
503	lrph	t0003901	3/3/2025	EFT	sse	152.00
504	lrph	t0004110	3/3/2025	EFT	sse	209.00
505	lrph	t0004204	3/3/2025	EFT	sse	67.00
506	lrph	t0004363	3/3/2025	EFT	sse	149.00
507	lrph	t0004371	3/3/2025	EFT	sse	302.00
508	lrph	t0004372	3/3/2025	EFT	warren	6.00
509	lrph	t0004374	3/3/2025	EFT	sse	209.00
510	lrph	t0004580	3/3/2025	EFT	ssw	309.00
511	lrph	t0004807	3/3/2025	EFT	sse	143.00
512	lrph	t0004843	3/3/2025	EFT	ssw	177.00
513	lrph	t0005018	3/3/2025	EFT	sse	263.00
514	lrph	t0005083	3/3/2025	EFT	sse	138.00
40757	lrph	104473	3/4/2025	Check	orchard	30.00
40758	lrph	t0005532	3/4/2025	Check	sse	3.00
40759	lrph	t0000998	3/4/2025	Check	sse	85.00
40761	lrph	t0004351	3/4/2025	Check	sse	1,248.00
40762	lrph	t0005019	3/4/2025	Check	ssw	275.00
40763	lrph	t0001543	3/4/2025	Check	sse	328.40
40764	lrph	f115	3/4/2025	Check	bht	282.00

Low Rent Payment Register

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Period: From 03/2025 to 03/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
40765	lrph	l237	3/4/2025	Check	orchard	350.00
40766	lrph	l25	3/4/2025	Check	sse	54.95
40767	lrph	m178	3/4/2025	Check	bht	1,028.21
40768	lrph	m28	3/4/2025	Check	*	105.90
40769	lrph	m28	3/4/2025	Check	*	256.89
40770	lrph	m86	3/4/2025	Check	bht	157.32
40771	lrph	s58	3/4/2025	Check	*	56.00
40772	lrph	v0000038	3/4/2025	Check	ross	214.60
517	lrph	a7	3/5/2025	EFT	bht	102.95
40774	lrph	g274	3/5/2025	Check	sse	1,569.00
40775	lrph	l114	3/5/2025	Check	sse	250.00
40776	lrph	m12	3/5/2025	Check	sse	272.50
40777	lrph	m178	3/5/2025	Check	shiloh	181.88
40778	lrph	m28	3/5/2025	Check	hawley	594.75
40779	lrph	m85	3/5/2025	Check	ssw	39.56
40780	lrph	n19	3/5/2025	Check	sse	10.79
518	lrph	a7	3/5/2025	EFT	sse	68.71
519	lrph	m2	3/5/2025	EFT	shiloh	19.62
40781	lrph	a260	3/6/2025	Check	*	610.00
40782	lrph	g274	3/6/2025	Check	shiloh	582.50
40783	lrph	m12	3/6/2025	Check	sse	496.10
40784	lrph	m178	3/6/2025	Check	shiloh	75.50
40785	lrph	m85	3/6/2025	Check	ssw	212.70
40786	lrph	s259	3/6/2025	Check	ssw	2,500.00
40787	lrph	u33	3/6/2025	Check	*	81.98
40788	lrph	v0000130	3/6/2025	Check	sse	169.50
40789	lrph	m12	3/6/2025	Check	sse	88.70
40790	lrph	m89	3/6/2025	Check	sse	19.74
40791	lrph	p233	3/6/2025	Check	ssw	580.00
40792	lrph	s259	3/6/2025	Check	ssw	1,495.00
520	lrph	a7	3/6/2025	EFT	sse	21.98
521	lrph	m2	3/6/2025	EFT	shiloh	219.34
40793	lrph	a260	3/7/2025	Check	bht	355.00
40794	lrph	f115	3/7/2025	Check	bht	87.00
40795	lrph	m178	3/7/2025	Check	bht	585.33
40796	lrph	m89	3/7/2025	Check	sse	357.37
40797	lrph	v0000130	3/7/2025	Check	*	248.50
522	lrph	a7	3/7/2025	EFT	bht	28.98
40798	lrph	m12	3/11/2025	Check	*	617.50
40799	lrph	m86	3/11/2025	Check	orchard	103.75
40800	lrph	s72	3/11/2025	Check	orchard	81.89
40801	lrph	t0004102	3/11/2025	Check	bht	254.06
40802	lrph	t0005248	3/11/2025	Check	millview	576.00
40803	lrph	a260	3/11/2025	Check	*	425.00

Low Rent Payment Register

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Period: From 03/2025 to 03/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
40804	lrph	m28	3/11/2025	Check	*	165.98
523	lrph	a7	3/11/2025	EFT	jkm	74.71
40805	lrph	t0002816	3/12/2025	Check	hawley	908.17
40812	lrph	g274	3/18/2025	Check	sse	582.50
40813	lrph	j116	3/18/2025	Check	ssw	1,400.00
40814	lrph	m178	3/18/2025	Check	hawley	666.67
40815	lrph	m28	3/18/2025	Check	shiloh	304.68
40816	lrph	t21	3/18/2025	Check	shiloh	405.00
40817	lrph	t223	3/18/2025	Check	jkm	202.50
40819	lrph	w13	3/18/2025	Check	hawley	569.40
40820	lrph	w153	3/18/2025	Check	ssw	365.00
40821	lrph	a6	3/18/2025	Check	*	2,025.00
524	lrph	a7	3/18/2025	EFT	hawley	229.70
525	lrph	k26	3/18/2025	EFT	*	1,864.00
526	lrph	m2	3/18/2025	EFT	shiloh	1,213.49
40822	lrph	a260	3/18/2025	Check	shiloh	200.00
40823	lrph	m28	3/18/2025	Check	*	317.93
40824	lrph	r256	3/18/2025	Check	shiloh	202.00
40825	lrph	s09	3/18/2025	Check	hawley	172.00
40826	lrph	s72	3/18/2025	Check	orchard	162.40
40827	lrph	w13	3/18/2025	Check	*	158.75
40828	lrph	a20	3/18/2025	Check	shiloh	22.75
40829	lrph	m12	3/18/2025	Check	*	185.00
40830	lrph	m178	3/18/2025	Check	bht	96.71
40831	lrph	m28	3/18/2025	Check	*	280.72
40832	lrph	m85	3/18/2025	Check	jkm	136.31
40833	lrph	m86	3/18/2025	Check	millview	8.29
40834	lrph	f115	3/18/2025	Check	bht	90.00
40835	lrph	g274	3/18/2025	Check	ssw	8.00
40836	lrph	m28	3/18/2025	Check	*	148.99
40837	lrph	m85	3/18/2025	Check	bht	122.45
40838	lrph	c33	3/18/2025	Check	sse	59.30
40839	lrph	c47	3/18/2025	Check	bht	387.32
40840	lrph	n28	3/18/2025	Check	hawley	40.83
40841	lrph	n31	3/18/2025	Check	bht	2,937.61
40842	lrph	c47	3/18/2025	Check	*	992.82
40843	lrph	n28	3/18/2025	Check	shiloh	4,452.67
40844	lrph	n31	3/18/2025	Check	ssw	272.75
40845	lrph	v6	3/18/2025	Check	sse	48.59
40846	lrph	c33	3/18/2025	Check	*	1,858.22
527	lrph	a284	3/18/2025	EFT	hawley	188.00
528	lrph	a52	3/18/2025	EFT	warren	60.00
529	lrph	a7	3/18/2025	EFT	*	520.14
12	lrph	m2	3/18/2025	EFT	shiloh	0.00

Low Rent Payment Register

.all

Period: From 03/2025 to 03/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
530	lrph	s46	3/18/2025	EFT	hawley	144.27
40847	lrph	i2	3/19/2025	Check	sse	175.00
531	lrph	u62	3/19/2025	EFT	shiloh	880.76
40848	lrph	k78	3/20/2025	Check	bht	690.00
532	lrph	v0000256	3/20/2025	Check	bht	25,000.00
40849	lrph	m178	3/21/2025	Check	shiloh	3,187.28
40850	lrph	m85	3/21/2025	Check	jkm	87.73
40851	lrph	m86	3/21/2025	Check	*	177.85
533	lrph	a7	3/21/2025	EFT	*	182.88
534	lrph	l238	3/21/2025	EFT	*	750.00
40853	lrph	z2	3/21/2025	Check	shiloh	110.00
40854	lrph	l180	3/24/2025	Check	sse	466.00
40855	lrph	l25	3/25/2025	Check	bht	109.95
40856	lrph	a294	3/25/2025	Check	sse	1,560.00
40857	lrph	a5	3/25/2025	Check	jkm	3,041.70
40858	lrph	d134	3/25/2025	Check	bht	200.00
40859	lrph	f115	3/25/2025	Check	*	17.33
40860	lrph	k78	3/25/2025	Check	*	3,700.00
40861	lrph	m12	3/25/2025	Check	orchard	40.00
40862	lrph	m85	3/25/2025	Check	jkm	206.34
40863	lrph	m86	3/25/2025	Check	orchard	48.37
40864	lrph	r256	3/25/2025	Check	shiloh	1,682.00
40865	lrph	s72	3/25/2025	Check	*	134.25
40866	lrph	v0000256	3/25/2025	Check	bht	25,000.00
40867	lrph	w13	3/25/2025	Check	orchard	412.64
535	lrph	a284	3/25/2025	EFT	hawley	376.00
536	lrph	a7	3/25/2025	EFT	*	250.28
537	lrph	a98	3/25/2025	EFT	orchard	285.27
538	lrph	l238	3/25/2025	EFT	*	3,000.00
13	lrph	m2	3/25/2025	EFT	*	0.00
539	lrph	v0000055	3/25/2025	EFT	warren	200.00
540	lrph	v0000056	3/25/2025	EFT	warren	200.00
541	lrph	v0000314	3/25/2025	EFT	shiloh	200.00
40868	lrph	c33	3/26/2025	Check	*	6,004.75
40869	lrph	c47	3/26/2025	Check	*	567.17
40870	lrph	n31	3/26/2025	Check	jkm	136.39
40871	lrph	g7	3/26/2025	Check	sse	100.75
40872	lrph	m12	3/26/2025	Check	millview	70.70
40873	lrph	t223	3/26/2025	Check	millview	270.00
40874	lrph	v13	3/26/2025	Check	jkm	1,029.00
542	lrph	a7	3/26/2025	EFT	*	112.27
543	lrph	l238	3/26/2025	EFT	*	750.00
40875	lrph	k78	3/28/2025	Check	jkm	950.00
40876	lrph	m12	3/28/2025	Check	bht	23.50

Low Rent Payment Register

.all

Period: From 03/2025 to 03/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
40877	lrph	m28	3/28/2025	Check	*	673.65
40878	lrph	m86	3/28/2025	Check	millview	34.36
40879	lrph	t21	3/28/2025	Check	bht	423.00
40880	lrph	w13	3/28/2025	Check	shiloh	42.00
544	lrph	a7	3/28/2025	EFT	orchard	16.99
40881	lrph	v6	3/31/2025	Check	hawley	1,720.40
40888	lrph	m28	4/1/2025	Check	millview	46.77
40889	lrph	m85	4/1/2025	Check	jkm	122.98
40890	lrph	m86	4/1/2025	Check	millview	76.60
40891	lrph	w13	4/1/2025	Check	*	430.00
Grand Total						136,607.54

HCV Payment Register

.all

Period: From 03/2025 to 03/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
4837	voucher	e101a	3/3/2025	Check	hcvadmin	388.64
10305	voucher	a296	3/5/2025	EFT	hcvadmin	960.00
4950	voucher	h11	3/7/2025	Check	vouhcv	300.65
4951	voucher	s58	3/7/2025	Check	hcvadmin	15.50
4952	voucher	v0000130	3/7/2025	Check	hcvadmin	4,512.00
4957	voucher	e101a	3/17/2025	Check	hcvadmin	269.84
4967	voucher	o3	3/18/2025	Check	hcvadmin	80.07
4968	voucher	w13	3/18/2025	Check	hcvadmin	9.60
10362	voucher	a296	3/18/2025	EFT	hcvadmin	1,320.00
10363	voucher	s46	3/18/2025	EFT	hcvadmin	182.33
4969	voucher	h105	3/21/2025	Check	hcvadmin	17.42
4970	voucher	v0000313	3/21/2025	Check	hcvadmin	23.80
4971	voucher	v0000315	3/21/2025	Check	hcvadmin	40.60
10364	voucher	v0000208	3/21/2025	EFT	hcvadmin	25.20
4972	voucher	h105	3/21/2025	Check	hcvadmin	39.20
4973	voucher	f115	3/25/2025	Check	hcvadmin	26.17
4974	voucher	n28	3/26/2025	Check	hcvadmin	330.63
4975	voucher	f115	3/26/2025	Check	hcvadmin	1,007.00
4976	voucher	c47	3/26/2025	Check	hcvadmin	185.07
5104	voucher	m28	4/1/2025	Check	hcvadmin	64.02
Grand Total						9,797.74

Key Management Indicators (KMI)

Program Type: All Relevant Programs
Effective Dates Included: 12/01/2023 through 03/31/2025

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

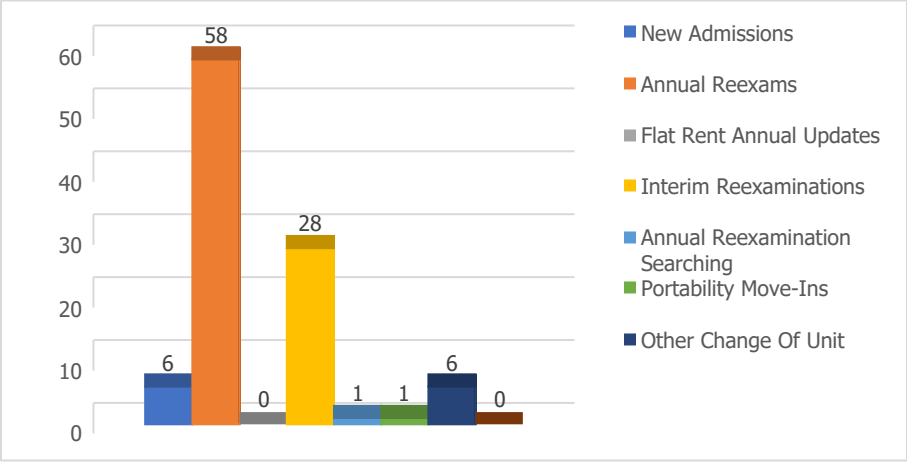
Families Reported

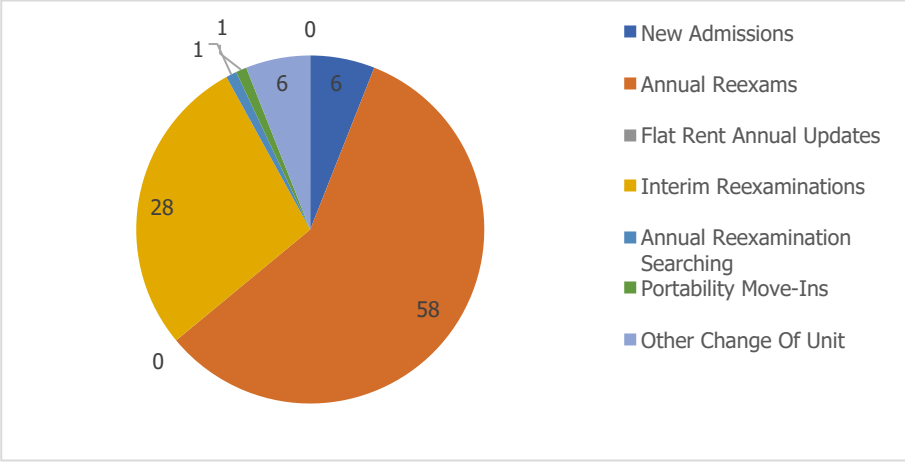
50058s Received (#)	End Of Participation (#)	Portability Move-Outs (#) (Vouchers Only)
3,236	221	91

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 (%)
6	58	0	28	1	1	6

Historical Adjustments (%)
0





Discrepancies

Families Reported

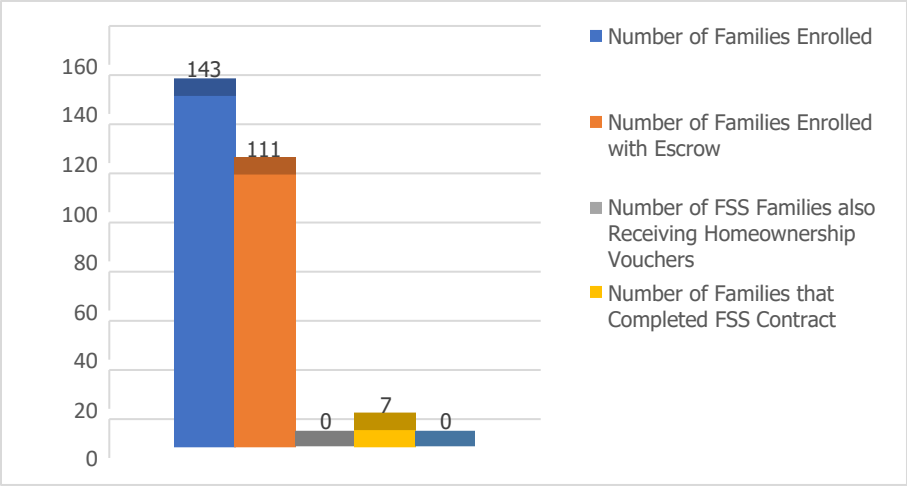
Percent of Admissions of Over Income Families (%)
0

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 (%)
592	10	23	9

FSS/Special Programs

Family Self-Sufficiency

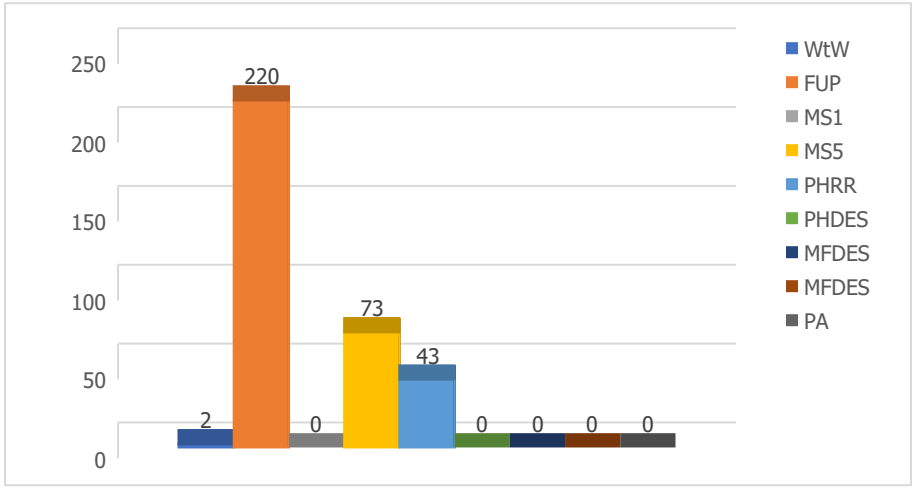
Number of Families Enrolled (#)	Number of Families Enrolled with Escrow (#)	Number of FSS Families also Receiving Homeownership Vouchers (#)	Number of Families that Completed FSS Contract (#)	Number of Families that Completed FSS Contract and Moved to Homeownership (#)
143	111	0	7	0



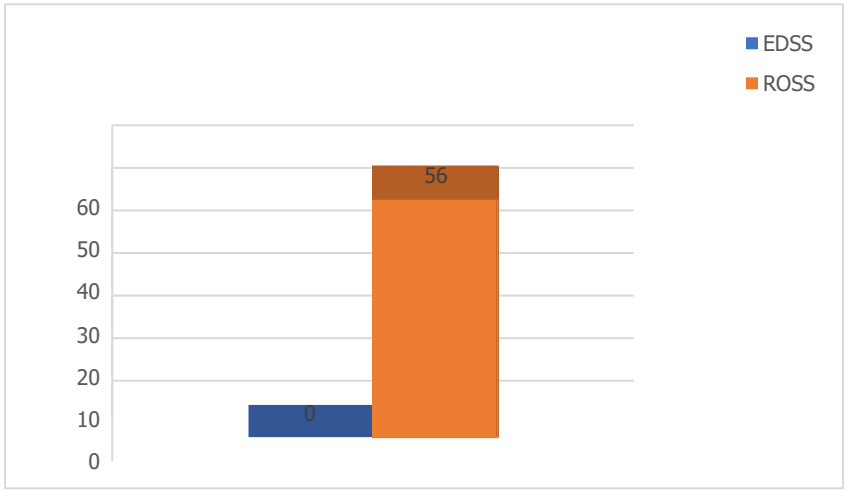
Special Programs

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	220	0	73	43	0	0	0	0



EDSS (Public Housing Only))	ROSS (Public Housing Only)
0	56



Utility Arrangements

Utility Arrangements

Families with Utility Allowance		Families with Utility Reimbursement		Avarage Utility Allowance ($)
Count	Percent	Count	Percent	
3,141	97	582	18	155

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)

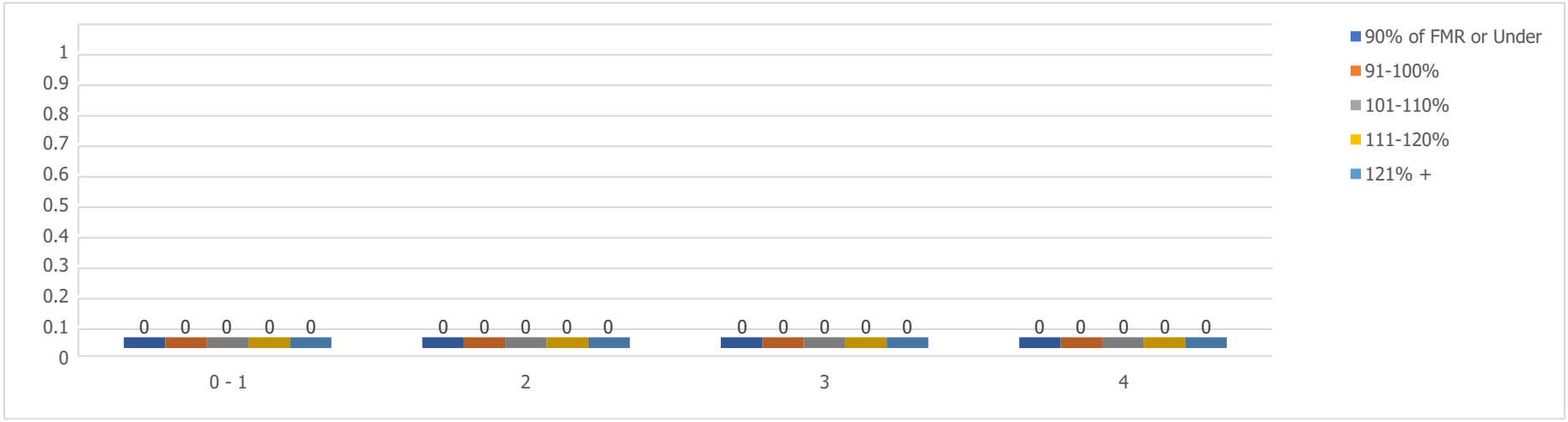
90% of FMR or Under	91-100%	101-110%	111-120%	121% +
0	0	0	0	0

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

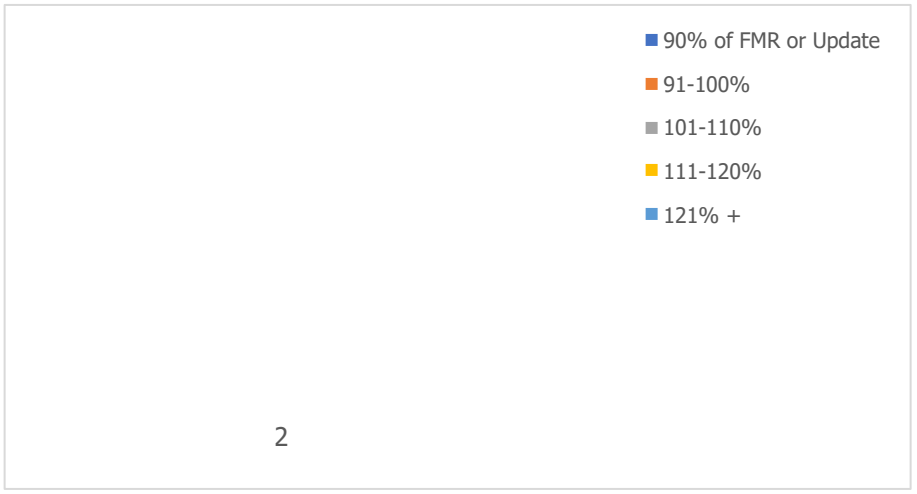
90% of FMR or Under	91-100%	101-110%	111-120%	121% +
0	0	0	0	0

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% +
82	14	4	0	0

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

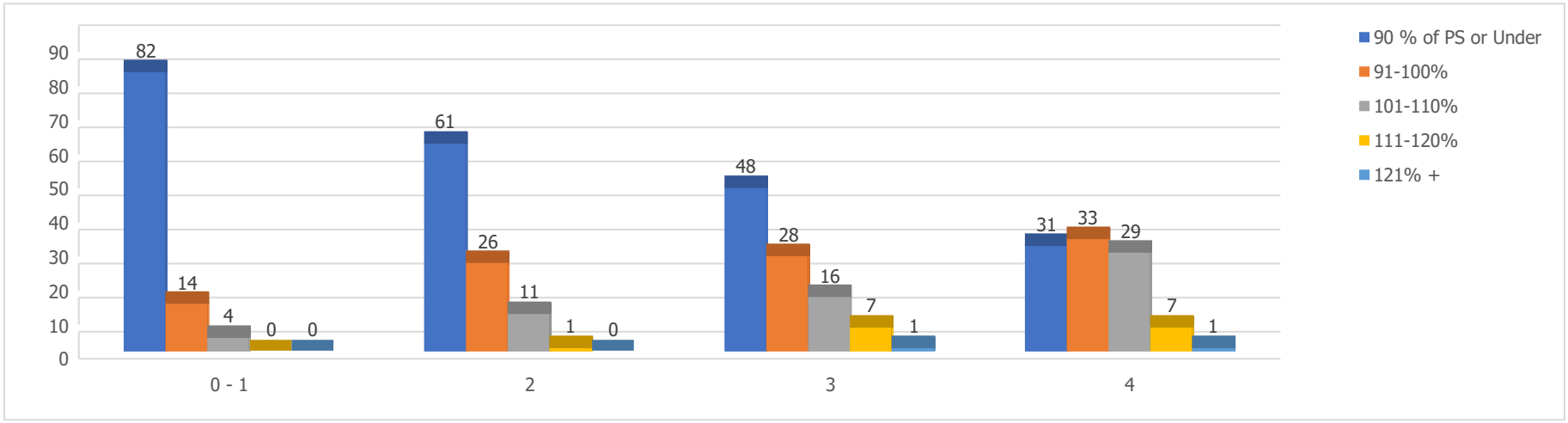
90% of PS or Under	91-100%	101-110%	111-120%	121% +
61	26	11	1	0

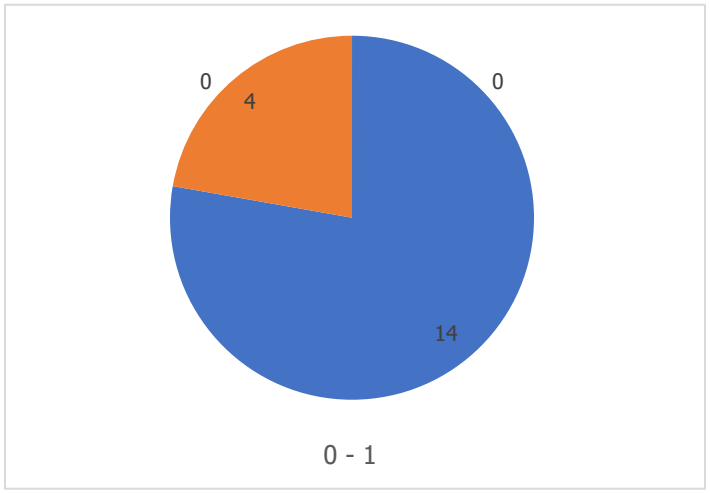
3 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

90% of PS or Under	91-100%	101-110%	111-120%	121% +
48	28	16	7	1

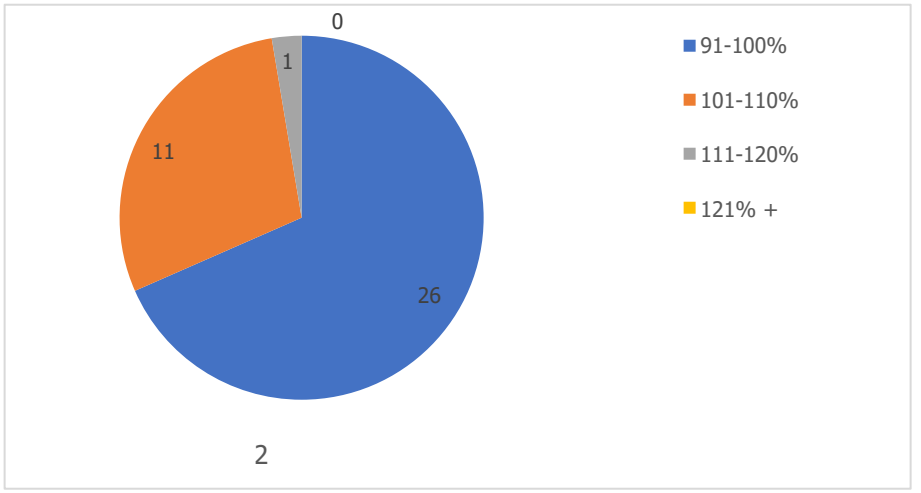
4 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

90% of PS or Under	91-100%	101-110%	111-120%	121% +
31	33	29	7	1

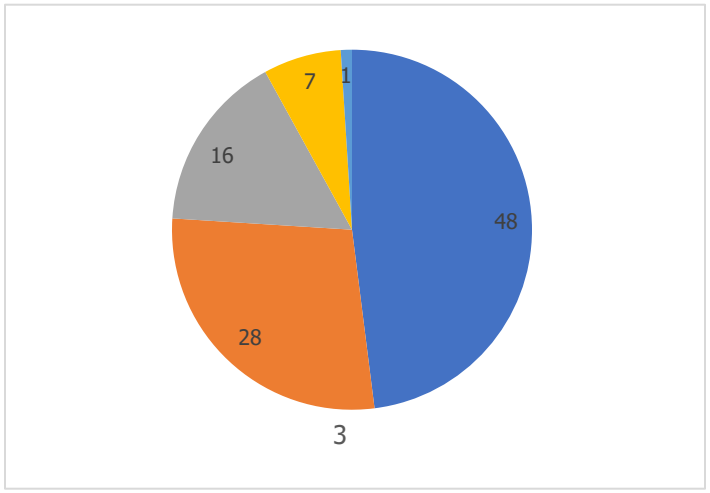




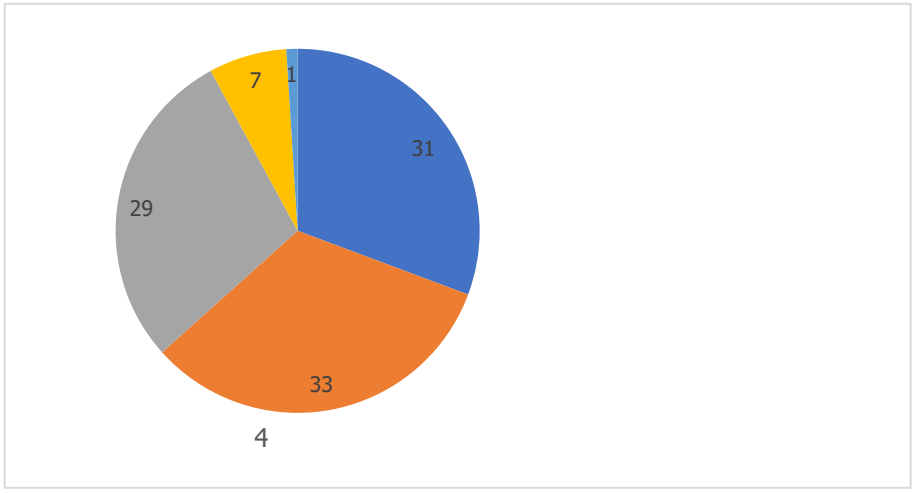
0 - 1



2



3

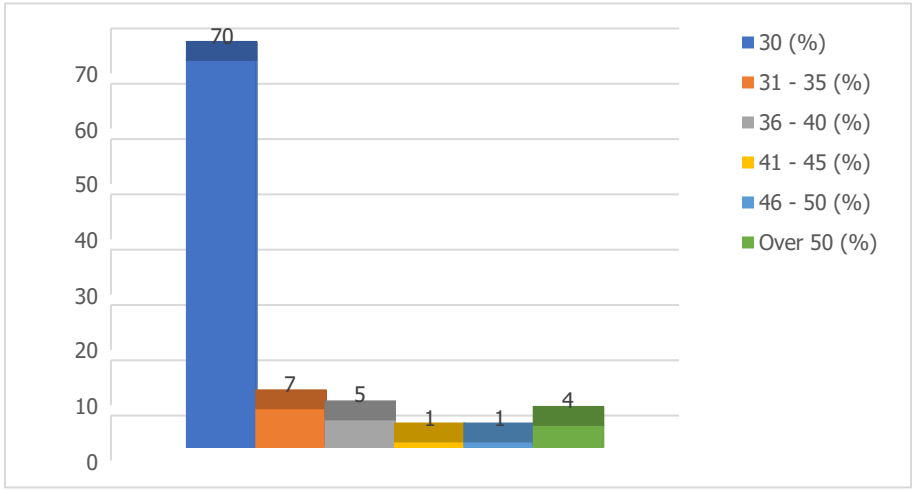


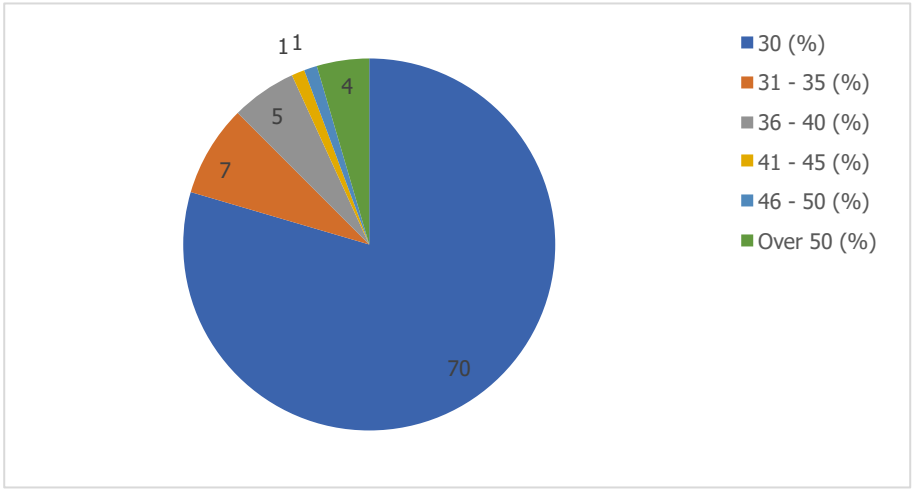
4

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 (%)
70	7	5	1	1	4



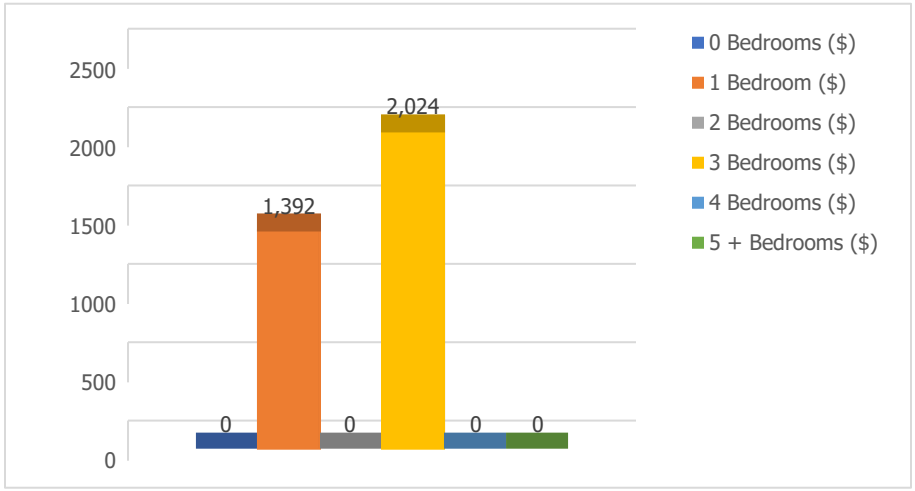


Average Rent Burden For PH Families Choosing Flat Rent (%) (Public Housing Only)	Average Rent Burden For PH Families Subject to Ceiling Rent (%) (Public Housing Only)
0	0

Flat Rent (Public Housing Only)

Average Flat Rent by Bedroom Size

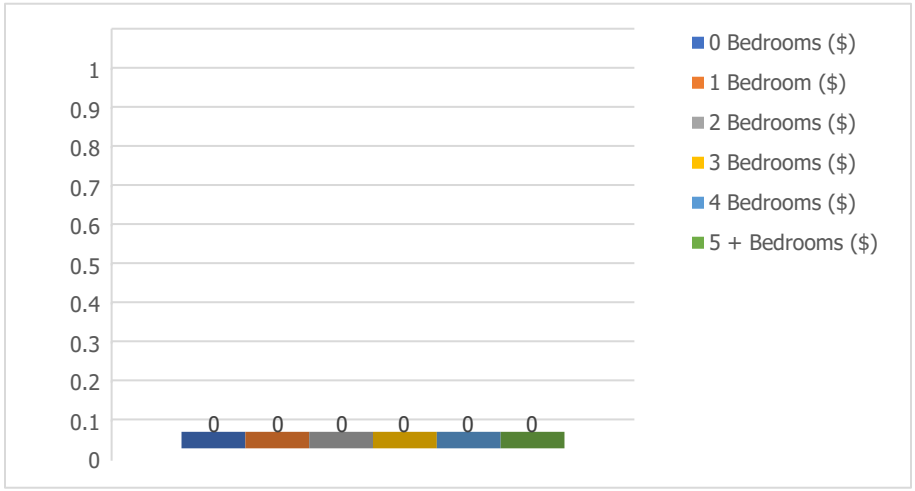
0 Bedrooms ($)	1 Bedroom ($)	2 Bedrooms ($)	3 Bedrooms ($)	4 Bedrooms ($)	5 + Bedrooms ($)	Units with Flat Rent	
						Count	Percent
0	1,392	0	2,024	0	0	2	0



Ceiling Rent (Public Housing Only)

Average Ceiling Rent by Bedroom Size

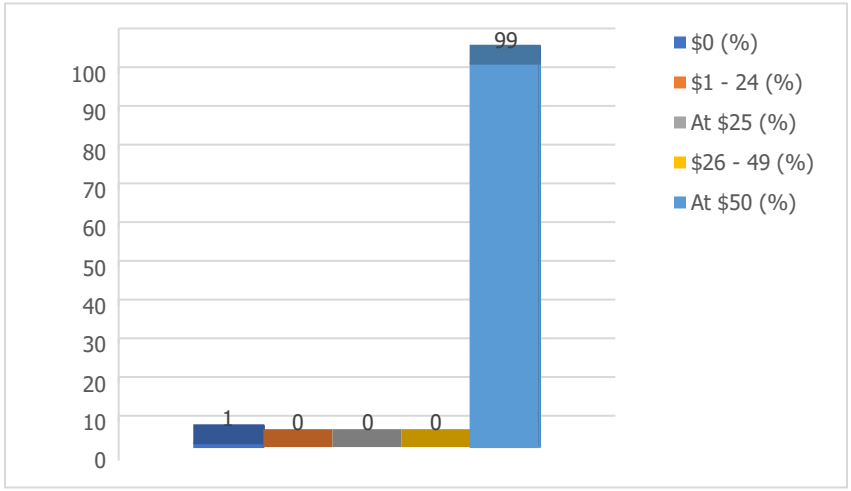
0 Bedrooms ($)	1 Bedroom ($)	2 Bedrooms ($)	3 Bedrooms ($)	4 Bedrooms ($)	5 + Bedrooms ($)	Units with Flat Rent	
						Count	Percent
0	0	0	0	0	0	0	0

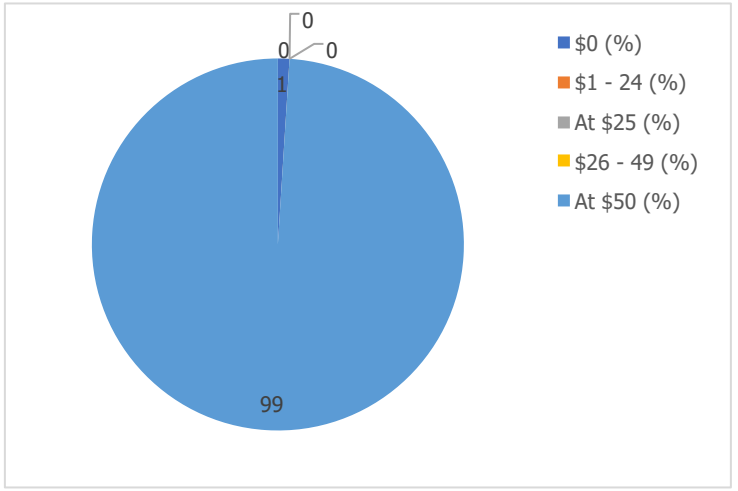


Minimum Rent

Distribution of Families Subject to Minimum Rent

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

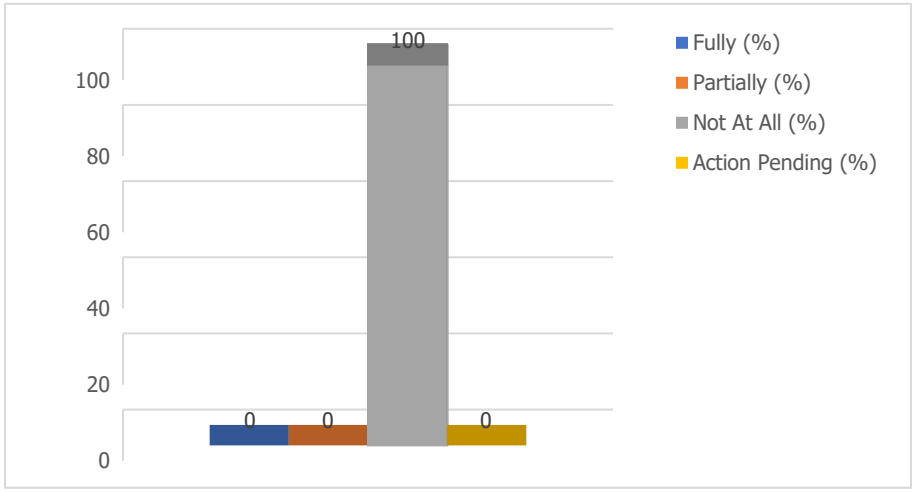


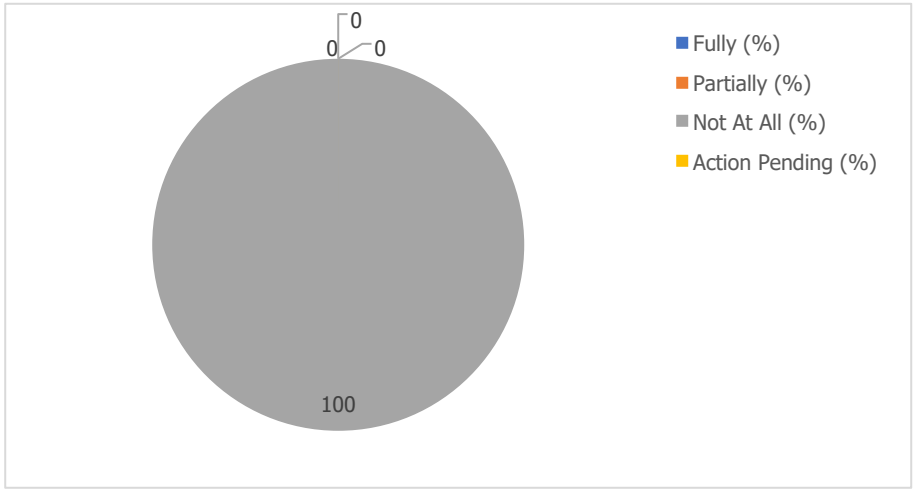


Accessibility Needs (Public Housing Only)

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)

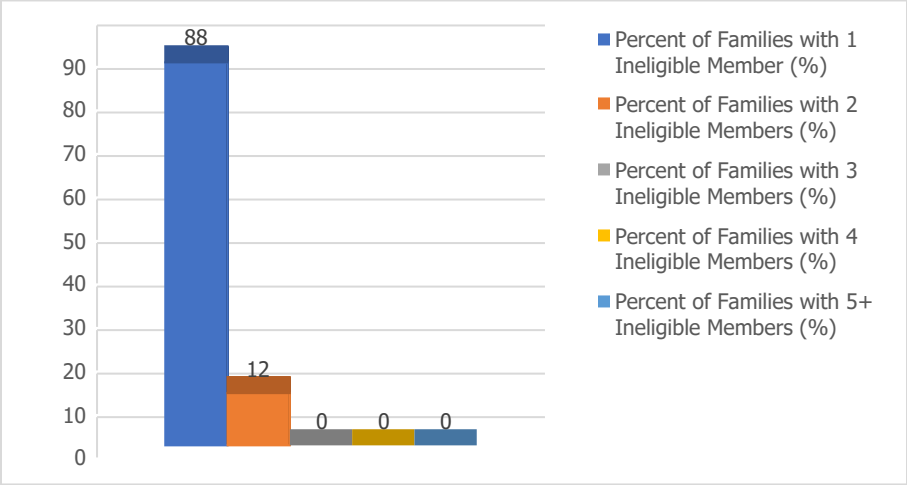
Community Service

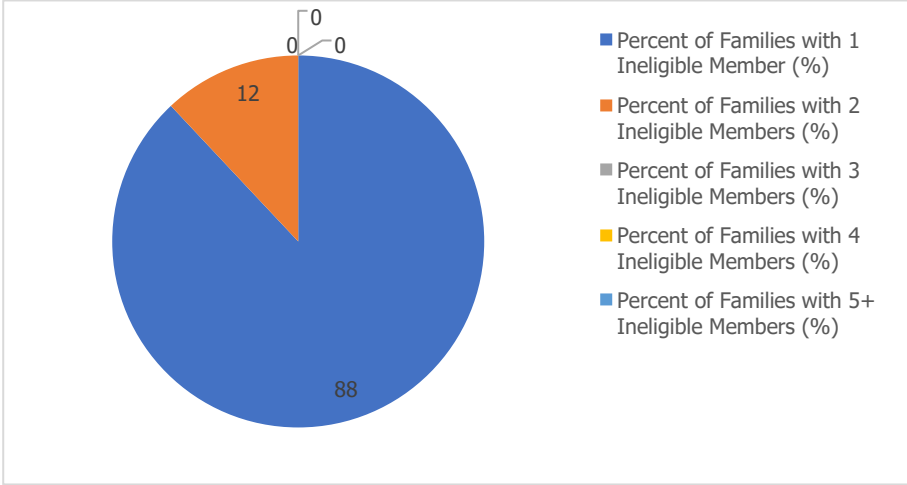
Total Number of Individuals in Public Housing (#)	Total Number of Individuals Exempt from Community Service Req. (#)	Total Number of Individuals Required to Perform Community Service (#)	Percent of Individuals Meeting Community Service Req. (%)	Percent of Individuals Not Meeting Community Service Req. (%)	Percent of Individuals for whom Meeting of Community Service Req. is Pending (%)
587	555	30	70	30	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						
26	1	29	88	12	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	551	100	0	0	12

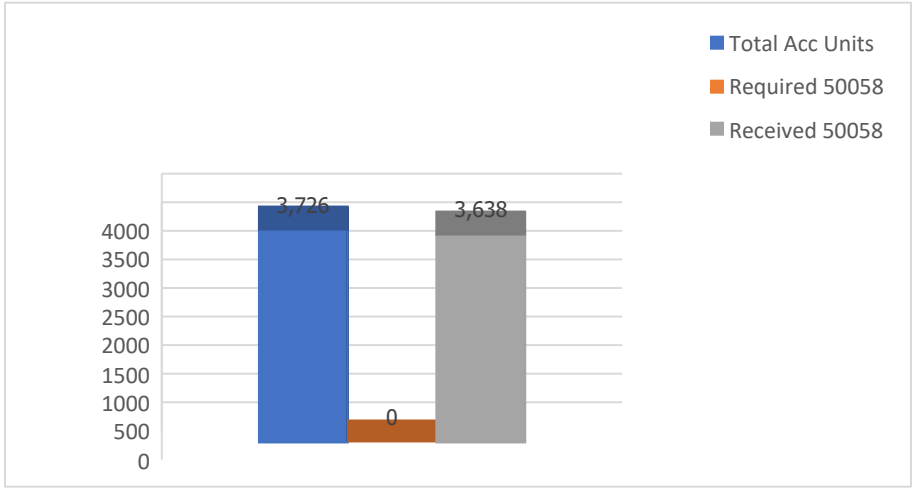
Resident Characteristics Report

Program Type: All Relevant Programs
Effective Dates Included: 12/01/2023 through 03/31/2025

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

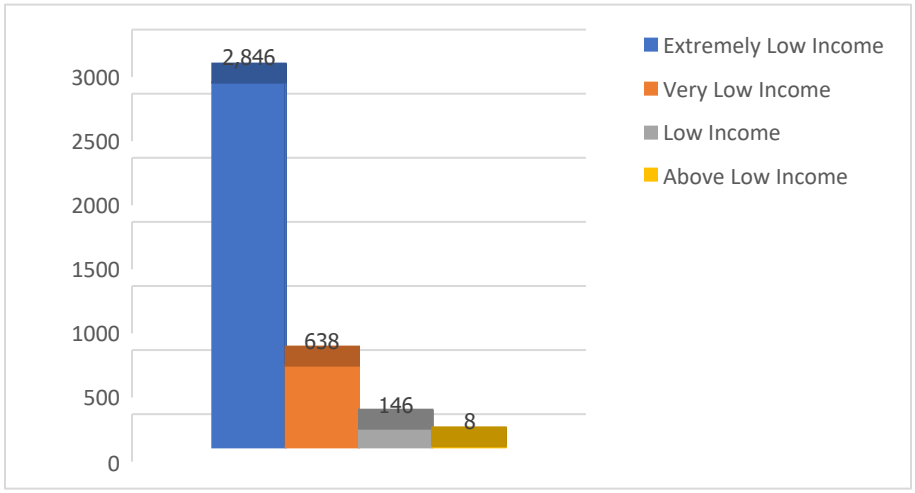
ACC Units	Family Report (50058) Required	Family Report (50058) Received
3,726	0	3,638

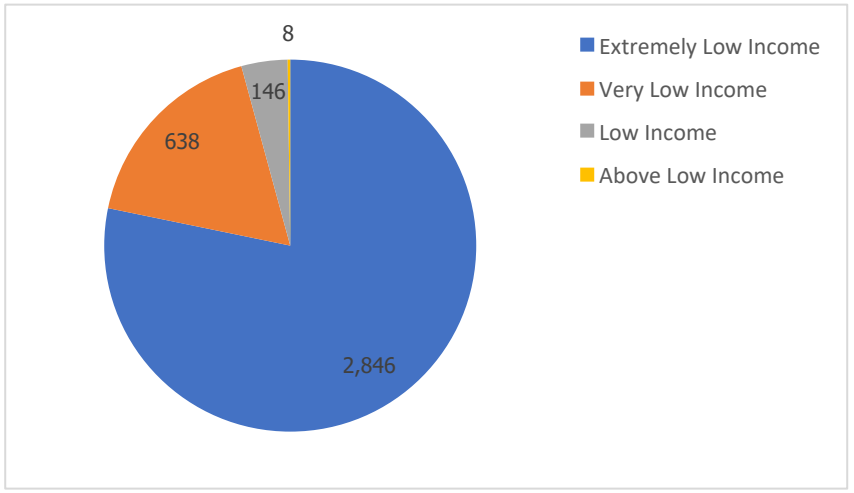


Income Information

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
2,846	78	638	18	146	4	8	0



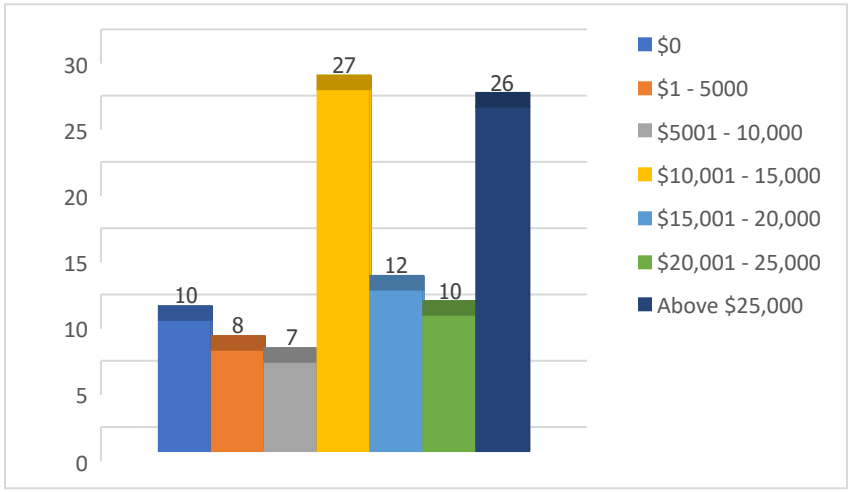


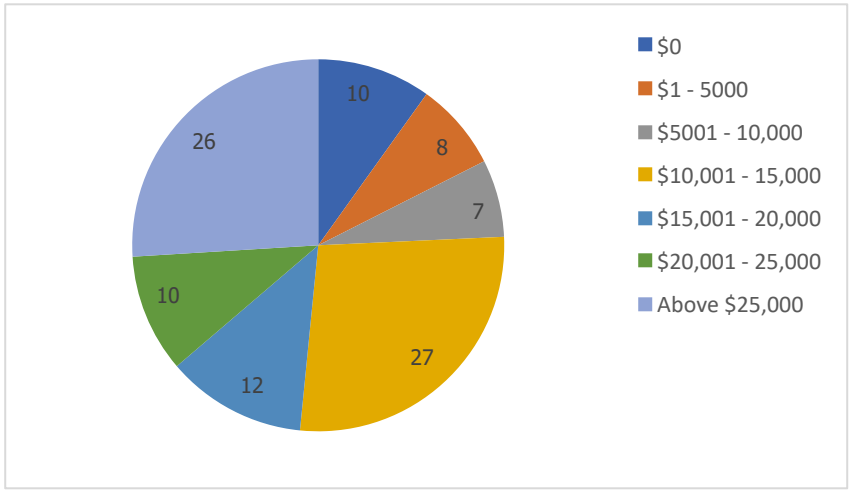
Average Annual Income ($)

Average Annual Income
18,420

Distribution by Income as a % of 50058

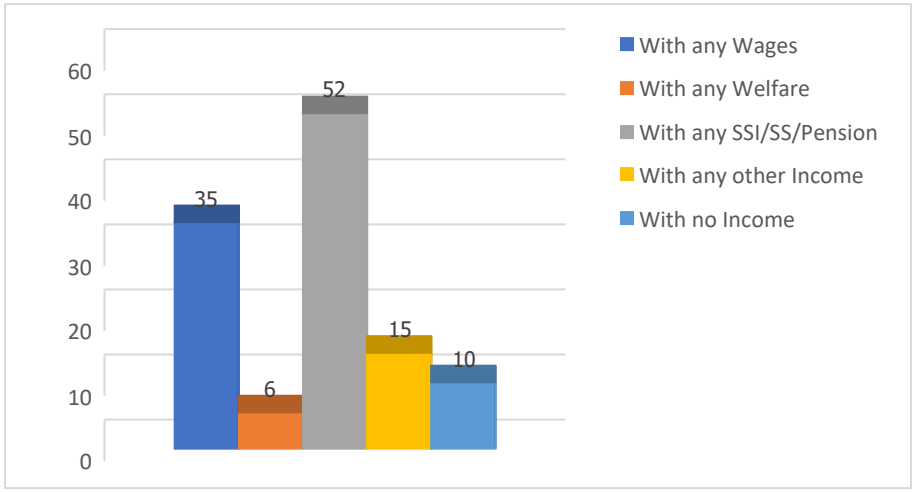
$0	$1 - $5000	$5001 - $10,000	$10,001 - $15,000	$15,001 - $20,000	$20,001 - $25,000	Above $25,000
10	8	7	27	12	10	26

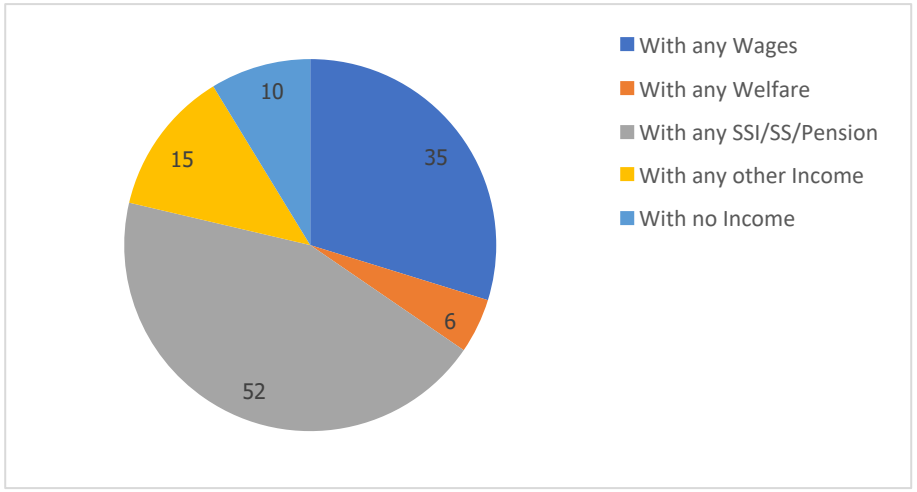




Distribution by Source of Income as a % of 50058 ** Some families have multiple sources of income **

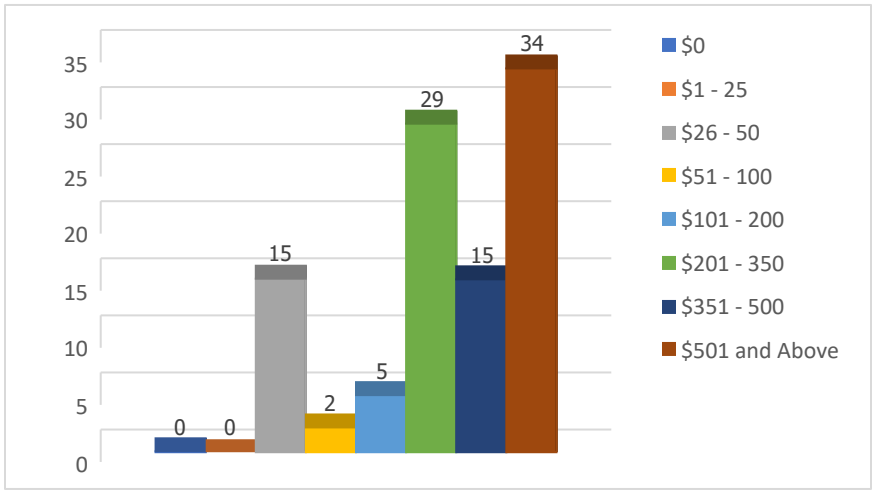
With any Wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With no Income
35	6	52	15	10

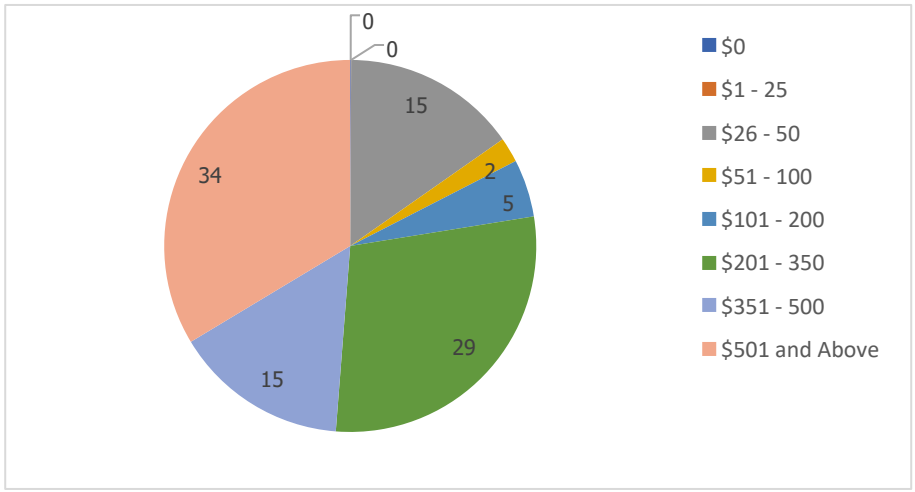




Distribution by Total Tenant Payment as a % of 50058

$0	$1 - $25	$26 - $50	$51 - $100	$101 - $200	$201 - $350	$351 - $500	$501 and Above
0	0	15	2	5	29	15	34





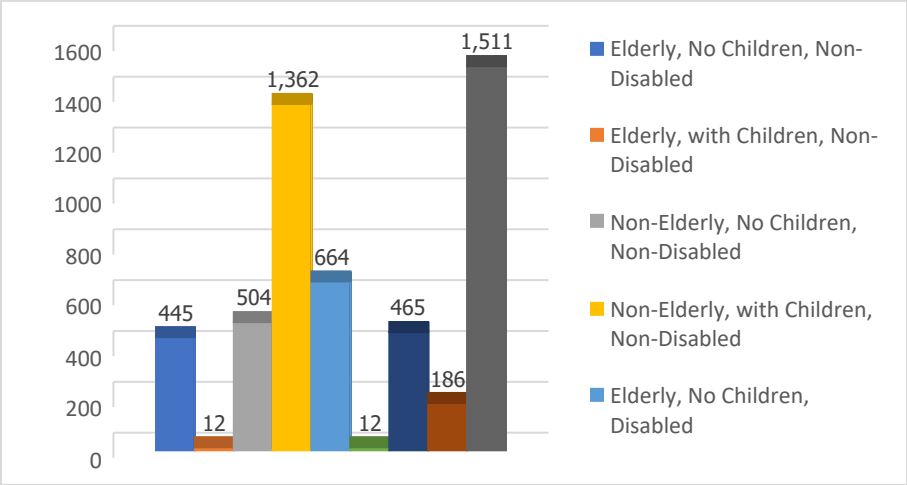
Average Monthly TTP ($)

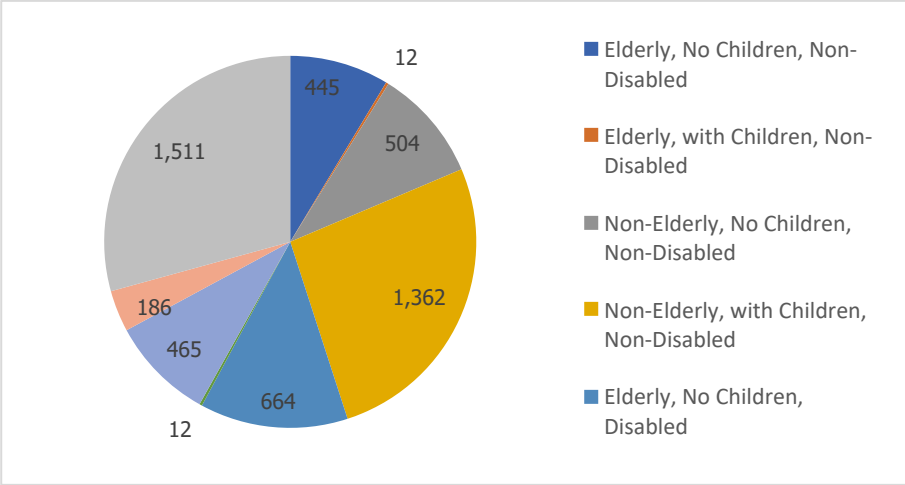
Average Monthly TTP
444

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
445	12	12	0	504	14	1,362	37	664	18	12	0	465	13

Non-Elderly, with Children, Disabled		Female Head of Household, with Children	
Count	Percent	Count	Percent
186	5	1,511	42





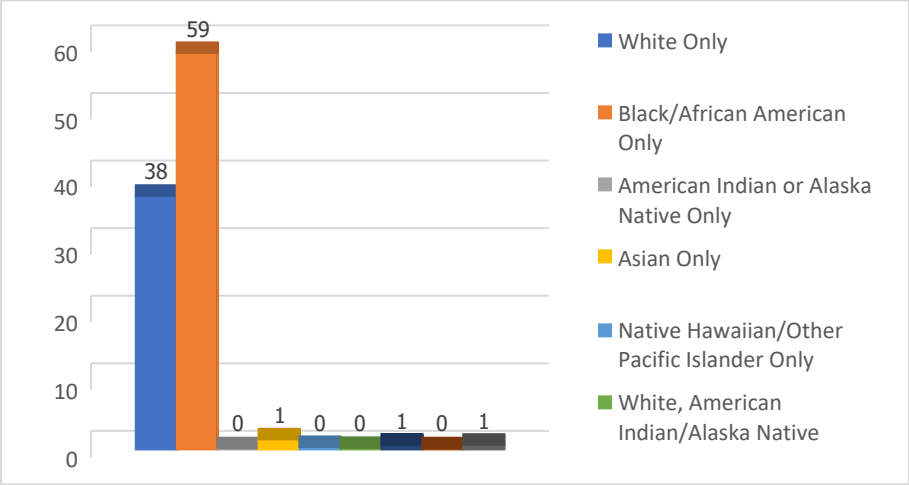
Average TTP by Family Type ($)

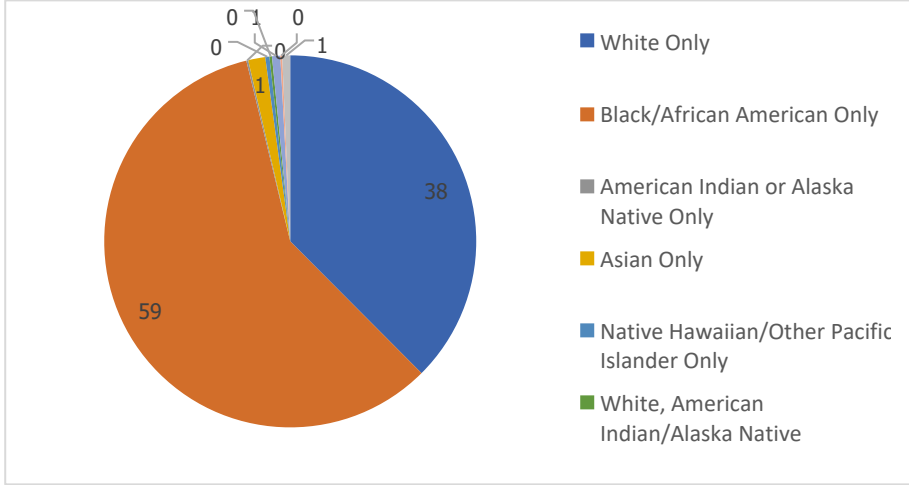
Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-Elderly, No Children, Non-Disabled	Non-Elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-Elderly, No Children, Disabled	Non-Elderly, with Children, Disabled	Female Head of Household, with Children
421	420	410	493	404	877	378	529	494

Family Race/Ethnicity

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

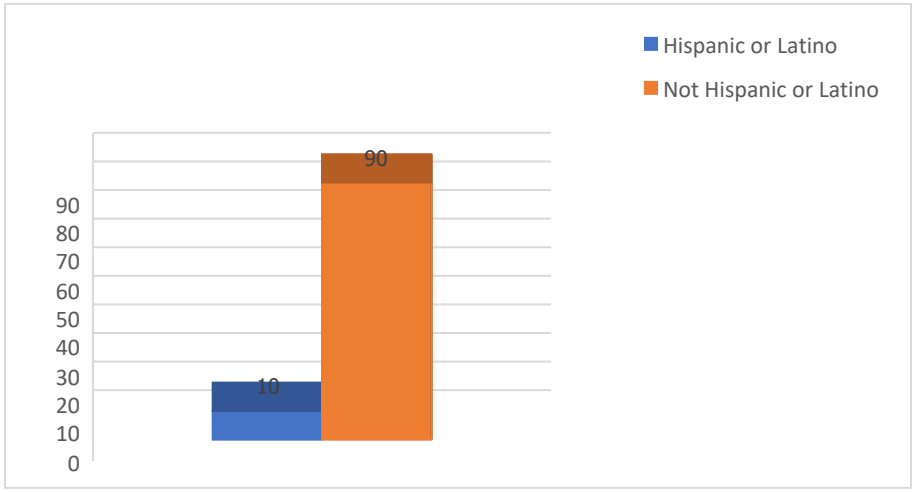
White Only	Black/African American Only	American Indian or Alaska Native Only	Asian Only	Native Hawaiian/ Other Pacific Islander Only	White, American Indian/ Alaska Native	White, Black/ African American	White, Asian	All Other Combina-tions
38	59	0	1	0	0	1	0	1

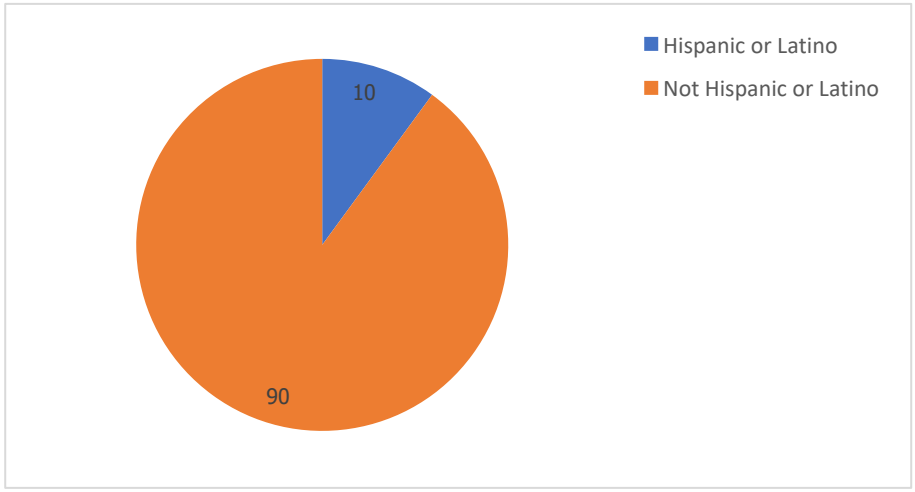




Distribution by Head of Household's Ethnicity as a % of 50058

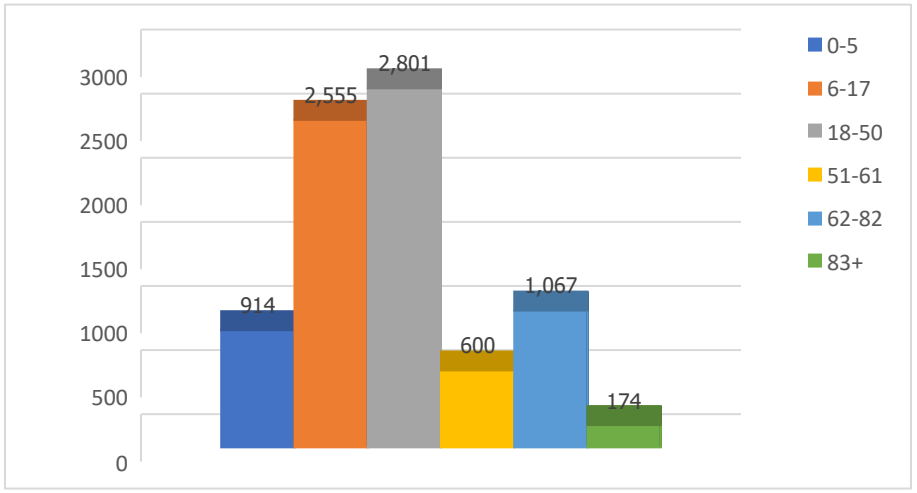
Hispanic or Latino	Not Hispanic or Latino
10	90

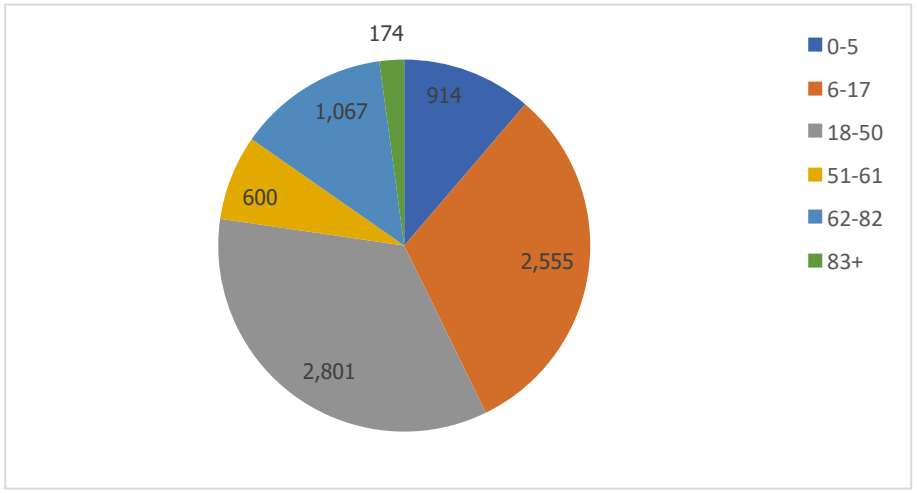




Distribution by Household Member's Age as a % of Total Household Members

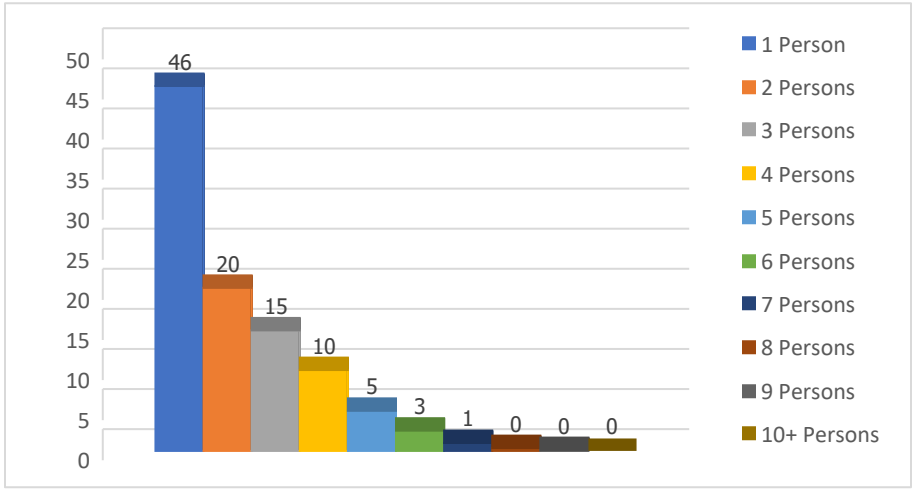
0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
914	11	2,555	32	2,801	35	600	7	1,067	13	174	2

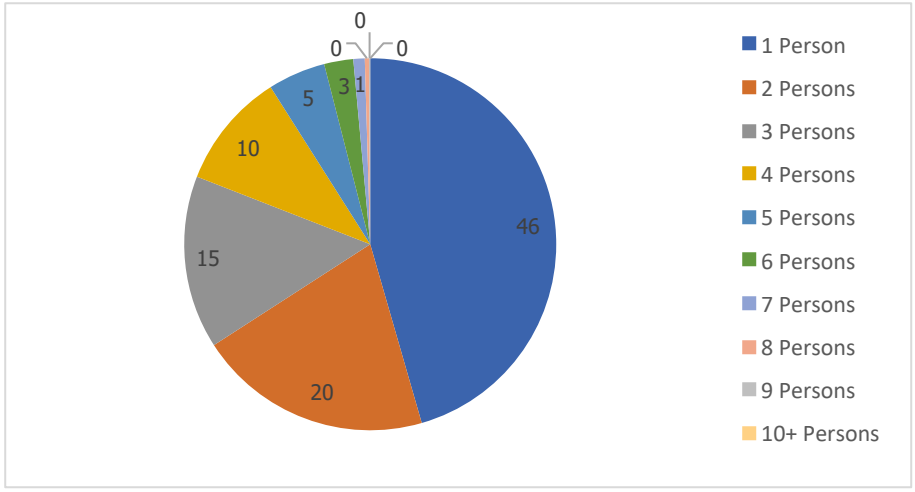




Distribution by Household Size as a % of 50058

1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons	9 Persons	10+ Persons
46	20	15	10	5	3	1	0	0	0



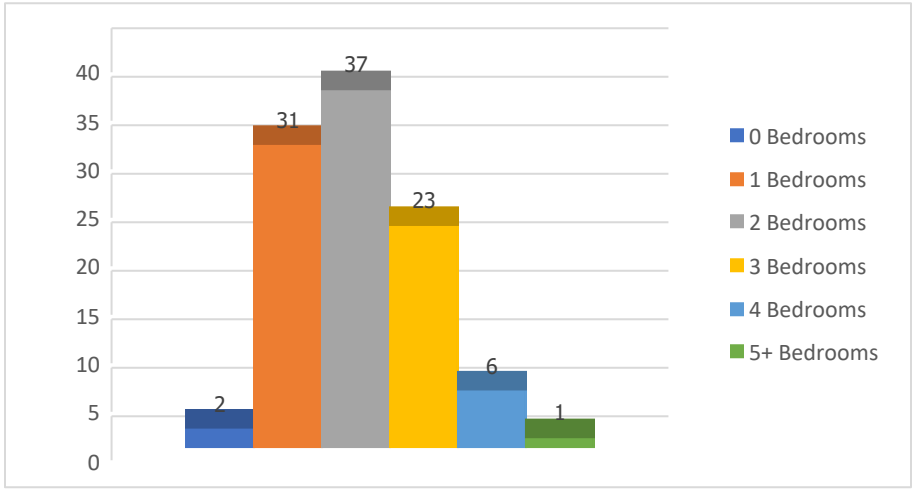


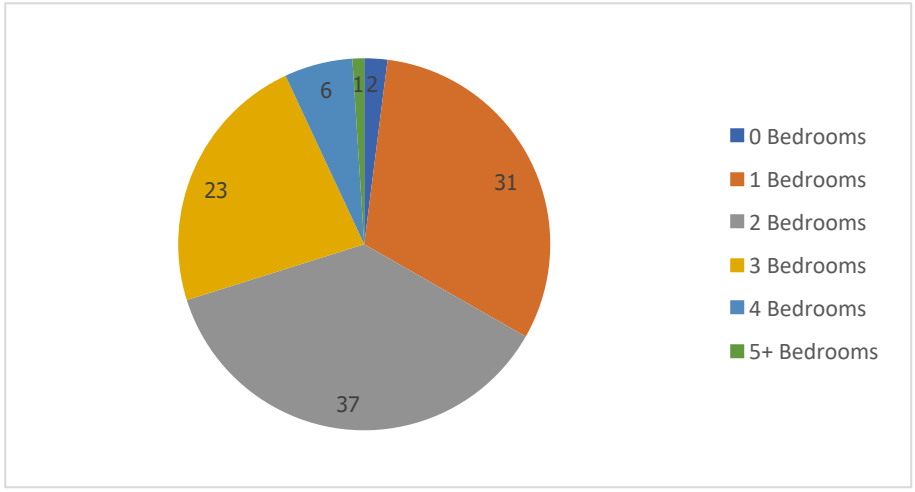
Total Household Members and Average Size

Total Number of Household Members	Average Household Size	Number of Households
8,111	2	3,638

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

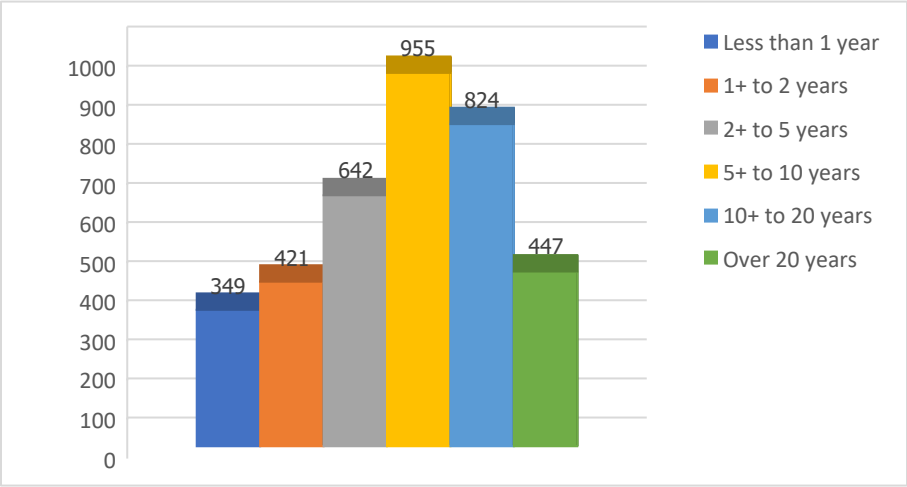


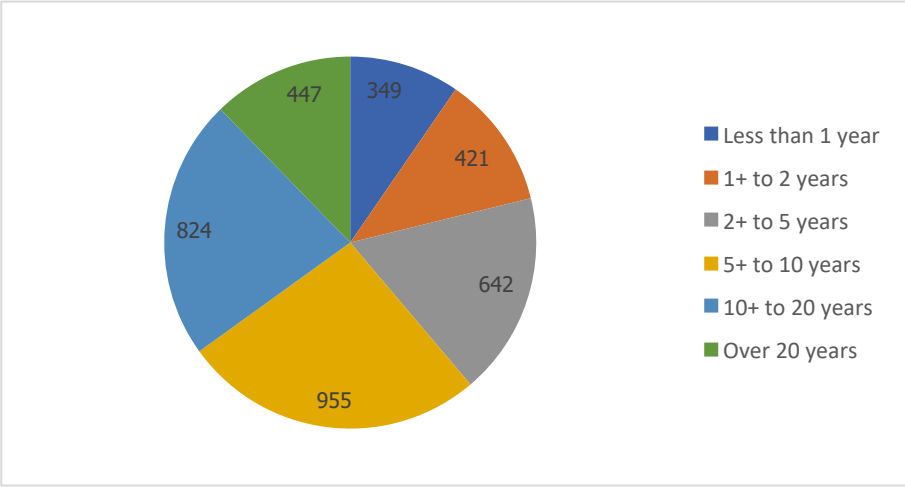


Length of Stay Information

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
349	10	421	12	642	18	955	26	824	23	447	12





Voucher Utilization Report

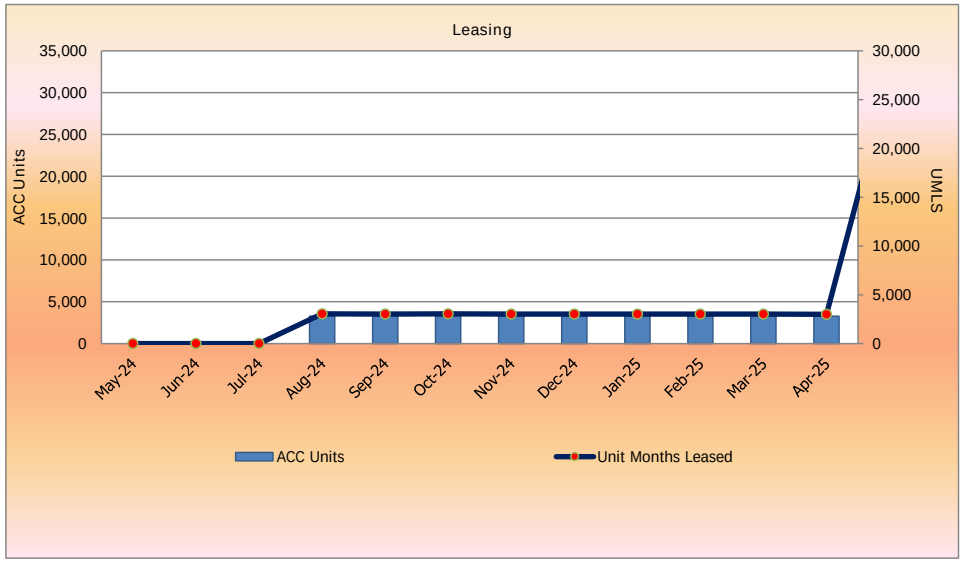
Property: .allhcv
As of Month: 04/2025
Book: Accrual

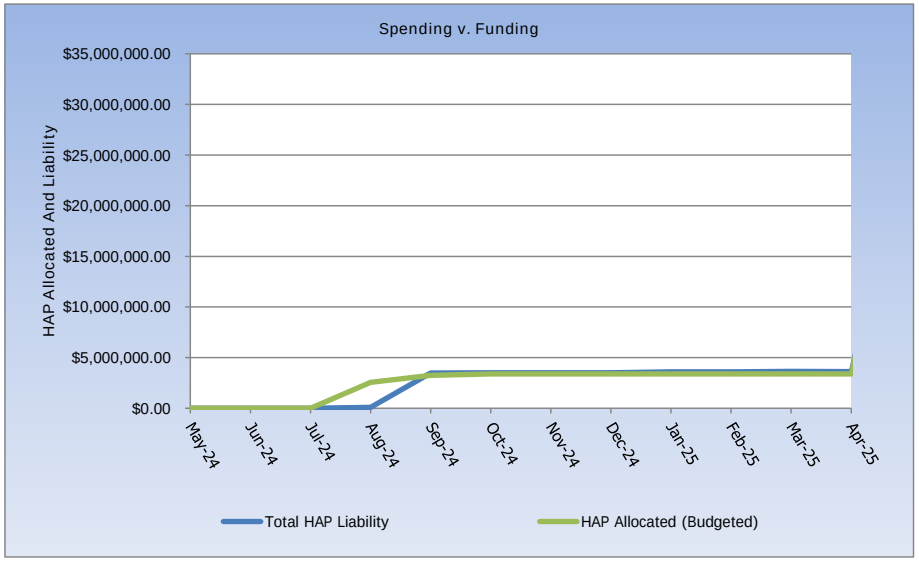
Indicates VMS not generated

HAP= Housing Assistance Payment

PUC = Per Unit Cost

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
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	$2,080.00	$93,736.00	$2,464,052.00	96.34%	3,282	3,054	93.05%	228	$779.34	$30.69	3282	228
Sep-24	$3,258,434.00	$3,466,786.00	$743.00	$3,467,529.00	($209,095.00)	-6.42%	3,282	3,022	92.08%	260	$992.82	$1,147.43	2840	0
Oct-24	$3,395,831.41	$3,495,719.00	$1,588.00	$3,497,307.00	($101,475.59)	-2.99%	3,282	3,047	92.84%	235	$1,034.68	$1,147.79	2959	0
Nov-24	$3,395,831.41	$3,494,209.00	$1,319.00	$3,495,528.00	($99,696.59)	-2.94%	3,282	3,030	92.32%	252	$1,034.68	$1,153.64	2944	0
Dec-24	$3,395,831.41	$3,507,219.00	$1,206.00	$3,508,425.00	($112,593.59)	-3.32%	3,282	3,035	92.47%	247	$1,034.68	$1,155.99	2938	0
Jan-25	$3,395,831.41	$3,582,295.00	$1,292.00	$3,583,587.00	($187,755.59)	-5.53%	3,282	3,029	92.29%	253	$1,034.68	$1,183.09	2870	0
Feb-25	$3,395,831.41	$3,584,199.00	($439.00)	$3,583,760.00	($187,928.59)	-5.53%	3,282	3,024	92.14%	258	$1,034.68	$1,185.11	2865	0
Mar-25	$3,395,831.41	$3,606,118.00	$28,652.00	$3,634,770.00	($238,938.59)	-7.04%	3,282	3,030	92.32%	252	$1,034.68	$1,199.59	2831	0
Apr-25	$3,395,831.41	$3,558,264.00	$62,441.00	$3,620,705.00	($224,873.59)	-6.62%	3,282	3,006	91.59%	276	$1,034.68	$1,204.49	2819	0
Total	*$29,587,042*	*$28,386,465*	*$98,882*	*$28,485,347*	*$1,101,695*	*3.72%*	*29,538*	*27,277*	*92.35%*	*2,261*	*$1,002*	*$1,044*	*26,347*	*228*





Unit Availability

For Selected Properties

As Of = 03/31/2025

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	97.00	0.00	2.00	0.00	1.00	3.00	0.00	0.00	0.00	98.99	98.99	98.99	96.97
hawley	PH - Hawley Manor	0.00	0.00	50.00	46.00	0.00	3.00	0.00	1.00	4.00	0.00	0.00	0.00	94.00	94.00	94.00	92.00
jkm	PH - John Kuester Manor	0.00	0.00	25.00	24.00	0.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	100.00	100.00	100.00	96.00
millview	PH - Millview 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
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	46.00	0.00	2.00	0.00	2.00	4.00	0.00	0.00	0.00	96.00	96.00	96.00	92.00
	Total	0.00	0.00	430.00	406.00	0.00	17.00	0.00	8.00	25.00	0.00	0.00	0.00	96.28	96.28	96.28	94.19

Aged Receivables*

For Selected Properties

Month Year = 03/2025

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	28,197.51	3,966.00	2,746.00	1,624.47	19,861.04	-11,022.78	17,174.73
hawley	PH - Hawley Manor	6,404.00	1,947.00	1,905.00	1,328.00	1,224.00	-14,828.00	-8,424.00
jkm	PH - John Kuester Manor	2,533.15	761.52	159.68	45.00	1,566.95	-3,963.33	-1,430.18
millview	PH - Millview Manor	6,975.05	1,135.00	1,744.00	1,854.06	2,241.99	-3,759.00	3,216.05
orchard	PH - Orchard Manor	11,853.75	3,810.00	2,029.00	1,892.00	4,122.75	-2,900.00	8,953.75
shiloh	PH - Shiloh Towers	33,755.91	2,665.00	2,461.00	1,944.00	26,685.91	-10,353.72	23,402.19
sse	PH - Scattered Sites East	60,574.01	6,631.00	8,417.55	4,900.00	40,625.46	-10,204.07	50,369.94
ssw	PH - Scattered Sites West	43,329.72	1,005.00	2,474.60	960.00	38,890.12	-2,457.07	40,872.65
warren	PH - Warren Manor	14,371.43	1,461.36	1,191.00	1,417.00	10,302.07	-13,915.12	456.31
Total		207,994.53	23,381.88	23,127.83	15,964.53	145,520.29	-73,403.09	134,591.44

*tenant accounts receivable balances

Work Order Analysis

Grouped by: Property

Property=.allamps AND Completion Dates=10/01/2024-03/31/2025

Name	Count	Inventory Qty	Material Qty	Labor Hrs	Inventory $	Material $	Labor $	Total $	Average $	Avg. Days If WO Completed
bht PH - Beach Haven Towers	164	0.00	0.00	201.17	0.00	0.00	0.00	0.00	0.00	67.00
hawley PH - Hawley Manor	75	0.00	0.00	242.02	0.00	0.00	0.00	0.00	0.00	16.00
jkm PH - John Kuester Manor	51	0.00	0.00	105.34	0.00	0.00	0.00	0.00	0.00	29.00
millview PH - Millview Manor	64	0.00	0.00	298.14	0.00	0.00	0.00	0.00	0.00	27.00
orchard PH - Orchard Manor	28	0.00	0.00	58.43	0.00	0.00	0.00	0.00	0.00	22.00
shiloh PH - Shiloh Towers	139	0.00	0.00	218.28	0.00	0.00	0.00	0.00	0.00	20.00
sse PH - Scattered Sites East	131	0.00	0.00	1,323.82	0.00	0.00	0.00	0.00	0.00	36.00
ssw PH - Scattered Sites West	100	0.00	0.00	517.26	0.00	0.00	0.00	0.00	0.00	36.00
warren PH - Warren Manor	68	0.00	0.00	189.07	0.00	0.00	0.00	0.00	0.00	10.00
	820	0.00	0.00	3,153.52	0.00	0.00	0.00	0.00	0.00	263.00

March 2025
Demo and Disposition Report
by Derek Eovaldi, Demo and Disposition Coordinator
Submitted 4/18/25

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
- 26356 Grapevine, Antioch, IL
  - Successful closing on 3.20.25

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
- Consulted with tenants on Dispo process
- Began working with HQS department to determine schedule for pre-sale inspections
- Began contacting LCAH landlords @ opportunity to acquire homes

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
- Consulted with tenants on Dispo process
- Began working with HQS department to determine schedule for pre-sale inspections
- Began scheduling process for household/income verification & voucher briefing meetings with all tenants for 13 homes to be held in April 2025 at LCHA main office.
- Began contacting LCAH landlords @ opportunity to acquire homes

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.
  - Continued conversation with IL DOT

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	Obligation Start/End Date	Expended End Date
IL01P056501-23	$1,583,084	$1,274,926.41	$308,157.59	2/17/23 – 2/16/2025	2/16/2027
IL01P056501-24	$1,633,718	$490,115.40	$1,143,602.60	5/6/24 – 5/5/2026	5/5/2028

Current and Future Projects by Grant

IL01P056501-23

- Shiloh Towers – Elevators $655,000
- Beach Haven Towers – Elevators
- Beach Haven Tower Gazebo $24,801
- Beach Haven Lighting $3,051
- Shiloh Tower Plumbing $3M

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: 3/31/2025

	Current Amount Disbursed	Current Escrow Balance
Total:	(57,927.49)	952,745.68

Average:

Addendum Type	Count	Increase in Earned Income	Monthly Escrow	Amount Disbursed	Current Escrow Balance
Enrollment	9	0.00	0.00	0.00	0.00
Progress	140	10,977.67	294.76	0.00	6,809.33
Exit	5	10,574.40	0.00	(9,905.26)	(100.90)
N/A	1			(8,401.20)	(56.58)
	155	10,323.03	267.97	(373.73)	6,146.75

FSS Program Report March 2025

	HCV	PH	TOTAL
FSS GRADUATES	2	0	2
FSS PORT-OUT	1	0	1
% of TOTAL CURRENTLY EMPLOYED	108/71%	1/33%	109/70%
HIGHEST ESCROW CREDIT (March 2025)	$1,427	$1,002	N/A
HIGHEST ESCROW BALANCE (March 2025)	$54,182.16	$11,566.11	N/A
REVISED FSS PROGRAM MIN	63	N/A	N/A
FSS HOMEOWNER (to date)	23	0	23

Completed by: Yanitza Montemayor
Date: 4/3/25

Family Self-Sufficiency (FSS) Program Report

Submitted by Heidi Semenek, Director of FSS & Special Programs

March was a productive and collaborative month for the FSS Department as we continued to provide support, resources, and educational opportunities to help families achieve economic independence. We began preparing 2024 escrow statements and drafting the annual escrow letter that will be sent to all active FSS participants. Additionally, we planned and promoted the March 26th Financial Budgeting Workshop, which featured guest facilitator Tom Napholz from Consumer Credit Counseling Services of Northern Illinois. The virtual session engaged tenants with a Kahoot! quiz and covered practical strategies for managing budgets, credit, and debt. Tom also introduced HUD-certified services offered by CCCS, including financial counseling, debt management, and housing support—all available at no cost to eligible participants and offered in both English and Spanish.
Lead FSS Specialist Jelena held four individual FSS Informational Sessions during March. These efforts resulted in three new enrollments into the program effective April 1st. One additional tenant opted not to enroll due to a high Total Tenant Payment (TTP). LCHA Certification Specialists continue to be valuable partners in referring tenants to the program and promoting the benefits of enrollment.

The FSS team also participated in multiple external meetings and collaborative events during the month:

- **March 11 – FSS Office Hours (HUD – Virtual):**
  FSS staff participated in HUD's monthly FSS Office Hours. A major topic of discussion included the FY 2024 FSS grant awards, which were recently uploaded to Grant Solutions for acceptance. PHAs were urged to accept awards quickly due to the potential risk of a federal government shutdown. Additional focus was placed on submitting FY 2023 closeout paperwork to HUD to unlock new funding in ELOCCS. HUD also answered general questions related to program implementation and compliance.
- **March 14 – Lake County Workforce Development Board Operations Committee:**
  The committee approved previous minutes and discussed the status of the MOU and budget draft. Key workforce challenges were identified including transportation access, language barriers, and employee retention. Grants were awarded to local partners for business services and youth development programs, including 160 Driving Academy and Youth Conservation Corps. An upcoming Job Fair was also announced for March 15.
- **March 15 – Partner Cross-Training Event (Virtual):**
  The quarterly Job Center Partner Cross-Training Event was attended by 50 staff members from 16 community organizations. Presentations featured six new organizations added to the UNIFY referral system: Avon Township, HACES, PADS of Lake County, Highwood Library & Community Center, The Community Works, and Waukegan Township. During PY 2024, partners recorded 1,124 referrals exchanged through UNIFY, demonstrating strong collaboration across agencies.
- **March 26 – Financial Budgeting Workshop (Virtual):**
  Tom Napholz of Consumer Credit Counseling Services of Northern Illinois facilitated a financial literacy workshop for FSS participants. The virtual session focused on budgeting, credit, and debt management, incorporating an interactive Kahoot! game to promote participant engagement. Attendees received practical guidance on managing income, using credit responsibly, and accessing local resources. Tom also reviewed the free, HUD-certified services available through CCCS, including credit repair, financial counseling, and housing support—available in both English and Spanish.

In addition to these events, we maintained regular engagement with participants, providing one-on-one support, follow-up services, and goal planning. Our team remains committed to connecting tenants with tools that promote long-term housing stability and economic self-sufficiency.

We look forward to continued growth, meaningful engagement with our tenants, and deeper collaboration with our community partners in the months ahead.

FSS Specialists March Statistics

- 35 Recertifications
- 20 Interims
- 8 Moves
- 40 FSS Case Management Appointments
- 4 FSS Enrollment Appointment
- 5 FSS Enrollments March 2024
- 2 FSS Graduates
- 2 FSS exits

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
- 247 vouchers leased as of March 1st, increasing to 249 by the end of the month
- 261 vouchers issued in March, regardless of HAP payment
- 12 individuals are currently searching for a unit (6 tenants, 6 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
- 10 vouchers leased as of March 1st, with no change by the end of March
- 13 vouchers issued, regardless of HAP payment
- 3 applicants actively searching for a unit

Mainstream 5 Program (MS5)

- 90 vouchers allocated
- 77 vouchers leased as of March 1st
- 86 Mainstream vouchers issued in March, regardless of HAP payment
- 9 vouchers issued but not under HAP contract (6 applicants, 3 tenants)

Emergency Housing Voucher (EHV)

- 58 vouchers allocated
- 48 EHV vouchers remain since the program sundowned on September 30, 2023
- 47 vouchers leased as of March 1st, with one tenant searching for a unit
- One EHV port received, which is being billed
- As of March 1, 2025, 48 active EHV vouchers remain, and they cannot be reissued

Veterans Affairs Supportive Housing (VASH)

- 6 vouchers allocated to LCHA
- All 6 vouchers are leased

Voucher Utilization for Special Programs

Mainstream 5 Voucher (MS5)

- March voucher utilization: 86%
- HAP utilization: 100%
- March VMS Report: $74,394 HAP paid out
- Average HAP per family per VMS Finance Report: $969 (March 2025)

Emergency Housing Voucher (EHV)

- March voucher utilization: 98%
- HAP utilization: 98%
- March VMS Report: $52,572 HAP paid out
- Average HAP per family per VMS Finance Report: $1,118 (March 2025)

ROSS Program Report March 2025

Submitted by Janet Lennemann, ROSS Coordinator, MS

ROSS Program – March 2025 Report

Submitted by Janet Lennemann, MS

As the saying goes, *"March comes in like a lion and out like a lamb,"* but this March was full of energy and activity from beginning to end.

Health and Well-Being

Tenants at Shiloh Towers continue their exercise sessions with Chelia, a resident volunteer, now held three times per week. Though the group remains small, it is dedicated and growing stronger. We are optimistic that the increased frequency will draw more participants. With my guidance, the group reached out to local agencies and Avon Township to request donations of hand and ankle weights; however, these efforts have not yet been successful. If the Board of Commissioners has recommendations or potential resources, your support would be appreciated. This group is highly motivated to improve their health and well-being.

In March, I piloted a new approach by hosting mini resource fairs in tandem with high-interest events. Tony—a musician, singer, and entertainer—performed live at Beach Haven Tower, Orchard Manor, and Millview Manor. Community service partners attended events at Beach Haven and Orchard Manor, providing information, promotional items, and prizes. Additionally, Help at Home continued its monthly BINGO sessions at Antioch, Round Lake Beach, and Zion sites. Angela Walker, another talented performer, will resume her appearances in April, accompanied by service partners.

A highlight of the month was a special performance by Miss Junior Waukegan, Sophia Lara, who delighted Beach Haven residents with traditional Mexican Folklore dancing. Sophia is the daughter of LCHA employee Elena Lara and began dancing at the age of three. Residents were thrilled by her performance, and many took photos and engaged with Sophia afterward. It was a memorable and culturally enriching experience for all.

Digital Literacy & Computer Skills

Digital skills were discussed during the quarterly tenant meetings held in March, with particular attention to the RentCafe tenant portal. While management and I have provided assistance with account setup, many residents remain hesitant to share financial information online. This, coupled with limited digital literacy and access to technology, continues to present challenges. With the dissolution of the Lake County Connect program, finding alternative solutions has been difficult. I welcome any ideas or resources from the Board of Commissioners to support this required area of the ROSS Program.

Financial Literacy

In response to an increased number of tenants facing eviction—often due to non-payment—I have begun meeting with residents to discuss financial assistance and legal support. I provide referrals to local agencies for back-rent support and connect tenants with Prairie State Legal Services for legal guidance. While some tenants have successfully resolved outstanding balances, sustained financial stability remains a concern. I recommend tenants consider automatic payments through RentCafe and work with Consumer Credit Counseling for long-term success.

Aging in Place

Quarterly meetings also covered important topics such as unauthorized guests, parking violations, and upcoming HUD inspections. These meetings allowed me to explain my role in issuing and resolving lease violations, supporting tenants through the eviction process, and promoting completion of annual

surveys and ROSS Assessments. Property management continues to notify me of lease violations and evictions, allowing me to reach out to tenants and support their efforts to successfully age in place.
I also met with Help at Home's administrative team to clarify expectations for homemaker services and address mutual concerns. The meeting strengthened our collaboration and will ultimately improve the quality of care and communication regarding tenants' well-being.

Additionally, Rich, our Leasing Manager, began providing me with lease copies for new tenants. I deliver these in person, using the opportunity to introduce ROSS services and highlight available community resources. This new initiative has been warmly received. Tenants expressed heartfelt appreciation when I personally welcomed them with, *"Welcome home."*

ROSS Enrollment:
New Enrollments (March): 3
Deactivations (March): 2

Site	Participants
Millview Manor	9
Orchard Manor	9
Beach Haven	10
John Kuester	1
Hawley Manor	12
Shiloh Towers	11
Warren Manor	4

Total Participants: 56

Updates
We welcome new ROSS community partners! Ty Robinson, Optician and CEO of Vision Choice Optical Boutique, will join our resource fairs beginning in April. His business accepts Medicaid and Medicare, offering a valuable service for tenants who depend on these programs for healthcare.

Housing Counseling Program

Impact Report – March 2025

Submitted by Elizabeth Werning, Int Director of Housing Counseling Programs

New Program Participants	Mar 2025
First Time Home Buyers	5
Families That Rent	46
Homeowners Facing Foreclosure	9
Families Facing Eviction	36

Housing Counseling Impacts	Mar 2025
Households for Whom Counselor Developed a Customized Budget	70
Families That Received Information on Fair Housing	70
Households Who Received Info on Affordable Housing Options	29
Families That Were Referred for Legal Representation	17
Families Who Closed on Their New Homes	0
Households Saved from Foreclosure	14
Households Who Attended a Foreclosure Prevention Workshop	7
Households Who Attended a Financial Literacy Workshop	15

The HUD 9902

Each quarter, every Housing Counseling agency is required to submit a 9902 report to HUD via the Housing Counseling System database. The 9902 report summarized the work that counselors of that agency have performed in the previous 3 months, as well as the demographics and impacts thereof. As you can see from the attached 9902, LCHA counselors have served 660 unique households via one on one and workshop counseling services so far this year. Of these, 70% were extremely low-income households, 83% were renters, 231 households were successfully saved from eviction through the TAP and Eviction Prevention programs, 34 purchased homes after completing counseling, and 87 avoided foreclosure.

Housing Counseling Agency Activity Report

U.S. Department of Housing and Urban Development
Office of Housing Counseling
Federal Housing Commissioner

OMB Approval No: 2502-0622
Exp. 12/31/2024

1. Counseling Agency Name

Agency Name

LAKE COUNTY HOUSING AUTHORITY
Agency ID: 80113
Agency Type: LHCA

22843 N Lakewood Ln
Lake Zurich, IL
60047-7403

Parent Agency Name (if applicable)

HOUSING ACTION ILLINOIS
Agency ID: 90062
Agency Type: Regional Intermediary

2. Reporting Period and Budget

Reporting Period:	Quarter 2
Fiscal Year:	2025
From:	10/01/2024
To:	03/31/2025
Submission Date:	04/14/2025
Update Date:	04/14/2025
Total budget, all sources:	$1,045,000.00
Total HUD Funding, all grants:	$76,482.39

HUD Funding Sources

Passed @ 7%

2023-1 COMP 10/01/2023 - 09/30/2024
Extended to 03/31/2025 Notice of Funding Opportunity (NOFO) for the Department's Fiscal Year 2023 Comprehensive Housing Counseling Grant Program FR-6700-N-33
Funding: $32,808.55

2023-3 HI 10/01/2023 - 03/31/2025 Notice of Funding Opportunity (NOFO) for the Department's Fiscal Year 2023 Homeownership Initiative Grant FR-6700-N-90
Funding: $0.00

2024-1 COMP 10/01/2024 - 09/30/2025 Notice of Funding Opportunity (NOFO) for the Department's Fiscal Year 2024 Comprehensive Housing Counseling Grant Program FR-6700-N-33
Funding: $43,673.84

Validated: Validated
Last Validated: 04/14/2025
Validated by: System

Only reports completed by 04/30/2025 will be credited for on time submission.

	TOTAL		2023-1 COMP	2023-3 HI	2024-1 COMP
	All Activities	All HUD Funded Activities	HUD Funded	HUD Funded	HUD Funded
3. Ethnicity					
a. Hispanic	102	65	65	0	0
b. Not Hispanic	544	400	400	0	0
c. Chose not to respond	14	5	5	0	0
Section 3 Total	660	470	470	0	0
4. Race					
a. American Indian/Alaskan Native	4	3	3	0	0
b. Asian	11	6	6	0	0
c. Black or African American	379	282	282	0	0
d. Native Hawaiian or Other Pacific Islander	2	1	1	0	0
e. White	209	149	149	0	0
f. More than One Race	10	6	6	0	0
g. Chose not to respond	45	23	23	0	0
Section 4 Total	660	470	470	0	0
5. Income Levels					
a. < 30% of Area Median Income (AMI)	465	339	339	0	0
b. 30 - 49% of AMI	137	99	99	0	0

c. 50 - 79% of AMI	31	20	20	0	0
d. 80 - 100% of AMI	8	5	5	0	0
e. > 100% AMI	19	7	7	0	0
f. Chose not to respond	0	0	0	0	0
Section 5 Total	660	470	470	0	0
6. Rural Area Status					
a. Lives in a rural area	5	0	0	0	0
b. Does not live in a rural area	637	460	460	0	0
c. Chose not to respond	18	10	10	0	0
Section 6 Total	660	470	470	0	0
7. Limited English Proficiency Status					
a. Limited English Proficient	24	15	15	0	0
b. Not Limited English Proficient	624	449	449	0	0
c. Chose not to respond	12	6	6	0	0
Section 7 Total	660	470	470	0	0
8. Households Receiving Education Services (Including Online Education), by Purpose					
a. Completed financial literacy workshop, including home affordability, budgeting and understanding use of credit	73	0	0	0	0
b. Completed predatory lending, loan scam or other fraud prevention workshop	0	0	0	0	0
c. Completed fair housing workshop	0	0	0	0	0
d. Completed homelessness prevention workshop	0	0	0	0	0
e. Completed rental workshop	0	0	0	0	0
f. Completed pre-purchase homebuyer education workshop	1	0	0	0	0
g. Completed non-delinquency post-purchase workshop, including home maintenance and/or financial management for homeowners	0	0	0	0	0
h. Completed resolving or preventing mortgage delinquency workshop	18	0	0	0	0
i. Completed disaster preparedness assistance workshop	0	0	0	0	0
j. Completed disaster recovery assistance workshop	0	0	0	0	0
Section 8 Total	92	0	0	0	0
9. Households Receiving One-on-One Counseling by Purpose					
a. Homeless Assistance	0	0	0	0	0
b. Rental Topics	475	424	424	0	0
c. Prepurchase/Homebuying	34	0	0	0	0
d. Non-Delinquency Post-Purchase	0	0	0	0	0
e. Reverse Mortgage	0	0	0	0	0
f. Resolving or Preventing Forward Mortgage Delinquency or Default	59	46	46	0	0
g. Resolving or Preventing Reverse Mortgage Delinquency or Default	0	0	0	0	0
h. Disaster Preparedness Assistance	0	0	0	0	0
i. Disaster Recovery Assistance	0	0	0	0	0
Section 9 Total	568	470	470	0	0
Households Served Sections 8 and 9 Total:	660	470	470	0	0
10. Outcome of One-on-One Counseling Services					
a. Households that received one-on-one counseling that also received education services.	199	73	73	0	0

b. Households that received information on fair housing, fair lending and/or accessibility rights.	658	454	454	0	0
c. Households for whom counselor developed a budget customized to a client's current situation.	568	454	454	0	0
d. Households that improved their financial capacity (e.g. increased discretionary income, decreased debt load, increased savings, increased credit score, etc.) after receiving Housing Counseling Services.	576	428	428	0	0
e. Households that gained access to resources to help improve their housing situation (e.g. down payment assistance, rental assistance, utility assistance, etc.) after receiving Housing Counseling Services.	660	386	386	0	0
f. Households that gained access to non-housing resources (e.g. social service programs, legal services, public benefits such as Social Security or Medicaid, etc.) after receiving Housing Counseling Services.	660	366	366	0	0
g. Homeless or potentially homeless households that obtained temporary or permanent housing after receiving Housing Counseling Services.	329	316	316	0	0
h. Households gained access to disaster recovery non-housing resources after receiving Housing Counseling Services (e.g. Red Cross/FEMA relief items, legal services, assistance)	1	1	1	0	0
i. Households obtained disaster recovery housing resources after receiving Housing Counseling Services (e.g. temporary shelter, homeowner rehab, relocation, etc.)	1	1	1	0	0
j. Households for whom counselor developed or updated an emergency preparedness plan.	4	4	4	0	0
k. Household that received rental counseling and avoided eviction after receiving Housing Counseling Services.	231	30	30	0	0
l. Households that received rental counseling and improved living conditions after receiving Housing Counseling Services.	337	36	36	0	0
m. Households that received pre-purchase/homebuying counseling and purchased housing after receiving Housing Counseling Services.	34	0	0	0	0
n. Households that received reverse mortgage counseling and obtained a Home Equity Conversion Mortgage (HECM) after receiving Housing Counseling Services.	0	0	0	0	0
o. Households that received non-delinquency post-purchase counseling that were able to improve home conditions or home affordability after receiving Housing Counseling Services.	0	0	0	0	0
p. Households that prevented or resolved a forward mortgage default after receiving Housing Counseling Services.	49	17	17	0	0
q. Households that prevented or resolved a reverse mortgage default after receiving Housing Counseling Services.	0	0	0	0	0
r. Households that received a forward mortgage modification and remained current in their modified mortgage after receiving Housing Counseling Services	38	7	7	0	0

s. Households that received a forward mortgage modification and improved their financial capacity after receiving Housing Counseling Services.	49	6	6	0	0
Section 10 Total	4394	2579	2579	0	0

Public reporting burden for this collection of information is estimated to average .375 hours per response. The HUD9902 form is transmitted 100% electronically. The housing counseling agency can either input data directly into HUD's Housing Counseling System (HCS) or submit through its own Client Management System (CMS) using the Agency Reporting Module connection to HUD's HCS. With universal CMS use, the HUD-9902 will populate automatically based on electronic client files. Consequently, the estimated burden hour per response includes logging in and the time necessary to send the document electronically (estimated time: 15 minutes). An agency may not conduct or sponsor, and a person is not required to submit an information collection unless that collection displays a valid OMB control number.

This information is collected in connection with HUD's Housing Counseling Program and will be used by HUD to collect performance and outcome data related to HUD's Housing Counseling Program. Additionally, the data collected on form HUD-9902 plays a key role in analyzing performance and capacity during the Office of Housing Counseling's Notice of Funding Availability (NOFA) process. The information is required to obtain funding under Section 106 of the Housing and Community Development Act of 1974. The information is considered sensitive and is protected by the Privacy Act which requires the records to be maintained with appropriate administrative, technical, and physical safeguards to ensure their security and confidentiality.

Human Resources
March Report

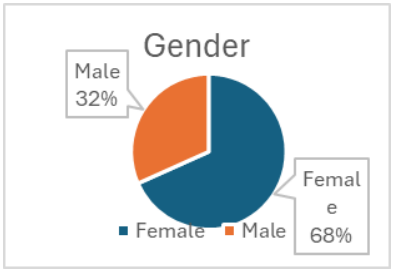
Written By: Christine N. Pryor – Sr. HR Generalist

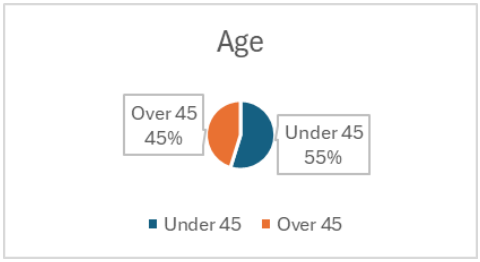
Demographics

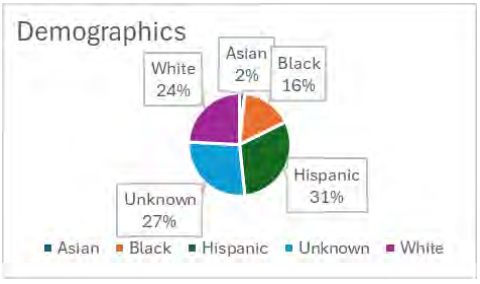
Employees Hired:	0
Internal Promotions:	0
Employees Terminated:	0
Employees Retired:	0
Temporary Staff:	3
Open Positions:	0

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 March: $294769.53 (March included 2 payrolls)