

BOARD OF COMMISSIONERS MEETING

MAY 15, 2025

Board Packet

TABLE OF CONTENTS

Agenda 2

Financials

Monthly Actuals 3

Accounts Payable 62

Public Housing Authority (PHA) Reports

Key Management Indicators – All Programs 77

Resident Characteristics – All Programs 94

Housing Choice Voucher (HCV) Report

Voucher Utilization 106

Public Housing (PH) Reports

Unit Availability & Occupancy 108

Aged Receivables 109

Work Order Analysis 110

Demolition & Disposition 111

Capital Funds Grant 112

Program & Agency Reports

Family Self Sufficiency (FSS) & Special Programs 113

Resident Opportunity & Self Sufficiency (ROSS) 117

Housing Counseling 119

LCHA Human Resources 121

Resolutions

2025-15 122

2025-16 146

2025-17 147

BOARD OF COMMISSIONRS
REGULAR MEETING AGENDA
Lake County Housing Authority
May 15, 2025
12:30 PM

I. ROLL CALL

II. FSS PROGRAM GRADUATE PRESENTATION

A. FSS graduates presented with escrow checks

III. 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.

IV. APPROVAL OF MINUTES

4/24/2025 REGULAR SESSION & EXECUTIVE SESSION MINUTES

V. FINANCE REPORT & ACCOUNTS PAYABLE

VI. REPORTS

VII. NEW BUSINESS

A. RESOLUTION 2025-15: Authorization for LCHA access control, alarms & surveillance project

B. RESOLUTION 2025-16: Authorization for FY2025 APRIL collection loses Public Housing

C. RESOLUTION 2025-17: Approval of Settlement Agreement between LCHA and John Farenzena

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

E. Executive Session – Personnel Matters, Litigation, and Real Estate
(5 ILCS 120/2) Sec. 2(c)(1)
The appointment, employment, compensation, discipline, performance, or dismissal of specific employees.
(5 ILCS 120/2) Sec. 2(c)(11)
Litigation, when an action, 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.
(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.

VIII. ADJOURNMENT

Property = sse_amp4 ssw_amp5 .amp2 .amp3 cocc .allhcv .chc .busact aimnorth

Balance Sheet

Period = Apr 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	11,418,717.20
11112-0000	Cash Operating 2	1,356,763.41
11114-0000	Cash Operating 4	10,994.52
11119-9000	Total Unrestricted Cash	12,786,475.13
11120-0000	Restricted Cash	
11120-2000	Cash Restricted-FSS Escrow	832,894.35
11120-3000	Cash Restricted-HAP	2,287,351.25
11120-4000	Cash Restricted-FSS Forfeitures	90,093.67
11129-9000	Total Restricted Cash	3,210,339.27
11190-0000	TOTAL CASH	15,996,814.40
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11220-0000	A/R -Tenants	195,936.42
11220-1000	Allowance for Doubtful Accounts-Tenar	-68,829.04
11220-2000	A/R - Tenant Payment Agreement (TPA	97,282.65
11231-1000	Allowance For Doubtful - Fraud	-547,998.19
11290-0000	A/R -Other	1,254,732.27
11299-9000	Allowance for Doubtful Accounts-Other	11,633.00
11300-0000	A/R Port Ins	137,239.67
11310-0000	A/R Port In Suspense	-33,534.80
11350-1000	A/R-HUD	680,705.17
11350-3000	A/R -Other Government	495,340.66
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 LP	293,625.00
11450-0000	Accrued Interest Receivable	310,406.28
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVABI	5,230,514.11
11600-0000	OTHER CURRENT ASSETS	
11620-0000	Investments-Unrestricted	-4.84
12110-0000	Prepaid Expenses and Other Assets	193,539.69
12110-1000	Prepaid Insurance	67,156.94
12600-0000	Inventories-Materials	25,856.97
12700-0000	Inventories-Equipment	10,335.43

Property = sse_amp4 ssw_amp5 .amp2 .amp3 cocc .allhcv .chc .busact aimnorth

Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
12750-0000	Allowance for Obsolete Inventories	-890.13
12950-0000	Interprogram-Due From	-70,734.30
12950-1000	Legacy Interprogram-Due From	4,372,814.81
12990-0000	TOTAL OTHER CURRENT ASSETS	4,598,074.57
13000-0000	TOTAL CURRENT ASSETS	25,825,403.08
14000-0000	NONCURRENT ASSETS:	
14000-1000	FIXED ASSETS	
14000-5000	Land	5,691,958.31
14000-6000	Buildings	33,041,192.52
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	-34,963,388.59
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	9,006,937.69
14990-0000	TOTAL NONCURRENT ASSETS	9,006,937.69
19990-0000	TOTAL ASSETS	34,832,340.77
20000-0000	LIABILITIES & EQUITY	
20010-0000	LIABILITIES:	
21000-0000	CURRENT LIABLITIES:	
21110-0000	A/P Vendors and Contractors	183,029.28
21140-0000	Tenant Security Deposits	205,390.72
21140-2000	Security Deposit Clearing Account	-252.05
21140-3000	Security Deposit-Pet	100.00
21140-3100	Pet Fee - one time non reimbursable	800.00
21150-0000	A/P Other	698,252.41
21160-0000	A/P-HUD	148,368.29
21170-3000	A/P-Misc. Payroll Witholdings	296.60
21170-4000	A/P-Federal Tax Witholding	-17,049.83
21170-5000	A/P-State Tax Witholding - IL	12,209.07
21170-7000	A/P-Payroll FICA Witholding -Employer	-0.01
21170-8000	A/P-Payroll Vol Life/AD&D	-1,923.51
21170-9000	A/P-Payroll State Unemployment Tax	-6,796.05
21171-0000	A/P-Payroll 457 Deductions	800.00

Property = sse_amp4 ssw_amp5 .amp2 .amp3 cocc .allhcv .chc .busact aimnorth

Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
21171-1000	A/P-Payroll 457 Loan	-3,650.00
21171-2000	A/P-Payroll AXA Pension Deferred	87,129.38
21171-3000	A/P-Payroll AXA Pension Vested	67,777.40
21171-3500	A/P-Payroll AXA Loan	5,948.85
21171-4000	A/P-Payroll Employee Health	-851.19
21171-5000	A/P-Payroll Employee Vision	12,392.50
21171-6000	A/P-Payroll Employee Dental	-1,361.57
21171-7000	A/P-Payroll AFLAC Pre Tax	8,424.54
21171-7500	A/P-Payroll AFLAC Post Tax	42,123.89
21171-8000	A/P-Payroll ROTH 401k	5,396.58
21190-0000	A/P-Payroll Garnishment	-20,062.05
21199-0000	Other Current Liabilities	-4,025.14
21199-1000	Accrued Payable	26,635.06
21350-0000	Accrued Payroll & Payroll Taxes	16,008.10
21370-0000	Accrued PILOT	268,619.99
21450-0000	Interprogram-Due To	-208,371.26
21450-1000	Legacy Interprogram-Due To	4,375,899.24
21500-0000	Suspense	745.68
21500-4000	Tenant-Based Subsidy Suspense Clearii	947.00
21500-5000	Unearned Revenue	877,465.68
22400-0000	Tenant Prepaid Rents	69,092.47
22400-5000	FSS Forfeitures	-5,557.89
22600-0000	Accrued Compensated Absences-Curre	105,175.25
22990-0000	TOTAL CURRENT LIABILITIES	6,949,127.43
23000-0000	NONCURRENT LIABILITIES:	
23050-0000	Accrued Compensated Absences-LT	73,294.77
23070-0000	FSS Escrow	1,100,096.43
23070-0001	FSS Escrow - PBV	6,956.75
23070-0004	FSS Escrow - EHV	906.26
23070-0005	FSS Escrow - FUP	60,461.59
23070-0006	FSS Escrow - FUPY	39.80
23070-0007	FSS Escrow - FUP 09	24,845.12
23070-0010	FSS Escrow - TPV	-25,555.52
23101-0000	Loan Payable - 1	7,762.16
23102-0000	Loan Payable - 2	6,572.40
23990-0000	TOTAL NONCURRENT LIABILITIES	1,255,379.76
24990-0000	TOTAL LIABILITIES	8,204,507.19
28000-0000	EQUITY	

Property = sse_amp4 ssw_amp5 .amp2 .amp3 cocc .allhcv .chc .busact aimnorth

Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
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	14,260,987.17
28090-2000	Retained Earnings-Unrestricted Net Ass	10,878,079.07
28090-3000	Retained Earnings-Restricted Net Asset	1,037,097.57
28099-9000	TOTAL RETAINED EARNINGS:	26,176,163.81
28990-0000	TOTAL EQUITY	26,627,833.58
29990-0000	TOTAL LIABILITIES AND EQUITY	34,832,340.77

Property = sse_amp4 ssw_amp5 .amp2 .amp3 cocc .allhcv .chc .busact aimnorth

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
29999-9999	Revenue & Expenses								
30000-0000	INCOME								
31000-0000	TENANT INCOME								
31010-0000	Rental Income								
31110-0000	Tenant Rent	160,336.48	139,666.66	20,669.82	14.80	1,094,060.15	977,666.62	116,393.53	11.91
31120-1000	Tenant Based Subsidy	6,383.00	0.00	6,383.00	N/A	46,337.00	0.00	46,337.00	N/A
31120-5000	Utility Reimbursement Recovery -59 &	0.00	0.00	0.00	N/A	630.32	0.00	630.32	N/A
31130-0000	Less: Vacancies	-5,732.48	0.00	-5,732.48	N/A	-25,957.83	0.00	-25,957.83	N/A
31190-0000	Total Rental Income	160,987.00	139,666.66	21,320.34	15.27	1,115,069.64	977,666.62	137,403.02	14.05
31200-0000	Other Tenant Income								
31200-1000	Laundry and Vending	0.00	661.97	-661.97	-100.00	234.70	4,633.79	-4,399.09	-94.94
31200-2000	Cleaning Fee	2,438.00	0.00	2,438.00	N/A	4,353.00	0.00	4,353.00	N/A
31200-3000	Damages	100.00	0.00	100.00	N/A	359.00	0.00	359.00	N/A
31200-4000	Late Charges	-15.00	0.00	-15.00	N/A	9,395.00	0.00	9,395.00	N/A
31200-5000	Legal Fees - Tenant	450.00	0.00	450.00	N/A	1,360.00	0.00	1,360.00	N/A
31200-6000	NSF Charges	105.00	0.00	105.00	N/A	490.00	0.00	490.00	N/A
31200-7000	Excess Utility	369.54	858.34	-488.80	-56.95	6,991.86	6,008.38	983.48	16.37
31200-8000	Wireless Leases	9,000.00	7,287.14	1,712.86	23.51	63,000.00	51,009.98	11,990.02	23.51
31200-9000	Misc.Tenant Income	0.00	3,483.29	-3,483.29	-100.00	634.21	26,451.03	-25,816.82	-97.60
31210-0000	Tenant Payment Agreement (TPA) Ren	6,971.00	0.00	6,971.00	N/A	-13,859.35	0.00	-13,859.35	N/A
31290-0000	Total Other Tenant Income	19,418.54	12,290.74	7,127.80	57.99	72,958.42	88,103.18	-15,144.76	-17.19
31990-0000	TOTAL TENANT INCOME	180,405.54	151,957.40	28,448.14	18.72	1,188,028.06	1,065,769.80	122,258.26	11.47
34000-0000	GRANT INCOME								
34010-0000	Subsidy Grants	163,840.00	163,271.22	568.78	0.35	1,172,333.50	1,142,898.54	29,434.96	2.58
34010-1000	CFP Operating Grants	45,580.86	47,533.03	-1,952.17	-4.11	251,866.38	332,731.21	-80,864.83	-24.30
34100-1000	Section 8 HAP Earned (VO)	3,440,072.00	3,258,434.00	181,638.00	5.57	23,021,954.00	22,809,038.00	212,916.00	0.93
34100-1050	Section 8 Mainstream HAP (DV)	74,637.00	64,785.25	9,851.75	15.21	489,120.00	453,496.75	35,623.25	7.86
34100-1060	Section 8 EHV HAP Earned (EH)	51,836.00	50,247.58	1,588.42	3.16	353,283.00	351,733.06	1,549.94	0.44
34100-2000	Section 8 Admin Fee Income (AF)	284,676.00	309,551.23	-24,875.23	-8.04	2,272,380.00	2,166,858.61	105,521.39	4.87
34100-2050	Section 8 Mainstream Admin Inc (8F)	2,541.00	9,583.33	-7,042.33	-73.49	32,226.00	67,083.31	-34,857.31	-51.96
34100-2060	Section 8 EHV Admin Fee Inc (EF)	5,822.00	5,000.00	822.00	16.44	90,239.00	35,000.00	55,239.00	157.83
34100-4000	Port-In Admin Fees Earned	2,452.50	2,219.06	233.44	10.52	14,743.44	15,533.42	-789.98	-5.09
34100-5000	Section 8 EHV Issuance Fee	0.00	50.00	-50.00	-100.00	0.00	350.00	-350.00	-100.00
34100-5030	Section 8 EHV Service Fee	0.00	196.38	-196.38	-100.00	0.00	1,374.66	-1,374.66	-100.00
34100-6000	Port In HAP Earned	38,630.00	22,364.58	16,265.42	72.73	211,844.00	156,552.06	55,291.94	35.32
34150-0000	Other Government Grants	66,667.00	66,666.67	0.33	0.00	514,501.53	466,666.69	47,834.84	10.25
34150-1000	CHC Grant Revenue	0.00	0.00	0.00	N/A	448,712.56	0.00	448,712.56	N/A
34990-0000	TOTAL GRANT INCOME	4,176,754.36	3,999,902.33	176,852.03	4.42	28,873,203.41	27,999,316.31	873,887.10	3.12
36000-0000	OTHER INCOME								
36100-0000	Investment Income - Unrestricted	30,140.61	24,925.01	5,215.60	20.93	205,191.24	174,475.07	30,716.17	17.60
36200-0000	Management Fee Income	34,552.83	33,233.33	1,319.50	3.97	245,203.28	236,933.31	8,269.97	3.49
36200-0001	Management Fee Earned - HCV	56,935.20	57,278.25	-343.05	-0.60	437,432.20	400,947.75	36,484.45	9.10
36200-0002	Management Fee Earned - HCV Mainstrear	508.20	1,911.00	-1,402.80	-73.41	6,445.20	12,797.00	-6,351.80	-49.64
36200-0003	Management Fee Earned - HCV EHV	345.00	875.00	-530.00	-60.57	2,392.30	6,125.00	-3,732.70	-60.94
36200-1000	Bookkeeping Fee Income	3,202.50	3,217.50	-15.00	-0.47	22,740.00	22,772.50	-32.50	-0.14
36200-1001	Bookkeeping Fee Earned - HCV	21,630.00	21,403.17	226.83	1.06	151,927.50	149,822.19	2,105.31	1.41
36200-1002	Bookkeeping Fee Earned - HCV Mainstrear	570.00	495.00	75.00	15.15	3,802.50	8,309.50	-4,507.00	-54.24

Property = sse_amp4 ssw_amp5 .amp2 .amp3 cocc .allhcv .chc .busact aimnorth

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
36200-1003	Bookkeeping Fee Earned - HCV EHV	1,164.40	600.00	564.40	94.07	8,232.00	4,200.00	4,032.00	96.00
36200-2000	Asset Management Fee Income	2,720.00	4,393.33	-1,673.33	-38.09	19,460.00	31,253.31	-11,793.31	-37.73
36200-3000	CHC- Admin Fee earned	10,157.00	0.00	10,157.00	N/A	71,099.00	0.00	71,099.00	N/A
36500-0000	Miscellaneous Other Income	28,974.96	13,903.55	15,071.41	108.40	47,591.69	97,324.85	-49,733.16	-51.10
36990-0000	TOTAL OTHER INCOME	190,900.70	162,235.14	28,665.56	17.67	1,221,516.91	1,144,960.48	76,556.43	6.69
39990-0000	TOTAL INCOME	4,548,060.60	4,314,094.87	233,965.73	5.42	31,282,748.38	30,210,046.59	1,072,701.79	3.55
40000-0000	EXPENSES								
41000-0000	ADMINISTRATIVE EXPENSES								
41009-9000	Administrative Salaries								
41100-0000	Administrative Salaries	202,576.62	240,241.70	37,665.08	15.68	1,503,009.84	1,708,737.63	205,727.79	12.04
41100-1000	Administrative Salaries - Mainstream	768.38	3,637.82	2,869.44	78.88	11,767.31	25,464.74	13,697.43	53.79
41100-1100	Administrative Salaries - EHV	1,760.53	1,666.67	-93.86	-5.63	14,178.26	11,666.69	-2,511.57	-21.53
41100-3000	Compensated Absences	0.00	1,154.32	1,154.32	100.00	0.00	8,080.24	8,080.24	100.00
41100-4000	Employee Benefit Contribution-Admin	98,406.22	96,974.77	-1,431.45	-1.48	801,115.66	688,726.42	-112,389.24	-16.32
41100-4001	Emp Benefit Cont-Admin Mainstream	193.84	1,083.33	889.49	82.11	2,750.80	7,583.31	4,832.51	63.73
41100-4002	Emp Benefit Cont-Admin EHV	444.12	641.67	197.55	30.79	3,160.27	4,491.69	1,331.42	29.64
41109-9000	Total Administrative Salaries	304,149.71	345,400.28	41,250.57	11.94	2,335,982.14	2,454,750.72	118,768.58	4.84
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
41300-2000	Court Costs	0.00	-65.80	-65.80	-100.00	1,514.30	-460.60	-1,974.90	-428.77
41300-3000	Tenant Screening	7,026.08	3,159.80	-3,866.28	-122.36	20,122.13	22,118.60	1,996.47	9.03
41300-4000	General Legal Expense	6,043.50	4,232.30	-1,811.20	-42.79	12,375.69	29,626.10	17,250.41	58.23
41310-0000	Total Legal Expense	13,069.58	7,326.30	-5,743.28	-78.39	28,543.48	51,284.10	22,740.62	44.34
41390-0000	Other Admin Expenses								
41400-0000	Staff Training	2,503.95	4,717.01	2,213.06	46.92	5,895.95	33,019.07	27,123.12	82.14
41500-0000	Travel	5,159.65	3,523.88	-1,635.77	-46.42	29,824.02	24,667.16	-5,156.86	-20.91
41700-0000	Accounting Fees	0.00	13,221.25	13,221.25	100.00	68,452.08	92,548.75	24,096.67	26.04
41710-0000	Auditing Fees	10,440.00	1,270.82	-9,169.18	-721.52	10,440.00	8,895.74	-1,544.26	-17.36
41720-0000	Port Out Admin Fee Paid	3,346.87	4,833.33	1,486.46	30.75	26,901.57	33,833.31	6,931.74	20.49
41730-0000	Management Fee	33,002.83	90,703.24	57,700.41	63.61	234,343.28	634,922.68	400,579.40	63.09
41730-0100	Management Fee - HCV	56,935.20	0.00	-56,935.20	N/A	437,432.20	0.00	-437,432.20	N/A
41730-0150	Management Fee - HCV Mainstream	508.20	1,884.37	1,376.17	73.03	6,445.20	13,190.59	6,745.39	51.14
41730-0160	Management Fee - HCV EHV	1,164.40	875.00	-289.40	-33.07	8,231.80	6,125.00	-2,106.80	-34.40
41730-1000	Bookkeeping Fee	3,202.50	3,225.83	23.33	0.72	22,740.00	22,580.81	-159.19	-0.70
41730-1100	Bookkeeping Fee - HCV	21,630.00	21,403.17	-226.83	-1.06	151,927.50	149,822.19	-2,105.31	-1.41
41730-1150	Bookkeeping Fee - HCV Mainstream	570.00	911.73	341.73	37.48	3,802.50	6,382.11	2,579.61	40.42
41730-1160	Bookkeeping Fee - HCV EHV	345.00	600.00	255.00	42.50	2,392.50	4,200.00	1,807.50	43.04
41730-2000	Asset Management Fee	4,270.00	4,405.83	135.83	3.08	30,320.00	30,840.81	520.81	1.69
41740-0000	Marketing	0.00	14.38	14.38	100.00	1,450.00	100.66	-1,349.34	-1,340.49
41800-0000	Office Rent	0.00	0.00	0.00	N/A	745.86	0.00	-745.86	N/A
41820-0000	Consultants	0.00	5,042.48	5,042.48	100.00	0.00	35,297.36	35,297.36	100.00
41890-0000	Total Other Admin Expenses	143,078.60	156,632.32	13,553.72	8.65	1,041,344.46	1,096,426.24	55,081.78	5.02
41900-0000	Miscellaneous Admin Expenses								
41900-1000	Membership and Fees	2,144.77	2,546.81	402.04	15.79	27,081.52	17,827.67	-9,253.85	-51.91
41900-2000	Publications	0.00	213.22	213.22	100.00	-60.00	1,492.54	1,552.54	104.02
41900-3000	Advertising	2,449.50	0.00	-2,449.50	N/A	2,787.49	0.00	-2,787.49	N/A
41900-4000	Office Supplies	2,132.00	2,367.14	235.14	9.93	8,392.76	16,569.98	8,177.22	49.35
41900-5000	Inspection Expense	600.00	642.51	42.51	6.62	600.00	4,497.57	3,897.57	86.66

Property = sse_amp4 ssw_amp5 .amp2 .amp3 cocc .allhcv .chc .busact aimnorth

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
41900-6000	Computer Parts	0.00	0.00	0.00	N/A	114.38	0.00	-114.38	N/A
41900-7000	Telephone	5,717.76	4,866.62	-851.14	-17.49	39,825.17	34,066.34	-5,758.83	-16.90
41900-8000	Postage	1,634.95	3,145.35	1,510.40	48.02	17,549.03	22,017.45	4,468.42	20.29
41901-0000	Office Equipment Contracts	1,344.53	3,693.07	2,348.54	63.59	21,255.43	25,851.49	4,596.06	17.78
41901-3000	Internet	804.68	2,048.38	1,243.70	60.72	9,008.34	14,338.66	5,330.32	37.17
41901-4000	Cable/Video	231.91	461.16	229.25	49.71	3,542.88	3,228.12	-314.76	-9.75
41901-5000	Special Events	1,878.35	1,281.62	-596.73	-46.56	14,580.36	8,971.34	-5,609.02	-62.52
41901-7000	Temporary Administrative Labor	29,880.00	4,416.67	-25,463.33	-576.53	59,847.00	30,916.69	-28,930.31	-93.58
41901-8000	Small Office Equipment	369.00	267.85	-101.15	-37.76	1,183.78	1,874.95	691.17	36.86
41902-0000	Bank Fees	4,995.61	0.00	-4,995.61	N/A	33,981.22	0.00	-33,981.22	N/A
41902-1000	Sponsorships	0.00	92.22	92.22	100.00	0.00	645.54	645.54	100.00
41902-2000	Other Misc Admin Expenses	2,471.25	6,132.39	3,661.14	59.70	17,574.40	42,926.73	25,352.33	59.06
41910-0000	Total Miscellaneous Admin Expenses	360,804.02	377,575.29	16,771.27	4.44	2,593,245.90	2,679,975.79	86,729.89	3.24
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	516,952.20	541,533.91	24,581.71	4.54	3,663,133.84	3,827,686.13	164,552.29	4.30
42000-0000	TENANT SERVICES								
42100-0000	Tenant Services Salaries	0.00	230.80	230.80	100.00	193.70	1,615.60	1,421.90	88.01
42100-1000	Employee Benefit Contributions-Tenant Sv	2,496.12	199.14	-2,296.98	-1,153.45	5,569.68	1,393.98	-4,175.70	-299.55
42300-0000	Tenant Services Contract Costs	0.00	181.17	181.17	100.00	0.00	1,268.19	1,268.19	100.00
42300-1000	Tenant Relocation	0.00	2,070.42	2,070.42	100.00	3,426.75	14,492.94	11,066.19	76.36
42990-0000	TOTAL TENANT SERVICES EXPENSES	2,496.12	2,681.53	185.41	6.91	9,190.13	18,770.71	9,580.58	51.04
43000-0000	UTILITY EXPENSES								
43100-0000	Water	9,308.44	9,139.25	-169.19	-1.85	72,803.99	63,974.75	-8,829.24	-13.80
43200-0000	Electricity	16,224.77	7,934.73	-8,290.04	-104.48	55,007.84	55,543.11	535.27	0.96
43200-1000	Electricity-Vacant Units	465.17	0.00	-465.17	N/A	2,593.40	0.00	-2,593.40	N/A
43300-0000	Gas	9,129.45	3,892.02	-5,237.43	-134.57	35,194.94	27,244.14	-7,950.80	-29.18
43300-1000	Gas-Vacant Units	1,361.05	0.00	-1,361.05	N/A	2,085.75	0.00	-2,085.75	N/A
43320-0000	Tenant-Owed Utilities	289.38	1,127.84	838.46	74.34	10,477.79	7,894.88	-2,582.91	-32.72
43400-0000	Garbage/Trash Removal	3,998.94	4,440.23	441.29	9.94	38,159.02	31,081.61	-7,077.41	-22.77
43900-0000	Sewer	7,112.51	5,061.25	-2,051.26	-40.53	54,397.00	35,428.75	-18,968.25	-53.54
43990-0000	TOTAL UTILITY EXPENSES	47,889.71	31,595.32	-16,294.39	-51.57	270,719.73	221,167.24	-49,552.49	-22.40
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES								
44009-9000	General Maint Expense								
44100-0000	Maintenance Salaries	56,902.50	54,499.16	-2,403.34	-4.41	370,595.93	385,507.52	14,911.59	3.87
44100-5000	Employee Benefit Contribution-Maint.	24,328.09	19,441.86	-4,886.23	-25.13	162,316.77	136,953.19	-25,363.58	-18.52
44110-0000	Maintenance Uniforms	0.00	0.00	0.00	N/A	514.59	0.00	-514.59	N/A
44120-0000	Vehicle Gas	0.00	0.00	0.00	N/A	6,267.13	0.00	-6,267.13	N/A
44130-0000	Misc Vehicle Expenses	2,601.87	3,193.93	592.06	18.54	4,624.68	22,357.51	17,732.83	79.31
44190-0000	Total General Maint Expense	83,832.46	77,134.95	-6,697.51	-8.68	544,319.10	544,818.22	499.12	0.09
44200-0000	Materials								
44200-1000	Supplies-Grounds	0.00	1.17	1.17	100.00	269.89	8.19	-261.70	-3,195.36
44200-2000	Supplies-Appliance	2,964.43	2,121.64	-842.79	-39.72	37,526.04	14,851.48	-22,674.56	-152.68
44200-3000	Supplies-Decorating	309.89	1,469.32	1,159.43	78.91	3,899.15	10,285.24	6,386.09	62.09
44200-4000	Supplies-Electrical	2,358.84	843.23	-1,515.61	-179.74	7,086.16	5,902.61	-1,183.55	-20.05
44200-5000	Supplies-Exterminating	0.00	0.00	0.00	N/A	298.71	0.00	-298.71	N/A
44200-6000	Supplies-Janitorial/Cleaning	3,370.47	1,568.21	-1,802.26	-114.92	16,227.61	10,977.47	-5,250.14	-47.83
44200-7000	Supplies-Maint/Repairs	4,504.86	15,789.66	11,284.80	71.47	65,394.54	110,527.62	45,133.08	40.83
44200-8000	Supplies-Plumbing	1,426.44	2,384.85	958.41	40.19	8,658.43	16,693.95	8,035.52	48.13
44200-9000	Tools and Equipment	902.41	729.43	-172.98	-23.71	3,404.48	5,106.01	1,701.53	33.32

Property = sse_amp4 ssw_amp5 .amp2 .amp3 cocc .allhcv .chc .busact aimnorth

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
44201-0000	Supplies - HVAC	214.48	907.34	692.86	76.36	7,896.02	6,351.38	-1,544.64	-24.32
44290-0000	Total Materials	16,051.82	25,814.85	9,763.03	37.82	150,661.03	180,703.95	30,042.92	16.63
44300-0000	Contract Costs								
44300-1000	Contract-Alarm/Extinguisher	759.46	0.00	-759.46	N/A	1,821.81	0.00	-1,821.81	N/A
44300-2000	Contract-Appliance	448.33	0.00	-448.33	N/A	448.33	0.00	-448.33	N/A
44300-3000	Contract-Building Repairs	7,500.00	0.00	-7,500.00	N/A	28,924.12	0.00	-28,924.12	N/A
44300-5000	Contract-Decorating/Painting	64.75	0.00	-64.75	N/A	1,806.01	0.00	-1,806.01	N/A
44300-6000	Contract-Electrical	6,822.00	1,735.83	-5,086.17	-293.01	11,375.76	12,150.81	775.05	6.38
44300-7000	Contract-Pest Control	1,575.00	1,210.55	-364.45	-30.11	13,915.00	8,473.85	-5,441.15	-64.21
44300-8000	Contract-Floor Covering	0.00	20.10	20.10	100.00	0.00	140.70	140.70	100.00
44300-9000	Contract-Grounds	0.00	10,281.64	10,281.64	100.00	38,184.99	71,971.48	33,786.49	46.94
44301-0000	Contract-Janitorial/Cleaning	0.00	3,751.94	3,751.94	100.00	58,946.59	26,263.58	-32,683.01	-124.44
44301-0001	Mold Remediation	0.00	337.50	337.50	100.00	2,330.00	2,362.50	32.50	1.38
44301-1000	Contract-Plumbing	14,200.50	8,712.09	-5,488.41	-63.00	125,470.86	60,984.63	-64,486.23	-105.74
44301-2000	Contract-Window Covering	385.56	4.77	-380.79	-7,983.02	6,152.50	33.39	-6,119.11	-18,326.18
44301-3000	Contract-HVAC	1,804.00	3,036.05	1,232.05	40.58	13,072.58	21,252.35	8,179.77	38.49
44301-4000	Contract-Vehicle Maintenance	0.00	734.63	734.63	100.00	12,010.70	5,142.41	-6,868.29	-133.56
44301-5000	Contract-Equipment Rental	0.00	0.00	0.00	N/A	1,107.00	0.00	-1,107.00	N/A
44301-7000	Contract-Elevator Monitoring	3,941.50	5,979.60	2,038.10	34.08	22,800.56	41,857.20	19,056.64	45.53
44301-8000	Contract-Alarm Monitoring	7,738.63	0.00	-7,738.63	N/A	12,963.68	0.00	-12,963.68	N/A
44301-9000	Contract-Sprinkler Monitoring	1,160.80	0.00	-1,160.80	N/A	24,235.36	0.00	-24,235.36	N/A
44302-2000	Contract-IT Contracts	24,334.43	29,726.38	5,391.95	18.14	186,962.53	208,084.66	21,122.13	10.15
44302-3000	Contract-Consultants	-18,500.00	0.00	18,500.00	N/A	-8,980.50	0.00	8,980.50	N/A
44308-0000	Contract - Vehicle Lease	3,621.08	3,254.12	-366.96	-11.28	24,384.81	22,778.84	-1,605.97	-7.05
44309-0000	Contract-Security	0.00	5,733.78	5,733.78	100.00	0.00	40,136.46	40,136.46	100.00
44309-1000	Snow Removal Service	0.00	8,759.43	8,759.43	100.00	107,710.00	79,266.01	-28,443.99	-35.88
44309-9000	Contract Costs-Other	7,336.25	27,533.01	20,196.76	73.35	16,195.21	192,731.07	176,535.86	91.60
44390-0000	Total Contract Costs	63,192.29	110,811.42	47,619.13	42.97	701,837.90	793,629.94	91,792.04	11.57
44400-0000	Unit Repairs - Damages	0.00	0.00	0.00	N/A	2,390.15	0.00	-2,390.15	N/A
44500-0000	Vacancy Turnover	2,425.00	14,128.01	11,703.01	82.84	33,214.57	98,896.07	65,681.50	66.41
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	165,501.57	227,889.23	62,387.66	27.38	1,432,422.75	1,618,048.18	185,625.43	11.47
45000-0000	GENERAL EXPENSES								
45100-0000	Worker's Comp Insurance	-7,634.49	13,461.95	21,096.44	156.71	76,105.93	94,233.65	18,127.72	19.24
45101-0000	Property Insurance	14,944.55	13,641.16	-1,303.39	-9.55	98,650.86	95,488.12	-3,162.74	-3.31
45102-0000	Liability Insurance	3,714.51	3,224.24	-490.27	-15.21	23,771.55	22,569.68	-1,201.87	-5.33
45200-0000	Payments in Lieu of Taxes	0.00	11,340.60	11,340.60	100.00	70,402.95	79,384.20	8,981.25	11.31
45210-0000	Misc. Taxes/Licenses/Insurance	1,207.80	1,658.62	450.82	27.18	8,043.72	11,610.34	3,566.62	30.72
45700-0000	Bad Debt-Tenant Rents	0.00	3,813.86	3,813.86	100.00	0.00	26,697.02	26,697.02	100.00
45800-0000	HCV nonHAP Admin Expense	5,899.00	0.00	-5,899.00	N/A	21,968.00	0.00	-21,968.00	N/A
45850-0000	Port-In HAP Expense	37,204.00	22,364.58	-14,839.42	-66.35	209,581.00	156,552.06	-53,028.94	-33.87
45850-1000	LL Incentive - Bonus	0.00	0.00	0.00	N/A	56,680.00	0.00	-56,680.00	N/A
45850-2000	LL Incentive - Vacancy	0.00	0.00	0.00	N/A	14,381.00	0.00	-14,381.00	N/A
45900-0000	Other General Expense	0.00	1,113.90	1,113.90	100.00	26,361.33	7,797.30	-18,564.03	-238.08
45900-1000	Radon Grant Expense	0.00	1,710.00	1,710.00	100.00	22,348.00	11,970.00	-10,378.00	-86.70
45990-0000	TOTAL GENERAL EXPENSES	55,335.37	72,328.91	16,993.54	23.49	628,294.34	506,302.37	-121,991.97	-24.09
47000-0000	HOUSING ASSISTANCE PAYMENTS								
47150-0000	Housing Assistance Payments	2,368,542.00	3,258,434.00	889,892.00	27.31	16,652,960.00	22,809,038.00	6,156,078.00	26.99
47150-0001	HAP Expense - EHV	50,402.00	50,247.58	-154.42	-0.31	355,580.00	351,733.06	-3,846.94	-1.09
47150-0002	HAP Expense - Mainstream	92,669.00	64,785.25	-27,883.75	-43.04	524,186.00	453,496.75	-70,689.25	-15.59

Property = sse_amp4 ssw_amp5 .amp2 .amp3 cocc .allhcv .chc .busact aimnorth

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
47150-0003	HAP Expense - FUP	301,661.00	0.00	-301,661.00	N/A	2,072,762.00	0.00	-2,072,762.00	N/A
47150-0004	HAP Expense - FUPY	2,764.00	0.00	-2,764.00	N/A	19,417.00	0.00	-19,417.00	N/A
47150-0005	HAP Expense - FUP09	18,727.00	0.00	-18,727.00	N/A	139,576.00	0.00	-139,576.00	N/A
47150-0006	HAP Expense - NED	91,000.00	0.00	-91,000.00	N/A	649,986.00	0.00	-649,986.00	N/A
47150-0008	HAP Expense - VASH	5,706.00	0.00	-5,706.00	N/A	33,821.00	0.00	-33,821.00	N/A
47150-0010	HAP Expense - Tenant Protection	51,894.00	0.00	-51,894.00	N/A	309,232.00	0.00	-309,232.00	N/A
47150-0011	HAP Expense - PBV	471,808.00	0.00	-471,808.00	N/A	3,141,210.00	0.00	-3,141,210.00	N/A
47150-1000	URP Expense	42,925.00	0.00	-42,925.00	N/A	320,758.00	0.00	-320,758.00	N/A
47150-1001	URP Expense - EHV	1,547.00	0.00	-1,547.00	N/A	12,253.00	0.00	-12,253.00	N/A
47150-1002	URP Expense - Mainstream	1,185.00	0.00	-1,185.00	N/A	7,233.00	0.00	-7,233.00	N/A
47150-1003	URP Expense - FUP	9,976.00	0.00	-9,976.00	N/A	66,665.00	0.00	-66,665.00	N/A
47150-1004	URP Expense - FUPY	29.00	0.00	-29.00	N/A	233.00	0.00	-233.00	N/A
47150-1005	URP Expense - FUP09	76.00	0.00	-76.00	N/A	790.00	0.00	-790.00	N/A
47150-1006	URP Expense - NED	431.00	0.00	-431.00	N/A	4,195.00	0.00	-4,195.00	N/A
47150-1008	URP Expense - VASH	0.00	0.00	0.00	N/A	306.00	0.00	-306.00	N/A
47150-1010	URP Expense - Tenant Protection	2,611.00	0.00	-2,611.00	N/A	12,706.00	0.00	-12,706.00	N/A
47150-1011	URP Expense - PBV	8,074.00	0.00	-8,074.00	N/A	61,887.00	0.00	-61,887.00	N/A
47150-1012	URP Expense - PH	10,540.00	0.00	-10,540.00	N/A	56,932.00	0.00	-56,932.00	N/A
47150-2000	Port Out HAP Payments	106,962.00	0.00	-106,962.00	N/A	620,995.00	0.00	-620,995.00	N/A
47150-2001	Port Out HAP Exp - PBV	1,302.00	0.00	-1,302.00	N/A	11,802.00	0.00	-11,802.00	N/A
47150-2003	Port Out HAP Exp - FUP	9,611.00	0.00	-9,611.00	N/A	37,099.00	0.00	-37,099.00	N/A
47150-2005	Port Out HAP Exp - FUP 09	1,736.00	0.00	-1,736.00	N/A	10,028.00	0.00	-10,028.00	N/A
47150-2006	Port Out HAP Exp - Mainstream	1,002.00	0.00	-1,002.00	N/A	1,002.00	0.00	-1,002.00	N/A
47150-2007	Port Out HAP Exp - NED	1,788.00	0.00	-1,788.00	N/A	15,285.00	0.00	-15,285.00	N/A
47150-2008	Port Out HAP Exp - TPV	1,363.00	0.00	-1,363.00	N/A	1,363.00	0.00	-1,363.00	N/A
47150-3000	Port-Out Admin Fee Expense	1,905.31	0.00	-1,905.31	N/A	5,855.16	0.00	-5,855.16	N/A
47150-3001	Port-Out Admin Fee Exp - PBV	77.56	0.00	-77.56	N/A	698.04	0.00	-698.04	N/A
47150-3002	Port-Out Admin Fee Exp - FUP	392.25	0.00	-392.25	N/A	1,471.61	0.00	-1,471.61	N/A
47150-3004	Port-Out Admin Fee Exp - FUP 09	112.94	0.00	-112.94	N/A	725.26	0.00	-725.26	N/A
47150-3005	Port-Out Admin Fee Exp - Mainstream	79.64	0.00	-79.64	N/A	79.64	0.00	-79.64	N/A
47150-3006	Port-Out Admin Fee Exp - NED	80.83	0.00	-80.83	N/A	638.24	0.00	-638.24	N/A
47150-3007	Port-Out Admin Fee Exp - TPV	52.21	0.00	-52.21	N/A	52.21	0.00	-52.21	N/A
47150-4000	Port-Out Other Expense	0.00	0.00	0.00	N/A	43.00	0.00	-43.00	N/A
47150-6000	FSS Escrow Payments	29,221.91	105.20	-29,116.71	-27,677.48	188,614.89	736.40	-187,878.49	-25,513.10
47150-6001	FSS Escrow Exp - PBV	652.00	0.00	-652.00	N/A	5,764.00	0.00	-5,764.00	N/A
47150-6003	FSS Escrow Exp - EHV	-171.00	0.00	171.00	N/A	654.00	0.00	-654.00	N/A
47150-6004	FSS Escrow Exp - FUP	7,773.00	0.00	-7,773.00	N/A	53,513.00	0.00	-53,513.00	N/A
47150-6006	FSS Escrow Exp - FUP 09	3,065.00	0.00	-3,065.00	N/A	20,615.00	0.00	-20,615.00	N/A
47150-6009	FSS Escrow Exp - TPV	-1,663.27	0.00	1,663.27	N/A	-1,339.27	0.00	1,339.27	N/A
47150-7000	Housing Counseling Program Expenses	28,380.61	3,356.19	-25,024.42	-745.62	515,925.45	23,493.33	-492,432.12	-2,096.05
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	3,726,289.99	3,376,928.22	-349,361.77	-10.35	25,933,572.23	23,638,497.54	-2,295,074.69	-9.71
48990-0000	TOTAL OPERATING EXPENSES	4,514,464.96	4,252,957.12	-261,507.84	-6.15	31,937,333.02	29,830,472.17	-2,106,860.85	-7.06
49990-0000	**NET OPERATING INCOME**	**33,595.64**	**61,137.75**	**-27,542.11**	**-45.05**	**-654,584.64**	**379,574.42**	**-1,034,159.06**	**-272.45**
50000-0000	NON-OPERATING ITEMS								
51000-1000	Depreciation -Buildings	0.00	0.00	0.00	N/A	616,892.04	0.00	-616,892.04	N/A
51000-2000	Depreciation -Furn,Equip,Machinery-Dwelli	0.00	0.00	0.00	N/A	21,711.54	0.00	-21,711.54	N/A

Property = sse_amp4 ssw_amp5 .amp2 .amp3 cocc .allhcv .chc .busact aimnorth

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
51000-3000	Depreciation -Furn,Equip,Machinery-Admir	0.00	0.00	0.00	N/A	14,200.70	0.00	-14,200.70	N/A
51000-4000	Depreciation-Leashold Improvements	0.00	0.00	0.00	N/A	76,611.18	0.00	-76,611.18	N/A
51000-5000	Depreciation-Vehicles	0.00	0.00	0.00	N/A	5,875.80	0.00	-5,875.80	N/A
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
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
52300-0000	Gain/Loss on Sale of Fixed Assets	6,862.94	-155,000.00	-161,862.94	-104.43	-1,452,846.80	-1,085,000.00	367,846.80	33.90
52310-0000	Pre 2004 Admin Fee Expense	12,248.07	31,906.02	19,657.95	61.61	123,496.27	223,342.14	99,845.87	44.71
52310-1000	Extraordinary Expense	0.00	0.00	0.00	N/A	429,248.60	0.00	-429,248.60	N/A
59990-0000	TOTAL NON-OPERATING ITEMS	19,111.01	-123,093.98	-142,204.99	-115.53	-108,827.82	-861,657.86	-752,830.04	-87.37
90000-0000	NET INCOME	14,484.63	184,231.73	-169,747.10	-92.14	-545,756.82	1,241,232.28	-1,786,989.10	-143.97

Central Office Cost Center (cocc)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
29999-9999	Revenue & Expenses								
30000-0000	INCOME								
31000-0000	TENANT INCOME								
31200-0000	Other Tenant Income								
31200-1000	Laundry and Vending	0.00	55.05	-55.05	-100.00	234.70	385.35	-150.65	-39.09
31290-0000	Total Other Tenant Income	0.00	55.05	-55.05	-100.00	234.70	385.35	-150.65	-39.09
31990-0000	TOTAL TENANT INCOME	0.00	55.05	-55.05	-100.00	234.70	385.35	-150.65	-39.09
34000-0000	GRANT INCOME								
34010-1000	CFP Operating Grants	13,580.86	13,580.87	-0.01	0.00	95,066.02	95,066.09	-0.07	0.00
34990-0000	TOTAL GRANT INCOME	13,580.86	13,580.87	-0.01	0.00	95,066.02	95,066.09	-0.07	0.00
36000-0000	OTHER INCOME								
36100-0000	Investment Income - Unrestricted	85.22	0.00	85.22	N/A	645.27	0.00	645.27	N/A
36200-0000	Management Fee Income	34,552.83	33,233.33	1,319.50	3.97	245,203.28	236,933.31	8,269.97	3.49
36200-0001	Management Fee Earned - HCV	56,935.20	57,278.25	-343.05	-0.60	437,432.20	400,947.75	36,484.45	9.10
36200-0002	Management Fee Earned - HCV Mainstrear	508.20	1,911.00	-1,402.80	-73.41	6,445.20	12,797.00	-6,351.80	-49.64
36200-0003	Management Fee Earned - HCV EHV	345.00	875.00	-530.00	-60.57	2,392.30	6,125.00	-3,732.70	-60.94
36200-1000	Bookkeeping Fee Income	3,202.50	3,217.50	-15.00	-0.47	22,740.00	22,772.50	-32.50	-0.14
36200-1001	Bookkeeping Fee Earned - HCV	21,630.00	21,403.17	226.83	1.06	151,927.50	149,822.19	2,105.31	1.41
36200-1002	Bookkeeping Fee Earned - HCV Mainstrear	570.00	495.00	75.00	15.15	3,802.50	8,309.50	-4,507.00	-54.24
36200-1003	Bookkeeping Fee Earned - HCV EHV	1,164.40	600.00	564.40	94.07	8,232.00	4,200.00	4,032.00	96.00
36200-2000	Asset Management Fee Income	2,720.00	4,393.33	-1,673.33	-38.09	19,460.00	31,253.31	-11,793.31	-37.73
36500-0000	Miscellaneous Other Income	17,398.22	1,703.93	15,694.29	921.06	28,113.56	11,927.51	16,186.05	135.70
36990-0000	TOTAL OTHER INCOME	139,111.57	125,110.51	14,001.06	11.19	926,393.81	885,088.07	41,305.74	4.67
39990-0000	TOTAL INCOME	152,692.43	138,746.43	13,946.00	10.05	1,021,694.53	980,539.51	41,155.02	4.20
40000-0000	EXPENSES								
41000-0000	ADMINISTRATIVE EXPENSES								
41009-9000	Administrative Salaries								
41100-0000	Administrative Salaries	49,250.58	54,091.44	4,840.86	8.95	337,584.73	405,685.81	68,101.08	16.79
41100-4000	Employee Benefit Contribution-Admin	24,657.71	19,806.06	-4,851.65	-24.50	161,923.39	148,545.45	-13,377.94	-9.01
41109-9000	Total Administrative Salaries	73,908.29	73,897.50	-10.79	-0.01	499,508.12	554,231.26	54,723.14	9.87
41300-0000	Legal Expense								
41300-3000	Tenant Screening	0.00	7.29	7.29	100.00	340.65	51.03	-289.62	-567.55
41300-4000	General Legal Expense	4,371.25	1,459.85	-2,911.40	-199.43	4,933.75	10,218.95	5,285.20	51.72
41310-0000	Total Legal Expense	4,371.25	1,467.14	-2,904.11	-197.94	5,274.40	10,269.98	4,995.58	48.64
41390-0000	Other Admin Expenses								
41400-0000	Staff Training	1,784.95	1,781.04	-3.91	-0.22	4,929.95	12,467.28	7,537.33	60.46
41500-0000	Travel	3,312.71	2,489.75	-822.96	-33.05	22,156.92	17,428.25	-4,728.67	-27.13
41700-0000	Accounting Fees	0.00	4,833.33	4,833.33	100.00	20,790.01	33,833.31	13,043.30	38.55
41710-0000	Auditing Fees	4,176.00	0.00	-4,176.00	N/A	4,176.00	0.00	-4,176.00	N/A
41740-0000	Marketing	0.00	14.38	14.38	100.00	580.00	100.66	-479.34	-476.20
41800-0000	Office Rent	0.00	0.00	0.00	N/A	10.86	0.00	-10.86	N/A
41890-0000	Total Other Admin Expenses	9,273.66	9,118.50	-155.16	-1.70	52,643.74	63,829.50	11,185.76	17.52
41900-0000	Miscellaneous Admin Expenses								
41900-1000	Membership and Fees	599.35	1,231.29	631.94	51.32	10,891.61	8,619.03	-2,272.58	-26.37

Central Office Cost Center (cocc)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
41900-2000	Publications	0.00	53.92	53.92	100.00	0.00	377.44	377.44	100.00
41900-3000	Advertising	0.00	0.00	0.00	N/A	337.99	0.00	-337.99	N/A
41900-4000	Office Supplies	2,059.94	1,066.77	-993.17	-93.10	4,591.14	7,467.39	2,876.25	38.52
41900-5000	Inspection Expense	0.00	1.18	1.18	100.00	0.00	8.26	8.26	100.00
41900-6000	Computer Parts	0.00	0.00	0.00	N/A	45.75	0.00	-45.75	N/A
41900-7000	Telephone	1,809.33	1,256.58	-552.75	-43.99	11,395.39	8,796.06	-2,599.33	-29.55
41900-8000	Postage	183.37	1,119.59	936.22	83.62	5,838.09	7,837.13	1,999.04	25.51
41901-0000	Office Equipment Contracts	569.69	1,078.92	509.23	47.20	3,726.52	7,552.44	3,825.92	50.66
41901-3000	Internet	0.00	408.13	408.13	100.00	433.05	2,856.91	2,423.86	84.84
41901-4000	Cable/Video	0.00	49.75	49.75	100.00	353.43	348.25	-5.18	-1.49
41901-5000	Special Events	1,819.74	114.95	-1,704.79	-1,483.07	8,160.26	804.65	-7,355.61	-914.14
41901-7000	Temporary Administrative Labor	18,750.00	416.67	-18,333.33	-4,399.96	19,270.00	2,916.69	-16,353.31	-560.68
41901-8000	Small Office Equipment	147.60	75.12	-72.48	-96.49	-1,236.69	525.84	1,762.53	335.18
41902-0000	Bank Fees	678.68	0.00	-678.68	N/A	4,307.90	0.00	-4,307.90	N/A
41902-1000	Sponsorships	0.00	92.22	92.22	100.00	0.00	645.54	645.54	100.00
41902-2000	Other Misc Admin Expenses	434.33	1,270.80	836.47	65.82	4,284.28	8,895.60	4,611.32	51.84
41910-0000	Total Miscellaneous Admin Expenses	100,960.32	82,133.39	-18,826.93	-22.92	571,906.84	611,882.49	39,975.65	6.53
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	114,605.23	92,719.03	-21,886.20	-23.60	629,824.98	685,981.97	56,156.99	8.19
42000-0000	TENANT SERVICES								
42100-1000	Employee Benefit Contributions-Tenant Sv	0.00	0.00	0.00	N/A	-92.07	0.00	92.07	N/A
42990-0000	TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	-92.07	0.00	92.07	N/A
43000-0000	UTILITY EXPENSES								
43100-0000	Water	20.00	34.74	14.74	42.43	218.73	243.18	24.45	10.05
43200-0000	Electricity	0.00	479.37	479.37	100.00	1,929.93	3,355.59	1,425.66	42.49
43300-0000	Gas	0.00	140.17	140.17	100.00	1,335.21	981.19	-354.02	-36.08
43400-0000	Garbage/Trash Removal	1,597.59	286.53	-1,311.06	-457.56	12,665.27	2,005.71	-10,659.56	-531.46
43900-0000	Sewer	30.00	37.99	7.99	21.03	297.15	265.93	-31.22	-11.74
43990-0000	TOTAL UTILITY EXPENSES	1,647.59	978.80	-668.79	-68.33	16,446.29	6,851.60	-9,594.69	-140.04
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES								
44009-9000	General Maint Expense								
44100-0000	Maintenance Salaries	2,861.22	8,026.81	5,165.59	64.35	20,652.22	60,201.07	39,548.85	65.69
44100-5000	Employee Benefit Contribution-Maint.	2,927.67	1,720.36	-1,207.31	-70.18	19,026.17	12,902.69	-6,123.48	-47.46
44130-0000	Misc Vehicle Expenses	88.64	122.59	33.95	27.69	88.64	858.13	769.49	89.67
44190-0000	Total General Maint Expense	5,877.53	9,869.76	3,992.23	40.45	39,767.03	73,961.89	34,194.86	46.23
44200-0000	Materials								
44200-1000	Supplies-Grounds	0.00	0.00	0.00	N/A	31.99	0.00	-31.99	N/A
44200-3000	Supplies-Decorating	0.00	166.67	166.67	100.00	120.45	1,166.69	1,046.24	89.68
44200-4000	Supplies-Electrical	0.00	0.00	0.00	N/A	42.67	0.00	-42.67	N/A
44200-6000	Supplies-Janitorial/Cleaning	1,397.83	258.11	-1,139.72	-441.56	4,791.57	1,806.77	-2,984.80	-165.20
44200-7000	Supplies-Maint/Repairs	66.13	1,084.98	1,018.85	93.90	12,815.33	7,594.86	-5,220.47	-68.74
44200-9000	Tools and Equipment	0.00	0.00	0.00	N/A	671.79	0.00	-671.79	N/A
44201-0000	Supplies - HVAC	0.00	0.00	0.00	N/A	215.94	0.00	-215.94	N/A
44290-0000	Total Materials	1,463.96	1,509.76	45.80	3.03	18,689.74	10,568.32	-8,121.42	-76.85
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
44300-6000	Contract-Electrical	0.00	40.09	40.09	100.00	137.20	280.63	143.43	51.11
44300-7000	Contract-Pest Control	26.00	39.75	13.75	34.59	182.00	278.25	96.25	34.59
44300-9000	Contract-Grounds	0.00	225.75	225.75	100.00	853.68	1,580.25	726.57	45.98

Central Office Cost Center (cocc)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
44301-0000	Contract-Janitorial/Cleaning	0.00	50.00	50.00	100.00	23,058.63	350.00	-22,708.63	-6,488.18
44301-1000	Contract-Plumbing	0.00	481.27	481.27	100.00	31,213.37	3,368.89	-27,844.48	-826.52
44301-2000	Contract-Window Covering	0.00	0.00	0.00	N/A	802.40	0.00	-802.40	N/A
44301-3000	Contract-HVAC	0.00	13.47	13.47	100.00	0.00	94.29	94.29	100.00
44301-4000	Contract-Vehicle Maintenance	0.00	124.35	124.35	100.00	33.56	870.45	836.89	96.14
44301-7000	Contract-Elevator Monitoring	138.70	71.48	-67.22	-94.04	499.80	500.36	0.56	0.11
44301-8000	Contract-Alarm Monitoring	0.00	0.00	0.00	N/A	161.96	0.00	-161.96	N/A
44302-2000	Contract-IT Contracts	9,160.71	11,666.67	2,505.96	21.48	71,149.72	81,666.69	10,516.97	12.88
44302-3000	Contract-Consultants	-4,625.00	0.00	4,625.00	N/A	-1,003.00	0.00	1,003.00	N/A
44308-0000	Contract - Vehicle Lease	655.61	443.88	-211.73	-47.70	2,256.07	3,107.16	851.09	27.39
44309-0000	Contract-Security	0.00	221.63	221.63	100.00	0.00	1,551.41	1,551.41	100.00
44309-1000	Snow Removal Service	0.00	282.07	282.07	100.00	3,586.40	1,974.49	-1,611.91	-81.64
44309-9000	Contract Costs-Other	800.00	2,482.83	1,682.83	67.78	1,126.30	17,379.81	16,253.51	93.52
44390-0000	Total Contract Costs	6,156.02	16,143.24	9,987.22	61.87	140,734.53	113,002.68	-27,731.85	-24.54
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	13,497.51	27,522.76	14,025.25	50.96	199,191.30	197,532.89	-1,658.41	-0.84
45000-0000	GENERAL EXPENSES								
45100-0000	Worker's Comp Insurance	-6,019.05	3,597.72	9,616.77	267.30	9,848.96	25,184.04	15,335.08	60.89
45101-0000	Property Insurance	873.79	807.09	-66.70	-8.26	2,646.46	5,649.63	3,003.17	53.16
45102-0000	Liability Insurance	593.60	885.23	291.63	32.94	4,274.69	6,196.61	1,921.92	31.02
45210-0000	Misc. Taxes/Licenses/Insurance	67.56	90.69	23.13	25.50	573.93	634.83	60.90	9.59
45900-0000	Other General Expense	0.00	1,041.67	1,041.67	100.00	26,915.66	7,291.69	-19,623.97	-269.13
45990-0000	TOTAL GENERAL EXPENSES	-4,484.10	6,422.40	10,906.50	169.82	44,259.70	44,956.80	697.10	1.55
48990-0000	TOTAL OPERATING EXPENSES	125,266.23	127,642.99	2,376.76	1.86	889,630.20	935,323.26	45,693.06	4.89
49990-0000	**NET OPERATING INCOME**	**27,426.20**	**11,103.44**	**16,322.76**	**147.01**	**132,064.33**	**45,216.25**	**86,848.08**	**192.07**
50000-0000	NON-OPERATING ITEMS								
51000-1000	Depreciation -Buildings	0.00	0.00	0.00	N/A	45,581.76	0.00	-45,581.76	N/A
51000-3000	Depreciation -Furn,Equip,Machinery-Admir	0.00	0.00	0.00	N/A	2,631.00	0.00	-2,631.00	N/A
51000-4000	Depreciation-Leashold Improvements	0.00	0.00	0.00	N/A	9,718.62	0.00	-9,718.62	N/A
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
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
52310-1000	Extraordinary Expense	0.00	0.00	0.00	N/A	40,520.00	0.00	-40,520.00	N/A
59990-0000	TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	N/A	103,749.60	0.00	-103,749.60	N/A
90000-0000	NET INCOME	27,426.20	11,103.44	16,322.76	147.01	28,314.73	45,216.25	-16,901.52	-37.38

Central Office Cost Center (cocc)

Balance Sheet

Period = Apr 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	585,791.93
11112-0000	Cash Operating 2	-384.85
11119-9000	Total Unrestricted Cash	585,407.08
11190-0000	TOTAL CASH	585,407.08
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11290-0000	A/R -Other	49,118.66
11350-1000	A/R-HUD	86,434.22
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVAB	135,552.88
11600-0000	OTHER CURRENT ASSETS	
12110-0000	Prepaid Expenses and Other Assets	65,751.72
12110-1000	Prepaid Insurance	8,490.17
12600-0000	Inventories-Materials	9,846.89
12700-0000	Inventories-Equipment	10,335.43
12750-0000	Allowance for Obsolete Inventories	-101.30
12950-0000	Interprogram-Due From	-133,001.25
12950-1000	Legacy Interprogram-Due From	271,431.75
12990-0000	TOTAL OTHER CURRENT ASSETS	232,753.41
13000-0000	TOTAL CURRENT ASSETS	953,713.37
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	1,404,778.76

Central Office Cost Center (cocc)

Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
20000-0000	LIABILITIES & EQUITY	
20010-0000	LIABILITIES:	
21000-0000	CURRENT LIABLITIES:	
21110-0000	A/P Vendors and Contractors	-12,143.50
21150-0000	A/P Other	57,918.30
21170-3000	A/P-Misc. Payroll Witholdings	296.60
21170-4000	A/P-Federal Tax Witholding	-17,049.83
21170-5000	A/P-State Tax Witholding - IL	12,209.07
21170-7000	A/P-Payroll FICA Witholding -Employer	-0.01
21170-8000	A/P-Payroll Vol Life/AD&D	-1,923.51
21170-9000	A/P-Payroll State Unemployment Tax	-6,796.05
21171-0000	A/P-Payroll 457 Deductions	800.00
21171-1000	A/P-Payroll 457 Loan	-3,650.00
21171-2000	A/P-Payroll AXA Pension Deferred	87,129.38
21171-3000	A/P-Payroll AXA Pension Vested	67,777.40
21171-3500	A/P-Payroll AXA Loan	5,948.85
21171-4000	A/P-Payroll Employee Health	-851.19
21171-5000	A/P-Payroll Employee Vision	12,392.50
21171-6000	A/P-Payroll Employee Dental	-1,361.57
21171-7000	A/P-Payroll AFLAC Pre Tax	8,424.54
21171-7500	A/P-Payroll AFLAC Post Tax	42,123.89
21171-8000	A/P-Payroll ROTH 401k	5,623.51
21190-0000	A/P-Payroll Garnishment	-20,062.05
21199-1000	Accrued Payable	16,002.82
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
22600-0000	Accrued Compensated Absences-Curre	28,187.95
22990-0000	TOTAL CURRENT LIABILITIES	799,108.01
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	826,082.59
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	-152,299.47

Central Office Cost Center (cocc)

Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
28099-9000	TOTAL RETAINED EARNINGS:	578,696.17
28990-0000	TOTAL EQUITY	578,696.17
29990-0000	TOTAL LIABILITIES AND EQUITY	1,404,778.76

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

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
29999-9999	Revenue & Expenses								
30000-0000	INCOME								
31000-0000	TENANT INCOME								
31010-0000	Rental Income								
31110-0000	Tenant Rent	8,128.00	0.00	8,128.00	N/A	62,062.00	0.00	62,062.00	N/A
31190-0000	Total Rental Income	8,128.00	0.00	8,128.00	N/A	62,062.00	0.00	62,062.00	N/A
31200-0000	Other Tenant Income								
31210-0000	Tenant Payment Agreement (TPA) Ren	7,493.00	0.00	7,493.00	N/A	-18,970.35	0.00	-18,970.35	N/A
31290-0000	Total Other Tenant Income	7,493.00	0.00	7,493.00	N/A	-18,970.35	0.00	-18,970.35	N/A
31990-0000	TOTAL TENANT INCOME	15,621.00	0.00	15,621.00	N/A	43,091.65	0.00	43,091.65	N/A
34000-0000	GRANT INCOME								
34100-1000	Section 8 HAP Earned (VO)	3,440,072.00	3,258,434.00	181,638.00	5.57	23,021,954.00	22,809,038.00	212,916.00	0.93
34100-1050	Section 8 Mainstream HAP (DV)	74,637.00	64,785.25	9,851.75	15.21	489,120.00	453,496.75	35,623.25	7.86
34100-1060	Section 8 EHV HAP Earned (EH)	51,836.00	50,247.58	1,588.42	3.16	353,283.00	351,733.06	1,549.94	0.44
34100-2000	Section 8 Admin Fee Income (AF)	284,676.00	309,551.23	-24,875.23	-8.04	2,272,380.00	2,166,858.61	105,521.39	4.87
34100-2050	Section 8 Mainstream Admin Inc (8F)	2,541.00	9,583.33	-7,042.33	-73.49	32,226.00	67,083.31	-34,857.31	-51.96
34100-2060	Section 8 EHV Admin Fee Inc (EF)	5,822.00	5,000.00	822.00	16.44	90,239.00	35,000.00	55,239.00	157.83
34100-4000	Port-In Admin Fees Earned	2,452.50	2,219.06	233.44	10.52	14,743.44	15,533.42	-789.98	-5.09
34100-5000	Section 8 EHV Issuance Fee	0.00	50.00	-50.00	-100.00	0.00	350.00	-350.00	-100.00
34100-5030	Section 8 EHV Service Fee	0.00	196.38	-196.38	-100.00	0.00	1,374.66	-1,374.66	-100.00
34100-6000	Port In HAP Earned	38,630.00	22,364.58	16,265.42	72.73	211,844.00	156,552.06	55,291.94	35.32
34990-0000	TOTAL GRANT INCOME	3,900,666.50	3,722,431.41	178,235.09	4.79	26,485,789.44	26,057,019.87	428,769.57	1.65
36000-0000	OTHER INCOME								
36100-0000	Investment Income - Unrestricted	114.27	191.67	-77.40	-40.38	832.60	1,341.69	-509.09	-37.94
36500-0000	Miscellaneous Other Income	50.00	6,250.00	-6,200.00	-99.20	3,487.50	43,750.00	-40,262.50	-92.03
36990-0000	TOTAL OTHER INCOME	164.27	6,441.67	-6,277.40	-97.45	4,320.10	45,091.69	-40,771.59	-90.42
39990-0000	TOTAL INCOME	3,916,451.77	3,728,873.08	187,578.69	5.03	26,533,201.19	26,102,111.56	431,089.63	1.65
40000-0000	EXPENSES								
41000-0000	ADMINISTRATIVE EXPENSES								
41009-9000	Administrative Salaries								
41100-0000	Administrative Salaries	86,083.83	110,487.95	24,404.12	22.09	697,146.11	773,415.65	76,269.54	9.86
41100-1000	Administrative Salaries - Mainstream	768.38	3,637.82	2,869.44	78.88	11,767.31	25,464.74	13,697.43	53.79
41100-1100	Administrative Salaries - EHV	1,760.53	1,666.67	-93.86	-5.63	14,178.26	11,666.69	-2,511.57	-21.53
41100-4000	Employee Benefit Contribution-Admin	53,294.62	46,364.89	-6,929.73	-14.95	385,198.52	324,554.23	-60,644.29	-18.69
41100-4001	Emp Benefit Cont-Admin Mainstream	193.84	1,083.33	889.49	82.11	2,750.80	7,583.31	4,832.51	63.73
41100-4002	Emp Benefit Cont-Admin EHV	444.12	641.67	197.55	30.79	3,160.27	4,491.69	1,331.42	29.64
41109-9000	Total Administrative Salaries	142,545.32	163,882.33	21,337.01	13.02	1,114,201.27	1,147,176.31	32,975.04	2.87
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
41300-2000	Court Costs	0.00	0.00	0.00	N/A	1,417.35	0.00	-1,417.35	N/A
41300-3000	Tenant Screening	6,458.58	1,083.33	-5,375.25	-496.18	18,108.38	7,583.31	-10,525.07	-138.79
41300-4000	General Legal Expense	0.00	144.08	144.08	100.00	0.00	1,008.56	1,008.56	100.00
41310-0000	Total Legal Expense	6,458.58	1,227.41	-5,231.17	-426.20	13,557.34	8,591.87	-4,965.47	-57.79
41390-0000	Other Admin Expenses								

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

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
41400-0000	Staff Training	719.00	2,083.33	1,364.33	65.49	966.00	14,583.31	13,617.31	93.38
41500-0000	Travel	1,846.94	308.33	-1,538.61	-499.01	6,607.29	2,158.31	-4,448.98	-206.13
41700-0000	Accounting Fees	0.00	3,583.33	3,583.33	100.00	18,435.18	25,083.31	6,648.13	26.50
41710-0000	Auditing Fees	3,132.00	533.33	-2,598.67	-487.25	3,132.00	3,733.31	601.31	16.11
41720-0000	Port Out Admin Fee Paid	3,346.87	4,833.33	1,486.46	30.75	26,901.57	33,833.31	6,931.74	20.49
41730-0000	Management Fee	0.00	57,278.25	57,278.25	100.00	0.00	400,947.75	400,947.75	100.00
41730-0100	Management Fee - HCV	56,935.20	0.00	-56,935.20	N/A	437,432.20	0.00	-437,432.20	N/A
41730-0150	Management Fee - HCV Mainstream	508.20	1,884.37	1,376.17	73.03	6,445.20	13,190.59	6,745.39	51.14
41730-0160	Management Fee - HCV EHV	1,164.40	875.00	-289.40	-33.07	8,231.80	6,125.00	-2,106.80	-34.40
41730-1100	Bookkeeping Fee - HCV	21,630.00	21,403.17	-226.83	-1.06	151,927.50	149,822.19	-2,105.31	-1.41
41730-1150	Bookkeeping Fee - HCV Mainstream	570.00	911.73	341.73	37.48	3,802.50	6,382.11	2,579.61	40.42
41730-1160	Bookkeeping Fee - HCV EHV	345.00	600.00	255.00	42.50	2,392.50	4,200.00	1,807.50	43.04
41740-0000	Marketing	0.00	0.00	0.00	N/A	435.00	0.00	-435.00	N/A
41820-0000	Consultants	0.00	3,333.33	3,333.33	100.00	0.00	23,333.31	23,333.31	100.00
41890-0000	Total Other Admin Expenses	90,197.61	97,627.50	7,429.89	7.61	666,708.74	683,392.50	16,683.76	2.44
41900-0000	Miscellaneous Admin Expenses								
41900-1000	Membership and Fees	449.54	403.07	-46.47	-11.53	5,336.13	2,821.49	-2,514.64	-89.12
41900-2000	Publications	0.00	83.28	83.28	100.00	0.00	582.96	582.96	100.00
41900-4000	Office Supplies	45.09	847.16	802.07	94.68	1,039.90	5,930.12	4,890.22	82.46
41900-6000	Computer Parts	0.00	0.00	0.00	N/A	68.63	0.00	-68.63	N/A
41900-7000	Telephone	1,759.06	1,534.29	-224.77	-14.65	13,504.54	10,740.03	-2,764.51	-25.74
41900-8000	Postage	428.42	875.52	447.10	51.07	5,005.41	6,128.64	1,123.23	18.33
41901-0000	Office Equipment Contracts	387.42	814.77	427.35	52.45	4,789.14	5,703.39	914.25	16.03
41901-3000	Internet	0.00	469.11	469.11	100.00	566.32	3,283.77	2,717.45	82.75
41901-4000	Cable/Video	0.00	78.15	78.15	100.00	459.49	547.05	87.56	16.01
41901-5000	Special Events	58.61	0.00	-58.61	N/A	932.95	0.00	-932.95	N/A
41901-7000	Temporary Administrative Labor	11,130.00	2,750.00	-8,380.00	-304.73	32,590.00	19,250.00	-13,340.00	-69.30
41901-8000	Small Office Equipment	221.40	77.27	-144.13	-186.53	247.57	540.89	293.32	54.23
41902-0000	Bank Fees	2,130.54	0.00	-2,130.54	N/A	14,097.95	0.00	-14,097.95	N/A
41902-2000	Other Misc Admin Expenses	167.35	2,282.62	2,115.27	92.67	966.44	15,978.34	15,011.90	93.95
41910-0000	Total Miscellaneous Admin Expenses	159,322.75	174,097.57	14,774.82	8.49	1,193,805.74	1,218,682.99	24,877.25	2.04
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	255,978.94	272,952.48	16,973.54	6.22	1,874,071.82	1,910,667.36	36,595.54	1.92
42000-0000	TENANT SERVICES								
42100-0000	Tenant Services Salaries	0.00	0.00	0.00	N/A	2,605.48	0.00	-2,605.48	N/A
42100-1000	Employee Benefit Contributions-Tenant Sv	1,196.66	0.00	-1,196.66	N/A	-3,234.68	0.00	3,234.68	N/A
42990-0000	TOTAL TENANT SERVICES EXPENSES	1,196.66	0.00	-1,196.66	N/A	-629.20	0.00	629.20	N/A
43000-0000	UTILITY EXPENSES								
43100-0000	Water	30.00	55.70	25.70	46.14	328.12	389.90	61.78	15.85
43200-0000	Electricity	0.00	664.79	664.79	100.00	2,894.93	4,653.53	1,758.60	37.79
43300-0000	Gas	0.00	261.48	261.48	100.00	2,002.88	1,830.36	-172.52	-9.43
43400-0000	Garbage/Trash Removal	1,198.20	325.30	-872.90	-268.34	10,832.15	2,277.10	-8,555.05	-375.70
43900-0000	Sewer	40.00	47.83	7.83	16.37	410.76	334.81	-75.95	-22.68
43990-0000	TOTAL UTILITY EXPENSES	1,268.20	1,355.10	86.90	6.41	16,468.84	9,485.70	-6,983.14	-73.62
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES								
44009-9000	General Maint Expense								
44100-5000	Employee Benefit Contribution-Maint.	0.00	0.00	0.00	N/A	327.37	0.00	-327.37	N/A
44120-0000	Vehicle Gas	0.00	0.00	0.00	N/A	826.64	0.00	-826.64	N/A
44130-0000	Misc Vehicle Expenses	58.37	214.89	156.52	72.84	339.61	1,504.23	1,164.62	77.42

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

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
44190-0000	Total General Maint Expense	58.37	214.89	156.52	72.84	1,493.62	1,504.23	10.61	0.71
44200-0000	Materials								
44200-3000	Supplies-Decorating	0.00	0.00	0.00	N/A	15.99	0.00	-15.99	N/A
44200-4000	Supplies-Electrical	0.00	0.00	0.00	N/A	64.02	0.00	-64.02	N/A
44200-6000	Supplies-Janitorial/Cleaning	0.00	0.00	0.00	N/A	354.73	0.00	-354.73	N/A
44200-7000	Supplies-Maint/Repairs	119.92	810.60	690.68	85.21	1,089.03	5,674.20	4,585.17	80.81
44200-9000	Tools and Equipment	0.00	0.00	0.00	N/A	503.84	0.00	-503.84	N/A
44201-0000	Supplies - HVAC	0.00	0.00	0.00	N/A	323.95	0.00	-323.95	N/A
44290-0000	Total Materials	119.92	810.60	690.68	85.21	2,351.56	5,674.20	3,322.64	58.56
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
44300-6000	Contract-Electrical	0.00	53.07	53.07	100.00	102.90	371.49	268.59	72.30
44300-7000	Contract-Pest Control	39.00	29.16	-9.84	-33.74	273.00	204.12	-68.88	-33.74
44300-9000	Contract-Grounds	0.00	328.21	328.21	100.00	1,280.56	2,297.47	1,016.91	44.26
44301-0000	Contract-Janitorial/Cleaning	0.00	394.00	394.00	100.00	34,587.96	2,758.00	-31,829.96	-1,154.10
44301-1000	Contract-Plumbing	0.00	190.79	190.79	100.00	46,820.08	1,335.53	-45,484.55	-3,405.73
44301-2000	Contract-Window Covering	0.00	0.00	0.00	N/A	1,203.60	0.00	-1,203.60	N/A
44301-3000	Contract-HVAC	0.00	14.32	14.32	100.00	0.00	100.24	100.24	100.00
44301-4000	Contract-Vehicle Maintenance	0.00	610.28	610.28	100.00	4,310.12	4,271.96	-38.16	-0.89
44301-7000	Contract-Elevator Monitoring	208.05	131.88	-76.17	-57.76	749.70	923.16	173.46	18.79
44301-8000	Contract-Alarm Monitoring	0.00	0.00	0.00	N/A	242.95	0.00	-242.95	N/A
44302-2000	Contract-IT Contracts	7,756.69	9,605.75	1,849.06	19.25	60,596.03	67,240.25	6,644.22	9.88
44302-3000	Contract-Consultants	-4,625.00	0.00	4,625.00	N/A	-2,606.75	0.00	2,606.75	N/A
44308-0000	Contract - Vehicle Lease	752.06	1,052.61	300.55	28.55	8,465.21	7,368.27	-1,096.94	-14.89
44309-0000	Contract-Security	0.00	252.92	252.92	100.00	0.00	1,770.44	1,770.44	100.00
44309-1000	Snow Removal Service	0.00	377.61	377.61	100.00	5,379.60	2,643.27	-2,736.33	-103.52
44309-9000	Contract Costs-Other	1,200.00	1,525.07	325.07	21.32	1,689.45	10,675.49	8,986.04	84.17
44390-0000	Total Contract Costs	5,330.80	14,565.67	9,234.87	63.40	173,109.09	101,959.69	-71,149.40	-69.78
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	5,509.09	15,591.16	10,082.07	64.67	176,954.27	109,138.12	-67,816.15	-62.14
45000-0000	GENERAL EXPENSES								
45100-0000	Worker's Comp Insurance	-1,463.56	5,838.68	7,302.24	125.07	28,432.33	40,870.76	12,438.43	30.43
45101-0000	Property Insurance	50.59	103.34	52.75	51.05	349.71	723.38	373.67	51.66
45102-0000	Liability Insurance	1,118.36	1,381.79	263.43	19.06	8,053.65	9,672.53	1,618.88	16.74
45210-0000	Misc. Taxes/Licenses/Insurance	183.58	749.55	565.97	75.51	1,200.99	5,246.85	4,045.86	77.11
45800-0000	HCV nonHAP Admin Expense	5,899.00	0.00	-5,899.00	N/A	21,968.00	0.00	-21,968.00	N/A
45850-0000	Port-In HAP Expense	37,204.00	22,364.58	-14,839.42	-66.35	209,581.00	156,552.06	-53,028.94	-33.87
45850-1000	LL Incentive - Bonus	0.00	0.00	0.00	N/A	56,680.00	0.00	-56,680.00	N/A
45850-2000	LL Incentive - Vacancy	0.00	0.00	0.00	N/A	14,381.00	0.00	-14,381.00	N/A
45900-0000	Other General Expense	0.00	0.00	0.00	N/A	0.04	0.00	-0.04	N/A
45990-0000	TOTAL GENERAL EXPENSES	42,991.97	30,437.94	-12,554.03	-41.24	340,646.72	213,065.58	-127,581.14	-59.88
47000-0000	HOUSING ASSISTANCE PAYMENTS								
47150-0000	Housing Assistance Payments	2,368,542.00	3,258,434.00	889,892.00	27.31	16,654,310.00	22,809,038.00	6,154,728.00	26.98
47150-0001	HAP Expense - EHV	50,402.00	50,247.58	-154.42	-0.31	355,580.00	351,733.06	-3,846.94	-1.09
47150-0002	HAP Expense - Mainstream	92,669.00	64,785.25	-27,883.75	-43.04	524,186.00	453,496.75	-70,689.25	-15.59
47150-0003	HAP Expense - FUP	301,661.00	0.00	-301,661.00	N/A	2,072,762.00	0.00	-2,072,762.00	N/A
47150-0004	HAP Expense - FUPY	2,764.00	0.00	-2,764.00	N/A	19,417.00	0.00	-19,417.00	N/A
47150-0005	HAP Expense - FUP09	18,727.00	0.00	-18,727.00	N/A	139,576.00	0.00	-139,576.00	N/A
47150-0006	HAP Expense - NED	91,000.00	0.00	-91,000.00	N/A	649,986.00	0.00	-649,986.00	N/A
47150-0008	HAP Expense - VASH	5,706.00	0.00	-5,706.00	N/A	33,821.00	0.00	-33,821.00	N/A

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

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
47150-0010	HAP Expense - Tenant Protection	51,894.00	0.00	-51,894.00	N/A	309,232.00	0.00	-309,232.00	N/A
47150-0011	HAP Expense - PBV	471,808.00	0.00	-471,808.00	N/A	3,141,210.00	0.00	-3,141,210.00	N/A
47150-1000	URP Expense	42,925.00	0.00	-42,925.00	N/A	320,758.00	0.00	-320,758.00	N/A
47150-1001	URP Expense - EHV	1,547.00	0.00	-1,547.00	N/A	12,253.00	0.00	-12,253.00	N/A
47150-1002	URP Expense - Mainstream	1,185.00	0.00	-1,185.00	N/A	7,233.00	0.00	-7,233.00	N/A
47150-1003	URP Expense - FUP	9,976.00	0.00	-9,976.00	N/A	66,665.00	0.00	-66,665.00	N/A
47150-1004	URP Expense - FUPY	29.00	0.00	-29.00	N/A	233.00	0.00	-233.00	N/A
47150-1005	URP Expense - FUP09	76.00	0.00	-76.00	N/A	790.00	0.00	-790.00	N/A
47150-1006	URP Expense - NED	431.00	0.00	-431.00	N/A	4,195.00	0.00	-4,195.00	N/A
47150-1008	URP Expense - VASH	0.00	0.00	0.00	N/A	306.00	0.00	-306.00	N/A
47150-1010	URP Expense - Tenant Protection	2,611.00	0.00	-2,611.00	N/A	12,706.00	0.00	-12,706.00	N/A
47150-1011	URP Expense - PBV	8,074.00	0.00	-8,074.00	N/A	61,887.00	0.00	-61,887.00	N/A
47150-2000	Port Out HAP Payments	106,962.00	0.00	-106,962.00	N/A	620,995.00	0.00	-620,995.00	N/A
47150-2001	Port Out HAP Exp - PBV	1,302.00	0.00	-1,302.00	N/A	11,802.00	0.00	-11,802.00	N/A
47150-2003	Port Out HAP Exp - FUP	9,611.00	0.00	-9,611.00	N/A	37,099.00	0.00	-37,099.00	N/A
47150-2005	Port Out HAP Exp - FUP 09	1,736.00	0.00	-1,736.00	N/A	10,028.00	0.00	-10,028.00	N/A
47150-2006	Port Out HAP Exp - Mainstream	1,002.00	0.00	-1,002.00	N/A	1,002.00	0.00	-1,002.00	N/A
47150-2007	Port Out HAP Exp - NED	1,788.00	0.00	-1,788.00	N/A	15,285.00	0.00	-15,285.00	N/A
47150-2008	Port Out HAP Exp - TPV	1,363.00	0.00	-1,363.00	N/A	1,363.00	0.00	-1,363.00	N/A
47150-3000	Port-Out Admin Fee Expense	1,905.31	0.00	-1,905.31	N/A	5,855.16	0.00	-5,855.16	N/A
47150-3001	Port-Out Admin Fee Exp - PBV	77.56	0.00	-77.56	N/A	698.04	0.00	-698.04	N/A
47150-3002	Port-Out Admin Fee Exp - FUP	392.25	0.00	-392.25	N/A	1,471.61	0.00	-1,471.61	N/A
47150-3004	Port-Out Admin Fee Exp - FUP 09	112.94	0.00	-112.94	N/A	725.26	0.00	-725.26	N/A
47150-3005	Port-Out Admin Fee Exp - Mainstream	79.64	0.00	-79.64	N/A	79.64	0.00	-79.64	N/A
47150-3006	Port-Out Admin Fee Exp - NED	80.83	0.00	-80.83	N/A	638.24	0.00	-638.24	N/A
47150-3007	Port-Out Admin Fee Exp - TPV	52.21	0.00	-52.21	N/A	52.21	0.00	-52.21	N/A
47150-4000	Port-Out Other Expense	0.00	0.00	0.00	N/A	43.00	0.00	-43.00	N/A
47150-6000	FSS Escrow Payments	29,221.91	0.00	-29,221.91	N/A	182,819.89	0.00	-182,819.89	N/A
47150-6001	FSS Escrow Exp - PBV	652.00	0.00	-652.00	N/A	5,764.00	0.00	-5,764.00	N/A
47150-6003	FSS Escrow Exp - EHV	-171.00	0.00	171.00	N/A	654.00	0.00	-654.00	N/A
47150-6004	FSS Escrow Exp - FUP	7,773.00	0.00	-7,773.00	N/A	53,513.00	0.00	-53,513.00	N/A
47150-6006	FSS Escrow Exp - FUP 09	3,065.00	0.00	-3,065.00	N/A	20,615.00	0.00	-20,615.00	N/A
47150-6009	FSS Escrow Exp - TPV	-1,663.27	0.00	1,663.27	N/A	-1,339.27	0.00	1,339.27	N/A
47150-7000	Housing Counseling Program Expenses	0.00	0.00	0.00	N/A	30.42	0.00	-30.42	N/A
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	3,687,369.38	3,373,466.83	-313,902.55	-9.30	25,356,300.20	23,614,267.81	-1,742,032.39	-7.38
48990-0000	TOTAL OPERATING EXPENSES	3,994,314.24	3,693,803.51	-300,510.73	-8.14	27,763,812.65	25,856,624.57	-1,907,188.08	-7.38
49990-0000	**NET OPERATING INCOME**	**-77,862.47**	**35,069.57**	**-112,932.04**	**-322.02**	**-1,230,611.46**	**245,486.99**	**-1,476,098.45**	**-601.29**
50000-0000	NON-OPERATING ITEMS								
51000-3000	Depreciation -Furn,Equip,Machinery-Admir	0.00	0.00	0.00	N/A	241.20	0.00	-241.20	N/A
51000-4000	Depreciation-Leashold Improvements	0.00	0.00	0.00	N/A	8,316.96	0.00	-8,316.96	N/A
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
52310-0000	Pre 2004 Admin Fee Expense	12,248.07	31,906.02	19,657.95	61.61	113,228.05	223,342.14	110,114.09	49.30
59990-0000	TOTAL NON-OPERATING ITEMS	12,248.07	31,906.02	19,657.95	61.61	123,029.21	223,342.14	100,312.93	44.91
90000-0000	NET INCOME	-90,110.54	3,163.55	-93,274.09	-2,948.40	-1,353,640.67	22,144.85	-1,375,785.52	-6,212.67

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

Balance Sheet

Period = Apr 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	570,995.93
11112-0000	Cash Operating 2	31,334.23
11119-9000	Total Unrestricted Cash	602,330.16
11120-0000	Restricted Cash	
11120-2000	Cash Restricted-FSS Escrow	820,401.21
11120-3000	Cash Restricted-HAP	2,287,351.25
11120-4000	Cash Restricted-FSS Forfeitures	90,093.67
11129-9000	Total Restricted Cash	3,197,846.13
11190-0000	TOTAL CASH	3,800,176.29
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11220-0000	A/R -Tenants	-45,092.99
11220-2000	A/R - Tenant Payment Agreement (TPA	92,171.65
11231-1000	Allowance For Doubtful - Fraud	-547,998.19
11290-0000	A/R -Other	531,135.31
11299-9000	Allowance for Doubtful Accounts-Other	11,633.00
11300-0000	A/R Port Ins	137,239.67
11310-0000	A/R Port In Suspense	-33,534.80
11350-1000	A/R-HUD	95,458.00
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVAB	241,011.65
11600-0000	OTHER CURRENT ASSETS	
12110-0000	Prepaid Expenses and Other Assets	52,994.35
12110-1000	Prepaid Insurance	12,841.75
12950-0000	Interprogram-Due From	34,011.86
12950-1000	Legacy Interprogram-Due From	231,491.53
12990-0000	TOTAL OTHER CURRENT ASSETS	331,339.49
13000-0000	TOTAL CURRENT ASSETS	4,372,527.43
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

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

Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
14050-4000	Accum Depreciation-Leashold Improver	-9,536.96
14200-0000	TOTAL FIXED ASSETS	51,777.07
14990-0000	TOTAL NONCURRENT ASSETS	51,777.07
19990-0000	TOTAL ASSETS	4,424,304.50
20000-0000	LIABILITIES & EQUITY	
20010-0000	LIABILITIES:	
21000-0000	CURRENT LIABLITIES:	
21110-0000	A/P Vendors and Contractors	-69,029.59
21140-0000	Tenant Security Deposits	35,860.00
21150-0000	A/P Other	31,364.67
21171-8000	A/P-Payroll ROTH 401k	-113.46
21199-1000	Accrued Payable	1,178.87
21350-0000	Accrued Payroll & Payroll Taxes	6,863.96
21450-0000	Interprogram-Due To	55,155.37
21450-1000	Legacy Interprogram-Due To	183,938.91
22400-0000	Tenant Prepaid Rents	19,478.51
22400-5000	FSS Forfeitures	-5,557.89
22600-0000	Accrued Compensated Absences-Curren	34,251.76
22990-0000	TOTAL CURRENT LIABILITIES	293,391.11
23000-0000	NONCURRENT LIABILITIES:	
23050-0000	Accrued Compensated Absences-LT	2,392.71
23070-0000	FSS Escrow	1,001,586.42
23070-0001	FSS Escrow - PBV	6,956.75
23070-0004	FSS Escrow - EHV	906.26
23070-0005	FSS Escrow - FUP	60,461.59
23070-0006	FSS Escrow - FUPY	39.80
23070-0007	FSS Escrow - FUP 09	24,845.12
23070-0010	FSS Escrow - TPV	-25,555.52
23990-0000	TOTAL NONCURRENT LIABILITIES	1,071,633.13
24990-0000	TOTAL LIABILITIES	1,365,024.24
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	2,005,439.71
28090-3000	Retained Earnings-Restricted Net Asset	1,037,097.57

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

Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
28099-9000	TOTAL RETAINED EARNINGS:	3,059,280.26
28990-0000	TOTAL EQUITY	3,059,280.26
29990-0000	TOTAL LIABILITIES AND EQUITY	4,424,304.50

Housing Counseling (.chc)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
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	492,153.53	466,666.69	25,486.84	5.46
34150-1000	CHC Grant Revenue	0.00	0.00	0.00	N/A	448,712.56	0.00	448,712.56	N/A
34990-0000	TOTAL GRANT INCOME	66,667.00	66,666.67	0.33	0.00	940,866.09	466,666.69	474,199.40	101.61
36000-0000	OTHER INCOME								
36100-0000	Investment Income - Unrestricted	446.94	416.67	30.27	7.26	2,178.65	2,916.69	-738.04	-25.30
36200-3000	CHC- Admin Fee earned	10,157.00	0.00	10,157.00	N/A	71,099.00	0.00	71,099.00	N/A
36500-0000	Miscellaneous Other Income	0.00	0.00	0.00	N/A	583.57	0.00	583.57	N/A
36990-0000	TOTAL OTHER INCOME	10,603.94	416.67	10,187.27	2,444.93	73,861.22	2,916.69	70,944.53	2,432.36
39990-0000	TOTAL INCOME	77,270.94	67,083.34	10,187.60	15.19	1,014,727.31	469,583.38	545,143.93	116.09
40000-0000	EXPENSES								
41000-0000	ADMINISTRATIVE EXPENSES								
41009-9000	Administrative Salaries								
41100-0000	Administrative Salaries	18,039.96	19,999.22	1,959.26	9.80	146,191.25	139,994.54	-6,196.71	-4.43
41100-4000	Employee Benefit Contribution-Admin	9,345.99	7,861.11	-1,484.88	-18.89	80,387.82	55,027.77	-25,360.05	-46.09
41109-9000	Total Administrative Salaries	27,385.95	27,860.33	474.38	1.70	226,579.07	195,022.31	-31,556.76	-16.18
41300-0000	Legal Expense								
41300-3000	Tenant Screening	0.00	1,929.65	1,929.65	100.00	0.00	13,507.55	13,507.55	100.00
41300-4000	General Legal Expense	0.00	4.21	4.21	100.00	0.00	29.47	29.47	100.00
41310-0000	Total Legal Expense	0.00	1,933.86	1,933.86	100.00	0.00	13,537.02	13,537.02	100.00
41390-0000	Other Admin Expenses								
41400-0000	Staff Training	0.00	272.91	272.91	100.00	0.00	1,910.37	1,910.37	100.00
41500-0000	Travel	0.00	459.56	459.56	100.00	234.67	3,216.92	2,982.25	92.71
41700-0000	Accounting Fees	0.00	2,161.67	2,161.67	100.00	13,339.92	15,131.69	1,791.77	11.84
41710-0000	Auditing Fees	1,044.00	266.01	-777.99	-292.47	1,044.00	1,862.07	818.07	43.93
41740-0000	Marketing	0.00	0.00	0.00	N/A	145.03	0.00	-145.03	N/A
41890-0000	Total Other Admin Expenses	1,044.00	3,160.15	2,116.15	66.96	14,763.62	22,121.05	7,357.43	33.26
41900-0000	Miscellaneous Admin Expenses								
41900-1000	Membership and Fees	796.20	589.13	-207.07	-35.15	7,690.06	4,123.91	-3,566.15	-86.48
41900-4000	Office Supplies	0.00	88.53	88.53	100.00	7.62	619.71	612.09	98.77
41900-5000	Inspection Expense	0.00	8.33	8.33	100.00	0.00	58.31	58.31	100.00
41900-7000	Telephone	627.62	452.28	-175.34	-38.77	4,251.68	3,165.96	-1,085.72	-34.29
41900-8000	Postage	42.12	263.34	221.22	84.01	1,455.87	1,843.38	387.51	21.02
41901-0000	Office Equipment Contracts	129.14	521.74	392.60	75.25	1,625.32	3,652.18	2,026.86	55.50
41901-3000	Internet	309.90	137.30	-172.60	-125.71	1,549.50	961.10	-588.40	-61.22
41901-5000	Special Events	0.00	0.00	0.00	N/A	252.74	0.00	-252.74	N/A
41901-7000	Temporary Administrative Labor	0.00	1,250.00	1,250.00	100.00	0.00	8,750.00	8,750.00	100.00
41901-8000	Small Office Equipment	0.00	60.38	60.38	100.00	310.13	422.66	112.53	26.62
41902-0000	Bank Fees	443.79	0.00	-443.79	N/A	3,164.77	0.00	-3,164.77	N/A
41902-2000	Other Misc Admin Expenses	34.55	290.15	255.60	88.09	1,121.99	2,031.05	909.06	44.76
41910-0000	Total Miscellaneous Admin Expenses	29,769.27	31,521.51	1,752.24	5.56	248,008.75	220,650.57	-27,358.18	-12.40

Housing Counseling (.chc)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	30,813.27	36,615.52	5,802.25	15.85	262,772.37	256,308.64	-6,463.73	-2.52
43000-0000	UTILITY EXPENSES								
43200-0000	Electricity	326.92	472.12	145.20	30.75	2,783.60	3,304.84	521.24	15.77
43300-0000	Gas	446.17	108.33	-337.84	-311.86	2,515.20	758.31	-1,756.89	-231.68
43400-0000	Garbage/Trash Removal	399.41	96.85	-302.56	-312.40	2,722.31	677.95	-2,044.36	-301.55
43990-0000	TOTAL UTILITY EXPENSES	1,172.50	677.30	-495.20	-73.11	8,021.11	4,741.10	-3,280.01	-69.18
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	41.86	41.86	100.00
44190-0000	Total General Maint Expense	0.00	5.98	5.98	100.00	0.00	41.86	41.86	100.00
44200-0000	Materials								
44200-6000	Supplies-Janitorial/Cleaning	22.37	4.17	-18.20	-436.45	812.88	29.19	-783.69	-2,684.79
44200-7000	Supplies-Maint/Repairs	0.00	41.61	41.61	100.00	-483.21	291.27	774.48	265.90
44200-9000	Tools and Equipment	0.00	0.00	0.00	N/A	167.99	0.00	-167.99	N/A
44290-0000	Total Materials	22.37	45.78	23.41	51.14	497.66	320.46	-177.20	-55.30
44300-0000	Contract Costs								
44300-6000	Contract-Electrical	0.00	0.00	0.00	N/A	34.34	0.00	-34.34	N/A
44300-9000	Contract-Grounds	0.00	808.13	808.13	100.00	5,500.00	5,656.91	156.91	2.77
44301-1000	Contract-Plumbing	0.00	33.33	33.33	100.00	0.00	233.31	233.31	100.00
44301-8000	Contract-Alarm Monitoring	1,432.12	0.00	-1,432.12	N/A	1,867.09	0.00	-1,867.09	N/A
44302-2000	Contract-IT Contracts	2,266.72	2,844.99	578.27	20.33	17,818.37	19,914.93	2,096.56	10.53
44302-3000	Contract-Consultants	-4,625.00	0.00	4,625.00	N/A	-3,350.21	0.00	3,350.21	N/A
44308-0000	Contract - Vehicle Lease	0.00	0.00	0.00	N/A	120.75	0.00	-120.75	N/A
44309-0000	Contract-Security	0.00	182.16	182.16	100.00	0.00	1,275.12	1,275.12	100.00
44309-1000	Snow Removal Service	0.00	1,232.67	1,232.67	100.00	9,120.00	8,628.69	-491.31	-5.69
44309-9000	Contract Costs-Other	0.00	9,122.37	9,122.37	100.00	120.00	63,856.59	63,736.59	99.81
44390-0000	Total Contract Costs	-926.16	14,223.65	15,149.81	106.51	31,230.34	99,565.55	68,335.21	68.63
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	-903.79	14,275.41	15,179.20	106.33	31,728.00	99,927.87	68,199.87	68.25
45000-0000	GENERAL EXPENSES								
45100-0000	Worker's Comp Insurance	-201.96	0.00	201.96	N/A	11,788.33	0.00	-11,788.33	N/A
45101-0000	Property Insurance	342.51	795.81	453.30	56.96	2,279.43	5,570.67	3,291.24	59.08
45102-0000	Liability Insurance	435.87	0.00	-435.87	N/A	3,199.77	0.00	-3,199.77	N/A
45210-0000	Misc. Taxes/Licenses/Insurance	0.00	0.00	0.00	N/A	0.02	0.00	-0.02	N/A
45990-0000	TOTAL GENERAL EXPENSES	576.42	795.81	219.39	27.57	17,267.55	5,570.67	-11,696.88	-209.97
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
47150-7000	Housing Counseling Program Expenses	28,380.61	3,356.19	-25,024.42	-745.62	515,869.69	23,493.33	-492,376.36	-2,095.81
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	28,380.61	3,356.19	-25,024.42	-745.62	514,519.69	23,493.33	-491,026.36	-2,090.07
48990-0000	TOTAL OPERATING EXPENSES	60,039.01	55,720.23	-4,318.78	-7.75	834,308.72	390,041.61	-444,267.11	-113.90
49990-0000	**NET OPERATING INCOME**	**17,231.93**	**11,363.11**	**5,868.82**	**51.65**	**180,418.59**	**79,541.77**	**100,876.82**	**126.82**
50000-0000	NON-OPERATING ITEMS								
51000-1000	Depreciation -Buildings	0.00	0.00	0.00	N/A	1,455.84	0.00	-1,455.84	N/A

Housing Counseling (.chc)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
51000-3000	Depreciation -Furn,Equip,Machinery-Admir	0.00	0.00	0.00	N/A	73.38	0.00	-73.38	N/A
51000-4000	Depreciation-Leashold Improvements	0.00	0.00	0.00	N/A	13,838.04	0.00	-13,838.04	N/A
59990-0000	TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	N/A	15,367.26	0.00	-15,367.26	N/A
90000-0000	NET INCOME	17,231.93	11,363.11	5,868.82	51.65	165,051.33	79,541.77	85,509.56	107.50

Housing Counseling (.chc)

Balance Sheet

Period = Apr 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	136,887.49
11114-0000	Cash Operating 4	10,994.52
11119-9000	Total Unrestricted Cash	147,882.01
11190-0000	TOTAL CASH	147,882.01
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11290-0000	A/R -Other	111,895.07
11350-3000	A/R -Other Government	417,645.24
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVAB	529,540.31
11600-0000	OTHER CURRENT ASSETS	
12110-0000	Prepaid Expenses and Other Assets	17,841.71
12110-1000	Prepaid Insurance	4,542.65
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	1,006,818.36
13000-0000	TOTAL CURRENT ASSETS	1,684,240.68
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	2,186,294.72
20000-0000	LIABILITIES & EQUITY	

Housing Counseling (.chc)

Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
20010-0000	LIABILITIES:	
21000-0000	CURRENT LIABLITIES:	
21110-0000	A/P Vendors and Contractors	-407.67
21150-0000	A/P Other	367,774.07
21171-8000	A/P-Payroll ROTH 401k	-37.82
21199-1000	Accrued Payable	6,084.61
21350-0000	Accrued Payroll & Payroll Taxes	1,683.77
21450-0000	Interprogram-Due To	42,206.68
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	2,464,379.70
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	2,483,744.45
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	-881,716.82
28099-9000	TOTAL RETAINED EARNINGS:	-297,449.73
28990-0000	TOTAL EQUITY	-297,449.73
29990-0000	TOTAL LIABILITIES AND EQUITY	2,186,294.72

Business Activities (.busact)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
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	55,583.00	102,083.31	-46,500.31	-45.55
31120-1000	Tenant Based Subsidy	6,383.00	0.00	6,383.00	N/A	46,337.00	0.00	46,337.00	N/A
31190-0000	Total Rental Income	14,560.00	14,583.33	-23.33	-0.16	101,920.00	102,083.31	-163.31	-0.16
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
31290-0000	Total Other Tenant Income	0.00	0.00	0.00	N/A	57.31	0.00	57.31	N/A
31990-0000	TOTAL TENANT INCOME	14,560.00	14,583.33	-23.33	-0.16	101,977.31	102,083.31	-106.00	-0.10
36000-0000	OTHER INCOME								
36100-0000	Investment Income - Unrestricted	4,518.07	4,150.00	368.07	8.87	31,619.20	29,050.00	2,569.20	8.84
36500-0000	Miscellaneous Other Income	11,526.74	850.00	10,676.74	1,256.09	11,526.74	5,950.00	5,576.74	93.73
36990-0000	TOTAL OTHER INCOME	16,044.81	5,000.00	11,044.81	220.90	43,145.94	35,000.00	8,145.94	23.27
39990-0000	TOTAL INCOME	30,604.81	19,583.33	11,021.48	56.28	145,123.25	137,083.31	8,039.94	5.86
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	29,166.69	29,166.69	100.00
41109-9000	Total Administrative Salaries	0.00	4,166.67	4,166.67	100.00	0.00	29,166.69	29,166.69	100.00
41390-0000	Other Admin Expenses								
41730-0000	Management Fee	850.19	750.00	-100.19	-13.36	5,951.33	5,250.00	-701.33	-13.36
41730-1000	Bookkeeping Fee	82.50	70.83	-11.67	-16.48	577.50	495.81	-81.69	-16.48
41730-2000	Asset Management Fee	110.00	0.00	-110.00	N/A	770.00	0.00	-770.00	N/A
41890-0000	Total Other Admin Expenses	1,042.69	820.83	-221.86	-27.03	7,298.83	5,745.81	-1,553.02	-27.03
41900-0000	Miscellaneous Admin Expenses								
41900-5000	Inspection Expense	600.00	0.00	-600.00	N/A	600.00	0.00	-600.00	N/A
41901-5000	Special Events	0.00	1,166.67	1,166.67	100.00	108.42	8,166.69	8,058.27	98.67
41902-0000	Bank Fees	391.22	0.00	-391.22	N/A	2,518.14	0.00	-2,518.14	N/A
41902-2000	Other Misc Admin Expenses	0.00	366.66	366.66	100.00	1,892.76	2,566.62	673.86	26.25
41910-0000	Total Miscellaneous Admin Expenses	991.22	5,700.00	4,708.78	82.61	5,119.32	39,900.00	34,780.68	87.17
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	2,033.91	6,520.83	4,486.92	68.81	12,418.15	45,645.81	33,227.66	72.79
43000-0000	UTILITY EXPENSES								
43200-0000	Electricity	0.00	8.33	8.33	100.00	0.00	58.31	58.31	100.00
43300-0000	Gas	0.00	8.33	8.33	100.00	0.00	58.31	58.31	100.00
43320-0000	Tenant-Owed Utilities	0.00	125.00	125.00	100.00	0.00	875.00	875.00	100.00
43990-0000	TOTAL UTILITY EXPENSES	0.00	141.66	141.66	100.00	0.00	991.62	991.62	100.00
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES								
44200-0000	Materials								
44200-2000	Supplies-Appliance	0.00	16.67	16.67	100.00	583.33	116.69	-466.64	-399.90
44200-4000	Supplies-Electrical	29.47	0.00	-29.47	N/A	42.46	0.00	-42.46	N/A
44200-7000	Supplies-Maint/Repairs	0.00	333.33	333.33	100.00	1,873.60	2,333.31	459.71	19.70

Business Activities (.busact)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
44200-8000	Supplies-Plumbing	0.00	0.00	0.00	N/A	115.56	0.00	-115.56	N/A
44201-0000	Supplies - HVAC	0.00	0.00	0.00	N/A	53.98	0.00	-53.98	N/A
44290-0000	Total Materials	29.47	350.00	320.53	91.58	2,668.93	2,450.00	-218.93	-8.94
44300-0000	Contract Costs								
44300-6000	Contract-Electrical	0.00	20.83	20.83	100.00	0.00	145.81	145.81	100.00
44300-9000	Contract-Grounds	0.00	12.50	12.50	100.00	0.00	87.50	87.50	100.00
44301-1000	Contract-Plumbing	525.00	300.00	-225.00	-75.00	860.00	2,100.00	1,240.00	59.05
44301-3000	Contract-HVAC	0.00	8.33	8.33	100.00	476.00	58.31	-417.69	-716.33
44302-2000	Contract-IT Contracts	29.08	0.00	-29.08	N/A	42.08	0.00	-42.08	N/A
44309-9000	Contract Costs-Other	0.00	173.33	173.33	100.00	0.00	1,213.31	1,213.31	100.00
44390-0000	Total Contract Costs	554.08	514.99	-39.09	-7.59	1,378.08	3,604.93	2,226.85	61.77
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	583.55	864.99	281.44	32.54	4,047.01	6,054.93	2,007.92	33.16
45000-0000	GENERAL EXPENSES								
45101-0000	Property Insurance	507.30	500.00	-7.30	-1.46	3,462.83	3,500.00	37.17	1.06
45200-0000	Payments in Lieu of Taxes	0.00	1,166.67	1,166.67	100.00	4,772.30	8,166.69	3,394.39	41.56
45700-0000	Bad Debt-Tenant Rents	0.00	6.25	6.25	100.00	0.00	43.75	43.75	100.00
45990-0000	TOTAL GENERAL EXPENSES	507.30	1,672.92	1,165.62	69.68	8,235.13	11,710.44	3,475.31	29.68
48990-0000	TOTAL OPERATING EXPENSES	3,124.76	9,200.40	6,075.64	66.04	24,700.29	64,402.80	39,702.51	61.65
49990-0000	**NET OPERATING INCOME**	**27,480.05**	**10,382.93**	**17,097.12**	**164.67**	**120,422.96**	**72,680.51**	**47,742.45**	**65.69**
50000-0000	NON-OPERATING ITEMS								
51000-1000	Depreciation -Buildings	0.00	0.00	0.00	N/A	34,296.48	0.00	-34,296.48	N/A
59990-0000	TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	N/A	34,296.48	0.00	-34,296.48	N/A
90000-0000	NET INCOME	27,480.05	10,382.93	17,097.12	164.67	86,126.48	72,680.51	13,445.97	18.50

Business Activities (.busact)

Balance Sheet

Period = Apr 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	640,894.58
11112-0000	Cash Operating 2	-108,455.08
11119-9000	Total Unrestricted Cash	532,439.50
11190-0000	TOTAL CASH	532,439.50
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11220-0000	A/R -Tenants	48,833.84
11220-1000	Allowance for Doubtful Accounts-Tenar	-10,635.64
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 LP	293,625.00
11450-0000	Accrued Interest Receivable	310,249.67
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVABI	3,541,906.54
11600-0000	OTHER CURRENT ASSETS	
12110-1000	Prepaid Insurance	1,014.61
12950-0000	Interprogram-Due From	8,001.91
12950-1000	Legacy Interprogram-Due From	2,544,892.35
12990-0000	TOTAL OTHER CURRENT ASSETS	2,553,908.87
13000-0000	TOTAL CURRENT ASSETS	6,628,254.91
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	7,421,843.25
20000-0000	LIABILITIES & EQUITY	
20010-0000	LIABILITIES:	

Business Activities (.busact)

Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
21000-0000	CURRENT LIABLITIES:	
21140-0000	Tenant Security Deposits	5,880.46
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	13,304.36
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	1,509.02
22990-0000	TOTAL CURRENT LIABILITIES	1,550,877.97
24990-0000	TOTAL LIABILITIES	1,550,877.97
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	4,265,119.76
28099-9000	TOTAL RETAINED EARNINGS:	5,419,295.51
28990-0000	TOTAL EQUITY	5,870,965.28
29990-0000	TOTAL LIABILITIES AND EQUITY	7,421,843.25

Hawley, Shiloh, Warren (.amp2)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
29999-9999	Revenue & Expenses								
30000-0000	INCOME								
31000-0000	TENANT INCOME								
31010-0000	Rental Income								
31110-0000	Tenant Rent	60,054.13	51,833.33	8,220.80	15.86	402,732.21	362,833.31	39,898.90	11.00
31130-0000	Less: Vacancies	-2,391.13	0.00	-2,391.13	N/A	-10,753.89	0.00	-10,753.89	N/A
31190-0000	Total Rental Income	57,663.00	51,833.33	5,829.67	11.25	391,978.32	362,833.31	29,145.01	8.03
31200-0000	Other Tenant Income								
31200-1000	Laundry and Vending	0.00	342.92	-342.92	-100.00	0.00	2,400.44	-2,400.44	-100.00
31200-2000	Cleaning Fee	1,958.00	0.00	1,958.00	N/A	1,958.00	0.00	1,958.00	N/A
31200-3000	Damages	0.00	0.00	0.00	N/A	100.00	0.00	100.00	N/A
31200-4000	Late Charges	0.00	0.00	0.00	N/A	2,610.00	0.00	2,610.00	N/A
31200-6000	NSF Charges	0.00	0.00	0.00	N/A	105.00	0.00	105.00	N/A
31200-7000	Excess Utility	0.00	54.17	-54.17	-100.00	55.31	379.19	-323.88	-85.41
31200-8000	Wireless Leases	9,000.00	6,755.00	2,245.00	33.23	63,000.00	47,285.00	15,715.00	33.23
31200-9000	Misc.Tenant Income	0.00	305.00	-305.00	-100.00	634.21	4,203.00	-3,568.79	-84.91
31290-0000	Total Other Tenant Income	10,958.00	7,457.09	3,500.91	46.95	68,462.52	54,267.63	14,194.89	26.16
31990-0000	TOTAL TENANT INCOME	68,621.00	59,290.42	9,330.58	15.74	460,440.84	417,100.94	43,339.90	10.39
34000-0000	GRANT INCOME								
34010-0000	Subsidy Grants	44,959.00	47,916.67	-2,957.67	-6.17	307,350.50	335,416.69	-28,066.19	-8.37
34010-1000	CFP Operating Grants	8,000.00	8,488.04	-488.04	-5.75	56,000.00	59,416.28	-3,416.28	-5.75
34990-0000	TOTAL GRANT INCOME	52,959.00	56,404.71	-3,445.71	-6.11	363,350.50	394,832.97	-31,482.47	-7.97
36000-0000	OTHER INCOME								
36100-0000	Investment Income - Unrestricted	8,491.59	5,833.33	2,658.26	45.57	57,769.14	40,833.31	16,935.83	41.48
36500-0000	Miscellaneous Other Income	0.00	1,246.54	-1,246.54	-100.00	1,788.96	8,725.78	-6,936.82	-79.50
36990-0000	TOTAL OTHER INCOME	8,491.59	7,079.87	1,411.72	19.94	59,558.10	49,559.09	9,999.01	20.18
39990-0000	TOTAL INCOME	130,071.59	122,775.00	7,296.59	5.94	883,349.44	861,493.00	21,856.44	2.54
40000-0000	EXPENSES								
41000-0000	ADMINISTRATIVE EXPENSES								
41009-9000	Administrative Salaries								
41100-0000	Administrative Salaries	7,149.88	9,436.16	2,286.28	24.23	52,250.04	66,053.12	13,803.08	20.90
41100-4000	Employee Benefit Contribution-Admin	-11,279.48	3,876.14	15,155.62	391.00	20,705.80	27,132.98	6,427.18	23.69
41109-9000	Total Administrative Salaries	-4,129.60	13,312.30	17,441.90	131.02	72,955.84	93,186.10	20,230.26	21.71
41300-0000	Legal Expense								
41300-2000	Court Costs	0.00	-72.52	-72.52	-100.00	0.00	-507.64	-507.64	-100.00
41300-3000	Tenant Screening	63.50	57.67	-5.83	-10.11	217.50	403.69	186.19	46.12
41300-4000	General Legal Expense	115.00	1,083.33	968.33	89.38	1,696.50	7,583.31	5,886.81	77.63
41310-0000	Total Legal Expense	178.50	1,068.48	889.98	83.29	1,914.00	7,479.36	5,565.36	74.41
41390-0000	Other Admin Expenses								
41400-0000	Staff Training	0.00	225.00	225.00	100.00	0.00	1,575.00	1,575.00	100.00
41500-0000	Travel	0.00	103.32	103.32	100.00	25.53	723.24	697.71	96.47
41700-0000	Accounting Fees	0.00	755.32	755.32	100.00	5,401.54	5,287.24	-114.30	-2.16
41710-0000	Auditing Fees	709.90	180.55	-529.35	-293.19	709.90	1,263.85	553.95	43.83
41730-0000	Management Fee	11,979.95	12,000.00	20.05	0.17	83,936.94	84,000.00	63.06	0.08

Hawley, Shiloh, Warren (.amp2)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
41730-1000	Bookkeeping Fee	1,162.50	1,166.67	4.17	0.36	8,145.00	8,166.69	21.69	0.27
41730-2000	Asset Management Fee	1,550.00	1,590.00	40.00	2.52	10,860.00	11,130.00	270.00	2.43
41740-0000	Marketing	0.00	0.00	0.00	N/A	98.59	0.00	-98.59	N/A
41800-0000	Office Rent	0.00	0.00	0.00	N/A	492.45	0.00	-492.45	N/A
41820-0000	Consultants	0.00	572.78	572.78	100.00	0.00	4,009.46	4,009.46	100.00
41890-0000	Total Other Admin Expenses	15,402.35	16,593.64	1,191.29	7.18	109,669.95	116,155.48	6,485.53	5.58
41900-0000	Miscellaneous Admin Expenses								
41900-1000	Membership and Fees	101.89	78.95	-22.94	-29.06	771.75	552.65	-219.10	-39.65
41900-2000	Publications	0.00	26.64	26.64	100.00	0.00	186.48	186.48	100.00
41900-3000	Advertising	816.51	0.00	-816.51	N/A	816.51	0.00	-816.51	N/A
41900-4000	Office Supplies	26.97	176.91	149.94	84.76	2,048.80	1,238.37	-810.43	-65.44
41900-5000	Inspection Expense	0.00	15.80	15.80	100.00	0.00	110.60	110.60	100.00
41900-7000	Telephone	564.52	630.54	66.02	10.47	3,964.28	4,413.78	449.50	10.18
41900-8000	Postage	925.51	257.73	-667.78	-259.10	2,873.88	1,804.11	-1,069.77	-59.30
41901-0000	Office Equipment Contracts	87.83	497.02	409.19	82.33	5,196.83	3,479.14	-1,717.69	-49.37
41901-3000	Internet	176.56	566.38	389.82	68.83	3,036.87	3,964.66	927.79	23.40
41901-4000	Cable/Video	78.67	164.36	85.69	52.14	762.53	1,150.52	387.99	33.72
41901-5000	Special Events	0.00	0.00	0.00	N/A	2,111.72	0.00	-2,111.72	N/A
41901-7000	Temporary Administrative Labor	0.00	0.00	0.00	N/A	7,730.31	0.00	-7,730.31	N/A
41901-8000	Small Office Equipment	0.00	16.48	16.48	100.00	1,176.34	115.36	-1,060.98	-919.71
41902-0000	Bank Fees	649.30	0.00	-649.30	N/A	4,611.62	0.00	-4,611.62	N/A
41902-2000	Other Misc Admin Expenses	1,209.50	404.24	-805.26	-199.20	4,697.20	2,829.68	-1,867.52	-66.00
41910-0000	Total Miscellaneous Admin Expenses	507.66	16,147.35	15,639.69	96.86	112,754.48	113,031.45	276.97	0.24
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	16,088.51	33,809.47	17,720.96	52.41	224,338.43	236,666.29	12,327.86	5.21
42000-0000	TENANT SERVICES								
42100-0000	Tenant Services Salaries	0.00	0.00	0.00	N/A	-820.08	0.00	820.08	N/A
42100-1000	Employee Benefit Contributions-Tenant Sv	457.03	0.00	-457.03	N/A	2,707.64	0.00	-2,707.64	N/A
42300-0000	Tenant Services Contract Costs	0.00	112.94	112.94	100.00	0.00	790.58	790.58	100.00
42990-0000	TOTAL TENANT SERVICES EXPENSES	457.03	112.94	-344.09	-304.67	1,887.56	790.58	-1,096.98	-138.76
43000-0000	UTILITY EXPENSES								
43100-0000	Water	4,686.16	7,666.67	2,980.51	38.88	41,458.17	53,666.69	12,208.52	22.75
43200-0000	Electricity	8,038.69	3,500.00	-4,538.69	-129.68	24,029.88	24,500.00	470.12	1.92
43200-1000	Electricity-Vacant Units	166.39	0.00	-166.39	N/A	670.93	0.00	-670.93	N/A
43300-0000	Gas	5,017.03	1,672.17	-3,344.86	-200.03	15,972.78	11,705.19	-4,267.59	-36.46
43320-0000	Tenant-Owed Utilities	0.00	46.84	46.84	100.00	55.31	327.88	272.57	83.13
43400-0000	Garbage/Trash Removal	276.58	1,440.57	1,163.99	80.80	2,005.81	10,083.99	8,078.18	80.11
43900-0000	Sewer	2,748.72	2,916.67	167.95	5.76	28,033.96	20,416.69	-7,617.27	-37.31
43990-0000	TOTAL UTILITY EXPENSES	20,933.57	17,242.92	-3,690.65	-21.40	112,226.84	120,700.44	8,473.60	7.02
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES								
44009-9000	General Maint Expense								
44100-0000	Maintenance Salaries	20,424.30	20,908.84	484.54	2.32	121,585.74	146,361.88	24,776.14	16.93
44100-5000	Employee Benefit Contribution-Maint.	8,546.76	7,033.59	-1,513.17	-21.51	54,177.32	49,235.13	-4,942.19	-10.04
44110-0000	Maintenance Uniforms	0.00	0.00	0.00	N/A	366.65	0.00	-366.65	N/A
44120-0000	Vehicle Gas	0.00	0.00	0.00	N/A	890.13	0.00	-890.13	N/A
44130-0000	Misc Vehicle Expenses	397.34	812.79	415.45	51.11	523.60	5,689.53	5,165.93	90.80
44190-0000	Total General Maint Expense	29,368.40	28,755.22	-613.18	-2.13	177,543.44	201,286.54	23,743.10	11.80
44200-0000	Materials								
44200-1000	Supplies-Grounds	0.00	0.00	0.00	N/A	91.56	0.00	-91.56	N/A

Hawley, Shiloh, Warren (.amp2)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
44200-2000	Supplies-Appliance	399.80	875.18	475.38	54.32	10,405.37	6,126.26	-4,279.11	-69.85
44200-3000	Supplies-Decorating	24.99	375.06	350.07	93.34	1,334.75	2,625.42	1,290.67	49.16
44200-4000	Supplies-Electrical	66.25	346.06	279.81	80.86	1,329.07	2,422.42	1,093.35	45.13
44200-5000	Supplies-Exterminating	0.00	0.00	0.00	N/A	298.71	0.00	-298.71	N/A
44200-6000	Supplies-Janitorial/Cleaning	462.98	866.86	403.88	46.59	4,428.06	6,068.02	1,639.96	27.03
44200-7000	Supplies-Maint/Repairs	788.86	4,163.38	3,374.52	81.05	19,617.32	29,143.66	9,526.34	32.69
44200-8000	Supplies-Plumbing	584.95	722.18	137.23	19.00	3,489.36	5,055.26	1,565.90	30.98
44200-9000	Tools and Equipment	211.97	239.79	27.82	11.60	813.55	1,678.53	864.98	51.53
44201-0000	Supplies - HVAC	0.00	301.71	301.71	100.00	3,379.35	2,111.97	-1,267.38	-60.01
44290-0000	Total Materials	2,539.80	7,890.22	5,350.42	67.81	45,187.10	55,231.54	10,044.44	18.19
44300-0000	Contract Costs								
44300-1000	Contract-Alarm/Extinguisher	759.46	0.00	-759.46	N/A	759.46	0.00	-759.46	N/A
44300-2000	Contract-Appliance	299.33	0.00	-299.33	N/A	299.33	0.00	-299.33	N/A
44300-3000	Contract-Building Repairs	4,210.00	0.00	-4,210.00	N/A	4,210.00	0.00	-4,210.00	N/A
44300-6000	Contract-Electrical	0.00	239.76	239.76	100.00	971.57	1,678.32	706.75	42.11
44300-7000	Contract-Pest Control	810.00	416.18	-393.82	-94.63	5,715.00	2,913.26	-2,801.74	-96.17
44300-8000	Contract-Floor Covering	0.00	12.58	12.58	100.00	0.00	88.06	88.06	100.00
44300-9000	Contract-Grounds	0.00	1,520.82	1,520.82	100.00	8,676.50	10,645.74	1,969.24	18.50
44301-0000	Contract-Janitorial/Cleaning	0.00	1,648.31	1,648.31	100.00	0.00	11,538.17	11,538.17	100.00
44301-1000	Contract-Plumbing	4,065.50	1,971.20	-2,094.30	-106.24	12,560.75	13,798.40	1,237.65	8.97
44301-2000	Contract-Window Covering	0.00	0.00	0.00	N/A	23.00	0.00	-23.00	N/A
44301-3000	Contract-HVAC	0.00	1,044.47	1,044.47	100.00	0.00	7,311.29	7,311.29	100.00
44301-4000	Contract-Vehicle Maintenance	0.00	0.00	0.00	N/A	4,905.61	0.00	-4,905.61	N/A
44301-5000	Contract-Equipment Rental	0.00	0.00	0.00	N/A	312.00	0.00	-312.00	N/A
44301-7000	Contract-Elevator Monitoring	2,000.00	2,828.86	828.86	29.30	11,849.00	19,802.02	7,953.02	40.16
44301-8000	Contract-Alarm Monitoring	2,611.34	0.00	-2,611.34	N/A	4,331.60	0.00	-4,331.60	N/A
44301-9000	Contract-Sprinkler Monitoring	0.00	0.00	0.00	N/A	20,797.38	0.00	-20,797.38	N/A
44302-2000	Contract-IT Contracts	1,701.87	2,030.39	328.52	16.18	12,745.82	14,212.73	1,466.91	10.32
44302-3000	Contract-Consultants	-1,572.51	0.00	1,572.51	N/A	-1,217.39	0.00	1,217.39	N/A
44308-0000	Contract - Vehicle Lease	434.85	483.79	48.94	10.12	4,409.18	3,386.53	-1,022.65	-30.20
44309-0000	Contract-Security	0.00	2,540.44	2,540.44	100.00	0.00	17,783.08	17,783.08	100.00
44309-1000	Snow Removal Service	0.00	2,500.00	2,500.00	100.00	29,959.00	26,450.00	-3,509.00	-13.27
44309-9000	Contract Costs-Other	2,693.00	2,560.20	-132.80	-5.19	3,159.50	17,921.40	14,761.90	82.37
44390-0000	Total Contract Costs	18,012.84	19,797.00	1,784.16	9.01	124,467.31	147,529.00	23,061.69	15.63
44400-0000	Unit Repairs - Damages	0.00	0.00	0.00	N/A	69.52	0.00	-69.52	N/A
44500-0000	Vacancy Turnover	950.00	5,833.33	4,883.33	83.71	13,174.57	40,833.31	27,658.74	67.74
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	50,871.04	62,275.77	11,404.73	18.31	360,441.94	444,880.39	84,438.45	18.98
45000-0000	GENERAL EXPENSES								
45100-0000	Worker's Comp Insurance	-408.03	1,336.60	1,744.63	130.53	5,918.38	9,356.20	3,437.82	36.74
45101-0000	Property Insurance	4,011.63	3,240.13	-771.50	-23.81	27,394.44	22,680.91	-4,713.53	-20.78
45102-0000	Liability Insurance	236.67	317.57	80.90	25.47	1,704.31	2,222.99	518.68	23.33
45200-0000	Payments in Lieu of Taxes	0.00	3,381.84	3,381.84	100.00	25,416.58	23,672.88	-1,743.70	-7.37
45210-0000	Misc. Taxes/Licenses/Insurance	193.34	263.20	69.86	26.54	1,227.13	1,842.40	615.27	33.40
45700-0000	Bad Debt-Tenant Rents	0.00	1,056.61	1,056.61	100.00	0.00	7,396.27	7,396.27	100.00
45900-0000	Other General Expense	0.00	0.00	0.00	N/A	-218.39	0.00	218.39	N/A
45990-0000	TOTAL GENERAL EXPENSES	4,033.61	9,595.95	5,562.34	57.97	61,442.45	67,171.65	5,729.20	8.53
47000-0000	HOUSING ASSISTANCE PAYMENTS								
47150-1012	URP Expense - PH	0.00	0.00	0.00	N/A	211.00	0.00	-211.00	N/A
47150-7000	Housing Counseling Program Expenses	0.00	0.00	0.00	N/A	25.34	0.00	-25.34	N/A

Hawley, Shiloh, Warren (.amp2)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0.00	0.00	N/A	236.34	0.00	-236.34	N/A
48990-0000	TOTAL OPERATING EXPENSES	92,383.76	123,037.05	30,653.29	24.91	760,573.56	870,209.35	109,635.79	12.60
49990-0000	**NET OPERATING INCOME**	**37,687.83**	**-262.05**	**37,949.88**	**14,481.92**	**122,775.88**	**-8,716.35**	**131,492.23**	**1,508.57**
50000-0000	NON-OPERATING ITEMS								
51000-1000	Depreciation -Buildings	0.00	0.00	0.00	N/A	146,376.00	0.00	-146,376.00	N/A
51000-2000	Depreciation -Furn,Equip,Machinery-Dwelli	0.00	0.00	0.00	N/A	11,439.00	0.00	-11,439.00	N/A
51000-3000	Depreciation -Furn,Equip,Machinery-Admir	0.00	0.00	0.00	N/A	1,575.00	0.00	-1,575.00	N/A
51000-4000	Depreciation-Leashold Improvements	0.00	0.00	0.00	N/A	15,462.00	0.00	-15,462.00	N/A
51000-5000	Depreciation-Vehicles	0.00	0.00	0.00	N/A	631.08	0.00	-631.08	N/A
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
59990-0000	TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	N/A	162,983.08	0.00	-162,983.08	N/A
90000-0000	NET INCOME	37,687.83	-262.05	37,949.88	14,481.92	-40,207.20	-8,716.35	-31,490.85	-361.28

Hawley, Shiloh, Warren (.amp2)

Balance Sheet

Period = Apr 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	111,657.42
11112-0000	Cash Operating 2	355,663.26
11119-9000	Total Unrestricted Cash	467,320.68
11120-0000	Restricted Cash	
11120-2000	Cash Restricted-FSS Escrow	-878.31
11129-9000	Total Restricted Cash	-878.31
11190-0000	TOTAL CASH	466,442.37
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11220-0000	A/R -Tenants	62,885.26
11220-1000	Allowance for Doubtful Accounts-Tenar	-12,672.21
11290-0000	A/R -Other	75,706.97
11350-1000	A/R-HUD	78,183.42
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVABI	204,103.44
11600-0000	OTHER CURRENT ASSETS	
12110-0000	Prepaid Expenses and Other Assets	28,846.54
12110-1000	Prepaid Insurance	11,018.26
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	287,104.20
13000-0000	TOTAL CURRENT ASSETS	957,650.01
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

Hawley, Shiloh, Warren (.amp2)

Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
14050-5000	Accum Depreciation-Furn & Equip Dwel	-15,039.00
14200-0000	TOTAL FIXED ASSETS	2,109,960.97
14990-0000	TOTAL NONCURRENT ASSETS	2,109,960.97
19990-0000	TOTAL ASSETS	3,067,610.98
20000-0000	LIABILITIES & EQUITY	
20010-0000	LIABILITIES:	
21000-0000	CURRENT LIABLITIES:	
21110-0000	A/P Vendors and Contractors	266,147.07
21140-0000	Tenant Security Deposits	53,833.91
21140-3000	Security Deposit-Pet	100.00
21140-3100	Pet Fee - one time non reimbursable	300.00
21150-0000	A/P Other	135,339.40
21171-8000	A/P-Payroll ROTH 401k	-25.71
21199-1000	Accrued Payable	37,392.55
21350-0000	Accrued Payroll & Payroll Taxes	883.22
21370-0000	Accrued PILOT	65,472.54
21450-0000	Interprogram-Due To	-19,194.04
21450-1000	Legacy Interprogram-Due To	97,069.63
22400-0000	Tenant Prepaid Rents	25,565.34
22600-0000	Accrued Compensated Absences-Curren	9,786.80
22990-0000	TOTAL CURRENT LIABILITIES	672,670.71
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	682,622.84
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	-377,720.83
28099-9000	TOTAL RETAINED EARNINGS:	2,384,988.14
28990-0000	TOTAL EQUITY	2,384,988.14
29990-0000	TOTAL LIABILITIES AND EQUITY	3,067,610.98

BHT, JKM, Orchard, Millview (.amp3)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
29999-9999	Revenue & Expenses								
30000-0000	INCOME								
31000-0000	TENANT INCOME								
31010-0000	Rental Income								
31110-0000	Tenant Rent	58,956.32	50,583.33	8,372.99	16.55	394,999.55	354,083.31	40,916.24	11.56
31130-0000	Less: Vacancies	-1,096.32	0.00	-1,096.32	N/A	-8,691.55	0.00	-8,691.55	N/A
31190-0000	Total Rental Income	57,860.00	50,583.33	7,276.67	14.39	386,308.00	354,083.31	32,224.69	9.10
31200-0000	Other Tenant Income								
31200-1000	Laundry and Vending	0.00	264.00	-264.00	-100.00	0.00	1,848.00	-1,848.00	-100.00
31200-2000	Cleaning Fee	480.00	0.00	480.00	N/A	1,325.00	0.00	1,325.00	N/A
31200-3000	Damages	100.00	0.00	100.00	N/A	100.00	0.00	100.00	N/A
31200-4000	Late Charges	0.00	0.00	0.00	N/A	3,675.00	0.00	3,675.00	N/A
31200-5000	Legal Fees - Tenant	450.00	0.00	450.00	N/A	905.00	0.00	905.00	N/A
31200-6000	NSF Charges	105.00	0.00	105.00	N/A	385.00	0.00	385.00	N/A
31200-7000	Excess Utility	104.37	95.83	8.54	8.91	589.70	670.81	-81.11	-12.09
31200-8000	Wireless Leases	0.00	532.14	-532.14	-100.00	0.00	3,724.98	-3,724.98	-100.00
31200-9000	Misc.Tenant Income	0.00	2,204.87	-2,204.87	-100.00	0.00	15,434.09	-15,434.09	-100.00
31210-0000	Tenant Payment Agreement (TPA) Ren	-300.00	0.00	-300.00	N/A	2,525.00	0.00	2,525.00	N/A
31290-0000	Total Other Tenant Income	939.37	3,096.84	-2,157.47	-69.67	9,504.70	21,677.88	-12,173.18	-56.15
31990-0000	TOTAL TENANT INCOME	58,799.37	53,680.17	5,119.20	9.54	395,812.70	375,761.19	20,051.51	5.34
34000-0000	GRANT INCOME								
34010-0000	Subsidy Grants	46,373.00	50,354.55	-3,981.55	-7.91	320,271.00	352,481.85	-32,210.85	-9.14
34010-1000	CFP Operating Grants	8,000.00	8,488.04	-488.04	-5.75	56,000.12	59,416.28	-3,416.16	-5.75
34990-0000	TOTAL GRANT INCOME	54,373.00	58,842.59	-4,469.59	-7.60	376,271.12	411,898.13	-35,627.01	-8.65
36000-0000	OTHER INCOME								
36100-0000	Investment Income - Unrestricted	9,240.88	7,916.67	1,324.21	16.73	62,866.36	55,416.69	7,449.67	13.44
36990-0000	TOTAL OTHER INCOME	9,240.88	7,916.67	1,324.21	16.73	62,866.36	55,416.69	7,449.67	13.44
39990-0000	TOTAL INCOME	122,413.25	120,439.43	1,973.82	1.64	834,950.18	843,076.01	-8,125.83	-0.96
40000-0000	EXPENSES								
41000-0000	ADMINISTRATIVE EXPENSES								
41009-9000	Administrative Salaries								
41100-0000	Administrative Salaries	12,920.60	13,992.00	1,071.40	7.66	91,306.90	97,944.00	6,637.10	6.78
41100-4000	Employee Benefit Contribution-Admin	7,062.62	6,489.99	-572.63	-8.82	50,168.29	45,429.93	-4,738.36	-10.43
41109-9000	Total Administrative Salaries	19,983.22	20,481.99	498.77	2.44	141,475.19	143,373.93	1,898.74	1.32
41300-0000	Legal Expense								
41300-2000	Court Costs	0.00	0.00	0.00	N/A	96.95	0.00	-96.95	N/A
41300-3000	Tenant Screening	16.00	55.82	39.82	71.34	441.40	390.74	-50.66	-12.97
41300-4000	General Legal Expense	457.50	1,083.33	625.83	57.77	815.00	7,583.31	6,768.31	89.25
41310-0000	Total Legal Expense	473.50	1,139.15	665.65	58.43	1,353.35	7,974.05	6,620.70	83.03
41390-0000	Other Admin Expenses								
41400-0000	Staff Training	0.00	77.25	77.25	100.00	0.00	540.75	540.75	100.00
41500-0000	Travel	0.00	66.67	66.67	100.00	595.90	466.69	-129.21	-27.69
41700-0000	Accounting Fees	0.00	779.28	779.28	100.00	5,878.22	5,454.96	-423.26	-7.76
41710-0000	Auditing Fees	772.56	125.00	-647.56	-518.05	772.56	875.00	102.44	11.71

BHT, JKM, Orchard, Millview (.amp3)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
41730-0000	Management Fee	13,293.88	13,083.33	-210.55	-1.61	93,443.61	91,583.31	-1,860.30	-2.03
41730-1000	Bookkeeping Fee	1,290.00	1,250.00	-40.00	-3.20	9,067.50	8,750.00	-317.50	-3.63
41730-2000	Asset Management Fee	1,720.00	1,733.33	13.33	0.77	12,090.00	12,133.31	43.31	0.36
41740-0000	Marketing	0.00	0.00	0.00	N/A	107.28	0.00	-107.28	N/A
41800-0000	Office Rent	0.00	0.00	0.00	N/A	135.96	0.00	-135.96	N/A
41820-0000	Consultants	0.00	628.22	628.22	100.00	0.00	4,397.54	4,397.54	100.00
41890-0000	Total Other Admin Expenses	17,076.44	17,743.08	666.64	3.76	122,091.03	124,201.56	2,110.53	1.70
41900-0000	Miscellaneous Admin Expenses								
41900-1000	Membership and Fees	110.90	82.87	-28.03	-33.82	1,733.75	580.09	-1,153.66	-198.88
41900-2000	Publications	0.00	25.72	25.72	100.00	-60.00	180.04	240.04	133.33
41900-3000	Advertising	1,088.67	0.00	-1,088.67	N/A	1,088.67	0.00	-1,088.67	N/A
41900-4000	Office Supplies	0.00	111.57	111.57	100.00	700.92	780.99	80.07	10.25
41900-5000	Inspection Expense	0.00	96.76	96.76	100.00	0.00	677.32	677.32	100.00
41900-7000	Telephone	627.67	598.02	-29.65	-4.96	4,516.50	4,186.14	-330.36	-7.89
41900-8000	Postage	31.12	324.75	293.63	90.42	1,521.91	2,273.25	751.34	33.05
41901-0000	Office Equipment Contracts	95.56	589.92	494.36	83.80	5,548.17	4,129.44	-1,418.73	-34.36
41901-3000	Internet	318.22	467.46	149.24	31.93	3,422.60	3,272.22	-150.38	-4.60
41901-4000	Cable/Video	153.24	168.90	15.66	9.27	1,967.43	1,182.30	-785.13	-66.41
41901-5000	Special Events	0.00	0.00	0.00	N/A	2,148.82	0.00	-2,148.82	N/A
41901-7000	Temporary Administrative Labor	0.00	0.00	0.00	N/A	171.08	0.00	-171.08	N/A
41901-8000	Small Office Equipment	0.00	1.27	1.27	100.00	681.40	8.89	-672.51	-7,564.79
41902-0000	Bank Fees	393.60	0.00	-393.60	N/A	2,960.48	0.00	-2,960.48	N/A
41902-2000	Other Misc Admin Expenses	625.52	1,006.52	381.00	37.85	3,262.45	7,045.64	3,783.19	53.70
41910-0000	Total Miscellaneous Admin Expenses	23,427.72	23,955.75	528.03	2.20	171,139.37	167,690.25	-3,449.12	-2.06
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	40,977.66	42,837.98	1,860.32	4.34	294,583.75	299,865.86	5,282.11	1.76
42000-0000	TENANT SERVICES								
42100-0000	Tenant Services Salaries	0.00	0.00	0.00	N/A	-891.56	0.00	891.56	N/A
42100-1000	Employee Benefit Contributions-Tenant Sv	453.82	0.00	-453.82	N/A	3,446.81	0.00	-3,446.81	N/A
42300-0000	Tenant Services Contract Costs	0.00	68.23	68.23	100.00	0.00	477.61	477.61	100.00
42300-1000	Tenant Relocation	0.00	0.00	0.00	N/A	2,643.75	0.00	-2,643.75	N/A
42990-0000	TOTAL TENANT SERVICES EXPENSES	453.82	68.23	-385.59	-565.13	5,199.00	477.61	-4,721.39	-988.54
43000-0000	UTILITY EXPENSES								
43100-0000	Water	4,458.30	1,333.33	-3,124.97	-234.37	30,121.44	9,333.31	-20,788.13	-222.73
43200-0000	Electricity	7,566.58	2,583.33	-4,983.25	-192.90	22,531.72	18,083.31	-4,448.41	-24.60
43200-1000	Electricity-Vacant Units	129.66	0.00	-129.66	N/A	371.95	0.00	-371.95	N/A
43300-0000	Gas	3,553.03	1,416.67	-2,136.36	-150.80	13,309.60	9,916.69	-3,392.91	-34.21
43320-0000	Tenant-Owed Utilities	103.71	77.21	-26.50	-34.32	607.27	540.47	-66.80	-12.36
43400-0000	Garbage/Trash Removal	295.52	1,570.08	1,274.56	81.18	2,109.00	10,990.56	8,881.56	80.81
43900-0000	Sewer	4,313.16	1,833.33	-2,479.83	-135.26	23,771.64	12,833.31	-10,938.33	-85.23
43990-0000	TOTAL UTILITY EXPENSES	20,419.96	8,813.95	-11,606.01	-131.68	92,822.62	61,697.65	-31,124.97	-50.45
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES								
44009-9000	General Maint Expense								
44100-0000	Maintenance Salaries	16,237.36	13,992.00	-2,245.36	-16.05	116,565.03	97,944.00	-18,621.03	-19.01
44100-5000	Employee Benefit Contribution-Maint.	6,692.77	6,290.23	-402.54	-6.40	47,408.29	44,031.61	-3,376.68	-7.67
44110-0000	Maintenance Uniforms	0.00	0.00	0.00	N/A	147.94	0.00	-147.94	N/A
44120-0000	Vehicle Gas	0.00	0.00	0.00	N/A	1,820.88	0.00	-1,820.88	N/A
44130-0000	Misc Vehicle Expenses	515.83	1,183.90	668.07	56.43	1,030.65	8,287.30	7,256.65	87.56
44190-0000	Total General Maint Expense	23,445.96	21,466.13	-1,979.83	-9.22	166,972.79	150,262.91	-16,709.88	-11.12

BHT, JKM, Orchard, Millview (.amp3)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
44200-0000	Materials								
44200-1000	Supplies-Grounds	0.00	0.00	0.00	N/A	146.34	0.00	-146.34	N/A
44200-2000	Supplies-Appliance	2,499.74	878.72	-1,621.02	-184.48	22,360.69	6,151.04	-16,209.65	-263.53
44200-3000	Supplies-Decorating	284.90	353.10	68.20	19.31	1,797.90	2,471.70	673.80	27.26
44200-4000	Supplies-Electrical	2,016.31	234.69	-1,781.62	-759.14	4,197.03	1,642.83	-2,554.20	-155.48
44200-6000	Supplies-Janitorial/Cleaning	1,487.29	428.74	-1,058.55	-246.90	5,541.13	3,001.18	-2,539.95	-84.63
44200-7000	Supplies-Maint/Repairs	3,599.86	3,971.76	371.90	9.36	13,166.73	27,802.32	14,635.59	52.64
44200-8000	Supplies-Plumbing	735.50	294.14	-441.36	-150.05	2,539.40	2,058.98	-480.42	-23.33
44200-9000	Tools and Equipment	523.01	138.88	-384.13	-276.59	974.81	972.16	-2.65	-0.27
44201-0000	Supplies - HVAC	0.00	604.47	604.47	100.00	3,423.17	4,231.29	808.12	19.10
44290-0000	Total Materials	11,146.61	6,904.50	-4,242.11	-61.44	54,147.20	48,331.50	-5,815.70	-12.03
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
44300-2000	Contract-Appliance	149.00	0.00	-149.00	N/A	149.00	0.00	-149.00	N/A
44300-3000	Contract-Building Repairs	1,440.00	0.00	-1,440.00	N/A	6,173.00	0.00	-6,173.00	N/A
44300-5000	Contract-Decorating/Painting	64.75	0.00	-64.75	N/A	1,780.03	0.00	-1,780.03	N/A
44300-6000	Contract-Electrical	6,822.00	1,306.73	-5,515.27	-422.07	8,197.86	9,147.11	949.25	10.38
44300-7000	Contract-Pest Control	270.00	442.69	172.69	39.01	6,310.00	3,098.83	-3,211.17	-103.63
44300-8000	Contract-Floor Covering	0.00	7.52	7.52	100.00	0.00	52.64	52.64	100.00
44300-9000	Contract-Grounds	0.00	1,175.00	1,175.00	100.00	6,721.00	8,225.00	1,504.00	18.29
44301-0000	Contract-Janitorial/Cleaning	0.00	1,465.13	1,465.13	100.00	-150.00	10,255.91	10,405.91	101.46
44301-1000	Contract-Plumbing	0.00	1,515.92	1,515.92	100.00	3,631.66	10,611.44	6,979.78	65.78
44301-2000	Contract-Window Covering	385.56	4.77	-380.79	-7,983.02	3,427.26	33.39	-3,393.87	-10,164.33
44301-3000	Contract-HVAC	0.00	235.10	235.10	100.00	5,221.30	1,645.70	-3,575.60	-217.27
44301-4000	Contract-Vehicle Maintenance	0.00	0.00	0.00	N/A	2,364.68	0.00	-2,364.68	N/A
44301-5000	Contract-Equipment Rental	0.00	0.00	0.00	N/A	120.00	0.00	-120.00	N/A
44301-7000	Contract-Elevator Monitoring	1,594.75	2,889.32	1,294.57	44.81	9,702.06	20,225.24	10,523.18	52.03
44301-8000	Contract-Alarm Monitoring	3,695.17	0.00	-3,695.17	N/A	6,360.08	0.00	-6,360.08	N/A
44301-9000	Contract-Sprinkler Monitoring	1,160.80	0.00	-1,160.80	N/A	3,437.98	0.00	-3,437.98	N/A
44302-2000	Contract-IT Contracts	2,118.00	2,161.92	43.92	2.03	14,439.11	15,133.44	694.33	4.59
44302-3000	Contract-Consultants	-1,711.24	0.00	1,711.24	N/A	-1,324.80	0.00	1,324.80	N/A
44308-0000	Contract - Vehicle Lease	903.60	567.65	-335.95	-59.18	4,736.13	3,973.55	-762.58	-19.19
44309-0000	Contract-Security	0.00	2,474.37	2,474.37	100.00	0.00	17,320.59	17,320.59	100.00
44309-1000	Snow Removal Service	0.00	4,000.00	4,000.00	100.00	49,730.00	37,000.00	-12,730.00	-34.41
44309-9000	Contract Costs-Other	2,643.25	4,832.30	2,189.05	45.30	7,236.99	33,826.10	26,589.11	78.61
44390-0000	Total Contract Costs	19,535.64	23,078.42	3,542.78	15.35	139,325.69	170,548.94	31,223.25	18.31
44400-0000	Unit Repairs - Damages	0.00	0.00	0.00	N/A	2,320.63	0.00	-2,320.63	N/A
44500-0000	Vacancy Turnover	0.00	4,961.35	4,961.35	100.00	1,990.00	34,729.45	32,739.45	94.27
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	54,128.21	56,410.40	2,282.19	4.05	364,756.31	403,872.80	39,116.49	9.69
45000-0000	GENERAL EXPENSES								
45100-0000	Worker's Comp Insurance	-552.56	1,585.62	2,138.18	134.85	5,691.82	11,099.34	5,407.52	48.72
45101-0000	Property Insurance	3,879.88	3,178.75	-701.13	-22.06	26,487.88	22,251.25	-4,236.63	-19.04
45102-0000	Liability Insurance	233.60	377.62	144.02	38.14	1,682.24	2,643.34	961.10	36.36
45200-0000	Payments in Lieu of Taxes	0.00	4,076.46	4,076.46	100.00	26,221.36	28,535.22	2,313.86	8.11
45210-0000	Misc. Taxes/Licenses/Insurance	332.44	279.58	-52.86	-18.91	2,177.15	1,957.06	-220.09	-11.25
45700-0000	Bad Debt-Tenant Rents	0.00	661.04	661.04	100.00	0.00	4,627.28	4,627.28	100.00
45900-0000	Other General Expense	0.00	0.00	0.00	N/A	-291.15	0.00	291.15	N/A
45990-0000	TOTAL GENERAL EXPENSES	3,893.36	10,159.07	6,265.71	61.68	61,969.30	71,113.49	9,144.19	12.86
47000-0000	HOUSING ASSISTANCE PAYMENTS								

BHT, JKM, Orchard, Millview (.amp3)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
47150-1012	URP Expense - PH	98.00	0.00	-98.00	N/A	380.00	0.00	-380.00	N/A
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	98.00	0.00	-98.00	N/A	380.00	0.00	-380.00	N/A
48990-0000	TOTAL OPERATING EXPENSES	119,971.01	118,289.63	-1,681.38	-1.42	819,710.98	837,027.41	17,316.43	2.07
49990-0000	**NET OPERATING INCOME**	**2,442.24**	**2,149.80**	**292.44**	**13.60**	**15,239.20**	**6,048.60**	**9,190.60**	**151.95**
50000-0000	NON-OPERATING ITEMS								
51000-1000	Depreciation -Buildings	0.00	0.00	0.00	N/A	99,601.68	0.00	-99,601.68	N/A
51000-2000	Depreciation -Furn,Equip,Machinery-Dwelli	0.00	0.00	0.00	N/A	4,006.08	0.00	-4,006.08	N/A
51000-3000	Depreciation -Furn,Equip,Machinery-Admir	0.00	0.00	0.00	N/A	6,526.76	0.00	-6,526.76	N/A
51000-4000	Depreciation-Leashold Improvements	0.00	0.00	0.00	N/A	15,480.00	0.00	-15,480.00	N/A
51000-5000	Depreciation-Vehicles	0.00	0.00	0.00	N/A	5,244.72	0.00	-5,244.72	N/A
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
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
52310-1000	Extraordinary Expense	0.00	0.00	0.00	N/A	388,728.60	0.00	-388,728.60	N/A
59990-0000	TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	N/A	613,070.69	0.00	-613,070.69	N/A
90000-0000	NET INCOME	2,442.24	2,149.80	292.44	13.60	-597,831.49	6,048.60	-603,880.09	-9,983.80

BHT, JKM, Orchard, Millview (.amp3)

Balance Sheet

Period = Apr 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	-541,832.51
11112-0000	Cash Operating 2	381,903.14
11119-9000	Total Unrestricted Cash	-159,929.37
11190-0000	TOTAL CASH	-159,929.37
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11220-0000	A/R -Tenants	49,948.96
11220-1000	Allowance for Doubtful Accounts-Tenar	-11,140.15
11220-2000	A/R - Tenant Payment Agreement (TPA	2,525.00
11290-0000	A/R -Other	-9,705.39
11350-1000	A/R-HUD	332,398.97
11450-0000	Accrued Interest Receivable	156.61
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVABI	364,184.00
11600-0000	OTHER CURRENT ASSETS	
12110-0000	Prepaid Expenses and Other Assets	16,023.83
12110-1000	Prepaid Insurance	10,998.95
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	36,746.92
13000-0000	TOTAL CURRENT ASSETS	241,001.55
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

BHT, JKM, Orchard, Millview (.amp3)

Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
14990-0000	TOTAL NONCURRENT ASSETS	1,347,490.86
19990-0000	TOTAL ASSETS	1,588,492.41
20000-0000	LIABILITIES & EQUITY	
20010-0000	LIABILITIES:	
21000-0000	CURRENT LIABLITIES:	
21110-0000	A/P Vendors and Contractors	-890.39
21140-0000	Tenant Security Deposits	59,365.35
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
21199-0000	Other Current Liabilities	-4,264.88
21199-1000	Accrued Payable	42,011.78
21350-0000	Accrued Payroll & Payroll Taxes	1,458.12
21370-0000	Accrued PILOT	74,972.77
21450-0000	Interprogram-Due To	90,600.02
21450-1000	Legacy Interprogram-Due To	40,438.96
22400-0000	Tenant Prepaid Rents	14,880.46
22600-0000	Accrued Compensated Absences-Curre	8,125.93
22990-0000	TOTAL CURRENT LIABILITIES	476,936.36
24990-0000	TOTAL LIABILITIES	476,936.36
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	-983,824.26
28099-9000	TOTAL RETAINED EARNINGS:	1,111,556.05
28990-0000	TOTAL EQUITY	1,111,556.05
29990-0000	TOTAL LIABILITIES AND EQUITY	1,588,492.41

PH - Scattered Sites East (sse_amp4)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
29999-9999	Revenue & Expenses								
30000-0000	INCOME								
31000-0000	TENANT INCOME								
31010-0000	Rental Income								
31110-0000	Tenant Rent	16,555.00	16,000.00	555.00	3.47	129,869.23	112,000.00	17,869.23	15.95
31120-5000	Utility Reimbursement Recovery -59 &	0.00	0.00	0.00	N/A	630.32	0.00	630.32	N/A
31130-0000	Less: Vacancies	-1,626.00	0.00	-1,626.00	N/A	-4,344.23	0.00	-4,344.23	N/A
31190-0000	Total Rental Income	14,929.00	16,000.00	-1,071.00	-6.69	126,155.32	112,000.00	14,155.32	12.64
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
31200-3000	Damages	0.00	0.00	0.00	N/A	815.00	0.00	815.00	N/A
31200-4000	Late Charges	0.00	0.00	0.00	N/A	1,950.00	0.00	1,950.00	N/A
31200-5000	Legal Fees - Tenant	0.00	0.00	0.00	N/A	455.00	0.00	455.00	N/A
31200-7000	Excess Utility	185.67	541.67	-356.00	-65.72	1,196.22	3,791.69	-2,595.47	-68.45
31200-9000	Misc.Tenant Income	0.00	640.09	-640.09	-100.00	0.00	4,480.63	-4,480.63	-100.00
31210-0000	Tenant Payment Agreement (TPA) Ren	-222.00	0.00	-222.00	N/A	2,586.00	0.00	2,586.00	N/A
31290-0000	Total Other Tenant Income	-36.33	1,181.76	-1,218.09	-103.07	8,072.22	8,272.32	-200.10	-2.42
31990-0000	TOTAL TENANT INCOME	14,892.67	17,181.76	-2,289.09	-13.32	134,227.54	120,272.32	13,955.22	11.60
34000-0000	GRANT INCOME								
34010-0000	Subsidy Grants	42,867.00	35,000.00	7,867.00	22.48	309,801.00	245,000.00	64,801.00	26.45
34010-1000	CFP Operating Grants	8,000.00	8,488.04	-488.04	-5.75	22,400.12	59,416.28	-37,016.16	-62.30
34150-0000	Other Government Grants	0.00	0.00	0.00	N/A	4,320.00	0.00	4,320.00	N/A
34990-0000	TOTAL GRANT INCOME	50,867.00	43,488.04	7,378.96	16.97	336,521.12	304,416.28	32,104.84	10.55
36000-0000	OTHER INCOME								
36100-0000	Investment Income - Unrestricted	4,245.68	3,750.00	495.68	13.22	28,884.47	26,250.00	2,634.47	10.04
36500-0000	Miscellaneous Other Income	0.00	1,231.54	-1,231.54	-100.00	2,091.36	8,620.78	-6,529.42	-75.74
36990-0000	TOTAL OTHER INCOME	4,245.68	4,981.54	-735.86	-14.77	30,975.83	34,870.78	-3,894.95	-11.17
39990-0000	TOTAL INCOME	70,005.35	65,651.34	4,354.01	6.63	501,724.49	459,559.38	42,165.11	9.18
40000-0000	EXPENSES								
41000-0000	ADMINISTRATIVE EXPENSES								
41009-9000	Administrative Salaries								
41100-0000	Administrative Salaries	14,986.35	12,783.74	-2,202.61	-17.23	92,184.26	89,486.18	-2,698.08	-3.02
41100-4000	Employee Benefit Contribution-Admin	7,758.86	5,940.46	-1,818.40	-30.61	52,180.52	41,583.22	-10,597.30	-25.48
41109-9000	Total Administrative Salaries	22,745.21	18,724.20	-4,021.01	-21.47	144,364.78	131,069.40	-13,295.38	-10.14
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
41300-2000	Court Costs	0.00	6.72	6.72	100.00	0.00	47.04	47.04	100.00
41300-3000	Tenant Screening	127.50	13.94	-113.56	-814.63	347.95	97.58	-250.37	-256.58
41300-4000	General Legal Expense	692.25	124.17	-568.08	-457.50	2,843.75	869.19	-1,974.56	-227.17
41310-0000	Total Legal Expense	819.75	144.83	-674.92	-466.01	3,691.45	1,013.81	-2,677.64	-264.12
41390-0000	Other Admin Expenses								
41400-0000	Staff Training	0.00	139.92	139.92	100.00	0.00	979.44	979.44	100.00
41500-0000	Travel	0.00	46.63	46.63	100.00	121.63	326.41	204.78	62.74
41700-0000	Accounting Fees	0.00	579.91	579.91	100.00	2,700.77	4,059.37	1,358.60	33.47

PH - Scattered Sites East (sse_amp4)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
41710-0000	Auditing Fees	354.97	64.64	-290.33	-449.15	354.97	452.48	97.51	21.55
41730-0000	Management Fee	4,405.53	4,358.33	-47.20	-1.08	31,457.03	30,508.31	-948.72	-3.11
41730-1000	Bookkeeping Fee	427.50	420.83	-6.67	-1.58	3,052.50	2,945.81	-106.69	-3.62
41730-2000	Asset Management Fee	570.00	641.67	71.67	11.17	4,070.00	4,491.69	421.69	9.39
41740-0000	Marketing	0.00	0.00	0.00	N/A	49.30	0.00	-49.30	N/A
41800-0000	Office Rent	0.00	0.00	0.00	N/A	62.48	0.00	-62.48	N/A
41820-0000	Consultants	0.00	294.72	294.72	100.00	0.00	2,063.04	2,063.04	100.00
41890-0000	Total Other Admin Expenses	5,758.00	6,546.65	788.65	12.05	41,868.68	45,826.55	3,957.87	8.64
41900-0000	Miscellaneous Admin Expenses								
41900-1000	Membership and Fees	50.96	72.23	21.27	29.45	385.87	505.61	119.74	23.68
41900-2000	Publications	0.00	14.13	14.13	100.00	0.00	98.91	98.91	100.00
41900-3000	Advertising	272.16	0.00	-272.16	N/A	272.16	0.00	-272.16	N/A
41900-4000	Office Supplies	0.00	42.81	42.81	100.00	2.57	299.67	297.10	99.14
41900-5000	Inspection Expense	0.00	58.40	58.40	100.00	0.00	408.80	408.80	100.00
41900-7000	Telephone	204.56	207.93	3.37	1.62	1,336.03	1,455.51	119.48	8.21
41900-8000	Postage	14.31	172.68	158.37	91.71	504.47	1,208.76	704.29	58.27
41901-0000	Office Equipment Contracts	43.90	111.22	67.32	60.53	216.55	778.54	561.99	72.19
41901-5000	Special Events	0.00	0.00	0.00	N/A	445.25	0.00	-445.25	N/A
41901-7000	Temporary Administrative Labor	0.00	0.00	0.00	N/A	42.77	0.00	-42.77	N/A
41901-8000	Small Office Equipment	0.00	37.10	37.10	100.00	2.95	259.70	256.75	98.86
41902-0000	Bank Fees	180.83	0.00	-180.83	N/A	1,360.20	0.00	-1,360.20	N/A
41902-2000	Other Misc Admin Expenses	0.00	365.45	365.45	100.00	759.42	2,558.15	1,798.73	70.31
41910-0000	Total Miscellaneous Admin Expenses	23,511.93	19,806.15	-3,705.78	-18.71	149,693.02	138,643.05	-11,049.97	-7.97
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	30,089.68	26,497.63	-3,592.05	-13.56	195,253.15	185,483.41	-9,769.74	-5.27
42000-0000	TENANT SERVICES								
42100-0000	Tenant Services Salaries	0.00	127.17	127.17	100.00	-410.65	890.19	1,300.84	146.13
42100-1000	Employee Benefit Contributions-Tenant Sv	227.42	114.98	-112.44	-97.79	1,606.01	804.86	-801.15	-99.54
42300-1000	Tenant Relocation	0.00	1,000.00	1,000.00	100.00	783.00	7,000.00	6,217.00	88.81
42990-0000	TOTAL TENANT SERVICES EXPENSES	227.42	1,242.15	1,014.73	81.69	1,978.36	8,695.05	6,716.69	77.25
43000-0000	UTILITY EXPENSES								
43100-0000	Water	9.99	26.81	16.82	62.74	1.56	187.67	186.11	99.17
43200-0000	Electricity	290.95	177.54	-113.41	-63.88	746.02	1,242.78	496.76	39.97
43200-1000	Electricity-Vacant Units	169.12	0.00	-169.12	N/A	954.69	0.00	-954.69	N/A
43300-0000	Gas	0.00	119.54	119.54	100.00	132.41	836.78	704.37	84.18
43300-1000	Gas-Vacant Units	1,361.05	0.00	-1,361.05	N/A	1,698.83	0.00	-1,698.83	N/A
43320-0000	Tenant-Owed Utilities	185.67	460.71	275.04	59.70	3,205.77	3,224.97	19.20	0.60
43400-0000	Garbage/Trash Removal	135.79	702.73	566.94	80.68	1,077.98	4,919.11	3,841.13	78.09
43900-0000	Sewer	27.63	139.35	111.72	80.17	1,122.11	975.45	-146.66	-15.04
43990-0000	TOTAL UTILITY EXPENSES	2,180.20	1,626.68	-553.52	-34.03	8,939.37	11,386.76	2,447.39	21.49
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES								
44009-9000	General Maint Expense								
44100-0000	Maintenance Salaries	7,339.11	5,526.09	-1,813.02	-32.81	47,218.93	38,682.63	-8,536.30	-22.07
44100-5000	Employee Benefit Contribution-Maint.	2,816.20	2,104.10	-712.10	-33.84	19,872.21	14,728.70	-5,143.51	-34.92
44120-0000	Vehicle Gas	0.00	0.00	0.00	N/A	1,363.83	0.00	-1,363.83	N/A
44130-0000	Misc Vehicle Expenses	770.18	407.86	-362.32	-88.83	1,320.18	2,855.02	1,534.84	53.76
44190-0000	Total General Maint Expense	10,925.49	8,038.05	-2,887.44	-35.92	69,775.15	56,266.35	-13,508.80	-24.01
44200-0000	Materials								
44200-2000	Supplies-Appliance	0.00	277.49	277.49	100.00	1,365.90	1,942.43	576.53	29.68

PH - Scattered Sites East (sse_amp4)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
44200-3000	Supplies-Decorating	0.00	428.82	428.82	100.00	50.86	3,001.74	2,950.88	98.31
44200-4000	Supplies-Electrical	91.84	216.56	124.72	57.59	552.95	1,515.92	962.97	63.52
44200-6000	Supplies-Janitorial/Cleaning	0.00	8.91	8.91	100.00	134.34	62.37	-71.97	-115.39
44200-7000	Supplies-Maint/Repairs	255.80	3,879.33	3,623.53	93.41	10,006.60	27,155.31	17,148.71	63.15
44200-8000	Supplies-Plumbing	66.44	1,215.86	1,149.42	94.54	676.22	8,511.02	7,834.80	92.05
44200-9000	Tools and Equipment	6.99	257.34	250.35	97.28	12.96	1,801.38	1,788.42	99.28
44201-0000	Supplies - HVAC	0.00	1.16	1.16	100.00	121.94	8.12	-113.82	-1,401.72
44290-0000	Total Materials	421.07	6,285.47	5,864.40	93.30	12,921.77	43,998.29	31,076.52	70.63
44300-0000	Contract Costs								
44300-3000	Contract-Building Repairs	1,850.00	0.00	-1,850.00	N/A	1,850.00	0.00	-1,850.00	N/A
44300-5000	Contract-Decorating/Painting	0.00	0.00	0.00	N/A	25.98	0.00	-25.98	N/A
44300-6000	Contract-Electrical	0.00	59.02	59.02	100.00	11.66	413.14	401.48	97.18
44300-7000	Contract-Pest Control	0.00	174.19	174.19	100.00	590.00	1,219.33	629.33	51.61
44300-9000	Contract-Grounds	0.00	5,083.56	5,083.56	100.00	11,050.32	35,584.92	24,534.60	68.95
44301-0000	Contract-Janitorial/Cleaning	0.00	88.75	88.75	100.00	1,450.00	621.25	-828.75	-133.40
44301-0001	Mold Remediation	0.00	308.33	308.33	100.00	0.00	2,158.31	2,158.31	100.00
44301-1000	Contract-Plumbing	1,695.00	2,501.16	806.16	32.23	6,515.00	17,508.12	10,993.12	62.79
44301-2000	Contract-Window Covering	0.00	0.00	0.00	N/A	96.73	0.00	-96.73	N/A
44301-3000	Contract-HVAC	414.00	1,079.11	665.11	61.64	2,180.00	7,553.77	5,373.77	71.14
44301-4000	Contract-Vehicle Maintenance	0.00	0.00	0.00	N/A	211.59	0.00	-211.59	N/A
44301-7000	Contract-Elevator Monitoring	0.00	58.06	58.06	100.00	0.00	406.42	406.42	100.00
44302-2000	Contract-IT Contracts	762.32	833.33	71.01	8.52	5,961.41	5,833.31	-128.10	-2.20
44302-3000	Contract-Consultants	-786.25	0.00	786.25	N/A	951.31	0.00	-951.31	N/A
44308-0000	Contract - Vehicle Lease	466.44	422.52	-43.92	-10.39	2,308.09	2,957.64	649.55	21.96
44309-0000	Contract-Security	0.00	60.76	60.76	100.00	0.00	425.32	425.32	100.00
44309-1000	Snow Removal Service	0.00	333.33	333.33	100.00	8,035.00	2,333.31	-5,701.69	-244.36
44309-9000	Contract Costs-Other	0.00	3,150.84	3,150.84	100.00	329.49	22,055.88	21,726.39	98.51
44390-0000	Total Contract Costs	4,401.51	14,152.96	9,751.45	68.90	41,566.58	99,070.72	57,504.14	58.04
44500-0000	Vacancy Turnover	1,475.00	2,500.00	1,025.00	41.00	1,475.00	17,500.00	16,025.00	91.57
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	17,223.07	30,976.48	13,753.41	44.40	125,738.50	216,835.36	91,096.86	42.01
45000-0000	GENERAL EXPENSES								
45100-0000	Worker's Comp Insurance	409.89	591.64	181.75	30.72	7,194.23	4,141.48	-3,052.75	-73.71
45101-0000	Property Insurance	3,118.83	3,007.17	-111.66	-3.71	21,286.91	21,050.19	-236.72	-1.12
45102-0000	Liability Insurance	253.79	140.45	-113.34	-80.70	1,827.63	983.15	-844.48	-85.90
45200-0000	Payments in Lieu of Taxes	0.00	1,687.57	1,687.57	100.00	11,041.33	11,812.99	771.66	6.53
45210-0000	Misc. Taxes/Licenses/Insurance	425.88	237.82	-188.06	-79.08	2,748.41	1,664.74	-1,083.67	-65.10
45700-0000	Bad Debt-Tenant Rents	0.00	1,872.99	1,872.99	100.00	0.00	13,110.93	13,110.93	100.00
45900-0000	Other General Expense	0.00	31.45	31.45	100.00	27.96	220.15	192.19	87.30
45900-1000	Radon Grant Expense	0.00	50.00	50.00	100.00	4,320.00	350.00	-3,970.00	-1,134.29
45990-0000	TOTAL GENERAL EXPENSES	4,208.39	7,619.09	3,410.70	44.77	48,446.47	53,333.63	4,887.16	9.16
47000-0000	HOUSING ASSISTANCE PAYMENTS								
47150-1012	URP Expense - PH	8,146.00	0.00	-8,146.00	N/A	38,835.00	0.00	-38,835.00	N/A
47150-6000	FSS Escrow Payments	0.00	105.20	105.20	100.00	5,795.00	736.40	-5,058.60	-686.94
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	8,146.00	105.20	-8,040.80	-7,643.35	44,630.00	736.40	-43,893.60	-5,960.56
48990-0000	TOTAL OPERATING EXPENSES	62,074.76	68,067.23	5,992.47	8.80	424,985.85	476,470.61	51,484.76	10.81
49990-0000	**NET OPERATING INCOME**	**7,930.59**	**-2,415.89**	**10,346.48**	**428.27**	**76,738.64**	**-16,911.23**	**93,649.87**	**553.77**

PH - Scattered Sites East (sse_amp4)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
50000-0000	NON-OPERATING ITEMS								
51000-1000	Depreciation -Buildings	0.00	0.00	0.00	N/A	174,155.52	0.00	-174,155.52	N/A
51000-2000	Depreciation -Furn,Equip,Machinery-Dwelli	0.00	0.00	0.00	N/A	4,644.84	0.00	-4,644.84	N/A
51000-3000	Depreciation -Furn,Equip,Machinery-Admir	0.00	0.00	0.00	N/A	2,021.52	0.00	-2,021.52	N/A
51000-4000	Depreciation-Leashold Improvements	0.00	0.00	0.00	N/A	8,087.94	0.00	-8,087.94	N/A
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
52300-0000	Gain/Loss on Sale of Fixed Assets	0.00	-80,000.00	-80,000.00	-100.00	-125,785.48	-560,000.00	-434,214.52	-77.54
59990-0000	TOTAL NON-OPERATING ITEMS	0.00	-80,000.00	-80,000.00	-100.00	50,624.34	-560,000.00	-610,624.34	-109.04
90000-0000	NET INCOME	7,930.59	77,584.11	-69,653.52	-89.78	26,114.30	543,088.77	-516,974.47	-95.19

PH - Scattered Sites East (sse_amp4)

Balance Sheet

Period = Apr 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	4,809,327.92
11112-0000	Cash Operating 2	357,309.08
11119-9000	Total Unrestricted Cash	5,166,637.00
11120-0000	Restricted Cash	
11120-2000	Cash Restricted-FSS Escrow	13,371.45
11129-9000	Total Restricted Cash	13,371.45
11190-0000	TOTAL CASH	5,180,008.45
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11220-0000	A/R -Tenants	56,370.68
11220-1000	Allowance for Doubtful Accounts-Tenar	-20,354.35
11220-2000	A/R - Tenant Payment Agreement (TPA	2,586.00
11290-0000	A/R -Other	263.00
11350-1000	A/R-HUD	49,056.40
11350-3000	A/R -Other Government	38,292.42
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVABI	126,214.15
11600-0000	OTHER CURRENT ASSETS	
12110-0000	Prepaid Expenses and Other Assets	5,863.43
12110-1000	Prepaid Insurance	9,887.33
12600-0000	Inventories-Materials	518.50
12750-0000	Allowance for Obsolete Inventories	-25.93
12950-0000	Interprogram-Due From	19,808.19
12950-1000	Legacy Interprogram-Due From	94,081.46
12990-0000	TOTAL OTHER CURRENT ASSETS	130,132.98
13000-0000	TOTAL CURRENT ASSETS	5,436,355.58
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

PH - Scattered Sites East (sse_amp4)

Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
14050-4000	Accum Depreciation-Leashold Improver	-10,587.94
14050-5000	Accum Depreciation-Furn & Equip Dwel	-5,944.84
14200-0000	TOTAL FIXED ASSETS	2,224,566.07
14990-0000	TOTAL NONCURRENT ASSETS	2,224,566.07
19990-0000	TOTAL ASSETS	7,660,921.65
20000-0000	LIABILITIES & EQUITY	
20010-0000	LIABILITIES:	
21000-0000	CURRENT LIABLITIES:	
21110-0000	A/P Vendors and Contractors	2,521.88
21140-0000	Tenant Security Deposits	31,157.57
21150-0000	A/P Other	450.00
21171-8000	A/P-Payroll ROTH 401k	-12.86
21199-1000	Accrued Payable	-77,660.32
21350-0000	Accrued Payroll & Payroll Taxes	1,015.26
21370-0000	Accrued PILOT	74,810.75
21450-0000	Interprogram-Due To	-18,590.95
21450-1000	Legacy Interprogram-Due To	55,081.22
21500-5000	Unearned Revenue	86,253.29
22400-0000	Tenant Prepaid Rents	6,670.07
22600-0000	Accrued Compensated Absences-Curre	8,452.91
22990-0000	TOTAL CURRENT LIABILITIES	170,148.82
23000-0000	NONCURRENT LIABILITIES:	
23050-0000	Accrued Compensated Absences-LT	14,610.60
23070-0000	FSS Escrow	98,510.01
23990-0000	TOTAL NONCURRENT LIABILITIES	113,120.61
24990-0000	TOTAL LIABILITIES	283,269.43
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	3,224,384.29
28099-9000	TOTAL RETAINED EARNINGS:	7,377,652.22
28990-0000	TOTAL EQUITY	7,377,652.22
29990-0000	TOTAL LIABILITIES AND EQUITY	7,660,921.65

PH - Scattered Sites West (ssw_amp5)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
29999-9999	Revenue & Expenses								
30000-0000	INCOME								
31000-0000	TENANT INCOME								
31010-0000	Rental Income								
31110-0000	Tenant Rent	8,466.03	6,666.67	1,799.36	26.99	48,814.16	46,666.69	2,147.47	4.60
31130-0000	Less: Vacancies	-619.03	0.00	-619.03	N/A	-2,168.16	0.00	-2,168.16	N/A
31190-0000	Total Rental Income	7,847.00	6,666.67	1,180.33	17.70	46,646.00	46,666.69	-20.69	-0.04
31200-0000	Other Tenant Income								
31200-3000	Damages	0.00	0.00	0.00	N/A	-656.00	0.00	-656.00	N/A
31200-4000	Late Charges	-15.00	0.00	-15.00	N/A	1,160.00	0.00	1,160.00	N/A
31200-7000	Excess Utility	79.50	166.67	-87.17	-52.30	5,093.32	1,166.69	3,926.63	336.56
31200-9000	Misc.Tenant Income	0.00	333.33	-333.33	-100.00	0.00	2,333.31	-2,333.31	-100.00
31290-0000	Total Other Tenant Income	64.50	500.00	-435.50	-87.10	5,597.32	3,500.00	2,097.32	59.92
31990-0000	TOTAL TENANT INCOME	7,911.50	7,166.67	744.83	10.39	52,243.32	50,166.69	2,076.63	4.14
34000-0000	GRANT INCOME								
34010-0000	Subsidy Grants	29,641.00	30,000.00	-359.00	-1.20	234,911.00	210,000.00	24,911.00	11.86
34010-1000	CFP Operating Grants	8,000.00	8,488.04	-488.04	-5.75	22,400.12	59,416.28	-37,016.16	-62.30
34150-0000	Other Government Grants	0.00	0.00	0.00	N/A	18,028.00	0.00	18,028.00	N/A
34990-0000	TOTAL GRANT INCOME	37,641.00	38,488.04	-847.04	-2.20	275,339.12	269,416.28	5,922.84	2.20
36000-0000	OTHER INCOME								
36100-0000	Investment Income - Unrestricted	2,997.04	2,666.67	330.37	12.39	20,389.09	18,666.69	1,722.40	9.23
36500-0000	Miscellaneous Other Income	0.00	2,621.54	-2,621.54	-100.00	0.00	18,350.78	-18,350.78	-100.00
36990-0000	TOTAL OTHER INCOME	2,997.04	5,288.21	-2,291.17	-43.33	20,389.09	37,017.47	-16,628.38	-44.92
39990-0000	TOTAL INCOME	48,549.54	50,942.92	-2,393.38	-4.70	347,971.53	356,600.44	-8,628.91	-2.42
40000-0000	EXPENSES								
41000-0000	ADMINISTRATIVE EXPENSES								
41009-9000	Administrative Salaries								
41100-0000	Administrative Salaries	14,145.42	15,284.52	1,139.10	7.45	86,346.55	106,991.64	20,645.09	19.30
41100-3000	Compensated Absences	0.00	1,154.32	1,154.32	100.00	0.00	8,080.24	8,080.24	100.00
41100-4000	Employee Benefit Contribution-Admin	7,565.90	6,636.12	-929.78	-14.01	50,551.32	46,452.84	-4,098.48	-8.82
41109-9000	Total Administrative Salaries	21,711.32	23,074.96	1,363.64	5.91	136,897.87	161,524.72	24,626.85	15.25
41300-0000	Legal Expense								
41300-3000	Tenant Screening	360.50	12.10	-348.40	-2,879.34	666.25	84.70	-581.55	-686.60
41300-4000	General Legal Expense	407.50	250.00	-157.50	-63.00	900.00	1,750.00	850.00	48.57
41310-0000	Total Legal Expense	768.00	262.10	-505.90	-193.02	1,566.25	1,834.70	268.45	14.63
41390-0000	Other Admin Expenses								
41400-0000	Staff Training	0.00	137.56	137.56	100.00	0.00	962.92	962.92	100.00
41500-0000	Travel	0.00	49.62	49.62	100.00	82.08	347.34	265.26	76.37
41700-0000	Accounting Fees	0.00	528.41	528.41	100.00	1,906.44	3,698.87	1,792.43	48.46
41710-0000	Auditing Fees	250.57	101.29	-149.28	-147.38	250.57	709.03	458.46	64.66
41730-0000	Management Fee	2,473.28	3,233.33	760.05	23.51	19,554.37	22,633.31	3,078.94	13.60
41730-1000	Bookkeeping Fee	240.00	317.50	77.50	24.41	1,897.50	2,222.50	325.00	14.62
41730-2000	Asset Management Fee	320.00	440.83	120.83	27.41	2,530.00	3,085.81	555.81	18.01
41740-0000	Marketing	0.00	0.00	0.00	N/A	34.80	0.00	-34.80	N/A

PH - Scattered Sites West (ssw_amp5)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
41800-0000	Office Rent	0.00	0.00	0.00	N/A	44.11	0.00	-44.11	N/A
41820-0000	Consultants	0.00	213.43	213.43	100.00	0.00	1,494.01	1,494.01	100.00
41890-0000	Total Other Admin Expenses	3,283.85	5,021.97	1,738.12	34.61	26,299.87	35,153.79	8,853.92	25.19
41900-0000	Miscellaneous Admin Expenses								
41900-1000	Membership and Fees	35.93	89.27	53.34	59.75	272.35	624.89	352.54	56.42
41900-2000	Publications	0.00	9.53	9.53	100.00	0.00	66.71	66.71	100.00
41900-3000	Advertising	272.16	0.00	-272.16	N/A	272.16	0.00	-272.16	N/A
41900-4000	Office Supplies	0.00	33.39	33.39	100.00	1.81	233.73	231.92	99.23
41900-5000	Inspection Expense	0.00	462.04	462.04	100.00	0.00	3,234.28	3,234.28	100.00
41900-7000	Telephone	125.00	186.98	61.98	33.15	856.75	1,308.86	452.11	34.54
41900-8000	Postage	10.10	131.74	121.64	92.33	349.40	922.18	572.78	62.11
41901-0000	Office Equipment Contracts	30.99	79.48	48.49	61.01	152.90	556.36	403.46	72.52
41901-5000	Special Events	0.00	0.00	0.00	N/A	420.20	0.00	-420.20	N/A
41901-7000	Temporary Administrative Labor	0.00	0.00	0.00	N/A	42.84	0.00	-42.84	N/A
41901-8000	Small Office Equipment	0.00	0.23	0.23	100.00	2.08	1.61	-0.47	-29.19
41902-0000	Bank Fees	127.65	0.00	-127.65	N/A	960.16	0.00	-960.16	N/A
41902-2000	Other Misc Admin Expenses	0.00	145.95	145.95	100.00	589.86	1,021.65	431.79	42.26
41910-0000	Total Miscellaneous Admin Expenses	22,313.15	24,213.57	1,900.42	7.85	140,818.38	169,494.99	28,676.61	16.92
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	26,365.00	29,497.64	3,132.64	10.62	168,684.50	206,483.48	37,798.98	18.31
42000-0000	TENANT SERVICES								
42100-0000	Tenant Services Salaries	0.00	103.63	103.63	100.00	-289.49	725.41	1,014.90	139.91
42100-1000	Employee Benefit Contributions-Tenant Sv	161.19	84.16	-77.03	-91.53	1,135.97	589.12	-546.85	-92.82
42300-1000	Tenant Relocation	0.00	1,070.42	1,070.42	100.00	0.00	7,492.94	7,492.94	100.00
42990-0000	TOTAL TENANT SERVICES EXPENSES	161.19	1,258.21	1,097.02	87.19	846.48	8,807.47	7,960.99	90.39
43000-0000	UTILITY EXPENSES								
43100-0000	Water	103.99	22.00	-81.99	-372.68	675.97	154.00	-521.97	-338.94
43200-0000	Electricity	1.63	49.25	47.62	96.69	91.76	344.75	252.99	73.38
43200-1000	Electricity-Vacant Units	0.00	0.00	0.00	N/A	595.83	0.00	-595.83	N/A
43300-0000	Gas	113.22	165.33	52.11	31.52	-73.14	1,157.31	1,230.45	106.32
43300-1000	Gas-Vacant Units	0.00	0.00	0.00	N/A	386.92	0.00	-386.92	N/A
43320-0000	Tenant-Owed Utilities	0.00	418.08	418.08	100.00	6,609.44	2,926.56	-3,682.88	-125.84
43400-0000	Garbage/Trash Removal	95.85	18.17	-77.68	-427.52	6,746.50	127.19	-6,619.31	-5,204.27
43900-0000	Sewer	-47.00	86.08	133.08	154.60	761.38	602.56	-158.82	-26.36
43990-0000	TOTAL UTILITY EXPENSES	267.69	758.91	491.22	64.73	15,794.66	5,312.37	-10,482.29	-197.32
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES								
44009-9000	General Maint Expense								
44100-0000	Maintenance Salaries	10,040.51	6,045.42	-3,995.09	-66.08	64,574.01	42,317.94	-22,256.07	-52.59
44100-5000	Employee Benefit Contribution-Maint.	3,344.69	2,293.58	-1,051.11	-45.83	21,505.41	16,055.06	-5,450.35	-33.95
44120-0000	Vehicle Gas	0.00	0.00	0.00	N/A	1,365.65	0.00	-1,365.65	N/A
44130-0000	Misc Vehicle Expenses	771.51	445.92	-325.59	-73.02	1,322.00	3,121.44	1,799.44	57.65
44190-0000	Total General Maint Expense	14,156.71	8,784.92	-5,371.79	-61.15	88,767.07	61,494.44	-27,272.63	-44.35
44200-0000	Materials								
44200-1000	Supplies-Grounds	0.00	1.17	1.17	100.00	0.00	8.19	8.19	100.00
44200-2000	Supplies-Appliance	64.89	73.58	8.69	11.81	2,810.75	515.06	-2,295.69	-445.71
44200-3000	Supplies-Decorating	0.00	145.67	145.67	100.00	579.20	1,019.69	440.49	43.20
44200-4000	Supplies-Electrical	154.97	45.92	-109.05	-237.48	857.96	321.44	-536.52	-166.91
44200-6000	Supplies-Janitorial/Cleaning	0.00	1.42	1.42	100.00	164.90	9.94	-154.96	-1,558.95
44200-7000	Supplies-Maint/Repairs	-325.71	1,504.67	1,830.38	121.65	7,309.14	10,532.69	3,223.55	30.61

PH - Scattered Sites West (ssw_amp5)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
44200-8000	Supplies-Plumbing	39.55	152.67	113.12	74.09	1,837.89	1,068.69	-769.20	-71.98
44200-9000	Tools and Equipment	160.44	93.42	-67.02	-71.74	259.54	653.94	394.40	60.31
44201-0000	Supplies - HVAC	214.48	0.00	-214.48	N/A	377.69	0.00	-377.69	N/A
44290-0000	Total Materials	308.62	2,018.52	1,709.90	84.71	14,197.07	14,129.64	-67.43	-0.48
44300-0000	Contract Costs								
44300-6000	Contract-Electrical	0.00	16.33	16.33	100.00	1,920.23	114.31	-1,805.92	-1,579.84
44300-7000	Contract-Pest Control	430.00	108.58	-321.42	-296.02	845.00	760.06	-84.94	-11.18
44300-9000	Contract-Grounds	0.00	1,127.67	1,127.67	100.00	4,102.93	7,893.69	3,790.76	48.02
44301-0000	Contract-Janitorial/Cleaning	0.00	105.75	105.75	100.00	0.00	740.25	740.25	100.00
44301-0001	Mold Remediation	0.00	29.17	29.17	100.00	2,330.00	204.19	-2,125.81	-1,041.09
44301-1000	Contract-Plumbing	7,915.00	1,718.42	-6,196.58	-360.60	23,870.00	12,028.94	-11,841.06	-98.44
44301-2000	Contract-Window Covering	0.00	0.00	0.00	N/A	599.51	0.00	-599.51	N/A
44301-3000	Contract-HVAC	1,390.00	641.25	-748.75	-116.76	5,195.28	4,488.75	-706.53	-15.74
44301-4000	Contract-Vehicle Maintenance	0.00	0.00	0.00	N/A	185.14	0.00	-185.14	N/A
44301-5000	Contract-Equipment Rental	0.00	0.00	0.00	N/A	675.00	0.00	-675.00	N/A
44302-2000	Contract-IT Contracts	539.04	583.33	44.29	7.59	4,209.99	4,083.31	-126.68	-3.10
44302-3000	Contract-Consultants	-555.00	0.00	555.00	N/A	-429.66	0.00	429.66	N/A
44308-0000	Contract - Vehicle Lease	408.52	283.67	-124.85	-44.01	2,089.38	1,985.69	-103.69	-5.22
44309-0000	Contract-Security	0.00	1.50	1.50	100.00	0.00	10.50	10.50	100.00
44309-1000	Snow Removal Service	0.00	33.75	33.75	100.00	1,900.00	236.25	-1,663.75	-704.23
44309-9000	Contract Costs-Other	0.00	3,677.74	3,677.74	100.00	2,533.48	25,744.18	23,210.70	90.16
44390-0000	Total Contract Costs	10,127.56	8,327.16	-1,800.40	-21.62	50,026.28	58,290.12	8,263.84	14.18
44500-0000	Vacancy Turnover	0.00	833.33	833.33	100.00	16,575.00	5,833.31	-10,741.69	-184.14
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	24,592.89	19,963.93	-4,628.96	-23.19	169,565.42	139,747.51	-29,817.91	-21.34
45000-0000	GENERAL EXPENSES								
45100-0000	Worker's Comp Insurance	600.78	511.69	-89.09	-17.41	7,231.88	3,581.83	-3,650.05	-101.90
45101-0000	Property Insurance	2,160.02	1,992.20	-167.82	-8.42	14,743.20	13,945.40	-797.80	-5.72
45102-0000	Liability Insurance	247.87	121.58	-126.29	-103.87	1,785.00	851.06	-933.94	-109.74
45200-0000	Payments in Lieu of Taxes	0.00	1,028.06	1,028.06	100.00	2,951.38	7,196.42	4,245.04	58.99
45210-0000	Misc. Taxes/Licenses/Insurance	5.00	37.78	32.78	86.77	116.09	264.46	148.37	56.10
45700-0000	Bad Debt-Tenant Rents	0.00	216.97	216.97	100.00	0.00	1,518.79	1,518.79	100.00
45900-0000	Other General Expense	0.00	40.78	40.78	100.00	-72.79	285.46	358.25	125.50
45900-1000	Radon Grant Expense	0.00	1,660.00	1,660.00	100.00	18,028.00	11,620.00	-6,408.00	-55.15
45990-0000	TOTAL GENERAL EXPENSES	3,013.67	5,609.06	2,595.39	46.27	44,782.76	39,263.42	-5,519.34	-14.06
47000-0000	HOUSING ASSISTANCE PAYMENTS								
47150-1012	URP Expense - PH	2,296.00	0.00	-2,296.00	N/A	17,506.00	0.00	-17,506.00	N/A
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	2,296.00	0.00	-2,296.00	N/A	17,506.00	0.00	-17,506.00	N/A
48990-0000	TOTAL OPERATING EXPENSES	56,696.44	57,087.75	391.31	0.69	417,179.82	399,614.25	-17,565.57	-4.40
49990-0000	**NET OPERATING INCOME**	**-8,146.90**	**-6,144.83**	**-2,002.07**	**-32.58**	**-69,208.29**	**-43,013.81**	**-26,194.48**	**-60.90**
50000-0000	NON-OPERATING ITEMS								
51000-1000	Depreciation -Buildings	0.00	0.00	0.00	N/A	115,424.76	0.00	-115,424.76	N/A
51000-2000	Depreciation -Furn,Equip,Machinery-Dwelli	0.00	0.00	0.00	N/A	1,621.62	0.00	-1,621.62	N/A
51000-3000	Depreciation -Furn,Equip,Machinery-Admir	0.00	0.00	0.00	N/A	1,131.84	0.00	-1,131.84	N/A
51000-4000	Depreciation-Leashold Improvements	0.00	0.00	0.00	N/A	5,707.62	0.00	-5,707.62	N/A

PH - Scattered Sites West (ssw_amp5)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
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
52300-0000	Gain/Loss on Sale of Fixed Assets	6,862.94	-75,000.00	-81,862.94	-109.15	-1,323,334.32	-525,000.00	798,334.32	152.06
59990-0000	TOTAL NON-OPERATING ITEMS	6,862.94	-75,000.00	-81,862.94	-109.15	-1,211,948.48	-525,000.00	686,948.48	130.85
90000-0000	NET INCOME	-15,009.84	68,855.17	-83,865.01	-121.80	1,142,740.19	481,986.19	660,754.00	137.09

PH - Scattered Sites West (ssw_amp5)

Balance Sheet

Period = Apr 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	5,104,420.48
11112-0000	Cash Operating 2	302,272.00
11119-9000	Total Unrestricted Cash	5,406,692.48
11190-0000	TOTAL CASH	5,406,692.48
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11220-0000	A/R -Tenants	22,990.67
11220-1000	Allowance for Doubtful Accounts-Tenar	-14,026.69
11350-1000	A/R-HUD	39,174.16
11350-3000	A/R -Other Government	39,403.00
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVABI	87,541.14
11600-0000	OTHER CURRENT ASSETS	
12110-0000	Prepaid Expenses and Other Assets	6,218.11
12110-1000	Prepaid Insurance	7,057.48
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	17,969.44
13000-0000	TOTAL CURRENT ASSETS	5,512,203.06
14000-0000	NONCURRENT ASSETS:	
14000-1000	FIXED ASSETS	
14000-5000	Land	1,083,160.12
14000-6000	Buildings	3,053,370.09
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	-3,316,905.46
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	1,526,434.95
14990-0000	TOTAL NONCURRENT ASSETS	1,526,434.95
19990-0000	TOTAL ASSETS	7,038,638.01

PH - Scattered Sites West (ssw_amp5)

Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
20000-0000	LIABILITIES & EQUITY	
20010-0000	LIABILITIES:	
21000-0000	CURRENT LIABLITIES:	
21110-0000	A/P Vendors and Contractors	-3,268.52
21140-0000	Tenant Security Deposits	19,293.43
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	2,721.43
21350-0000	Accrued Payroll & Payroll Taxes	1,200.54
21370-0000	Accrued PILOT	32,307.83
21450-0000	Interprogram-Due To	-374,333.07
21450-1000	Legacy Interprogram-Due To	2,564.64
21500-5000	Unearned Revenue	770,525.98
22400-0000	Tenant Prepaid Rents	989.07
22990-0000	TOTAL CURRENT LIABILITIES	512,976.00
24990-0000	TOTAL LIABILITIES	512,976.00
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	3,762,213.51
28099-9000	TOTAL RETAINED EARNINGS:	6,525,662.01
28990-0000	TOTAL EQUITY	6,525,662.01
29990-0000	TOTAL LIABILITIES AND EQUITY	7,038,638.01

Aim North (aimnorth)

Budget Comparison (with PTD)

Period = Oct 2024-Apr 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
29999-9999	Revenue & Expenses								
30000-0000	INCOME								
31000-0000	TENANT INCOME								
36000-0000	OTHER INCOME								
36100-0000	Investment Income - Unrestricted	0.92	0.00	0.92	N/A	6.46	0.00	6.46	N/A
36990-0000	TOTAL OTHER INCOME	0.92	0.00	0.92	N/A	6.46	0.00	6.46	N/A
39990-0000	TOTAL INCOME	0.92	0.00	0.92	N/A	6.46	0.00	6.46	N/A
40000-0000	EXPENSES								
41000-0000	ADMINISTRATIVE EXPENSES								
41300-0000	Legal Expense								
41300-4000	General Legal Expense	0.00	83.33	83.33	100.00	1,186.69	583.31	-603.38	-103.44
41310-0000	Total Legal Expense	0.00	83.33	83.33	100.00	1,186.69	583.31	-603.38	-103.44
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	0.00	83.33	83.33	100.00	1,186.69	583.31	-603.38	-103.44
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	58.31	58.31	100.00
44390-0000	Total Contract Costs	0.00	8.33	8.33	100.00	0.00	58.31	58.31	100.00
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	0.00	8.33	8.33	100.00	0.00	58.31	58.31	100.00
45000-0000	GENERAL EXPENSES								
45101-0000	Property Insurance	0.00	16.67	16.67	100.00	0.00	116.69	116.69	100.00
45102-0000	Liability Insurance	594.75	0.00	-594.75	N/A	1,244.26	0.00	-1,244.26	N/A
45990-0000	TOTAL GENERAL EXPENSES	594.75	16.67	-578.08	-3,467.79	1,244.26	116.69	-1,127.57	-966.30
48990-0000	TOTAL OPERATING EXPENSES	594.75	108.33	-486.42	-449.02	2,430.95	758.31	-1,672.64	-220.57
49990-0000	**NET OPERATING INCOME**	**-593.83**	**-108.33**	**-485.50**	**-448.17**	**-2,424.49**	**-758.31**	**-1,666.18**	**-219.72**
90000-0000	NET INCOME	-593.83	-108.33	-485.50	-448.17	-2,424.49	-758.31	-1,666.18	-219.72

Aim North (aimnorth)

Balance Sheet

Period = Apr 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	37,121.63
11119-9000	Total Unrestricted Cash	37,695.59
11190-0000	TOTAL CASH	37,695.59
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	1,305.74
12990-0000	TOTAL OTHER CURRENT ASSETS	1,300.90
13000-0000	TOTAL CURRENT ASSETS	39,456.49
14000-0000	NONCURRENT ASSETS:	
19990-0000	TOTAL ASSETS	39,456.49
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

Aim North (aimnorth)

Balance Sheet

Period = Apr 2025

Book = Accrual

		Current Balance
28000-0000	EQUITY	
28090-0000	RETAINED EARNINGS:	
28090-2000	Retained Earnings-Unrestricted Net Ass	16,483.18
28099-9000	TOTAL RETAINED EARNINGS:	16,483.18
28990-0000	TOTAL EQUITY	16,483.18
29990-0000	TOTAL LIABILITIES AND EQUITY	39,456.49

Payment Register

.all

Period: From 04/2025 to 04/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
11691	voucher	a296	4/3/2025	EFT	hcvadmin	1,320.00
5129	voucher	h11	4/7/2025	Check	vouhcv	429.50
5131	voucher	w6	4/8/2025	Check	hcvadmin	1,198.20
5134	voucher	f3	4/10/2025	Check	hcvadmin	60.96
5135	voucher	h11	4/10/2025	Check	*	85.90
5136	voucher	v0000130	4/10/2025	Check	bcp	6,289.00
5137	voucher	a271	4/11/2025	Check	hcvadmin	1,164.14
5139	voucher	m28	4/14/2025	Check	hcvadmin	33.43
5141	voucher	a271	4/15/2025	Check	hcvadmin	331.47
5142	voucher	c47	4/15/2025	Check	hcvadmin	99.94
5143	voucher	c47	4/15/2025	Check	hcvadmin	82.25
5144	voucher	c47	4/15/2025	Check	hcvadmin	2.90
200	voucher	e101a	4/15/2025	Check	hcvadmin	0.00
5146	voucher	l60	4/15/2025	Check	hcvadmin	32.69
5147	voucher	l60	4/15/2025	Check	hcvadmin	23.62
5148	voucher	l60	4/15/2025	Check	hcvadmin	11.82
11774	voucher	a296	4/17/2025	EFT	hcvadmin	1,200.00
5170	voucher	d83	4/17/2025	Check	hcvadmin	1,086.52
5171	voucher	v75	4/17/2025	Check	hcvadmin	279.44
5172	voucher	v75	4/17/2025	Check	hcvadmin	109.34
5173	voucher	v75	4/17/2025	Check	hcvadmin	110.68
5174	voucher	o3	4/18/2025	Check	hcvadmin	55.08
11776	voucher	v0000347	4/23/2025	EFT	hcvadmin	1,533.00
11777	voucher	v0000347	4/23/2025	EFT	hcvadmin	1,680.00
11778	voucher	v0000347	4/23/2025	EFT	hcvadmin	713.84
11779	voucher	v0000347	4/23/2025	EFT	hcvadmin	671.84
5177	voucher	b1	4/23/2025	Check	hcvadmin	23,175.29
5179	voucher	m28	4/25/2025	Check	hcvadmin	32.82
11780	voucher	a296	4/25/2025	EFT	hcvadmin	1,155.00
11781	voucher	s224	4/28/2025	EFT	hcvadmin	1,461.10
5180	voucher	l286	4/28/2025	Check	hcvadmin	90.00

Payment Register

.all

Period: From 04/2025 to 04/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
11782	voucher	v0000347	4/29/2025	EFT	hcvadmin	1,596.00
11783	voucher	v0000347	4/29/2025	EFT	hcvadmin	1,344.00
11784	voucher	s224	4/29/2025	EFT	hcvadmin	385.84
5181	voucher	e99	4/30/2025	Check	vouhcv	256.24
Grand Total						**48,101.85**

Payment Register

.all

Period: From 04/2025 to 04/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
1468	busactiv	m85	4/3/2025	Check	lcha	29.47
1469	busactiv	s259	4/8/2025	Check	lcha	525.00
9	busactiv	y11	4/10/2025	EFT	lcha	29.08
Grand Total						**583.55**

Payment Register

.all

Period: From 04/2025 to 04/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
127	chcadmin	v0000283	4/7/2025	EFT	chc	3,650.00
18993	chcadmin	w154	4/8/2025	Check	chc	528.73
18994	chcadmin	w6	4/8/2025	Check	chc	399.41
18995	chcadmin	n31	4/8/2025	Check	*	374.24
128	chcadmin	11905	4/10/2025	EFT	chc	1,727.83
18997	chcadmin	a271	4/11/2025	Check	chc	388.04
129	chcadmin	m180	4/17/2025	EFT	*	364.33
130	chcadmin	11916	4/17/2025	EFT	chc	1,400.78
19002	chcadmin	d83	4/17/2025	Check	chc	371.24
19003	chcadmin	v75	4/17/2025	Check	chc	73.21
19004	chcadmin	v75	4/17/2025	Check	chc	90.30
131	chcadmin	j229	4/18/2025	EFT	*	1,222.12
132	chcadmin	11839	4/18/2025	EFT	chc	3,099.00
19005	chcadmin	v0000350	4/22/2025	Check	chc	2,700.00
19007	chcadmin	b1	4/23/2025	Check	chc	4,428.22
134	chcadmin	v0000345	4/24/2025	EFT	chc	8,190.00
19008	chcadmin	l286	4/28/2025	Check	chc	30.00
19009	chcadmin	m28	4/28/2025	Check	*	22.37
135	chcadmin	10789	4/29/2025	EFT	chc	3,100.00
136	chcadmin	370	4/29/2025	EFT	chc	1,155.00
137	chcadmin	10841	4/29/2025	EFT	chc	1,350.00
138	chcadmin	12238	4/29/2025	EFT	chc	3,000.00
139	chcadmin	370	4/29/2025	EFT	chc	2,658.00
19010	chcadmin	c33	4/30/2025	Check	*	326.92
19011	chcadmin	e99	4/30/2025	Check	chc	187.50
Grand Total						**40,837.24**

Payment Register

.all

Period: From 04/2025 to 04/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
121	cocc	h145	4/2/2025	EFT	cocc	585.00
1459	cocc	a01	4/3/2025	Check	*	209.00
1460	cocc	g200	4/3/2025	Check	*	369.00
122	cocc	c234	4/3/2025	EFT	*	511.92
1461	cocc	w154	4/3/2025	Check	*	975.00
123	cocc	k26	4/3/2025	EFT	*	139.00
1462	cocc	a293	4/7/2025	Check	cocc	71.19
1463	cocc	k75	4/7/2025	Check	*	207.75
124	cocc	s46	4/7/2025	EFT	cocc	378.75
1464	cocc	m86	4/8/2025	Check	cocc	532.60
1465	cocc	w154	4/8/2025	Check	cocc	2,114.92
1466	cocc	w6	4/8/2025	Check	cocc	1,597.59
1467	cocc	b1	4/8/2025	Check	*	80,185.12
1468	cocc	c158	4/8/2025	Check	*	2,109.02
1469	cocc	c158	4/8/2025	Check	*	819.15
1470	cocc	e101	4/8/2025	Check	cocc	655.61
1471	cocc	l160	4/8/2025	Check	*	24.00
1472	cocc	l160	4/8/2025	Check	*	24.00
1473	cocc	p84	4/8/2025	Check	*	3,747.74
1474	cocc	v75	4/8/2025	Check	cocc	144.73
1475	cocc	b172	4/10/2025	Check	*	150.00
1476	cocc	c230	4/10/2025	Check	cocc	1,248.75
125	cocc	y11	4/10/2025	EFT	cocc	29.08
1477	cocc	m187	4/11/2025	Check	cocc	57.83
1478	cocc	v0000317	4/11/2025	Check	cocc	96.54
1479	cocc	v0000038	4/11/2025	Check	*	239.25
126	cocc	s220	4/11/2025	EFT	cocc	64.40
1480	cocc	a271	4/11/2025	Check	cocc	1,552.20
1481	cocc	m28	4/14/2025	Check	cocc	22.28
1485	cocc	l60	4/16/2025	Check	cocc	45.41
127	cocc	a52	4/17/2025	EFT	*	65.00

Payment Register

.all

Period: From 04/2025 to 04/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
128	cocc	m2	4/17/2025	EFT	cocc	1,384.00
129	cocc	s46	4/17/2025	EFT	cocc	1,057.62
130	cocc	v0000335	4/17/2025	EFT	*	209.02
131	cocc	y11	4/17/2025	EFT	*	18,625.00
1486	cocc	m171	4/17/2025	Check	cocc	112.50
1487	cocc	m178	4/17/2025	Check	cocc	4,009.87
1	cocc	m28	4/17/2025	Check	*	0.00
1488	cocc	n21b	4/17/2025	Check	*	421.00
1489	cocc	w154	4/17/2025	Check	*	94.02
1490	cocc	a4	4/17/2025	Check	*	1,790.45
1491	cocc	d83	4/17/2025	Check	cocc	1,721.29
1492	cocc	e99	4/17/2025	Check	*	1,412.89
1493	cocc	h20	4/17/2025	Check	cocc	4,078.40
1494	cocc	n31	4/17/2025	Check	*	446.17
1495	cocc	v75	4/17/2025	Check	cocc	193.74
1496	cocc	v75	4/17/2025	Check	cocc	297.07
1497	cocc	v75	4/17/2025	Check	cocc	221.36
1498	cocc	v75	4/17/2025	Check	cocc	149.23
132	cocc	s220	4/17/2025	EFT	cocc	3,010.00
1499	cocc	f126	4/18/2025	Check	*	420.00
1500	cocc	o3	4/18/2025	Check	cocc	1,610.00
1502	cocc	g200	4/23/2025	Check	cocc	6.00
1503	cocc	r254	4/23/2025	Check	*	10,440.00
1504	cocc	s72	4/23/2025	Check	cocc	235.00
133	cocc	m86	4/23/2025	EFT	cocc	159.94
1505	cocc	b1	4/23/2025	Check	cocc	20,712.56
1506	cocc	p84	4/23/2025	Check	*	7,786.78
134	cocc	v0000347	4/24/2025	EFT	cocc	18,750.00
1507	cocc	i10	4/25/2025	Check	*	369.00
2	cocc	m28	4/25/2025	Check	cocc	0.00
1508	cocc	n4	4/25/2025	Check	*	120.00

Payment Register

.all

Period: From 04/2025 to 04/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
135	cocc	a7	4/25/2025	EFT	*	80.55
136	cocc	k110	4/25/2025	EFT	*	1,291.40
137	cocc	m86	4/25/2025	EFT	cocc	34.48
138	cocc	h103	4/28/2025	EFT	cocc	322.00
139	cocc	p231	4/28/2025	EFT	cocc	1,461.10
1509	cocc	l286	4/28/2025	Check	cocc	120.00
1510	cocc	e101a	4/29/2025	Check	*	1,485.22
140	cocc	p231	4/29/2025	EFT	cocc	229.64
1511	cocc	d124	4/30/2025	Check	cocc	53.13
1512	cocc	e99	4/30/2025	Check	cocc	162.50
1513	cocc	v0000052	4/30/2025	Check	*	487.00
Grand Total						**204,541.76**

Payment Register

.all

Period: From 04/2025 to 04/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
40882	lrph	104473	4/1/2025	Check	orchard	30.00
40883	lrph	105578	4/1/2025	Check	millview	38.00
40884	lrph	t0000998	4/1/2025	Check	sse_amp4	85.00
40885	lrph	t0001012	4/1/2025	Check	sse_amp4	3,978.00
40886	lrph	t0005019	4/1/2025	Check	ssw_amp5	275.00
40887	lrph	t0005532	4/1/2025	Check	sse_amp4	3.00
545	lrph	t0000248	4/1/2025	EFT	sse_amp4	310.00
546	lrph	t0000263	4/1/2025	EFT	sse_amp4	57.00
547	lrph	t0001001	4/1/2025	EFT	ssw_amp5	41.00
548	lrph	t0001013	4/1/2025	EFT	ssw_amp5	126.00
549	lrph	t0001023	4/1/2025	EFT	sse_amp4	313.00
550	lrph	t0001525	4/1/2025	EFT	ssw_amp5	71.00
551	lrph	t0001531	4/1/2025	EFT	sse_amp4	387.00
552	lrph	t0001536	4/1/2025	EFT	sse_amp4	281.00
553	lrph	t0001981	4/1/2025	EFT	jkm	30.00
554	lrph	t0001983	4/1/2025	EFT	sse_amp4	197.00
555	lrph	t0002005	4/1/2025	EFT	sse_amp4	114.00
556	lrph	t0002009	4/1/2025	EFT	sse_amp4	32.00
557	lrph	t0002393	4/1/2025	EFT	ssw_amp5	156.00
558	lrph	t0002399	4/1/2025	EFT	sse_amp4	168.00
559	lrph	t0002418	4/1/2025	EFT	sse_amp4	186.00
560	lrph	t0002798	4/1/2025	EFT	sse_amp4	131.00
561	lrph	t0002801	4/1/2025	EFT	ssw_amp5	227.00
562	lrph	t0003207	4/1/2025	EFT	sse_amp4	70.00
563	lrph	t0003211	4/1/2025	EFT	ssw_amp5	2.00
564	lrph	t0003721	4/1/2025	EFT	sse_amp4	340.00
565	lrph	t0003732	4/1/2025	EFT	ssw_amp5	93.00
566	lrph	t0003734	4/1/2025	EFT	ssw_amp5	291.00
567	lrph	t0003901	4/1/2025	EFT	sse_amp4	152.00
568	lrph	t0003924	4/1/2025	EFT	ssw_amp5	528.00
569	lrph	t0004110	4/1/2025	EFT	sse_amp4	209.00

Payment Register

.all

Period: From 04/2025 to 04/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
570	lrph	t0004204	4/1/2025	EFT	sse_amp4	67.00
571	lrph	t0004363	4/1/2025	EFT	sse_amp4	149.00
572	lrph	t0004371	4/1/2025	EFT	sse_amp4	302.00
573	lrph	t0004374	4/1/2025	EFT	sse_amp4	209.00
574	lrph	t0004580	4/1/2025	EFT	ssw_amp5	309.00
575	lrph	t0004807	4/1/2025	EFT	sse_amp4	143.00
576	lrph	t0004843	4/1/2025	EFT	ssw_amp5	177.00
577	lrph	t0005018	4/1/2025	EFT	sse_amp4	263.00
578	lrph	k26	4/3/2025	EFT	*	1,864.00
40892	lrph	a01	4/3/2025	Check	*	125.00
40893	lrph	a293	4/3/2025	Check	shiloh	26.97
40894	lrph	l237	4/3/2025	Check	warren	950.00
40895	lrph	m12	4/3/2025	Check	jkm	11.00
40896	lrph	m28	4/3/2025	Check	*	529.68
40897	lrph	m85	4/3/2025	Check	*	39.67
40898	lrph	m86	4/3/2025	Check	millview	298.87
579	lrph	a7	4/3/2025	EFT	jkm	76.69
580	lrph	k26	4/3/2025	EFT	*	1,586.00
581	lrph	m2	4/3/2025	EFT	*	111.65
582	lrph	s46	4/3/2025	EFT	shiloh	338.46
40899	lrph	a01	4/3/2025	Check	*	502.00
40900	lrph	m28	4/3/2025	Check	orchard	20.72
40901	lrph	m86	4/3/2025	Check	orchard	176.67
40902	lrph	s259	4/3/2025	Check	warren	3,315.00
40903	lrph	f115	4/7/2025	Check	shiloh	192.00
40904	lrph	m28	4/7/2025	Check	*	363.69
40905	lrph	m86	4/7/2025	Check	orchard	109.88
583	lrph	a7	4/7/2025	EFT	warren	11.99
40908	lrph	p233	4/7/2025	Check	ssw_amp5	580.00
40909	lrph	m28	4/8/2025	Check	ssw_amp5	44.15
40910	lrph	s259	4/8/2025	Check	sse_amp4	325.00

Payment Register

.all

Period: From 04/2025 to 04/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
40911	lrph	a293	4/8/2025	Check	sse_amp4	10.29
40912	lrph	u33	4/8/2025	Check	*	213.98
40913	lrph	v0000130	4/8/2025	Check	*	488.00
40914	lrph	w6	4/8/2025	Check	*	798.74
40915	lrph	g274	4/8/2025	Check	*	514.75
40916	lrph	l237	4/8/2025	Check	*	1,600.00
40917	lrph	s259	4/8/2025	Check	*	1,345.00
40918	lrph	w154	4/8/2025	Check	*	1,057.46
584	lrph	a7	4/8/2025	EFT	ssw_amp5	174.67
40919	lrph	l180	4/8/2025	Check	sse_amp4	414.00
40921	lrph	c33	4/8/2025	Check	jkm	434.23
40926	lrph	c47	4/8/2025	Check	shiloh	297.27
40927	lrph	e101	4/8/2025	Check	*	2,213.41
40930	lrph	v6	4/8/2025	Check	hawley	919.88
40931	lrph	e101a	4/8/2025	Check	*	1,261.55
40932	lrph	m178	4/10/2025	Check	orchard	99.58
40933	lrph	m28	4/10/2025	Check	*	268.36
40934	lrph	v0000130	4/10/2025	Check	*	79.50
40935	lrph	g274	4/10/2025	Check	*	280.00
40936	lrph	l25	4/10/2025	Check	shiloh	399.80
40937	lrph	m178	4/10/2025	Check	jkm	113.36
40938	lrph	m28	4/10/2025	Check	millview	64.62
40939	lrph	t223	4/10/2025	Check	bht	234.00
40940	lrph	v0000319	4/10/2025	Check	bht	149.00
585	lrph	a7	4/10/2025	EFT	*	258.28
586	lrph	k26	4/10/2025	EFT	orchard	139.00
587	lrph	y11	4/10/2025	EFT	*	29.07
40941	lrph	t0004098	4/10/2025	Check	hawley	200.15
1	lrph	b0003192	4/10/2025	Check	jkm	816.02
40942	lrph	w153	4/11/2025	Check	ssw_amp5	365.00
588	lrph	a7	4/11/2025	EFT	sse_amp4	40.06

Payment Register

.all

Period: From 04/2025 to 04/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
589	lrph	a7	4/11/2025	EFT	*	482.30
590	lrph	a7	4/11/2025	EFT	sse_amp4	48.97
591	lrph	a7	4/11/2025	EFT	*	56.98
40943	lrph	r256	4/11/2025	Check	shiloh	1,853.00
40944	lrph	a271	4/11/2025	Check	*	776.11
40945	lrph	j4	4/14/2025	Check	ssw_amp5	311.98
40946	lrph	a20	4/14/2025	Check	shiloh	24.99
40947	lrph	a215	4/14/2025	Check	ssw_amp5	430.00
40948	lrph	a5	4/14/2025	Check	orchard	509.63
40949	lrph	l25	4/14/2025	Check	*	199.95
40950	lrph	m12	4/14/2025	Check	orchard	147.00
40951	lrph	m28	4/14/2025	Check	*	710.96
40952	lrph	m85	4/14/2025	Check	millview	45.59
40953	lrph	m86	4/14/2025	Check	*	159.92
592	lrph	a52	4/14/2025	EFT	*	555.00
593	lrph	a7	4/14/2025	EFT	millview	27.37
594	lrph	a7	4/17/2025	EFT	*	531.56
40977	lrph	a5	4/17/2025	Check	bht	385.56
40978	lrph	l25	4/17/2025	Check	bht	499.80
40979	lrph	m12	4/17/2025	Check	orchard	493.50
40980	lrph	m28	4/17/2025	Check	*	410.26
40981	lrph	m86	4/17/2025	Check	*	58.10
40982	lrph	p110	4/17/2025	Check	ssw_amp5	340.00
40983	lrph	s72	4/17/2025	Check	bht	133.11
40984	lrph	t111	4/17/2025	Check	shiloh	750.50
40985	lrph	a20	4/17/2025	Check	shiloh	11.57
40986	lrph	a260	4/17/2025	Check	shiloh	525.00
40987	lrph	d4	4/17/2025	Check	*	2,449.50
40988	lrph	g274	4/17/2025	Check	bht	292.50
40989	lrph	g7	4/17/2025	Check	*	1,110.41
40990	lrph	m85	4/17/2025	Check	bht	22.36

Payment Register

.all

Period: From 04/2025 to 04/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
40991	lrph	r256	4/17/2025	Check	shiloh	523.00
40992	lrph	r262	4/17/2025	Check	ssw_amp5	1,500.00
40993	lrph	c33	4/17/2025	Check	sse_amp4	169.12
40994	lrph	c33	4/17/2025	Check	sse_amp4	56.39
40995	lrph	c33	4/17/2025	Check	orchard	129.66
40996	lrph	c33	4/17/2025	Check	sse_amp4	169.12
40997	lrph	d83	4/17/2025	Check	*	964.85
40999	lrph	n28	4/17/2025	Check	shiloh	4,151.31
41000	lrph	n28	4/17/2025	Check	hawley	519.12
41001	lrph	n28	4/17/2025	Check	hawley	280.56
41002	lrph	n28	4/17/2025	Check	*	1,612.76
41003	lrph	n31	4/17/2025	Check	bht	3,089.96
41004	lrph	v3	4/17/2025	Check	millview	1,779.57
41005	lrph	v3	4/17/2025	Check	orchard	1,491.89
41006	lrph	v75	4/17/2025	Check	*	449.13
41007	lrph	v75	4/17/2025	Check	*	185.71
41008	lrph	v75	4/17/2025	Check	*	276.70
41009	lrph	g274	4/18/2025	Check	*	585.00
41010	lrph	m12	4/18/2025	Check	jkm	705.50
41011	lrph	m28	4/18/2025	Check	*	276.40
41012	lrph	m85	4/18/2025	Check	*	192.55
41013	lrph	m86	4/18/2025	Check	orchard	22.83
41014	lrph	t223	4/18/2025	Check	*	5,128.00
41015	lrph	v0000319	4/18/2025	Check	orchard	399.62
595	lrph	a7	4/18/2025	EFT	*	209.45
596	lrph	j229	4/18/2025	EFT	*	6,984.56
597	lrph	m2	4/18/2025	EFT	shiloh	29.06
41016	lrph	t21	4/18/2025	Check	hawley	4,210.00
598	lrph	a7	4/18/2025	EFT	shiloh	199.98
599	lrph	h145	4/18/2025	EFT	warren	2,030.00
600	lrph	m2	4/18/2025	EFT	shiloh	179.46

Payment Register

.all

Period: From 04/2025 to 04/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
41017	lrph	a260	4/22/2025	Check	*	425.00
41018	lrph	m28	4/22/2025	Check	*	165.98
41019	lrph	m12	4/23/2025	Check	jkm	165.00
41020	lrph	m85	4/23/2025	Check	*	1,031.03
41021	lrph	t21	4/23/2025	Check	bht	1,440.00
41022	lrph	t223	4/23/2025	Check	*	2,750.00
41024	lrph	w13	4/23/2025	Check	bht	520.00
601	lrph	a7	4/23/2025	EFT	*	156.95
602	lrph	m2	4/23/2025	EFT	*	519.28
41025	lrph	b1	4/23/2025	Check	*	18,556.47
41026	lrph	c33	4/23/2025	Check	warren	1,908.90
41027	lrph	c33	4/23/2025	Check	warren	402.93
41028	lrph	c33	4/23/2025	Check	sse_amp4	32.60
41029	lrph	c33	4/23/2025	Check	shiloh	58.35
41030	lrph	c33	4/23/2025	Check	orchard	2,243.35
41031	lrph	v0000256	4/24/2025	Check	bht	5,956.36
41032	lrph	i14	4/24/2025	Check	jkm	272.75
41033	lrph	a20	4/25/2025	Check	shiloh	18.98
41034	lrph	f115	4/25/2025	Check	shiloh	168.72
41035	lrph	k75	4/25/2025	Check	*	1,869.75
41036	lrph	l237	4/25/2025	Check	sse_amp4	1,475.00
41037	lrph	m12	4/25/2025	Check	bht	616.25
41038	lrph	m28	4/25/2025	Check	*	278.84
41039	lrph	p233	4/25/2025	Check	ssw_amp5	1,390.00
41040	lrph	v0000319	4/25/2025	Check	hawley	299.33
603	lrph	a7	4/25/2025	EFT	*	393.59
604	lrph	j229	4/25/2025	EFT	*	1,422.46
605	lrph	m86	4/25/2025	EFT	sse_amp4	39.97
41041	lrph	v0000256	4/25/2025	Check	bht	30,982.85
41042	lrph	l286	4/28/2025	Check	*	60.00
41043	lrph	v0000353	4/28/2025	Check	sse_amp4	1,850.00

Payment Register

.all

Period: From 04/2025 to 04/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
41044	lrph	w153	4/28/2025	Check	ssw_amp5	635.00
606	lrph	v0000055	4/29/2025	EFT	warren	200.00
607	lrph	v0000056	4/29/2025	EFT	warren	200.00
608	lrph	v0000314	4/29/2025	EFT	shiloh	200.00
41045	lrph	d134	4/29/2025	Check	bht	200.00
41046	lrph	l25	4/29/2025	Check	*	320.85
41047	lrph	m12	4/29/2025	Check	bht	150.00
41049	lrph	r262	4/29/2025	Check	ssw_amp5	3,500.00
609	lrph	a7	4/29/2025	EFT	bht	75.89
41050	lrph	c33	4/29/2025	Check	millview	1,776.89
41051	lrph	c33	4/29/2025	Check	shiloh	1,500.39
41052	lrph	c33	4/29/2025	Check	hawley	2,272.06
41053	lrph	c33	4/29/2025	Check	bht	1,900.82
41054	lrph	c33	4/29/2025	Check	jkm	1,645.52
41055	lrph	c33	4/29/2025	Check	hawley	1,896.06
41056	lrph	c33	4/30/2025	Check	warren	23.14
41057	lrph	c33	4/30/2025	Check	warren	100.15
41058	lrph	c33	4/30/2025	Check	shiloh	43.10
41059	lrph	c33	4/30/2025	Check	ssw_amp5	1.63
41060	lrph	c33	4/30/2025	Check	sse_amp4	32.84
41061	lrph	c33	4/30/2025	Check	bht	103.71
41062	lrph	c47	4/30/2025	Check	orchard	277.29
41063	lrph	c47	4/30/2025	Check	millview	289.88
41064	lrph	e99	4/30/2025	Check	*	369.15
41065	lrph	l60	4/30/2025	Check	sse_amp4	27.63
41066	lrph	l60	4/30/2025	Check	warren	3,222.57
41067	lrph	n31	4/30/2025	Check	orchard	162.88
41068	lrph	n31	4/30/2025	Check	ssw_amp5	113.22
41069	lrph	n31	4/30/2025	Check	jkm	147.66
41070	lrph	n31	4/30/2025	Check	millview	152.53
41071	lrph	f115	4/30/2025	Check	*	1,007.00

Payment Register

.all

Period: From 04/2025 to 04/2025

Check #	Bank Code	Payee Code	Check Date	Payment Method	Property	Amount
Grand Total						**190,291.41**

Key Management Indicators (KMI)

Program Type: Public Housing
Effective Dates Included: 01/01/2024 through 04/30/2025

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

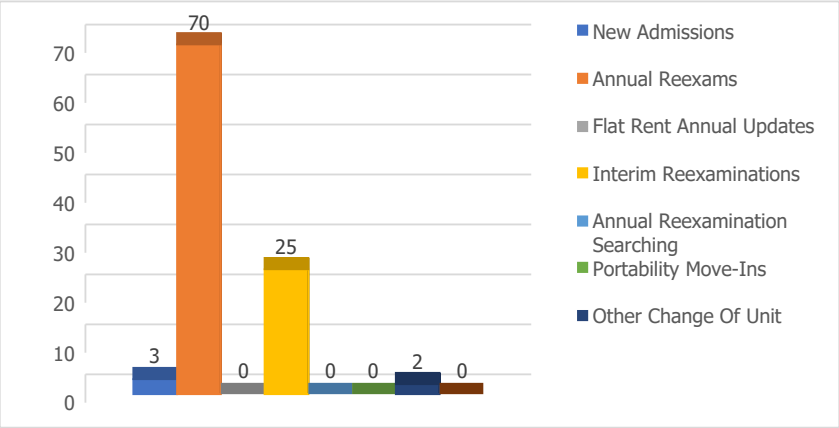
Families Reported

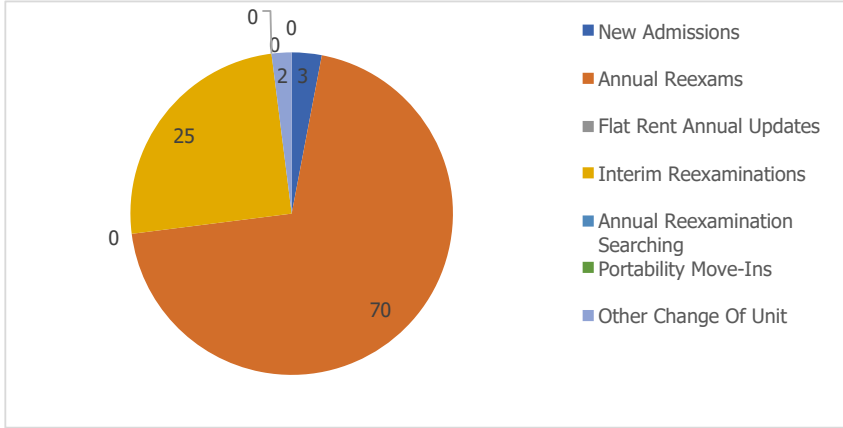
50058s Received (#)	End Of Participation (#)	Portability Move-Outs (#) (Vouchers Only)
412	60	0

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 (%)
3	70	0	25	0	0	2

Historical Adjustments (%)
0





Discrepancies

Families Reported

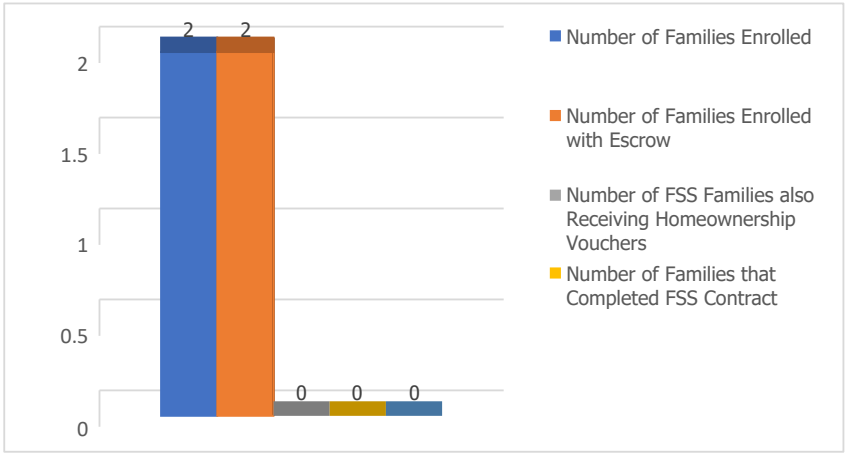
Percent of Admissions of Over Income Families (%)
0

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 (%)
30	10	17	10

FSS/Special Programs

Family Self-Sufficiency

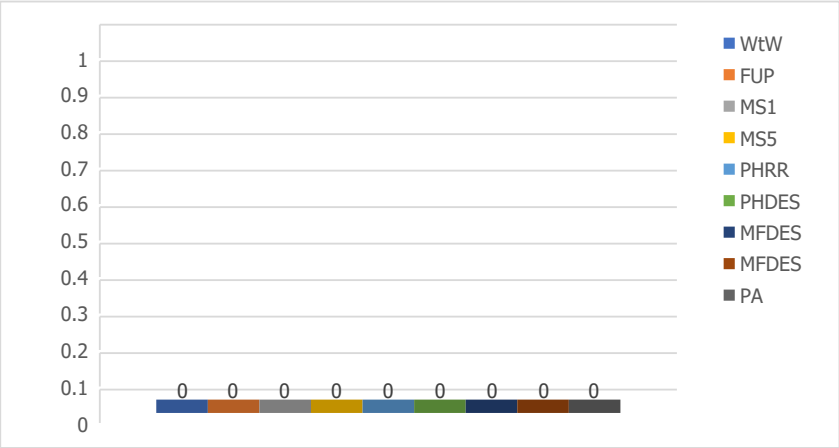
Number of Families Enrolled (#)	Number of Families Enrolled with Escrow (#)	Number of FSS Families also Receiving Homeownership Vouchers (#)	Number of Families that Completed FSS Contract (#)	Number of Families that Completed FSS Contract and Moved to Homeownership (#)
2	2	0	0	0



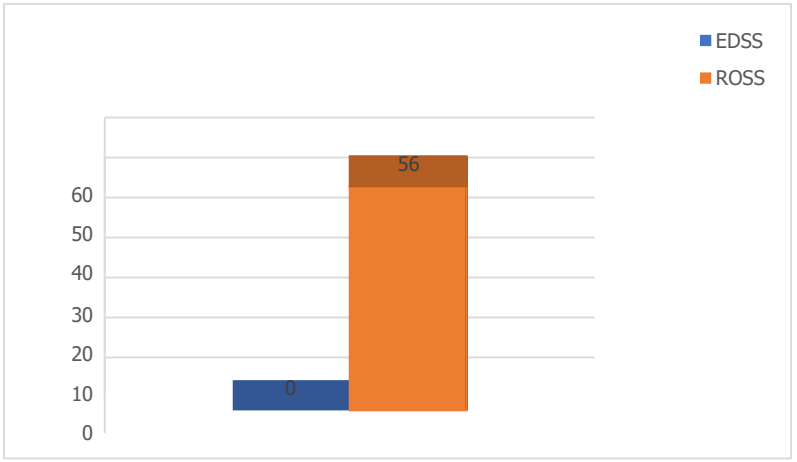
Special Programs

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)
0	0	0	0	0	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	
408	99	37	9	114

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)

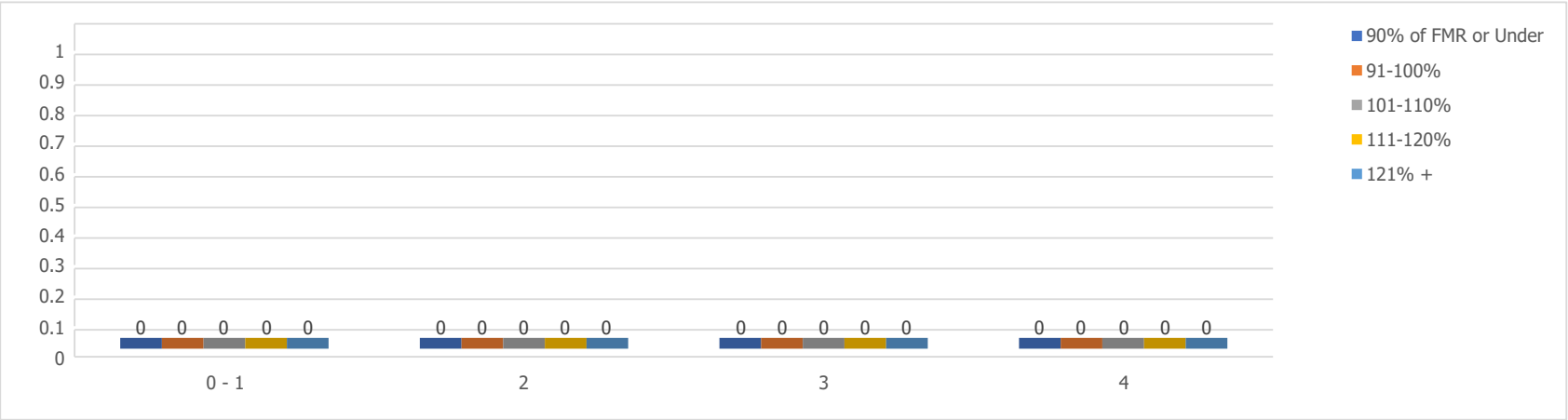
90% of FMR or Under	91-100%	101-110%	111-120%	121% +
0	0	0	0	0

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

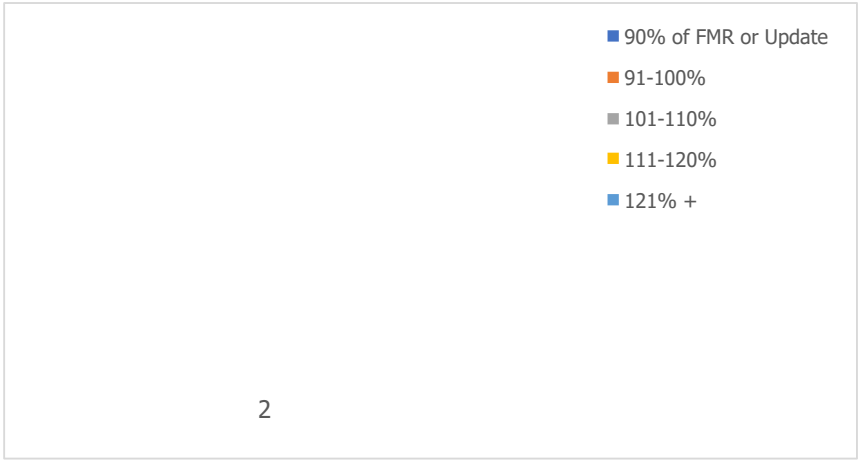
90% of FMR or Under	91-100%	101-110%	111-120%	121% +
0	0	0	0	0

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% +
0	0	0	0	0

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

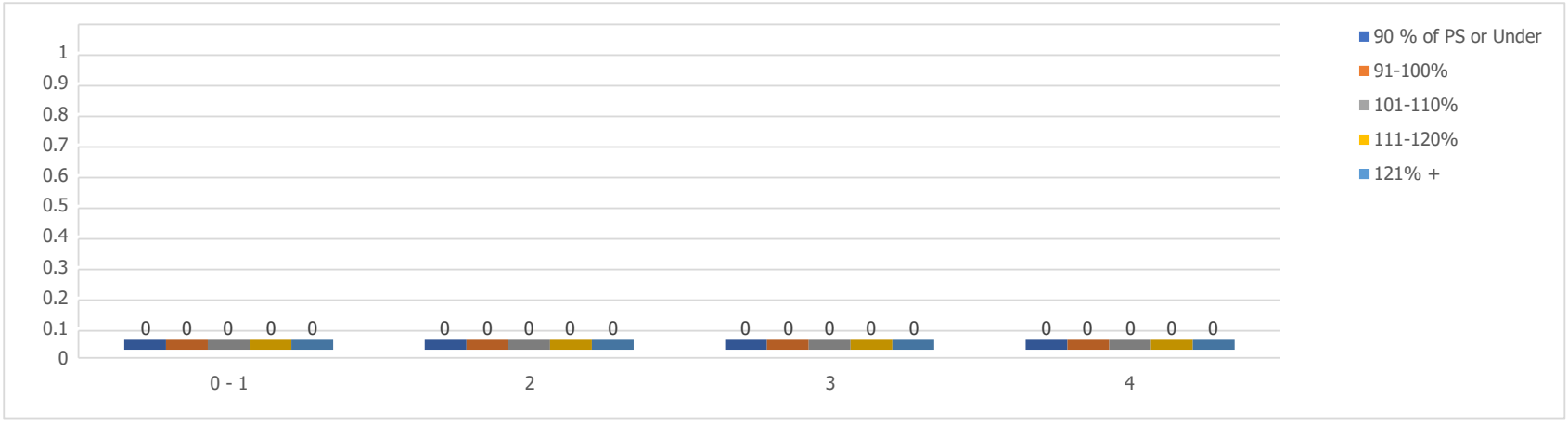
90% of PS or Under	91-100%	101-110%	111-120%	121% +
0	0	0	0	0

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

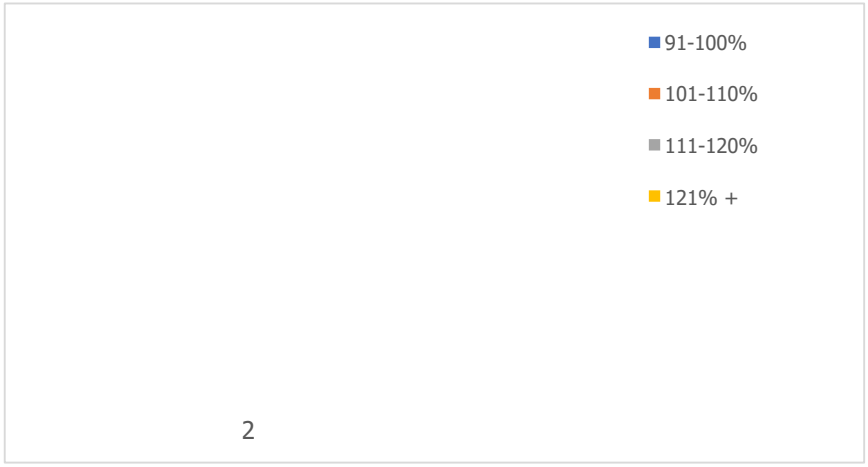
90% of PS or Under	91-100%	101-110%	111-120%	121% +
0	0	0	0	0

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

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




0 - 1


91-100%
101-110%
111-120%
121% +
2

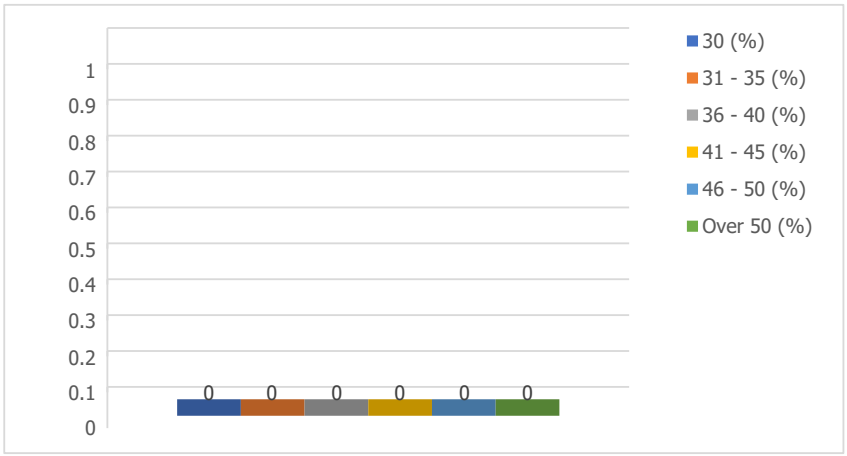
3

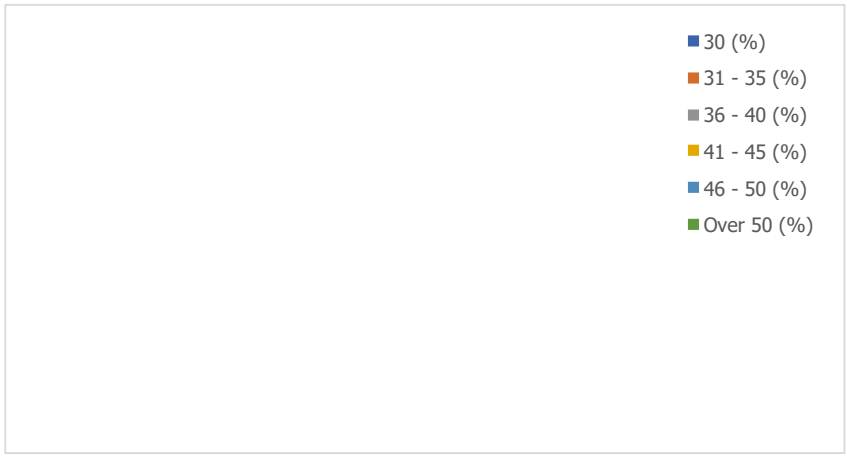
4

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 (%)
0	0	0	0	0	0



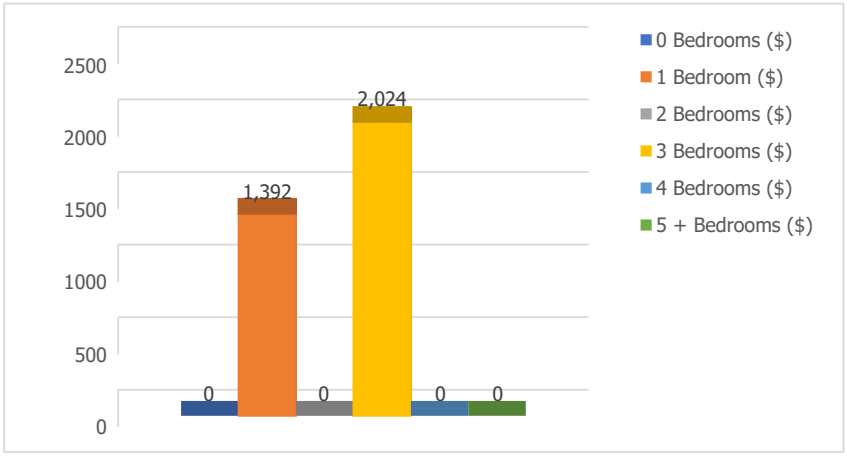


Average Rent Burden For PH Families Choosing Flat Rent (%) (Public Housing Only)	Average Rent Burden For PH Families Subject to Ceiling Rent (%) (Public Housing Only)
0	0

Flat Rent (Public Housing Only)

Average Flat Rent by Bedroom Size

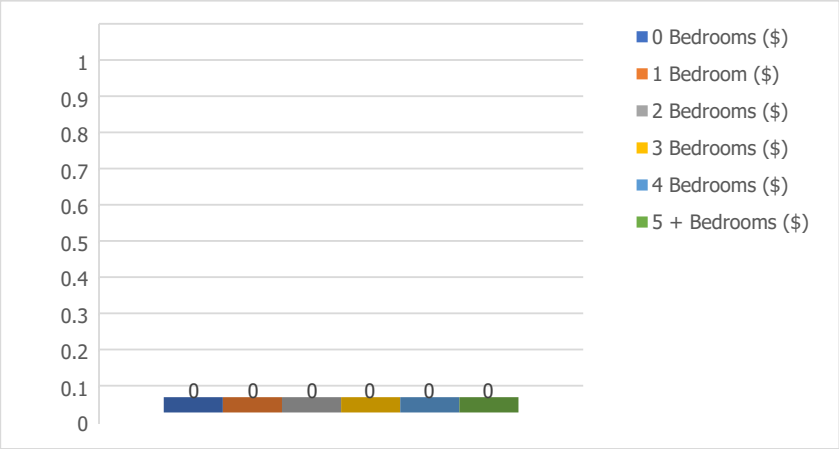
0 Bedrooms ($)	1 Bedroom ($)	2 Bedrooms ($)	3 Bedrooms ($)	4 Bedrooms ($)	5 + Bedrooms ($)	Units with Flat Rent	
						Count	Percent
0	1,392	0	2,024	0	0	2	0



Ceiling Rent (Public Housing Only)

Average Ceiling Rent by Bedroom Size

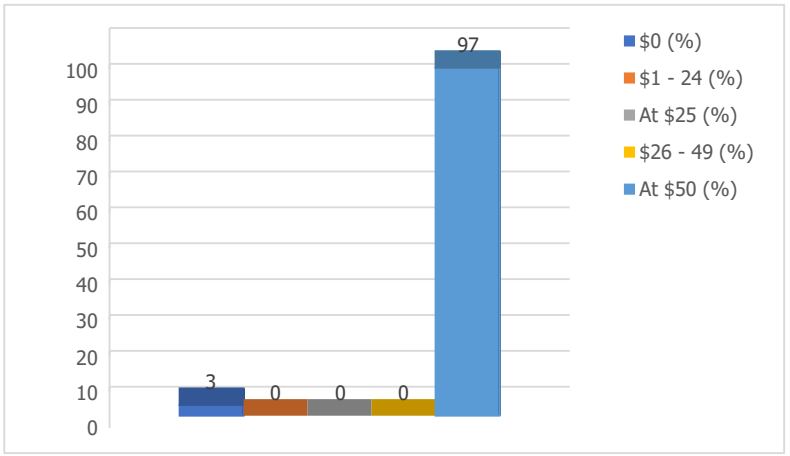
0 Bedrooms ($)	1 Bedroom ($)	2 Bedrooms ($)	3 Bedrooms ($)	4 Bedrooms ($)	5 + Bedrooms ($)	Units with Flat Rent	
						Count	Percent
0	0	0	0	0	0	0	0

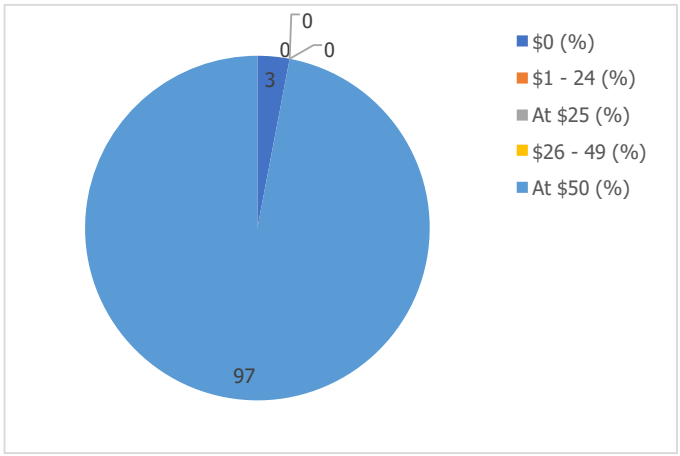


Minimum Rent

Distribution of Families Subject to Minimum Rent

$0 (%)	$1 - 24 (%)	At $25 (%)	$26 - 49 (%)	At $50 (%)
3	0	0	0	97

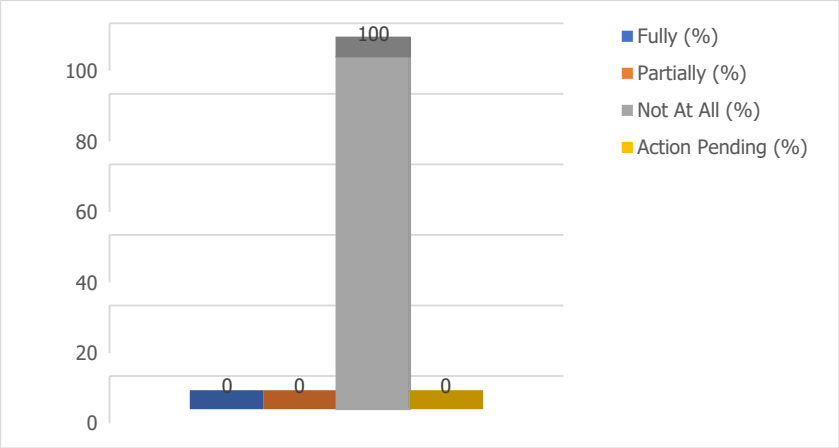


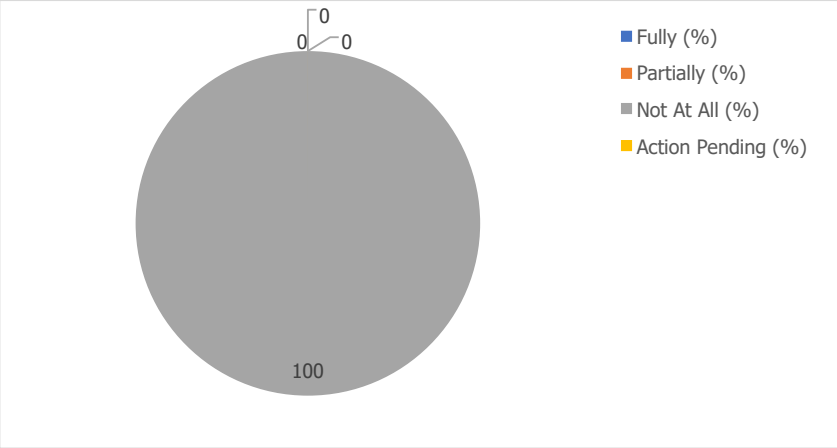


Accessibility Needs (Public Housing Only)

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)

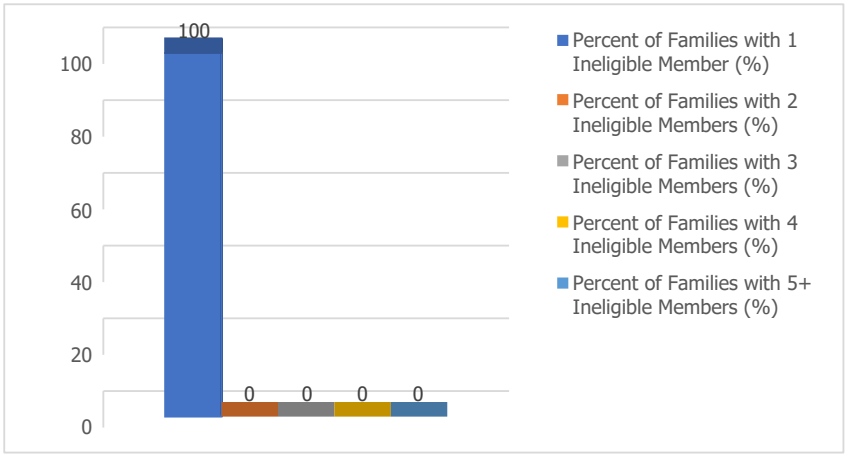
Community Service

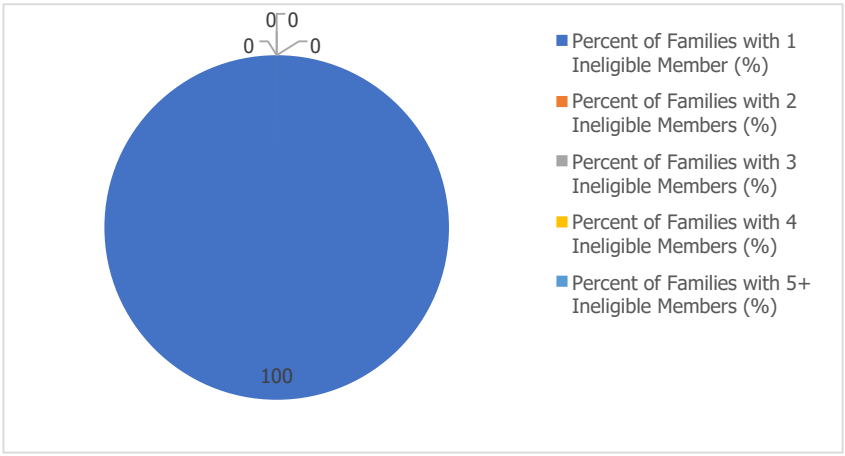
Total Number of Individuals in Public Housing (#)	Total Number of Individuals Exempt from Community Service Req. (#)	Total Number of Individuals Required to Perform Community Service (#)	Percent of Individuals Meeting Community Service Req. (%)	Percent of Individuals Not Meeting Community Service Req. (%)	Percent of Individuals for whom Meeting of Community Service Req. is Pending (%)
591	559	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						
2	0	2	100	0	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	0	0	0	0	0

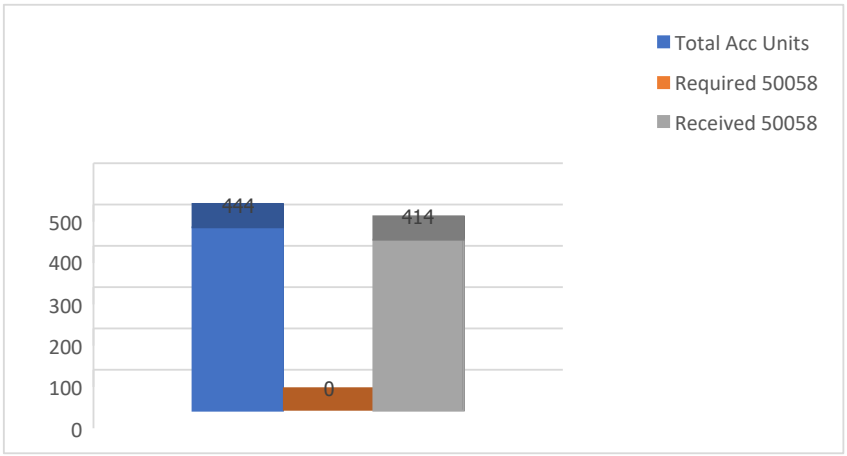
Resident Characteristics Report

Program Type: Public Housing
Effective Dates Included: 01/01/2024 through 04/30/2025

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

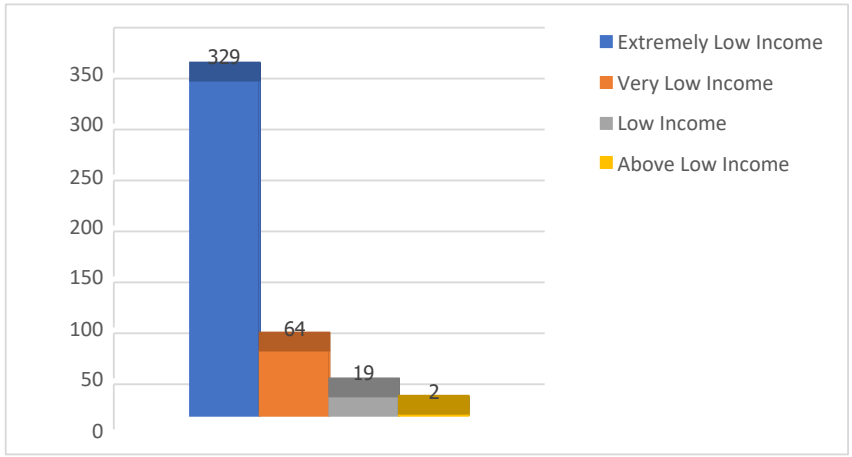
ACC Units	Family Report (50058) Required	Family Report (50058) Received
444	0	414

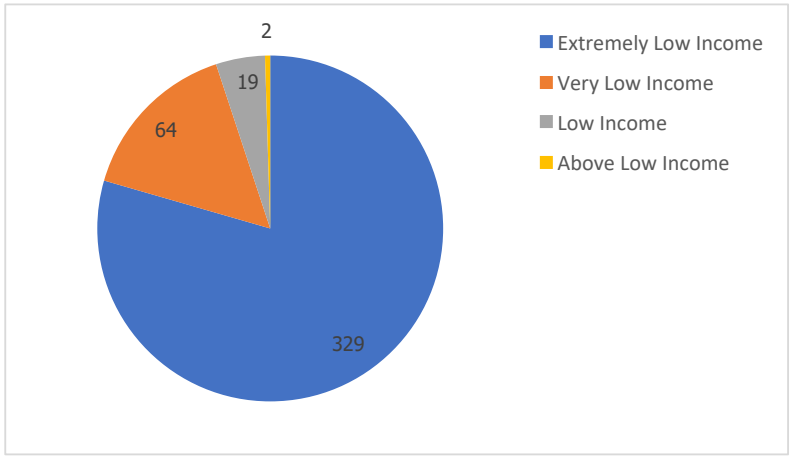


Income Information

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
329	79	64	15	19	5	2	0



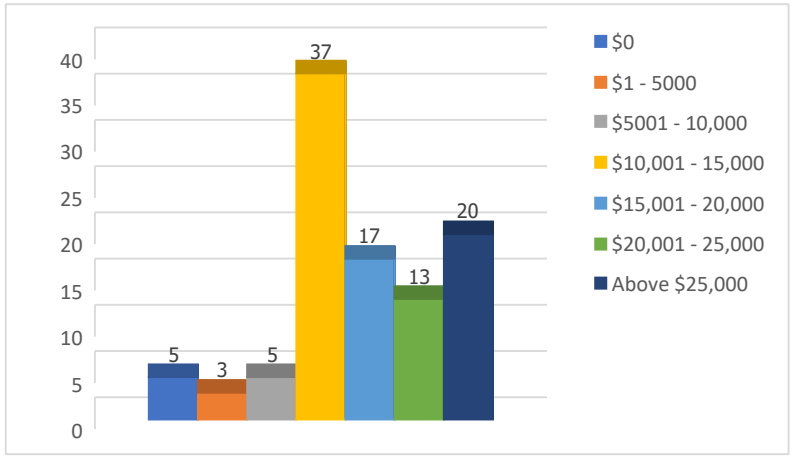


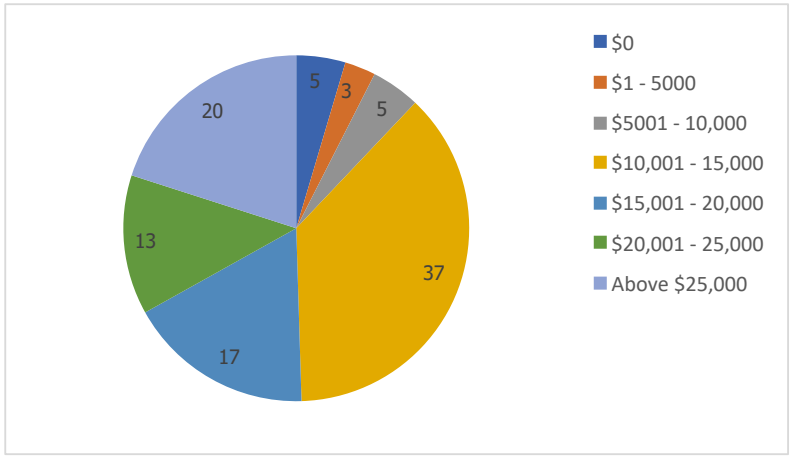
Average Annual Income ($)

Average Annual Income
18,599

Distribution by Income as a % of 50058

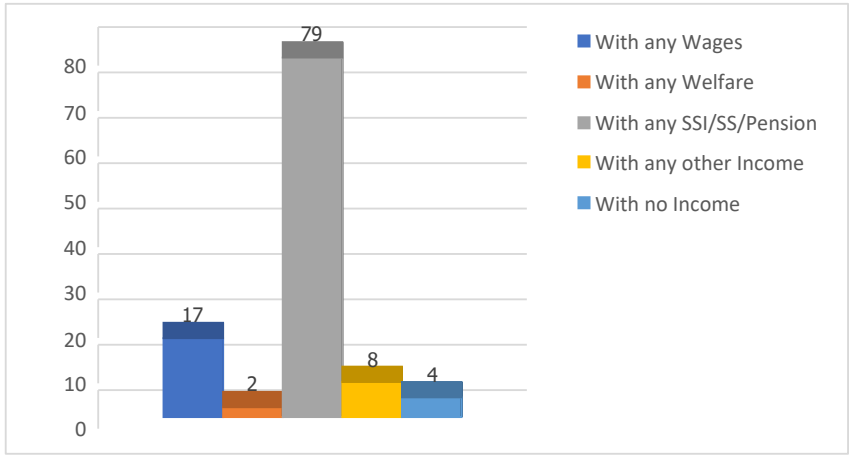
$0	$1 - $5000	$5001 - $10,000	$10,001 - $15,000	$15,001 - $20,000	$20,001 - $25,000	Above $25,000
5	3	5	37	17	13	20

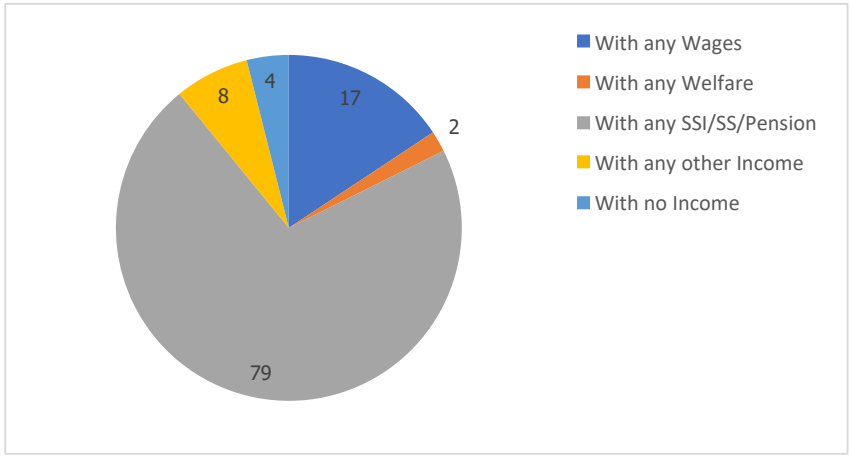




Distribution by Source of Income as a % of 50058 ** Some families have multiple sources of income **

With any Wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With no Income
17	2	79	8	4

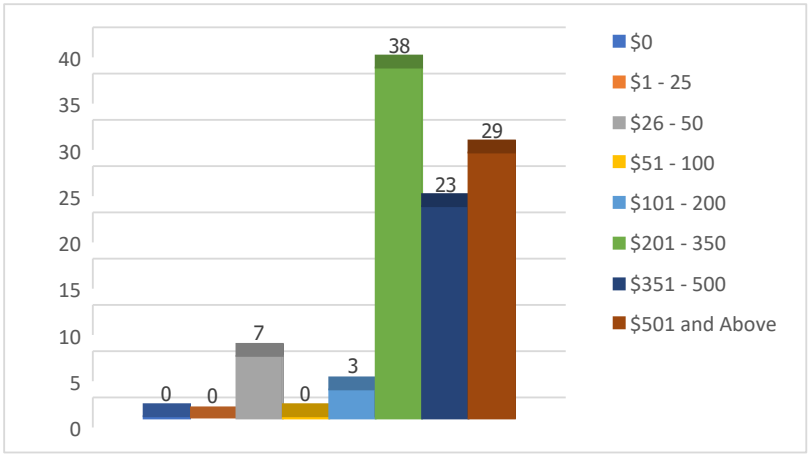


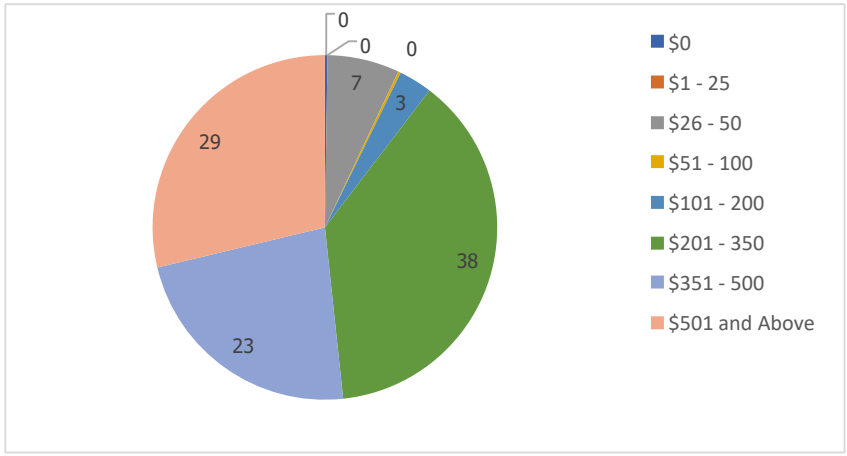


TTP/Family Type Information

Distribution by Total Tenant Payment as a % of 50058

$0	$1 - $25	$26 - $50	$51 - $100	$101 - $200	$201 - $350	$351 - $500	$501 and Above
0	0	7	0	3	38	23	29





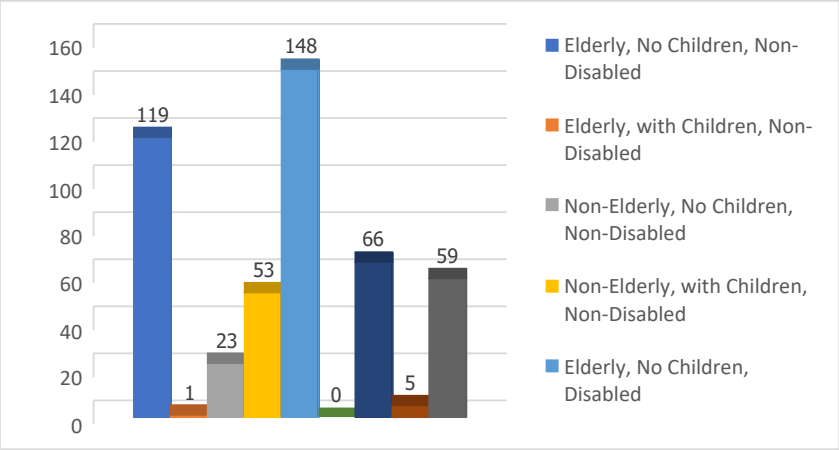
Average Monthly TTP ($)

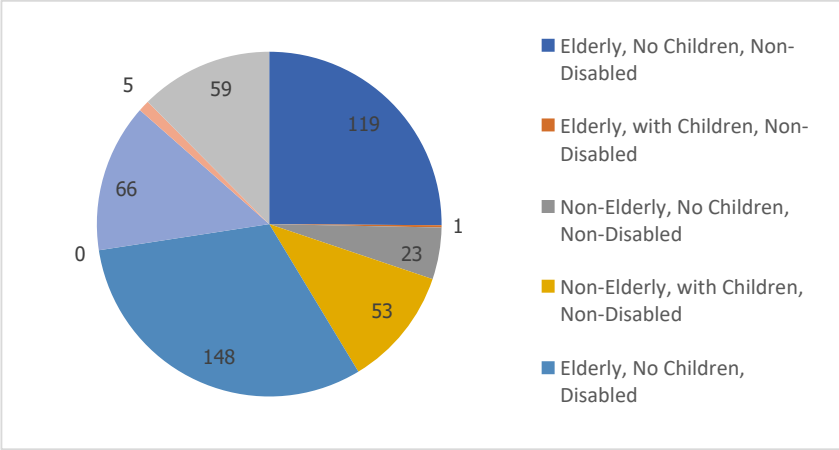
Average Monthly TTP
444

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
119	29	1	0	23	6	53	13	148	36	0	0	66	16

Non-Elderly, with Children, Disabled		Female Head of Household, with Children	
Count	Percent	Count	Percent
5	1	59	14





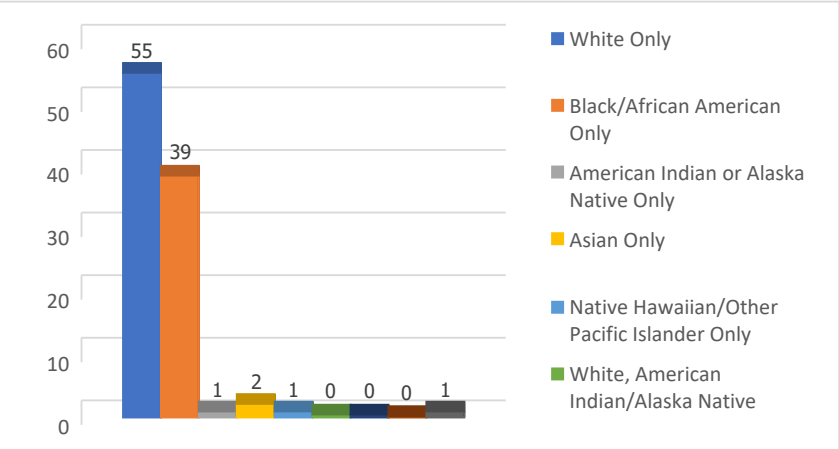
Average TTP by Family Type ($)

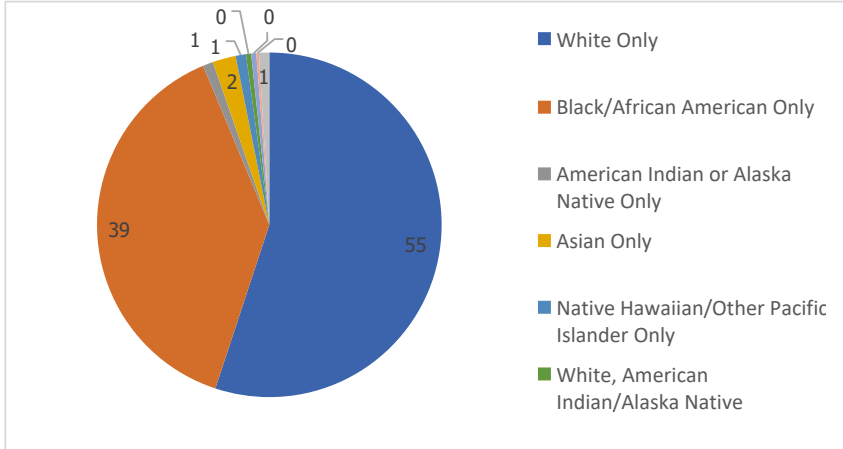
Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-Elderly, No Children, Non-Disabled	Non-Elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-Elderly, No Children, Disabled	Non-Elderly, with Children, Disabled	Female Head of Household, with Children
431	476	483	521	437	0	392	608	527

Family Race/Ethnicity

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

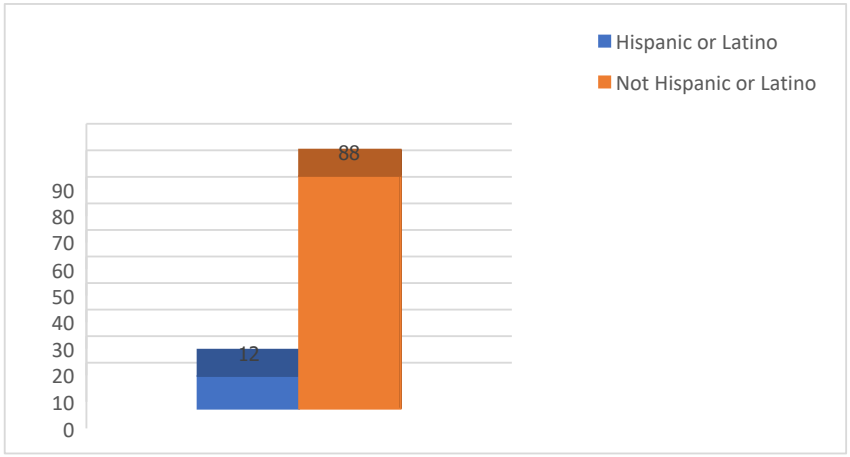
White Only	Black/African American Only	American Indian or Alaska Native Only	Asian Only	Native Hawaiian/ Other Pacific Islander Only	White, American Indian/ Alaska Native	White, Black/ African American	White, Asian	All Other Combina-tions
55	39	1	2	1	0	0	0	1

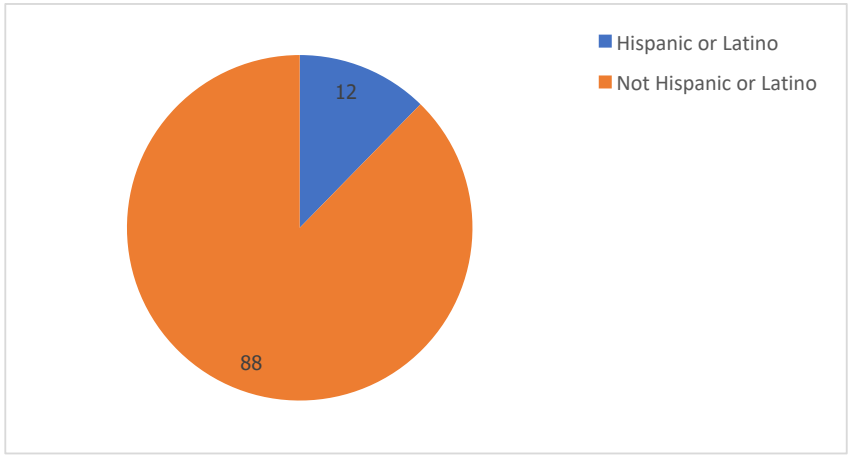




Distribution by Head of Household's Ethnicity as a % of 50058

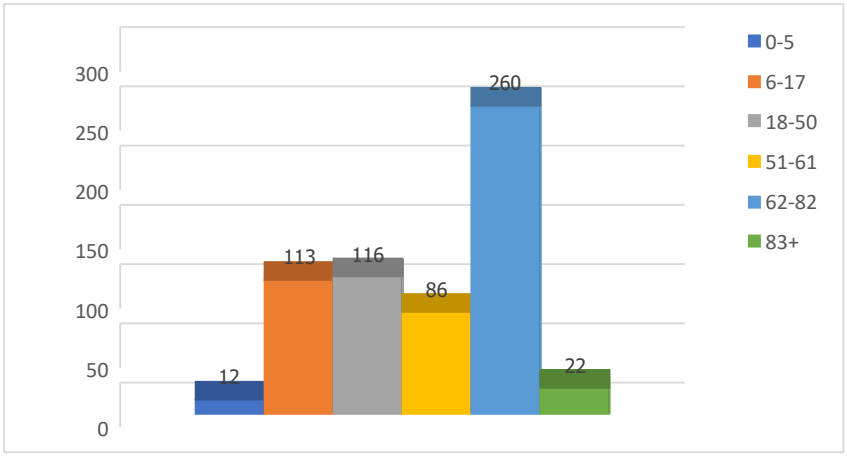
Hispanic or Latino	Not Hispanic or Latino
12	88

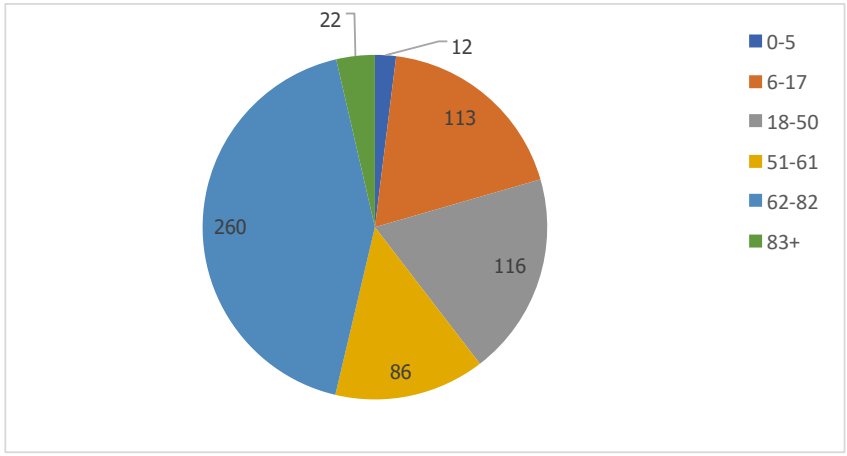




Distribution by Household Member's Age as a % of Total Household Members

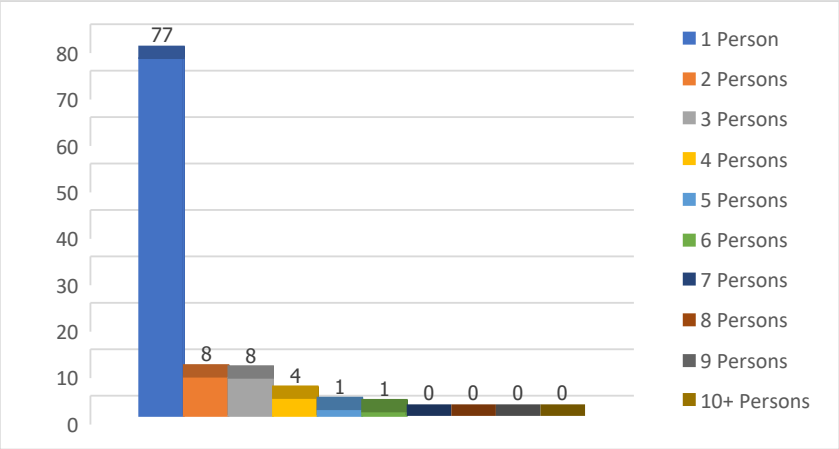
0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
12	2	113	19	116	19	86	14	260	43	22	4

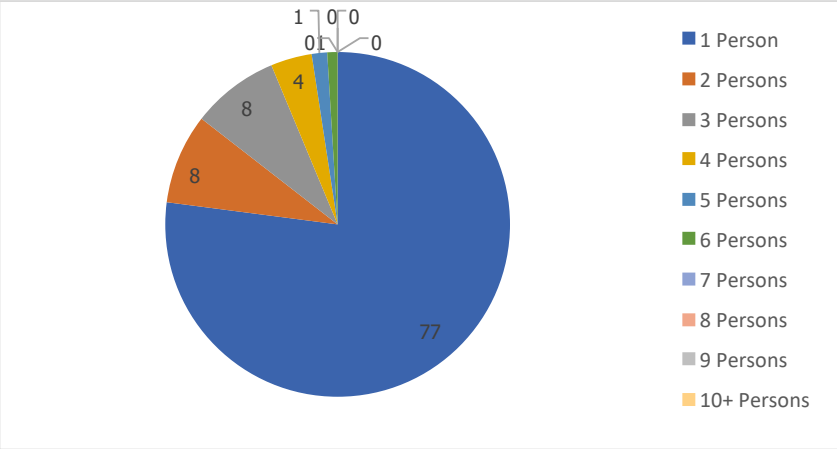




Distribution by Household Size as a % of 50058

1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons	9 Persons	10+ Persons
77	8	8	4	1	1	0	0	0	0



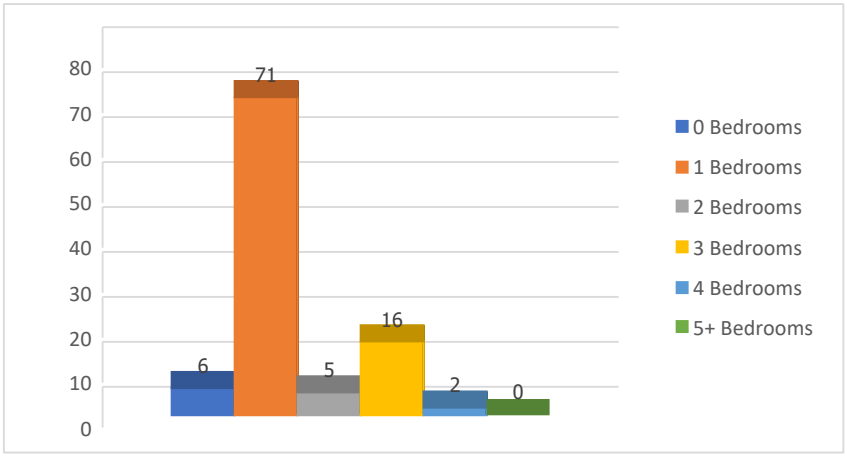


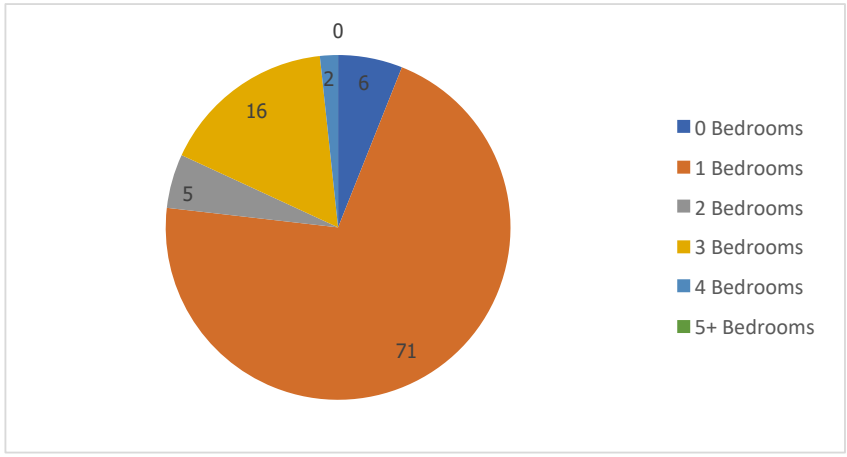
Total Household Members and Average Size

Total Number of Household Members	Average Household Size	Number of Households
609	1	414

Distribution by Number of Bedrooms as a % of 50058

0 Bedrooms	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
6	71	5	16	2	0

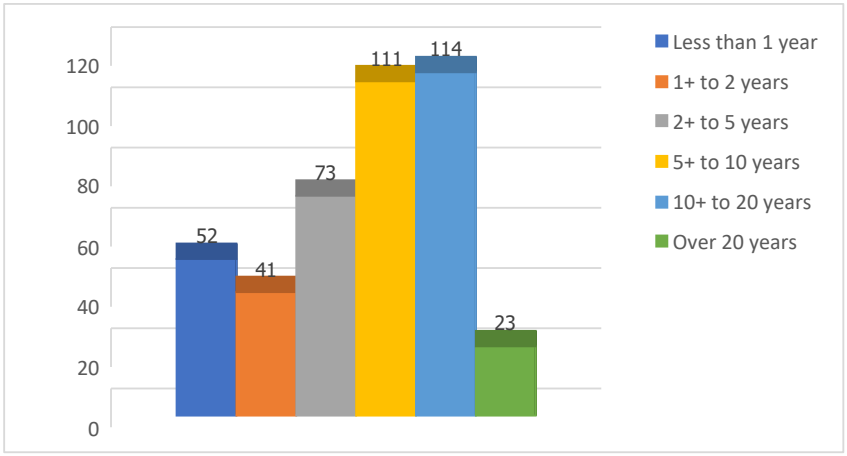


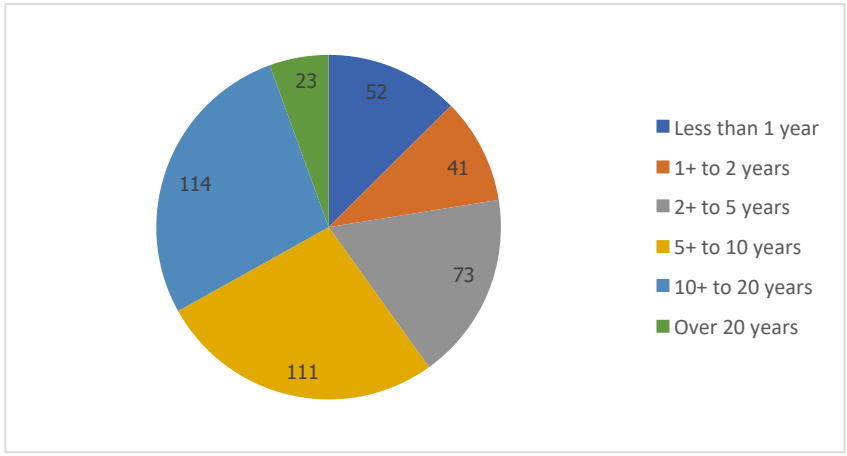


Length of Stay Information

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
52	13	41	10	73	18	111	27	114	28	23	6

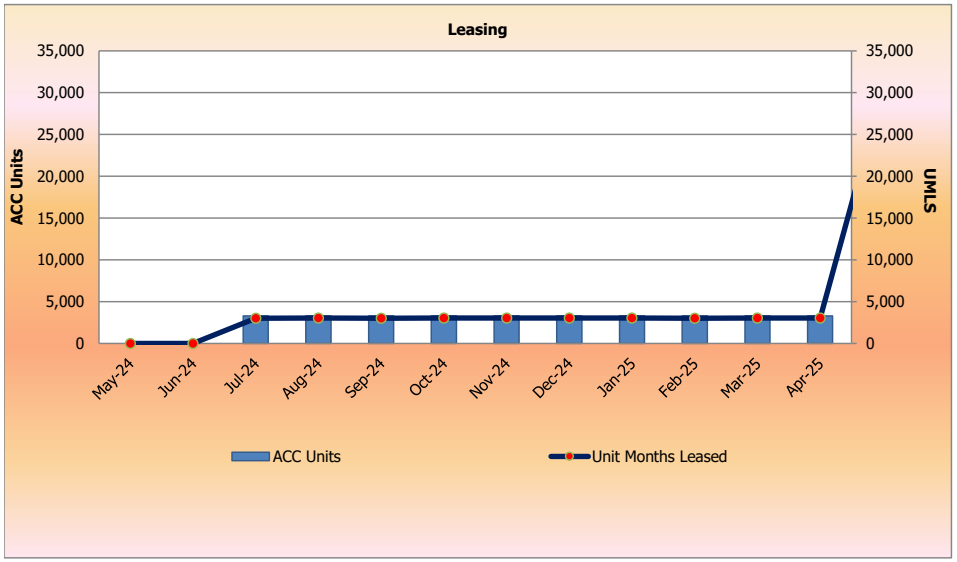


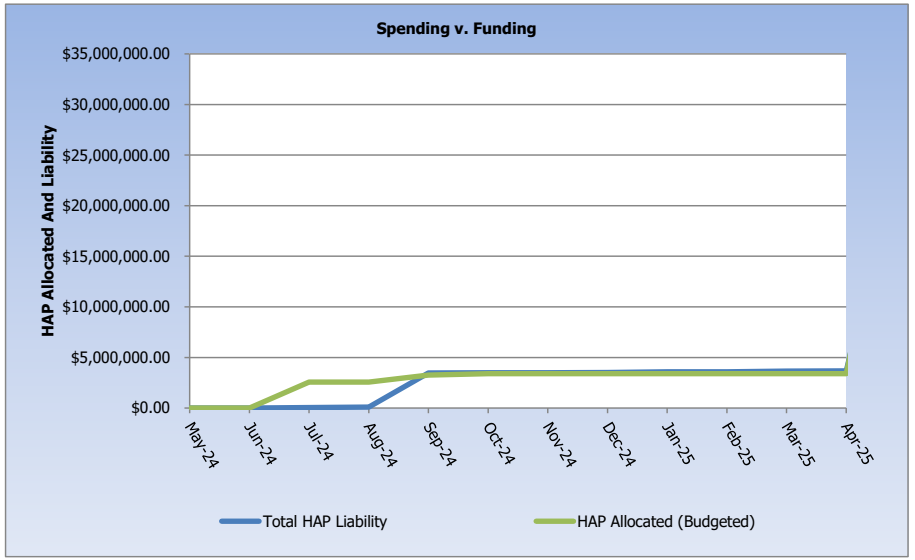


Voucher Utilization Report

Property: .allhcv
As of Month: 04/2025
Book: Accrual
Indicates VMS not generated

2025	HAP Allocated (Budgeted)	HAP Posted	HAP Unposted	Total HAP Liability	Variance	% Variance	ACC Units	Unit Months Leased	Percent Leased (monthly)	(Over)/Under Leased by Unit	HUD-Funded PUC	Actual PUC	Max ACC Total Units at Actual PUC	Available Units at Actual PUC
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	$2,557,788.00	$37,920.00	($744.00)	$37,176.00	$2,520,612.00	98.55%	3,282	3,011	91.74%	271	$779.34	$12.35	3282	271
Aug-24	$2,557,788.00	$91,656.00	($744.00)	$90,912.00	$2,466,876.00	96.45%	3,282	3,054	93.05%	228	$779.34	$29.77	3282	228
Sep-24	$3,258,434.00	$3,466,786.00	($744.00)	$3,466,042.00	($207,608.00)	-6.37%	3,282	3,022	92.08%	260	$992.82	$1,146.94	2841	0
Oct-24	$3,395,831.41	$3,495,719.00	($744.00)	$3,494,975.00	($99,143.59)	-2.92%	3,282	3,047	92.84%	235	$1,034.68	$1,147.02	2961	0
Nov-24	$3,395,831.41	$3,494,209.00	($1,519.00)	$3,492,690.00	($96,858.59)	-2.85%	3,282	3,030	92.32%	252	$1,034.68	$1,152.70	2946	0
Dec-24	$3,395,831.41	$3,507,219.00	($744.00)	$3,506,475.00	($110,643.59)	-3.26%	3,282	3,035	92.47%	247	$1,034.68	$1,155.35	2939	0
Jan-25	$3,395,831.41	$3,582,295.00	$2,488.00	$3,584,783.00	($188,951.59)	-5.56%	3,282	3,029	92.29%	253	$1,034.68	$1,183.49	2869	0
Feb-25	$3,395,831.41	$3,584,199.00	$7,334.00	$3,591,533.00	($195,701.59)	-5.76%	3,282	3,024	92.14%	258	$1,034.68	$1,187.68	2859	0
Mar-25	$3,395,831.41	$3,635,238.00	$9,483.00	$3,644,721.00	($248,889.59)	-7.33%	3,282	3,034	92.44%	248	$1,034.68	$1,201.29	2827	0
Apr-25	$3,395,831.41	$3,661,146.00	$8,800.00	$3,669,946.00	($274,114.59)	-8.07%	3,282	3,045	92.78%	237	$1,034.68	$1,205.24	2818	0
Total	*$32,144,830*	*$28,556,387*	*$22,866*	*$28,579,253*	*$3,565,577*	*11.09%*	*32,820*	*30,331*	*92.42%*	*2,489*	*$979*	*$942*	*29,624*	*499*





Unit Availability

For Selected Properties

As Of = 05/07/2025

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	0	99	97	0	3	0	0	3	0	0	0	97.98	97.98	97.98	96.97
hawley	PH - Hawley Manor	0	0	50	48	0	1	0	1	2	0	0	0	98.00	98.00	98.00	96.00
jkm	PH - John Kuester Manor	0	0	25	23	0	0	0	2	2	0	0	0	100.00	100.00	100.00	92.00
millview	PH - Millview Manor	0	0	25	24	0	1	0	0	1	0	0	0	96.00	96.00	96.00	96.00
orchard	PH - Orchard Manor	0	0	25	25	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
shiloh	PH - Shiloh Towers	0	0	59	56	0	2	0	1	3	0	0	0	96.61	96.61	96.61	94.92
sse_amp4	PH - Scattered Sites Ea...	0	0	60	56	0	4	0	0	4	0	0	0	93.33	93.33	93.33	93.33
ssw_amp5	PH - Scattered Sites We...	0	0	32	31	0	0	0	1	1	0	0	0	100.00	100.00	100.00	96.88
warren	PH - Warren Manor	0	0	50	45	0	4	0	1	5	0	0	0	92.00	92.00	92.00	90.00
	Total	**0**	**0**	**425**	**405**	**0**	**15**	**0**	**6**	**21**	**0**	**0**	**0**	**96.71**	**96.71**	**96.71**	**95.06**

Aged Receivables

For Selected Properties

Month Year = 05/2025

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	30,054.87	3,615.32	3,624.71	150.00	22,664.84	-3,095.29	26,959.58
hawley	PH - Hawley Manor	7,241.58	605.00	2,317.00	90.00	4,229.58	-3,528.00	3,713.58
jkm	PH - John Kuester Manor	4,498.63	1,348.00	539.00	45.00	2,566.63	-270.43	4,228.20
millview	PH - Millview Manor	7,080.05	1,071.00	636.00	60.00	5,313.05	-646.00	6,434.05
orchard	PH - Orchard Manor	13,859.75	1,498.00	1,966.00	1,212.00	9,183.75	-644.00	13,215.75
shiloh	PH - Shiloh Towers	36,779.74	4,309.00	1,850.00	174.99	30,445.75	-5,640.72	31,139.02
sse_amp4	PH - Scattered Sites East	64,598.68	12,254.00	5,160.67	180.00	47,004.01	-8,467.07	56,131.61
ssw_amp5	PH - Scattered Sites West	30,391.49	6,554.82	-263.00	120.00	23,979.67	-960.82	29,430.67
warren	PH - Warren Manor	16,691.93	3,302.00	915.50	150.36	12,324.07	-4,192.62	12,499.31
Total		**211,196.72**	**34,557.14**	**16,745.88**	**2,182.35**	**157,711.35**	**-27,444.95**	**183,751.77**

Work Order Analysis

Grouped by: Property

Property=.allamps AND Completion Dates=10/01/2024-05/07/2025

Name	Count	Inventory Qty	Material Qty	Labor Hrs	Inventory $	Material $	Labor $	Total $	Average $	Avg. Days If WO Completed
bht PH - Beach Haven Towers	211	0.00	0.00	577.70	0.00	0.00	0.00	0.00	0.00	65.00
hawley PH - Hawley Manor	90	0.00	0.00	619.13	0.00	0.00	0.00	0.00	0.00	17.00
jkm PH - John Kuester Manor	56	0.00	0.00	110.34	0.00	0.00	0.00	0.00	0.00	27.00
millview PH - Millview Manor	83	0.00	0.00	335.01	0.00	0.00	0.00	0.00	0.00	26.00
orchard PH - Orchard Manor	49	0.00	0.00	116.88	0.00	0.00	0.00	0.00	0.00	21.00
shiloh PH - Shiloh Towers	155	0.00	0.00	231.65	0.00	0.00	0.00	0.00	0.00	20.00
sse_amp4 PH - Scattered Sites East	163	0.00	0.00	1,338.58	0.00	0.00	0.00	0.00	0.00	39.00
ssw_amp5 PH - Scattered Sites West	110	0.00	0.00	535.25	0.00	0.00	0.00	0.00	0.00	36.00
warren PH - Warren Manor	87	0.00	0.00	689.19	0.00	0.00	0.00	0.00	0.00	11.00
	1,004	**0.00**	**0.00**	**4,553.73**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**262.00**

April 2025
Demo and Disposition Report
by Derek Eovaldi, Demo and Disposition Coordinator
Submitted 5/7/25

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
- Completed TPV Eligibility meeting with tenants.
- Completed TPV Briefing with tenants
- Completed pre-sale inspections with HQS department
- Contacted LCAH landlords @ opportunity to acquire homes
- Received offers, and successfully completed sales contracts for seven (7) 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
- Completed TPV Eligibility meeting with tenants.
- Completed TPV Briefing with tenants
- Completed pre-sale inspections with HQS department
- Contacted LCAH landlords @ opportunity to acquire homes
- Received offers, and successfully completed sales contract for one (1) home

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

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

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

Current Grant Status

Grant	Grant Amt	Disbursed	Balance	OB Start/End	Disburse End
IL01P056501-23	$1,583,084	$1,396,450.79	$186,633.21	2.17.23/2.16.25	2.16.27
IL01P056501-24	$1,633,718	$490,115.40	$1,143,602.60	5.6.24/5.5.26	5.5.28

Pending or Current Projects by Grant

IL01P056501-23

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

IL01P056501-24

- Shiloh Tower Plumbing

Family Self-Sufficiency (FSS) & Special Programs

FSS Participants Escrow Report
Current Tenants with an Escrow Balance as of: 4/30/2025

	Current Amount Disbursed	Current Escrow Balance
Total:	(57,927.49)	1,018,324.59

Average:

Addendum Type	Count	Increase in Earned Income	Monthly Escrow	Amount Disbursed	Current Escrow Balance
Enrollment	7	0.00	0.00	0.00	0.00
Progress	142	12,261.96	308.95	0.00	6,992.91
Exit	8	11,755.13	0.00	(6,190.79)	3,173.55
N/A	1			(8,401.20)	(56.58)
	158	11,689.43	279.43	(366.63)	6,445.09

FSS Program Report April 2025

	HCV	PH	TOTAL
FSS GRADUATES	0	0	0
FSS PORT-OUT	0	0	0
% of TOTAL CURRENTLY EMPLOYED	106/69%	1/33%	107/68%
HIGHEST ESCROW CREDIT (April 2025)	$1,427	$1,002	N/A
HIGHEST ESCROW BALANCE (April 2025)	$56,365.49	$13,314.74	N/A
REVISED FSS PROGRAM MIN	63	N/A	N/A
FSS HOMEOWNER (to date)	23	0	23

Completed by: Yanitza Montemayor Date: 5/3/25

Family Self-Sufficiency & Special Programs
April 2025 Program Report
Submitted by Heidi Semenek, Director of FSS & Special Programs

April 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 self-sufficiency.

The FSS Specialists are currently preparing for our next Program Coordinating Committee (PCC) Meeting scheduled for Wednesday, May 14th. A Survey Monkey was distributed to PCC members to determine their preference for meeting format. The majority indicated a preference for continuing meetings via Zoom, which will remain our standard approach for now.

It has been three years since our FSS Action Plan was updated to reflect HUD's "New Rule." I've asked our FSS Specialists to begin reviewing the plan and suggest any necessary revisions for clarity, efficiency, or alignment with current program goals.

Lead FSS Specialist Jelena conducted two individual FSS Informational Sessions this month, with both prospective participants scheduled for enrollment in May. Certification specialists continue to refer eligible families and share information about the program with tenants.

On April 21, 2025, I received communication from the Lake County Digital Growth Initiative regarding no-cost digital skills software through Northstar Digital Literacy, a Literacy Minnesota program. Lake County will be distributing 29 licenses to local nonprofits and government agencies working with qualifying residents. I forwarded this opportunity to Janet Lennemann, our ROSS Coordinator, who has already begun exploring how this can support digital literacy among our senior public housing residents.

HUD FSS Office Hours – April 15

On April 15th, HUD hosted its monthly FSS Office Hours via Zoom, during which the following key updates were shared:

- FY24 awards accepted by April 7th were contracted overnight on April 14th.
- FY23 closeout reports are due to the local HUD field office by April 30th.
- All PHAs operating an FSS program must complete the 2025 Annual Survey Report by June 13th. This report captures key outcomes and best practices and is submitted to Congress and made publicly available.

This year's survey focuses on financial empowerment, education, and employment services, and it provides coordinators a chance to share feedback on what resources HUD should prioritize to support program success.

FSS Specialists April Statistics

- 27 Recertifications
- 36 Interims
- 7 Moves
- 38 FSS Case Management Appointments
- 1 FSS Enrollment Appointment
- 1 FSS Enrollment
- 2 FSS exits

ROSS Program April 2025 Report
Submitted by Janet Lennemann, MS

April was filled with opportunities to connect with tenants through resource events and wellness initiatives that promote healthy aging and independent living.

Health and Well-Being

Rosa from Help at Home, a certified Sit and Stretch instructor through the University of Chicago's Evidence-Based Program, facilitated classes at Orchard Manor and Millview Manor. I personally joined the sessions and felt the benefits—tenants were engaged and energized by the experience.

Our tenants at Beach Haven Towers have expressed strong interest in building their exercise routines. We are still in need of hand weights and resistance bands. I am once again reaching out to the Board of Commissioners for any potential donations or recommendations for resources to support this group's wellness goals.

Digital Literacy

The Community Needs Assessment continues to highlight a major gap in digital literacy offerings. Since the dissolution of the Lake County Connect program, we've struggled to find sustainable alternatives. However, with support from the FSS Department, I am actively exploring the Northstar Digital Literacy opportunity mentioned above, which could help address this need.

Financial Literacy

As I work more closely with tenants facing eviction—often due to rent nonpayment—I have been able to connect them with resources for financial assistance and legal support, such as Prairie State Legal Services. While many tenants resolve their rent issues, they often need further guidance to maintain housing stability. I've been recommending automatic RentCafe payments and Consumer Credit Counseling services for long-term success.

We are pleased to welcome **David Bown**, a Finance Protection Expert, as a new ROSS program partner. He will be joining our resource fairs alongside the LCHA Counseling Department to support tenants' financial wellness. The reinstatement of LCHA's Tenant Assistance Program has also allowed for more robust referrals and support.

It is especially rewarding to inform a tenant that their court date for eviction has been canceled—a moment often met with deep relief and gratitude.

Aging in Place

In preparation for HUD's REAC inspections, I collaborated with property management staff to identify tenants needing additional support with home upkeep. I referred several to Catholic Charities for homemaker services, which will improve cleanliness, safety, and access to community resources, despite potential delays due to volume at the Illinois Department on Aging.

Enrollment Summary

ROSS Participation by Site:

- Millview Manor: 9
- Orchard Manor: 10
- Beach Haven: 12
- John Kuester: 1
- Hawley Manor: 12
- Shiloh Towers: 10
- Warren Manor: 4
  Total Participants: 58
  New in April: 1
  Deactivated: 1 (Moved)

Needs Summary

Initial survey feedback continues to highlight the top three areas of need:

1. Digital Literacy
2. Health and Well-Being (Physical Activity)
3. Financial Independence

Housing Counseling Program

Impact Report – April 2025

Submitted by Elizabeth Werning, Int Dir of Housing Counseling Programs

NEW Program Participants	April 2025
First Time Home Buyers	10
Families that Rent	68
Homeowners Facing Foreclosure	10
Families Facing Eviction	54

Housing Counseling Impacts	April 2025
Households for whom counselor developed a customized budget	84
Households that received information on Fair Housing	138
Households who received info on affordable housing options	102
Families that were referred for legal representation	23
Families who closed on their new homes	6
Households saved from foreclosure	6
Households who attended a Foreclosure Prevention workshop	12
Households who attended a Financial Literacy workshop	41

Narrative – April 2025

The following has been submitted by HUD Certified Housing Counselor Dulce Madrigal.

Dulce runs LCHA's Pre-Purchase / First Time Homebuyer program funded by a grant from the Federal Home Loan Bank of Chicago's Housing Counseling Resource Program (HCRP). The Pre-Purchase program is designed to assist clients in making informed decisions about homeownership, increase the likelihood of successful and sustainable homeownership, promote responsible financial behavior and debt management, and reduce the risk of foreclosure in Lake County.

Ms N's story is one of quiet strength and hope. At 46, she's about to buy her first home - a milestone that, not long ago, felt out of reach. After a difficult marriage that ended in divorce, Ms. N faced not only emotional upheaval but also real financial hardship. In 2016, overwhelmed by mounting bills, she filed for Ch 13 bankruptcy, often a disqualifier for future home purchases. The prolonged divorce proceedings brought even more unexpected expenses, evaporated her savings, and a few missed credit card payments decimated her credit score.

But Ms. N refused to let these setbacks define her. With her parents' steady support, she began to rebuild. She set small, achievable goals and tackled them one at a time, learning to be patient with the process and persistent in her efforts. Over the years, she found a more stable, better-paying job and

slowly repaired her credit. She started saving (sometimes just a few dollars at a time) and watched her financial confidence grow.

Recently, Ms. N's lender, Oak Leaf Community Mortgage, told her about the Down Payment Plus (DPP) program. Learning she qualified for down payment assistance was a turning point. Suddenly, the dream of homeownership was within reach - no longer a distant goal, but something she could achieve **now** rather than years in the future. Like nearly all down payment assistance programs, DPP requires the borrower to complete extensive housing counseling through a HUD Approved Housing Counseling agency like LCHA.

In counseling, LCHA staff reviewed every detail of the Ms. N's loan from home closing to her last payment 30 years from now. The counselor discussed the difference between her interest rate and APR, and how her equity in the home can grow through the application of her payments and the increase in the home's value. Ms. N was offered information on the pros and cons of accessing this equity through either a Home Equity Loan or Equity Line of Credit, and the difference between the two. She learned how her monthly payments break down into principal, interest, property taxes, and home insurance, and how to plan for the eventual increase in her monthly payments as her property taxes and insurance increases. Ms. N learned about PMI / MPI mortgage insurance and how to eliminate this cost once the property value increased to 80% of the loan balance. The counselor reviewed budgeting for the costs of home repairs, the coverage of her home insurance in the event of a crisis, and how HUD approved Disaster Recovery Counseling could help her household plan for such emergencies. Ms. N received information on avoiding delinquency, how missed payments could impact her financial wellbeing, and the obligations of her lender in the event that she requests assistance in avoiding foreclosure. Staff discussed the power of small extra payments and how sending just $50 more each month could save her thousands in interest and help her own her home far sooner than the maturity of her 30-year mortgage.

Ms. N's journey has not been easy, but her perseverance and willingness to ask for help have brought her to this moment. She's proof that with support, clear goals, and a belief in your own worth, it's possible to turn things around. Today, Ms. N stands on the threshold of a new chapter - one she's worked hard to write, and one she can truly call her own.

Human Resources

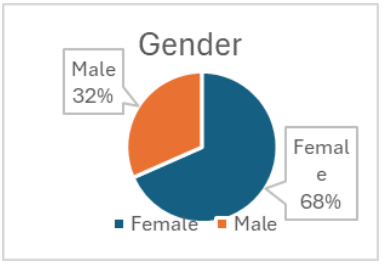
Written By: Christine N. Pryor – Sr. HR Generalist

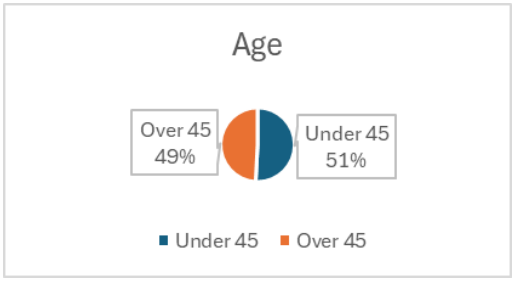
Demographics

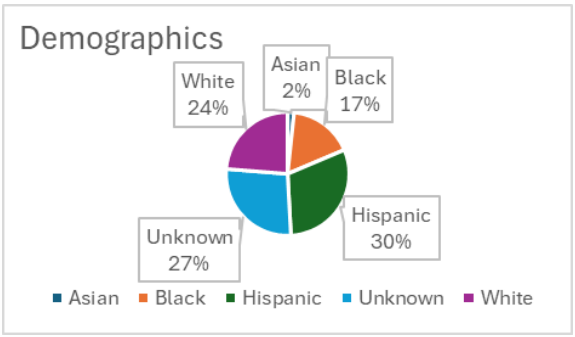
Employees Hired:	0
Internal Promotions:	0
Employees Terminated:	0
Employees Retired:	0
Temporary Staff:	3
Open Positions:	0

Population Data

Current Full-time Employees:	59
Current Part-time Employees:	0
Gender Ratios: Females	68% (41 headcount)
Gender Ratios: Male	32% (18 headcount)
Age Ratios: Under 45	55% (30 head count)
Age Ratios: Over 45	45% (29 headcount)
African American	17%
Hispanic	30%
White	24%
Asian Pacific	2%
Unknown	27%







Payroll

Gross Payroll March: $289,493.16 (April included 2 payrolls)

RESOLUTION 2025-15

AUTHORIZATION FOR
LCHA ACCESS CONTROL, ALARMS, & SURVEILLANCE PROJECT

WHEREAS The Authority received a competitive bid through TIPS (The Interlocal Purchasing System), Contract Number 220105 Heartland Business Systems LCC, for the cost of providing access control, alarms, surveillance equipment and installation for LCHA central office, Midlothian Manor office, and Senior Buildings: Hawley Manor 22 & 42, John Kuester Manor, Millview Manor, Orchard Manor, Warren Manor, Shiloh Towers, and Beach Haven Towers; and

WHEREAS the work needing to be performed to the door access control, alarms, cameras, and intercoms is detailed in the Statement of Work attached hereto in **Exhibit A**; and

WHEREAS it is the recommendation of the Executive Director and staff to enter into contract with Heartland Business Systems LLC and to proceed installing surveillance cameras, alarms, and access control under the firm quote cost of $339,258.31; and

NOW, THEREFORE, **BE IT RESOLVED** by the Board of Commissioners of the Lake County Housing Authority authorizes the Executive Director is authorized to proceed to contract with Heartland Business Systems LLC as specified in **Exhibit A**.

ADOPTED, by the Board of Commissioners of the Housing Authority of the County of Lake and signed in authentication of its passage, the 15th day of May 2025.

_____

Kevin Considine
Chairman
Board of Commissioners
Lake County Housing Authority

ATTEST:

_____

Lorraine Hocker
Executive Director/Chief Executive Officer
Secretary/Treasurer

HEARTLAND BUSINESS SYSTEMS

Exhibit A

Statement of Work

The Lake County Housing Authority

Access Control, Alarms & Surveillance Project

SOW Prepared By:

Mike Carroll
Solution Consultant
Heartland Business Systems, LLC
5400 Patton Drive, Suite 4B
Lisle, IL 60532
Phone: (800) 236-7914
mcarroll@hbs.net

Design Engineer:
Ben Boehnlein

Project Overview

This Statement of Work (“SOW”) reflects the services and material to be provided by Heartland Business Systems, LLC, (hereinafter referred to as “HBS") for The Lake County Housing Authority (hereinafter referred to as “Customer Abrv.“ or “Customer”).

HBS will convert all current EAC doors from Honeywell Winpak to Verkada. HBS will work with onsite admin to copy current users and assist with new credentials. HBS will add additional cameras at Central Office and add cameras at Lake Zurich site. HBS will add Verkada Alarms at Central Office and Lake Zurich. HBS will install Intercoms and Desk Stations at required sites. HBS provided a optional quote for Environmental alarms at each site.

Project Scope

HBS will provide the following services (hereinafter referred to as the “Scope”):

In Scope

Hawley Manor 22 EAC:

Physec Installation

1. Replace existing controller
2. Replace existing door card readers (2)
3. Replace door contacts (2)

Cabling Installation

1. Pull data to new controller
2. Pull (22/6, 18/2, 22/4) to all doors (2)

Hawley Manor 42 EAC:

Physec Installation

1. Replace existing controller
2. Replace existing door card readers (2)
3. Replace door contacts (2)

Cabling Installation

1. Pull data to new controller
2. Pull (22/6, 18/2, 22/4) to all doors (2)

John Kuestor EAC:

Physec Installation

1. Replace existing controller
2. Replace existing door card readers (2)
3. Replace door contacts (2)

Cabling Installation

1. Pull data to new controller
2. Pull (22/6, 18/2, 22/4) to all doors (2)

Millview EAC:

Physec Installation

1. Replace existing controller
2. Replace existing door card readers (2)
3. Replace door contacts (2)

Cabling Installation

1. Pull data to new controller
2. Pull (22/6, 18/2, 22/4) to all doors (2)

Orchard Manor EAC:

Physec Installation

1. Replace existing controller
2. Replace existing door card readers (2)
3. Replace door contacts (2)

Cabling Installation

1. Pull data to new controller
2. Pull (22/6, 18/2, 22/4) to all doors (2)

Warren Manor EAC – Intercom:

Physec Installation

1. Replace existing controller
2. Replace existing door card readers (3)
3. Replace door contacts (3)
4. Install Intercom and Desk Station (1)

Cabling Installation

1. Pull data to new controller
2. Pull (22/6, 18/2, 22/4) to all doors (3)
3. Pull data to Intercom location

Shiloh Tower EAC – Intercom (2):

Physec Installation

1. Replace existing controller
2. Replace existing door card readers (3)
3. Replace door contacts (3)
4. Install Intercoms (2) and Desk Station (1)

Cabling Installation

1. Pull data to new controller
2. Pull (22/6, 18/2, 22/4) to all doors (2)
3. Pull data to Intercom locations (2)

Panic Alarms

1. Install panic Alarms

Beach Haven EAC – Intercom (2):

Physec Installation

1. Replace existing controller
2. Replace existing door card readers (3)
3. Replace door contacts (3)
4. Install Intercoms (2) and Desk Station (1)
5. Add EAC on Office Door

Cabling Installation

1. Pull data to new controller
2. Pull (22/6, 18/2, 22/4) to all doors (3)
3. Pull data to Intercom locations (2)

Panic Alarm

1. Install panic Alarms

Central Office EAC – Intercom (2):

Physec Installation

1. Replace existing controller (2)
2. Replace existing door card readers (17)
3. Replace door contacts (17)
4. Install Intercoms (2) and Desk Station (1)
5. Add EAC on Office Door

Cabling Installation

1. Pull data to new controller
2. Pull (22/6, 18/2, 22/4) to all doors (17)
3. Pull data to Intercom locations (3)

Central Office Camera Add (8):

Physec Installation

1. Install 8 new camera 6 interior 2 exterior

Cabling Installation

1. Pull data to new cameras (8)

Central Office Alarms (11):

Physec Installation

1. Install new exterior door (7) and motion alarms (2)
2. Install new alarm console (2)

Cabling Installation

1. Pull data to wireless alarm hubs (3)
2. Pull 485 to Keypads (2)

Lake Zurich EAC Cameras (17):

Physec Installation

1. Install interior and exterior camera (16)
2. Install Intercom (1)

Cabling Installation

1. Pull data to alarm hubs (3)
2. Pull data to cameras (16)
3. Pull data to intercom (1)
4. Pull (22/6, 18/2, 22/4) to door (1)

Lake Zurich EAC Alarms:

Physec Installation

1. Install Controller (1)
2. Install Keypad (1)
3. Install Wireless Hubs (3)
4. Install Motion sensors in offices with patio door (15)
5. Install Door sensors on doors (6)

Cabling Installation

1. Pull data to wireless alarm hubs (3)
2. Pull data to keypad (1)

Environment Sensors: (Optional)

Physec Installation

1. Install one sensor per site in mechanical rooms (10)

Cabling Installation

1. Pull data in mechanical room wall each site (10)

Guest:(Optional)

Physec Installation

1. Install guest at central office

- Project Management
  - Project Setup – Timeline – Resource Allocation
  - Customer Coordination
  - Contractor Coordination
  - Weekly Email Update
  - As-Build Documentation Handoff
- Database design meeting
  - Network requirements
  - Naming Conventions
  - Users and Permissions
  - Schedules – Access, Unlock
  - Notifications – Offline Devices – Door Alerts – Motion Alerts
  - Existing equipment credentials
  - Integrations
  - Training Schedule Set
- Vertical conduit stubs and back boxes
- Provide, install, terminate, and test yellow CAT6 data cable
- Provide patch panel(s)
- Provide patch cable(s)
- Provide, install, and terminate electronic access control cables
- Provide, install, terminate, and test devices on attached quote
- Administrative and user training
  - (x) Training session(s) for administrators and general system use
    - Training during installation by onsite HBS lead technician
    - Classroom training by HBS Programmer
  - Additional training sessions available as time used
- Locksmith by HBS
- Terminate fire alarm disconnect for fail-safe electric locks
  - Provide, install, terminate to fail-safe electronic lock power supplies an 18/2 cable for fire release
- Provide as-build PDF following signed Project Closure letter returned to HBS Project Manager

Out of Scope

- Provide database information
  - IP Information

  - System Users – First Name, Last Name, Email Address, Phone Number
- Active Directory programming
- Azure Active Directory programming
- Okta Integration Programming
- Provide Lift
- Rackspace Available
- Wall space available
- Network configuration
- Network switch port(s)
- High voltage electric work (receptacles or circuits)
- Repairs and troubleshooting of existing equipment
- Electric locking hardware
- Coordinate fire alarm company to provide and commission fire panel relays for fail-safe electric locks
- ADA Auto Opener Interrupt assumes (2) dry contact inputs are present
  - If (2) dry contact inputs are unavailable, Customer will accept ADA Auto Opener without interrupt or contact existing Auto Opener vendor
- Replacing credential reader wiring if drain wire is not present
- Trimming landscape for field of views
- Local and/or State permits and inspections
- Equipment and trash disposal
- Any work or material not specifically identified in this document is not included in this Agreement. The out-of-scope items shall include the following: Deployment of any additional equipment not specifically listed in this SOW or Quote for the project.

Additional Requirements and Conditions

- HBS and Customer will both ensure that adequate resources, for which each respective party is responsible, are available when needed throughout the duration of this engagement. The timely completion of this engagement will depend on the availability of the necessary Customer personnel.
- The timely completion of this engagement will also depend on the availability and delivery of the product(s) associated with this SOW from other vendors.
- Any potential dependencies discovered prior to or during implementation will be communicated to Customer and HBS to determine impact to the timing, scope and pricing for the project, and the parties shall utilize the Change Order process as necessary.

Customer Responsibilities

Site and System(s) Readiness

The items listed below shall be the responsibility of the customer:

- Completed prior to installation team arriving onsite
  - Assign single point of contact
  - Database design packet returned to HBS project manager
  - Network configuration completed
  - Network switch ports identified
  - 120VAC electrical receptacle(s)

- Repairs to existing equipment as needed
- Lift moved to site and charged
- Fire alarm company notified of fail-safe electronic lock requirements

Working Conditions and Access

The items listed below shall apply to the extent applicable:

- Customer will provide a Single Point of Contact with decision making ability to interface with HBS. This person is responsible for signing off on Scope of Work and Change Order documents throughout the project.
- Customer will provide Subject Matter Experts (SMEs) when required by project personnel and/or project activities. If delays in the project timeline are a result of delayed access to SME personnel or any other Customer delays, Customer may be subject to additional charges.
- Customer will provide HBS with access, including all password and logins, to required existing network or system assets listed in the scope.
- Customer will provide HBS with proper access and workspace areas at Customer locations that includes internet, physical and remote access to in scope infrastructure or systems.
- Customer will allow the HBS engineer to connect their computer to Customer network in order to perform their duties. HBS will allow Customer to examine said notebook for current anti-virus software, if needed.
- Customer will allow HBS unescorted access to computer rooms, equipment closets and the general facility. If unescorted access is not available, Customer shall assign access levels appropriately and coordinate escorts.
- Customer will provide adequate access and credentials required for the assessment of all components or systems listed in the scope.
- Customer will provide remote access prior to, and throughout, the project if required.
- Customer will have working Internet access available where the work will be performed.
- Customer is responsible for resolving problems outside the SOW that are beyond the control of HBS. These shall include but not be limited to software/firmware bugs, vendor engineering support cases, hardware failures, telecommunication circuits, server issues, desktop issues, the acts or omissions of any third party, or any other occurrence not caused by HBS. HBS can assist with these out-of-scope issues through the Change Order process or on a time and materials basis.

Testing, Notification and Change Control

- Customer will provide advanced notification of any network outages or changes during the implementation period.
- Customer will assist with the creation of and perform user acceptance testing and post-migration end-point validations.
- HBS and Customer will provide 48-hour notification of any schedule changes.
- Customer will assist with the design, testing and validation of the project Deliverables.
- Customer and HBS agree that work shall progress when Customer staff is not available to participate.

Milestones

The project milestones below are utilized to track progress against the Project Plan.

Milestone
Implementation Team Introduction
Database Design Meeting

Cabling and Conduit Rough-in and Termination
System Programming
IP Camera Installation

Fixed Fee Pricing

This SOW is fixed fee. Any additional work required under a Change Order will also be billed to The Lake County Housing Authority

Service and equipment identified in this SOW do not include any taxes that may be applicable. Any such taxes shall be specified on an invoice as a separate line item.

The Lake County Housing Authority agrees to compensate HBS for providing the Deliverables as stated in the attached Quote.

Project Completion

Project will be complete when all Deliverables have been provided to Customer.

Customer will have seven (7) business days to review the Deliverables for the project. If HBS does not receive a written notice of rejection describing the basis for rejection within this period, the Deliverables will be considered accepted.

After the completion of the project, support may be obtained by contacting the HBS Account Manager. Support will be billed at an agreed upon rate for services rendered.

Change Management

Additional products and services beyond the In-Scope deliverables listed above are considered out of scope and require a Change Order executed by the parties before any such work can be performed. Any additions, deletions, or modifications to the Agreement, regardless of change to project value, require a Change Order.

Terms

Binding Agreement. This SOW describes the professional services and/or products, and results to be provided by HBS. Upon execution, this SOW shall be contractually binding on the parties. The HBS Standard Terms and Conditions are also made part of this Agreement.

Order of Precedence. Any ambiguity or inconsistency between or among the statements of this SOW and the Standard Terms and Conditions shall be resolved by giving priority and precedence in the following order:

- Statement of Work
- Standard Terms and Conditions

Work Hours. All professional services work will be completed during the normal business hours of 8:00 am – 5:00 pm Monday - Friday Central Time. Any work occurring after 5:00 pm or before 8:00 am or on weekends is subject to a bill rate of 1.5 times the normal rate, unless the parties agree otherwise in writing.

General. No other promises have been made related to this SOW except for those stated in this SOW. This SOW supersedes all other agreements or promises related to this project and SOW. HBS shall not be responsible for any delay caused by the Customer or its vendors or contractors, equipment or shipping delays, or any other occurrence not caused by HBS.

Confidentiality. Each party may have access to confidential information concerning the methodologies, pricing, and business practices of the other. Neither party shall make any use of such information of the other party except in connection with the exercise of its rights and responsibilities under this SOW.

HEARTLAND BUSINESS SYSTEMS

Access Control, Alarms & Surveillance Project / TIPS Contract #220105

Quote #360723 v5

Prepared For:

The Lake County Housing Authority
Lorraine Hocker
33928 North US Hwy 45
Grayslake, IL 60030-1714

P: (847) 223-1170
E: lhocker@lakecountyha.org

Prepared By:

Chicago Illinois Office
Mike Carroll
5400 Patton Drive Suite 4B
Lisle, IL 60532

P: 608-444-7994
E: mcarroll@hbs.net

Date Issued:
04.22.2025

Expires:
04.25.2025

Hawley Manor 22 EAC		Price	Qty	Ext. Price
AC42-HW	**IP Door Controller - 4 Door 1 - Aux - Fire Alarm Disconnect**	$1,535.73	1	$1,535.73
ACC-BAT-4AH	**IP Door Controller Accessory - Battery - 12VDC - 4AH**	$110.12	1	$110.12
AD34-HW	**Card Reader - Wall Mount - OSDP**	$297.93	2	$595.86
ACC-AD-BP	**AD34 Single Gang Anodized Aluminum Backplate**	$84.51	2	$169.02
LIC-AC-5Y-CAP	**License - Door - 5 Year**	$852.80	2	$1,705.60
1100AWG	**Door Position Switch - Surface Mount - Wide Gap - Terminal Connection - (must be purchased in increments of 10, only sold in brown or white)**	$5.89	10	$58.90
AL-2206C-2-2S-01-BX	**Cable - Plenum - 22/6 Overall Shield - White - 1000ft.**	$257.07	1	$257.07
AL-1802C-2-2N-01-BX	**Cable - Plenum - 18/2 - White - 1000ft.**	$158.64	1	$158.64
AL-2204C-2-2N-01-BX	**Cable - Plenum - 22/4 - White - 1000ft.**	$156.18	1	$156.18
UN874034114/10	**Cable - Plenum - CAT6 - Yellow - 1000ft.**	$394.56	1	$394.56
760257312	**Data Jack - Insert - Yellow**	$8.78	1	$8.78
566-115-007	**Patch Cable - CAT6 - Yellow - 7ft.**	$2.97	1	$2.97
UC1BBB2-09F015	**Uniprise Category 6 U/UTP Patch Cord, RJ45 to RJ45, 4-pair, yellow jacket, 15 feet**	$16.87	1	$16.87
760254710	**1 Port Surface Box - Ivory**	$3.84	1	$3.84
HBS-MISC-CABLING	**Miscellaneous Expenses**	$500.00	1	$500.00
HBS-FF-PROJECT	**Fixed Fee Project**	$6,150.00	1	$6,150.00
		Subtotal		**$11,824.14**

Hawley Manor 42 EAC		Price	Qty	Ext. Price
AC42-HW	**IP Door Controller - 4 Door 1 - Aux - Fire Alarm Disconnect**	$1,535.73	1	$1,535.73
ACC-BAT-4AH	**IP Door Controller Accessory - Battery - 12VDC - 4AH**	$110.12	1	$110.12
AD34-HW	**Card Reader - Wall Mount - OSDP**	$297.93	2	$595.86
ACC-AD-BP	**AD34 Single Gang Anodized Aluminum Backplate**	$84.51	2	$169.02

Hawley Manor 42 EAC		Price	Qty	Ext. Price
LIC-AC-5Y-CAP	**License - Door - 5 Year**	$852.80	2	$1,705.60
1100AWG	**Door Position Switch - Surface Mount - Wide Gap - Terminal Connection - (must be purchased in increments of 10, only sold in brown or white)**	$5.89	10	$58.90
760257312	**Data Jack - Insert - Yellow**	$8.78	1	$8.78
566-115-007	**Patch Cable - CAT6 - Yellow - 7ft.**	$2.97	1	$2.97
UC1BBB2-09F015	**Uniprise Category 6 U/UTP Patch Cord, RJ45 to RJ45, 4-pair, yellow jacket, 15 feet**	$16.87	1	$16.87
760254710	**1 Port Surface Box - Ivory**	$3.84	1	$3.84
HBS-MISC-CABLING	**Miscellaneous Expenses**	$500.00	1	$500.00
HBS-FF-PROJECT	**Fixed Fee Project**	$6,150.00	1	$6,150.00
		Subtotal		**$10,857.69**

John Kuestor Manor EAC		Price	Qty	Ext. Price
AC42-HW	**IP Door Controller - 4 Door 1 - Aux - Fire Alarm Disconnect**	$1,535.73	1	$1,535.73
ACC-BAT-4AH	**IP Door Controller Accessory - Battery - 12VDC - 4AH**	$110.12	1	$110.12
AD34-HW	**Card Reader - Wall Mount - OSDP**	$297.93	2	$595.86
ACC-AD-BP	**AD34 Single Gang Anodized Aluminum Backplate**	$84.51	2	$169.02
LIC-AC-5Y-CAP	**License - Door - 5 Year**	$852.80	2	$1,705.60
1100AWG	**Door Position Switch - Surface Mount - Wide Gap - Terminal Connection - (must be purchased in increments of 10, only sold in brown or white)**	$5.89	10	$58.90
AL-2206C-2-2S-01-BX	**Cable - Plenum - 22/6 Overall Shield - White - 1000ft.**	$257.07	1	$257.07
AL-1802C-2-2N-01-BX	**Cable - Plenum - 18/2 - White - 1000ft.**	$158.64	1	$158.64
AL-2204C-2-2N-01-BX	**Cable - Plenum - 22/4 - White - 1000ft.**	$156.18	1	$156.18
760257312	**Data Jack - Insert - Yellow**	$8.78	1	$8.78
566-115-007	**Patch Cable - CAT6 - Yellow - 7ft.**	$2.97	1	$2.97
UC1BBB2-09F015	**Uniprise Category 6 U/UTP Patch Cord, RJ45 to RJ45, 4-pair, yellow jacket, 15 feet**	$16.87	1	$16.87
760254710	**1 Port Surface Box - Ivory**	$3.84	1	$3.84
HBS-MISC-CABLING	**Miscellaneous Expenses**	$500.00	1	$500.00
HBS-FF-PROJECT	**Fixed Fee Project**	$5,750.00	1	$5,750.00
		Subtotal		**$11,029.58**

Millview Manor EAC		Price	Qty	Ext. Price
AC42-HW	**IP Door Controller - 4 Door 1 - Aux - Fire Alarm Disconnect**	$1,535.73	1	$1,535.73

Millview Manor EAC		Price	Qty	Ext. Price
ACC-BAT-4AH	**IP Door Controller Accessory - Battery - 12VDC - 4AH**	$110.12	1	$110.12
AD34-HW	**Card Reader - Wall Mount - OSDP**	$297.93	2	$595.86
ACC-AD-BP	**AD34 Single Gang Anodized Aluminum Backplate**	$84.51	2	$169.02
LIC-AC-5Y-CAP	**License - Door - 5 Year**	$852.80	2	$1,705.60
1100AWG	**Door Position Switch - Surface Mount - Wide Gap - Terminal Connection - (must be purchased in increments of 10, only sold in brown or white)**	$5.89	10	$58.90
AL-2206C-2-2S-01-BX	**Cable - Plenum - 22/6 Overall Shield - White - 1000ft.**	$257.07	1	$257.07
AL-1802C-2-2N-01-BX	**Cable - Plenum - 18/2 - White - 1000ft.**	$158.64	1	$158.64
AL-2204C-2-2N-01-BX	**Cable - Plenum - 22/4 - White - 1000ft.**	$156.18	1	$156.18
UN874034114/10	**Cable - Plenum - CAT6 - Yellow - 1000ft.**	$394.56	1	$394.56
760257312	**Data Jack - Insert - Yellow**	$8.78	1	$8.78
566-115-007	**Patch Cable - CAT6 - Yellow - 7ft.**	$2.97	1	$2.97
UC1BBB2-09F015	**Uniprise Category 6 U/UTP Patch Cord, RJ45 to RJ45, 4-pair, yellow jacket, 15 feet**	$16.87	1	$16.87
760254710	**1 Port Surface Box - Ivory**	$3.84	1	$3.84
HBS-MISC-CABLING	**Miscellaneous Expenses**	$500.00	1	$500.00
HBS-FF-PROJECT	**Fixed Fee Project**	$5,750.00	1	$5,750.00
		Subtotal		**$11,424.14**

Orchard Manor EAC		Price	Qty	Ext. Price
AC42-HW	**IP Door Controller - 4 Door 1 - Aux - Fire Alarm Disconnect**	$1,535.73	1	$1,535.73
ACC-BAT-4AH	**IP Door Controller Accessory - Battery - 12VDC - 4AH**	$110.12	1	$110.12
AD34-HW	**Card Reader - Wall Mount - OSDP**	$297.93	2	$595.86
ACC-AD-BP	**AD34 Single Gang Anodized Aluminum Backplate**	$84.51	2	$169.02
LIC-AC-5Y-CAP	**License - Door - 5 Year**	$852.80	2	$1,705.60
1100AWG	**Door Position Switch - Surface Mount - Wide Gap - Terminal Connection - (must be purchased in increments of 10, only sold in brown or white)**	$5.89	10	$58.90
AL-2206C-2-2S-01-BX	**Cable - Plenum - 22/6 Overall Shield - White - 1000ft.**	$257.07	1	$257.07
AL-1802C-2-2N-01-BX	**Cable - Plenum - 18/2 - White - 1000ft.**	$158.64	1	$158.64
AL-2204C-2-2N-01-BX	**Cable - Plenum - 22/4 - White - 1000ft.**	$156.18	1	$156.18
UN874034114/10	**Cable - Plenum - CAT6 - Yellow - 1000ft.**	$394.56	1	$394.56
760257312	**Data Jack - Insert - Yellow**	$8.78	1	$8.78

Orchard Manor EAC		Price	Qty	Ext. Price
566-115-007	**Patch Cable - CAT6 - Yellow - 7ft.**	$2.97	1	$2.97
UC1BBB2-09F015	**Uniprise Category 6 U/UTP Patch Cord, RJ45 to RJ45, 4-pair, yellow jacket, 15 feet**	$16.87	1	$16.87
760254710	**1 Port Surface Box - Ivory**	$3.84	1	$3.84
HBS-MISC-CABLING	**Miscellaneous Expenses**	$500.00	1	$500.00
HBS-FF-PROJECT	**Fixed Fee Project**	$6,150.00	1	$6,150.00
		Subtotal		**$11,824.14**

Warren Manor EAC		Price	Qty	Ext. Price
AC42-HW	**IP Door Controller - 4 Door 1 - Aux - Fire Alarm Disconnect**	$1,535.73	1	$1,535.73
ACC-BAT-4AH	**IP Door Controller Accessory - Battery - 12VDC - 4AH**	$110.12	1	$110.12
AD34-HW	**Card Reader - Wall Mount - OSDP**	$297.93	3	$893.79
ACC-AD-BP	**AD34 Single Gang Anodized Aluminum Backplate**	$84.51	3	$253.53
TD53-HW	**Door Intercom - Verkada - Two-Way Audio - Video**	$1,316.34	1	$1,316.34
ACC-INT-SURF	**Door Intercom Accessory - Verkada TD53 - Mount - Surface**	$169.88	1	$169.88
ACCX-TBL-1	**Answer Station - Verkada - iPad - 10.2in. - WiFi**	$401.22	1	$401.22
ACCX-TBL-STD-1	**Answer Station Accessory - Verkada - Mount - Desk**	$47.56	1	$47.56
LIC-TD-5Y-CAP	**License - Verkada - Door Intercom - 5-Year**	$913.90	1	$913.90
LIC-TX-5Y-CAP	**License - Verkada - Answer Station - 5-Year**	$913.90	1	$913.90
LIC-AC-5Y-CAP	**License - Door - 5 Year**	$852.80	3	$2,558.40
ACC-POE-60WHS-NA	**IP-Camera Accessory - Verkada - POE Injector - 60W**	$152.80	1	$152.80
1100AWG	**Door Position Switch - Surface Mount - Wide Gap - Terminal Connection - (must be purchased in increments of 10, only sold in brown or white)**	$5.89	10	$58.90
760257312	**Data Jack - Insert - Yellow**	$8.78	1	$8.78
566-115-007	**Patch Cable - CAT6 - Yellow - 7ft.**	$2.97	1	$2.97
UC1BBB2-09F015	**Uniprise Category 6 U/UTP Patch Cord, RJ45 to RJ45, 4-pair, yellow jacket, 15 feet**	$16.87	1	$16.87
760254710	**1 Port Surface Box - Ivory**	$3.84	1	$3.84
HBS-MISC-CABLING	**Miscellaneous Expenses**	$500.00	1	$500.00
HBS-FF-PROJECT	**Fixed Fee Project**	$8,565.00	1	$8,565.00
		Subtotal		**$18,423.53**

Shiloh Tower EAC		Price	Qty	Ext. Price
AC42-HW	**IP Door Controller - 4 Door 1 - Aux - Fire Alarm Disconnect**	$1,535.73	1	$1,535.73

HEARTLAND BUSINESS SYSTEMS

Shiloh Tower EAC		Price	Qty	Ext. Price
ACC-BAT-4AH	**IP Door Controller Accessory - Battery - 12VDC - 4AH**	$110.12	1	$110.12
AD34-HW	**Card Reader - Wall Mount - OSDP**	$297.93	3	$893.79
ACC-AD-BP	**AD34 Single Gang Anodized Aluminum Backplate**	$84.51	3	$253.53
TD33-HW	**Verkada TD33 Mullion Video Intercom Reader**	$1,096.83	1	$1,096.83
TD53-HW	**Door Intercom - Verkada - Two-Way Audio - Video**	$1,316.34	1	$1,316.34
ACC-INT-SURF	**Door Intercom Accessory - Verkada TD53 - Mount - Surface**	$169.88	2	$339.76
ACCX-TBL-1	**Answer Station - Verkada - iPad - 10.2in. - WiFi**	$401.22	1	$401.22
ACCX-TBL-STD-1	**Answer Station Accessory - Verkada - Mount - Desk**	$47.56	1	$47.56
LIC-TD-5Y-CAP	**License - Verkada - Door Intercom - 5-Year**	$913.90	2	$1,827.80
LIC-TX-5Y-CAP	**License - Verkada - Answer Station - 5-Year**	$913.90	1	$913.90
LIC-AC-5Y-CAP	**License - Door - 5 Year**	$852.80	3	$2,558.40
ACC-POE-60WHS-NA	**IP-Camera Accessory - Verkada - POE Injector - 60W**	$152.80	2	$305.60
1100AWG	**Door Position Switch - Surface Mount - Wide Gap - Terminal Connection - (must be purchased in increments of 10, only sold in brown or white)**	$5.89	10	$58.90
AL-2206C-2-2S-01-BX	**Cable - Plenum - 22/6 Overall Shield - White - 1000ft.**	$257.07	1	$257.07
AL-1802C-2-2N-01-BX	**Cable - Plenum - 18/2 - White - 1000ft.**	$158.64	1	$158.64
AL-2204C-2-2N-01-BX	**Cable - Plenum - 22/4 - White - 1000ft.**	$156.18	1	$156.18
UN874034114/10	**Cable - Plenum - CAT6 - Yellow - 1000ft.**	$394.56	1	$394.56
760257312	**Data Jack - Insert - Yellow**	$8.78	1	$8.78
566-115-007	**Patch Cable - CAT6 - Yellow - 7ft.**	$2.97	1	$2.97
UC1BBB2-09F015	**Uniprise Category 6 U/UTP Patch Cord, RJ45 to RJ45, 4-pair, yellow jacket, 15 feet**	$16.87	1	$16.87
760254710	**1 Port Surface Box - Ivory**	$3.84	1	$3.84
HBS-MISC-CABLING	**Miscellaneous Expenses**	$500.00	1	$500.00
HBS-FF-PROJECT	**Fixed Fee Project**	$13,085.00	1	$13,085.00
		Subtotal		**$26,243.39**

Beach Haven		Price	Qty	Ext. Price
AC42-HW	**IP Door Controller - 4 Door 1 - Aux - Fire Alarm Disconnect**	$1,535.73	1	$1,535.73
ACC-BAT-4AH	**IP Door Controller Accessory - Battery - 12VDC - 4AH**	$110.12	1	$110.12
AD34-HW	**Card Reader - Wall Mount - OSDP**	$297.93	4	$1,191.72
ACC-AD-BP	**AD34 Single Gang Anodized Aluminum Backplate**	$84.51	4	$338.04

Beach Haven		Price	Qty	Ext. Price
TD53-HW	**Door Intercom - Verkada - Two-Way Audio - Video**	$1,316.34	2	$2,632.68
ACC-INT-SURF	**Door Intercom Accessory - Verkada TD53 - Mount - Surface**	$169.88	2	$339.76
ACCX-TBL-1	**Answer Station - Verkada - iPad - 10.2in. - WiFi**	$401.22	1	$401.22
ACCX-TBL-STD-1	**Answer Station Accessory - Verkada - Mount - Desk**	$47.56	1	$47.56
LIC-TD-5Y-CAP	**License - Verkada - Door Intercom - 5-Year**	$913.90	2	$1,827.80
LIC-TX-5Y-CAP	**License - Verkada - Answer Station - 5-Year**	$913.90	1	$913.90
LIC-AC-5Y-CAP	**License - Door - 5 Year**	$852.80	4	$3,411.20
1100AWG	**Door Position Switch - Surface Mount - Wide Gap - Terminal Connection - (must be purchased in increments of 10, only sold in brown or white)**	$5.89	10	$58.90
AL-2206C-2-2S-01-BX	**Cable - Plenum - 22/6 Overall Shield - White - 1000ft.**	$257.07	1	$257.07
AL-1802C-2-2N-01-BX	**Cable - Plenum - 18/2 - White - 1000ft.**	$158.64	1	$158.64
AL-2204C-2-2N-01-BX	**Cable - Plenum - 22/4 - White - 1000ft.**	$156.18	1	$156.18
UN874034114/10	**Cable - Plenum - CAT6 - Yellow - 1000ft.**	$394.56	1	$394.56
760257312	**Data Jack - Insert - Yellow**	$8.78	1	$8.78
566-115-007	**Patch Cable - CAT6 - Yellow - 7ft.**	$2.97	1	$2.97
UC1BBB2-09F015	**Uniprise Category 6 U/UTP Patch Cord, RJ45 to RJ45, 4-pair, yellow jacket, 15 feet**	$16.87	1	$16.87
760254710	**1 Port Surface Box - Ivory**	$3.84	1	$3.84
ACC-POE-60WHS-NA	**IP-Camera Accessory - Verkada - POE Injector - 60W**	$152.80	3	$458.40
HBS-MISC-CABLING	**Miscellaneous Expenses**	$750.00	1	$750.00
HBS-FF-PROJECT	**Fixed Fee Project**	$14,285.00	1	$14,285.00
		Subtotal		**$29,300.94**

Central Office EAC		Price	Qty	Ext. Price
FPO150-B100C8D8PE6M	**Power Supply & Controller Cabinet - 12&24VDC - Mercury - 8 Doors**	$1,102.38	1	$1,102.38
ACC-POE-60WHS-NA	**IP Door Controller Accessory - POE Injector - 60W**	$152.80	2	$305.60
AC42-HW	**IP Door Controller - 4 Door 1 - Aux - Fire Alarm Disconnect**	$1,535.73	1	$1,535.73
ACC-BAT-4AH	**IP Door Controller Accessory - Battery - 12VDC - 4AH**	$110.12	1	$110.12
AC62-HW	**IP Door Controller - 16 Door - 2 Aux - Fire Alarm Disconnect**	$4,523.54	1	$4,523.54
ACC-BAT-18AH	**IP Door Controller Accessory - Battery - 12VDC - 18AH**	$596.71	1	$596.71
AD34-HW	**Card Reader - Wall Mount - OSDP**	$297.93	17	$5,064.81

Central Office EAC		Price	Qty	Ext. Price
ACC-AD-BP	**AD34 Single Gang Anodized Aluminum Backplate**	$84.51	17	$1,436.67
ACCX-TBL-1	**Answer Station - Verkada - iPad - 10.2in. - WiFi**	$401.22	1	$401.22
ACCX-TBL-STD-1	**Answer Station Accessory - Verkada - Mount - Desk**	$47.56	1	$47.56
LIC-TX-5Y-CAP	**License - Verkada - Answer Station - 5-Year**	$913.90	1	$913.90
LIC-AC-5Y-CAP	**License - Door - 5 Year**	$852.80	17	$14,497.60
ACC-EV3-1	**Credential - Verkada - 125kHz Proximity - Cards - 100 pack**	$682.07	6	$4,092.42
TD33-HW	**Verkada TD33 Mullion Video Intercom Reader**	$1,096.83	2	$2,193.66
LIC-TD-5Y-CAP	**License - Verkada - Door Intercom - 5-Year**	$913.90	2	$1,827.80
LIC-AC-5Y-CAP	**License - Door - 5 Year**	$852.80	17	$14,497.60
5200C-12/24D-630	**Electric Strike - 12/24VDC - Cylindrical Locksets - Stainless Steel**	$143.26	1	$143.26
1100AWG	**Door Position Switch - Surface Mount - Wide Gap - Terminal Connection - (must be purchased in increments of 10, only sold in brown or white)**	$5.89	20	$117.80
AL-2206C-2-2S-01-BX	**Cable - Plenum - 22/6 Overall Shield - White - 1000ft.**	$257.07	1	$257.07
AL-1802C-2-2N-01-BX	**Cable - Plenum - 18/2 - White - 1000ft.**	$158.64	1	$158.64
AL-2204C-2-2N-01-BX	**Cable - Plenum - 22/4 - White - 1000ft.**	$156.18	1	$156.18
UN874034114/10	**Cable - Plenum - CAT6 - Yellow - 1000ft.**	$394.56	1	$394.56
760257312	**Data Jack - Insert - Yellow**	$8.78	1	$8.78
566-115-007	**Patch Cable - CAT6 - Yellow - 7ft.**	$2.97	1	$2.97
UC1BBB2-09F015	**Uniprise Category 6 U/UTP Patch Cord, RJ45 to RJ45, 4-pair, yellow jacket, 15 feet**	$16.87	2	$33.74
760254710	**1 Port Surface Box - Ivory**	$3.84	1	$3.84
HBS-MISC-CABLING	**Miscellaneous Expenses**	$500.00	1	$500.00
HBS-FF-PROJECT	**Fixed Fee Project**	$42,315.00	1	$42,315.00
		Subtotal		**$97,239.16**

Central Office SURV		Price	Qty	Ext. Price
CD53-256-HW	**Verkada CD53 Indoor Dome Camera, 5MP, Zoom Lens, 256GB of Storage, Maximum 30 Days of Retention**	$877.32	6	$5,263.92
CD63-512E-HW	**Verkada CD63-E Outdoor Dome Camera, 4K, Zoom Lens, 512GB of Storage, Maximum 30 Days of Retention**	$1,243.17	2	$2,486.34
LIC-CAM-5Y-CAP	**Verkada 5-Year Camera License, Capacity Increase**	$657.80	8	$5,262.40
UN874034114/10	**Cable - Plenum - CAT6 - Yellow - 1000ft.**	$394.56	2	$789.12

HEARTLAND BUSINESS SYSTEMS

Central Office SURV		Price	Qty	Ext. Price
760207274	**Patch Panel - Modular - 24 Port**	$76.73	1	$76.73
760254710	**Modular - Surface Box - Ivory - 1 port**	$3.84	8	$30.72
760257312	**Data Jack - Insert - Yellow**	$8.78	16	$140.48
566-115-001	**Patch Cable - CAT6 - Yellow - 1ft.**	$1.58	8	$12.64
566-115-005	**Patch Cable - CAT6 - Yellow - 5ft.**	$2.49	8	$19.92
566-115-007	**Patch Cable - CAT6 - Yellow - 7ft.**	$2.97	8	$23.76
HBS-MISC-CABLING	**Miscellaneous Expenses**	$500.00	1	$500.00
HBS-FF-PROJECT	**Fixed Fee Project**	$8,295.00	1	$8,295.00
		Subtotal		**$22,901.03**

Central Office Alarms		Price	Qty	Ext. Price
BP52-HW-NA	**Alarm Panel - Verkada - 16 Input - 2 Output - IP Communications**	$767.44	1	$767.44
ACC-VBX-200WH	**Alarm Back up Battery**	$169.88	1	$169.88
ACC-CEL-LTE-2	**Alarm Panel Accessory - Verkada - Cellular Backup Module**	$297.93	1	$297.93
WH52-HW	**Wireless Hub - Verkada - 200ft. To 1000ft. - POE**	$511.34	3	$1,534.02
BK22-HW	**Verkada Alarm KeyPad**	$340.61	2	$681.22
LIC-BX-MA-5Y-CAP	**License - Verkada - Alarms - Site - Standard - Per Address**	$6,402.44	1	$6,402.44
LIC-BX-CEL-5Y-CAP	**License - Verkada - Alarms - Cellular Backup**	$1,151.59	1	$1,151.59
BR31-HW	**Wireless Sensor - Verkada - Door Contact**	$84.51	7	$591.57
BR32-HW	**Wireless Sensor - Verkada - Motion Sensor**	$84.51	4	$338.04
ACC-POE-60WHS-NA	**IP-Camera Accessory - Verkada - POE Injector - 60W**	$152.80	3	$458.40
760254710	**Modular - Surface Box - Ivory - 1 port**	$3.84	6	$23.04
760257312	**Data Jack - Insert - Yellow**	$8.78	12	$105.36
566-115-001	**Patch Cable - CAT6 - Yellow - 1ft.**	$1.58	6	$9.48
566-115-005	**Patch Cable - CAT6 - Yellow - 5ft.**	$2.49	6	$14.94
566-115-007	**Patch Cable - CAT6 - Yellow - 7ft.**	$2.97	6	$17.82
566-115-015	**Patch Cable - CAT6 - Yellow - 15ft.**	$5.44	1	$5.44
2ELEM-30-OSDP	**RS-485 Wire 1000ft**	$1,253.81	1	$1,253.81
HBS-MISC-CABLING	**Miscellaneous Expenses**	$500.00	1	$500.00

Central Office Alarms		Price	Qty	Ext. Price
HBS-FF-PROJECT	**Fixed Fee Project**	$10,505.00	1	$10,505.00
		Subtotal		**$24,827.42**

Environmental Sensors		Price	Qty	Ext. Price
SV25-HW	**IP Sensor - Verkada - POE - Temp - Humidity - CO2 - Tamper - AQI - PM2.5 - PM 4 - PM 10 - TVOC - Vape - Motion - Noise - Ambient Light - Formaldehyde - Carbon Monoxide - Pressure - Audio Recording**	$1,108.90	10	$11,089.00
LIC-SV-5Y-CAP	**License - IP Sensor - 5 Year**	$852.80	10	$8,528.00
UN874034114/10	**Cable - Plenum - CAT6 - Yellow - 1000ft.**	$394.56	2	$789.12
760254710	**Modular - Surface Box - Ivory - 1 port**	$3.84	10	$38.40
760257312	**Data Jack - Insert - Yellow**	$8.78	10	$87.80
UC1BBB2-09F005	**Uniprise Category 6 U/UTP Patch Cord, RJ45 to RJ45, 4-pair, yellow jacket, 5 feet**	$11.77	10	$117.70
UC1BBB2-09F007	**Uniprise Category 6 U/UTP Patch Cord, RJ45 to RJ45, 4-pair, yellow jacket, 7 feet**	$12.79	10	$127.90
HBS-FF-PROJECT	**Fixed Fee Project**	$4,660.00	1	$4,660.00
		Subtotal		**$25,437.92**

Guest		Price	Qty	Ext. Price
ACCX-TBL-2	**Apple 10.2 inch Ipad**	$425.61	1	$425.61
ACCX-TBL-STD-1	**Apple Ipad Stand**	$47.56	1	$47.56
ACCX-PRT-1	**Brother QL-820NWB Label Printer**	$303.66	1	$303.66
ACCX-PRT-LBL-1	**Labels for Brother QL-820NWB, Qty 200, Color White**	$23.17	1	$23.17
LIC-WP-5Y-CAP	**Verkada 5-Year Workplace License**	$13,170.73	1	$13,170.73
HBS-FF-PROJECT	**Fixed Fee Project**	$1,100.00	1	$1,100.00
		Subtotal		**$15,070.73**

Panic Alarms Central Office		Price	Qty	Ext. Price
BR33-HW	**Wireless Sensor - Verkada - Panic Button**	$84.51	2	$169.02
		Subtotal		**$169.02**

Panic Alarms Shiloh		Price	Qty	Ext. Price
WH52-HW	**Wireless Hub - Verkada - 200ft. To 1000ft. - POE**	$511.34	2	$1,022.68
LIC-BX-MA-5Y-CAP	**License - Verkada - Alarms - Site - Standard - Per Address**	$6,402.44	1	$6,402.44
BR33-HW	**Wireless Sensor - Verkada - Panic Button**	$84.51	2	$169.02
ACC-POE-60WHS-NA	**IP-Camera Accessory - Verkada - POE Injector - 60W**	$152.80	2	$305.60

HEARTLAND BUSINESS SYSTEMS

Panic Alarms Shiloh		Price	Qty	Ext. Price
HBS-FF-PROJECT	**Fixed Fee Project**	$2,505.00	1	$2,505.00
		Subtotal		**$10,404.74**

Panic Alarms Beach Haven		Price	Qty	Ext. Price
WH52-HW	**Wireless Hub - Verkada - 200ft. To 1000ft. - POE**	$511.34	2	$1,022.68
LIC-BX-MA-5Y-CAP	**License - Verkada - Alarms - Site - Standard - Per Address**	$6,402.44	1	$6,402.44
BR33-HW	**Wireless Sensor - Verkada - Panic Button**	$84.51	2	$169.02
ACC-POE-60WHS-NA	**IP-Camera Accessory - Verkada - POE Injector - 60W**	$152.80	2	$305.60
HBS-FF-PROJECT	**Fixed Fee Project**	$2,505.00	1	$2,505.00
		Subtotal		**$10,404.74**

Shipping		Price	Qty	Ext. Price
HBS-SHIPPING-PO	**Estimated shipping**	$3,381.00	1	$3,381.00
		Subtotal		**$3,381.00**

Walk About Scoping Credit		Price	Qty	Ext. Price
HBS-DISCOUNT	**Walk About Scoping Credit** Discount Incentive	($1,505.00)	1	($1,505.00)
		Subtotal		**($1,505.00)**

Quote Summary	Amount
Hawley Manor 22 EAC	$11,824.14
Hawley Manor 42 EAC	$10,857.69
John Kuestor Manor EAC	$11,029.58
Millview Manor EAC	$11,424.14
Orchard Manor EAC	$11,824.14
Warren Manor EAC	$18,423.53
Shiloh Tower EAC	$26,243.39
Beach Haven	$29,300.94
Central Office EAC	$97,239.16
Central Office SURV	$22,901.03
Central Office Alarms	$24,827.42
Environmental Sensors	$25,437.92
Guest	$15,070.73
Panic Alarms Central Office	$169.02
Panic Alarms Shiloh	$10,404.74
Panic Alarms Beach Haven	$10,404.74
Walk About Scoping Credit	($1,505.00)
Subtotal:	**$335,877.31**
Shipping:	**$3,381.00**
Total:	**$339,258.31**

HEARTLAND BUSINESS SYSTEMS

This quote may not include applicable sales tax, shipping, handling and/or delivery charges. Final applicable sales tax, shipping, handling and/or delivery charges are calculated and applied at invoice. The above prices are for hardware/software only, and do not include delivery, setup or installation by Heartland ("HBS") unless otherwise noted. Installation by HBS is available at our regular hourly rates, or pursuant to a prepaid HBSFlex Agreement. This configuration is presented for convenience only. HBS is not responsible for typographical or other errors/omissions regarding prices or other information. Prices and configurations are subject to change without notice. HBS may modify or cancel this quote if the pricing is impacted by a tariff. A 20% restocking fee will be charged on any returned part. Customer is responsible for all costs associated with return of product and a $25.00 processing fee. No returns, cancellations or order changes are accepted by HBS without prior written approval. This quote and any attached agreement are not subject to termination without cause or for convenience. This quote expressly limits acceptance to the terms of this quote, and HBS disclaims any additional terms. Customer may issue a purchase order for administrative purposes only. By providing your "E-Signature," you acknowledge that your electronic signature is the legal equivalent of your manual signature, and you warrant that you have express authority to execute this agreement and legally bind your organization to this proposal and all attached documents. Any purchase that the customer makes from HBS is governed by HBS' Standard Terms and Conditions ("ST&Cs") located at http://www.hbs.net/standard-terms-and-conditions, which are incorporated herein by reference. The ST&Cs are subject to change. When a new order is placed, the ST&Cs on the above-stated website at that time shall apply. If customer has signed HBS' ST&Cs version 2021.v1.0 or later, or the parties have executed a current master services agreement, the signed agreement shall control over any conflicting terms in the version on the website. If a current master services agreement does not cover the purchase of products, the ST&Cs located on the website shall govern the purchase of products. Certain purchases also require customer to be bound by end user terms and conditions. A list of end user terms and conditions related to various manufacturers and vendors is set forth at https://www.hbs.net/End-User-Agreements. Any purchase that customer makes is also governed by the applicable end user terms and conditions, which are incorporated herein by reference. If customer has questions about whether end user terms and conditions apply to a purchase, customer shall contact HBS. Any order(s) that exceeds the credit limit assigned by HBS shall require upfront payment from customer in an amount determined by HBS. HBS shall make this determination at the time of the order, unless customer has previously submitted the required onboarding paperwork. In such event, HBS shall make this determination at the time of quoting. Customer shall ensure that all invoices are timely paid as stated in Section 2 of the ST&Cs, regardless of whether Customer has a financing or leasing company or other third-party issue the purchase order. In the event that a third-party issues the purchase order, Customer shall be required to sign this Quote for purposes of approving the order. QT.2024.v2.0

Acceptance

Chicago Illinois Office

Mike Carroll

Signature / Name

04/22/2025

Date

The Lake County Housing Authority

Lorraine Hocker — LH

Signature / Name — Initials

4/22/2025 8:02:51 PM

Date

lhocker@lakecountyha.org

Email Address

50.229.60.50

IP Address

196

PO Number

Alarms Addendum

If Heartland Business Systems, LLC ("Heartland") resells Central Station Monitoring Services and Signal Routing Services to Buyer, Heartland's Standard Terms and Conditions (the "ST&Cs") shall be supplemented by, and include the terms of this Addendum. If there are any conflicts between the terms of this Addendum and the ST&Cs, the terms of this Addendum will control with respect to the resale of the CSMS by Heartland and the use of the SRS by the Buyer.

1. Definitions.

"Central Station Monitoring Service(s)" or "CSMS" means: (i) the monitoring by a Central Monitoring Station of signals and data received at the Central Monitoring Station from electronic security devices at a customer's premise; (ii) the notification to the person designated by the customer as the responsible party for the premises; and/or (iii) requesting, where appropriate, the dispatch of emergency responders or other agents to a customer's premises to investigate the signals and data.

"Central Monitoring Station" is a company that provides Central Station Monitoring Services.

"Buyer" means the subscriber, as such term is commonly used in the alarm industry, that purchases the Monitoring Services from Heartland.

"Signal Routing Service(s)" or "SRS" means the automated signal and data retransmission software that Heartland is reselling to Buyer.

"Heartland Indemnified Parties" for this Addendum means Heartland and its parents, affiliates, subsidiaries, subcontractors and third parties, and each of their respective shareholders, members, partners, owners, directors, managers, officers, employees and agents.

2. Monitoring Services. Heartland does not itself provide the CSMS, is not a Central Monitoring Station, and does not respond to signals and data, notify the personnel designated by the Buyer as the responsible parties, request dispatch of emergency responders or other agents to Buyer's premises to investigate alarm events. Rather, the SRS only routes the signals and data to a third-party platform which re-routes such information to the Central Monitoring Station. Furthermore, Heartland is simply reselling the SRS. Heartland and the Central Monitoring Station are entirely independent and unrelated entities.

3. Indemnification; Waiver of Subrogation. Buyer will (i) indemnify, defend, and hold harmless the Heartland Indemnified Parties, including their agents and subcontractors, from and against all claims, including those brought by third-parties,

including attorneys' fees and losses, asserted against and alleged to be caused by Heartland's performance, negligence, or failure to perform any obligation under or in furtherance of this Agreement, and (ii) advance to the Heartland Indemnified Parties, including their agents and subcontractors, expenses for litigation and arbitration, including investigation and legal and expert witness fees. Buyer, on its own behalf and on behalf of any insurance carrier, waives any right of subrogation Buyer's insurance carrier may otherwise have against Heartland or Heartland's subcontractors arising out of this Agreement or the relation of the parties hereto.

4. Limitation of Liability. Buyer agrees that, should there arise any liability on the part of Heartland as a result of Heartland's negligent performance to any degree or negligent failure to perform any of Heartland's obligations pursuant to this Agreement or any other legal duty, equipment failure, human error, strict products liability or otherwise, that Heartland's total aggregate liability shall be limited to the amount of fees actually paid by Buyer to Heartland for Buyer's use of the SRS in the twelve-month period preceding the events that give rise to the applicable claim. Except as expressly set forth in this Agreement, Heartland makes no express warranties and expressly disclaims all implied warranties and conditions, including without limitation warranties of non-infringement, merchantability, and fitness for a particular purpose, with respect to the products and services under this Agreement, which are otherwise provided "AS IS," or that the products and services will be timely, uninterrupted, or error-free.

5. Exculpatory Clause. Buyer agrees and acknowledges that Heartland is not an insurer, and no insurance is offered herein. The SRS is designed to reduce certain risks of loss; however, Heartland cannot guarantee that no loss or damage will occur. Buyer therefore assumes any risk of loss or damage. Heartland is not assuming liability, and, therefore, will not be liable to Buyer or any other third party, and Buyer covenants not to sue Heartland for any loss (economic or non-economic), business loss or interruption, consequential damages (in contract or tort), exemplary, punitive, multiple, lost profits or other indirect damages, data corruption or inability to retrieve data, personal injury, or property damage sustained by Buyer or any other third party as a result of equipment failure, human error, burglary, theft, hold-up, fire, smoke, water, or any other cause whatsoever, regardless of whether or not such loss or damage was caused by or contributed to by Heartland's breach of warranty, contract, negligent performance to any degree in furtherance of this Agreement, any extra contractual or legal duty, strict products liability, or negligent failure to perform any obligation pursuant to this Agreement or any other legal duty, even if a party has been advised of the possibility of such damages or losses.

6. Insurance. The parties intend that the Buyer assume all potential risk and damage that may arise by reason of failure of these products or services, including the Monitoring Services, and that Buyer will look to its own insurance carrier for any loss or assume the risk of loss. Subject to all limitations of liability set forth herein,

Heartland will not be responsible for any portion of any loss or damage which is recovered or recoverable by Buyer from insurance covering such loss or damage or for such loss or damage against which Buyer is indemnified or insured. Buyer and all those claiming rights under Buyer waive all rights against Heartland and its subcontractors for loss or damages caused by these products or services, including the Monitoring Services, or covered by insurance to be obtained by Buyer, except such rights as Buyer or others may have to the proceeds of insurance.

7. The prevailing party in any litigation or arbitration is entitled to recover its costs and attorneys' fees from the other party. In any action or proceeding commenced by Heartland against Buyer, Buyer shall not be permitted to interpose any counterclaim. BUYER MAY BRING CLAIMS AGAINST HEARTLAND ONLY IN BUYER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR IN OUTAGAMIE COUNTY, WISCONSIN, PURSUANT TO THE FEDERAL ARBITRATION ACT, EXCEPT THAT NO PUNITIVE OR CONSEQUENTIAL DAMAGES MAY BE AWARDED. The arbitrator shall be bound by the terms of this Agreement, and shall on request of a party, conduct proceedings by telephone, video, submission of papers or in-person hearing. By agreeing to this arbitration provision, the parties are waiving their right to a trial before a judge or jury, waiving their right to appeal the arbitration award and waiving their right to participate in a class action. Service of process or papers in any legal proceeding or arbitration between the parties may be made by First-Class Mail delivered by the U.S. Postal Service addressed to the party's address designated in this agreement, on file with an agency of the state, or any other address provided by the party in writing to the party making service. The parties submit to the jurisdiction and laws of Wisconsin, except for arbitration which is governed by the Federal Arbitration Act and the arbitration rules thereunder. The parties waive trial by jury in any action between them unless prohibited by law. Any action between the parties must be commenced within one year of the accrual of the cause of action or shall be barred. All actions or proceedings by either party must be based on the provisions of this Agreement. Any other action that Buyer may have or bring against Heartland in respect to other services rendered in connection with this Agreement shall be deemed to have merged in and be restricted to the terms and conditions of this Agreement.

RESOLUTION 2025- 16

AUTHORIZATION FOR FY2025 APRIL COLLECTION LOSSES PUBLIC HOUSING

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

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

Account #	Amount	Amp
t0002011	$295.743	3
t0001984	$3,697.75	3
t0001971	$1,044.98	3
t0001547	$3,012.82	3
t0005481	$509.003	3
t0003906	$2,387.95	3
t0004215	$282.752	2
t00042405	$2,133.83	2
t0002828	$2,742.89	2
t0004083	$744.832	2
t0001995	$83.84 2	2
0510-8	$5,475.96	2
t0001534	$12,718.95	2
t0002700	$2,367.00	2
t0002387	$10,988.42	4
t001000	$2,221.11	4
t0003215	$2,459.60	5
t0002822	$3,225.12	5
t0002390	$78.46 5	5
b0001530	$147.605	5
t0004096	$3,170.43	5

Total $59,789.03

Historical PH write offs

2024	PH	$72,998.35	HCV	$17,613
2023	PH	$97,916.69	HCV	$6,024
2022	PH	$36,067.81	HCV	$12,527
2021	PH	$17,723.73	HCV	$0
2020	PH	$15,439.00	HCV	$675
2019	PH	$19,621.62	HCV	$4,826
2018	PH	$26,815.43	HCV	$10,781

RESOLUTION 2025-17

APPROVAL OF A SETTLEMENT AGREEMENT BETWEEN JOHN FARENZENA AND THE LAKE COUNTY HOUSING AUTHORITY

WHEREAS, John Farenzena and Lake County Housing Authority (LCHA) have engaged in litigation entitled *John Farenzena v. Lake County Housing Authority*, Case No. 2024 CH 046; and

WHEREAS, said litigation arose out of a dispute over amounts claimed due from LCHA to Farenzena; and

WHEREAS, the parties have reached an agreement to resolve and fully and finally settle said litigation pursuant to the terms hereof, and, upon full performance of this Settlement Agreement, the parties shall also, pursuant to the terms hereof, release the other from any and all claims raised, or any claims which could have been raised, in said litigation; and

WHEREAS, the Lake County Housing Authority finds it is in the best interest of the agency to settle the dispute, rather than continue litigating the matter; and

WHEREAS, LCHA desires to enter into a Settlement Agreement, a copy of which is attached hereto as Exhibit "B" and incorporated by reference, with John Farenzena;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Lake County Housing Authority does hereby approve authorizing the Executive Director of the Lake County Housing Authority to execute a Settlement Agreement with John Farenzena. related to Lake County Case No. 2024 CH 046, in substantially the form of the attached Agreement, subject to final attorney review and modification.

ADOPTED, by the Board of Commissioners of the Housing Authority of the County of Lake and signed in authentication of its passage, the 15th day of May 2025.

_____

Kevin Considine
Chair
Board of Commissioners
Lake County Housing Authority

ATTEST:

_____

Lorraine Hocker
Executive Director/Chief Executive Officer
Secretary/Treasurer

Exhibit B

SETTLEMENT AGREEMENT

This SETTLEMENT AGREEMENT ("Agreement") is entered into as of May 5, 2025 ("Effective Date") by and between JOHN FARENZENA ("Farenzena"), individually, and THE HOUSING AUTHORITY OF THE COUNTY OF LAKE, ILLINOIS ("LCHA"), a body politic corporation organized under the laws of the State of Illinois. All signatories to this Agreement shall be referred to collectively as the "Parties" or individually as a "Party" to this Agreement.

W I T N E S S E T H:

WHEREAS, on or about September 21, 2022, the Parties entered into a certain Public Adjuster Contract (the "Contract");

WHEREAS, a dispute between the Parties arose concerning the Contract which resulted in Farenzena initiating an action in the Nineteenth Judicial Circuit of Illinois, Lake County, Chancery Division ("Court"), under the caption of *Farenzena v. ICHA, No. 2024 CH 046* ("Litigation");

WHEREAS, Farenzena is represented by Jeffrey P. O'Kelley and Juan C. Bernal of Lesser Lutrey Pasquesi & Howe, LLP;

WHEREAS, LCHA is represented by Michael Kujawa and Thomas Schick of Schain Banks;

WHEREAS, each of the Parties has consulted with independent legal counsel of such Party's choosing in connection with this Agreement and has obtained such legal advice as such Party deems appropriate, and each of the Parties has relied on the advice of his, her or its respective independent legal counsel, if any, in entering into this Agreement;

WHEREAS, each of the Parties is legally competent; and

WHEREAS, in order to avoid the costs, uncertainties and burdens of further litigation, the Parties desire, here and now, to settle all controversies among themselves by agreement.

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the sufficiency and receipt of which are hereby expressly acknowledged, the Parties hereby agree as follows:

1. Recitals. The Recitals of the Agreement hereby incorporated as though fully set forth herein.

2. LCHA's Payment to Farenzena. On or before May 16, 2025, LCHA shall deliver payment to Farenzena via cashier's check or wire transfer the total sum of two-hundred and thirty-seven thousand and five hundred dollars ($237,500.00) ("Settlement Payment").

3. Dismissal of the Litigation. Expeditiously following Farenzena's receipt of the Settlement Payment, the Parties shall jointly take such actions necessary to dismiss the Litigation with prejudice, with the Court reserving jurisdiction to enforce the terms and conditions of this

Agreement. This Agreement and its releases shall be continuing and shall survive termination of the Litigation.

4. Releases. Effective immediately upon the execution of this Agreement by all of the Parties, each of the Parties, on behalf of themselves and their respective successors, personal and legal representatives, heirs, administrators, trustees, assigns, parent, subsidiary and affiliated companies, entities, organizations, divisions, subdivisions, partners, affiliates, shareholders, stockholders, board members, owners, officers, directors, executives, employees, representatives, predecessors, successors in interest, attorneys, accountants, heirs, agents, and insurers, jointly and severally, hereby agree to fully remise, release, relinquish, hold harmless, and forever discharge the other of the Parties, on behalf of themselves and their respective successors, personal and legal representatives, heirs, administrators, trustees, assigns, parent, subsidiary and affiliated companies, entities, organizations, divisions, subdivisions, partners, affiliates, shareholders, stockholders, board members, owners, officers, directors, executives, employees, representatives, predecessors, successors in interest, attorneys, accountants, heirs, agents, and insurers, jointly and severally, of and from any and all responsibility, liability, matters, claims, charges, demands, rights, damages, injuries, costs, money, dues, sums of money, accounts, reckonings, contracts, covenants, claims for contribution, indemnity and subrogation, expenses, cases, debts, controversies, agreements, promises, judgments, suits, liabilities, actions or causes of action, of any and every kind or nature whatsoever, without limitation, be they at law or equity, by statute or ordinance, and whether asserted or unasserted, known or unknown, ascertained or unascertained, foreseen or unforeseen, discovered or undiscovered, liquidated or unliquidated, contingent or direct, mature or unmatured, accrued or yet to accrue, suspected or unsuspected, vested or contingent, past or present; provided, however, the foregoing release does not release any claims related to any released Party's failure to comply with the Party's obligations under this Agreement, which are expressly reserved.

5. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the Parties, and supersedes all prior negotiations or agreements, proposed or otherwise, written or oral, concerning the subject matter hereof. There are no representations, agreements, arrangements, or understandings, oral or written, between or among the Parties relating to the subject matter of this Agreement that are not fully expressed herein.

6. Representation by and Reliance on Own Counsel. In entering this Agreement, the Parties acknowledge, represent and warrant to each other that they are each represented by competent counsel of their own choosing in connection with the preparation, delivery, and execution of this Agreement, and all matters relating to the subject-matter hereof, and that they have relied solely upon the legal advice of their respective counsel in executing and entering this Agreement, and have not relied upon any representation or statement, whether oral or written, made by any other Party or an agent thereof, in regards to the subject-matter, basis or effects of this Agreement, other than the representations, statements, and warranties set forth herein. The Parties further acknowledge, represent and warrant to each other that the terms of this Agreement are fully understood and voluntarily accepted by them and that, other than the consideration set forth herein, no promises or representations of any kind have been made to them by any other Party or their respective agents. Each party to this Agreement further acknowledges that they have executed this Agreement after independent investigation and without fraud, duress or undue influence. The Parties expressly waive any and all claims that any one of them was fraudulently induced to enter into this Agreement.

7. Action to Enforce. If any of the Parties brings an action alleging a breach of this Agreement or to enforce this Agreement, the Party who substantially prevails in such action shall be entitled to recover all costs of the action, including but not limited to reasonable attorneys' fees, from the substantially non-prevailing Party.

8. Governing Law and Forum Choice. The laws of the State of Illinois, without regard to any principles relating to conflicts of law, shall apply to any and all matters arising from this Agreement, including but not limited to interpretation and enforcement of this Agreement and all related documents and acts or omissions related thereto. The Parties further agree to the continued and exclusive jurisdiction of the Court to address and resolve any claims or disputes concerning the interpretation of any provision of this Agreement or its enforcement.

9. Amendment. The provisions of this Agreement may be modified at any time by agreement of the Parties. Any such agreement hereafter made shall be ineffective to modify this Agreement in any respect unless in writing and signed by the Parties against whom enforcement of the modification or discharge is sought.

10. Waiver. Any of the terms or conditions of this Agreement may be waived, only in writing, at any time by the Party entitled to the benefit thereof. The failure of any Party to assert a breach or enforce any term of this Agreement shall not be deemed a waiver of the right to assert such breach or enforce such term, nor shall it be deemed a waiver of any other right conferred upon such Party by this Agreement.

11. Severability and Survivability. Should any provision of this Agreement, or the application thereof to any Party or circumstance, be declared or be determined by any court of competent jurisdiction to be invalid or unenforceable, generally or as to any specific Party or circumstance, such provision shall be ineffective to the minimal extent possible and shall not affect the validity and enforceability of all other provisions of this Agreement, or the application of any and all provisions of this Agreement to any and all other Party or circumstances. Moreover, the Parties agree to cooperate among them and with any judicial body declaring or determining any term or provision of this Agreement to be invalid or unenforceable, to modify this Agreement such that any such terms or provisions are no longer invalid or unenforceable, giving effect to, and in accordance with, the intent of the Parties as of the Effective Date of this Agreement, including as expressed in the terms or provisions at issue. To the extent that any provision at issue cannot be modified to resolve the impediment to its validity or enforceability, including as to any Party or circumstance, said invalid or unenforceable portion, term or provision of this Agreement shall be deemed not to be part hereof and, the validity and enforceability of the remaining parts, terms and provisions shall not be affected thereby.

12. Cooperation of the Parties. Each Party hereby expressly agrees and promises to cooperate in good faith and take any action necessary for the full and complete implementation of this Agreement.

13. Authority to Execute Agreement. The Parties hereto each represents and warrants that they each have the capacity, consent, sole right, and exclusive authority, expressed or implied, to execute this Agreement and bind themselves and those on whose behalf they are executing this Agreement, and have not sold, assigned, transferred, subrogated, granted a security interest in or otherwise disposed of any interest in any claims released hereby, and that the Party's execution of this

Agreement is not in violation of any laws, covenants, or other restrictions imposed on them, including any restrictions placed upon them by any individual bound by the terms hereof or any third-parties. By signing this Agreement, each of the Parties acknowledges and represents that he or she is an adult, legally competent and has capacity to execute this Agreement and that such Party has consulted with an attorney or advisor of such Party's own choice (or has had the opportunity to do so) and has obtained such legal advice as such Party deems appropriate and wishes to be bound by the terms of this Agreement.

14. No Admission of Liability. This Agreement represents a settlement of the matters set forth herein but is not an admission of any liability or wrongdoing on the part of any Party as the facts and issues set forth in the underlying Litigation.

15. Parties in Interest. Nothing in this Agreement, whether express or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any persons or entities other than the Parties to it and their respective successors and assigns, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third person to any Party to this Agreement, nor shall any provision give any third person any right of subrogation or action against any Party to this Agreement. This Agreement is binding upon, and shall inure to the benefit of, all Parties and their respective heirs, successors and assigns, insurers, personal or legal representatives, agents, administrators, executors, estates and legal representatives.

16. Captions and Construction. The captions/headings within this Agreement are purely for reference and convenience only, and shall not be considered in construing this Agreement. Moreover, this Agreement shall not be construed against any Party and, instead, shall be construed as though all Parties have participated in its drafting. Where context so indicates and requires, each term stated in the singular includes the plural, and each term stated in the plural includes the singular.

17. Counterparts. This Agreement may be executed in counterparts and through digital signature, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

IN WITNESS WHEREOF, the undersigned Parties have executed this Agreement effective as of ~~April~~ May 5, 2025, to bind themselves, their heirs, successors and assigns, to the promises, covenants, conditions and obligations set forth in this Agreement.

Dated: 4-29-25

JOHN FARENZENA, individually

Dated:

THE HOUSING AUTHORITY OF THE COUNTY OF LAKE, ILLINOIS

By:_____
[PRINT NAME]

Relationship: _____

IN WITNESS WHEREOF, the undersigned Parties have executed this Agreement effective as of ~~April~~ May 05, 2025, to bind themselves, their heirs, successors and assigns, to the promises, covenants, conditions and obligations set forth in this Agreement.

Dated: _____

_____
JOHN FARENZENA, individually

Dated: 05-05-2025

Lorraine Hocker
THE HOUSING AUTHORITY OF THE COUNTY OF LAKE, ILLINOIS

By: Lorraine Hocker
[PRINT NAME]

Relationship: Executive Director/CEO