

OHA Regular Meeting of the Board of
Commissioners
Thursday, March 2, 2023 8:30 AM
First Floor Boardroom
1823 Harney Street
Omaha, NE 68102

1. ANNOUNCEMENT OF OPEN MEETINGS LAW
2. ROLL CALL
3. PUBLIC COMMENTS
4. REPORT OF CHIEF EXECUTIVE OFFICER
5. ACTION ITEMS
 - 5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION
 - 5.1.1. Minutes of Previous Regular Board Meeting (02/02/2023)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
1823 Harney St, Omaha, Nebraska 68102
8:30 a.m. February 2, 2023

STAFF PRESENT: Joanie Poore, Gary Hatfield, Brian Hansen, Michelle Therkildsen, Susan Gilroy, Jody Holston, Latina Jackson, Philisa Smith

The meeting was called to order at 8:37 a.m.

1. ANNOUNCEMENT OF OPEN MEETINGS ACT:

The meeting falls under the Open Meetings Act and copies of the law are available.

2. ROLL CALL: Commissioners Present:

David Levy, Chair
Danielle Goodwin
Cammy Watkins
Jennifer Taylor (left before adjournment)
Tony Veland
Joel Dougherty

Commissioners Absent:

Christine Johnson

3. PUBLIC COMMENTS:

Chair Levy questioned if there were any public comments. No public comments were received.

4. REPORT OF THE CHIEF EXECUTIVE OFFICER

Ms. Poore provided her CEO report and discussed legislation. Ms. Poore introduced Peggie Casper, OHA's new Landlord Liaison in the HCV department.

5. ACTION ITEMS

5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION

(All items listed under the Consent Agenda will be enacted by one motion unless a commissioner requires otherwise, in which event the item may be removed from the Consent Agenda and considered separately.)

5.1.1. Minutes of Previous Regular Board Meeting (01/12/2023)

5.1.2. Finance/Procurement/Operations Committee Resolutions

- 5.1.2.1. Resolution 2023-07 OHA Past Due Write-Offs
- 5.1.2.2. Resolution 2023-08 BDO Accounting and Professional Services
- 5.1.2.3. Resolution 2023-09 Increase Contracts, Pool of Construction Contractors
- 5.1.2.4. Resolution 2023-10 Resident Relocation Services, CVR
- 5.1.2.5. Resolution 2023-11 Contract Amendment, UPCS Inspections
- 5.1.2.6. Resolution 2023-12 Park Villa Change Order
- 5.1.2.7. Resolution 2023-13 Increase Flooring Services Contract

5.1.3. Development/External Affairs/Public Relations Committee Resolutions

- 5.1.3.1. Resolution 2023-17 Revised Subordination Agreement for Timbercreek
- 5.1.3.2. Resolution 2023-19 Closing on Kennedy Square East

Chair Levy questioned if any resolutions needed to be pulled off the Consent Agenda for additional discussion. No items were pulled from the Consent Agenda.

MOTION by Commissioner Watkins, seconded by Commissioner Taylor, to approve the Consent Agenda.
Motion passed. Aye-6, Nay-0

- Commissioner Levy – Aye
- Commissioner Watkins – Aye
- Commissioner Taylor – Aye
- Commissioner Goodwin – Aye
- Commissioner Veland – Aye
- Commissioner Dougherty – Aye

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Resolution 2023-14 Elevator Upgrades Contract Extension

MOTION by Commissioner Dougherty, seconded by Commissioner Goodwin, to approve Resolution 2023-14 Elevator Upgrades Contract Extension.

Motion passed. Aye-6, Nay-0

- Commissioner Levy – Aye
- Commissioner Watkins – Aye
- Commissioner Taylor – Aye
- Commissioner Goodwin – Aye
- Commissioner Veland – Aye
- Commissioner Dougherty – Aye

5.2.2. Resolution 2023-15 Bedbug Extermination Equipment

Ms. Poore discussed the procurement process and noted this resolution is not in direct relation to the recent bedbug complaints. Ms. Holston stated that heat treatments will be most effective for units that are not properly prepped.

MOTION by Commissioner Dougherty, seconded by Commissioner Goodwin, to approve Resolution 2023-15 Bedbug Extermination Equipment

Motion passed. Aye-6, Nay-0

- Commissioner Levy – Aye
- Commissioner Watkins – Aye
- Commissioner Taylor – Aye
- Commissioner Goodwin – Aye
- Commissioner Veland – Aye
- Commissioner Dougherty – Aye

5.2.3. Resolution 2023-16 Plumbing Stacks, Architect & Engineering Services

Ms. Holston stated this resolution is to contract with The Schemmer Associates, Inc. to provide architectural and engineering design and management services to replace the plumbing sewer stacks at all tower locations. Ms. Holston stated the stacks are original to the buildings.

MOTION by Commissioner Taylor, seconded by Commissioner Watkins, to approve Resolution 2023-16 Plumbing Stacks, Architect & Engineering Services.

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye
Commissioner Watkins – Aye
Commissioner Taylor – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye

5.2.4. Resolution 2023-18 Purchase Agreement for YES

Ms. Poore stated this resolution is to execute a purchase agreement with Youth Emergency Services (YES) for property located at 540 S. 27th Street and certain vacant lots adjacent. Ms. Poore discussed that the agency will not enter into a purchase agreement until OHA receives HUD Section 18 disposal approval.

MOTION by Commissioner Veland, seconded by Commissioner Watkins, to approve Resolution 2023-18 Purchase Agreement for YES.

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye
Commissioner Watkins – Aye
Commissioner Taylor – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye

5.2.5. Resolution 2023-20 Replace Fire Panel at Highland Tower

Ms. Holston discussed the need to replace the fire panel at Highland tower, noting that an Order to Comply was issued by the Omaha Fire Department on January 27, 2023, giving OHA 30 days from then to comply by correcting the deficiencies noted.

MOTION by Commissioner Dougherty, seconded by Commissioner Veland, to approve Resolution 2023-20 Replace Fire Panel at Highland Tower.

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye
Commissioner Watkins – Aye
Commissioner Taylor – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye

5.2.6. Resolution 2023-21 RAD Consultant

Mr. Hansen explained this resolution is to approve a contract with Affordable Housing Forward, LLC for the firm’s Rental Assistance Demonstration (RAD) consulting services.

MOTION by Commissioner Goodwin, seconded by Commissioner Taylor, to approve Resolution 2023-21 RAD Consultant

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye

Commissioner Watkins – Aye
Commissioner Taylor – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye

5.2.7. Resolution 2023-22 HR Systems

Ms. Jackson explained this resolution is to renew the contract with HR Systems for human resource support services for OHA and HIO personnel. Ms. Jackson explained that HR Systems helps with recruiting needs.

MOTION by Commissioner Watkins, seconded by Commissioner Goodwin, to approve Resolution 2023-22 HR Systems.

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye
Commissioner Watkins – Aye
Commissioner Taylor – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye

5.2.8. Resolution 2023-23 Timbercreek Loan Revision

Mr. Hansen explained this resolution is to approve a revision to the definition of “Net Available Cash Flow” in the Loan Agreement between OHA and Mercy Housing to meet the requirements of a project being financed with low income housing tax credits.

MOTION by Commissioner Taylor, seconded by Commissioner Goodwin, to approve Resolution 2023-23 Timbercreek Loan Revision.

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye
Commissioner Watkins – Aye
Commissioner Taylor – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS (as necessary):

Staff provided their written reports and welcomed questions.

- **Housing Choice Voucher Program**
- **Asset Management (Public Housing)**
- **Housing in Omaha, Inc.**
- **Compliance**
- **Financials**
- **Development**
- **Procurement/Contracting/Capital Budget**
- **Human Resources**
 - Ms. Jackson presented the 2022 Year End Annual Report

- **Family and Community Services**
- **Legal**

7. NEW BUSINESS:

There was no new business.

8. EXECUTIVE SESSION:

There was no need for executive session.

9. ADJOURNMENT:

MOTION by Commissioner Watkins seconded by Commissioner Goodwin to adjourn the meeting at 9:17 a.m.

Motion passed. Aye-5, Nay-0

Commissioner Levy – Aye

Commissioner Watkins – Aye

Commissioner Johnson – Aye

Commissioner Goodwin – Aye

Commissioner Dougherty – Aye

5.1.2. Minutes of Previous Special Board Meeting (02/22/2023)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS SPECIAL MEETING MINUTES
1823 Harney St, Omaha, Nebraska 68102
10:00 a.m. February 22, 2023

STAFF PRESENT: Joanie Poore, Brian Hansen, Michelle Therkildsen, Philisa Smith

The meeting was called to order at 10:04 a.m.

1. ANNOUNCEMENT OF OPEN MEETINGS ACT:

The meeting falls under the Open Meetings Act and copies of the law are available.

2. ROLL CALL: Commissioners Present:

Joel Dougherty, Vice Chair
Tony Veland
Danielle Goodwin
Jennifer Taylor
Cammy Watkins

Commissioners Absent:

Christine Johnson
David Levy, Chair

3. PUBLIC COMMENTS:

Chair Levy questioned if there were any public comments. No public comments were received.

4. ACTION ITEMS:

4.1. Resolution 2023-24 Section 8 Management Assessment Program (SEMAP) Certification Form

Ms. Smith presented the SEMAP and explained the evaluation process. Ms. Smith explained that OHA is required to submit the HUD required SEMAP Certification form within 60 calendar days of the end of the fiscal year. Ms. Smith noted that OHA received 140 points out of 145 points.

MOTION by Commissioner Watkins, seconded by Commissioner Goodwin, to approve Resolution 2022-24 Section 8 Management Assessment Program (SEMAP) Certification Form

Motion passed. Aye-5, Nay-0

Commissioner Watkins – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Taylor – Aye
Commissioner Goodwin – Aye

4.2. Revisions to Resolution 2023-21 RAD Consultant Contract Term

Mr. Hansen explained that this action is to approve a revision to the contract term approved on February 2, 2023 by the OHA Board of Commissioners with Affordable Housing Forward LLC for the firm's Rental Assistance Demonstration (RAD) Consulting services. In the approved Recommendation Memorandum, the term is stated as an initial term of (1) one year with OHA reserving the right to renew for (4) four additional on-year terms with Board of Commissioners approval. The proposed contract term published in the RFQ 221115 is an initial term of (3) three years with OHA reserving the right to renew for (2) two additional one-year terms with the Board of Commissioners approval.

MOTION by Commissioner Watkins, seconded by Commissioner Veland, to approve Revisions to Resolution 2022-21 RAD Consultant Contract Term

Motion passed. Aye-5, Nay-0

Commissioner Watkins – Aye

Commissioner Dougherty – Aye

Commissioner Veland – Aye

Commissioner Taylor – Aye

Commissioner Goodwin – Aye

5. ADJOURNMENT:

MOTION by Commissioner Taylor, seconded by Commissioner Watkins, to adjourn the meeting at 10:20 a.m.

Motion passed. Aye-5, Nay-0

Commissioner Watkins – Aye

Commissioner Dougherty – Aye

Commissioner Veland – Aye

Commissioner Taylor – Aye

Commissioner Goodwin – Aye

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Resolution 2023-25 Commercial Real Estate Broker

Memorandum



To: The Board of Commissioners
From: Jennifer Dexter, Procurement Manager
Date: March 2, 2023
Re: Recommendation for Contract – Commercial Real Estate Broker

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract with The Lund Company for the firm’s commercial real estate broker services. The contract amount will not exceed two percent (2%) of the sale price of each. This contract would be for a term of (1) one year with OHA reserving the right to renew for (4) four additional one-year terms with the Board of Commissioner approval.

EXPLANATION:

OHA requires the service of a commercial real estate broker for property sales and acquisitions.

METHOD OF PROCUREMENT:

OHA invited qualified organizations to present proposals on a scope of work for Commercial Real Estate Broker Services. The Request for Proposal (RFP) was advertised locally in *The Daily Record* for two consecutive Wednesdays, December 21, 2022 and December 28, 2022 with an available date of the proposal on December 21, 2022. The pre-proposal conference was held on January 6, 2023 via Zoom. Staff was in communication with 5 firms that offer Commercial Real Estate Broker services.

OHA received a total of (3) three proposals for Commercial Real Estate services meeting the qualifications outlined in the RFP prior to the final deadline of January 19, 2023. Three (3) OHA staff members evaluated the proposals and determined Lund meets the requirements.

Commercial Real Estate Broker	Lund Company	Oak Investments	CBRE
Evaluation score (80 points possible)	69.3	53.0	40.3
MBE/DBE/WBE Section 3 Status			

PROJECT COST: 2% Commission per property sale
SOURCE OF FUNDS: Commission to be paid as a percent of property sale
SPONSOR(S): Jennifer Dexter, Procurement Management
Brian Hansen, General Counsel
Gary Hatfield, CFO
RECOMMENDED BY: Joanie Poore, CEO

5.2.2. Resolution 2023-26 Real Estate Appraiser

Memorandum



To: The Board of Commissioners
From: Jennifer Dexter, Procurement Manager
Date: March 2, 2023
Re: Recommendation for Contract – Real Estate Appraiser

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract with Mitchell & Associates, Inc. and Morrisey Appraisal Services for these firms’ Real Estate Appraisal services for an amount not to exceed \$150,000 per year jointly or severally. This contract would be for a term of (3) three years and a total of \$450,000 with OHA reserving the right to renew for (2) two additional one-year terms with the Board of Commissioner approval.

EXPLANATION:

OHA is in need of a firm who can provide real estate appraisal services as required for property sales, acquisitions and rental assistance demonstration (RAD) conversions.

METHOD OF PROCUREMENT:

OHA invited qualified organizations to present qualifications on a scope of work for Real Estate Appraisal Services. The Request for Qualifications (RFQ) was advertised locally in *The Daily Record* for two consecutive Mondays, December 12, 2022 and December 19, 2022 with an available date of the proposal on December 12, 2022. The pre-proposal conference was held on December 20, 2022 via Zoom. Staff also was in communication with 5 firms that offer resident relocation services.

OHA received (2) two submissions for Real Estate Appraisal services meeting the qualifications outlined in the RFQ prior to the deadline of January 4, 2023. Three (3) OHA staff members evaluated the proposals and determined both Offerors, Morrisey Appraisal Services and Mitchell & Associates, meet the requirements.

Real Estate Appraiser Services RFQ	Mitchell & Associates	Morrisey Appraisal Services
Evaluation score	86.3	79
MBE/DBE/WBE Section 3 Status		

PROJECT COST:

This contract will not exceed \$450,000.00

SOURCE OF FUNDS:

Capital Improvements funds and scattered site disposition funds

SPONSOR(S): Jennifer Dexter, Procurement Management
Gary Hatfield, CFO
Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

5.2.3. Resolution 2023-27 Scattered Site Home Foundation Repair

Memorandum



To: The OHA Board of Commissioners
From: Lacey Brown, Capital Improvements Coordinator
Date: March 2, 2023
Re: Recommendation for Contract – Scattered Site Home Foundation Repair

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract with Ram Jack Omaha to repair the foundations of two scattered site properties for an amount quoted of \$60,950.00.

EXPLANATION:

Property Management requested internal assistance from the Capital Improvements Department upon identifying two single family dwellings with major foundation deficiencies. The properties have settled unevenly, causing cracks in the foundations, and allowing groundwater to seep into the basements. One property was measured to be four inches out of plumb because of settling. To repair this property, piers must be installed under the foundation to bring the foundation back into plumb. The other property is less than one inch out of plumb therefore the foundation can be stabilized with anchors to prevent additional settling.

METHOD OF PROCUREMENT:

OHA invited qualified local firms to provide quotes to repair two single family dwelling foundations. OHA Staff reached out to three (3) firms to request quotes. Three (3) firms met OHA staff onsite to discuss the project and three (3) firms submitted quotes. The quotes received are:

Bidder	Ram Jack Omaha	Quality Foundation Repair	Thrasher
5617 S 138 th Ave	\$36,000.00	\$38,500.00	\$54,473.60
14038 Weir St	\$24,950.00	\$26,000.00	\$36,855.00
Total	\$60,950.00	\$64,500.00	\$91,328.60

Staff selected Ram Jack Omaha based on the prices submitted.

DBE/MBE/WBE Section 3 Status: None

PROJECT COST: This contract will not exceed \$70,000.

SOURCE OF FUNDS: 2021 Capital Fund Grant

SPONSOR(S): Danyelle Baratta, Capital Improvements Manager
Jennifer Dexter, Procurement Manager
Jody Holston, Director of Property Management

RECOMMENDED BY: Joanie Poore, CEO

5.2.4. Resolution 2023-28 Access Control System Increase

Memorandum



To: The OHA Board of Commissioners
From: Lacey Brown, Capital Improvements Coordinator
Date: March 2, 2023
Re: Recommendation for Amendment – Access Control Systems at OHA Locations

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve an increase to the Access Control Systems contract with Inteconnex in the amount of \$265,000.00 for a total contract not to exceed \$739,273.00. The approved (2) two-year contract expires November 23, 2023, and has an option for one additional one-year extension with the approval of the Board of Commissioners.

EXPLANATION:

In October 2021, OHA solicited for a contractor to install Avigilon access control devices at OHA locations. The County of Lancaster awarded a contract to Inteconnex after issuing an RFP for an access control system similar to OHA’s. OHA staff determined that an inter-local agreement (piggy-backed contract) offered the best pricing available and piggy-backed on the 2020 Lancaster County contract.

The original contract amount of \$474,273.00 was to install additional access control at OHA locations funded through 2020 and 2021 Capital Funds Safety and Security Grant to include (9) nine Tower locations. The project is underway and all locations are scheduled to be completed summer of 2023. Change in the scope at each location and added expenses for door and door hardware repairs have contributed to an increased cost for the project. OHA anticipates approximately \$120,000 in change orders exceeding the original proposed project cost.

OHA staff submitted an application for the 2022 Capital Funds Safety and Security Grant which would allot an additional \$127,000 in funding to complete similar access control systems at the two remaining tower locations, Pine and Florence, and Cherry Tree apartments. This grant has not yet been awarded.

OHA staff reviewed Southside Terrace Apartments and determined a need for additional cameras. OHA possesses cameras which were removed from Spencer Homes when the property was demolished. Inteconnex and OHA staff is working together to maximize coverage utilizing these cameras while keeping costs at a minimum; the cost of the install for this project is expected not to exceed \$20,000.

A total increase of \$265,000.00 is being requested to cover the change orders, adding access control at Pine and Florence Towers and Cherry Tree Apartments and to install additional cameras at Southside Terrace Apartments.

PROJECT COST: Increase the contract by \$265,000.00 for a total not to exceed \$739,273.00

DBE/MBE/WBE Section 3 Status: None

SOURCE OF FUNDS: The operating budgets of all OHA departments and Capital Funds

SPONSOR(S):

Danyelle Baratta, Capital Improvements Manager
Jennifer Dexter, Procurement Manager
Jody Holston, Director of Public Housing

RECOMMENDED BY:

Joanie Poore, CEO

5.2.5. Resolution 2023-29 Contract Renewal, Affordable Housing Development
Legal Services, Reno & Cavanaugh

Memorandum



To: The OHA Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: March 2, 2023

Re: Recommendation for Contract Renewal – Affordable Housing Development Legal Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract renewal with Reno & Cavanaugh, PLLC for Affordable Housing Development Legal Services. This would be the second one-year renewal with OHA reserving the right to renew for two (2) additional terms with Board of Commissioner approval.

PREVIOUS ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expiration Date
Contract 21-LEGHD-16	2021-16	4/1/2021	\$100,000	\$100,000	4	1	3/31/2022
First Renewal	2022-18	4/1/2022	\$100,000	\$200,000	3	1	3/31/2023

PROPOSED ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expiration Date
Second Renewal	2023-TBD	4/1/2023	\$0	\$200,000	2	1	3/31/2024

PROJECT COST:

Company Name	DBE/WBE	Section 3 Business	Expended as of 1/31/2023
Reno & Cavanaugh, PLLC	No	No	\$30,096

SOURCE OF FUNDS: COCC Budget, Capital Funds, Section 32 Homeownership funds and Choice Neighborhood Implementation Grant Funds

SPONSOR(S): Jennifer Dexter, Procurement Manager
Gary Hatfield, CFO
Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2023 – 29
CONTRACT WITH RENO & CAVANAUGH FOR LEGAL SERVICES

WHEREAS, staff of the Housing Authority of the City of Omaha (OHA) desires professional legal services to guide and represent OHA in housing development and mixed finance matters;

WHEREAS, OHA has a contract with Reno & Cavanaugh, PLLC effective beginning April 1, 2021 to provide legal services in housing development and mixed finance matters on an as-needed basis for a contract amount not to exceed \$100,000 and for a contract term of one year with an option to renew for four additional one-year terms;

WHEREAS, on March 3, 2022, the Board approved renewal of this contract for a one-year term, with an increased contract amount of \$100,000, for a cumulative contract amount of \$200,000, which contract will expire on March 31, 2023;

WHEREAS, OHA staff recommends that the Board of Commissioners approve renewal of the contract with Reno & Cavanaugh, PLLC to provide legal services in housing development and mixed finance matters on an as-needed basis, for a one-year term, with no increase in the contract amount;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners hereby approves renewal of the contract with Reno & Cavanaugh, PLLC, to provide legal services in housing development and mixed finance matters on an as-needed basis, for a one-year term, with no increase in the contract amount.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held March 2, 2023.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.2.6. Resolution 2023-30 eSignature DocuSign Renewal



DocuSign, Inc.
221 Main Street, Suite 1000
San Francisco, CA 94105

Offer Valid Through: Mar 24, 2023
Prepared By: Lisa Trosper
Quote Number: Q-01037328
SUBJECT TO APPROVAL

ORDER FORM

Address Information

Bill To:

Omaha Housing Authority
1823 Harney St
Omaha, NE, 68102
United States

Billing Contact Name:

Nicole Molina

Billing Email Address:

nmolina@ohauthority.org

Billing Phone:

+1 402-444-6900

Ship To:

Omaha Housing Authority
1823 Harney St
Omaha, NE, 68102
United States

Shipping Contact Name:

Nicole Molina

Shipping Email Address:

nmolina@ohauthority.org

Shipping Phone:

+1 402-444-6900

Order Details

Order Start Date: Mar 25, 2023

Order End Date: Mar 24, 2024

Billing Frequency: Annual

Payment Method: Check

Payment Terms: Net 30

Currency: USD

Products

Product Name	Subscription No.	Start Date	End Date	Quantity	Net Price
eSignature Enterprise Pro for Gov - Envelope	SUB-1554380-1	Mar 25, 2023	Mar 24, 2024	10,000	\$55,500.00
Premier Support - eSign	SUB-1554380-1	Mar 25, 2023	Mar 24, 2024	1	\$8,325.00

Grand Total: \$ 63,825.00

Product Details

eSignature Envelope Allowance: 10,000

Overage/Usage Fees

eSignature Enterprise Pro for Gov - Env (Per Transaction): \$9.40

Order Special Terms

Terms & Conditions

This Order Form covers the products and services described herein and is governed by the attached terms and conditions.

Billing Information

Prices shown above do not include any state and local taxes that may apply. Any such taxes are the responsibility of the Customer and will appear on the final invoice.

Is the contracting entity exempt from sales tax?

Please select Yes or No : \tax

If yes, please send the required tax exemption documents immediately to taxexempt@docusign.com.

Invoices for this order will be emailed automatically from invoicing@erp.docusign.com. Please make sure this email is on an approved setting or safe senders list so notifications do not go to a junk folder or caught in a spam filter.

Purchase Order Information

Is a Purchase Order (PO) required for the purchase or payment of the products on this Order Form?

Please select Yes or No:

If yes, please complete the following:

PO Number:

PO Amount: \$

DRAFT

DOCUSIGN MASTER SERVICES AGREEMENT

This DocuSign Master Services Agreement (“MSA”) is made between DocuSign, Inc., a Delaware corporation, (“DocuSign”) and the Customer identified on the Order Form (“Customer”), together referred to as the “Parties” and each individually as a “Party.” Specific services terms, product details and any applicable license and/or subscription terms will be set forth in applicable [Service Schedule\(s\)](https://www.docusign.com/company/terms-and-conditions/msa-service-schedules) (located at <https://www.docusign.com/company/terms-and-conditions/msa-service-schedules>), Order Form(s) and SOW(s), each of which become binding on the Parties and are incorporated into this MSA upon execution of an Order Form and/or SOW. Each Order Form and/or SOW is governed by and incorporates the following documents in effect as of the date of last update of such documents, collectively referred to as the “Agreement” that consists of:

1. the Order Form and/or Statement of Work;
2. any attachments and/or appendix(ices) to a Service Schedule;
3. Service Schedule(s); and
4. this MSA.

The applicable attachment(s), appendix(ices), and Service Schedule(s) is determined by the DocuSign Service(s) purchased on the Order Form and/or SOW. In the event of a conflict, the order of precedence is as set out above in descending order of control.

MSA Version: December 18, 2019.

Each Party agrees that the following terms and conditions govern each Order Form and/or SOW that references this MSA:

TABLE OF CONTENTS

1. [Definitions](#)
2. [Usage and Access Rights](#)
3. [Ownership](#)
4. [Security and Customer Data](#)
5. [Payment of Fees](#)
6. [Taxes](#)
7. [Term and Termination](#)
8. [Warranties and Disclaimers](#)
9. [Third-Party Claims](#)
10. [Limitation of Liability](#)
11. [Confidentiality](#)
12. [Governing Law and Venue](#)
13. [General](#)

1. DEFINITIONS

“**Account**” means a unique account established by Customer to enable its Authorized Users to access and use a DocuSign Service.

“**Account Administrator**” is an Authorized User who is assigned and expressly authorized by Customer as its agent to manage Customer’s Account, including, without limitation, to configure administration settings, assign access and use authorizations, request different or additional services, provide usage and performance reports, manage templates, execute approved campaigns and events, assist in third-party product integrations, and to receive privacy disclosures. Customer may appoint an employee or a third-party business partner or contractor to act as its Account Administrator and may change its designation at any time through its Account.

“**Affiliate**” of a Party means any entity that the Party directly or indirectly owns or controls more than fifty percent (50%) of the voting interests of the subject entity. Any legal entity will be considered a Party’s Affiliate as long as that interest is maintained.

“Authorized User” means one individual natural person, whether an employee, business partner, contractor, or agent of Customer or its Affiliates who is registered by Customer to use the DocuSign Services. An Authorized User must be identified by a unique email address and user name, and two or more persons may not use the DocuSign Services as the same Authorized User. If the Authorized User is not an employee of Customer, use of the DocuSign Services will be allowed only if the user is under confidentiality obligations with Customer at least as restrictive as those in this Agreement and is accessing or using the DocuSign Services solely to support Customer’s and/or Customer Affiliates’ internal business purposes.

“Confidential Information” means (a) for DocuSign and its Affiliates, the DocuSign Services and Documentation; (b) for Customer and its Affiliates, Customer Data; (c) any other information of a Party or its Affiliates that is disclosed in writing or orally and is designated as confidential or proprietary at the time of disclosure to the Party, including its Affiliates, receiving Confidential Information (**“Recipient”**) (and, in the case of oral disclosures, summarized in writing and delivered to the Recipient within thirty (30) days of the initial disclosure), or that due to the nature of the information the Recipient would clearly understand it to be confidential information of the disclosing Party; and (d) the specific terms and conditions of this Agreement between the Parties. Confidential Information does not include any information that: (i) was or becomes generally known to the public through no fault or breach of this Agreement by the Recipient; (ii) was rightfully in the Recipient’s possession at the time of disclosure without restriction on use or disclosure; (iii) was independently developed by the Recipient without use of or reference to the disclosing Party’s Confidential Information; or (iv) was rightfully obtained by the Recipient from a third party not under a duty of confidentiality and without restriction on use or disclosure.

“Customer Data” means any content, eDocuments, materials, data and information that Customer or its Authorized Users enter into the DocuSign Cloud Services, including, but not limited to, any Customer personal data and information contained in eDocuments. Customer Data does not include any component of the DocuSign Cloud Services or material provided by or on behalf of DocuSign.

“Documentation” means DocuSign’s then-current technical and functional documentation for the DocuSign Services as made generally available by DocuSign.

“DocuSign Cloud Service(s)” means any subscription-based, hosted solution that is supported and operated on demand and provided by DocuSign under this Agreement.

“DocuSign Service(s)” means the services identified on the Order Form and/or SOW and obtained by Customer pursuant to this Agreement, including but not limited to DocuSign Cloud Services and Professional Services.

“eDocument” refers to a contract, notice, disclosure, or other record or document deposited into the DocuSign Cloud Service by Customer for processing.

“Indemnified Party(ies)” means, as the case may be, the Party (whether DocuSign or Customer) being indemnified for a third-party claim, including its employees, directors, agents, and representatives.

“Indemnifying Party(ies)” means the Party (whether DocuSign or Customer) that is providing indemnification under Section 9 (Third-Party Claims).

“Order Form” means the order form provided by DocuSign that sets forth the pricing and options of the DocuSign Services selected by Customer.

“Order Start Date” means the start date of the applicable Order Form as defined in that Order Form.

“Professional Services” means any integration, consulting, architecture, training, transition, configuration, administration, and similar ancillary DocuSign Services that are set forth in an Order Form or Statement of Work (**“SOW”**).

“Service Schedule” means the service-specific terms and conditions applicable to the DocuSign Service(s).

2. USAGE AND ACCESS RIGHTS

2.1 Right to Use. DocuSign will provide the DocuSign Services to Customer as set forth in the Order Form and/or SOW. Subject to the terms and conditions of this Agreement, DocuSign grants to Customer a worldwide, limited, non-exclusive, non-transferrable right and license during the Term, solely for its and its Affiliates’ internal

business purposes, and in accordance with the Documentation, to: (a) use the DocuSign Services; (b) implement, configure, and through its Account Administrator, permit its Authorized Users to access and use the DocuSign Services; and (c) access and use the Documentation. Customer will ensure that its Affiliates and all Authorized Users using the DocuSign Services under its Account comply with all of Customer's obligations under this Agreement, and Customer is responsible for their acts and omissions relating to the Agreement as though they were those of Customer.

2.2 Restrictions. Customer shall not, and shall not permit its Authorized Users or others under its control to, do the following with respect to the DocuSign Services:

- (a) use the DocuSign Services, or allow access to it, in a manner that circumvents contractual usage restrictions or that exceeds Customer's authorized use or usage metrics set forth in this Agreement, including the applicable Order Form or SOW;
- (b) license, sub-license, sell, re-sell, rent, lease, transfer, distribute, time share or otherwise make any portion of the DocuSign Services or Documentation available for access by third parties except as otherwise expressly provided in this Agreement;
- (c) access or use the DocuSign Services or Documentation for the purpose of: (i) developing or operating products or services intended to be offered to third parties in competition with the DocuSign Services, or (ii) allowing access to its Account by a direct competitor of DocuSign;
- (d) reverse engineer, decompile, disassemble, copy, or otherwise attempt to derive source code or other trade secrets from or about any of the DocuSign Services or technologies, unless and then only to the extent expressly permitted by applicable law, without consent;
- (e) use the DocuSign Services or Documentation in a way that: (i) violates or infringes upon the rights of a third party, including those pertaining to: contract, intellectual property, privacy, or publicity; or (ii) effects or facilitates the storage or transmission of libelous, tortious, or otherwise unlawful material including, but not limited to, material that is harassing, threatening, or obscene;
- (f) fail to use commercially reasonable efforts to not interfere with or disrupt the integrity, operation, or performance of the DocuSign Services or interfere with the use or enjoyment of it by others;
- (g) use the DocuSign Services to create, use, send, store, or run viruses or other harmful computer code, files, scripts, agents, or other programs, or circumvent or disclose the user authentication or security of the DocuSign Cloud Service or any host, network, or account related thereto or use any aspect of the DocuSign Services components other than those specifically identified in an Order Form or SOW, even if technically possible; or
- (h) use, or allow the use of, the DocuSign Services in violation of Section 13.5 (Trade Restrictions).

2.3 Suspension of Access. DocuSign may suspend any use of the DocuSign Services, or remove or disable any Account or content that DocuSign reasonably and in good faith believes violates this Agreement. DocuSign will use commercially reasonable efforts to notify Customer prior to any such suspension or disablement, unless DocuSign reasonably believes that: (a) it is prohibited from doing so under applicable law or under legal process (such as court or government administrative agency processes, orders, mandates, and the like); or (b) it is necessary to delay notice in order to prevent imminent harm to the DocuSign Services or a third party. Under circumstances where notice is delayed, DocuSign will provide notice if and when the related restrictions in the previous sentence no longer apply.

2.4 Trial Usage. If Customer registers for a free trial, promotional offer, or other type of limited offer for use of the DocuSign Services ("Free Trial"), Customer may be presented with additional terms and conditions when registering for a Free Trial, and any such additional terms and conditions are hereby incorporated into this Agreement by reference as a Service Schedule and are legally binding upon the Parties. ANY DATA THAT CUSTOMER ENTERS INTO THE DOCUSIGN SERVICES, AND ANY CONFIGURATIONS MADE BY OR FOR CUSTOMER, DURING THE FREE TRIAL WILL BE PERMANENTLY LOST AT THE END OF THE TRIAL PERIOD UNLESS CUSTOMER: (a) PURCHASES A SUBSCRIPTION TO THE SAME DOCUSIGN SERVICES AS THOSE COVERED BY THE TRIAL; (b)

PURCHASES AN UPGRADED VERSION OF THE DOCUSIGN SERVICES; OR (c) EXPORTS SUCH DATA BEFORE THE END OF THE TRIAL PERIOD. CUSTOMER CANNOT TRANSFER DATA ENTERED OR CONFIGURATIONS MADE DURING THE FREE TRIAL TO A DOCUSIGN SERVICE THAT WOULD BE A DOWNGRADE FROM THAT COVERED BY THE TRIAL, AND IN SUCH SITUATION ANY CUSTOMER DATA OR CUSTOMIZATION WILL BE PERMANENTLY LOST.

NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, INCLUDING WITHOUT LIMITATION SECTION 8 (WARRANTIES AND DISCLAIMERS), SECTION 9 (THIRD-PARTY CLAIMS), AND SECTION 10 (LIMITATION OF LIABILITY), FREE TRIALS ARE PROVIDED "AS-IS" AND "AS AVAILABLE" AND, TO THE FULLEST EXTENT PERMISSIBLE BY LAW, (y) WITHOUT ANY REPRESENTATION OR WARRANTY, WHETHER EXPRESS, IMPLIED OR STATUTORY; AND (z) DOCUSIGN'S TOTAL AGGREGATE LIABILITY ARISING OUT OF OR RELATING TO CUSTOMER'S USE OF THE FREE TRIAL IS \$100.

3. OWNERSHIP

3.1 Customer Data. Customer Data processed using the DocuSign Services is and will remain, as between Customer and DocuSign, owned by Customer. Customer hereby grants DocuSign the right to process, transmit, store or disclose the Customer Data in order to provide the DocuSign Services to Customer, subject to the terms of Section 11.2 (Required Disclosure) below.

3.2 DocuSign Services. DocuSign, its Affiliates, or its licensors own all right, title, and interest in and to any and all copyrights, trademark rights, patent rights, database rights, and other intellectual property or other rights in and to the DocuSign Services and Documentation, any improvements, design contributions, or derivative works thereto, and any knowledge or processes related thereto and/or provided hereunder. Unless otherwise specified in the applicable SOW, all deliverables provided by or for DocuSign in the performance of Professional Services, excluding Customer Data and Customer Confidential Information, are owned by DocuSign and constitute part of the DocuSign Service(s) under this Agreement.

3.3 Third-Party Services and Materials. Customer may choose to obtain products, services or materials that are provided or supported by third parties ("**Third-Party Services and Materials**") for use with DocuSign Services. DocuSign assumes no responsibility for, and specifically disclaims any liability or obligation with respect to, any Third-Party Services and Materials that are provided pursuant to the terms of the applicable third-party license or separate agreement between the licensor of the Third-Party Services and Customer. DocuSign does not represent and/or warrant in any manner that Third-Party Services and Materials are accurate, current, or comply with laws, rules and/or regulations of, or are otherwise valid and enforceable in or appropriate for, the jurisdiction in which the Third-Party Services and Materials are used or for Customer's purposes.

3.4 Feedback. DocuSign encourages Customer to provide suggestions, proposals, ideas, recommendations, or other feedback regarding improvements to DocuSign Services and related resources ("**Feedback**"). To the extent Customer provides Feedback, Customer grants to DocuSign a royalty-free, fully paid, sub-licensable, transferable (notwithstanding Section 13.2 (Assignability)), non-exclusive, irrevocable, perpetual, worldwide right and license to make, use, sell, offer for sale, import, and otherwise exploit Feedback (including by incorporation of such feedback into the DocuSign Services) without restriction; provided that such Feedback does not identify Customer, its Affiliates, or Authorized Users, or include any Customer Data without Customer's prior written consent.

4. SECURITY AND CUSTOMER DATA

4.1 Security. DocuSign will use commercially reasonable industry standard security technologies in providing the DocuSign Services. DocuSign has implemented and will maintain appropriate technical and organizational measures, including information security policies and safeguards, to preserve the security, integrity, and confidentiality of Customer Data and personal data and to protect against unauthorized or unlawful disclosure or corruption of or access to personal data. Additional security obligations, if any, shall be set forth or referenced in the applicable Service Schedule, attachment and/or appendix.

4.2 Customer Data. Customer is responsible for Customer Data (including Customer personal data) as entered into, supplied or used by Customer and its Authorized Users in the DocuSign Services. Further, Customer is solely responsible for determining the suitability of the DocuSign Services for Customer's business and complying with any applicable data privacy and protection regulations, laws or conventions applicable to Customer Data and Customer's use of the DocuSign Services. Customer grants to DocuSign the non-exclusive right to process

Customer Data (including personal data) in accordance with the applicable data protection provisions and the technical and organizational measures referred to in an applicable Service Schedule, attachment and/or appendix, for the sole purpose of and only to the extent necessary for DocuSign: (a) to provide the DocuSign Services; (b) to verify Customer's compliance with the restrictions set forth in Section 2.2 (Restrictions) if DocuSign has a reasonable belief of Customer's non-compliance; and (c) as otherwise set forth in this Agreement.

4.3 Use of Aggregate Data. Customer agrees that DocuSign may collect, use, and disclose quantitative data derived from the use of the DocuSign Services for its business purposes, including industry analysis, benchmarking, analytics, and marketing. All data collected, used, and disclosed will be in aggregate and deidentified form only and will not identify Customer, its Authorized Users, Customer Data, or any third parties utilizing the DocuSign Services.

5. PAYMENT OF FEES

5.1 Fees. Except as expressly set forth in the applicable Order Form or SOW, Customer will pay all fees set forth in the Order Form or SOW in accordance with the following: (a) DocuSign Services fees are invoiced annually in advance; (b) the first invoice will coincide with the Order Start Date or effective date of a SOW; (c) payment will be due within thirty (30) days from the date of the invoice; and (d) all amounts will be denominated in U.S. dollars. Upon execution by Customer and DocuSign, each Order Form and/or SOW is non-cancellable and non-refundable except as provided in this Agreement, and the Term as set forth in the Order Form for DocuSign Cloud Services is a continuous and non-divisible commitment for the full duration of the Term regardless of any invoice schedule. Customer may withhold from payment any charge or amount disputed by Customer in good faith pending resolution of such dispute, provided that Customer: (i) notifies DocuSign of the dispute prior to the date such payment is due, specifying in such notice (A) the amount in dispute, and (B) the reason for the dispute set out in sufficient detail to facilitate investigation by DocuSign and resolution by the parties; (ii) makes timely payment of all undisputed charges and amounts; (iii) works diligently with DocuSign to resolve the dispute promptly; and (iv) pays all amounts that are determined to be payable by resolution of the dispute (by adversarial proceedings, agreement or otherwise) within ten (10) days following such resolution.

5.2 Purchase Orders. If Customer issues a purchase order, then it shall be for the full amount set forth in the applicable Order Form or SOW, and DocuSign hereby rejects any additional or conflicting terms appearing in a purchase order or any other ordering materials submitted by Customer, and conditions assent solely based on the terms and conditions of this Agreement as offered by DocuSign. Upon request, DocuSign shall reference the purchase order number on its invoices, provided, however, that Customer acknowledges that it is Customer's responsibility to provide the corresponding purchase order information (including a purchase order number) to DocuSign upon the signing of any Order Form. Customer agrees that a failure to provide DocuSign with the corresponding purchase order shall not relieve Customer of its obligations to provide payment to DocuSign pursuant to Section 5.1 (Fees) above.

5.3 Offsets; Late Charges; Attorneys' Fees. If DocuSign owes any amounts to Customer that are not derived from this Agreement, such amounts will not be withheld or offset against any invoice issued under this Agreement. DocuSign may assess late charges equal to the lesser of one and one-half percent (1.5%) of the unpaid balance per month or the highest rate permitted by applicable law. Customer will be responsible for any reasonable attorneys' fees, costs, and expenses incurred by DocuSign to collect any amounts that are not paid when due. If Customer fails to timely pay any amounts due under this Agreement, then without limitation of any of its other rights or remedies, DocuSign may suspend performance of those DocuSign Services until DocuSign receives all past due amounts from Customer.

6. TAXES

6.1 Tax Responsibility. All payments required by this Agreement are stated exclusive of all taxes, duties, levies, imposts, fines or similar governmental assessments, including sales and use taxes, value-added taxes ("VAT"), goods and services taxes ("GST"), excise, business, service, and similar transactional taxes imposed by any jurisdiction and the interest and penalties thereon (collectively, "Taxes"). Customer shall be responsible for and bear Taxes associated with its purchase of, payment for, access to or use of the DocuSign Services. Taxes shall not be deducted from the payments to DocuSign, except as required by law, in which case Customer shall increase the amount payable as necessary so that after making all required deductions and withholdings, DocuSign receives and

retains (free from any Tax liability) an amount equal to the amount it would have received had no such deductions or withholdings been made. If Customer claims tax exempt status for amounts due under this Agreement, it shall provide DocuSign with a valid tax exemption certificate (authorized by the applicable governmental authority) to avoid application of Taxes to Customer's invoice. Each Party is responsible for and shall bear Taxes imposed on its net income. Customer hereby confirms that DocuSign can rely on the ship-to name and address set forth in the Order Form(s) or SOW Customer places directly with DocuSign as being the place of supply for Tax purposes. The Parties' obligations under this Section 6.1 (Tax Responsibility) shall survive the termination or expiration of this Agreement.

6.2 Invoicing Taxes. If DocuSign is required to invoice or collect Taxes associated with Customer's purchase of, payment for, access to or use of the DocuSign Services, DocuSign will issue an invoice to Customer including the amount of those Taxes, itemized where required by law. If applicable, Customer shall provide to DocuSign its VAT, GST or similar tax identification number(s) on the Order Form or SOW. Customer shall use the ordered DocuSign Services for Customer's business use in the foregoing location(s) in accordance with the provided VAT or GST identification number(s).

7. TERM AND TERMINATION

7.1 Term. The term of an Order Form and any associated Service Schedule(s) is the period of time, including all renewals thereto, that begins on the Order Start Date and, unless terminated sooner as provided herein, will continue until the Order End Date, both dates as specified on the Order Form (the "**Term**"). In the case of a SOW for Professional Services, if no end date is specified in the SOW, then the SOW shall expire upon completion of Professional Services or early termination as permitted by this Agreement. The term of this MSA and this Agreement shall continue as long as an Order Form or SOW referencing or incorporated into this MSA remains valid and in effect. Prior to the Order Start Date, DocuSign may, upon mutual agreement, start providing Professional Services and/or provide Customer access to the DocuSign Services, which will be governed by this Agreement. Termination or expiration of any Order Form or SOW shall leave other Order Forms or SOWs unaffected.

7.2 Termination for Breach; Termination for Insolvency. If either Party commits a material breach or default in the performance of any of its obligations under this Agreement, then the other Party may terminate this Agreement in its entirety by giving the defaulting Party written notice of termination, unless the material breach or default in performance is cured within thirty (30) days after the defaulting Party receives notice thereof. Either Party may terminate this Agreement in its entirety upon written notice if the other Party becomes the subject of a petition in bankruptcy or any proceeding related to its insolvency, receivership or liquidation, in any jurisdiction, that is not dismissed within sixty (60) days of its commencement, or an assignment for the benefit of creditors.

7.3 Post-Termination Obligations. If this Agreement expires or is terminated for any reason: (a) Customer will pay to DocuSign any amounts that have accrued before, and remain unpaid as of, the effective date of the expiration or termination; (b) any and all liabilities of either Party to the other Party that have accrued before the effective date of the expiration or termination will survive; (c) licenses and use rights granted to Customer with respect to DocuSign Services and intellectual property will immediately terminate; (d) DocuSign's obligation to provide any further services to Customer under this Agreement will immediately terminate, except any such services that are expressly to be provided following the expiration or termination of this Agreement; and (e) the Parties' rights and obligations under Sections 6.1, 7.3, 8.3, and 10 through 13 will survive.

8. WARRANTIES AND DISCLAIMERS

8.1 DocuSign Service Warranties. DocuSign warrants that during the applicable Term, the DocuSign Services, when used as authorized under this Agreement, will perform substantially in conformance with the Documentation associated with the applicable DocuSign Services. Customer's sole and exclusive remedy for any breach of this warranty by DocuSign is for DocuSign to repair or replace the affected DocuSign Services to make them conform, or, if DocuSign determines that the foregoing remedy is not commercially reasonable, then either Party may terminate this Agreement.

8.2 Mutual Warranties. Each Party represents and warrants that: (a) this Agreement has been duly executed and delivered and constitutes a valid and binding agreement enforceable against it in accordance with

the terms of this Agreement; and (b) no authorization or approval from any third party is required in connection with its execution, delivery, or performance of this Agreement.

8.3 Disclaimer. Except for the express representations and warranties stated in this Section 8 (Warranties and Disclaimers), SOW or a Service Schedule, DocuSign: (a) makes no additional representation or warranty of any kind -- whether express, implied in fact or by operation of law, or statutory -- as to any matter whatsoever; (b) disclaims all implied warranties, including but not limited to merchantability, fitness for a particular purpose, and title; and (c) does not warrant that the DocuSign Services are or will be error-free or meet Customer's requirements. Customer has no right to make or pass on any representation or warranty on behalf of DocuSign to any third party.

9. THIRD-PARTY CLAIMS

9.1 By DocuSign. DocuSign will indemnify Customer, and its employees, directors, agents, and representatives from, and defend the Indemnified Parties against, any actual or threatened: (a) third-party claim; (b) third-party legal action; or (c) administrative agency action or proceeding ("**Claim**") to the extent arising from or related to: (i) any alleged breach by DocuSign of specified security safeguards related to the DocuSign Services that results in the breach of its confidentiality obligations in Section 11 (Confidentiality); and (ii) any alleged infringement of any third-party intellectual property rights by the DocuSign Services as provided by DocuSign, or the Indemnified Party's use thereof when used as authorized under this Agreement, provided, however, that DocuSign will not be responsible for alleged infringement that is due to the combination of DocuSign Services with goods or services provided by third parties.

9.2 By Customer. Customer will indemnify DocuSign, and its employees, directors, agents, and representatives from, and defend the Indemnified Parties against, any Claim to the extent arising from or related to: (a) use of the DocuSign Services by Customer or its Account Administrator or Authorized Users in violation of this Agreement, the Documentation, or applicable law; (b) any breach by Customer of its obligations under Section 2.2 (e)-(h) (Restrictions) or Section 11 (Confidentiality); or (c) the nature and content of all Customer Data processed by the DocuSign Services.

9.3 Procedures. The Parties' respective indemnification obligations above are conditioned on: (a) the Indemnified Parties giving the Indemnifying Party prompt written notice of the Claim, except that the failure to provide prompt notice will only limit the indemnification obligations to the extent the Indemnifying Party is prejudiced by the delay or failure; (b) the Indemnifying Party being given full and complete control over the defense and settlement of the Claim (as long as the settlement does not include any payment of any amounts by or any admissions of liability, whether civil or criminal, on the part of any of the Indemnified Parties); (c) the relevant Indemnified Parties providing assistance in connection with the defense and settlement of the Claim, as the Indemnifying Party may reasonably request; and (d) the Indemnified Parties' compliance with any settlement or court order made in connection with the Claim. The Indemnifying Party will indemnify the Indemnified Parties against: (i) all damages, costs, and attorneys' fees finally awarded against any of them with respect to any Claim; (ii) all out-of-pocket costs (including reasonable attorneys' fees) reasonably incurred by any of them in connection with the defense of the Claim (other than attorneys' fees and costs incurred without the Indemnifying Party's consent after it has accepted defense of such Claim); and (iii) all amounts that the Indemnifying Party agreed to pay to any third party in settlement of any Claims arising under this Section 9 (Third-Party Claims) and settled by the Indemnifying Party or with its approval.

9.4 Infringement Remedy. If Customer is enjoined or otherwise prohibited from using any of the DocuSign Services or a portion thereof based on a Claim covered by DocuSign's indemnification obligations under Section 9.1 (By DocuSign) above, then DocuSign will, at its sole expense and option, either: (a) obtain for Customer the right to use the allegedly infringing portions of the DocuSign Services; (b) modify the allegedly infringing portions of the DocuSign Services so as to render them non-infringing without substantially diminishing or impairing their functionality; or (c) replace the allegedly infringing portions of the DocuSign Services with non-infringing items of substantially similar functionality. If DocuSign determines that the foregoing remedies are not commercially reasonable, then either Party may terminate this Agreement, and in such case, DocuSign will provide a prorated refund to Customer for any prepaid fees received by DocuSign under this Agreement that correspond to the unused portion of the Term. Without limiting DocuSign's obligation to indemnify Customer as set forth in Section

9.1 (By DocuSign) above, the remedy set out in this Section 9.4 (Infringement Remedy) is Customer's sole and exclusive remedy for any actual or alleged infringement by DocuSign of any third-party intellectual property rights in the event that Customer is enjoined or otherwise prohibited from using any of the DocuSign Services or a portion thereof based on a Claim covered by DocuSign's indemnification obligations under Section 9.1 (By DocuSign).

10. LIMITATION OF LIABILITY

10.1 Exclusion of Damages. EXCEPT FOR THE PARTIES' OBLIGATIONS UNDER SECTION 9 (THIRD-PARTY CLAIMS), UNDER NO CIRCUMSTANCES, AND REGARDLESS OF THE NATURE OF THE CLAIM, SHALL EITHER PARTY (OR THEIR RESPECTIVE AFFILIATES) BE LIABLE TO THE OTHER PARTY FOR LOSS OF PROFITS, SALES OR BUSINESS, LOSS OF ANTICIPATED SAVINGS, LOSS OF USE OR CORRUPTION OF SOFTWARE, DATA OR INFORMATION, WORK STOPPAGE OR ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL, COVER, PUNITIVE, OR EXEMPLARY DAMAGES ARISING OUT OF OR RELATED TO THE TRANSACTIONS CONTEMPLATED UNDER THIS AGREEMENT, EVEN IF APPRISED OF THE LIKELIHOOD OF SUCH LOSSES.

10.2 Limitation of Liability. EXCEPT FOR: (A) THE PARTIES' OBLIGATIONS UNDER SECTION 9 (THIRD-PARTY CLAIMS); (B) DAMAGES RESULTING FROM DEATH OR BODILY INJURY ARISING FROM EITHER PARTY'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT; AND (C) DOCUSIGN'S RIGHT TO COLLECT UNPAID FEES DUE HEREUNDER, TO THE EXTENT PERMITTED BY LAW, THE TOTAL, CUMULATIVE LIABILITY OF EACH PARTY (OR THEIR RESPECTIVE AFFILIATES) ARISING OUT OF OR RELATED TO THIS AGREEMENT OR THE SERVICES PROVIDED HEREUNDER WHETHER BASED ON CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF STATUTORY DUTY, OR ANY OTHER LEGAL OR EQUITABLE THEORY, SHALL BE LIMITED TO THE AMOUNTS PAID BY CUSTOMER FOR THE DOCUSIGN SERVICE(S) GIVING RISE TO THE CLAIM DURING THE TWELVE (12) MONTH PERIOD PRECEDING THE FIRST EVENT GIVING RISE TO LIABILITY. THE EXISTENCE OF MORE THAN ONE CLAIM SHALL NOT ENLARGE THIS CUMULATIVE LIMIT. THE PARTIES FURTHER ACKNOWLEDGE THAT CUSTOMER MAY HAVE STATUTORY RIGHTS AGAINST DOCUSIGN FRANCE SAS AND CUSTOMER ACKNOWLEDGES AND AGREES THAT ANY AMOUNTS RECOVERED BY CUSTOMER AGAINST DOCUSIGN FRANCE SAS PURSUANT TO SUCH RIGHTS SHALL BE AGGREGATED WITH ANY OTHER CLAIMS HEREUNDER FOR PURPOSES OF THE CAP ON DAMAGES SET FORTH ABOVE.

10.3 Independent Allocations of Risk. Each provision of this Agreement that provides for a limitation of liability, disclaimer of warranties, or exclusion of damages represents an agreed allocation of the risks of this Agreement between the Parties. This allocation is reflected in the pricing offered by DocuSign to Customer and is an essential element of the basis of the bargain between the Parties. Each of these provisions is severable and independent of all other provisions of this Agreement, and each of these provisions will apply even if the warranties in this Agreement have failed of their essential purpose.

11. CONFIDENTIALITY

11.1 Restricted Use and Nondisclosure. During and after the Term, Recipient will: (a) use the Confidential Information of the other Party solely for the purpose for which it is provided; (b) not disclose such Confidential Information to a third party, except on a need-to-know basis to its Affiliates, attorneys, auditors, consultants, and service providers who are under confidentiality obligations at least as restrictive as those contained herein; and (c) protect such Confidential Information from unauthorized use and disclosure to the same extent (but using no less than a reasonable degree of care) that it protects its own Confidential Information of a similar nature.

11.2 Required Disclosure. If Recipient is required by law to disclose Confidential Information of the other Party or the terms of this Agreement, Recipient will give prompt written notice to the other Party before making the disclosure, unless prohibited from doing so by the legal or administrative process, and cooperate with the disclosing Party to obtain where reasonably available an order protecting the Confidential Information from public disclosure.

11.3 Ownership. Recipient acknowledges that, as between the Parties, all Confidential Information it receives from the disclosing Party, including all copies thereof in Recipient's possession or control, in any media, is proprietary to and exclusively owned by the disclosing Party. Nothing in this Agreement grants Recipient any right, title or interest in or to any of the disclosing Party's Confidential Information. Recipient's incorporation of the

disclosing Party's Confidential Information into any of its own materials will not render Confidential Information non-confidential.

11.4 Remedies. Recipient acknowledges that any actual or threatened breach of this Section 11 (Confidentiality) may cause irreparable, non-monetary injury to the disclosing Party, the extent of which may be difficult to ascertain. Accordingly, the disclosing Party is entitled to (but not required to) seek injunctive relief in addition to all remedies available to the disclosing Party at law and/or in equity, to prevent or mitigate any breaches of this Agreement or damages that may otherwise result from those breaches. Absent written consent of the disclosing Party to the disclosure, the Recipient, in the case of a breach of this Section 11 (Confidentiality), has the burden of proving that the disclosing Party's Confidential Information is not, or is no longer, confidential or a trade secret and that the disclosure does not otherwise violate this Section 11 (Confidentiality).

12. GOVERNING LAW AND VENUE

12.1 The Parties agree to the following country-specific provisions for governing law and venue for all claims and disputes arising out of or relating to this Agreement. This Agreement will be interpreted, construed, and enforced in all respects in accordance with the following laws based on the ship-to address of the Customer reflected on the Order Form.

(a) United Kingdom, a Member State of the European Economic Area, or Switzerland. This Agreement and any disputes or claims arising out of or in connection with it or its subject matter or formation (including without limitation non-contractual disputes or claims) are governed by and construed in accordance with the law of the Republic of Ireland. Each Party irrevocably agrees that the courts of the Republic of Ireland shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with this Agreement or its subject matter or formation (including non-contractual disputes or claims). The provisions of the U.N. Convention on Contracts for the International Sale of Goods are expressly excluded and do not apply to this Agreement.

(b) Australia. This Agreement is governed by the laws of New South Wales, Australia, and both Customer and DocuSign agree to submit to the non-exclusive jurisdiction of the New South Wales courts. The provisions of the 1980 U.N. Convention on Contracts for the International Sale of Goods are expressly excluded and do not apply to this Agreement. Any legal action arising under this Agreement must be initiated within two years after the cause of action arises. Each Party hereby irrevocably waives, to the fullest extent permitted by law, any and all right to trial by jury in any legal proceeding arising out of or relating to this Agreement.

(c) Singapore. This Agreement is governed by the laws of Singapore, and both Customer and DocuSign agree to submit to the non-exclusive jurisdiction of the courts of the Republic of Singapore. The provisions of the 1980 U.N. Convention on Contracts for the International Sale of Goods are expressly excluded and do not apply to this Agreement. Any legal action arising under this Agreement must be initiated within two years after the cause of action arises.

(d) For all other locations. This Agreement is governed by the laws of the State of California, U.S.A., without reference to its choice of law rules to the contrary. The Parties hereby irrevocably consent to the exclusive jurisdiction of, and venue in, any federal or state court of competent jurisdiction located in San Francisco County, California, for the purposes of adjudicating any dispute arising out of this Agreement. To the extent permitted by law, choice of law rules, the United Nations Convention on Contracts for the International Sale of Goods, and the Uniform Computer Information Transactions Act as enacted shall not apply. Notwithstanding the foregoing, either Party may at any time seek and obtain appropriate legal or equitable relief in any court of competent jurisdiction for claims regarding such Party's intellectual property rights. Each Party hereby irrevocably waives, to the fullest extent permitted by law, any and all right to trial by jury in any legal proceeding arising out of or relating to this Agreement.

12.2 To the extent allowed by law, the English version of this Agreement is binding, and other translations are for convenience only.

13. GENERAL

13.1 Relationship. The Parties are independent contractors. This Agreement does not create a partnership, franchise, joint venture, agency, fiduciary or employment relationship between the Parties. Except as set forth in this Agreement, nothing in this Agreement, expressed or implied is intended to give rise to any third-party beneficiary.

13.2 Assignability. Neither Party may assign its rights or obligations under this Agreement without the other Party's prior written consent. Notwithstanding the foregoing, either Party may assign its rights and obligations under this Agreement to an Affiliate as part of a reorganization, or to a purchaser of its business entity or substantially all of its assets or business to which rights and obligations pertain without the other Party's consent, provided that: (a) the purchaser is not insolvent or otherwise unable to pay its debts as they become due; (b) the purchaser is not a competitor of the other Party; and (c) any assignee is bound hereby. Other than the foregoing, any attempt by either Party to transfer its rights or obligations under this Agreement will be void.

13.3 Notices. Any notice required or permitted to be given in accordance with this Agreement will be effective only if it is in writing and sent using: (a) DocuSign Services; (b) certified or registered mail; or (c) a nationally recognized overnight courier, to the appropriate Party at the address set forth on the Order Form, with a copy, in the case of DocuSign, to legal@docusign.com. Each Party hereto expressly consents to service of process by registered mail. Either Party may change its address for receipt of notice by notice to the other Party through a notice provided in accordance with this Section 13.3 (Notices). Notices are deemed given upon receipt if delivered using DocuSign Services, two (2) business days following the date of mailing, or one (1) business day following delivery to a courier.

13.4 Force Majeure. In the event that either Party is prevented from performing, or is unable to perform, any of its obligations under this Agreement due to any cause beyond the reasonable control of the Party invoking this provision (including, without limitation, for causes due to war, fire, earthquake, flood, hurricane, riots, acts of God, telecommunications outage not caused by the obligated Party, or other similar causes) ("**Force Majeure Event**"), the affected Party's performance will be excused and the time for performance will be extended for the period of delay or inability to perform due to such occurrence; provided that the affected Party: (a) provides the other Party with prompt notice of the nature and expected duration of the Force Majeure Event; (b) uses commercially reasonable efforts to address and mitigate the cause and effect of such Force Majeure Event; (c) provides periodic notice of relevant developments; and (d) provides prompt notice of the end of such Force Majeure Event. Obligations to pay are excused only to the extent that payments are entirely prevented by the Force Majeure Event.

13.5 Trade Restrictions. The DocuSign Services, Documentation, and the provision and derivatives thereof are subject to the export control and sanctions laws and regulations of the United States and other countries that may prohibit or restrict access by certain persons or from certain countries or territories ("**Trade Restrictions**").

(a) Each Party shall comply with all applicable Trade Restrictions. In addition, each Party represents that it is not a Restricted Party, nor is it owned or controlled by, or acting on behalf of any person or entity that is a Restricted Party. "**Restricted Party**" means any person or entity that is: (i) listed on any U.S. government list of persons or entities with which U.S. persons are prohibited from transacting, including, but not limited to, OFAC's List of Specially Designated Nationals and Other Blocked Persons, the U.S. State Department's Nonproliferation Sanctions lists, the U.S. Commerce Department's Entity List or Denied Persons List located at <https://www.export.gov/article?id=Consolidated-Screening-List>; or (ii) subject to end destination export control regulations, such as, but not limited to, the U.S. Export Administration Regulations and EU Dual-Use Regulation EC 428/2009.

(b) Customer acknowledges and agrees that it is solely responsible for complying with, and shall comply with, Trade Restrictions applicable to any of its own or its Affiliates' or Authorized Users' content or Customer Data transmitted through the DocuSign Services. Customer shall not and shall not permit any Authorized User to access, use, or make the DocuSign Services available to or by any Restricted Party or to or from within in a country or territory subject to comprehensive U.S. sanctions (currently including, but not limited to, Cuba, the Crimea region of the Ukraine, Iran, North Korea, and Syria).

13.6 Anti-Corruption. In connection with the services performed under this Agreement and Customer's use of DocuSign's products and services, the Parties agree to comply with all applicable anti-corruption and anti-bribery related laws, statutes, and regulations.

13.7 U.S. Government Rights. All DocuSign software (including DocuSign Services) is commercial computer software and all services are commercial items. "Commercial computer software" has the meaning set forth in Federal Acquisition Regulation ("FAR") 2.101 for civilian agency purchases and the Department of Defense ("DOD") FAR Supplement ("DFARS") 252.227-7014(a)(1) for defense agency purchases. If the software is licensed or the DocuSign Services are acquired by or on behalf of a civilian agency, DocuSign provides the commercial computer software and/or commercial computer software documentation and other technical data subject to the terms of this Agreement as required in FAR 12.212 (Computer Software) and FAR 12.211 (Technical Data) and their successors. If the software is licensed or the DocuSign Services are acquired by or on behalf of any agency within the DOD, DocuSign provides the commercial computer software and/or commercial computer software documentation and other technical data subject to the terms of this Agreement as specified in DFARS 227.7202-3 and its successors. Only if this is a DOD prime contract or DOD subcontract, the Government acquires additional rights in technical data as set forth in DFARS 252.227-7015. Except as otherwise set forth in an applicable Service Schedule, this Section 13.7 (U.S. Government Rights) is in lieu of, and supersedes, any other FAR, DFARS or other clause or provision that addresses U.S. Government rights in computer software or technical data.

13.8 Publicity. Neither Party shall refer to the identity of the other Party in promotional material, publications, or press releases or other forms of publicity relating to the DocuSign Service unless the prior written consent of the other Party has been obtained, provided, however, that DocuSign may use Customer's name and logo for the limited purpose of identifying Customer as a customer of the DocuSign Service.

13.9 Waiver. The waiver by either Party of any breach of any provision of this Agreement does not waive any other breach. The failure of any Party to insist on strict performance of any covenant or obligation in accordance with this Agreement will not be a waiver of such Party's right to demand strict compliance in the future, nor will the same be construed as a novation of this Agreement.

13.10 Severability. If any part of this Agreement is found to be illegal, unenforceable, or invalid, the remaining portions of this Agreement will remain in full force and effect.

13.11 Entire Agreement. This Agreement is the final, complete, and exclusive expression of the agreement between the Parties regarding the DocuSign Services provided under this Agreement. This Agreement supersedes and replaces, and the Parties disclaim any reliance on, all previous oral and written communications (including any confidentiality agreements pertaining to the DocuSign Services under this Agreement), representations, proposals, understandings, undertakings, and negotiations with respect to the subject matter hereof and apply to the exclusion of any other terms that Customer seeks to impose or incorporate, or which are implied by trade, custom, practice, or course of dealing. This Agreement may be changed only by a written agreement signed by an authorized agent of both Parties. This Agreement will prevail over terms and conditions of any Customer-issued purchase order or other ordering documents, which will have no force and effect, even if DocuSign accepts or does not otherwise reject the purchase order or other ordering document.

DRAFT

Memorandum



To: The Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: March 2, 2023

Re: Recommendation for contract – DocuSign eSignature Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract with DocuSign Enterprise Pro for Government for a one-year term in an amount not to exceed \$63,825.00.

EXPLANATION:

DocuSign has a strong footprint in the Public and Affordable Housing marketplace, with more than 415 Housing Authorities currently using the cloud-based software. OHA investment in this software began in 2019 as a business account for the Procurement Department speeding up contract signing. DocuSign is the most popular eSignature solution on the market. The software is intuitive and easy-to-use providing secured signing agreements digitally while maintaining a complete audit trail of activity on each document. The contract includes 10,000 electronic envelopes and Enterprise level Support. DocuSign has provided this pricing based on our historical data of volume usage. The 2023-2024 year will see continued decreased usage from the current year as processes continue to move into the updated Yardi modules.

METHOD OF PROCUREMENT:

DocuSign is a NASPO Carahsoft awarded vendor with a State of Nebraska Purchasing Agreement. This purchasing agreement allows OHA the ability to utilize the contract by way of piggy-backing in place of issuing a formal procurement solicitation. DocuSign’s current OHA pricing reflects a discount of over 5% from the Carahsoft and State options.

MBE/WBE Section 3 Status: None

PROJECT COST: This contract will not exceed \$63,825.00.

SOURCE OF FUNDS: Capital Improvements funds and Operating budgets of Departments utilizing the product.

SPONSOR(S): Jennifer Dexter, Procurement Management
Philisa Smith, HCV Director
Susan Gilroy, Director of Compliance

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2023 - 30
RENEWAL OF CONTRACT WITH DOCUSIGN

WHEREAS, the Housing Authority of the City of Omaha (OHA) desires to have electronic document signature services to facilitate documents with staff, clients, and vendors, which is particularly valuable because much document work can be conducted electronically, which reduces staff work and reduces burdens on our tenants and contractors;

WHEREAS, DocuSign is a GSA-approved vendor; and

WHEREAS, staff recommends that the OHA Board of Commissioners approve a contract with DocuSign for a one-year term in an amount not to exceed \$63,825.00;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with DocuSign for a one- year term in an amount not to exceed \$63,825.00.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held March 2, 2023.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.2.7. Resolution 2023-31 Workers Compensation Insurance Renewal

RESOLUTION NO. 2023 – 31
WORKERS COMPENSATION INSURANCE

WHEREAS, the Housing Authority of the City of Omaha (OHA) is required to hold a policy of workers compensation insurance;

WHEREAS, OHA has a contract with Berkshire Hathaway Homestate Insurance Company effective beginning April 1, 2021 to provide workers compensation insurance for a one-year term with the option to renew for four additional one-year terms;

WHEREAS, on March 3, 2022, the Board approved renewal of this contract for a one-year term, which contract will expire on March 31, 2023;

WHEREAS, the annual premium costs for workers compensation insurance are based on multiple factors including prior claims, as well as current staffing levels and payroll levels, which may change through the year, and are estimated at \$315,744 based on current staffing and payroll;

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve renewal of the contract with Berkshire Hathaway Homestate Insurance Company to provide workers compensation insurance for a one-year term;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves renewal of the contract with Berkshire Hathaway Homestate Insurance Company to provide workers compensation insurance for a one-year term.

David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held March 2, 2023.

Joanie Poore, Secretary

Memorandum



To: The Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: March 2, 2023

Re: Recommendation for Contract Renewal – Workers Compensation Insurance

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract renewal with Berkshire Hathaway Homestate Insurance Company (BHHC) to provide OHA’s workers compensation insurance policy. The quote for the 2023-24 premium is \$315,744.00 which reflects a 2.24% decrease over the 2022 rate. The renewal would be the second one-year renewal with OHA reserving the right to renew for two (2) additional terms with Board of Commissioner approval.

PREVIOUS ACTION:

	Resolution	Effective Date	Annual Premium	Renewals available	No. of Vendors	Expire Date
Contract 21-WORCOM-INS	2021-26	4/1/2021	\$299,872	4	1	3/31/2022
First Renewal	2022-21	4/1/2022	\$322,977	3	1	3/31/2023

PROPOSED ACTION:

	Resolution	Effective Date	2023 Premium	Renewals available	No. of Vendors	Expire Date
Second Renewal	2023-TBD	4/1/2023	\$315,744	2	1	3/31/2024

DBE/MBE SECTION 3 STATUS: none

PROJECT COST: \$315,744.00

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: All OHA Agency Department Budgets

SPONSOR(S): Jennifer Dexter, Procurement Manager
Denise Thomas, Legal Department Manager
Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

5.2.8. Resolution 2023-32 Contract Renewal, General Litigation, Baird Holm

RESOLUTION NO. 2023 – 32
CONTRACT WITH BAIRD HOLM FOR LEGAL SERVICES - GENERAL LITIGATION

WHEREAS, staff of the Housing Authority of the City of Omaha (OHA) desires professional legal services in general litigation and representation including appellate practice;

WHEREAS, OHA has a contract with Baird Holm LLP effective beginning April 1, 2021 to provide legal services in general litigation and representation including appellate practice on an as-needed basis for a contract amount not to exceed \$100,000 and for a contract term of one year with an option to renew for four additional one-year terms;

WHEREAS, on March 3, 2022, the Board approved renewal of this contract for a one-year term, with an increased contract amount of \$100,000, for a cumulative contract amount of \$200,000, which contract will expire on March 31, 2023;

WHEREAS, OHA staff recommends that the Board of Commissioners approve renewal of the contract with Baird Holm LLP to provide legal services in general litigation and representation including appellate practice on an as-needed basis for a one-year term, with an increased contract amount of \$100,000;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners hereby approves renewal of the contract with Baird Holm LLP to provide legal services in general litigation and representation including appellate practice on an as-needed basis for a one-year term, with an increased contract amount of \$100,000.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held March 2, 2023.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

Memorandum



To: The Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: March 2, 2023

Re: Recommendation for Contract Renewal – General Litigation Legal Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract renewal with Baird Holm LLP for General Litigation Legal Services. The contract extension amount would not exceed \$100,000.00 for a total amount not to exceed \$300,000. This would be the second one-year renewal with OHA reserving the right to renew for two (2) additional terms with Board of Commissioner approval.

PREVIOUS ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expiration Date
Contract 21-LEGGL-20	2021-20	4/1/2021	\$100,000	\$100,000	4	1	3/31/2022
First Renewal	2022-16	4/1/2022	\$100,000	\$200,000	3	1	3/31/2023

PROPOSED ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expiration Date
Second Renewal	2023-TBD	4/1/2023	\$100,000	\$300,000	2	1	3/31/2024

PROJECT COST:

Company Name	DBE/WBE	Section 3 Business	Cumulative Expenditures as of 1/31/2023 for Baird Holm Contracts
Baird Holm LLP	No	No	\$ 114,507

SOURCE OF FUNDS: COCC Budget

SPONSOR(S): Jennifer Dexter, Procurement Manager
Gary Hatfield, CFO
Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

5.2.9. Resolution 2023-33 Contract Renewal, Labor Relations, Baird Holm

Memorandum



To: The Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: March 2, 2023

Re: Recommendation for Contract Renewal – Labor Relations and Human Resources Legal Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a one-year contract renewal with Baird Holm LLP for Labor Relations & Human Resource Legal Services. This would be the second one-year renewal with OHA reserving the right to renew for two (2) additional terms with Board of Commissioner approval.

PREVIOUS ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expiration Date
Contract 21-LEGLR-19	2021-19	4/1/2021	\$100,000	\$100,000	4	1	3/31/2022
First Renewal	2022-17	4/1/2022	\$100,000	\$200,000	3	1	3/31/2023

PROPOSED ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expiration Date
Second Renewal	2023-TBD	4/1/2023	\$0.00	\$200,000	2	1	3/31/2024

PROJECT COST:

Company Name	DBE	Section 3 Business	Cumulative Expenditures as of 1/31/2023 for Baird Holm Contracts
Baird Holm LLP	No	No	\$114,507

SOURCE OF FUNDS: COCC Budget

SPONSOR(S): Jennifer Dexter, Procurement Manager
Gary Hatfield, CFO
Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2023 – 33
CONTRACT WITH BAIRD HOLM FOR LEGAL SERVICES – HR & LABOR RELATIONS

WHEREAS, staff of the Housing Authority of the City of Omaha (OHA) desires professional legal services to guide and represent OHA in labor relations and human resources matters;

WHEREAS, OHA has a contract with Baird Holm LLP effective beginning April 1, 2021 to provide legal services in labor relations and human resources matters on an as-needed basis for a contract amount not to exceed \$100,000 and for a contract term of one year with an option to renew for four additional one-year terms;

WHEREAS, on March 3, 2022, the Board approved renewal of this contract for a one-year term, with an increased contract amount of \$100,000, for a cumulative contract amount of \$200,000, which contract will expire on March 31, 2023; and

WHEREAS, OHA staff recommends that the Board of Commissioners approve renewal of the contract with Baird Holm LLP to provide legal services in labor relations and human resources matters on an as-needed basis for a one-year term, with no increase in the contract amount;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners hereby approves renewal of the contract with Baird Holm LLP to provide legal services in labor relations and human resources matters on an as-needed basis for a one-year term, with no increase in the contract amount.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held March 2, 2023.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

6.1. Housing Choice Voucher Program

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: March 2, 2023
 Re: Monthly Utilization Report

PERIOD ENDING JANUARY 31, 2023

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
Housing Choice Voucher Base:	5052		182
HA Owned		11	
Home Ownership		62	
Tenant Protection		182	
Regular HCV (All other vouchers)		3620	
Total Vouchers Leased		<u>4289</u>	
Housing Choice Voucher Utilization: 85%			

	<u>Leased</u>	<u>Searching</u>
Portable Vouchers		
Port Billing	66	159
Port In		32

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
Mainstream Vouchers	115	100	0
Mainstream Utilization: 87%			

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
Project Based Vouchers	182	165	0
Project Based Vouchers (VASH)		30	

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: March 2, 2023
Re: Monthly Utilization Report

PERIOD ENDING JANUARY 31, 2023

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
Mod Rehab	91	89	2
Mod Rehab Utilization (using allocated): 97%			

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>	<u>Referral</u>
EMERGENGY VOUCHERS	142	109	38	5
EHV Utilization: 76%				

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>	<u>Referral</u>
VASH Vouchers	157	83	8	2
VASH Utilization: 72%				

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>	<u>Referral</u>
HOME TBRA	41	36	4	0
TBRA Utilization: 86%				

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: March 2, 2023
Re: Monthly Utilization Report

PERIOD ENDING JANUARY 31, 2023

December 2022

Inspections – 651 Total Conducted
651 Section 8 inspections conducted
38.9 % failed of the 316 annual and 63 initial and transfer inspections
260 follow up inspections
8 special, complaint and management inspections
4 Other inspections (relocation and inconclusive)
0 Public housing scattered site inspections conducted

January 2023

Inspections – 673 Total Conducted
673 Section 8 inspections conducted
41.7% failed of the 322 annual and 84 initial and transfer inspections
247 follow up inspections
12 special, complaint and management inspections
8 Other inspections (relocation and inconclusive)
0 Public housing scattered site inspections conducted

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: March 2, 2023
Re: Monthly Utilization Report

HUD Delinquency Report

PERIOD ENDING JANUARY 31, 2023

January	2023	97.42%
December	2022	97.82%
November	2022	96.98%
October	2022	96.98%
September	2022	96.98%
August	2022	96.38%
July	2022	96.38%
June	2022	96.49%
May	2022	96.42%
April	2022	96.08%
March	2022	95.33%
February	2022	94.81%
January	2022	95.64%

*HUD mandates for SEMAP the delinquency reporting rate on percent of families with reexaminations completed must be 95% by PHA fiscal year end. If this threshold is not met, OHA would receive zero points.

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: March 2, 2023
Re: Monthly Utilization Report

PERIOD ENDING DECEMBER 31, 2022

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
Housing Choice Voucher Base:	5007		174
HA Owned		10	
Home Ownership		62	
Tenant Protection		183	
Regular HCV (All other vouchers)		3640	
Total Vouchers Leased		<u>4285</u>	
Housing Choice Voucher Utilization: 86%			

	<u>Leased</u>	<u>Searching</u>
Portable Vouchers		
Port Billing	65	159
Port In		32

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
Mainstream Vouchers	115	100	0
Mainstream Utilization: 89%			

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
Project Based Vouchers	182	138	0
Project Based Vouchers (VASH)		30	

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: March 2, 2023
Re: Monthly Utilization Report

PERIOD ENDING DECEMBER 31, 2022

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
Mod Rehab	91	89	2
Mod Rehab Utilization (using allocated): 91%			

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>	<u>Referral</u>
EMERGENGY VOUCHERS	142	107	38	5
EHV Utilization: 75%				

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>	<u>Referral</u>
VASH Vouchers	157	87	6	0
VASH Utilization: 57%				

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>	<u>Referral</u>
HOME TBRA	41	36	4	0
TBRA Utilization: 86%				

PERIOD ENDING DECEMBER 31, 2022

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: March 2, 2023
Re: Monthly Utilization Report

December 2022

Inspections – 651 Total Conducted
651 Section 8 inspections conducted
38.9 % failed of the 316 annual and 63 initial and transfer inspections
260 follow up inspections
8 special, complaint and management inspections
4 Other inspections (relocation and inconclusive)
0 Public housing scattered site inspections conducted

November 2022

Inspections – 629 Total Conducted
607 Section 8 inspections conducted
48.5% failed of the 311 annual and 73 initial and transfer inspections
212 follow up inspections
9 special, complaint and management inspections
2 Other inspections (relocation and inconclusive)
22 Public housing scattered site inspections conducted

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: March 2, 2023
Re: Monthly Utilization Report

PERIOD ENDING DECEMBER 31, 2022

December	2022	97.82%
November	2022	96.98%
October	2022	96.98%
September	2022	96.98%
August	2022	96.38%
July	2022	96.38%
June	2022	96.49%
May	2022	96.42%
April	2022	96.08%
March	2022	95.33%
February	2022	94.81%
January	2022	95.64%
December	2021	96.00%
November	2021	95.01 %
October	2021	95.01 %
September	2021	94.68 %

*HUD mandates for SEMAP the delinquency reporting rate on percent of families with reexaminations completed must be 95% by PHA fiscal year end. If this threshold is not met, OHA would receive zero points.

6.2. Asset Management (Public Housing)

OHA Board Report Summary

Public Housing – March 3, 2023 Board Meeting

PHAS

OHA's MASS (Management Assessment Subsystem) score decreased from 15.9 in December to 14.2 in January, which would rate as sub-standard. OHA's goal is to achieve at least 15 points overall and 22 points in as many properties as possible (of 25 possible points). Decreases in both occupancy and tenant accounts receivable were the primary cause. In addition, a previous COVID related waiver expired in December that modified the scoring system for TARs, making it more difficult to achieve points in this category.

Occupancy

The overall occupancy rate for public housing decreased from 94.9% in December to 94.6% in January. OHA's goal is to be at 96% occupancy and strive toward 98% in as many properties as possible. Occupancy rates for affordable housing dropped from 93.8% to 89.6%. Market-rate housing also decreased slightly to 89.6%.

A lack of approved applications was the primary reason for declines in occupancy. Park Villa is continuing not leasing due to renovations and two buildings at Southside are not leasing pending demolition later this year (accounting for 1 vacancy at that location).

Tenant Accounts Receivable

OHA's TAR ratio (past due rent/ total rent due) increased from the previous month to 0.44. Past due rent in public housing increased by \$66k. Tenant revenue increased, but not near the same pace as past due rent.

Maintenance

Several changes were made to the board report for 2023 to better track work order completion and make ready time. On-time work order completion rates for work orders increased slightly to 50% (from 37%). The total number of outstanding routine work orders has decreased to 2,743 from 3,145. Decreasing the number of open work orders continues to be a focus, as well as improving make ready time.

Capital Improvements

OHA received notification of the 2023 capital funds grant, \$7,173,205, which is slightly larger than last year's award and the largest to date. OHA met the obligation deadline for the 2021 CFP grant (2/22/23) as well as the expenditure deadline for the 2020 Safety & Security grant (4/1/23). The next upcoming deadlines are for the 2019 lead-based paint grant which has obligation date of 8/30/23 and the 2021 safety and security grant with an expenditure date of 9/9/23.

OHA Property Management Report January 31, 2022

Development			Occupancy				Tenant Accounts Receivable					Net Operating Income				PHAS
Type	Property Name	Total Units	Prev Mo # Vacant	Current Mo # Vacant	Current Mo % Occupied	Trend	TAR Balance	Tenant Revenue	Prev Mo TAR Ratio	Current Mo TAR Ratio	TAR Trend	YTD Actual	YTD Budget	YTD Variance	YTD Cash Flow	MASS Points (of 25)
Multifam/ Towers	Florence Tower	106	1	1	99.0%	-	\$ 21,198	\$ 21,474	0.94	0.99	↑	\$ -	\$ -	TRUE	\$ -	21
	Benson Tower	143	20	19	86.7%	↑	\$ 33,141	\$ 25,647	1.11	1.29	↑	\$ -	\$ -	\$ -	\$ -	5
	Chambers Court	32	1	1	96.9%	-	\$ 26,715	\$ 37,551	0.57	0.71	↑	\$ -	\$ -	\$ -	\$ -	NA
	Farnam	20	2	1	95.0%	↑	\$ 6,813	\$ 10,695	0.74	0.64	↓	\$ -	\$ -	\$ -	\$ -	NA
	Jackson Tower	207	36	36	82.6%	-	\$ 37,302	\$ 41,578	0.74	0.90	↑	\$ -	\$ -	\$ -	\$ -	5
	Park South Tower	221	6	3	98.6%	↑	\$ 21,314	\$ 50,840	0.34	0.42	↑	\$ -	\$ -	\$ -	\$ -	20
	Highland Tower	106	2	2	98.1%	↓	\$ 638	\$ 23,479	0.09	0.03	↓	\$ -	\$ -	\$ -	\$ -	25
	Pine Tower	143	2	6	95.8%	↓	\$ 18,237	\$ 33,266	0.56	0.55	↓	\$ -	\$ -	\$ -	\$ -	17
	Bayview	12	0	1	91.7%	↓	\$ 173	\$ 5,093	0.22	0.03	↓	\$ -	\$ -	\$ -	\$ -	NA
	Timber Creek	45	3	3	93.3%	-	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Elderly	Evans Tower	110	2	2	98.2%	-	\$ 20,285	\$ 29,383	0.45	0.69	↑	\$ -	\$ -	\$ -	\$ -	19
	Crown Tower	149	12	17	87.2%	↓	\$ 19,007	\$ 33,843	0.44	0.56	↑	\$ -	\$ -	\$ -	\$ -	5
	Underwood Tower	104	2	0	100.0%	↑	\$ 7,098	\$ 29,854	0.14	0.24	↑	\$ -	\$ -	\$ -	\$ -	21
	Kay Jay Tower	117	11	9	92.3%	↑	\$ 1,654	\$ 28,860	0.17	0.06	↓	\$ -	\$ -	\$ -	\$ -	8
	Southside	356	12	21	94.0%	↓	\$ 27,593	\$ 105,911	0.11	0.26	↑	\$ -	\$ -	\$ -	\$ -	13
Single Family Homes/ Duplexes	Scat-Site North East	225	5	4	98.2%	↑	\$ 42,058	\$ 72,888	0.55	0.58	↑	\$ -	\$ -	\$ -	\$ -	16
	North Omaha Homes	24	2	1	95.8%	↑	\$ 1,404	\$ 9,287	0.41	0.15	↓	\$ -	\$ -	\$ -	\$ -	NA
	Crown I	16	2	3	81.3%	↓	\$ 9,504	\$ 4,916	0.69	1.93	↑	\$ -	\$ -	\$ -	\$ -	NA
	Crown II	12	0	0	100.0%	-	\$ 3,054	\$ 3,700	0.39	0.83	↑	\$ -	\$ -	\$ -	\$ -	NA
	Scat-Site South East	137	5	3	97.8%	↑	\$ 18,179	\$ 52,996	0.19	0.34	↑	\$ -	\$ -	\$ -	\$ -	18
	Scat-Site North West	115	2	3	97.4%	↓	\$ 225	\$ 51,461	-0.03	0.00	↑	\$ -	\$ -	\$ -	\$ -	21
	Keystone Crown Creek	37	0	0	100.0%	-	\$ 748	\$ 13,132	-0.05	0.06	↑	\$ -	\$ -	\$ -	\$ -	NA
	Scat-Site South West	75	0	0	100.0%	-	\$ (6,714)	\$ 24,765	-0.55	-0.27	↑	\$ -	\$ -	\$ -	\$ -	25
Total		2512	128	136	94.6%	↓	\$ 309,626	\$ 710,619	0.34	0.44	↑	\$ -	\$ -	\$ -	\$ -	14.1

6.3. Housing in Omaha, Inc.

6.4. Compliance

Memorandum



To: The Board of Commissioners
 From: Susan Gilroy, Director of Compliance
 Date: March 2, 2023
 Re: Intake Approved Applications January 2023

**Intake Department
 Month of January 2023**

New Public Housing Applications	406
New Villas Housing Applications	0
New Farnam Straight Tax Credit Housing Applications	0
New Chambers Straight Tax Credit Housing Applications	1
Approved Public Housing Applications	48
Approved Applications for Villas	0
Approved Applications for Chambers Straight Tax Credit	3
Approved Applications for Farnam Apts Straight Tax Credit	0

Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four	Five	Six	Seven
		38	5	4	0	1	0
Villas Applications Approved	Two	Three					
North Villas	0	0					
Arbor Villa	0	0					
Chambers Court Straight Tax Credit Applications Approved	One	Two	Three	Four			
	0	2	1	0			
Farnam Apartments Straight Tax Credit Applications Approved	Two	Three					
	0	0					
Applications Withdrawn from PH Wait List	126						
No Response	82						
Unit Offer Refusal	16						
Applicant Request	3						
Owe monies to OHA	0						
Not eligible to Apply	19						
Over Income Limits	1						
Failed Background Check	5						
Duplicate account	0						

Memorandum



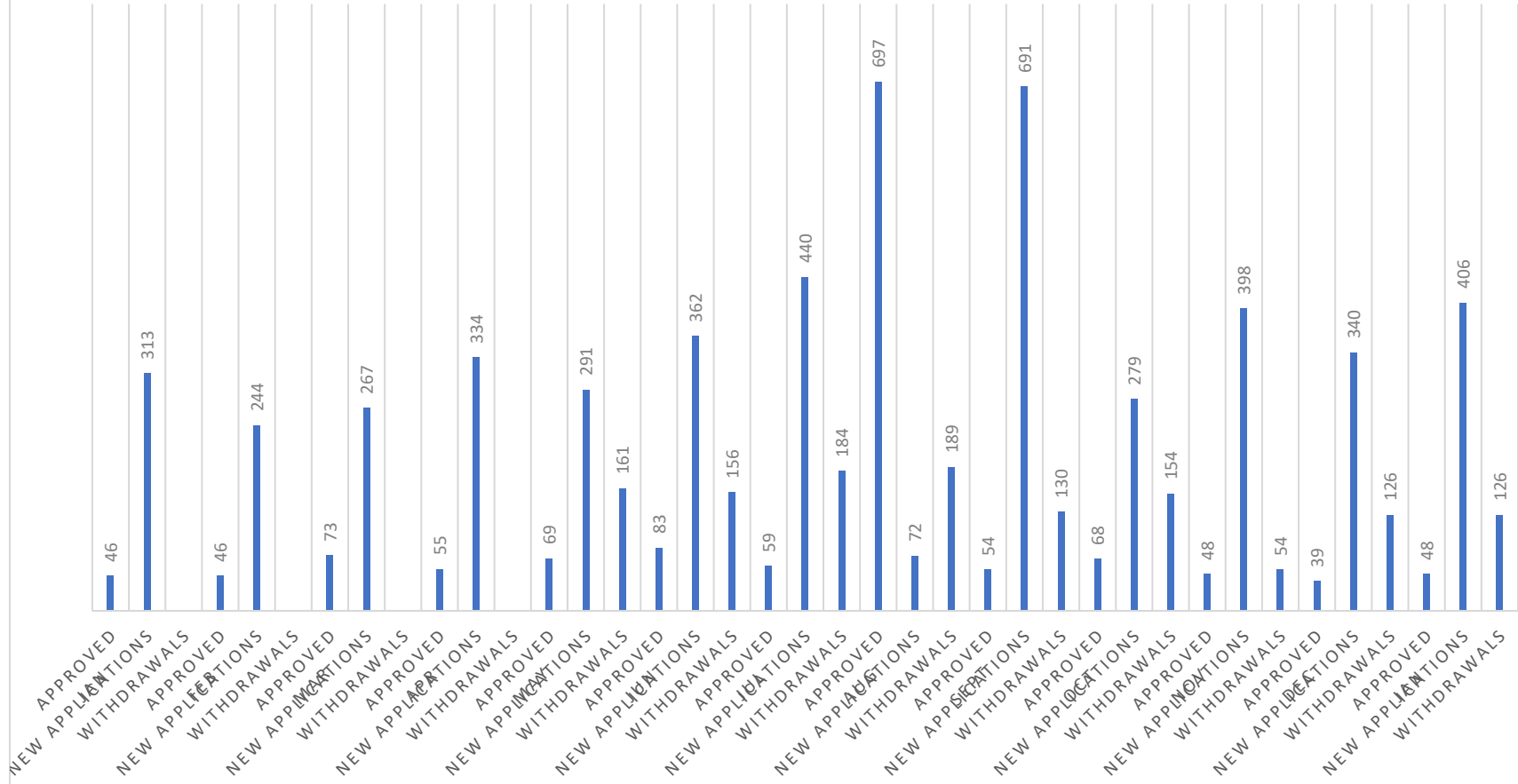
To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: March 2, 2023

Re: Intake Approved Applications January 2023

PUBLIC HOUSING WAITING LIST DATE AS OF JANUARY 2023



Memorandum

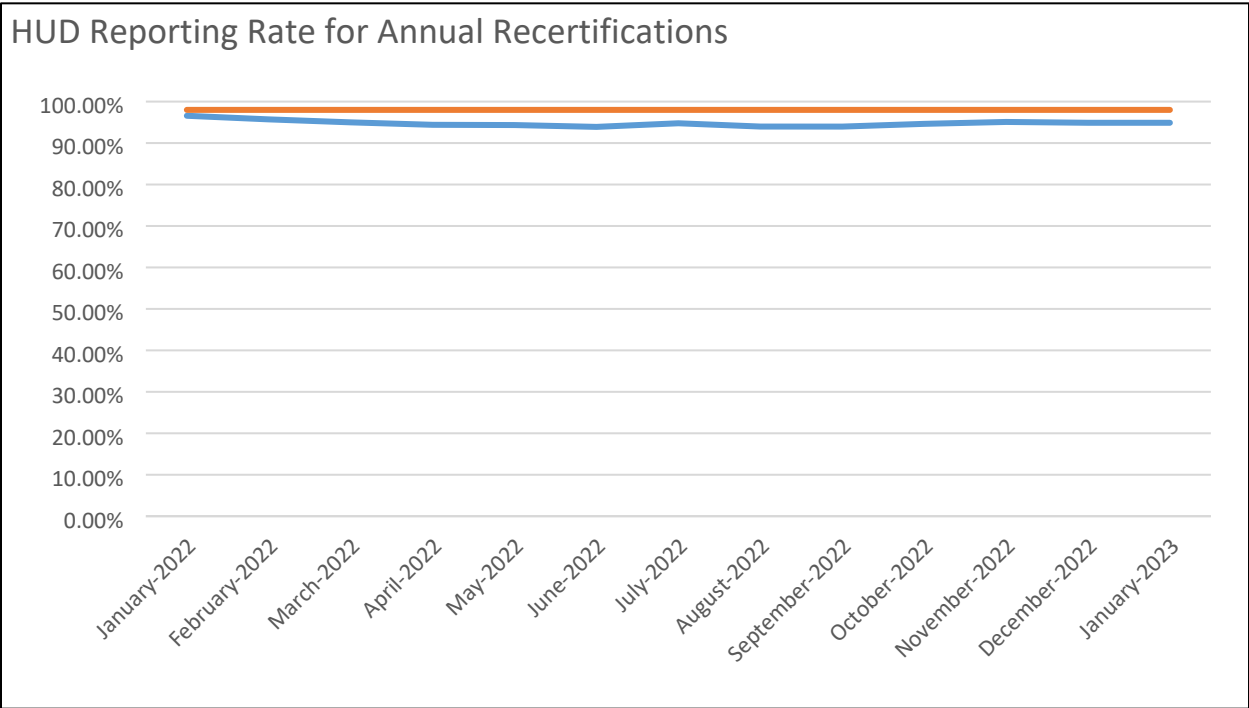


To: The Board of Commissioners

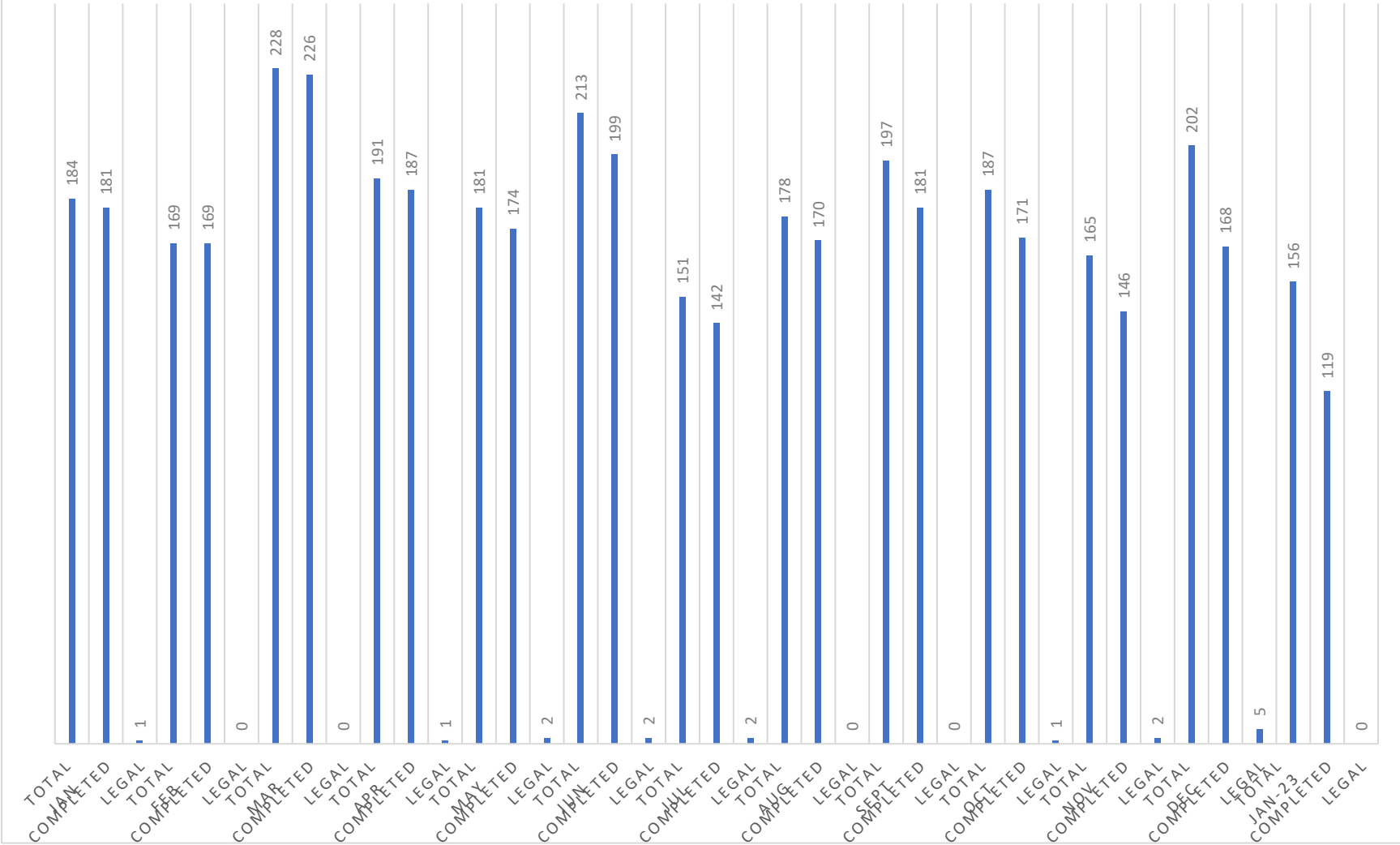
From: Susan Gilroy, Director of Compliance

Date: March 2, 2023

Re: HUD Reporting Rate 94.40% - January 31, 2023



ANNUAL RECERTIFICATION STATUS 94.40%



6.5. Financials

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jan 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	inning Balance (Mon	Net Change	1st Beginning Balar	YTD Net Change
ASSETS					
CASH AND CASH EQUIVALENTS	12,863,089.82	12,610,465.85	252,623.97	12,610,465.85	252,623.97
OTHER ACCOUNTS RECEIVABLE	65,591.05	116,479.60	-50,888.55	116,479.60	-50,888.55
A/R INTER-PROPERTY	571,945.06	648,025.68	-76,080.62	648,025.68	-76,080.62
A/R - TENANT	198,324.66	113,891.98	84,432.68	113,891.98	84,432.68
A/R PROMISSORY NOTES	3,015,168.88	3,016,580.33	-1,411.45	3,016,580.33	-1,411.45
ACCRUED INTEREST RECEIVABLE	1,554,708.35	1,554,708.35	0.00	1,554,708.35	0.00
PREPAID ASSETS	6,994.24	126,739.85	-119,745.61	126,739.85	-119,745.61
INTER-FUND DUE FROM	1,407,613.97	2,106,798.43	-699,184.46	2,106,798.43	-699,184.46
TOTAL CURRENT ASSETS	19,683,436.03	20,293,690.07	-610,254.04	20,293,690.07	-610,254.04
FIXED ASSETS	32,337,763.70	32,303,306.47	34,457.23	32,303,306.47	34,457.23
NOTES RECEIVABLE	7,872,795.98	7,872,795.98	0.00	7,872,795.98	0.00
LT INTER-FUND DUE FROM	2,415,332.25	2,415,332.25	0.00	2,415,332.25	0.00
TAX CREDIT FEES	71,654.90	71,654.90	0.00	71,654.90	0.00
PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00	4,640,570.00	0.00
ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00	-4,416,382.66	0.00
LT INTER-PROPERTY	888,367.27	900,867.27	-12,500.00	900,867.27	-12,500.00
INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
TOTAL NON-CURRENT ASSETS	46,106,166.11	46,084,208.88	21,957.23	46,084,208.88	21,957.23
TOTAL ASSETS	65,789,602.14	66,377,898.95	-588,296.81	66,377,898.95	-588,296.81
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	543,970.64	620,816.65	-76,846.01	620,816.65	-76,846.01
A/P OTHER	283,436.16	216,437.16	66,999.00	216,437.16	66,999.00
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00
ACCRUED FEES	511,464.71	589,105.33	-77,640.62	589,105.33	-77,640.62
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	16,657.69	193,827.09	-177,169.40	193,827.09	-177,169.40
COMP ABSENCES - CURRENT	202,034.51	202,034.51	0.00	202,034.51	0.00
TENANT SECURITY DEPOSIT	678,471.01	669,475.01	8,996.00	669,475.01	8,996.00
UNEARNED REVENUE	300,943.30	305,204.64	-4,261.34	305,204.64	-4,261.34
CURRENT PORTION OF DEBT	1,575,162.36	1,576,805.89	-1,643.53	1,576,805.89	-1,643.53
OTHER CURRENT LIABILITIES	425,171.96	454,135.96	-28,964.00	454,135.96	-28,964.00
INTER-PROGRAM PAYABLES	50,000.00	50,000.00	0.00	50,000.00	0.00
INTER-FUND DUE TO	1,395,451.66	2,086,830.33	-691,378.67	2,086,830.33	-691,378.67
TOTAL CURRENT LIABILITIES	8,608,255.90	9,590,164.47	-981,908.57	9,590,164.47	-981,908.57
LONG TERM DEBT	13,311,097.61	13,311,097.61	0.00	13,311,097.61	0.00
LT LIABILITIES - OTHER	0.00	12,500.00	-12,500.00	12,500.00	-12,500.00
FSS ESCROW	566,354.63	563,897.63	2,457.00	563,897.63	2,457.00
TOTAL LT ACRUED FEES	913,264.12	913,264.12	0.00	913,264.12	0.00
COMP ABSENCES-LONG TERM	392,184.64	392,184.64	0.00	392,184.64	0.00
LT INTER-FUND DUE TO	2,390,434.51	2,390,434.51	0.00	2,390,434.51	0.00
TOTAL NON-CURRENT LIABILITIES	17,573,335.51	17,583,378.51	-10,043.00	17,583,378.51	-10,043.00
TOTAL LIABILITIES	26,181,591.41	27,173,542.98	-991,951.57	27,173,542.98	-991,951.57
EQUITY					
NET INVEST IN CAPITAL ASSETS	27,758,697.26	27,758,697.26	0.00	27,758,697.26	0.00
RETAINED EARNINGS	2,828,762.72	2,425,107.96	403,654.76	2,425,107.96	403,654.76
UNRESTRICTED NET POSITION	12,517,370.06	12,517,370.06	0.00	12,517,370.06	0.00
RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00
TOTAL EQUITY	39,608,010.73	39,204,355.97	403,654.76	39,204,355.97	403,654.76
TOTAL LIABILITIES AND EQUITY	65,789,602.14	66,377,898.95	-588,296.81	66,377,898.95	-588,296.81
TOTAL OF ALL	0.00	0.00	0.00	0.00	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jan 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	Beginning Balance (Mor	Net Change	1st Beginning Bal	YTD Net Change
ASSETS					
CASH - OPERATING	7,056,508.48	6,312,498.60	744,009.88	6,312,498.60	744,009.88
CASH - PAYROLL	-707,082.53	14,588.32	-721,670.85	14,588.32	-721,670.85
CASH - OTHER	47,106.78	47,071.83	34.95	47,071.83	34.95
FSA CASH	35,911.91	35,911.91	0.00	35,911.91	0.00
PETTY CASH	500.00	500.00	0.00	500.00	0.00
CASH - VENDOR PAYMENTS	85,127.33	-159,799.52	244,926.85	-159,799.52	244,926.85
CASH - RESTRICTED	4,149,464.93	4,158,052.42	-8,587.49	4,158,052.42	-8,587.49
CASH - RESTRICTED MODERNIZATION AND DEV	37,661.85	37,661.85	0.00	37,661.85	0.00
REPLACEMENT RESERVE	68,160.66	68,058.93	101.73	68,058.93	101.73
CASH - FSS ESCROW	579,252.63	581,145.63	-1,893.00	581,145.63	-1,893.00
OPERATING RESERVE	262,742.79	262,451.31	291.48	262,451.31	291.48
OHA HUD OPERATING RESERVE	298,602.25	298,602.25	0.00	298,602.25	0.00
CASH - SECURITY DEPOSIT	589,175.90	593,372.90	-4,197.00	593,372.90	-4,197.00
HOMEOWNERSHIP FUNDS	359,956.84	360,349.42	-392.58	360,349.42	-392.58
CASH AND CASH EQUIVALENTS	12,863,089.82	12,610,465.85	252,623.97	12,610,465.85	252,623.97
A/R HUD	214,797.83	0.00	214,797.83	0.00	214,797.83
A/R OTHER GOVERNMENTS	69,236.53	328,044.17	-258,807.64	328,044.17	-258,807.64
A/R OTHER	1,800.00	1,800.00	0.00	1,800.00	0.00
A/R NON DWELLING RENT	16,503.69	23,382.43	-6,878.74	23,382.43	-6,878.74
A/R HOMEOWNERSHIP MORTGAGES	592,699.65	592,699.65	0.00	592,699.65	0.00
ALLOWANCE FOR HOME MORTGAGES	-592,699.65	-592,699.65	0.00	-592,699.65	0.00
ALLOWANCE FOR DOUBTFUL OTHER A/R	-236,747.00	-236,747.00	0.00	-236,747.00	0.00
OTHER ACCOUNTS RECEIVABLE	65,591.05	116,479.60	-50,888.55	116,479.60	-50,888.55
INTER-PROPERTY {COCC}	50,000.00	50,000.00	0.00	50,000.00	0.00
INTER-PROPERTY {9EC}	63,108.39	60,502.20	2,606.19	60,502.20	2,606.19
INTER-PROPERTY {9KCC}	38,752.22	36,824.28	1,927.94	36,824.28	1,927.94
INTER-PROPERTY {9NOAH}	22,333.74	21,083.19	1,250.55	21,083.19	1,250.55
INTER-PROPERTY {9FAR}	42,334.93	39,685.87	2,649.06	39,685.87	2,649.06
INTER-PROPERTY {9BV}	11,165.41	10,540.14	625.27	10,540.14	625.27
INTER-PROPERTY {9CR1}	20,948.94	20,115.24	833.70	20,115.24	833.70
INTER-PROPERTY {9CR2}	11,187.91	10,562.64	625.27	10,562.64	625.27
INTER-PROPERTY {VILLAS}	12,544.75	12,544.75	0.00	12,544.75	0.00
INTER-PROPERTY {HCV}	817,536.00	545,024.00	272,512.00	545,024.00	272,512.00
INTER-PROPERTY {HCV ADM}	-734,895.00	-545,024.00	-189,871.00	-545,024.00	-189,871.00
INTER-PROPERTY {MOD REHAB}	1,774.50	0.00	1,774.50	0.00	1,774.50
INTER-PROPERTY {PUB HSG}	215,153.27	386,167.37	-171,014.10	386,167.37	-171,014.10
A/R INTER-PROPERTY	571,945.06	648,025.68	-76,080.62	648,025.68	-76,080.62
ACCOUNTS RECEIVABLE TENANTS	452,708.62	368,275.94	84,432.68	368,275.94	84,432.68
ALLOWANCE FOR A/R TENANTS	-254,383.96	-254,383.96	0.00	-254,383.96	0.00
A/R - TENANT	198,324.66	113,891.98	84,432.68	113,891.98	84,432.68
P-NOTES OUTSTANDING	623,313.11	624,724.56	-1,411.45	624,724.56	-1,411.45
ALLOWANCE FOR P-NOTES	-233,636.14	-233,636.14	0.00	-233,636.14	0.00
A/R BAYVIEW	387,861.10	387,861.10	0.00	387,861.10	0.00
A/R FARNAM	1,375,881.50	1,375,881.50	0.00	1,375,881.50	0.00
A/R STREHLOW	812,447.88	812,447.88	0.00	812,447.88	0.00
A/R NOAH	49,301.43	49,301.43	0.00	49,301.43	0.00
A/R PROMISSORY NOTES	3,015,168.88	3,016,580.33	-1,411.45	3,016,580.33	-1,411.45
ACCRUED INTEREST RECEIVABLE	1,554,708.35	1,554,708.35	0.00	1,554,708.35	0.00
ACCRUED INTEREST RECEIVABLE	1,554,708.35	1,554,708.35	0.00	1,554,708.35	0.00
PREPAID INSURANCE	-198,516.96	-101,573.19	-96,943.77	-101,573.19	-96,943.77

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jan 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	inning Balance (Mor	Net Change	1st Beginning Bal	YTD Net Change
PREPAID SOFTWARE EXP	82,869.03	103,586.33	-20,717.30	103,586.33	-20,717.30
PREPAID MED FSA SEC 125	-2,084.54	0.00	-2,084.54	0.00	-2,084.54
PREPAID CREDIT CARDS	2,805.41	2,805.41	0.00	2,805.41	0.00
PREPAID R/E TAXES	21,859.98	21,859.98	0.00	21,859.98	0.00
PREPAID OTHER	100,061.32	100,061.32	0.00	100,061.32	0.00
PREPAID ASSETS	6,994.24	126,739.85	-119,745.61	126,739.85	-119,745.61
INTER-FUND DUE FROM {COCC}	158,165.68	159,570.70	-1,405.02	159,570.70	-1,405.02
INTER-FUND DUE FROM {HIOOPER}	-889.00	234,318.31	-235,207.31	234,318.31	-235,207.31
INTER-FUND DUE FROM {9EC}	91,860.93	53,688.66	38,172.27	53,688.66	38,172.27
INTER-FUND DUE FROM {9KCC}	25,594.20	33,120.24	-7,526.04	33,120.24	-7,526.04
INTER-FUND DUE FROM {9NOAH}	17,713.66	16,952.21	761.45	16,952.21	761.45
INTER-FUND DUE FROM {9FAR}	10,520.24	24,920.42	-14,400.18	24,920.42	-14,400.18
INTER-FUND DUE FROM {9BV}	5,945.98	8,424.05	-2,478.07	8,424.05	-2,478.07
INTER-FUND DUE FROM {9CR1}	9,097.59	13,518.64	-4,421.05	13,518.64	-4,421.05
INTER-FUND DUE FROM {9CR2}	8,568.06	10,816.98	-2,248.92	10,816.98	-2,248.92
INTER-FUND DUE FROM {VILLAS}	-799.92	-341.62	-458.30	-341.62	-458.30
INTER-FUND DUE FROM {HCV}	415,162.00	516,722.00	-101,560.00	516,722.00	-101,560.00
INTER-FUND DUE FROM {HCV MV}	35,120.75	35,074.75	46.00	35,074.75	46.00
INTER-FUND DUE FROM {HCV CITY}	239,932.87	219,310.87	20,622.00	219,310.87	20,622.00
INTER-FUND DUE FROM {MOD REHAB}	7,084.00	4,956.50	2,127.50	4,956.50	2,127.50
INTER-FUND DUE FROM {FOUND}	52,003.25	52,003.25	0.00	52,003.25	0.00
INTER-FUND DUE FROM {PUB HSG}	26,465.00	424,506.20	-398,041.20	424,506.20	-398,041.20
INTER-FUND DUE FROM {ROSS GRANT}	-101,227.00	-106,849.82	5,622.82	-106,849.82	5,622.82
INTER-FUND DUE FROM {FSS GRANT}	-38,551.03	-45,169.26	6,618.23	-45,169.26	6,618.23
INTER-FUND DUE FROM {CNI GRANT}	430,052.71	424,576.10	5,476.61	424,576.10	5,476.61
INTER-FUND DUE FROM {CNP GRANT}	15,794.00	15,794.00	0.00	15,794.00	0.00
INTER-FUND DUE FROM {CFP GRANT}	0.00	10,885.25	-10,885.25	10,885.25	-10,885.25
INTER-FUND DUE FROM	1,407,613.97	2,106,798.43	-699,184.46	2,106,798.43	-699,184.46
TOTAL CURRENT ASSETS	19,683,436.03	20,293,690.07	-610,254.04	20,293,690.07	-610,254.04
LAND	8,299,143.07	8,299,143.07	0.00	8,299,143.07	0.00
BUILDINGS	158,131,147.35	158,131,147.35	0.00	158,131,147.35	0.00
BUILDINGS - COMMERCIAL	400,000.00	400,000.00	0.00	400,000.00	0.00
BUILDINGS - ACQUISITION	457,700.00	457,700.00	0.00	457,700.00	0.00
BUILDINGS - INELIGIBLE	88,112.00	88,112.00	0.00	88,112.00	0.00
BUILDING IMPROVEMENTS	40,976,322.82	40,757,459.82	218,863.00	40,757,459.82	218,863.00
CONTRACT WORK IN PROCESS	565,834.64	562,559.83	3,274.81	562,559.83	3,274.81
WIP - INS PROCEEDS/REPAIRS	350,261.79	330,977.14	19,284.65	330,977.14	19,284.65
DWELLING EQUIPMENT	2,544,319.19	2,492,986.97	51,332.22	2,492,986.97	51,332.22
SITE IMPROVEMENTS	4,780,676.57	4,780,676.57	0.00	4,780,676.57	0.00
OFFICE EQUIPMENT	238,588.21	238,588.21	0.00	238,588.21	0.00
MAINTENANCE EQUIPMENT	283,276.16	283,276.16	0.00	283,276.16	0.00
COMMUNITY SPACE EQUIPMENT	75,003.53	75,003.53	0.00	75,003.53	0.00
COMPUTER EQUIPMENT	527,558.74	527,558.74	0.00	527,558.74	0.00
AUTOMOTIVE EQUIPMENT	2,301,207.66	2,301,207.66	0.00	2,301,207.66	0.00
SECURITY EQUIPMENT	1,173,195.80	1,173,195.80	0.00	1,173,195.80	0.00
ACCUM DEPR - BUILDINGS	-149,523,800.34	-149,443,640.52	-80,159.82	-149,443,640.52	-80,159.82
ACCUM DEPR - COMMERCIAL	-368,590.09	-367,552.39	-1,037.70	-367,552.39	-1,037.70
ACCUM DEPR - BUILDING ACQUISITION	-450,000.00	-450,000.00	0.00	-450,000.00	0.00
ACCUM DEPR - INELIGIBLE BLDG	-74,266.12	-73,999.16	-266.96	-73,999.16	-266.96
ACCUM AMORT EXPENSE	-294,000.00	-294,000.00	0.00	-294,000.00	0.00
ACCUM DEPR - BUILDING IMPROVEMENTS	-30,508,650.99	-30,398,623.00	-110,027.99	-30,398,623.00	-110,027.99
ACCUM DEPR - DWELLING EQUIPMENT	-1,492,050.58	-1,476,161.06	-15,889.52	-1,476,161.06	-15,889.52

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jan 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	inning Balance (Mor	Net Change	1st Beginning Balar	YTD Net Change
ACCUM DEPR - SITE IMPROVE	-2,906,336.44	-2,883,955.50	-22,380.94	-2,883,955.50	-22,380.94
ACCUM DEPR - OFFICE EQUIPMENT	-221,261.76	-220,567.06	-694.70	-220,567.06	-694.70
ACCUM DEPR - MAINTENANCE EQUIPMENT	-277,510.85	-277,152.44	-358.41	-277,152.44	-358.41
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,003.53	-75,003.53	0.00	-75,003.53	0.00
ACCUM DEPR - COMPUTER EQUIPMENT	-519,104.07	-518,528.22	-575.85	-518,528.22	-575.85
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-1,828,724.71	-1,811,584.48	-17,140.23	-1,811,584.48	-17,140.23
ACCUM DEPR - SECURITY EQUIPMENT	-315,284.35	-305,519.02	-9,765.33	-305,519.02	-9,765.33
FIXED ASSETS	32,337,763.70	32,303,306.47	34,457.23	32,303,306.47	34,457.23
N/R BAYVIEW	224,753.85	224,753.85	0.00	224,753.85	0.00
N/R FARNAM	598,485.83	598,485.83	0.00	598,485.83	0.00
N/R CROWN I	276,694.39	276,694.39	0.00	276,694.39	0.00
N/R CROWN II	176,703.74	176,703.74	0.00	176,703.74	0.00
N/R NOAH	975,171.53	975,171.53	0.00	975,171.53	0.00
N/R STREHLOW	3,025,847.05	3,025,847.05	0.00	3,025,847.05	0.00
N/R KEYSTONE	2,595,139.59	2,595,139.59	0.00	2,595,139.59	0.00
NOTES RECEIVABLE	7,872,795.98	7,872,795.98	0.00	7,872,795.98	0.00
LT INTER-FUND DUE FROM {HIOOPER}	124,750.55	124,750.55	0.00	124,750.55	0.00
LT INTER-FUND DUE FROM {9EC}	826,852.71	826,852.71	0.00	826,852.71	0.00
LT INTER-FUND DUE FROM {9KCC}	248,036.05	248,036.05	0.00	248,036.05	0.00
LT INTER-FUND DUE FROM {9NOAH}	66,839.52	66,839.52	0.00	66,839.52	0.00
LT INTER-FUND DUE FROM {9FAR}	462,868.94	462,868.94	0.00	462,868.94	0.00
LT INTER-FUND DUE FROM {9BV}	241,025.62	241,025.62	0.00	241,025.62	0.00
LT INTER-FUND DUE FROM {9CR1}	83,438.23	83,438.23	0.00	83,438.23	0.00
LT INTER-FUND DUE FROM {9CR2}	121,903.74	121,903.74	0.00	121,903.74	0.00
LT INTER-FUND DUE FROM {VILLAS}	239,616.89	239,616.89	0.00	239,616.89	0.00
LT INTER-FUND DUE FROM	2,415,332.25	2,415,332.25	0.00	2,415,332.25	0.00
TAX CREDIT FEES	71,654.90	71,654.90	0.00	71,654.90	0.00
TAX CREDIT FEES	71,654.90	71,654.90	0.00	71,654.90	0.00
PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00	4,640,570.00	0.00
PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00	4,640,570.00	0.00
ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00	-4,416,382.66	0.00
ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00	-4,416,382.66	0.00
LT INTER-PROPERTY {COCC}	0.00	12,500.00	-12,500.00	12,500.00	-12,500.00
LT INTER-PROPERTY {9EC}	381,436.05	381,436.05	0.00	381,436.05	0.00
LT INTER-PROPERTY {9NOAH}	0.89	0.89	0.00	0.89	0.00
LT INTER-PROPERTY {9FAR}	157,612.16	157,612.16	0.00	157,612.16	0.00
LT INTER-PROPERTY {9BV}	21,169.31	21,169.31	0.00	21,169.31	0.00
LT INTER-PROPERTY {9CR1}	103,466.95	103,466.95	0.00	103,466.95	0.00
LT INTER-PROPERTY {9CR2}	22,326.11	22,326.11	0.00	22,326.11	0.00
LT INTER-PROPERTY {VILLAS}	202,355.80	202,355.80	0.00	202,355.80	0.00
LT INTER-PROPERTY	888,367.27	900,867.27	-12,500.00	900,867.27	-12,500.00
INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
TOTAL NON-CURRENT ASSETS	46,106,166.11	46,084,208.88	21,957.23	46,084,208.88	21,957.23
TOTAL ASSETS	65,789,602.14	66,377,898.95	-588,296.81	66,377,898.95	-588,296.81
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	543,970.64	620,816.65	-76,846.01	620,816.65	-76,846.01
ACCOUNTS PAYABLE	543,970.64	620,816.65	-76,846.01	620,816.65	-76,846.01

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jan 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	inning Balance (Mor	Net Change	1st Beginning Balar	YTD Net Change
UNEARNED INCOME	286,081.16	218,477.16	67,604.00	218,477.16	67,604.00
A/P OTHER	-2,645.00	-2,040.00	-605.00	-2,040.00	-605.00
A/P OTHER	283,436.16	216,437.16	66,999.00	216,437.16	66,999.00
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00
ACCRUED MGMT & BKKPING FEE	146,393.46	63,537.96	82,855.50	63,537.96	82,855.50
ACCRUED FRONT-LINE FEES	365,071.25	525,567.37	-160,496.12	525,567.37	-160,496.12
ACCRUED FEES	511,464.71	589,105.33	-77,640.62	589,105.33	-77,640.62
ACCR WAGES & WITHHOLDINGS					
COURT ORDERED WITHHOLDING	4.73	4.73	0.00	4.73	0.00
STATE WITHHOLDING	-15.24	-15.24	0.00	-15.24	0.00
OTHER WITHHOLDING	1,882.74	2,097.26	-214.52	2,097.26	-214.52
DEFERRED COMPENSATION WITHHOLDING	0.00	180,820.56	-180,820.56	180,820.56	-180,820.56
EE INS DEDUCTIONS	14,785.46	10,919.78	3,865.68	10,919.78	3,865.68
ACCR WAGES & WITHHOLDINGS	16,657.69	193,827.09	-177,169.40	193,827.09	-177,169.40
COMPENSATED ABSENCES - CURRENT	202,034.51	202,034.51	0.00	202,034.51	0.00
COMP ABSENCES - CURRENT	202,034.51	202,034.51	0.00	202,034.51	0.00
TENANT SECURITY DEPOSIT	633,582.00	624,586.00	8,996.00	624,586.00	8,996.00
PET DEPOSIT	6,984.00	6,984.00	0.00	6,984.00	0.00
DEPOSIT REFUND ACCOUNT	37,905.01	37,905.01	0.00	37,905.01	0.00
TENANT SECURITY DEPOSIT	678,471.01	669,475.01	8,996.00	669,475.01	8,996.00
TENANT PREPAID RENT	293,094.68	297,356.02	-4,261.34	297,356.02	-4,261.34
NO UNIT HOLDING ACCT	7,848.62	7,848.62	0.00	7,848.62	0.00
UNEARNED REVENUE	300,943.30	305,204.64	-4,261.34	305,204.64	-4,261.34
MORTGAGE PAYABLE - CURRENT	6,377.00	8,020.53	-1,643.53	8,020.53	-1,643.53
ACCRUED INTEREST BRIDGE	878,685.36	878,685.36	0.00	878,685.36	0.00
ACCRUED INTEREST OTHER	690,100.00	690,100.00	0.00	690,100.00	0.00
CURRENT PORTION OF DEBT	1,575,162.36	1,576,805.89	-1,643.53	1,576,805.89	-1,643.53
OTHER CURRENT LIABILITIES	374,086.00	374,086.00	0.00	374,086.00	0.00
CONTRACT RETAINAGE	51,085.96	80,049.96	-28,964.00	80,049.96	-28,964.00
OTHER CURRENT LIABILITIES	425,171.96	454,135.96	-28,964.00	454,135.96	-28,964.00
A/P OTHER - INTER-PROPERTY	50,000.00	50,000.00	0.00	50,000.00	0.00
INTER-PROGRAM PAYABLES	50,000.00	50,000.00	0.00	50,000.00	0.00
INTER-FUND DUE TO {COCC}	723,457.86	1,115,516.89	-392,059.03	1,115,516.89	-392,059.03
INTER-FUND DUE TO {HIOOPER}	470.33	9,691.34	-9,221.01	9,691.34	-9,221.01
INTER-FUND DUE TO {9EC}	23,925.08	24,278.33	-353.25	24,278.33	-353.25
INTER-FUND DUE TO {9KCC}	19,546.21	19,575.79	-29.58	19,575.79	-29.58
INTER-FUND DUE TO {9NOAH}	4,674.79	4,685.63	-10.84	4,685.63	-10.84
INTER-FUND DUE TO {9SEC}	67,557.33	32,198.09	35,359.24	32,198.09	35,359.24
INTER-FUND DUE TO {9FAR}	11,651.26	20,860.03	-9,208.77	20,860.03	-9,208.77
INTER-FUND DUE TO {9BV}	10,213.51	10,216.27	-2.76	10,216.27	-2.76
INTER-FUND DUE TO {9CR1}	4,389.71	4,981.53	-591.82	4,981.53	-591.82
INTER-FUND DUE TO {9CR2}	2,996.87	2,999.63	-2.76	2,999.63	-2.76
INTER-FUND DUE TO {VILLAS}	26,599.09	227,392.97	-200,793.88	227,392.97	-200,793.88
INTER-FUND DUE TO {HCV ADM}	494,743.62	605,240.12	-110,496.50	605,240.12	-110,496.50
INTER-FUND DUE TO {PUB HSG}	5,226.00	9,193.71	-3,967.71	9,193.71	-3,967.71
INTER-FUND DUE TO	1,395,451.66	2,086,830.33	-691,378.67	2,086,830.33	-691,378.67
TOTAL CURRENT LIABILITIES	8,608,255.90	9,590,164.47	-981,908.57	9,590,164.47	-981,908.57
MORTGAGE PAYABLE	1,593,914.77	1,593,914.77	0.00	1,593,914.77	0.00
LOAN PAYABLE CDBG	502,000.00	502,000.00	0.00	502,000.00	0.00
LOAN PAYABLE OHA	8,933,079.42	8,933,079.42	0.00	8,933,079.42	0.00
ACCRUED INTEREST LONG TERM	4,000.00	4,000.00	0.00	4,000.00	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jan 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	inning Balance (Mor	Net Change	1st Beginning Balar	YTD Net Change
ACCR INT L-T CDBG LOAN	64,372.56	64,372.56	0.00	64,372.56	0.00
MORTGAGE-HIO	1,349,569.05	1,349,569.05	0.00	1,349,569.05	0.00
MORTGAGE-OHA # 2	539,948.81	539,948.81	0.00	539,948.81	0.00
LONG TERM LIABILITIES - OPERATING	324,213.00	324,213.00	0.00	324,213.00	0.00
LONG TERM DEBT	13,311,097.61	13,311,097.61	0.00	13,311,097.61	0.00
NONCURRENT LIABILITIES - OTHER	0.00	12,500.00	-12,500.00	12,500.00	-12,500.00
LT LIABILITIES - OTHER	0.00	12,500.00	-12,500.00	12,500.00	-12,500.00
FSS ESCROW	566,354.63	563,897.63	2,457.00	563,897.63	2,457.00
FSS ESCROW	566,354.63	563,897.63	2,457.00	563,897.63	2,457.00
LT ACCRUED MGMT & BKKPING FEE	792,271.72	792,271.72	0.00	792,271.72	0.00
LT ACCRUED FRONT-LINE FEES	100,534.13	100,534.13	0.00	100,534.13	0.00
LT ACCRUED FEES	20,458.27	20,458.27	0.00	20,458.27	0.00
TOTAL LT ACRUED FEES	913,264.12	913,264.12	0.00	913,264.12	0.00
COMPENSATED ABSENCES-LONG TERM	392,184.64	392,184.64	0.00	392,184.64	0.00
COMP ABSENCES-LONG TERM	392,184.64	392,184.64	0.00	392,184.64	0.00
LT INTER-FUND DUE TO {COCC}	643,499.71	643,499.71	0.00	643,499.71	0.00
LT INTER-FUND DUE TO {HIOOPER}	420,240.63	420,240.63	0.00	420,240.63	0.00
LT INTER-FUND DUE TO {9EC}	17,565.26	17,565.26	0.00	17,565.26	0.00
LT INTER-FUND DUE TO {9KCC}	228,906.93	228,906.93	0.00	228,906.93	0.00
LT INTER-FUND DUE TO {9NOAH}	176,615.39	176,615.39	0.00	176,615.39	0.00
LT INTER-FUND DUE TO {9FAR}	37,389.09	37,389.09	0.00	37,389.09	0.00
LT INTER-FUND DUE TO {9BV}	100,215.23	100,215.23	0.00	100,215.23	0.00
LT INTER-FUND DUE TO {9CR1}	257,390.84	257,390.84	0.00	257,390.84	0.00
LT INTER-FUND DUE TO {9CR2}	92,233.38	92,233.38	0.00	92,233.38	0.00
LT INTER-FUND DUE TO {VILLAS}	416,378.05	416,378.05	0.00	416,378.05	0.00
LT INTER-FUND DUE TO	2,390,434.51	2,390,434.51	0.00	2,390,434.51	0.00
TOTAL NON-CURRENT LIABILITIES	17,573,335.51	17,583,378.51	-10,043.00	17,583,378.51	-10,043.00
TOTAL LIABILITIES	26,181,591.41	27,173,542.98	-991,951.57	27,173,542.98	-991,951.57
EQUITY					
CAPITAL ACCOUNT GENERAL PARTNER	1,600,653.14	1,600,653.14	0.00	1,600,653.14	0.00
CAPITAL ACCOUNT LIMITED PARTNER	1,808,269.27	1,808,269.27	0.00	1,808,269.27	0.00
CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30.00	30.00	0.00	30.00	0.00
NET INVESTED IN CAPITAL ASSETS	24,349,744.85	24,349,744.85	0.00	24,349,744.85	0.00
NET INVEST IN CAPITAL ASSETS	27,758,697.26	27,758,697.26	0.00	27,758,697.26	0.00
RESTRICTED NET ASSETS	-4,996,419.31	-4,996,419.31	0.00	-4,996,419.31	0.00
RETAINED EARNINGS	2,828,762.72	2,425,107.96	403,654.76	2,425,107.96	403,654.76
RETAINED EARNINGS	2,828,762.72	2,425,107.96	403,654.76	2,425,107.96	403,654.76
CONTRA EQUITY	16,238.76	16,238.76	0.00	16,238.76	0.00
UNRESTRICTED NET ASSETS	12,533,608.82	12,533,608.82	0.00	12,533,608.82	0.00
UNRESTRICTED NET POSITION	12,517,370.06	12,517,370.06	0.00	12,517,370.06	0.00
RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00
RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00
TOTAL EQUITY	39,608,010.73	39,204,355.97	403,654.76	39,204,355.97	403,654.76
TOTAL LIABILITIES AND EQUITY	65,789,602.14	66,377,898.95	-588,296.81	66,377,898.95	-588,296.81
TOTAL OF ALL	0.00	0.00	0.00	0.00	0.00

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES	6,248,401.88	5,946,798.36	5,502,278.38	6,248,401.88	5,946,798.36	301,603.52
EXPENSES	5,844,747.12	6,788,789.44	5,455,496.57	5,844,747.12	6,788,789.44	944,042.32
TRANSFERS	0.00	-125,612.20	0.00	0.00	-125,612.20	-125,612.20
PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	403,654.76	-716,378.88	46,781.81	403,654.76	-716,378.88	1,120,033.64
LESS NON-CASH REVENUE (HIO LOANS)	-	-	46,333.12	-	-	-
LESS NON-CASH REVENUE (9SEC LOAN FORGIVENESS)	-	-	-	-	-	-
PLUS NON-CASH EXPENSE (HIO LOANS)	-	-	46,333.12	-	-	-
PLUS NON-CASH EXPENSE (DEPRECIATION)	258,297.45	238,208.76	269,914.90	258,297.45	238,208.76	(20,088.69)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	661,952.21	(478,170.12)	316,696.71	661,952.21	(478,170.12)	1,099,944.95

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	765,126.75	666,013.39	670,565.13	765,126.75	666,013.39	99,113.36
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	4,662,633.35	4,277,577.96	4,015,378.87	4,662,633.35	4,277,577.96	385,055.39
TOTAL FEE REVENUE						
TOTAL FEE REVENUE	397,191.28	499,668.76	387,621.35	397,191.28	499,668.76	-102,477.48
TOTAL OTHER GOV'T GRANTS DONATIONS	303,445.19	180,691.54	94,119.90	303,445.19	180,691.54	122,753.65
INVESTMENT INCOME						
TOTAL INTEREST INCOME - MAIN	2,796.95	416.67	339.71	2,796.95	416.67	2,380.28
TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	46,333.12	0.00	0.00	0.00
INT INCOME - RESTRICT FUNDS	393.21	158.34	40.03	393.21	158.34	234.87
OTHER INCOME						
TOTAL OTHER INCOME	116,815.15	322,271.70	287,880.27	116,815.15	322,271.70	-205,456.55
TOTAL REVENUES	6,248,401.88	5,946,798.36	5,502,278.38	6,248,401.88	5,946,798.36	301,603.52
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES						
TOTAL ADMIN SALARIES	363,666.74	556,197.89	359,900.35	363,666.74	556,197.89	192,531.15
TOTAL ADMINISTRATIVE FEE	245,243.37	241,748.60	231,111.94	245,243.37	241,748.60	-3,494.77
TOTAL COMPENSATED ABSENCE	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ADMIN EMPLOYEE BENEFITS	167,364.38	191,197.33	175,014.92	167,364.38	191,197.33	23,832.95
TOTAL OTHER ADMIN EXPENSES	101,337.15	167,890.68	140,420.57	101,337.15	167,890.68	66,553.53
TOTAL FEE FOR SERVICE	30,063.31	30,257.83	15,550.82	30,063.31	30,257.83	194.52
TOTAL ADMINISTRATIVE EXPENSES	907,674.95	1,187,292.33	921,998.60	907,674.95	1,187,292.33	279,617.38
RESIDENT SERV SALARIES	9,391.09	15,416.93	2,903.97	9,391.09	15,416.93	6,025.84
RELOCATION EXPENSE	10,717.50	21,667.89	3,853.00	10,717.50	21,667.89	10,950.39
RESIDENT SERV EMP BENEFITS	2,137.91	5,219.47	2,545.61	2,137.91	5,219.47	3,081.56
YOUTH ACTIVITIES	0.00	83.34	5,164.00	0.00	83.34	83.34
RESIDENT FUND	5,249.90	6,911.68	1,779.05	5,249.90	6,911.68	1,661.78
FEE FOR SERVICE	129,362.16	182,169.07	102,882.60	129,362.16	182,169.07	52,806.91
TOTAL OTHER RESIDENT SERVICES	156,858.56	231,468.38	119,128.23	156,858.56	231,468.38	74,609.82
TOTAL RESIDENT SERVICE EXPENSES	156,858.56	231,468.38	119,128.23	156,858.56	231,468.38	74,609.82
UTILITY EXPENSES						
TOTAL UTILITY EXPENSES	207,246.56	238,004.59	329,467.17	207,246.56	238,004.59	30,758.03
TOTAL MAINTENANCE						
MAINTENANCE SALARIES						
TOTAL MAINTENANCE SALARIES	213,603.04	280,782.61	207,487.79	213,603.04	280,782.61	67,179.57
TOTAL MAINTENANCE MATERIALS	141,112.24	91,495.72	53,108.42	141,112.24	91,495.72	-49,616.52
TOTAL MAINT SERVICES AND CONTRACTS	366,822.05	815,885.63	204,343.85	366,822.05	815,885.63	449,063.58
TOTAL MAINT EMPLOYEE BENEFITS	126,320.61	110,086.25	111,312.65	126,320.61	110,086.25	-16,234.36
TOTAL MAINTENANCE EXPENSES	847,857.94	1,298,250.21	576,252.71	847,857.94	1,298,250.21	450,392.27
PROTECTIVE SERVICE EXPENSES						
PROTECTIVE SERVICE SALARIES						
TOTAL PROTECTIVE SERV SALARIES	21,027.00	18,329.45	12,478.02	21,027.00	18,329.45	-2,697.55
TOTAL FEE FOR SERVICE	55,492.44	47,368.20	38,032.70	55,492.44	47,368.20	-8,124.24
TOTAL SECURITY EXPENSE	18,710.91	46,567.53	3,961.03	18,710.91	46,567.53	27,856.62
TOTAL SECURITY EMPLOYEE BENEFITS	12,838.15	2,963.34	1,098.70	12,838.15	2,963.34	-9,874.81
TOTAL PROTECT SERVICE EXPENSES	108,068.50	115,228.52	55,570.45	108,068.50	115,228.52	7,160.02
GENERAL EXPENSES						
INSURANCE EXPENSES						
TOTAL INSURANCE EXP	124,026.91	117,143.10	122,798.11	124,026.91	117,143.10	-6,883.81
TOTAL BAD DEBT EXPENSE	-12,673.50	21,622.44	38,585.34	-12,673.50	21,622.44	34,295.94
TOTAL LOAN INTEREST	40.75	6,666.67	6,815.94	40.75	6,666.67	6,625.92
TOTAL NON-CASH INT EXP	0.00	0.00	46,333.12	0.00	0.00	0.00
TOTAL GENERAL EXPENSES	111,394.16	145,432.21	214,532.51	111,394.16	145,432.21	34,038.05
TOTAL OPERATING EXPENSES	2,339,100.67	3,215,676.24	2,216,949.67	2,339,100.67	3,215,676.24	876,575.57
NON-OPERATING EXPENSES						
HAP EXPENSES						

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
TOTAL HAP EXPENSES	3,247,349.00	3,334,904.44	2,968,632.00	3,247,349.00	3,334,904.44	87,555.44
TOTAL DEPR & AMORT EXPENSE	258,297.45	238,208.76	269,914.90	258,297.45	238,208.76	-20,088.69
TOTAL NON-OPERATING EXPENSES	3,505,646.45	3,573,113.20	3,238,546.90	3,505,646.45	3,573,113.20	67,466.75
TOTAL EXPENSES	5,844,747.12	6,788,789.44	5,455,496.57	5,844,747.12	6,788,789.44	944,042.32
TOTAL TRANSFERS	0.00	-125,612.20	0.00	0.00	-125,612.20	-125,612.20
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	403,654.76	-716,378.88	46,781.81	403,654.76	-716,378.88	1,120,033.64

Public Housing (7pubhsg)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES	1,563,631.84	1,516,004.34	1,569,263.10	1,563,631.84	1,516,004.34	47,627.50
EXPENSES	1,424,210.37	1,639,240.15	1,485,556.83	1,424,210.37	1,639,240.15	215,029.78
TRANSFERS	42,648.00	-84,112.74	30,706.00	42,648.00	-84,112.74	-126,760.74
NET OPERATING INCOME (LOSS)	96,773.47	-39,123.07	53,000.27	96,773.47	-39,123.07	135,896.54
LESS NON-CASH REVENUE (HIO LOANS)	-	-	41,333.00	-	-	-
PLUS NON-CASH EXPENSE (DEPRECIATION)	175,612.86	162,107.94	191,268.65	175,612.86	162,107.94	(13,504.92)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	272,386.33	122,984.87	202,935.92	272,386.33	122,984.87	122,391.62

HIO, Inc. (7hioinc)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES	126,761.23	108,281.82	101,590.49	126,761.23	108,281.82	18,479.41
EXPENSES	205,206.89	206,750.27	256,329.04	205,206.89	206,750.27	1,543.38
TRANSFERS	-42,648.00	-40,289.23	-30,706.00	-42,648.00	-40,289.23	2,358.77
NET OPERATING INCOME (LOSS)	-35,797.66	-58,179.22	-124,032.55	-35,797.66	-58,179.22	22,381.56
LESS NON-CASH REVENUE (HIO LOANS - 9TAXOP)	-	-	5,000.12	-	-	-
LESS NON-CASH REVENUE (9SEC LOAN FORGIVENESS)	-	1.00	4.00	7.00	8.00	9.00
PLUS NON-CASH EXPENSE (HIO LOANS)	-	-	46,333.12	-	-	-
PLUS NON-CASH EXPENSE (DEPRECIATION)	63,417.38	57,247.15	59,040.82	63,417.38	57,247.15	(6,170.23)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	27,619.72	(933.07)	(23,662.73)	27,612.72	(940.07)	16,202.33

Section 8 Operating (7fin8op)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES	3,029,746.00	3,326,160.13	2,974,031.00	3,029,746.00	3,326,160.13	-296,414.13
EXPENSES	3,243,920.82	3,325,510.55	2,953,516.92	3,243,920.82	3,325,510.55	81,589.73
PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	-214,174.82	649.58	20,514.08	-214,174.82	649.58	-214,824.40
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	(214,174.82)	649.58	20,514.08	(214,174.82)	649.58	(214,824.40)

Public Housing (7pubhsg)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES	458,467.34	358,204.34	319,352.17	458,467.34	358,204.34	100,263.00
EXPENSES	252,016.24	324,048.16	232,907.40	252,016.24	324,048.16	72,031.92
NET OPERATING INCOME (LOSS)	206,451.10	34,156.18	86,444.77	206,451.10	34,156.18	172,294.92
PLUS NON-CASH EXPENSE (DEPRECIATION)	1,292.48	1,292.52	1,292.52	1,292.48	1,292.52	0.04
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	207,743.58	35,448.70	87,737.29	207,743.58	35,448.70	172,294.96

Property = 4found 7fdscent

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES	524,990.38	603,420.01	466,299.59	524,990.38	603,420.01	-78,429.63
EXPENSES	535,802.39	657,124.88	457,400.76	535,802.39	657,124.88	121,322.49
TRANSFERS	0.00	-1,210.23	0.00	0.00	-1,210.23	-1,210.23
NET OPERATING INCOME (LOSS)	-10,812.01	-52,494.64	8,898.83	-10,812.01	-52,494.64	41,682.63
PLUS NON-CASH EXPENSE (DEPRECIATION)	17,974.73	17,561.15	18,312.91	17,974.73	17,561.15	(413.58)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	7,162.72	(34,933.49)	27,211.74	7,162.72	(34,933.49)	41,269.05

Property = 7pubhsg 7cap
Budget Comparison
 Period = Jan 2023
 Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	626,883.00	553,535.14	569,664.64	626,883.00	553,535.14	73,347.86
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	1,343,282.35	639,358.35	765,295.87	1,343,282.35	639,358.35	703,924.00
TOTAL OTHER GOV'T GRANTS DONATIONS	49,764.39	58,132.81	15,322.02	49,764.39	58,132.81	-8,368.42
INVESTMENT INCOME						
TOTAL INTEREST INCOME - MAIN	2,637.26	416.67	291.56	2,637.26	416.67	2,220.59
TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	41,333.00	0.00	0.00	0.00
INT INCOME - RESTRICT FUNDS	0.00	54.17	10.10	0.00	54.17	-54.17
OTHER INCOME						
TOTAL OTHER INCOME	85,745.19	299,234.92	249,043.78	85,745.19	299,234.92	-213,489.73
TOTAL REVENUES	2,108,312.19	1,550,732.06	1,640,960.97	2,108,312.19	1,550,732.06	557,580.13
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES						
TOTAL ADMIN SALARIES	52,604.66	84,774.62	76,248.14	52,604.66	84,774.62	32,169.96
TOTAL ADMINISTRATIVE FEE	83,945.04	138,705.48	134,275.63	83,945.04	138,705.48	54,760.44
TOTAL ADMIN EMPLOYEE BENEFITS	23,510.33	26,373.01	43,568.65	23,510.33	26,373.01	2,862.68
TOTAL OTHER ADMIN EXPENSES	34,275.61	49,258.92	-3,673.02	34,275.61	49,258.92	14,983.31
TOTAL FEE FOR SERVICE	29,216.13	29,673.81	15,192.55	29,216.13	29,673.81	457.68
TOTAL ADMINISTRATIVE EXPENSES	223,551.77	328,785.84	265,611.95	223,551.77	328,785.84	105,234.07
RESIDENT SERV SALARIES						
RESIDENT SERV SALARIES	0.00	6,875.00	0.00	0.00	6,875.00	6,875.00
RELOCATION EXPENSE						
RELOCATION EXPENSE	760.00	804.44	3,453.00	760.00	804.44	44.44
RESIDENT SERV EMP BENEFITS						
RESIDENT SERV EMP BENEFITS	0.00	0.00	0.00	0.00	0.00	0.00
RESIDENT FUND						
RESIDENT FUND	224.75	4,765.42	172.81	224.75	4,765.42	4,540.67
FEE FOR SERVICE						
FEE FOR SERVICE	120,773.65	171,051.93	95,822.53	120,773.65	171,051.93	50,278.28
TOTAL OTHER RESIDENT SERVICES	121,758.40	183,496.79	99,448.34	121,758.40	183,496.79	61,738.39
TOTAL RESIDENT SERVICE EXPENSES	121,758.40	183,496.79	99,448.34	121,758.40	183,496.79	61,738.39
UTILITY EXPENSES						
TOTAL UTILITY EXPENSES	192,818.55	221,233.03	301,290.87	192,818.55	221,233.03	28,414.48
TOTAL MAINTENANCE						
MAINTENANCE SALARIES						
TOTAL MAINTENANCE SALARIES	181,415.47	224,051.20	182,527.16	181,415.47	224,051.20	42,635.73
TOTAL MAINTENANCE MATERIALS	124,666.45	78,949.86	45,390.72	124,666.45	78,949.86	-45,716.59
TOTAL MAINT SERVICES AND CONTRACTS	321,052.25	792,168.29	190,760.37	321,052.25	792,168.29	471,116.04
TOTAL MAINT EMPLOYEE BENEFITS	103,718.21	85,979.69	92,263.53	103,718.21	85,979.69	-17,738.52
TOTAL MAINTENANCE EXPENSES	730,852.38	1,181,149.04	510,941.78	730,852.38	1,181,149.04	450,296.66
PROTECTIVE SERVICE EXPENSES						
TOTAL FEE FOR SERVICE	52,674.39	45,831.06	37,330.72	52,674.39	45,831.06	-6,843.33
TOTAL SECURITY EXPENSE	16,207.39	43,520.25	1,548.00	16,207.39	43,520.25	27,312.86
TOTAL PROTECT SERVICE EXPENSES	68,881.78	89,351.31	38,878.72	68,881.78	89,351.31	20,469.53
GENERAL EXPENSES						
INSURANCE EXPENSES						
TOTAL INSURANCE EXP	82,525.93	78,330.04	83,743.19	82,525.93	78,330.04	-4,195.89
TOTAL BAD DEBT EXPENSE	-12,445.50	19,079.59	37,015.20	-12,445.50	19,079.59	31,525.09
TOTAL GENERAL EXPENSES	70,080.43	97,409.63	120,758.39	70,080.43	97,409.63	27,329.20
TOTAL OPERATING EXPENSES	1,407,943.31	2,101,425.64	1,336,930.05	1,407,943.31	2,101,425.64	693,482.33
NON-OPERATING EXPENSES						
HAP EXPENSES						
TOTAL HAP EXPENSES	13,615.00	11,822.00	13,904.00	13,615.00	11,822.00	-1,793.00
TOTAL DEPR & AMORT EXPENSE	175,612.86	162,107.94	191,268.65	175,612.86	162,107.94	-13,504.92
TOTAL NON-OPERATING EXPENSES	189,227.86	173,929.94	205,172.65	189,227.86	173,929.94	-15,297.92
TOTAL EXPENSES	1,597,171.17	2,275,355.58	1,542,102.70	1,597,171.17	2,275,355.58	678,184.41
TOTAL TRANSFERS	42,648.00	-84,112.74	30,706.00	42,648.00	-84,112.74	-126,760.74
NET OPERATING INCOME (LOSS)	468,493.02	-640,510.78	68,152.27	468,493.02	-640,510.78	1,109,003.80

HIO, Inc. (7hioinc)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	113,647.35	94,087.41	82,324.50	113,647.35	94,087.41	19,559.94
TOTAL OTHER GOV'T GRANTS DONATIONS	1,010.00	0.00	0.00	1,010.00	0.00	1,010.00
TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	5,000.12	0.00	0.00	0.00
INT INCOME - RESTRICT FUNDS	393.21	104.17	29.93	393.21	104.17	289.04
OTHER INCOME						
TOTAL OTHER INCOME	11,710.67	14,090.24	14,235.94	11,710.67	14,090.24	-2,379.57
TOTAL REVENUES	126,761.23	108,281.82	101,590.49	126,761.23	108,281.82	18,479.41
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES						
TOTAL ADMIN SALARIES	4,589.21	5,852.36	5,279.36	4,589.21	5,852.36	1,263.15
TOTAL ADMINISTRATIVE FEE	17,851.83	8,293.28	9,203.31	17,851.83	8,293.28	-9,558.55
TOTAL COMPENSATED ABSENCE	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ADMIN EMPLOYEE BENEFITS	-1,212.97	2,207.63	2,720.66	-1,212.97	2,207.63	3,420.60
TOTAL OTHER ADMIN EXPENSES	4,553.49	9,443.30	18,417.49	4,553.49	9,443.30	4,889.81
TOTAL FEE FOR SERVICE	548.30	584.02	358.27	548.30	584.02	35.72
TOTAL ADMINISTRATIVE EXPENSES	26,329.86	26,380.59	35,979.09	26,329.86	26,380.59	50.73
RESIDENT SERV SALARIES						
RELOCATION EXPENSE	0.00	30.12	0.00	0.00	30.12	30.12
RESIDENT FUND	0.00	191.25	0.00	0.00	191.25	191.25
FEE FOR SERVICE	7,423.97	11,117.14	7,060.07	7,423.97	11,117.14	3,693.17
TOTAL OTHER RESIDENT SERVICES	7,423.97	11,688.51	7,060.07	7,423.97	11,688.51	4,264.54
TOTAL RESIDENT SERVICE EXPENSES	7,423.97	11,688.51	7,060.07	7,423.97	11,688.51	4,264.54
UTILITY EXPENSES						
TOTAL UTILITY EXPENSES	10,410.16	11,147.72	22,565.33	10,410.16	11,147.72	737.56
TOTAL MAINTENANCE						
MAINTENANCE SALARIES						
TOTAL MAINTENANCE SALARIES	9,263.07	24,721.81	19,065.03	9,263.07	24,721.81	15,458.74
TOTAL MAINTENANCE MATERIALS	11,157.81	9,555.66	5,452.60	11,157.81	9,555.66	-1,602.15
TOTAL MAINT SERVICES AND CONTRACTS	43,965.80	29,752.18	20,543.68	43,965.80	29,752.18	-14,213.62
TOTAL MAINT EMPLOYEE BENEFITS	5,624.04	8,896.96	11,844.90	5,624.04	8,896.96	3,272.92
TOTAL MAINTENANCE EXPENSES	70,010.72	72,926.61	56,906.21	70,010.72	72,926.61	2,915.89
PROTECTIVE SERVICE EXPENSES						
TOTAL FEE FOR SERVICE	2,545.71	1,537.14	701.98	2,545.71	1,537.14	-1,008.57
TOTAL SECURITY EXPENSE	2,112.00	1,738.94	857.00	2,112.00	1,738.94	-373.06
TOTAL PROTECT SERVICE EXPENSES	4,657.71	3,276.08	1,558.98	4,657.71	3,276.08	-1,381.63
GENERAL EXPENSES						
INSURANCE EXPENSES						
TOTAL INSURANCE EXP	19,208.09	17,733.59	20,656.28	19,208.09	17,733.59	-1,474.50
TOTAL BAD DEBT EXPENSE	0.00	2,459.52	1,570.14	0.00	2,459.52	2,459.52
TOTAL NON-CASH INT EXP	0.00	0.00	46,333.12	0.00	0.00	0.00
TOTAL GENERAL EXPENSES	19,208.09	20,193.11	68,559.54	19,208.09	20,193.11	985.02
TOTAL OPERATING EXPENSES	138,040.51	145,612.62	192,629.22	138,040.51	145,612.62	7,572.11
NON-OPERATING EXPENSES						
HAP EXPENSES						
TOTAL HAP EXPENSES	3,749.00	3,890.50	4,659.00	3,749.00	3,890.50	141.50
TOTAL DEPR & AMORT EXPENSE	63,417.38	57,247.15	59,040.82	63,417.38	57,247.15	-6,170.23
TOTAL NON-OPERATING EXPENSES	67,166.38	61,137.65	63,699.82	67,166.38	61,137.65	-6,028.73
TOTAL EXPENSES	205,206.89	206,750.27	256,329.04	205,206.89	206,750.27	1,543.38
TOTAL TRANSFERS	-42,648.00	-40,289.23	-30,706.00	-42,648.00	-40,289.23	2,358.77
NET OPERATING INCOME (LOSS)	-35,797.66	-58,179.22	-124,032.55	-35,797.66	-58,179.22	22,381.56

Section 8 Operating (7fin8op)
Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	130.00	250.00	0.00	130.00	250.00	-120.00
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	3,028,916.00	3,318,076.80	2,974,572.00	3,028,916.00	3,318,076.80	-289,160.80
INT INCOME - RESTRICT FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
OTHER INCOME						
TOTAL OTHER INCOME	700.00	7,833.33	-541.00	700.00	7,833.33	-7,133.33
TOTAL REVENUES	3,029,746.00	3,326,160.13	2,974,031.00	3,029,746.00	3,326,160.13	-296,414.13
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES						
TOTAL ADMIN SALARIES	0.00	2,120.37	0.00	0.00	2,120.37	2,120.37
TOTAL ADMINISTRATIVE FEE	2,106.00	0.00	0.00	2,106.00	0.00	-2,106.00
TOTAL ADMIN EMPLOYEE BENEFITS	0.00	478.39	0.00	0.00	478.39	478.39
TOTAL OTHER ADMIN EXPENSES	2,097.84	3,634.86	3,047.92	2,097.84	3,634.86	1,537.02
TOTAL ADMINISTRATIVE EXPENSES	4,203.84	6,233.62	3,047.92	4,203.84	6,233.62	2,029.78
RELOCATION EXPENSE	9,957.50	0.00	400.00	9,957.50	0.00	-9,957.50
TOTAL OTHER RESIDENT SERVICES	9,957.50	0.00	400.00	9,957.50	0.00	-9,957.50
TOTAL RESIDENT SERVICE EXPENSES	9,957.50	0.00	400.00	9,957.50	0.00	-9,957.50
UTILITY EXPENSES						
TOTAL UTILITY EXPENSES	2.48	0.00	0.00	2.48	0.00	-2.48
TOTAL MAINTENANCE						
MAINTENANCE SALARIES						
TOTAL MAINTENANCE SALARIES	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE MATERIALS	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINT SERVICES AND CONTRACTS	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINT EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
PROTECTIVE SERVICE EXPENSES						
TOTAL SECURITY EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PROTECT SERVICE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
GENERAL EXPENSES						
INSURANCE EXPENSES						
TOTAL INSURANCE EXP	0.00	84.99	0.00	0.00	84.99	84.99
TOTAL BAD DEBT EXPENSE	-228.00	0.00	0.00	-228.00	0.00	228.00
TOTAL GENERAL EXPENSES	-228.00	84.99	0.00	-228.00	84.99	312.99
TOTAL OPERATING EXPENSES	13,935.82	6,318.61	3,447.92	13,935.82	6,318.61	-7,617.21
NON-OPERATING EXPENSES						
HAP EXPENSES						
TOTAL HAP EXPENSES	3,229,985.00	3,319,191.94	2,950,069.00	3,229,985.00	3,319,191.94	89,206.94
TOTAL NON-OPERATING EXPENSES	3,229,985.00	3,319,191.94	2,950,069.00	3,229,985.00	3,319,191.94	89,206.94
TOTAL EXPENSES	3,243,920.82	3,325,510.55	2,953,516.92	3,243,920.82	3,325,510.55	81,589.73
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	-214,174.82	649.58	20,514.08	-214,174.82	649.58	-214,824.40

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	130.00	166.67	0.00	130.00	166.67	-36.67
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	290,435.00	317,801.00	275,511.00	290,435.00	317,801.00	-27,366.00
TOTAL FEE REVENUE						
TOTAL FEE REVENUE	0.00	3,975.00	43.29	0.00	3,975.00	-3,975.00
TOTAL OTHER GOV'T GRANTS DONATIONS	167,523.44	36,261.67	43,797.88	167,523.44	36,261.67	131,261.77
OTHER INCOME						
TOTAL OTHER INCOME	378.90	0.00	0.00	378.90	0.00	378.90
TOTAL REVENUES	458,467.34	358,204.34	319,352.17	458,467.34	358,204.34	100,263.00
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES						
TOTAL ADMIN SALARIES	82,642.73	117,410.14	72,695.74	82,642.73	117,410.14	34,767.41
TOTAL ADMINISTRATIVE FEE	84,415.50	94,749.84	87,633.00	84,415.50	94,749.84	10,334.34
TOTAL ADMIN EMPLOYEE BENEFITS	44,215.74	44,191.59	35,058.76	44,215.74	44,191.59	-24.15
TOTAL OTHER ADMIN EXPENSES	14,375.14	37,315.37	19,495.29	14,375.14	37,315.37	22,940.23
TOTAL ADMINISTRATIVE EXPENSES	225,649.11	293,666.94	214,882.79	225,649.11	293,666.94	68,017.83
RESIDENT FUND						
TOTAL OTHER RESIDENT SERVICES	0.00	141.67	116.00	0.00	141.67	141.67
TOTAL RESIDENT SERVICE EXPENSES	0.00	141.67	116.00	0.00	141.67	141.67
TOTAL MAINTENANCE						
MAINTENANCE SALARIES						
TOTAL MAINTENANCE SALARIES	12,385.20	17,656.44	5,895.60	12,385.20	17,656.44	5,271.24
TOTAL MAINTENANCE MATERIALS	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINT SERVICES AND CONTRACTS	2,261.83	308.14	315.00	2,261.83	308.14	-1,953.69
TOTAL MAINT EMPLOYEE BENEFITS	5,054.99	6,178.57	6,109.90	5,054.99	6,178.57	1,123.58
TOTAL MAINTENANCE EXPENSES	19,702.02	24,143.15	12,320.50	19,702.02	24,143.15	4,441.13
PROTECTIVE SERVICE EXPENSES						
TOTAL SECURITY EXPENSE	0.00	100.00	0.00	0.00	100.00	100.00
TOTAL PROTECT SERVICE EXPENSES	0.00	100.00	0.00	0.00	100.00	100.00
GENERAL EXPENSES						
INSURANCE EXPENSES						
TOTAL INSURANCE EXP	5,372.63	4,703.88	4,295.59	5,372.63	4,703.88	-668.75
TOTAL GENERAL EXPENSES	5,372.63	4,703.88	4,295.59	5,372.63	4,703.88	-668.75
TOTAL OPERATING EXPENSES	250,723.76	322,755.64	231,614.88	250,723.76	322,755.64	72,031.88
NON-OPERATING EXPENSES						
TOTAL DEPR & AMORT EXPENSE	1,292.48	1,292.52	1,292.52	1,292.48	1,292.52	0.04
TOTAL NON-OPERATING EXPENSES	1,292.48	1,292.52	1,292.52	1,292.48	1,292.52	0.04
TOTAL EXPENSES	252,016.24	324,048.16	232,907.40	252,016.24	324,048.16	72,031.92
NET OPERATING INCOME (LOSS)	206,451.10	34,156.18	86,444.77	206,451.10	34,156.18	172,294.92

Property = 4found 7fdscent
Budget Comparison
 Period = Jan 2023
 Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	24,336.40	17,974.17	18,575.99	24,336.40	17,974.17	6,362.23
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	0.00	2,341.81	0.00	0.00	2,341.81	-2,341.81
TOTAL FEE REVENUE						
TOTAL FEE REVENUE	397,191.28	495,693.76	387,578.06	397,191.28	495,693.76	-98,502.48
TOTAL OTHER GOV'T GRANTS DONATIONS	85,147.36	86,297.06	35,000.00	85,147.36	86,297.06	-1,149.70
INVESTMENT INCOME						
TOTAL INTEREST INCOME - MAIN	34.95	0.00	3.99	34.95	0.00	34.95
OTHER INCOME						
TOTAL OTHER INCOME	18,280.39	1,113.21	25,141.55	18,280.39	1,113.21	17,167.18
TOTAL REVENUES	524,990.38	603,420.01	466,299.59	524,990.38	603,420.01	-78,429.63
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES						
TOTAL ADMIN SALARIES	216,831.48	346,040.40	194,445.35	216,831.48	346,040.40	129,208.92
TOTAL ADMINISTRATIVE FEE	56,925.00	0.00	0.00	56,925.00	0.00	-56,925.00
TOTAL ADMIN EMPLOYEE BENEFITS	97,943.67	117,946.71	92,035.47	97,943.67	117,946.71	20,003.04
TOTAL OTHER ADMIN EXPENSES	45,591.73	68,238.23	102,893.52	45,591.73	68,238.23	22,646.50
TOTAL FEE FOR SERVICE	298.88	0.00	0.00	298.88	0.00	-298.88
TOTAL ADMINISTRATIVE EXPENSES	417,590.76	532,225.34	389,374.34	417,590.76	532,225.34	114,634.58
RESIDENT SERV SALARIES						
RELOCATION EXPENSE	0.00	20,833.33	0.00	0.00	20,833.33	20,833.33
RESIDENT SERV EMP BENEFITS	2,137.91	5,219.47	2,545.61	2,137.91	5,219.47	3,081.56
YOUTH ACTIVITIES	0.00	83.34	5,164.00	0.00	83.34	83.34
RESIDENT FUND	5,025.15	1,813.34	1,353.00	5,025.15	1,813.34	-3,211.81
FEE FOR SERVICE	1,164.54	0.00	0.00	1,164.54	0.00	-1,164.54
TOTAL OTHER RESIDENT SERVICES	17,718.69	36,141.41	11,966.58	17,718.69	36,141.41	18,422.72
TOTAL RESIDENT SERVICE EXPENSES	17,718.69	36,141.41	11,966.58	17,718.69	36,141.41	18,422.72
UTILITY EXPENSES						
TOTAL UTILITY EXPENSES	4,015.37	5,623.84	5,610.97	4,015.37	5,623.84	1,608.47
TOTAL MAINTENANCE						
MAINTENANCE SALARIES						
TOTAL MAINTENANCE SALARIES	10,539.30	14,353.16	0.00	10,539.30	14,353.16	3,813.86
TOTAL MAINTENANCE MATERIALS	5,287.98	2,990.20	2,265.10	5,287.98	2,990.20	-2,297.78
TOTAL MAINT SERVICES AND CONTRACTS	-737.83	-6,342.98	-7,275.20	-737.83	-6,342.98	-5,605.15
TOTAL MAINT EMPLOYEE BENEFITS	11,923.37	9,031.03	1,094.32	11,923.37	9,031.03	-2,892.34
TOTAL MAINTENANCE EXPENSES	27,012.82	20,031.41	-3,915.78	27,012.82	20,031.41	-6,981.41
PROTECTIVE SERVICE EXPENSES						
PROTECTIVE SERVICE SALARIES						
TOTAL PROTECTIVE SERV SALARIES	21,027.00	18,329.45	12,478.02	21,027.00	18,329.45	-2,697.55
TOTAL FEE FOR SERVICE	272.34	0.00	0.00	272.34	0.00	-272.34
TOTAL SECURITY EXPENSE	391.52	1,208.34	1,556.03	391.52	1,208.34	816.82
TOTAL SECURITY EMPLOYEE BENEFITS	12,838.15	2,963.34	1,098.70	12,838.15	2,963.34	-9,874.81
TOTAL PROTECT SERVICE EXPENSES	34,529.01	22,501.13	15,132.75	34,529.01	22,501.13	-12,027.88
GENERAL EXPENSES						
INSURANCE EXPENSES						
TOTAL INSURANCE EXP	16,920.26	16,290.60	14,103.05	16,920.26	16,290.60	-629.66
TOTAL BAD DEBT EXPENSE	0.00	83.33	0.00	0.00	83.33	83.33
TOTAL LOAN INTEREST	40.75	6,666.67	6,815.94	40.75	6,666.67	6,625.92
TOTAL GENERAL EXPENSES	16,961.01	23,040.60	20,918.99	16,961.01	23,040.60	6,079.59
TOTAL OPERATING EXPENSES	517,827.66	639,563.73	439,087.85	517,827.66	639,563.73	121,736.07
NON-OPERATING EXPENSES						
TOTAL DEPR & AMORT EXPENSE	17,974.73	17,561.15	18,312.91	17,974.73	17,561.15	-413.58
TOTAL NON-OPERATING EXPENSES	17,974.73	17,561.15	18,312.91	17,974.73	17,561.15	-413.58
TOTAL EXPENSES	535,802.39	657,124.88	457,400.76	535,802.39	657,124.88	121,322.49
TOTAL TRANSFERS	0.00	-1,210.23	0.00	0.00	-1,210.23	-1,210.23

Property = 4found 7fidscent

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
NET OPERATING INCOME (LOSS)	-10,812.01	-52,494.64	8,898.83	-10,812.01	-52,494.64	41,682.63

Memorandum



To: Board of Commissioners
From: Gary Hatfield, CFO
Date: February 21, 2023
Re: Finance Report

AGENCY BALANCE SHEET

January 2023:

Cash position had a net increase of **\$252,624**.

- Public Housing (PH): had a net change a decrease of **\$(248,951)**
- HIO: had a net change decrease of **(\$45,469)**
- Section 8: had a net change Increase of **\$13,7583**
- Central Office: had a net change decrease of **\$280,068**.

Balance Sheet Variance Summary:

Accounts Receivable had a net change decrease of **\$43,948**.

- Operating A/R had a net change decrease of **\$50,889**.
- A/R Inter-property had a net change decrease of **\$76,081**.
- Tenant Receivables had a net change increase of **(\$84,432.)**
- A/R Promissory Notes had a decrease of **\$1,411**.

Prepaid Assets had a net change decrease of **(\$119,746)**.

Fixed Assets in December had a net change increase of **\$34,457**.

- Building improvements **\$218,863**
 - Roofing, decking, concrete repairs, water proofing, elevator rebuild, flooring, HVAC
- Monthly depreciation expense was **\$258,297**.

Total Liabilities had a net change decrease of **\$991,952**.

Current Liabilities had a net change decrease of **\$981,908**.

- Accounts Payable had a net change decrease of **\$76,846**.
- A/P General Partner had no change.
- Accrued Fees, Tenant Security Deposits, Unearned Revenue, R/E Taxes, Contract Retainage, and Withholdings had a net change decrease of **\$212,040**
- Mortgage Payable and Other Current Liabilities had a net change decrease of **\$1,644**
- Inter-fund Payable had a net change decrease of **\$691,379**

AGENCY BUDGET COMPARISON

Revenue was favorable to budget MTD by \$301,604

- Budgeted for the gain on sale of the scattered-site properties – \$271,605.
- Other Grant Revenues were higher \$122,754 due to Ross and FSS Gants Funds
- Tenant revenues were favorable \$99,113 to budget.
-

Memorandum



To: Board of Commissioners
From: Gary Hatfield, CFO
Date: February 21, 2023
Re: Finance Report

Total Expense was favorable to budget MTD by \$994,042

Salary Expenses were \$180,000 Favorable to Budget due to one full week accrued to December 2022

Admin Expenses: MTD budget variance was favorable to budget by \$279,617.

Resident Service Expenses: MTD budget variance was favorable by \$74,610.

Utility Expenses: MTD budget variance was favorable by \$30,758.

Maintenance Expenses: MTD budget variance were favorable to budget by \$450,392.

Protective Services Expenses: MTD budget variance was favorable to budget by \$7,160.

General Expenses: MTD budget variance was favorable by \$34,038.

January 2023:

Adjusted Net Operating Income/ (Loss) MTD was \$661,952 with a favorable budget variance of \$1,099,945. This is adding and subtracting back non-cash transactions which includes depreciation expense of **\$258,297**.

Public Housing:

- The MTD adjusted net operating income/ (loss) \$272,386 budget variance was favorable by \$122,392.
- **HIO:**
 - The MTD adjusted net operating income/ (loss) \$27,620 budget variance was favorable by \$16,202.
- **Central Office**
 - Adjusted Net Operating Income/ (Loss) MTD was \$7,163 budget variance was favorable by \$41,683.
- **Section 8 HAP:**
 - Adjusted Net Operating Income/ (Loss) MTD was (\$214,175) budget variance was unfavorable by (\$214,824)
- **Section 8 Admin:**
 - Adjusted Net Operating Income/ (Loss) MTD was \$207,744. budget variance was \$172,295.

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jan 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	inning Balance (Mon	Net Change	1st Beginning Balar	YTD Net Change
ASSETS					
CASH AND CASH EQUIVALENTS	12,863,089.82	12,610,465.85	252,623.97	12,610,465.85	252,623.97
OTHER ACCOUNTS RECEIVABLE	65,591.05	116,479.60	-50,888.55	116,479.60	-50,888.55
A/R INTER-PROPERTY	571,945.06	648,025.68	-76,080.62	648,025.68	-76,080.62
A/R - TENANT	198,324.66	113,891.98	84,432.68	113,891.98	84,432.68
A/R PROMISSORY NOTES	3,015,168.88	3,016,580.33	-1,411.45	3,016,580.33	-1,411.45
ACCRUED INTEREST RECEIVABLE	1,554,708.35	1,554,708.35	0.00	1,554,708.35	0.00
PREPAID ASSETS	6,994.24	126,739.85	-119,745.61	126,739.85	-119,745.61
INTER-FUND DUE FROM	1,407,613.97	2,106,798.43	-699,184.46	2,106,798.43	-699,184.46
TOTAL CURRENT ASSETS	19,683,436.03	20,293,690.07	-610,254.04	20,293,690.07	-610,254.04
FIXED ASSETS	32,337,763.70	32,303,306.47	34,457.23	32,303,306.47	34,457.23
NOTES RECEIVABLE	7,872,795.98	7,872,795.98	0.00	7,872,795.98	0.00
LT INTER-FUND DUE FROM	2,415,332.25	2,415,332.25	0.00	2,415,332.25	0.00
TAX CREDIT FEES	71,654.90	71,654.90	0.00	71,654.90	0.00
PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00	4,640,570.00	0.00
ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00	-4,416,382.66	0.00
LT INTER-PROPERTY	888,367.27	900,867.27	-12,500.00	900,867.27	-12,500.00
INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
TOTAL NON-CURRENT ASSETS	46,106,166.11	46,084,208.88	21,957.23	46,084,208.88	21,957.23
TOTAL ASSETS	65,789,602.14	66,377,898.95	-588,296.81	66,377,898.95	-588,296.81
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	543,970.64	620,816.65	-76,846.01	620,816.65	-76,846.01
A/P OTHER	283,436.16	216,437.16	66,999.00	216,437.16	66,999.00
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00
ACCRUED FEES	511,464.71	589,105.33	-77,640.62	589,105.33	-77,640.62
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	16,657.69	193,827.09	-177,169.40	193,827.09	-177,169.40
COMP ABSENCES - CURRENT	202,034.51	202,034.51	0.00	202,034.51	0.00
TENANT SECURITY DEPOSIT	678,471.01	669,475.01	8,996.00	669,475.01	8,996.00
UNEARNED REVENUE	300,943.30	305,204.64	-4,261.34	305,204.64	-4,261.34
CURRENT PORTION OF DEBT	1,575,162.36	1,576,805.89	-1,643.53	1,576,805.89	-1,643.53
OTHER CURRENT LIABILITIES	425,171.96	454,135.96	-28,964.00	454,135.96	-28,964.00
INTER-PROGRAM PAYABLES	50,000.00	50,000.00	0.00	50,000.00	0.00
INTER-FUND DUE TO	1,395,451.66	2,086,830.33	-691,378.67	2,086,830.33	-691,378.67
TOTAL CURRENT LIABILITIES	8,608,255.90	9,590,164.47	-981,908.57	9,590,164.47	-981,908.57
LONG TERM DEBT	13,311,097.61	13,311,097.61	0.00	13,311,097.61	0.00
LT LIABILITIES - OTHER	0.00	12,500.00	-12,500.00	12,500.00	-12,500.00
FSS ESCROW	566,354.63	563,897.63	2,457.00	563,897.63	2,457.00
TOTAL LT ACRUED FEES	913,264.12	913,264.12	0.00	913,264.12	0.00
COMP ABSENCES-LONG TERM	392,184.64	392,184.64	0.00	392,184.64	0.00
LT INTER-FUND DUE TO	2,390,434.51	2,390,434.51	0.00	2,390,434.51	0.00
TOTAL NON-CURRENT LIABILITIES	17,573,335.51	17,583,378.51	-10,043.00	17,583,378.51	-10,043.00
TOTAL LIABILITIES	26,181,591.41	27,173,542.98	-991,951.57	27,173,542.98	-991,951.57
EQUITY					
NET INVEST IN CAPITAL ASSETS	27,758,697.26	27,758,697.26	0.00	27,758,697.26	0.00
RETAINED EARNINGS	2,828,762.72	2,425,107.96	403,654.76	2,425,107.96	403,654.76
UNRESTRICTED NET POSITION	12,517,370.06	12,517,370.06	0.00	12,517,370.06	0.00
RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00
TOTAL EQUITY	39,608,010.73	39,204,355.97	403,654.76	39,204,355.97	403,654.76
TOTAL LIABILITIES AND EQUITY	65,789,602.14	66,377,898.95	-588,296.81	66,377,898.95	-588,296.81
TOTAL OF ALL	0.00	0.00	0.00	0.00	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jan 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	Beginning Balance (Mor	Net Change	1st Beginning Bal	YTD Net Change
ASSETS					
CASH - OPERATING	7,056,508.48	6,312,498.60	744,009.88	6,312,498.60	744,009.88
CASH - PAYROLL	-707,082.53	14,588.32	-721,670.85	14,588.32	-721,670.85
CASH - OTHER	47,106.78	47,071.83	34.95	47,071.83	34.95
FSA CASH	35,911.91	35,911.91	0.00	35,911.91	0.00
PETTY CASH	500.00	500.00	0.00	500.00	0.00
CASH - VENDOR PAYMENTS	85,127.33	-159,799.52	244,926.85	-159,799.52	244,926.85
CASH - RESTRICTED	4,149,464.93	4,158,052.42	-8,587.49	4,158,052.42	-8,587.49
CASH - RESTRICTED MODERNIZATION AND DEV	37,661.85	37,661.85	0.00	37,661.85	0.00
REPLACEMENT RESERVE	68,160.66	68,058.93	101.73	68,058.93	101.73
CASH - FSS ESCROW	579,252.63	581,145.63	-1,893.00	581,145.63	-1,893.00
OPERATING RESERVE	262,742.79	262,451.31	291.48	262,451.31	291.48
OHA HUD OPERATING RESERVE	298,602.25	298,602.25	0.00	298,602.25	0.00
CASH - SECURITY DEPOSIT	589,175.90	593,372.90	-4,197.00	593,372.90	-4,197.00
HOMEOWNERSHIP FUNDS	359,956.84	360,349.42	-392.58	360,349.42	-392.58
CASH AND CASH EQUIVALENTS	12,863,089.82	12,610,465.85	252,623.97	12,610,465.85	252,623.97
A/R HUD	214,797.83	0.00	214,797.83	0.00	214,797.83
A/R OTHER GOVERNMENTS	69,236.53	328,044.17	-258,807.64	328,044.17	-258,807.64
A/R OTHER	1,800.00	1,800.00	0.00	1,800.00	0.00
A/R NON DWELLING RENT	16,503.69	23,382.43	-6,878.74	23,382.43	-6,878.74
A/R HOMEOWNERSHIP MORTGAGES	592,699.65	592,699.65	0.00	592,699.65	0.00
ALLOWANCE FOR HOME MORTGAGES	-592,699.65	-592,699.65	0.00	-592,699.65	0.00
ALLOWANCE FOR DOUBTFUL OTHER A/R	-236,747.00	-236,747.00	0.00	-236,747.00	0.00
OTHER ACCOUNTS RECEIVABLE	65,591.05	116,479.60	-50,888.55	116,479.60	-50,888.55
INTER-PROPERTY {COCC}	50,000.00	50,000.00	0.00	50,000.00	0.00
INTER-PROPERTY {9EC}	63,108.39	60,502.20	2,606.19	60,502.20	2,606.19
INTER-PROPERTY {9KCC}	38,752.22	36,824.28	1,927.94	36,824.28	1,927.94
INTER-PROPERTY {9NOAH}	22,333.74	21,083.19	1,250.55	21,083.19	1,250.55
INTER-PROPERTY {9FAR}	42,334.93	39,685.87	2,649.06	39,685.87	2,649.06
INTER-PROPERTY {9BV}	11,165.41	10,540.14	625.27	10,540.14	625.27
INTER-PROPERTY {9CR1}	20,948.94	20,115.24	833.70	20,115.24	833.70
INTER-PROPERTY {9CR2}	11,187.91	10,562.64	625.27	10,562.64	625.27
INTER-PROPERTY {VILLAS}	12,544.75	12,544.75	0.00	12,544.75	0.00
INTER-PROPERTY {HCV}	817,536.00	545,024.00	272,512.00	545,024.00	272,512.00
INTER-PROPERTY {HCV ADM}	-734,895.00	-545,024.00	-189,871.00	-545,024.00	-189,871.00
INTER-PROPERTY {MOD REHAB}	1,774.50	0.00	1,774.50	0.00	1,774.50
INTER-PROPERTY {PUB HSG}	215,153.27	386,167.37	-171,014.10	386,167.37	-171,014.10
A/R INTER-PROPERTY	571,945.06	648,025.68	-76,080.62	648,025.68	-76,080.62
ACCOUNTS RECEIVABLE TENANTS	452,708.62	368,275.94	84,432.68	368,275.94	84,432.68
ALLOWANCE FOR A/R TENANTS	-254,383.96	-254,383.96	0.00	-254,383.96	0.00
A/R - TENANT	198,324.66	113,891.98	84,432.68	113,891.98	84,432.68
P-NOTES OUTSTANDING	623,313.11	624,724.56	-1,411.45	624,724.56	-1,411.45
ALLOWANCE FOR P-NOTES	-233,636.14	-233,636.14	0.00	-233,636.14	0.00
A/R BAYVIEW	387,861.10	387,861.10	0.00	387,861.10	0.00
A/R FARNAM	1,375,881.50	1,375,881.50	0.00	1,375,881.50	0.00
A/R STREHLOW	812,447.88	812,447.88	0.00	812,447.88	0.00
A/R NOAH	49,301.43	49,301.43	0.00	49,301.43	0.00
A/R PROMISSORY NOTES	3,015,168.88	3,016,580.33	-1,411.45	3,016,580.33	-1,411.45
ACCRUED INTEREST RECEIVABLE	1,554,708.35	1,554,708.35	0.00	1,554,708.35	0.00
ACCRUED INTEREST RECEIVABLE	1,554,708.35	1,554,708.35	0.00	1,554,708.35	0.00
PREPAID INSURANCE	-198,516.96	-101,573.19	-96,943.77	-101,573.19	-96,943.77

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jan 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	inning Balance (Mor	Net Change	1st Beginning Balor	YTD Net Change
PREPAID SOFTWARE EXP	82,869.03	103,586.33	-20,717.30	103,586.33	-20,717.30
PREPAID MED FSA SEC 125	-2,084.54	0.00	-2,084.54	0.00	-2,084.54
PREPAID CREDIT CARDS	2,805.41	2,805.41	0.00	2,805.41	0.00
PREPAID R/E TAXES	21,859.98	21,859.98	0.00	21,859.98	0.00
PREPAID OTHER	100,061.32	100,061.32	0.00	100,061.32	0.00
PREPAID ASSETS	6,994.24	126,739.85	-119,745.61	126,739.85	-119,745.61
INTER-FUND DUE FROM {COCC}	158,165.68	159,570.70	-1,405.02	159,570.70	-1,405.02
INTER-FUND DUE FROM {HIOOPER}	-889.00	234,318.31	-235,207.31	234,318.31	-235,207.31
INTER-FUND DUE FROM {9EC}	91,860.93	53,688.66	38,172.27	53,688.66	38,172.27
INTER-FUND DUE FROM {9KCC}	25,594.20	33,120.24	-7,526.04	33,120.24	-7,526.04
INTER-FUND DUE FROM {9NOAH}	17,713.66	16,952.21	761.45	16,952.21	761.45
INTER-FUND DUE FROM {9FAR}	10,520.24	24,920.42	-14,400.18	24,920.42	-14,400.18
INTER-FUND DUE FROM {9BV}	5,945.98	8,424.05	-2,478.07	8,424.05	-2,478.07
INTER-FUND DUE FROM {9CR1}	9,097.59	13,518.64	-4,421.05	13,518.64	-4,421.05
INTER-FUND DUE FROM {9CR2}	8,568.06	10,816.98	-2,248.92	10,816.98	-2,248.92
INTER-FUND DUE FROM {VILLAS}	-799.92	-341.62	-458.30	-341.62	-458.30
INTER-FUND DUE FROM {HCV}	415,162.00	516,722.00	-101,560.00	516,722.00	-101,560.00
INTER-FUND DUE FROM {HCV MV}	35,120.75	35,074.75	46.00	35,074.75	46.00
INTER-FUND DUE FROM {HCV CITY}	239,932.87	219,310.87	20,622.00	219,310.87	20,622.00
INTER-FUND DUE FROM {MOD REHAB}	7,084.00	4,956.50	2,127.50	4,956.50	2,127.50
INTER-FUND DUE FROM {FOUND}	52,003.25	52,003.25	0.00	52,003.25	0.00
INTER-FUND DUE FROM {PUB HSG}	26,465.00	424,506.20	-398,041.20	424,506.20	-398,041.20
INTER-FUND DUE FROM {ROSS GRANT}	-101,227.00	-106,849.82	5,622.82	-106,849.82	5,622.82
INTER-FUND DUE FROM {FSS GRANT}	-38,551.03	-45,169.26	6,618.23	-45,169.26	6,618.23
INTER-FUND DUE FROM {CNI GRANT}	430,052.71	424,576.10	5,476.61	424,576.10	5,476.61
INTER-FUND DUE FROM {CNP GRANT}	15,794.00	15,794.00	0.00	15,794.00	0.00
INTER-FUND DUE FROM {CFP GRANT}	0.00	10,885.25	-10,885.25	10,885.25	-10,885.25
INTER-FUND DUE FROM	1,407,613.97	2,106,798.43	-699,184.46	2,106,798.43	-699,184.46
TOTAL CURRENT ASSETS	19,683,436.03	20,293,690.07	-610,254.04	20,293,690.07	-610,254.04
LAND	8,299,143.07	8,299,143.07	0.00	8,299,143.07	0.00
BUILDINGS	158,131,147.35	158,131,147.35	0.00	158,131,147.35	0.00
BUILDINGS - COMMERCIAL	400,000.00	400,000.00	0.00	400,000.00	0.00
BUILDINGS - ACQUISITION	457,700.00	457,700.00	0.00	457,700.00	0.00
BUILDINGS - INELIGIBLE	88,112.00	88,112.00	0.00	88,112.00	0.00
BUILDING IMPROVEMENTS	40,976,322.82	40,757,459.82	218,863.00	40,757,459.82	218,863.00
CONTRACT WORK IN PROCESS	565,834.64	562,559.83	3,274.81	562,559.83	3,274.81
WIP - INS PROCEEDS/REPAIRS	350,261.79	330,977.14	19,284.65	330,977.14	19,284.65
DWELLING EQUIPMENT	2,544,319.19	2,492,986.97	51,332.22	2,492,986.97	51,332.22
SITE IMPROVEMENTS	4,780,676.57	4,780,676.57	0.00	4,780,676.57	0.00
OFFICE EQUIPMENT	238,588.21	238,588.21	0.00	238,588.21	0.00
MAINTENANCE EQUIPMENT	283,276.16	283,276.16	0.00	283,276.16	0.00
COMMUNITY SPACE EQUIPMENT	75,003.53	75,003.53	0.00	75,003.53	0.00
COMPUTER EQUIPMENT	527,558.74	527,558.74	0.00	527,558.74	0.00
AUTOMOTIVE EQUIPMENT	2,301,207.66	2,301,207.66	0.00	2,301,207.66	0.00
SECURITY EQUIPMENT	1,173,195.80	1,173,195.80	0.00	1,173,195.80	0.00
ACCUM DEPR - BUILDINGS	-149,523,800.34	-149,443,640.52	-80,159.82	-149,443,640.52	-80,159.82
ACCUM DEPR - COMMERCIAL	-368,590.09	-367,552.39	-1,037.70	-367,552.39	-1,037.70
ACCUM DEPR - BUILDING ACQUISITION	-450,000.00	-450,000.00	0.00	-450,000.00	0.00
ACCUM DEPR - INELIGIBLE BLDG	-74,266.12	-73,999.16	-266.96	-73,999.16	-266.96
ACCUM AMORT EXPENSE	-294,000.00	-294,000.00	0.00	-294,000.00	0.00
ACCUM DEPR - BUILDING IMPROVEMENTS	-30,508,650.99	-30,398,623.00	-110,027.99	-30,398,623.00	-110,027.99
ACCUM DEPR - DWELLING EQUIPMENT	-1,492,050.58	-1,476,161.06	-15,889.52	-1,476,161.06	-15,889.52

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jan 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	inning Balance (Mor	Net Change	1st Beginning Balar	YTD Net Change
ACCUM DEPR - SITE IMPROVE	-2,906,336.44	-2,883,955.50	-22,380.94	-2,883,955.50	-22,380.94
ACCUM DEPR - OFFICE EQUIPMENT	-221,261.76	-220,567.06	-694.70	-220,567.06	-694.70
ACCUM DEPR - MAINTENANCE EQUIPMENT	-277,510.85	-277,152.44	-358.41	-277,152.44	-358.41
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,003.53	-75,003.53	0.00	-75,003.53	0.00
ACCUM DEPR - COMPUTER EQUIPMENT	-519,104.07	-518,528.22	-575.85	-518,528.22	-575.85
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-1,828,724.71	-1,811,584.48	-17,140.23	-1,811,584.48	-17,140.23
ACCUM DEPR - SECURITY EQUIPMENT	-315,284.35	-305,519.02	-9,765.33	-305,519.02	-9,765.33
FIXED ASSETS	32,337,763.70	32,303,306.47	34,457.23	32,303,306.47	34,457.23
N/R BAYVIEW	224,753.85	224,753.85	0.00	224,753.85	0.00
N/R FARNAM	598,485.83	598,485.83	0.00	598,485.83	0.00
N/R CROWN I	276,694.39	276,694.39	0.00	276,694.39	0.00
N/R CROWN II	176,703.74	176,703.74	0.00	176,703.74	0.00
N/R NOAH	975,171.53	975,171.53	0.00	975,171.53	0.00
N/R STREHLOW	3,025,847.05	3,025,847.05	0.00	3,025,847.05	0.00
N/R KEYSTONE	2,595,139.59	2,595,139.59	0.00	2,595,139.59	0.00
NOTES RECEIVABLE	7,872,795.98	7,872,795.98	0.00	7,872,795.98	0.00
LT INTER-FUND DUE FROM {HIOOPER}	124,750.55	124,750.55	0.00	124,750.55	0.00
LT INTER-FUND DUE FROM {9EC}	826,852.71	826,852.71	0.00	826,852.71	0.00
LT INTER-FUND DUE FROM {9KCC}	248,036.05	248,036.05	0.00	248,036.05	0.00
LT INTER-FUND DUE FROM {9NOAH}	66,839.52	66,839.52	0.00	66,839.52	0.00
LT INTER-FUND DUE FROM {9FAR}	462,868.94	462,868.94	0.00	462,868.94	0.00
LT INTER-FUND DUE FROM {9BV}	241,025.62	241,025.62	0.00	241,025.62	0.00
LT INTER-FUND DUE FROM {9CR1}	83,438.23	83,438.23	0.00	83,438.23	0.00
LT INTER-FUND DUE FROM {9CR2}	121,903.74	121,903.74	0.00	121,903.74	0.00
LT INTER-FUND DUE FROM {VILLAS}	239,616.89	239,616.89	0.00	239,616.89	0.00
LT INTER-FUND DUE FROM	2,415,332.25	2,415,332.25	0.00	2,415,332.25	0.00
TAX CREDIT FEES	71,654.90	71,654.90	0.00	71,654.90	0.00
TAX CREDIT FEES	71,654.90	71,654.90	0.00	71,654.90	0.00
PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00	4,640,570.00	0.00
PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00	4,640,570.00	0.00
ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00	-4,416,382.66	0.00
ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00	-4,416,382.66	0.00
LT INTER-PROPERTY {COCC}	0.00	12,500.00	-12,500.00	12,500.00	-12,500.00
LT INTER-PROPERTY {9EC}	381,436.05	381,436.05	0.00	381,436.05	0.00
LT INTER-PROPERTY {9NOAH}	0.89	0.89	0.00	0.89	0.00
LT INTER-PROPERTY {9FAR}	157,612.16	157,612.16	0.00	157,612.16	0.00
LT INTER-PROPERTY {9BV}	21,169.31	21,169.31	0.00	21,169.31	0.00
LT INTER-PROPERTY {9CR1}	103,466.95	103,466.95	0.00	103,466.95	0.00
LT INTER-PROPERTY {9CR2}	22,326.11	22,326.11	0.00	22,326.11	0.00
LT INTER-PROPERTY {VILLAS}	202,355.80	202,355.80	0.00	202,355.80	0.00
LT INTER-PROPERTY	888,367.27	900,867.27	-12,500.00	900,867.27	-12,500.00
INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
TOTAL NON-CURRENT ASSETS	46,106,166.11	46,084,208.88	21,957.23	46,084,208.88	21,957.23
TOTAL ASSETS	65,789,602.14	66,377,898.95	-588,296.81	66,377,898.95	-588,296.81
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	543,970.64	620,816.65	-76,846.01	620,816.65	-76,846.01
ACCOUNTS PAYABLE	543,970.64	620,816.65	-76,846.01	620,816.65	-76,846.01

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jan 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	inning Balance (Mor	Net Change	1st Beginning Balar	YTD Net Change
UNEARNED INCOME	286,081.16	218,477.16	67,604.00	218,477.16	67,604.00
A/P OTHER	-2,645.00	-2,040.00	-605.00	-2,040.00	-605.00
A/P OTHER	283,436.16	216,437.16	66,999.00	216,437.16	66,999.00
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00
ACCRUED MGMT & BKKPING FEE	146,393.46	63,537.96	82,855.50	63,537.96	82,855.50
ACCRUED FRONT-LINE FEES	365,071.25	525,567.37	-160,496.12	525,567.37	-160,496.12
ACCRUED FEES	511,464.71	589,105.33	-77,640.62	589,105.33	-77,640.62
ACCR WAGES & WITHHOLDINGS					
COURT ORDERED WITHHOLDING	4.73	4.73	0.00	4.73	0.00
STATE WITHHOLDING	-15.24	-15.24	0.00	-15.24	0.00
OTHER WITHHOLDING	1,882.74	2,097.26	-214.52	2,097.26	-214.52
DEFERRED COMPENSATION WITHHOLDING	0.00	180,820.56	-180,820.56	180,820.56	-180,820.56
EE INS DEDUCTIONS	14,785.46	10,919.78	3,865.68	10,919.78	3,865.68
ACCR WAGES & WITHHOLDINGS	16,657.69	193,827.09	-177,169.40	193,827.09	-177,169.40
COMPENSATED ABSENCES - CURRENT	202,034.51	202,034.51	0.00	202,034.51	0.00
COMP ABSENCES - CURRENT	202,034.51	202,034.51	0.00	202,034.51	0.00
TENANT SECURITY DEPOSIT	633,582.00	624,586.00	8,996.00	624,586.00	8,996.00
PET DEPOSIT	6,984.00	6,984.00	0.00	6,984.00	0.00
DEPOSIT REFUND ACCOUNT	37,905.01	37,905.01	0.00	37,905.01	0.00
TENANT SECURITY DEPOSIT	678,471.01	669,475.01	8,996.00	669,475.01	8,996.00
TENANT PREPAID RENT	293,094.68	297,356.02	-4,261.34	297,356.02	-4,261.34
NO UNIT HOLDING ACCT	7,848.62	7,848.62	0.00	7,848.62	0.00
UNEARNED REVENUE	300,943.30	305,204.64	-4,261.34	305,204.64	-4,261.34
MORTGAGE PAYABLE - CURRENT	6,377.00	8,020.53	-1,643.53	8,020.53	-1,643.53
ACCRUED INTEREST BRIDGE	878,685.36	878,685.36	0.00	878,685.36	0.00
ACCRUED INTEREST OTHER	690,100.00	690,100.00	0.00	690,100.00	0.00
CURRENT PORTION OF DEBT	1,575,162.36	1,576,805.89	-1,643.53	1,576,805.89	-1,643.53
OTHER CURRENT LIABILITIES	374,086.00	374,086.00	0.00	374,086.00	0.00
CONTRACT RETAINAGE	51,085.96	80,049.96	-28,964.00	80,049.96	-28,964.00
OTHER CURRENT LIABILITIES	425,171.96	454,135.96	-28,964.00	454,135.96	-28,964.00
A/P OTHER - INTER-PROPERTY	50,000.00	50,000.00	0.00	50,000.00	0.00
INTER-PROGRAM PAYABLES	50,000.00	50,000.00	0.00	50,000.00	0.00
INTER-FUND DUE TO {COCC}	723,457.86	1,115,516.89	-392,059.03	1,115,516.89	-392,059.03
INTER-FUND DUE TO {HIOOPER}	470.33	9,691.34	-9,221.01	9,691.34	-9,221.01
INTER-FUND DUE TO {9EC}	23,925.08	24,278.33	-353.25	24,278.33	-353.25
INTER-FUND DUE TO {9KCC}	19,546.21	19,575.79	-29.58	19,575.79	-29.58
INTER-FUND DUE TO {9NOAH}	4,674.79	4,685.63	-10.84	4,685.63	-10.84
INTER-FUND DUE TO {9SEC}	67,557.33	32,198.09	35,359.24	32,198.09	35,359.24
INTER-FUND DUE TO {9FAR}	11,651.26	20,860.03	-9,208.77	20,860.03	-9,208.77
INTER-FUND DUE TO {9BV}	10,213.51	10,216.27	-2.76	10,216.27	-2.76
INTER-FUND DUE TO {9CR1}	4,389.71	4,981.53	-591.82	4,981.53	-591.82
INTER-FUND DUE TO {9CR2}	2,996.87	2,999.63	-2.76	2,999.63	-2.76
INTER-FUND DUE TO {VILLAS}	26,599.09	227,392.97	-200,793.88	227,392.97	-200,793.88
INTER-FUND DUE TO {HCV ADM}	494,743.62	605,240.12	-110,496.50	605,240.12	-110,496.50
INTER-FUND DUE TO {PUB HSG}	5,226.00	9,193.71	-3,967.71	9,193.71	-3,967.71
INTER-FUND DUE TO	1,395,451.66	2,086,830.33	-691,378.67	2,086,830.33	-691,378.67
TOTAL CURRENT LIABILITIES	8,608,255.90	9,590,164.47	-981,908.57	9,590,164.47	-981,908.57
MORTGAGE PAYABLE	1,593,914.77	1,593,914.77	0.00	1,593,914.77	0.00
LOAN PAYABLE CDBG	502,000.00	502,000.00	0.00	502,000.00	0.00
LOAN PAYABLE OHA	8,933,079.42	8,933,079.42	0.00	8,933,079.42	0.00
ACCRUED INTEREST LONG TERM	4,000.00	4,000.00	0.00	4,000.00	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jan 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	inning Balance (Mor	Net Change	1st Beginning Balar	YTD Net Change
ACCR INT L-T CDBG LOAN	64,372.56	64,372.56	0.00	64,372.56	0.00
MORTGAGE-HIO	1,349,569.05	1,349,569.05	0.00	1,349,569.05	0.00
MORTGAGE-OHA # 2	539,948.81	539,948.81	0.00	539,948.81	0.00
LONG TERM LIABILITIES - OPERATING	324,213.00	324,213.00	0.00	324,213.00	0.00
LONG TERM DEBT	13,311,097.61	13,311,097.61	0.00	13,311,097.61	0.00
NONCURRENT LIABILITIES - OTHER	0.00	12,500.00	-12,500.00	12,500.00	-12,500.00
LT LIABILITIES - OTHER	0.00	12,500.00	-12,500.00	12,500.00	-12,500.00
FSS ESCROW	566,354.63	563,897.63	2,457.00	563,897.63	2,457.00
FSS ESCROW	566,354.63	563,897.63	2,457.00	563,897.63	2,457.00
LT ACCRUED MGMT & BKKPING FEE	792,271.72	792,271.72	0.00	792,271.72	0.00
LT ACCRUED FRONT-LINE FEES	100,534.13	100,534.13	0.00	100,534.13	0.00
LT ACCRUED FEES	20,458.27	20,458.27	0.00	20,458.27	0.00
TOTAL LT ACRUED FEES	913,264.12	913,264.12	0.00	913,264.12	0.00
COMPENSATED ABSENCES-LONG TERM	392,184.64	392,184.64	0.00	392,184.64	0.00
COMP ABSENCES-LONG TERM	392,184.64	392,184.64	0.00	392,184.64	0.00
LT INTER-FUND DUE TO {COCC}	643,499.71	643,499.71	0.00	643,499.71	0.00
LT INTER-FUND DUE TO {HIOOPER}	420,240.63	420,240.63	0.00	420,240.63	0.00
LT INTER-FUND DUE TO {9EC}	17,565.26	17,565.26	0.00	17,565.26	0.00
LT INTER-FUND DUE TO {9KCC}	228,906.93	228,906.93	0.00	228,906.93	0.00
LT INTER-FUND DUE TO {9NOAH}	176,615.39	176,615.39	0.00	176,615.39	0.00
LT INTER-FUND DUE TO {9FAR}	37,389.09	37,389.09	0.00	37,389.09	0.00
LT INTER-FUND DUE TO {9BV}	100,215.23	100,215.23	0.00	100,215.23	0.00
LT INTER-FUND DUE TO {9CR1}	257,390.84	257,390.84	0.00	257,390.84	0.00
LT INTER-FUND DUE TO {9CR2}	92,233.38	92,233.38	0.00	92,233.38	0.00
LT INTER-FUND DUE TO {VILLAS}	416,378.05	416,378.05	0.00	416,378.05	0.00
LT INTER-FUND DUE TO	2,390,434.51	2,390,434.51	0.00	2,390,434.51	0.00
TOTAL NON-CURRENT LIABILITIES	17,573,335.51	17,583,378.51	-10,043.00	17,583,378.51	-10,043.00
TOTAL LIABILITIES	26,181,591.41	27,173,542.98	-991,951.57	27,173,542.98	-991,951.57
EQUITY					
CAPITAL ACCOUNT GENERAL PARTNER	1,600,653.14	1,600,653.14	0.00	1,600,653.14	0.00
CAPITAL ACCOUNT LIMITED PARTNER	1,808,269.27	1,808,269.27	0.00	1,808,269.27	0.00
CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30.00	30.00	0.00	30.00	0.00
NET INVESTED IN CAPITAL ASSETS	24,349,744.85	24,349,744.85	0.00	24,349,744.85	0.00
NET INVEST IN CAPITAL ASSETS	27,758,697.26	27,758,697.26	0.00	27,758,697.26	0.00
RESTRICTED NET ASSETS	-4,996,419.31	-4,996,419.31	0.00	-4,996,419.31	0.00
RETAINED EARNINGS	2,828,762.72	2,425,107.96	403,654.76	2,425,107.96	403,654.76
RETAINED EARNINGS	2,828,762.72	2,425,107.96	403,654.76	2,425,107.96	403,654.76
CONTRA EQUITY	16,238.76	16,238.76	0.00	16,238.76	0.00
UNRESTRICTED NET ASSETS	12,533,608.82	12,533,608.82	0.00	12,533,608.82	0.00
UNRESTRICTED NET POSITION	12,517,370.06	12,517,370.06	0.00	12,517,370.06	0.00
RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00
RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00
TOTAL EQUITY	39,608,010.73	39,204,355.97	403,654.76	39,204,355.97	403,654.76
TOTAL LIABILITIES AND EQUITY	65,789,602.14	66,377,898.95	-588,296.81	66,377,898.95	-588,296.81
TOTAL OF ALL	0.00	0.00	0.00	0.00	0.00

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES	6,248,401.88	5,946,798.36	5,502,278.38	6,248,401.88	5,946,798.36	301,603.52
EXPENSES	5,844,747.12	6,788,789.44	5,455,496.57	5,844,747.12	6,788,789.44	944,042.32
TRANSFERS	0.00	-125,612.20	0.00	0.00	-125,612.20	-125,612.20
PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	403,654.76	-716,378.88	46,781.81	403,654.76	-716,378.88	1,120,033.64
LESS NON-CASH REVENUE (HIO LOANS)	-	-	46,333.12	-	-	-
LESS NON-CASH REVENUE (9SEC LOAN FORGIVENESS)	-	-	-	-	-	-
PLUS NON-CASH EXPENSE (HIO LOANS)	-	-	46,333.12	-	-	-
PLUS NON-CASH EXPENSE (DEPRECIATION)	258,297.45	238,208.76	269,914.90	258,297.45	238,208.76	(20,088.69)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	661,952.21	(478,170.12)	316,696.71	661,952.21	(478,170.12)	1,099,944.95

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	765,126.75	666,013.39	670,565.13	765,126.75	666,013.39	99,113.36
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	4,662,633.35	4,277,577.96	4,015,378.87	4,662,633.35	4,277,577.96	385,055.39
TOTAL FEE REVENUE						
TOTAL FEE REVENUE	397,191.28	499,668.76	387,621.35	397,191.28	499,668.76	-102,477.48
TOTAL OTHER GOV'T GRANTS DONATIONS	303,445.19	180,691.54	94,119.90	303,445.19	180,691.54	122,753.65
INVESTMENT INCOME						
TOTAL INTEREST INCOME - MAIN	2,796.95	416.67	339.71	2,796.95	416.67	2,380.28
TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	46,333.12	0.00	0.00	0.00
INT INCOME - RESTRICT FUNDS	393.21	158.34	40.03	393.21	158.34	234.87
OTHER INCOME						
TOTAL OTHER INCOME	116,815.15	322,271.70	287,880.27	116,815.15	322,271.70	-205,456.55
TOTAL REVENUES	6,248,401.88	5,946,798.36	5,502,278.38	6,248,401.88	5,946,798.36	301,603.52
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES						
TOTAL ADMIN SALARIES	363,666.74	556,197.89	359,900.35	363,666.74	556,197.89	192,531.15
TOTAL ADMINISTRATIVE FEE	245,243.37	241,748.60	231,111.94	245,243.37	241,748.60	-3,494.77
TOTAL COMPENSATED ABSENCE	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ADMIN EMPLOYEE BENEFITS	167,364.38	191,197.33	175,014.92	167,364.38	191,197.33	23,832.95
TOTAL OTHER ADMIN EXPENSES	101,337.15	167,890.68	140,420.57	101,337.15	167,890.68	66,553.53
TOTAL FEE FOR SERVICE	30,063.31	30,257.83	15,550.82	30,063.31	30,257.83	194.52
TOTAL ADMINISTRATIVE EXPENSES	907,674.95	1,187,292.33	921,998.60	907,674.95	1,187,292.33	279,617.38
RESIDENT SERV SALARIES						
RESIDENT SERV SALARIES	9,391.09	15,416.93	2,903.97	9,391.09	15,416.93	6,025.84
RELOCATION EXPENSE	10,717.50	21,667.89	3,853.00	10,717.50	21,667.89	10,950.39
RESIDENT SERV EMP BENEFITS	2,137.91	5,219.47	2,545.61	2,137.91	5,219.47	3,081.56
YOUTH ACTIVITIES	0.00	83.34	5,164.00	0.00	83.34	83.34
RESIDENT FUND	5,249.90	6,911.68	1,779.05	5,249.90	6,911.68	1,661.78
FEE FOR SERVICE	129,362.16	182,169.07	102,882.60	129,362.16	182,169.07	52,806.91
TOTAL OTHER RESIDENT SERVICES	156,858.56	231,468.38	119,128.23	156,858.56	231,468.38	74,609.82
TOTAL RESIDENT SERVICE EXPENSES	156,858.56	231,468.38	119,128.23	156,858.56	231,468.38	74,609.82
UTILITY EXPENSES						
TOTAL UTILITY EXPENSES	207,246.56	238,004.59	329,467.17	207,246.56	238,004.59	30,758.03
TOTAL MAINTENANCE						
MAINTENANCE SALARIES						
TOTAL MAINTENANCE SALARIES	213,603.04	280,782.61	207,487.79	213,603.04	280,782.61	67,179.57
TOTAL MAINTENANCE MATERIALS	141,112.24	91,495.72	53,108.42	141,112.24	91,495.72	-49,616.52
TOTAL MAINT SERVICES AND CONTRACTS	366,822.05	815,885.63	204,343.85	366,822.05	815,885.63	449,063.58
TOTAL MAINT EMPLOYEE BENEFITS	126,320.61	110,086.25	111,312.65	126,320.61	110,086.25	-16,234.36
TOTAL MAINTENANCE EXPENSES	847,857.94	1,298,250.21	576,252.71	847,857.94	1,298,250.21	450,392.27
PROTECTIVE SERVICE EXPENSES						
PROTECTIVE SERVICE SALARIES						
TOTAL PROTECTIVE SERV SALARIES	21,027.00	18,329.45	12,478.02	21,027.00	18,329.45	-2,697.55
TOTAL FEE FOR SERVICE	55,492.44	47,368.20	38,032.70	55,492.44	47,368.20	-8,124.24
TOTAL SECURITY EXPENSE	18,710.91	46,567.53	3,961.03	18,710.91	46,567.53	27,856.62
TOTAL SECURITY EMPLOYEE BENEFITS	12,838.15	2,963.34	1,098.70	12,838.15	2,963.34	-9,874.81
TOTAL PROTECT SERVICE EXPENSES	108,068.50	115,228.52	55,570.45	108,068.50	115,228.52	7,160.02
GENERAL EXPENSES						
INSURANCE EXPENSES						
TOTAL INSURANCE EXP	124,026.91	117,143.10	122,798.11	124,026.91	117,143.10	-6,883.81
TOTAL BAD DEBT EXPENSE	-12,673.50	21,622.44	38,585.34	-12,673.50	21,622.44	34,295.94
TOTAL LOAN INTEREST	40.75	6,666.67	6,815.94	40.75	6,666.67	6,625.92
TOTAL NON-CASH INT EXP	0.00	0.00	46,333.12	0.00	0.00	0.00
TOTAL GENERAL EXPENSES	111,394.16	145,432.21	214,532.51	111,394.16	145,432.21	34,038.05
TOTAL OPERATING EXPENSES	2,339,100.67	3,215,676.24	2,216,949.67	2,339,100.67	3,215,676.24	876,575.57
NON-OPERATING EXPENSES						
HAP EXPENSES						

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
TOTAL HAP EXPENSES	3,247,349.00	3,334,904.44	2,968,632.00	3,247,349.00	3,334,904.44	87,555.44
TOTAL DEPR & AMORT EXPENSE	258,297.45	238,208.76	269,914.90	258,297.45	238,208.76	-20,088.69
TOTAL NON-OPERATING EXPENSES	3,505,646.45	3,573,113.20	3,238,546.90	3,505,646.45	3,573,113.20	67,466.75
TOTAL EXPENSES	5,844,747.12	6,788,789.44	5,455,496.57	5,844,747.12	6,788,789.44	944,042.32
TOTAL TRANSFERS	0.00	-125,612.20	0.00	0.00	-125,612.20	-125,612.20
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	403,654.76	-716,378.88	46,781.81	403,654.76	-716,378.88	1,120,033.64

Public Housing (7pubhsg)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES	1,563,631.84	1,516,004.34	1,569,263.10	1,563,631.84	1,516,004.34	47,627.50
EXPENSES	1,424,210.37	1,639,240.15	1,485,556.83	1,424,210.37	1,639,240.15	215,029.78
TRANSFERS	42,648.00	-84,112.74	30,706.00	42,648.00	-84,112.74	-126,760.74
NET OPERATING INCOME (LOSS)	96,773.47	-39,123.07	53,000.27	96,773.47	-39,123.07	135,896.54
LESS NON-CASH REVENUE (HIO LOANS)	-	-	41,333.00	-	-	-
PLUS NON-CASH EXPENSE (DEPRECIATION)	175,612.86	162,107.94	191,268.65	175,612.86	162,107.94	(13,504.92)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	272,386.33	122,984.87	202,935.92	272,386.33	122,984.87	122,391.62

HIO, Inc. (7hioinc)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES	126,761.23	108,281.82	101,590.49	126,761.23	108,281.82	18,479.41
EXPENSES	205,206.89	206,750.27	256,329.04	205,206.89	206,750.27	1,543.38
TRANSFERS	-42,648.00	-40,289.23	-30,706.00	-42,648.00	-40,289.23	2,358.77
NET OPERATING INCOME (LOSS)	-35,797.66	-58,179.22	-124,032.55	-35,797.66	-58,179.22	22,381.56
LESS NON-CASH REVENUE (HIO LOANS - 9TAXOP)	-	-	5,000.12	-	-	-
LESS NON-CASH REVENUE (9SEC LOAN FORGIVENESS)	-	1.00	4.00	7.00	8.00	9.00
PLUS NON-CASH EXPENSE (HIO LOANS)	-	-	46,333.12	-	-	-
PLUS NON-CASH EXPENSE (DEPRECIATION)	63,417.38	57,247.15	59,040.82	63,417.38	57,247.15	(6,170.23)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	27,619.72	(933.07)	(23,662.73)	27,612.72	(940.07)	16,202.33

Section 8 Operating (7fin8op)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES	3,029,746.00	3,326,160.13	2,974,031.00	3,029,746.00	3,326,160.13	-296,414.13
EXPENSES	3,243,920.82	3,325,510.55	2,953,516.92	3,243,920.82	3,325,510.55	81,589.73
PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	-214,174.82	649.58	20,514.08	-214,174.82	649.58	-214,824.40
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	(214,174.82)	649.58	20,514.08	(214,174.82)	649.58	(214,824.40)

Public Housing (7pubhsg)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES	458,467.34	358,204.34	319,352.17	458,467.34	358,204.34	100,263.00
EXPENSES	252,016.24	324,048.16	232,907.40	252,016.24	324,048.16	72,031.92
NET OPERATING INCOME (LOSS)	206,451.10	34,156.18	86,444.77	206,451.10	34,156.18	172,294.92
PLUS NON-CASH EXPENSE (DEPRECIATION)	1,292.48	1,292.52	1,292.52	1,292.48	1,292.52	0.04
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	207,743.58	35,448.70	87,737.29	207,743.58	35,448.70	172,294.96

Property = 4found 7fdscent

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES	524,990.38	603,420.01	466,299.59	524,990.38	603,420.01	-78,429.63
EXPENSES	535,802.39	657,124.88	457,400.76	535,802.39	657,124.88	121,322.49
TRANSFERS	0.00	-1,210.23	0.00	0.00	-1,210.23	-1,210.23
NET OPERATING INCOME (LOSS)	-10,812.01	-52,494.64	8,898.83	-10,812.01	-52,494.64	41,682.63
PLUS NON-CASH EXPENSE (DEPRECIATION)	17,974.73	17,561.15	18,312.91	17,974.73	17,561.15	(413.58)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	7,162.72	(34,933.49)	27,211.74	7,162.72	(34,933.49)	41,269.05

Property = 7pubhsg 7cap
Budget Comparison
 Period = Jan 2023
 Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	626,883.00	553,535.14	569,664.64	626,883.00	553,535.14	73,347.86
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	1,343,282.35	639,358.35	765,295.87	1,343,282.35	639,358.35	703,924.00
TOTAL OTHER GOV'T GRANTS DONATIONS	49,764.39	58,132.81	15,322.02	49,764.39	58,132.81	-8,368.42
INVESTMENT INCOME						
TOTAL INTEREST INCOME - MAIN	2,637.26	416.67	291.56	2,637.26	416.67	2,220.59
TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	41,333.00	0.00	0.00	0.00
INT INCOME - RESTRICT FUNDS	0.00	54.17	10.10	0.00	54.17	-54.17
OTHER INCOME						
TOTAL OTHER INCOME	85,745.19	299,234.92	249,043.78	85,745.19	299,234.92	-213,489.73
TOTAL REVENUES	2,108,312.19	1,550,732.06	1,640,960.97	2,108,312.19	1,550,732.06	557,580.13
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES						
TOTAL ADMIN SALARIES	52,604.66	84,774.62	76,248.14	52,604.66	84,774.62	32,169.96
TOTAL ADMINISTRATIVE FEE	83,945.04	138,705.48	134,275.63	83,945.04	138,705.48	54,760.44
TOTAL ADMIN EMPLOYEE BENEFITS	23,510.33	26,373.01	43,568.65	23,510.33	26,373.01	2,862.68
TOTAL OTHER ADMIN EXPENSES	34,275.61	49,258.92	-3,673.02	34,275.61	49,258.92	14,983.31
TOTAL FEE FOR SERVICE	29,216.13	29,673.81	15,192.55	29,216.13	29,673.81	457.68
TOTAL ADMINISTRATIVE EXPENSES	223,551.77	328,785.84	265,611.95	223,551.77	328,785.84	105,234.07
RESIDENT SERV SALARIES						
RELOCATION EXPENSE	760.00	804.44	3,453.00	760.00	804.44	44.44
RESIDENT SERV EMP BENEFITS	0.00	0.00	0.00	0.00	0.00	0.00
RESIDENT FUND	224.75	4,765.42	172.81	224.75	4,765.42	4,540.67
FEE FOR SERVICE	120,773.65	171,051.93	95,822.53	120,773.65	171,051.93	50,278.28
TOTAL OTHER RESIDENT SERVICES	121,758.40	183,496.79	99,448.34	121,758.40	183,496.79	61,738.39
TOTAL RESIDENT SERVICE EXPENSES	121,758.40	183,496.79	99,448.34	121,758.40	183,496.79	61,738.39
UTILITY EXPENSES						
TOTAL UTILITY EXPENSES	192,818.55	221,233.03	301,290.87	192,818.55	221,233.03	28,414.48
TOTAL MAINTENANCE						
MAINTENANCE SALARIES						
TOTAL MAINTENANCE SALARIES	181,415.47	224,051.20	182,527.16	181,415.47	224,051.20	42,635.73
TOTAL MAINTENANCE MATERIALS	124,666.45	78,949.86	45,390.72	124,666.45	78,949.86	-45,716.59
TOTAL MAINT SERVICES AND CONTRACTS	321,052.25	792,168.29	190,760.37	321,052.25	792,168.29	471,116.04
TOTAL MAINT EMPLOYEE BENEFITS	103,718.21	85,979.69	92,263.53	103,718.21	85,979.69	-17,738.52
TOTAL MAINTENANCE EXPENSES	730,852.38	1,181,149.04	510,941.78	730,852.38	1,181,149.04	450,296.66
PROTECTIVE SERVICE EXPENSES						
TOTAL FEE FOR SERVICE	52,674.39	45,831.06	37,330.72	52,674.39	45,831.06	-6,843.33
TOTAL SECURITY EXPENSE	16,207.39	43,520.25	1,548.00	16,207.39	43,520.25	27,312.86
TOTAL PROTECT SERVICE EXPENSES	68,881.78	89,351.31	38,878.72	68,881.78	89,351.31	20,469.53
GENERAL EXPENSES						
INSURANCE EXPENSES						
TOTAL INSURANCE EXP	82,525.93	78,330.04	83,743.19	82,525.93	78,330.04	-4,195.89
TOTAL BAD DEBT EXPENSE	-12,445.50	19,079.59	37,015.20	-12,445.50	19,079.59	31,525.09
TOTAL GENERAL EXPENSES	70,080.43	97,409.63	120,758.39	70,080.43	97,409.63	27,329.20
TOTAL OPERATING EXPENSES	1,407,943.31	2,101,425.64	1,336,930.05	1,407,943.31	2,101,425.64	693,482.33
NON-OPERATING EXPENSES						
HAP EXPENSES						
TOTAL HAP EXPENSES	13,615.00	11,822.00	13,904.00	13,615.00	11,822.00	-1,793.00
TOTAL DEPR & AMORT EXPENSE	175,612.86	162,107.94	191,268.65	175,612.86	162,107.94	-13,504.92
TOTAL NON-OPERATING EXPENSES	189,227.86	173,929.94	205,172.65	189,227.86	173,929.94	-15,297.92
TOTAL EXPENSES	1,597,171.17	2,275,355.58	1,542,102.70	1,597,171.17	2,275,355.58	678,184.41
TOTAL TRANSFERS	42,648.00	-84,112.74	30,706.00	42,648.00	-84,112.74	-126,760.74
NET OPERATING INCOME (LOSS)	468,493.02	-640,510.78	68,152.27	468,493.02	-640,510.78	1,109,003.80

HIO, Inc. (7hioinc)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	113,647.35	94,087.41	82,324.50	113,647.35	94,087.41	19,559.94
TOTAL OTHER GOV'T GRANTS DONATIONS	1,010.00	0.00	0.00	1,010.00	0.00	1,010.00
TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	5,000.12	0.00	0.00	0.00
INT INCOME - RESTRICT FUNDS	393.21	104.17	29.93	393.21	104.17	289.04
OTHER INCOME						
TOTAL OTHER INCOME	11,710.67	14,090.24	14,235.94	11,710.67	14,090.24	-2,379.57
TOTAL REVENUES	126,761.23	108,281.82	101,590.49	126,761.23	108,281.82	18,479.41
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES						
TOTAL ADMIN SALARIES	4,589.21	5,852.36	5,279.36	4,589.21	5,852.36	1,263.15
TOTAL ADMINISTRATIVE FEE	17,851.83	8,293.28	9,203.31	17,851.83	8,293.28	-9,558.55
TOTAL COMPENSATED ABSENCE	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ADMIN EMPLOYEE BENEFITS	-1,212.97	2,207.63	2,720.66	-1,212.97	2,207.63	3,420.60
TOTAL OTHER ADMIN EXPENSES	4,553.49	9,443.30	18,417.49	4,553.49	9,443.30	4,889.81
TOTAL FEE FOR SERVICE	548.30	584.02	358.27	548.30	584.02	35.72
TOTAL ADMINISTRATIVE EXPENSES	26,329.86	26,380.59	35,979.09	26,329.86	26,380.59	50.73
RESIDENT SERV SALARIES						
RELOCATION EXPENSE	0.00	350.00	0.00	0.00	350.00	350.00
RESIDENT FUND	0.00	30.12	0.00	0.00	30.12	30.12
FEE FOR SERVICE	0.00	191.25	0.00	0.00	191.25	191.25
TOTAL OTHER RESIDENT SERVICES	7,423.97	11,117.14	7,060.07	7,423.97	11,117.14	3,693.17
TOTAL RESIDENT SERVICE EXPENSES	7,423.97	11,688.51	7,060.07	7,423.97	11,688.51	4,264.54
UTILITY EXPENSES						
TOTAL UTILITY EXPENSES	10,410.16	11,147.72	22,565.33	10,410.16	11,147.72	737.56
TOTAL MAINTENANCE						
MAINTENANCE SALARIES						
TOTAL MAINTENANCE SALARIES	9,263.07	24,721.81	19,065.03	9,263.07	24,721.81	15,458.74
TOTAL MAINTENANCE MATERIALS	11,157.81	9,555.66	5,452.60	11,157.81	9,555.66	-1,602.15
TOTAL MAINT SERVICES AND CONTRACTS	43,965.80	29,752.18	20,543.68	43,965.80	29,752.18	-14,213.62
TOTAL MAINT EMPLOYEE BENEFITS	5,624.04	8,896.96	11,844.90	5,624.04	8,896.96	3,272.92
TOTAL MAINTENANCE EXPENSES	70,010.72	72,926.61	56,906.21	70,010.72	72,926.61	2,915.89
PROTECTIVE SERVICE EXPENSES						
TOTAL FEE FOR SERVICE	2,545.71	1,537.14	701.98	2,545.71	1,537.14	-1,008.57
TOTAL SECURITY EXPENSE	2,112.00	1,738.94	857.00	2,112.00	1,738.94	-373.06
TOTAL PROTECT SERVICE EXPENSES	4,657.71	3,276.08	1,558.98	4,657.71	3,276.08	-1,381.63
GENERAL EXPENSES						
INSURANCE EXPENSES						
TOTAL INSURANCE EXP	19,208.09	17,733.59	20,656.28	19,208.09	17,733.59	-1,474.50
TOTAL BAD DEBT EXPENSE	0.00	2,459.52	1,570.14	0.00	2,459.52	2,459.52
TOTAL NON-CASH INT EXP	0.00	0.00	46,333.12	0.00	0.00	0.00
TOTAL GENERAL EXPENSES	19,208.09	20,193.11	68,559.54	19,208.09	20,193.11	985.02
TOTAL OPERATING EXPENSES	138,040.51	145,612.62	192,629.22	138,040.51	145,612.62	7,572.11
NON-OPERATING EXPENSES						
HAP EXPENSES						
TOTAL HAP EXPENSES	3,749.00	3,890.50	4,659.00	3,749.00	3,890.50	141.50
TOTAL DEPR & AMORT EXPENSE	63,417.38	57,247.15	59,040.82	63,417.38	57,247.15	-6,170.23
TOTAL NON-OPERATING EXPENSES	67,166.38	61,137.65	63,699.82	67,166.38	61,137.65	-6,028.73
TOTAL EXPENSES	205,206.89	206,750.27	256,329.04	205,206.89	206,750.27	1,543.38
TOTAL TRANSFERS	-42,648.00	-40,289.23	-30,706.00	-42,648.00	-40,289.23	2,358.77
NET OPERATING INCOME (LOSS)	-35,797.66	-58,179.22	-124,032.55	-35,797.66	-58,179.22	22,381.56

Section 8 Operating (7fin8op)
Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	130.00	250.00	0.00	130.00	250.00	-120.00
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	3,028,916.00	3,318,076.80	2,974,572.00	3,028,916.00	3,318,076.80	-289,160.80
INT INCOME - RESTRICT FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
OTHER INCOME						
TOTAL OTHER INCOME	700.00	7,833.33	-541.00	700.00	7,833.33	-7,133.33
TOTAL REVENUES	3,029,746.00	3,326,160.13	2,974,031.00	3,029,746.00	3,326,160.13	-296,414.13
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES						
TOTAL ADMIN SALARIES	0.00	2,120.37	0.00	0.00	2,120.37	2,120.37
TOTAL ADMINISTRATIVE FEE	2,106.00	0.00	0.00	2,106.00	0.00	-2,106.00
TOTAL ADMIN EMPLOYEE BENEFITS	0.00	478.39	0.00	0.00	478.39	478.39
TOTAL OTHER ADMIN EXPENSES	2,097.84	3,634.86	3,047.92	2,097.84	3,634.86	1,537.02
TOTAL ADMINISTRATIVE EXPENSES	4,203.84	6,233.62	3,047.92	4,203.84	6,233.62	2,029.78
RELOCATION EXPENSE	9,957.50	0.00	400.00	9,957.50	0.00	-9,957.50
TOTAL OTHER RESIDENT SERVICES	9,957.50	0.00	400.00	9,957.50	0.00	-9,957.50
TOTAL RESIDENT SERVICE EXPENSES	9,957.50	0.00	400.00	9,957.50	0.00	-9,957.50
UTILITY EXPENSES						
TOTAL UTILITY EXPENSES	2.48	0.00	0.00	2.48	0.00	-2.48
TOTAL MAINTENANCE						
MAINTENANCE SALARIES						
TOTAL MAINTENANCE SALARIES	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE MATERIALS	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINT SERVICES AND CONTRACTS	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINT EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
PROTECTIVE SERVICE EXPENSES						
TOTAL SECURITY EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PROTECT SERVICE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
GENERAL EXPENSES						
INSURANCE EXPENSES						
TOTAL INSURANCE EXP	0.00	84.99	0.00	0.00	84.99	84.99
TOTAL BAD DEBT EXPENSE	-228.00	0.00	0.00	-228.00	0.00	228.00
TOTAL GENERAL EXPENSES	-228.00	84.99	0.00	-228.00	84.99	312.99
TOTAL OPERATING EXPENSES	13,935.82	6,318.61	3,447.92	13,935.82	6,318.61	-7,617.21
NON-OPERATING EXPENSES						
HAP EXPENSES						
TOTAL HAP EXPENSES	3,229,985.00	3,319,191.94	2,950,069.00	3,229,985.00	3,319,191.94	89,206.94
TOTAL NON-OPERATING EXPENSES	3,229,985.00	3,319,191.94	2,950,069.00	3,229,985.00	3,319,191.94	89,206.94
TOTAL EXPENSES	3,243,920.82	3,325,510.55	2,953,516.92	3,243,920.82	3,325,510.55	81,589.73
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	-214,174.82	649.58	20,514.08	-214,174.82	649.58	-214,824.40

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	130.00	166.67	0.00	130.00	166.67	-36.67
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	290,435.00	317,801.00	275,511.00	290,435.00	317,801.00	-27,366.00
TOTAL FEE REVENUE						
TOTAL FEE REVENUE	0.00	3,975.00	43.29	0.00	3,975.00	-3,975.00
TOTAL OTHER GOV'T GRANTS DONATIONS	167,523.44	36,261.67	43,797.88	167,523.44	36,261.67	131,261.77
OTHER INCOME						
TOTAL OTHER INCOME	378.90	0.00	0.00	378.90	0.00	378.90
TOTAL REVENUES	458,467.34	358,204.34	319,352.17	458,467.34	358,204.34	100,263.00
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES						
TOTAL ADMIN SALARIES	82,642.73	117,410.14	72,695.74	82,642.73	117,410.14	34,767.41
TOTAL ADMINISTRATIVE FEE	84,415.50	94,749.84	87,633.00	84,415.50	94,749.84	10,334.34
TOTAL ADMIN EMPLOYEE BENEFITS	44,215.74	44,191.59	35,058.76	44,215.74	44,191.59	-24.15
TOTAL OTHER ADMIN EXPENSES	14,375.14	37,315.37	19,495.29	14,375.14	37,315.37	22,940.23
TOTAL ADMINISTRATIVE EXPENSES	225,649.11	293,666.94	214,882.79	225,649.11	293,666.94	68,017.83
RESIDENT FUND						
TOTAL OTHER RESIDENT SERVICES	0.00	141.67	116.00	0.00	141.67	141.67
TOTAL RESIDENT SERVICE EXPENSES	0.00	141.67	116.00	0.00	141.67	141.67
TOTAL MAINTENANCE						
MAINTENANCE SALARIES						
TOTAL MAINTENANCE SALARIES	12,385.20	17,656.44	5,895.60	12,385.20	17,656.44	5,271.24
TOTAL MAINTENANCE MATERIALS	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINT SERVICES AND CONTRACTS	2,261.83	308.14	315.00	2,261.83	308.14	-1,953.69
TOTAL MAINT EMPLOYEE BENEFITS	5,054.99	6,178.57	6,109.90	5,054.99	6,178.57	1,123.58
TOTAL MAINTENANCE EXPENSES	19,702.02	24,143.15	12,320.50	19,702.02	24,143.15	4,441.13
PROTECTIVE SERVICE EXPENSES						
TOTAL SECURITY EXPENSE	0.00	100.00	0.00	0.00	100.00	100.00
TOTAL PROTECT SERVICE EXPENSES	0.00	100.00	0.00	0.00	100.00	100.00
GENERAL EXPENSES						
INSURANCE EXPENSES						
TOTAL INSURANCE EXP	5,372.63	4,703.88	4,295.59	5,372.63	4,703.88	-668.75
TOTAL GENERAL EXPENSES	5,372.63	4,703.88	4,295.59	5,372.63	4,703.88	-668.75
TOTAL OPERATING EXPENSES	250,723.76	322,755.64	231,614.88	250,723.76	322,755.64	72,031.88
NON-OPERATING EXPENSES						
TOTAL DEPR & AMORT EXPENSE	1,292.48	1,292.52	1,292.52	1,292.48	1,292.52	0.04
TOTAL NON-OPERATING EXPENSES	1,292.48	1,292.52	1,292.52	1,292.48	1,292.52	0.04
TOTAL EXPENSES	252,016.24	324,048.16	232,907.40	252,016.24	324,048.16	72,031.92
NET OPERATING INCOME (LOSS)	206,451.10	34,156.18	86,444.77	206,451.10	34,156.18	172,294.92

Property = 4found 7fidscent

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	24,336.40	17,974.17	18,575.99	24,336.40	17,974.17	6,362.23
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	0.00	2,341.81	0.00	0.00	2,341.81	-2,341.81
TOTAL FEE REVENUE						
TOTAL FEE REVENUE	397,191.28	495,693.76	387,578.06	397,191.28	495,693.76	-98,502.48
TOTAL OTHER GOV'T GRANTS DONATIONS	85,147.36	86,297.06	35,000.00	85,147.36	86,297.06	-1,149.70
INVESTMENT INCOME						
TOTAL INTEREST INCOME - MAIN	34.95	0.00	3.99	34.95	0.00	34.95
OTHER INCOME						
TOTAL OTHER INCOME	18,280.39	1,113.21	25,141.55	18,280.39	1,113.21	17,167.18
TOTAL REVENUES	524,990.38	603,420.01	466,299.59	524,990.38	603,420.01	-78,429.63
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES						
TOTAL ADMIN SALARIES	216,831.48	346,040.40	194,445.35	216,831.48	346,040.40	129,208.92
TOTAL ADMINISTRATIVE FEE	56,925.00	0.00	0.00	56,925.00	0.00	-56,925.00
TOTAL ADMIN EMPLOYEE BENEFITS	97,943.67	117,946.71	92,035.47	97,943.67	117,946.71	20,003.04
TOTAL OTHER ADMIN EXPENSES	45,591.73	68,238.23	102,893.52	45,591.73	68,238.23	22,646.50
TOTAL FEE FOR SERVICE	298.88	0.00	0.00	298.88	0.00	-298.88
TOTAL ADMINISTRATIVE EXPENSES	417,590.76	532,225.34	389,374.34	417,590.76	532,225.34	114,634.58
RESIDENT SERV SALARIES						
RELOCATION EXPENSE	0.00	20,833.33	0.00	0.00	20,833.33	20,833.33
RESIDENT SERV EMP BENEFITS	2,137.91	5,219.47	2,545.61	2,137.91	5,219.47	3,081.56
YOUTH ACTIVITIES	0.00	83.34	5,164.00	0.00	83.34	83.34
RESIDENT FUND	5,025.15	1,813.34	1,353.00	5,025.15	1,813.34	-3,211.81
FEE FOR SERVICE	1,164.54	0.00	0.00	1,164.54	0.00	-1,164.54
TOTAL OTHER RESIDENT SERVICES	17,718.69	36,141.41	11,966.58	17,718.69	36,141.41	18,422.72
TOTAL RESIDENT SERVICE EXPENSES	17,718.69	36,141.41	11,966.58	17,718.69	36,141.41	18,422.72
UTILITY EXPENSES						
TOTAL UTILITY EXPENSES	4,015.37	5,623.84	5,610.97	4,015.37	5,623.84	1,608.47
TOTAL MAINTENANCE						
MAINTENANCE SALARIES						
TOTAL MAINTENANCE SALARIES	10,539.30	14,353.16	0.00	10,539.30	14,353.16	3,813.86
TOTAL MAINTENANCE MATERIALS	5,287.98	2,990.20	2,265.10	5,287.98	2,990.20	-2,297.78
TOTAL MAINT SERVICES AND CONTRACTS	-737.83	-6,342.98	-7,275.20	-737.83	-6,342.98	-5,605.15
TOTAL MAINT EMPLOYEE BENEFITS	11,923.37	9,031.03	1,094.32	11,923.37	9,031.03	-2,892.34
TOTAL MAINTENANCE EXPENSES	27,012.82	20,031.41	-3,915.78	27,012.82	20,031.41	-6,981.41
PROTECTIVE SERVICE EXPENSES						
PROTECTIVE SERVICE SALARIES						
TOTAL PROTECTIVE SERV SALARIES	21,027.00	18,329.45	12,478.02	21,027.00	18,329.45	-2,697.55
TOTAL FEE FOR SERVICE	272.34	0.00	0.00	272.34	0.00	-272.34
TOTAL SECURITY EXPENSE	391.52	1,208.34	1,556.03	391.52	1,208.34	816.82
TOTAL SECURITY EMPLOYEE BENEFITS	12,838.15	2,963.34	1,098.70	12,838.15	2,963.34	-9,874.81
TOTAL PROTECT SERVICE EXPENSES	34,529.01	22,501.13	15,132.75	34,529.01	22,501.13	-12,027.88
GENERAL EXPENSES						
INSURANCE EXPENSES						
TOTAL INSURANCE EXP	16,920.26	16,290.60	14,103.05	16,920.26	16,290.60	-629.66
TOTAL BAD DEBT EXPENSE	0.00	83.33	0.00	0.00	83.33	83.33
TOTAL LOAN INTEREST	40.75	6,666.67	6,815.94	40.75	6,666.67	6,625.92
TOTAL GENERAL EXPENSES	16,961.01	23,040.60	20,918.99	16,961.01	23,040.60	6,079.59
TOTAL OPERATING EXPENSES	517,827.66	639,563.73	439,087.85	517,827.66	639,563.73	121,736.07
NON-OPERATING EXPENSES						
TOTAL DEPR & AMORT EXPENSE	17,974.73	17,561.15	18,312.91	17,974.73	17,561.15	-413.58
TOTAL NON-OPERATING EXPENSES	17,974.73	17,561.15	18,312.91	17,974.73	17,561.15	-413.58
TOTAL EXPENSES	535,802.39	657,124.88	457,400.76	535,802.39	657,124.88	121,322.49
TOTAL TRANSFERS	0.00	-1,210.23	0.00	0.00	-1,210.23	-1,210.23

Property = 4found 7fdscent

Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
NET OPERATING INCOME (LOSS)	-10,812.01	-52,494.64	8,898.83	-10,812.01	-52,494.64	41,682.63

6.6. Development

Memorandum



To: OHA Board of Commissioners
From: Brian Hansen, General Counsel
Date: February 24, 2023
Re: Development Report

Choice Neighborhoods Grant – Spencer Homes

OHA and its partners intend to close on Kennedy Square East in March 2023. Scope and budget for the project has been finalized with Lueder Construction.

Highlander IV, which includes 37 Spencer replacement housing units, is scheduled to begin leasing in Spring 2023. Former Spencer residents are being notified of their right of first refusal to lease the replacement units.

Demolition costs have increased over the past two years and the CNI budget that was developed before the pandemic era did not include adequate funding to cover demolition at West Spencer, East Spencer and the MLK Building. OHA staff is exploring options for demolishing the East Spencer units.

Choice Neighborhood Implementation Grant – Southside

OHA has sent an offer to UPS to acquire adjoining Vacant lots at 27th and R Street. These lots would be used to develop replacement housing for Southside Terrace and assist in a phased approach to demolition and redevelopment.

OHA, Brinshore and Alley Poyner are planning the first phase development to be built at the southeast corner of Southside Terrace. This phase will consist of a 92 unit multi-family building and has received a 4% LIHTC award from NIFA. The environmental review for the site is pending. As soon as the review is completed, OHA staff will apply for demolition and disposition authority from HUD for that portion of the Southside Terrace site.

OHA, the City, and Brinshore selected Ehrhart Griffin as the master engineer and Alley Poyner as the master architect for the Southside Terrace site.

Old Central Office

In 2021, OHA entered into an agreement with Youth Emergency Services (YES) for the sale of the office building at 540 S. 27th Street and adjoining land. The disposition application has been approved by HUD and the parties have signed a purchase agreement. Closing is being planned for March 2023.

Scattered Site Housing

OHA staff is in the process of evaluating all single family and duplex scattered site units. Units will be divided between those to be retained and repositioned through RAD or project-based vouchers and

those to be sold. Resolutions to sell and resolution to convert these properties through vouchers will be presented to the board in the coming months.

Frances Court

OHA is exploring a Rental Assistance Demonstration (RAD) conversion of the public housing units at Frances Court. Frances Court is a 14 unit townhome development located near Center Street and the Field Club Trail at 37th and Frances. The units are in good condition and would not require substantial renovation prior to the conversion. OHA is in the process of procuring a RAD consultant to assist with this project. An environmental review of the site is in process.

Timbercreek

The Timbercreek Apartments are a Mercy Housing owned property located at 137th and Harrison Street. Built in 1974, the development consists of 10 buildings and 180 apartments, including 45 public housing units. Mercy acquired Timbercreek in 2001 as part of OHA's effort to resolve the Hawkins v. Cisneros lawsuit. In return, for 45 public housing units at the property, OHA provided a \$3.81 million loan.

The property has struggled financially for several years due, in part, to the low rents collected on the public housing units. The property is also in rough shape and not eligible for capital funds unlike all other public housing properties because it is not owned by OHA.

Mercy Housing proposes to reposition and rehabilitate the property with a combination of project based vouchers and LIHTC. Mercy plans to invest approximately \$73,000 in renovations in each of the 180 units. In April 2022, Mercy received a 4% LIHTC commitment from NIFA. The existing OHA loan, to be paid out of net operating income, will be assumed by the new partnership entity. OHA will be in the ownership structure of the general partner, permitting OHA to issue the development 34 project based vouchers outside of a formal RFP process.

The repositioning of this property will facilitate the continued presence of affordable housing in a part of town that has few affordable options. The parties anticipate closing in March 2023.

Housing in Omaha, Inc.

Farnam Building and Ernie Chambers Court

OHA staff partnered with Brinshore to re-syndicate tax credits and execute a RAD conversion of the public housing units at the Farnam Building and Ernie Chambers Court. Due to the extensive renovations needed at Ernie Chambers Court, the plan included releasing the current Land Use Restriction Agreements (LURA) recorded on the properties and reappraising without restrictions in place. This would result in a higher appraised value and facilitate obtaining additional funds through a bank loan for renovations. NIFA has recently concluded it is not willing to release the current LURAs due to liability concerns. Recently, NIFA also modified the LIHTC application to disqualify projects that received tax credits in the past 20 years. This change disqualifies Chambers Court. OHA staff will present a final plan for Chambers Court in 2023.

North Omaha Affordable Homes and Crown I and II

OHA staff is developing a plan to reposition these scattered site houses through the use of its project based vouchers and the HUD RAD program. These developments have a poor financial performance but are restricted through a LURA with NIFA and the public housing program. Switching the properties from the public housing program to project based vouchers will increase subsidy and rent collected resulting in improved financial performance. The environmental review is pending with the City of Omaha Planning Department.

6.7. Procurement/Contracting/Capital Budgets



Capital Funds Board Report

2/22/2023

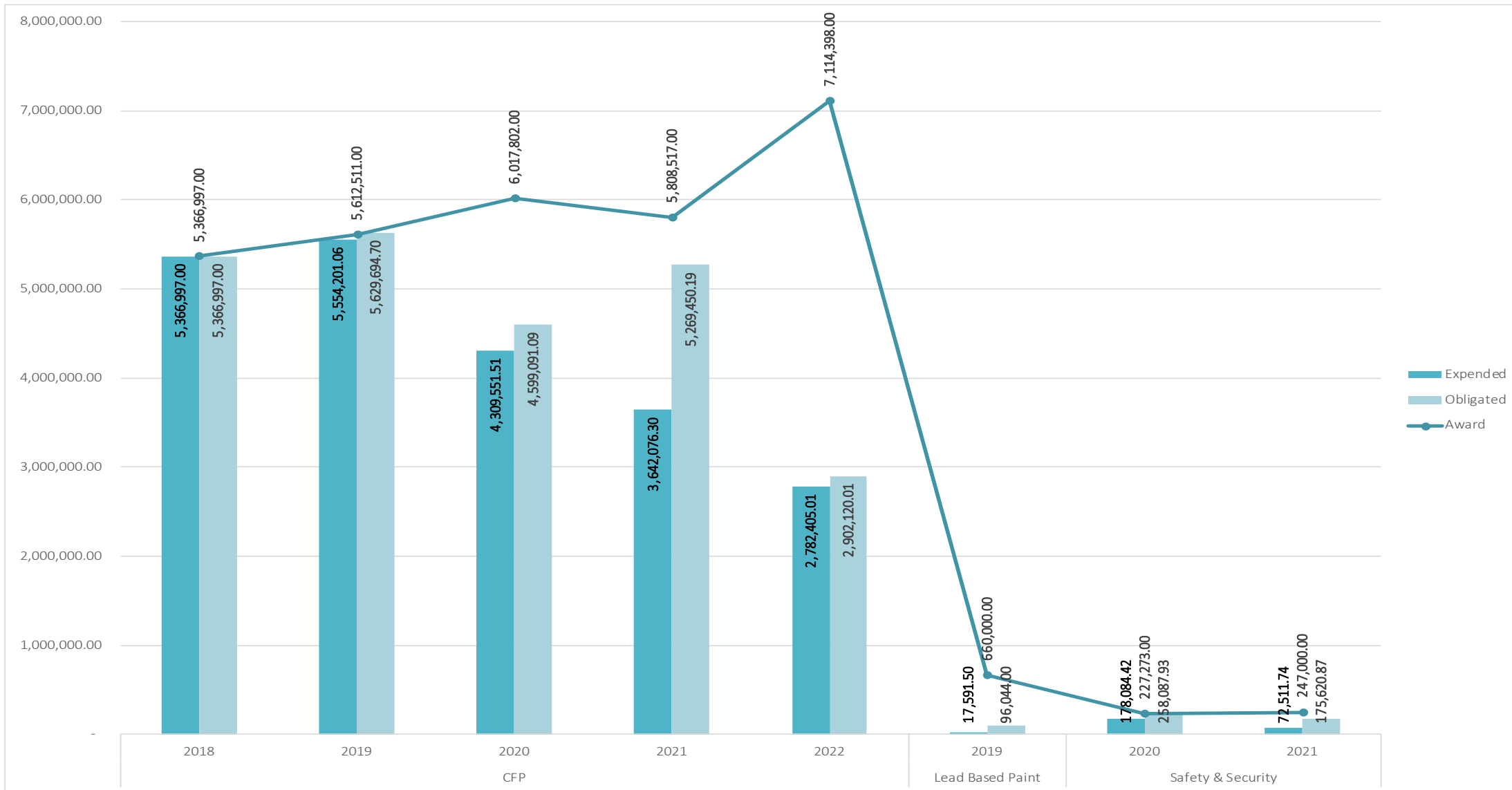
Grant Year	Grant Yr	Start Date	Obligation Date	End Date	Award	Expended	% Expended	Obligated	% Obligated
CFP	2018	5/29/2018	5/28/2022	5/28/2024	5,366,997.00	5,366,997.00	100.00%	5,366,997.00	100.00%
CFP	2019	4/16/2019	4/15/2023	4/15/2025	5,612,511.00	5,554,201.06	98.96%	5,629,694.70	100.31%
CFP	2020	3/26/2020	3/25/2024	3/25/2026	6,017,802.00	4,309,551.51	71.61%	4,599,091.09	76.42%
CFP	2021	2/23/2021	2/22/2023	2/22/2025	5,808,517.00	3,642,076.30	62.70%	5,269,450.19	90.72%
CFP	2022	5/12/2022	5/11/2024	5/11/2026	7,114,398.00	2,782,405.01	39.11%	2,902,120.01	40.79%
Lead Based Paint	2019	8/30/2019	8/30/2023	8/30/2025	660,000.00	17,591.50	2.67%	96,044.00	14.55%
Safety & Security	2020	4/2/2021	4/1/2022	4/1/2023	227,273.00	178,084.42	78.36%	258,087.93	113.56%
Safety & Security	2021	9/1/2021	9/9/2022	9/9/2023	247,000.00	72,511.74	29.36%	175,620.87	71.10%
Grand Total					31,054,498.00	21,923,418.54	70.60%	24,297,105.79	78.24%

Specialty

- CFP
- Lead Based Paint
- Safety & Security

Grant Yr

- 2018
- 2019
- 2020
- 2021
- 2022



Memorandum



To: The OHA Board of Commissioners
 From: Jennifer Dexter, Procurement Manager
 Date: March 2, 2023
 Re: Procurement Report for March 2023

Current Procurement Activity

Project	Type	Budget	Action Stage	Due Date
Phase I Environmental Assessment	RFP	TBD	Published	
Bond Trustee	RFP	TBD	Published	
Appraiser	RFQ	\$450,000	Awaiting Board Approval	March 2
Commercial Real Estate Broker	RFP	commission	Awaiting Board Approval	March 2
Access Control Systems	Increase	\$265,000	Awaiting Board Approval	March 2
Scattered Site Home Foundation Repair	Quote	\$70,000	Awaiting Board Approval	March 2
Rental Assistance Demonstration-RAD	RFQ	\$100,000	Awaiting Signature	
Resident Relocation	RFP	\$100,000	Awaiting Signature	
A&E for Plumbing Stacks	RFQ	\$150,000	Awaiting Signature	
Construction Contractor Pool	Increase	\$275,000	Awaiting Signature	
Elevator Upgrades	Extension	N/A	Awaiting Signature	
Park Villa Plumbing	Increase	\$7,200	Awaiting Signature	
Flooring	Increase	\$395,000	Awaiting Signature	
Trash Collection	IFB	TBD	Awaiting Signature	

Contracts Executed – Approved by Previous Board Action

Vendor	Project	Contract Amount	DBE/MBE/WBE Section 3
FireGuard	Fire Detection and Suppression	\$310,000	

6.8. Human Resources

6.9. Family and Community Services

6.10. Legal

Memorandum



To: OHA Board of Commissioners
 From: Brian Hansen, General Counsel
 Date: March 2, 2023
 Re: Legal Matters

NOTICE OF TORT CLAIMS

June 21, 2022, OHA received notice from Bianco Stroh LLC of tort claims of Rameshia Pettis and her two minor sons.
 Oct 7, 2022, notice of tort claim on behalf of Lesabra Rogers and son.

TENANT & PROGRAM PARTICIPANT CLAIMS

CASE	CLAIM	ACTIONS/FILINGS	FORUM	RESOLVED?
<i>Franklin v OHA</i>	T eviction & discrimination	03/11/21 Complaint filed 01/12/22 Decision: dismissed by Court	US District Court NE	YES
<i>Schleicher v OHA</i>	T discrimination	10/04/21 OHA received charge 01/10/22 Decision: No reasonable cause	OHRR	YES
<i>Jackson v OHA</i>	Appeal of OHA Hearing Termination of HCV	02/03/22 Service of summons & complaint 02/28/22 Dismissed per agreement	Douglas County District Court	YES
<i>Schleicher v. OHA</i>	Appeal of OHA Hearing Termination of HCV	09/01/21 Service of summons & complaint 06/19/22 Judgment: Vacate, new hearing	Douglas County District Court	YES
<i>Jordan v OHA</i>	T sexual harassment	10/19/21 HUD notice of charge 07/28/22 Decision: No reasonable cause	NEOC	YES
<i>Jackson v OHA</i>	T discrimination	04/06/22 NEOC notice of charge 05/22/22 OHA response submitted 10/06/22 OHA staff interviewed	NEOC	PENDING
<i>Marshall v. OHA</i>	T discrimination	06/13/22 OHA receipt of complaint 07/18/22 OHA response submitted 11/16/22 Decision: No reasonable cause	OHRR	YES
<i>Hollins v. OHA</i>	T discrimination	06/30/22 OHA receipt of complaint 08/08/22 OHA response submitted 10/31/22 Decision: No reasonable cause	OHRR	YES
<i>Greco v. OHA</i>	Appeal of eviction	08/02/22 County Court grants restitution 08/03/22 T filed appeal of eviction 11/07/22 OHA brief due 11/14/22 Hearing 11/16/22 Court affirmed lower court 12/28/22 Constable lockout	Douglas County District Court	YES
<i>Fraction v. OHA</i>	Appeal of eviction	08/02/22 County Court grants restitution 09/12/22 T filed appeal of eviction 01/03/23 Hearing court affirmed lower court	Douglas County District Court	YES
<i>Fraction v. OHA</i>	Misc civil complaint	09/22/22 T filed complaint 02/24/23 Dismissed lack of prosecution	Douglas County District Court	YES
<i>Booth v. OHA</i>	Small claims	09/09/22 T filed small claim 09/29/22 OHA transferred to civil court 09/30/22 OHA filed answer 07/13/23 Pretrial scheduled	Douglas County County Court	PENDING
<i>Tanuvasa v. OHA</i>	Appeal of eviction	01/17/23 Court grants restitution (default) 01/24/23 T filed appeal of eviction	Douglas County District Court	PENDING

EMPLOYEE CLAIMS

CASE	CLAIM	ACTIONS/FILINGS	FORUM	RESOLVED
<i>Mitchell v. OHA #1</i>	Employment discrimination	11/12/20 NEOC notice of Complaint 11/10/21 Decision: No reasonable cause	NEOC	YES
<i>Williams v. OHA</i>	Employment discrimination	11/24/20 NEOC notice of Complaint 10/18/21 Decision: No reasonable cause	NEOC	YES
<i>J Wells v. OHA</i>	Employment discrimination	12/21/20 NEOC notice of Complaint 11/15/21 Decision: No reasonable cause	NEOC	YES
<i>Burns v. OHA</i>	Employment discrimination	04/05/21 Complaint 01/28/22 Decision: No reasonable cause	NEOC	YES
<i>Pugh v. OHA</i>	Employment discrimination	07/21/21 NEOC notice of complaint 03/22/22 Decision: No reasonable cause	NEOC	YES
<i>Fleming v. OHA</i>	Employment discrimination	08/02/21 NEOC notice of complaint 02/25/22 Decision: No reasonable cause	NEOC	YES
<i>Barry v OHA</i>	Employment discrimination	11/01/21 OHA received charge 04/01/22 Decision: No reasonable cause	OHRR	YES
<i>Plaza v OHA</i>	Employment discrimination	12/29/21 OHA received charge 04/11/22 Decision: No reasonable cause	NEOC	YES
<i>Miller v OHA</i>	Employment discrimination	12/29/21 OHA received charge 04/29/22 Decision: no reasonable cause	OHRR	YES
<i>Thompson v. OHA</i>	Employment discrimination	06/07/21 Complaint 05/20/22 Decision: No reasonable cause	NEOC	YES
<i>Smith v. OHA</i>	Employment discrimination	08/13/21 OHA received NEOC notice 07/01/22 Decision: No reasonable cause	NEOC	YES
<i>Holloway v OHA#1</i>	Employment discrimination	09/10/21 OHA received NEOC notice 08/19/22 Decision: No reasonable cause	NEOC	YES
<i>Holloway v OHA#2</i>	Employment discrimination	11/17/21 OHA received charge 08/19/22 Decision: No reasonable cause	NEOC	YES
<i>Mitchell v. OHA #2</i>	Employment discrimination	09/22/21 OHA received NEOC charge 08/31/22 Decision: No reasonable cause	NEOC	YES
<i>Harris v. OHA #1</i>	Employment discrimination	12/02/20 NEOC notice of Complaint 02/28/21 OHA submitted response 09/10/21 Additional info submitted 12/30/21 NEOC final review of evidence 01/10/22 Additional info submitted 02/28/22 Additional info submitted CONCILIATION PENDING	NEOC	PENDING
<i>Harris v. OHA #2</i>	Employment discrimination	06/21/21 NEOC notice of complaint 08/24/21 OHA response submitted 04/14/22 Additional info submitted 04/21/22 NEOC interviews with staff 06/23/22 NEOC final review of evidence CONCILIATION PENDING	NEOC	PENDING
<i>Harris v OHA #3</i>	Employment discrimination	05/09/22 OHA received charge 07/11/22 OHA response submitted 09/16/22 Amended complaint 01/25/23 OHA response submitted	NEOC	PENDING
<i>Mitchell v OHA #3</i>	Employment discrimination	07/11/22 OHA received charge 09/22/22 OHA response submitted 12/12/22 Additional info submitted 01/30/23 Exit interview	NEOC	PENDING
<i>Heiman v OHA</i>	Employment discrimination	08/22/22 OHA received charge 10/28/22 OHA response submitted	NEOC	PENDING

JANUARY 2023 EVICTION CASES

	Restitution	Dismiss	CDC	Denied	Moved Out	Pending	Cured/Paid	Total
Nonpayment	7	3			1	1	21	33
Lease	1	1						2
Criminal/HSW	5	3						8
01/23 Totals	13	7			1	1	21	43
12/22 Totals	7	4					14	25
11/22 Totals	18	4			1		9	32
10/22 Totals	7	3			2		20	32
09/22 Totals	12	4			2	1	16	35
08/22 Totals	6					1	16	23
07/22 Totals	5	2			2		1	10
06/22 Totals	18	22*					16	56
05/22 Totals	10	3			3		10	26
04/22 Totals	No April court cases due to revisions of legal notices							0
03/22 Totals	9	7			1	1	13	31
02/22 Totals	6	3			2		19	30
01/22 Totals	4				2		1	7
2021 Totals	73	15	71	1	11	9	37	217

* June 7, 2022 nonpayment cases dismissed after filing because HUD scheduled its CNI site visit for that date.

7. NEW BUSINESS
8. EXECUTIVE SESSION
9. ADJOURNMENT