

**ROCKVILLE HOUSING ENTERPRISES  
BOARD OF COMMISSIONERS REGULAR MEETING**

**ROCKVILLE, MARYLAND 20850  
Wednesday, November 17, 2021 - 6:30 PM**

**MEETING TO BE HELD VIA ZOOM/ TELECONFERENCE**

***To Join via Zoom Video Conference:***

***<https://zoom.us/join> Meeting ID: 92765065009 Passcode: 226657***

***To Join via Zoom Telephone Conference:***

***Dial In: 301-715-8592 Meeting ID: 927 6506 5009 Passcode: 226657***

**AGENDA**

- |                  |   |
|------------------|---|
| <b>6:30 p.m.</b> | <b>1. Consent Items: (T-1)</b>  |
| <b>6:40 p.m.</b> | <b>3. Citizens Forum:</b>   |
| <b>6:50 p.m.</b> | <b>4. Information Exchange:</b> <ul style="list-style-type: none"><li>• <b>Executive Director's Report (T-2)</b></li><li>• <b>Finance Reports (T-3)</b></li><li>• <b>Asset Management (T-4)</b></li><li>• <b>HCV Report (T-5)</b></li><li>• <b>Fireside Park Report (T-6)</b></li></ul> |
| <b>7:00 p.m.</b> | <b>6. City of Rockville (COR) Report</b>  |
| <b>7:15 p.m.</b> | <b>5. Action &amp; Discussion Items: (T-7)</b>  |
| <b>8:00 p.m.</b> | <b>7. Commissioners Comments:</b>   |
| <b>8:15 p.m.</b> | <b>8. Adjourn</b>   |

1. Individuals needing special accommodations to fully participate in this meeting, call the RHE office (301) 424-6265
2. This Agenda is subject to change without notice.
3. Times are approximate and may vary depending on length of discussion.
4. Public participation is permitted on Agenda Items in the same manner as if the Agency were holding a legislative-type Public Hearing.
5. Pursuant to The Open Meeting Act (3-302(b)(3)); all or part of any of the above noticed meetings may be held in executive session.
6. The Board meeting is voice recorded

Pursuant to The Open Meeting Act 8 OMCB Opinions 111, 113 (2012); the meeting may be held as a teleconference. The public is invited to join the teleconference by dialing the number provided in the top of this Agenda. The following rules will apply when the RHE Board Meeting is held via Teleconference:

- The chair will call the roll to establish a quorum;
- Members need to identify themselves when they are talking;
- The members may be asked to identify anyone who is present with them during the call;
- The public may be asked to mute the call on their end to avoid interruptions;
- The public may not speak unless the chair asks them to.

# TAB 1

# **Board Meeting Minutes**

## **Board Meeting**

**October 27, 2021**

**Rockville Housing Enterprises  
Board of Commissioners Meeting Minutes  
October Board Meeting**

**The Board of Commissioners for Rockville Housing Enterprises Regular Meeting on  
October 27, 2021**

**To Join via Zoom Video Conference:**  
*<https://zoom.us/join> Meeting ID: 927 6506 5009    Passcode: 226657*  
**To Join via Zoom Telephone Conference:**  
*Dial In: 301-715-8592 Meeting ID: 927 6506 5009    Passcode: 226657*

**Present**

Chairman – James Hedrick, PhD  
Commissioner- Edward J. Duffy  
Commissioner – Steve Marr

**Absent Excused**

Commissioner – Stacy Kaplowitz

**In Attendance**

Jessica Anderson, Executive Director RHE  
Asmara Habte, Director, DHCD, COR  
Monique Ashton, City Councilperson, City of Rockville  
Christele Etienbla, RHE Staff  
Tosha Dyson, RHE Staff  
Patience Tardy, RHE Staff  
Rebecca Niaba, RHE Staff

6:32 PM Call to Order

Chairman Hedrick called the October 27, 2021, meeting of the Rockville Housing Board of Commissioners Meeting to Order. Chairman Hedrick called the roll for RHE Board Members present.

6:35 PM Consent Items

Chairman Hedrick called for a motion to approve or make changes or corrections to the meeting minutes for the board meetings held on September 22, 2021. Commissioner Duffy moved to approve the meeting minutes from the September 22, 2021 meeting. Commissioner Marr seconded the motion. All present voted Aye.

6:38 PM Citizen Comments

Chairman Hedrick asked if there were any citizens present that wanted to make a statement. There were none present.

Chairman Hedrick called for the next item on the agenda, Executive Director's Report:

### **Activities during the month of September 2021**

#### Meetings/Activities

- Fireside Park Property Management calls were held bi-weekly.
- Staff continues a telework schedule due to COVID 19 Social Distancing restrictions.
- Food Distributions at the David Scull Community have been transitioned to only two days a week.
- RHE continues to engage in social distancing measures. RHE continues to not see clients in the office, but are servicing clients through email, mail, phone and fax.
- Resident Meeting on the Scattered Site Conversion was held on September 24, 2021.
- Resident meeting held on October 19, 2021, to review the MTW Supplement Agency Specific Waiver.
- Public Hearing on the Annual Plan and the MTW Supplement was held on October 20, 2021, and was presented in Spanish on October 21, 2021.

#### Move to Work (MTW) Program Implementation

The Move to Work Annual Plan public hearing and MTW Supplement was presented on October 20, 2021. The comments received are included in Tab 7 of the Board Packet. Upon HUD approval RHE will begin implementing the MTW policy waivers.

#### RELP Limited Partner Exit

The Limited Partner Investor has officially accepted RHE Corporation's buy out offer of the payment of exit taxes to purchase the Limited Partner's interest and the agreement has been negotiated. All lender approvals/concurrences have been received. The City of Rockville's attorney declined to provide a concurrence due to the loan documents not requiring the City's concurrence. However, RHE did inform the City of the pending transaction. Staff continue to work with the State DCHD on their approval/concurrence of the tax credit investor exit. Once the State's approval is received the closing can occur.

#### Scattered Site Conversion Update

RHE has received HUD approval for the Scattered Site Conversion. The tenant protection voucher application to the HUD Field Office has been submitted. Resident meetings were held on September 24, 2021. RHE has engaged Village Settlements to begin the title work. Only one cloud on the tile was discovered. A lien release was received from the City of Rockville on an old CDBG grant from 1988 that preceded RHE's ownership of the unit. Legal counsel, Reno Cavanaugh has been in contact with the HUD assigned attorney on the HUD Declaration of Trust releases and new Restrictive Covenant Agreement. Staff are looking at a November 2021 closing for this transaction with a December HAP contract start date. Staff have begun processing the voucher program new admission actions for the scattered site residents. New leases will be created for the scattered site Project Based Voucher residents as well. A fourth quarter closing is necessary to receive the voucher funding for CY2022.

### *Technology Upgrades*

RHE is working on implementing the new electronic filing system and on-line recertifications. RHE has officially begun provided client utility allowance payments via debit card. The new client portal allows all RHE tenants to check their tenant account ledgers on line as well as pay their rent electronically.

### Financial Management (See Tab 3)

#### **Public Housing Program (PH) (108 PH Units)**

The Net Income on the PH Cash Flow Report for the month of September 2021 indicates a negative (\$34,189.57). This is due to over \$30,000 in accrued turn over expenses which included window covering, flooring, hardware supplies, building repairs, HVAC repair for First Street, the payment of property taxes, the payment of the grant writer fee for the ROSS Grant Application, and administrative salaries-3 pay periods. Year to date is a negative (\$1,193.57). This fiscal year end negative includes the Fireside development fee earned and carried over from the previous fiscal year.

#### **Housing Choice Voucher (HCV) Program (404 Regular Vouchers ;)**

The Net Restricted Assets (HAP) for the month of September 2021 is a positive \$36,740. Year to date the HAP is a positive \$785,289. The large NRA is due to HUD providing RHE with a front loaded two months of HAP funding due to our MTW status. These funds are available for non-HAP flexible uses and does not have a negative impact on utilization.

The Un-Restricted Net Assets (Administrative Expenses) for the month ending September 2021 is a positive \$16,368.79. Year to date is \$0. With the use of the MTW flexible funding, RHE is able to end the fiscal year with a net zero in expenditures.

#### **Mainstream Vouchers (50 Mod Vouchers)**

The Net Restricted Assets (HAP) for the month of September 2021 is a positive \$2,616. Year to date the HAP is negative (\$27,031.96).

The Unrestricted Net Assets (Administrative Expenses) for the month ending September 2021 is a positive \$1,089.85. Year to date is positive \$1,690.11.

#### **Mod Rehab Program (5 Mod Vouchers)**

The Program cash flow for the month of September 2021 is a positive \$12,730. Year to date the HAP is positive \$23,235.

#### **REL P – (56 Low Income Housing Tax Credit Units)**

The net income for RELP One for the month of September 2021 is a negative (\$32,297.07) due to the payment of the property taxes, over \$9000 turn over expenses which included carpet replacement, flooring, and painting for one unit, purchase of appliances for two units, and consultant fee for the LP Valuation (Tax/Audit). Year to date net income is a negative (\$48,469.46).

**RHE Properties (4 – Affordable Units)**

The Cash Flow Statement for the month ending September 2021 indicates a negative (\$9,665.99) due the property taxes, and the insurance payment. Year to date is a negative (\$2,740.68).

**RHE Corporation (the General Partnership entity for RELP One)**

There was no activity for this entity during the month of September 2021. Year to date net income is \$0.

**RHE Development Account (bank account that receives and holds non-federal funds)**

The Cash Flow Statement for the month ending September 2021 indicates a positive \$6,496. Year to date net income is a positive \$38,847.29.

**FIRESIDE PARK**

At the time of the printing of this report, the Financials have not yet been received from Fireside Park.

**Asset Management September 2021 (See TAB 4 and TAB 6 of Board Report)**

- PH Occupancy (David Scull) was as follows (76 units):
  - 94.7% for the month ending September – (2 vacancies)
  - Rent Collection Percentage 85.4%
- PH Occupancy (Scattered Sites) was as follows (29 units):
  - 96.6% for the month ending September – (2 vacancies)
  - Rent Collection Percentage 86.4%
- RELP One Occupancy was as follows (56 units):
  - 100% for the month ending September – (1 vacant)
  - Rent Collection Percentage 96.9%
- RHEP Occupancy was as follows: (4 units).
  - 100% for the month ending September
  - Rent Collection Percentage 65.2%
- Fireside Occupancy was as follows:
  - Occupancy – 97% occupancy rate of available units
    - 44 – units off-line reserved for current construction/hospitality
    - 3 - units vacant available for rent
      - Applications are being processed

**Maintenance Activity Summary for September**

- RHE Maintenance Staff completed 68 work orders in September.
- The Maintenance Department facilitated 42 HQS inspections including 29 for RHE’s Scatted Sites. 18 work orders were created for re-inspection prior to Section 18 conversion.

- There was 0 move-ins, 1 transfer and 2 move-outs for September. Turnovers on all vacant units are completed.
- Started work on the FY22 CDBG Grant. RHE will be replacing roofs on 5 single-family homes and 6 interconnected townhomes on First Street by the end of October.
- Inspected 39 units (Scattered Sites, RELP and RHEP) with COR and renewed these same units' rental licenses for the next two years.

### Housing Choice Voucher Program (HCVP) Management

#### **September 2021**

- HCV Program voucher units leased for the month ending September 2021 was 89%, and calendar year to date in September 2021 was 90.85%. HCV Program budget utilization for the month ending September 2021 was 96.87% and calendar year to date in September 2021 was 79.50%.
- The 50-unit Mainstream Disabled Voucher program for which funds are allocated dollar for dollar based on utilization is 98% leased for the month of September 2021.
- The 5-unit Moderate Rehabilitation Single Room Occupancy (SRO) program, for which funds are allocated dollar for dollar based on utilization, is 100% leased for the month of August 2021.
- The 5 VASH vouchers are 80% leased. A follow up email was sent to Veterans Affairs on October 13, 2021 as a referral has not yet been received.

#### **Fireside Park Rehabilitation**

**Reporting Period:** September 1 – September 30, 2021

##### **Milestones**

- RHE conducts bi-weekly transition progress/coordination calls with the property manager.
- The management team is actively working with residents to leverage Maryland's Emergency Rental Relief funding program for assistance.
- Management Team submitted the Housing Initiative Fund Compliance Report to Montgomery County
- Jubilee Housing has transitioned to a new project manager and is working on placing clients for the remaining Project Based Voucher units.
- Lead and delivery time of cabinets continues to be an issue. General Contractor is working on alternative solutions.
- Site branding and marketing campaign has been initiated with RHE and leadership evaluating logos and naming concepts.

##### **Schedule**

- The project is 68.99% complete
- Construction schedule has a two-week calendar day gain for the overall

projectschedule

- o The project recently experienced a 28 day delay due to supply chain issues with cabinet delivery resulting in a May 2022 substantial completion.

**Section 3/MBE Participation**

	<b>Goal</b>	<b>Actual</b>
Section 3 Goal	10%	<b>11.64%</b>
MBE Goal	29%	<b>31.96%</b>

**Construction Look-Ahead**

- Building 3
  - o Trims
    - o Door & Hardware
    - o Flooring
    - o Appliances
    - o Touch-Up
- Building 709
  - o Prime paint
  - o Tub Surrounds
  - o Door & Hardware
  - o Start Flooring

**Family Self Sufficiency/Resident Services Detailed Report-Period YTD: September 2021**

26- Public Housing  
21- FSS Progress Reports

41- Voucher  
9- Homeownership

**Community/Resident Services**

**Youth Programming/Summer**

- Team of Stars- with Project Change, which includes theater arts and takes place in fall/winter sessions.
- After School Programming- K-12 active engagement around health and wellness, sustainability, mindfulness, service, sports, and social-emotional wellness.

**Community Events**

- Food, Fresh Produce, Clothing, Household Items, and Infant and Toddler items distributed Monday-Friday 10:30 am – 6:00 pm.
  - o Open to all Montgomery County residents. – Location changed to Lakeforest Mall.

- Meeting with Mt. Calvary Baptist Church for Harvest Festival.

### **Fostering Youth into Independence (FYI) Vouchers**

- RHE has received fifteen (15) referrals from Montgomery County Child Welfare.
- RHE has been awarded fifteen (15) Fostering Youth into Independence Vouchers.
- RHE has issued fourteen (14) vouchers to youth transitioning into housing.
- Eleven (11) youth has leased.
  - Meeting with Lead for Life- Lead for Life helps youth transitioning from foster care with life skills.
  - Meeting with Generation Hope- Generation Hope helps youth transitioning from foster with vocational training, day care, scholarships and continuing education.
  - Quarterly Transitioning Youth Learning Collaborative.
  - Met with FYI participant to work on goals.

### **Resident Services**

- Meeting with T Mobile for Government
- Meeting with Montgomery College
- FSS training- Cultural Humility in Financial Coaching
- FSS Regional Round Table
- FSS training- Family Wealth Management- Generational
- Briefing on the Evaluation of Family Self-Sufficiency Programs with Greater Boston (virtual)
- 1 Referral for Furniture – A Wider Circle
- 1 Referral for Washer/Dryer – Community Forklift

### **7:00 PM City of Rockville (COR) Report**

Director Habte, noted the City Council Fall Agenda will include possible extending the Affordable Housing MPDU terms to 99 yrs. Staff will recommend a carve out for RHE MPDUs so the new rules do not negatively affect RHE properties that are 100% Affordable properties. The CDBG applications were due by September 27, 2021, RHE's application was received. The Buick Development site is moving forward. The redevelopment will be a 100% LIHTC development of 200 units of which 58 will be MPDUs. Another new development is coming on line near Shady Grove Metro where the old Car Max was located. There will also be a grocery store. Mayor and Council subsequently approved the ARP funding which will be used for utility assistance and other infrastructure expenses, and will provide the flood victims with \$2,500 to help with expenses. The city's mandatory vaccine mandate for City Staff has been implemented and is going well. The opening of City Hall is scheduled to occur in January 2022. Ms. Habte noted she has been working with the City Attorney on getting approval for the reference letter for the RELP Investor Exit as well as the PILOT continuation for the 29 scattered site unit conversion.

Councilmember Ashton, noted the City has approved water bill relief. RHE's balance will be waived. The City also approved funding for families that experienced hardships due to the flooding event that occurred. Councilmember Ashton also commented on the City's Neighborhood grants application process that is opening for community projects.

7:10 PM Actions and Discussion –

Annual Plan MTW Supplement Approval

Director Anderson presented the Annual Plan and MTW Supplement to the Annual Plan along with the Housing Choice Voucher Administrative Plan including the updated Payment Standards and the Public Housing Admissions and Continued Occupancy Policy updates for approval.

Chairman Hedrick called for a motion to approve the Annual Plan and MTW Supplement to the Annual Plan along with the Housing Choice Voucher Administrative Plan including the updated Payment Standards and Public Housing Admissions and Continued Occupancy Policy updates for approval.

RELP One LP Investor Exit Agreement

Director Anderson requested the Board give approval for the RELP One LP Investor exit agreement.

Chairman Hedrick asked if there were any questions regarding the agreement. Commissioner Marr asked to confirm the buyout price and the source of the funds. Director Anderson confirmed the amount and noted the funds would come from the initial lease up reserve that was released to the General Partner RHE shortly after the stabilized occupancy in 2005.

Chairman Hedrick called for a motion to approve the final RELP One LP Investor Exit Agreement. Commissioner Duffy moved to approve the final RELP One LP Investor Exit Agreement. Commissioner Marr seconded the motion. All present voted aye.

7:20 PM Commissioner Comments

Chairman Hedrick asked if RHE would institute a vaccine mandate. Director Anderson stated that it would not be good for RHE to have a vaccine mandate. About 90% of RHE staff have been vaccinated including the maintenance staff. Those that are not vaccinated are for medical reasons. Staff will continue to be required to wear masks. It was also discussed that Board Meetings can continue to be held virtually if it works for everyone.

7:35 PM Adjourned

Chair Hedrick called for a motion to adjourn. Commissioner Duffy moved to adjourn; Commissioner Marr moved to second. All present voted Aye.

# **Board Meeting Minutes**

## **Board Meeting**

**November 04, 2021**

**Rockville Housing Enterprises  
Board of Commissioners Meeting Minutes  
November 4, 2021 Special Board Meeting**

**The Board of Commissioners for Rockville Housing Enterprises Special Meeting on  
November 4, 2021**

**To Join via Zoom Video Conference:**

<https://zoom.us/join> Meeting ID: 927 6506 5009 Passcode: 226657

**To Join via Zoom Telephone Conference:**

Dial In: 301-715-8592 Meeting ID: 927 6506 5009 Passcode: 226657

**Present**

Chairman – James Hedrick, PhD  
Commissioner- Edward J. Duffy  
Commissioner – Steve Marr  
Commissioner – Stacy Kaplowitz

**In Attendance**

Jessica Anderson, Executive Director RHE  
Christele Etienbla, RHE Staff

3:30 PM Call to Order

Chairman Hedrick called the August 20, 2021, Special meeting of the Rockville Housing Board of Commissioners Meeting to Order. Chairman Hedrick called the roll for RHE Board Members present.

3:31 PM Action and Discussion Items

MTW Supplement Resolution Vote

Director Anderson asked the Board to redo the vote taken the previous week on approving the MTW Supplement Plan. The official vote to approve the MTW Supplement Plan has to be at least 2 weeks after the public hearing. Commissioner Marr moved to approve the MTW Supplement Submission and the corresponding resolution 2021-21. Commissioner Kaplowitz seconded the motion. All present voted aye.

3:35 PM Executive Session –

Executive Director Annual/Bonus Goal Review –

Chairman Hedrick called for a motion to suspend regular session and enter into Executive Session to discuss the performance of the Executive Director under State Government Article 10-508 (a) (1) To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more specific individuals; Commissioner

Duffy moved to suspend the regular session and enter into Executive Session. Commissioner Marr seconded the motion. All present voted aye.

3:45 PM Regular Session – Commenced

Commissioner Duffy moved to concluded the Executive Session and enter into the Regular Session. Commissioner Kaplowitz seconded the motion. All present Voted Aye.

Chairman Hedrick called for a motion to approve the annual bonus for Executive Director Anderson. Commissioner Duffy moved to approved the annual bonus for Director Anderson. Commissioner Marr seconded the motion. All present voted aye.

4:00 PM Adjournment

Chairman Hedrick called for a motion to adjourn. Commissioner Marr moved to adjourn the meeting. Commissioner Duffy seconded the motion. All present voted aye.

# TAB 2

**Rockville Housing Enterprises  
Executive Director's Report  
As of November 11, 2021**

**Activities during the month of October 2021**

Meetings/Activities

- Fireside Park Property Management calls were held bi-weekly.
- Staff continues a telework schedule due to COVID 19 Social Distancing restrictions.
- Food Distributions at the David Scull Community have been transitioned to only two days a week.
- RHE continues to engage in social distancing measures. RHE continues to not see clients in the office, but are servicing clients through email, mail, phone and fax.
- Resident meeting held on October 19, 2021, to review the MTW Supplement Agency Specific Waiver.
- Public Hearing on the Annual Plan and the MTW Supplement was held on October 20, 2021, and was presented in Spanish on October 21, 2021.

Move to Work (MTW) Program Implementation

The Move to Work Annual Plan and MTW Supplement has been submitted to HUD for approval.

RELP Limited Partner Exit

The Limited Partner Investor has officially accepted RHE Corporation's buy out offer of the payment of exit taxes to purchase the Limited Partner's interest and the agreement has been negotiated. All lender approvals/concurrences have been received. Staff continue to work with the State DCHD on their approval/concurrence of the tax credit investor exit. Once the State's approval is received the closing can occur. RHE has received a letter of support for the investor buy our from the Mayor and Council.

Scattered Site Conversion Update

RHE has received HUD approval for the Scattered Site Conversion. The tenant protection voucher application to the HUD Field Office has been submitted. The title proforma has been issued and is being reviewed by legal counsel. RHE has been working with the City on the continuation of the PILOT for the 29 scattered sites and has received a draft PILOT agreement for review. New leases will be created for the scattered site Project Based Voucher residents as well. A fourth quarter closing is necessary to receive the voucher funding for CY2022.

Waiting List

RHE will be opening the Public Housing Waiting List for 4 Bedroom units. The waiting list will be open on December 14<sup>th</sup> and will close on December 15<sup>th</sup>. All applications must be submitted on line. Additional assistance will be provided to disabled applicants needing additional assistance.

Financial Management (See Tab 3)

**Public Housing Program (PH) (108 PH Units)**

The Net Income on the PH Cash Flow Report for the month of October 2021 indicates a positive \$8,252.97. Year to date is a positive \$8,252.97.

**Housing Choice Voucher (HCV) Program (404 Regular Vouchers ;)**

The Net Restricted Assets (HAP) for the month of October 2021 is a positive \$26,914.30. Year to date the HAP is a positive \$26,914.30.

The Un-Restricted Net Assets (Administrative Expenses) for the month ending October 2021 is \$0. Year to date is \$0. With the use of the MTW flexible funding, RHE is able to end the month with a net zero in expenditures.

**Mainstream Vouchers (50 Mod Vouchers)**

The Net Restricted Assets (HAP) for the month of October 2021 is a positive \$1,939. Year to date the HAP is positive \$1,939.

The Unrestricted Net Assets (Administrative Expenses) for the month ending October 2021 is a positive \$3,222.69. Year to date is positive \$3,222.69.

**Mod Rehab Program (5 Mod Vouchers)**

The Program cash flow for the month of October 2021 is a positive \$941. Year to date the HAP is positive \$941.

**RELP – (56 Low Income Housing Tax Credit Units)**

The net income for RELP One for the month of October 2021 is a positive \$7,799.17. Year to date net income is a negative (\$40,370.89).

**RHE Properties (4 – Affordable Units)**

The Cash Flow Statement for the month ending October 2021 indicates a positive \$1,490.15. Year to date is a negative (\$1,250.53).

**RHE Corporation (the General Partnership entity for RELP One)**

There was no activity for this entity during the month of October 2021. Year to date net income is \$0.

**RHE Development Account (bank account that receives and holds non-federal funds)**

The Cash Flow Statement for the month ending October 2021 indicates a positive \$6,461.20. Year to date net income is a positive \$6,461.20.

**RHE FIRESIDE PARK**

The Cash Flow Statement for the month ending September 2021 indicates a positive \$39,397.19. Year to date net income is a positive \$1,376,421.48. At the time of the publishing of this report the October Financial data has not yet been received.

### Asset Management October 2021 (See TAB 4 and TAB 6 of Board Report)

- PH Occupancy (David Scull) was as follows (76 units):
  - 97.4% for the month ending October – (2 vacancies)
  - Rent Collection Percentage 101%%
- PH Occupancy (Scattered Sites) was as follows (29 units):
  - 93% for the month ending October – (2 vacancies)
  - Rent Collection Percentage 89.6%
- RELP One Occupancy was as follows (56 units):
  - 96.4% for the month ending October – (2 vacant)
  - Rent Collection Percentage 80.7%
- RHEP Occupancy was as follows: (4 units).
  - 100% for the month ending October
  - Rent Collection Percentage 106.4%
- Fireside Occupancy was as follows:
  - Occupancy – 100% occupancy rate of available units
    - 51– units off-line reserved for current construction/hospitality
    - 0- units vacant available for rent

### Maintenance Activity Summary for October

- RHE Maintenance Staff completed 67 work orders in October.
- The Maintenance Department facilitated 15 HQS inspections with third-party landlords in the month of October.
- There were 3 move-ins, 0 transfer and 4 move-outs for October. Turnovers on all vacant units are completed.
- Completed the work on the FY22 CDBG Grant. RHE replaced roofs on five single-family home and six interconnected townhomes on First Street.
- No City of Rockville rental license inspections were necessary in the month of October

### Housing Choice Voucher Program (HCVP) Management

#### **October 2021**

- HCV Program voucher units leased for the month ending October 2021 was 90%, and calendar year to date in October 2021 was 90.76%. HCV Program budget utilization for the month ending October 2021 was 98.96% and calendar year to date in October 2021 was 81.12%.
- The 50-unit Mainstream Disabled Voucher program for which funds are allocated dollar for dollar based on utilization is 100% leased for the month of October 2021.
- The 5-unit Moderate Rehabilitation Single Room Occupancy (SRO) program, for which funds are allocated dollar for dollar based on utilization, is 100% leased for the month of October 2021.
- The 5 VASH vouchers are 80% leased. An application has been received from Veterans Affairs and is in process. A VASH Voucher will be issued to family upon approval.

**Reporting Period:** October 1 – October 31, 2021

### **Milestones**

- RHE conducts bi-weekly transition progress/coordination calls with the property manager.
- The management team is actively working with residents to leverage Maryland’s Emergency Rental Relief funding program for assistance.
- Jubilee Housing has transitioned to a new project manager and is working on placing clients for the remaining PBV units. The next cohort of Jubilee residents will move in December 2021.
- Site branding and marketing team is finalizing a set of brand schemes and logos for RHE leadership consideration.
- As the project nears completion, the relocation team and the management company are working hand in hand to identify and coordinate the most efficient sequence of remaining relocation phasing.

### **Schedule**

- The project is 71.53% complete
- Construction schedule has a two-week calendar day gain for the overall project schedule
  - The project recently experienced supply chain issues with cabinet delivery resulting in a May 2022 substantial completion.

### **Section 3/MBE Participation**

	<b>Goal</b>	<b>Actual</b>
Section 3 Goal	10%	<b>11.64%</b>
MBE Goal	29%	<b>31.96%</b>

### **Construction Look-Ahead**

- Building 713
  - Punch out
  - Install Cabinets
  - Countertops
  - Kitchen tile
  - Faucets
  - Appliances
  - 2<sup>nd</sup> Walk
  - Turnover
- Building 709
  - Punch out

- Install Cabinets
- Countertops
- Kitchen tile
- Faucets
- Appliances
- 2<sup>nd</sup> Walk
- Turnover
  
- Site
  - Basement Railings
  - Asphalt Mill & Overlay
  - Civil Survey/As-Builts

**Pending Items**

- Units under rehab: 22
- Relocation % Completed: approximately 65.7%

Construction betterments that have been implemented:

- Upgraded Window Blinds
- Upgraded Kitchen Faucet
- Extended Countertops
- Interior Bath Accessories
- HVAC Replacements
- Pool House Improvements
- Asphalt Mill and Overlay
- Painting Vents and Chimneys

Construction betterments under consideration:

- Larger Kitchen Layouts
- Exterior Plank Siding
- Interior Doors and Hardware
- Resurface Pool Deck
- Landscape Upgrades
- Retaining Wall Replacement

Community and Resident Services Report- Month Ending October 2021

**25 – Public Housing FSS Participants**

**47 – Voucher FSS Participants**

**8 – Homeowner FSS Participants**

## **Community/Resident Services**

### **Youth Programming/Summer**

Team of Stars- with Project Change, which includes theater arts and takes place in fall/winter sessions.

- After School Programming- K-12 active engagement around health and wellness, sustainability, mindfulness, service, sports, and social-emotional wellness.
- Butler's Orchard donated pumpkins to the after-school program.

### **Community Events**

- Food, Fresh Produce, Clothing, Household Items, and Infant and Toddler items distributed Monday-Friday 10:30 am – 6:00 pm at the David Scull Community Center
  - Open to all Montgomery County residents. – Location changed to Lakeforest Mall.
- RHE, and the City of Rockville, partnered with Mount Calvary Baptist Church on October 31, 2021 for the Fall Festival.
- Trick or Trunk with Montgomery County Police on October 27, 2021. Police officers decorated their trunks and gave out candy and cupcakes.

### **Fostering Youth into Independence (FYI) Vouchers**

- RHE has received fourteen (14) referrals from Montgomery County Child Welfare.
- RHE has been awarded fourteen (14) Fostering Youth into Independence Vouchers.
- RHE has issued fourteen (12) vouchers to youth transitioning into housing.
- Eleven (11) youth has leased.
- 1 Youth has ported (transferred) to Prince Georges County.
  - Meeting with Generation Hope- Generation Hope provides motivation, mentors, and financial services to young parents, to ensure all young parents have the opportunities to succeed and experience economic mobility.

### **Resident Services**

- Holiday Drive (Thanksgiving and Christmas).
- Pending Thanksgiving giveaway with the City of Rockville Police Department.
- Meeting with MoCaFi- MoCaFi to provide financial services for accessible banking and credit building services.
- Webinar - Resources to Fight a Housing Insecurity Crisis and Q&A.
- Montgomery County Agency Orientation - Volunteer Center & MCPS

# TAB 3

**Rockville Housing Enterprises  
Monthly Financial Statement Review**

**Month Ending October 2021**

**Public Housing Program (PH) (108 PH Units)**

The Net Income on the PH Cash Flow Report for the month of October 2021 indicates a positive \$8,252.97. Year to date is a positive \$8,252.97.

**Housing Choice Voucher (HCV) Program (404 Regular Vouchers ;)**

The Net Restricted Assets (HAP) for the month of October 2021 is a positive \$26,914.30. Year to date the HAP is a positive \$26,914.30. The large NRA is due to HUD providing RHE with a front loaded two months of HAP funding due to our MTW status. These funds are available for non-HAP flexible uses and does not have a negative impact on utilization.

The Un-Restricted Net Assets (Administrative Expenses) for the month ending October 2021 is \$0. Year to date is \$0. With the use of the MTW flexible funding, RHE is able to end the month with a net zero in expenditures.

**Mainstream Vouchers (50 Mod Vouchers)**

The Net Restricted Assets (HAP) for the month of October 2021 is a positive \$1,939. Year to date the HAP is positive \$1,939.

The Unrestricted Net Assets (Administrative Expenses) for the month ending October 2021 is a positive \$3,222.69. Year to date is positive \$3,222.69.

**Mod Rehab Program (5 Mod Vouchers)**

The Program cash flow for the month of October 2021 is a positive \$941. Year to date the HAP is positive \$941.

**RELP – (56 Low Income Housing Tax Credit Units)**

The net income for RELP One for the month of October 2021 is a positive \$7,799.17. Year to date net income is a negative (\$40,370.89).

**RHE Properties (4 – Affordable Units)**

The Cash Flow Statement for the month ending October 2021 indicates a positive \$1,490.15. Year to date is a negative (\$1,250.53).

**RHE Corporation (the General Partnership entity for RELP One)**

There was no activity for this entity during the month of October 2021. Year to date net income is \$0.

**RHE Development Account (bank account that receives and holds non-federal funds)**

The Cash Flow Statement for the month ending October 2021 indicates a positive \$6,461.20. Year to date net income is a positive \$6,461.20.

**RHE FIRESIDE PARK**

The Cash Flow Statement for the month ending September 2021 indicates a positive \$39,397.19. Year to date net income is a positive \$1,376,421.48.

**Public Housing**

**Financials**

**October 2021**

DAVID AND SCATTERED AND Grants (.ph\_all)

**CASH FLOW Statement (12 months)**

Period = Oct 2021

Book = Accrual

	Oct 2021	Total
2999-99-999	Revenue & Expenses	
3000-00-000	INCOME	
3100-00-000	TENANT INCOME	
3101-00-000	Rental Income	
3111-00-000	Tenant Rent	50,744.85
3119-00-000	Total Rental Income	50,744.85
3120-00-000	Other Tenant Income	
3129-00-000	Total Other Tenant Income	50,744.85
3130-00-000	Insurance Reimbursement	0.00
3199-00-000	NET TENANT INCOME	50,744.85
3400-00-000	GRANT INCOME	
3401-00-000	HUD PHA Operating Grants/Subsidy	53,761.00
3690-10-000	ROSS-FSS	2,708.00
3499-00-000	TOTAL GRANT INCOME	56,469.00
3600-00-000	OTHER INCOME	
3610-00-000	Investment Income - Unrestricted	0.00
3630-00-000	Maintenance Fee Income-RELP	1,180.19
3690-00-021	Capital Fund 2021	0.00
5210-00-000	MTW FUNGIBILITY IN FROM HCV	33,185.00
3699-00-000	TOTAL OTHER INCOME	34,365.19
3999-00-000	TOTAL INCOME	<b>141,579.04</b>
4000-00-000	EXPENSES	
4100-00-000	ADMINISTRATIVE	
4100-99-000	Administrative Salaries	

DAVID AND SCATTERED AND Grants (.ph\_all)

**CASH FLOW Statement (12 months)**

Period = Oct 2021

Book = Accrual

		Oct 2021	Total
4110-00-000	Administrative Salaries	43,084.49	43,084.49
4410-00-000	Maintenance Salaries	13,804.85	13,804.85
4110-00-050	FSS Salaries	1,346.16	1,346.16
4110-04-000	Employee Benefit Contribution-Admin	11,737.12	11,737.12
4110-05-000	Wage Payable Garnishment	526.87	526.87
4110-99-000	Total Administrative Salaries	70,499.49	70,499.49
4130-00-000	Legal Expense		
4130-02-000	Criminal Background Checks	266.00	266.00
4130-04-000	General Legal Expense	0.00	0.00
4131-00-000	Total Legal Expense	266.00	266.00
4139-00-000	Other Admin Expenses		
4140-00-000	Staff Training	448.00	448.00
4173-00-000	Management Fee	0.00	0.00
4180-00-000	Office Rent	9,888.00	9,888.00
4182-00-000	Financial-Consultants	3,827.95	3,827.95
4182-00-001	Other Consultant - ROSS HO	0.00	0.00
4182-02-000	MTW Consultant	0.00	0.00
4189-00-000	Total Other Admin Expenses	14,163.95	14,163.95
4190-00-000	Routine Admin Expenses		
4190-01-000	Membership and Fees	0.00	0.00
4190-04-000	Office Supplies	114.67	114.67
4190-05-000	Fuel-Administrative	0.00	0.00
4190-07-000	Telephone	149.00	149.00
4190-08-000	Postage	0.00	0.00
4190-09-000	Software Liscense Fees	1,056.19	1,056.19
4190-10-000	Copiers Rental	0.00	0.00
4190-10-010	Copier- Expenses	351.51	351.51
4190-13-000	Internet	144.50	144.50
4190-15-000	Cell Phones/Pagers	921.84	921.84
4190-20-000	Bank Fees	351.18	351.18
4190-22-000	Sundry-Other Misc Admin Expenses	100.00	100.00

DAVID AND SCATTERED AND Grants (.ph\_all)

**CASH FLOW Statement (12 months)**

Period = Oct 2021

Book = Accrual

		Oct 2021	Total
4191-00-000	Total Routine Admin Expenses	3,188.89	3,188.89
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	<b>88,118.33</b>	<b>88,118.33</b>
4200-00-000	TENANT SERVICES		
4220-00-000	Resident Services	500.00	500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	<b>500.00</b>	<b>500.00</b>
4300-00-000	UTILITIES		
4310-00-000	Water/Sewer	10,538.29	10,538.29
4390-00-000	Sewer	0.00	0.00
4320-00-000	Electricity- Tenant Charge	10,131.24	10,131.24
4330-00-000	Gas-Tenant Charge	89.27	89.27
4330-01-000	Gas-Vacant Units	582.99	582.99
4340-00-000	Garbage/Trash Removal	145.80	145.80
4399-00-000	TOTAL UTILITY EXPENSES	<b>21,487.59</b>	<b>21,487.59</b>
4400-00-000	MAINTENANCE AND OPERATIONS		
4400-99-000	General Maint Expense		
4413-00-000	Vehicle Gas, Oil, Grease	190.80	190.80
4419-00-000	Total General Maint Expense	190.80	190.80
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	50.23	50.23
4420-02-000	Supplies-Appliance	419.57	419.57
4420-04-000	Supplies-Electrical	0.00	0.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	0.00
4420-08-000	Supplies-Plumbing	132.16	132.16
4420-11-000	Supplies-Hardware	40.70	40.70
4429-00-000	Total Materials	642.66	642.66
4430-00-000	Contract Costs		
4430-02-000	Appliance Purchase- Refrigerator	0.00	0.00
4430-02-005	Appliance Purchase-Dishwasher	680.00	680.00

DAVID AND SCATTERED AND Grants (.ph\_all)

**CASH FLOW Statement (12 months)**

Period = Oct 2021

Book = Accrual

		Oct 2021	Total
4430-02-008	Flooring Replacement	600.00	600.00
4430-02-011	Capitalized Maintenance Expenses	1,280.00	1,280.00
4430-03-000	Contract-Building Repairs	775.00	775.00
4430-03-001	Contract- Appliance Repairs	145.00	145.00
4430-05-000	Contract-Painting	3,050.00	3,050.00
4430-06-000	Contract-Electrical	0.00	0.00
4430-07-000	Contract-Pest Control	0.00	0.00
4430-08-000	Contract-Floor Replacement	570.00	570.00
4430-11-000	Contract-Plumbing	850.00	850.00
4430-13-000	Contract-HVAC- Repair	1,586.00	1,586.00
4430-14-000	Contract-Vehicle Maintenance	0.00	0.00
4430-21-000	Unit Turnover	570.00	570.00
4431-00-000	Contract Cost- Lead Inspection	0.00	0.00
4432-00-000	Contract-Storage	360.00	360.00
4434-00-000	Contract- Keys	490.69	490.69
4439-00-000	Total Contract Costs	8,396.69	8,396.69
4499-00-000	TOTAL MAINTENACE EXPENSES	<b>10,510.15</b>	<b>10,510.15</b>
4500-00-000	GENERAL EXPENSES		
4510-10-000	Property Insurance	0.00	0.00
4510-20-000	Liability Insurance	0.00	0.00
4510-30-000	WORKMAN COMP	0.00	0.00
4520-01-000	Real Estate Taxes/Pilot	0.00	0.00
4590-01-000	FIRESIDE DEV FEES (NIX)	2,319.00	2,319.00
4590-01-100	Fireside Owner Expenses (audit/taxes)	0.00	0.00
4599-00-000	TOTAL GENERAL EXPENSES	<b>2,319.00</b>	<b>2,319.00</b>
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-01-000	Tenant Utility Payments-Voucher	809.00	809.00
4715-03-000	FSS Escrow Payments	10,082.00	10,082.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	<b>10,891.00</b>	<b>10,891.00</b>

DAVID AND SCATTERED AND Grants (.ph\_all)

### CASH FLOW Statement (12 months)

Period = Oct 2021

Book = Accrual

		<b>Oct 2021</b>	<b>Total</b>
8000-00-000	TOTAL EXPENSES	<b>133,326.07</b>	<b>133,326.07</b>
9000-00-000	NET INCOME	<b>8,252.97</b>	<b>8,252.97</b>

DAVID AND SCATTERED AND Grants (.ph\_all)

**Statement (12 months)**

Period = Oct 2021

Book = Accrual

		Oct 2021	Total
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	66,933.00	115,641.22
3119-00-000	Total Rental Income	66,933.00	115,641.22
3120-00-000	Other Tenant Income		
3120-03-000	Damages	50.00	1,215.49
3120-07-000	Tenant Owed Utilities	3,306.09	8,118.43
3120-09-000	Misc.Tenant Income	47.00	939.27
3129-00-000	Total Other Tenant Income	3,403.09	10,273.19
3130-00-000	Insurance Reimbursement	0.00	1,849.38
3199-00-000	NET TENANT INCOME	70,336.09	127,763.79
3400-00-000	GRANT INCOME		
3401-00-000	HUD PHA Operating Grants/Subsidy	53,761.00	107,066.00
3499-00-000	TOTAL GRANT INCOME	53,761.00	158,914.00
3600-00-000	OTHER INCOME		
3610-00-000	Investment Income - Unrestricted	0.00	0.42
3630-00-000	Maintenance Fee Income-RELP	1,180.19	1,648.52
3680-00-000	FSS Forfeiture	0.00	31,521.63
3690-00-021	Capital Fund 2021	0.00	51,848.00
3690-10-000	ROSS-FSS	2,708.00	5,416.00
3699-00-000	TOTAL OTHER INCOME	3,888.19	38,586.57
3999-00-000	TOTAL INCOME	127,985.28	273,416.36
4000-00-000	EXPENSES		

DAVID AND SCATTERED AND Grants (.ph\_all)

**Statement (12 months)**

Period = Oct 2021

Book = Accrual

		Oct 2021	Total
4100-00-000	ADMINISTRATIVE		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	43,084.49	95,090.11
4110-00-050	FSS Salaries	1,346.16	4,011.55
4110-04-000	Employee Benefit Contribution-Admin	11,737.12	22,889.90
4110-05-000	Wage Payable Garnishment	526.87	1,133.60
4110-99-000	Total Administrative Salaries	56,694.64	123,125.16
4130-00-000	Legal Expense		
4130-02-000	Criminal Background Checks	266.00	266.00
4130-04-000	General Legal Expense	0.00	498.00
4131-00-000	Total Legal Expense	266.00	764.00
4139-00-000	Other Admin Expenses		
4140-00-000	Staff Training	448.00	448.00
4173-00-000	Management Fee	0.00	2,319.00
4180-00-000	Office Rent	9,888.00	9,888.00
4182-00-000	Financial-Consultants	3,827.95	4,446.70
4182-00-001	Other Consultant - ROSS HO	0.00	3,000.00
4182-02-000	MTW Consultant	0.00	821.42
4189-00-000	Total Other Admin Expenses	14,163.95	20,923.12
4190-00-000	Routine Admin Expenses		
4190-01-000	Membership and Fees	0.00	199.90
4190-04-000	Office Supplies	114.67	1,625.33
4190-05-000	Fuel-Administrative	0.00	260.79
4190-07-000	Telephone	149.00	1,097.32
4190-08-000	Postage	0.00	921.98
4190-09-000	Software Liscense Fees	1,056.19	1,215.19
4190-10-000	Copiers Rental	0.00	2,641.21
4190-10-010	Copier- Expenses	351.51	778.17
4190-13-000	Internet	144.50	578.00
4190-15-000	Cell Phones/Pagers	921.84	1,969.05

DAVID AND SCATTERED AND Grants (.ph\_all)

**Statement (12 months)**

Period = Oct 2021

Book = Accrual

		<b>Oct 2021</b>	<b>Total</b>
4190-20-000	Bank Fees	351.18	1,238.44
4190-22-000	Sundry-Other Misc Admin Expenses	100.00	200.00
4191-00-000	Total Routine Admin Expenses	59,883.53	135,850.54
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	74,313.48	157,537.66
4200-00-000	TENANT SERVICES		
4220-00-000	Resident Services	500.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	500.00	1,500.00
4300-00-000	UTILITIES		
4310-00-000	Water/Sewer	10,538.29	19,442.16
4320-00-000	Electricity- Tenant Charge	10,131.24	20,008.43
4330-00-000	Gas-Tenant Charge	89.27	520.68
4330-01-000	Gas-Vacant Units	582.99	650.03
4340-00-000	Garbage/Trash Removal	145.80	1,223.80
4390-00-000	Sewer	0.00	6,952.06
4399-00-000	TOTAL UTILITY EXPENSES	21,487.59	48,797.16
4400-00-000	MAINTENANCE AND OPERATIONS		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	13,804.85	32,909.40
4413-00-000	Vehicle Gas, Oil, Grease	190.80	190.80
4419-00-000	Total General Maint Expense	13,995.65	33,100.20
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	50.23	50.23
4420-02-000	Supplies-Appliance	419.57	571.18
4420-04-000	Supplies-Electrical	0.00	1,056.69
4420-06-000	Supplies-Janitorial/Cleaning	0.00	25.82
4420-08-000	Supplies-Plumbing	132.16	2,716.16
4420-11-000	Supplies-Hardware	40.70	3,857.28
4429-00-000	Total Materials	642.66	8,277.36

DAVID AND SCATTERED AND Grants (.ph\_all)

**Statement (12 months)**

Period = Oct 2021

Book = Accrual

		Oct 2021	Total
4430-00-000	Contract Costs		
4430-02-000	Appliance Purchase- Refrigerator	0.00	1,496.00
4430-02-005	Appliance Purchase-Dishwasher	680.00	680.00
4430-02-008	Flooring Replacement	600.00	600.00
4430-02-011	Capitalized Maintenance Expenses	1,280.00	2,776.00
4430-03-000	Contract-Building Repairs	775.00	4,695.00
4430-03-001	Contract- Appliance Repairs	145.00	470.00
4430-05-000	Contract-Painting	3,050.00	4,000.00
4430-06-000	Contract-Electrical	0.00	147.00
4430-07-000	Contract-Pest Control	0.00	4,081.00
4430-08-000	Contract-Floor Replacement	570.00	715.00
4430-11-000	Contract-Plumbing	850.00	1,500.00
4430-13-000	Contract-HVAC- Repair	1,586.00	9,204.00
4430-14-000	Contract-Vehicle Maintenance	0.00	-497.75
4430-21-000	Unit Turnover	570.00	17,695.00
4431-00-000	Contract Cost- Lead Inspection	0.00	600.00
4432-00-000	Contract-Storage	360.00	693.00
4434-00-000	Contract- Keys	490.69	1,172.29
4439-00-000	Total Contract Costs	9,676.69	47,250.54
4499-00-000	TOTAL MAINTENACE EXPENSES	24,315.00	88,628.10
4500-00-000	GENERAL EXPENSES		
4510-10-000	Property Insurance	740.75	1,481.50
4510-20-000	Liability Insurance	740.75	1,481.50
4510-30-000	WORKMAN COMP	740.75	1,481.50
4520-01-000	Real Estate Taxes/Pilot	0.00	7,185.65
4570-00-000	Bad Debt-Tenant Rents	0.00	12,030.94
4590-01-000	FIRESIDE DEV FEES (NIX)	2,319.00	2,319.00
4590-01-100	Fireside Owner Expenses (audit/taxes)	0.00	10,560.00
4599-00-000	TOTAL GENERAL EXPENSES	4,541.25	36,540.09

DAVID AND SCATTERED AND Grants (.ph\_all)

**Statement (12 months)**

Period = Oct 2021

Book = Accrual

		<b>Oct 2021</b>	<b>Total</b>
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-01-000	Tenant Utility Payments-Voucher	809.00	3,014.00
4715-03-000	FSS Escrow Payments	10,082.00	10,362.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	10,891.00	13,376.00
<hr/>			
5000-00-000	NON-OPERATING ITEMS		
5210-00-000	Operating Transfers OUT	-33,185.00	-83,185.00
5999-00-000	TOTAL NON-OPERATING ITEMS	-33,185.00	-83,185.00
<hr/>			
8000-00-000	TOTAL EXPENSES	102,863.32	292,828.01
<hr/>			
9000-00-000	NET INCOME	25,121.96	-19,411.65

DAVID AND SCATTERED AND Grants (.ph\_all)

**Balance Sheet**

Period = Oct 2021

Book = Accrual

		Current Balance
0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating PH	29,789.68
1111-90-000	Petty Cash	306.10
1111-99-000	Total Unrestricted Cash	30,095.78
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	49,633.80
1112-02-000	Cash Restricted-FSS Escrow	69,315.89
1112-03-000	Cash Restricted-HAP	-2,542.00
1112-99-000	Total Restricted Cash	116,407.69
1116-10-000	GEN FUND INVESTMENTS	28,992.61
1119-00-000	TOTAL CASH	175,496.08
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	43,860.37
1122-01-000	Allowance for Doubtful Accounts-Tenar	-38,114.95
1125-00-000	A/R HUD (CDBG)	-14,652.10
1128-00-000	Tenant Repayment Agreement	-381.55
1129-00-000	A/R-Other	-342,943.00
1129-01-000	AR/TPA	87,813.13
1129-02-000	Accounts Receivable - Relp	9,673.89
1129-45-000	Accounts Receivable - Fireside	342,943.02
1129-99-000	Allowance for Doubtful Accounts-Other	-43,906.53
1135-08-000	Accounts Receivable - HCV	-93,537.66
1135-09-000	Accounts Receivable - RHE PROP	3,000.00
1135-10-000	Account Receivables- DEV	29,000.00
1140-00-000	Notes and Loans Receivable-Current	504,046.45
1145-00-000	Accrued Interest Receivable	9,240.04
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	496,041.11
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Expenses and Other Assets	5,969.13
1260-00-000	Inventories-Materials	0.38
1275-00-000	Allowance for Obsolete Inventories	-0.04
1299-00-000	TOTAL OTHER CURRENT ASSETS	5,969.47
1299-02-000	Other Assets	2,681.00
1300-00-000	TOTAL CURRENT ASSETS	680,187.66
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	

DAVID AND SCATTERED AND Grants (.ph\_all)

**Balance Sheet**

Period = Oct 2021

Book = Accrual

		<b>Current Balance</b>
1400-05-000	Land	424,235.00
1400-06-000	Buildings	11,253,638.00
1400-07-000	Furniture and Equipment-Dwelling	98,117.00
1400-08-000	Furniture and Equipment-Admin.	150,461.12
1405-00-000	Accumulated Depreciation	-9,925,173.05
1420-00-000	TOTAL FIXED ASSETS (NET)	2,001,278.07
1460-00-000	CIP - Water Heaters	-99,095.08
1499-00-000	TOTAL NONCURRENT ASSETS	1,902,182.99
1999-00-000	TOTAL ASSETS	2,582,370.65
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	24,664.76
2114-00-000	Tenant Security Deposits	49,171.53
2114-01-000	Security Deposit Interest	-608.39
2114-02-000	Security Deposit Clearing Account	409.46
2114-03-000	Security Deposit-Pet	1,316.00
2116-03-000	Accounts Payable - Low Rent	-14,652.10
2116-06-000	Accounts Payable - Interfund	-128,879.38
2116-08-000	Accounts payable - HCV	77,277.74
2116-20-000	Due to AMP2	784.00
2135-00-000	Accrued Payroll & Payroll Taxes	27,774.02
2136-00-000	Accrued Liabilities-Other	25,118.00
2240-00-000	Tenant Prepaid Rents	21,648.59
2260-00-000	Accrued Compensated Absences-Curren	6,593.69
2299-00-000	TOTAL CURRENT LIABILITIES	90,617.92
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	59,343.16
2307-00-000	FSS Escrow	78,164.86
2399-00-000	TOTAL NONCURRENT LIABILITIES	137,508.02
2499-00-000	TOTAL LIABILITIES	228,125.94
2500-15-000	ROSS Grant 2015	-26,890.50
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL:	
2802-01-000	Limited Partner Contribution	197,415.00
2805-01-000	Donations	5,500.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	202,915.00

DAVID AND SCATTERED AND Grants (.ph\_all)

**Balance Sheet**

Period = Oct 2021

Book = Accrual

		<b>Current Balance</b>
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	2,175,524.38
2809-02-000	Retained Earnings-Unrestricted Net Ass	-162,593.62
2809-03-000	Restricted Net Assets - HAP	<u>111,508.45</u>
2809-99-000	TOTAL RETAINED EARNINGS:	2,124,439.21
2899-00-000	TOTAL EQUITY	<u>2,354,244.71</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>2,582,370.65</u>

**Housing Choice**  
**Voucher Program**

**Financials**

**October 2021**

HCV NO PORT IN /MS/MOD/FOSTER (.hcv.all)

**RESTRICTED NET ASSET Statement (12 months)**

Period =Oct 2021

Book = Accrual

		Oct 2021	Total
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3400-00-000	GRANT INCOME		
3410-01-000	Section 8 HAP Earned	412,477.00	412,477.00
3499-00-000	TOTAL GRANT INCOME	<b>412,477.00</b>	<b>412,477.00</b>
4000-00-000	EXPENSES		
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	345,748.00	345,748.00
4715-01-000	Tenant Utility Payments-Voucher	3,022.00	3,022.00
4715-02-000	Portable Out HAP Payments	32,396.70	32,396.70
4715-03-000	FSS Escrow Payments	4,396.00	4,396.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	385,562.70	385,562.70
8000-00-000	TOTAL EXPENSES	<b>385,562.70</b>	<b>385,562.70</b>
9000-00-000	NET INCOME	26,914.30	26,914.30

HCV NO PORT IN /MS/MOD/FOSTER (.hcv.all)

**UNRESTRICTED NET ASSET Statement (12 months)**

Period = Oct 2021

Book = Accrual

		Oct 2021	Total
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3400-00-000	GRANT INCOME		
3410-01-000	Port- In Admin Earned	10,235.95	10,235.95
3410-02-000	Section 8 Admin. Fee Income	31,891.00	31,891.00
3499-00-000	TOTAL GRANT INCOME	42,126.95	42,126.95
3600-00-000	OTHER INCOME		
3690-10-000	ROSS-FSS	2,708.00	2,708.00
	MTW FLEXIBILTY	39,005.10	39,005.10
3699-00-000	TOTAL OTHER INCOME	41,713.10	41,713.10
3999-00-000	TOTAL INCOME	<b>83,840.05</b>	<b>83,840.05</b>
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	25,708.24	25,708.24
4110-00-050	FSS Salaries	3,121.09	3,121.09
4110-04-000	Employee Benefit Contribution-Admin	3,364.37	3,364.37
4110-07-000	Aflac Flex	0.00	0.00
4110-99-000	Total Administrative Salaries	32,193.70	32,193.70
4130-00-000	Legal Expense		
4130-02-000	Criminal Background Checks	55.80	55.80
4130-04-000	General Legal Expense	830.00	830.00
4131-00-000	Total Legal Expense	885.80	885.80
4139-00-000	Other Admin Expenses		

HCV NO PORT IN /MS/MOD/FOSTER (.hcv.all)

**UNRESTRICTED NET ASSET Statement (12 months)**

Period = Oct 2021

Book = Accrual

		Oct 2021	Total
4171-00-000	Auditing Fees-RHE	0.00	0.00
4172-00-000	Port Out Admin Fee Paid	3,154.16	3,154.16
4174-00-000	Marketing/Printing	528.96	528.96
4180-00-000	Office Rent	4,284.80	4,284.80
4182-00-000	Financial-Consultants	97.50	97.50
4182-01-000	UA Consultants	0.00	0.00
4182-02-000	MTW Consultant	4,240.35	4,240.35
4189-00-000	Total Other Admin Expenses	12,305.77	12,305.77
4190-00-000	Routine Admin Expenses		
4190-01-000	Membership and Fees	2,710.00	2,710.00
4190-04-000	Office Supplies	113.29	113.29
4190-08-000	Postage	500.00	500.00
4190-09-000	Software Liscense Fees	300.00	300.00
4190-20-000	Bank Fees	476.49	476.49
4191-00-000	Total Routine Admin Expenses	4,099.78	4,099.78
4199-00-000	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>49,485.05</b>	<b>49,485.05</b>
4200-00-000	TENANT SERVICES		
4230-02-000	HQS	870.00	870.00
4230-02-002	MOVE IN INSPECTION	300.00	300.00
4299-00-000	<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>1,170.00</b>	<b>1,170.00</b>
4400-00-000	MAINTENANCE AND OPERATIONS		
5000-00-000	NON-OPERATING ITEMS		
5210-00-000	MTW FUNGIBILITY TO PH	33,185.00	33,185.00
5999-00-000	<b>TOTAL NON-OPERATING ITEMS</b>	<b>33,185.00</b>	<b>33,185.00</b>
8000-00-000	<b>TOTAL EXPENSES</b>	<b>83,840.05</b>	<b>83,840.05</b>

HCV NO PORT IN /MS/MOD/FOSTER (.hcv.all)

**UNRESTRICTED NET ASSET Statement (12 months)**

Period = Oct 2021

Book = Accrual

		Oct 2021	Total
9000-00-000	NET INCOME	0.00	0.00

HCV NO PORT IN /MS/MOD/FOSTER (.hcv.all)

**Statement (12 months)**

Period = Oct 2021

Book = Accrual

	Oct 2021	Total
2999-99-999	Revenue & Expenses	
3000-00-000	INCOME	
3100-00-000	TENANT INCOME	
3129-02-000	7,542.00	7,582.00
3199-00-000	7,542.00	7,582.00
3400-00-000	GRANT INCOME	
3410-01-000	412,477.00	824,954.00
3410-02-000	31,891.00	84,938.00
3499-00-000	444,368.00	909,892.00
3600-00-000	OTHER INCOME	
3640-00-000	0.00	315.00
3640-01-000	0.00	315.00
3690-10-000	2,708.00	5,416.00
3699-00-000	2,708.00	6,046.00
3999-00-000	454,618.00	923,520.00
4000-00-000	EXPENSES	
4100-00-000	ADMINISTRATIVE	
4100-99-000	Administrative Salaries	
4110-00-000	25,708.24	40,191.66
4110-00-050	3,121.09	6,079.17
4110-04-000	3,364.37	8,255.72
4110-07-000	0.00	378.00
4110-99-000	32,193.70	54,904.55
4130-00-000	Legal Expense	

HCV NO PORT IN /MS/MOD/FOSTER (.hcv.all)

**Statement (12 months)**

Period = Oct 2021

Book = Accrual

		Oct 2021	Total
4130-02-000	Criminal Background Checks	55.80	140.45
4130-04-000	General Legal Expense	830.00	2,282.50
4131-00-000	Total Legal Expense	885.80	2,422.95
4139-00-000	Other Admin Expenses		
4171-00-000	Auditing Fees-RHE	0.00	21,120.00
4172-00-000	Port Out Admin Fee Paid	3,154.16	4,503.68
4174-00-000	Marketing/Printing	528.96	528.96
4180-00-000	Office Rent	4,284.80	4,284.80
4182-00-000	Financial-Consultants	97.50	97.50
4182-01-000	UA Consultants	0.00	2,541.00
4182-02-000	MTW Consultant	4,240.35	4,240.35
4189-00-000	Total Other Admin Expenses	12,305.77	37,316.29
4190-00-000	Routine Admin Expenses		
4190-01-000	Membership and Fees	2,710.00	2,710.00
4190-04-000	Office Supplies	113.29	113.29
4190-08-000	Postage	500.00	500.00
4190-09-000	Software Liscense Fees	300.00	300.00
4190-20-000	Bank Fees	476.49	501.49
4191-00-000	Total Routine Admin Expenses	36,293.48	59,029.33
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	49,485.05	98,768.57
4200-00-000	TENANT SERVICES		
4230-02-000	HQS	870.00	1,540.00
4230-02-002	MOVE IN INSPECTION	300.00	300.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,170.00	1,840.00
4400-00-000	MAINTENANCE AND OPERATIONS		
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	345,748.00	688,403.00
4715-01-000	Tenant Utility Payments-Voucher	3,022.00	7,166.00

HCV NO PORT IN /MS/MOD/FOSTER (.hcv.all)

**Statement (12 months)**

Period = Oct 2021

Book = Accrual

		<b>Oct 2021</b>	<b>Total</b>
4715-02-000	Portable Out HAP Payments	32,396.70	57,261.70
4715-03-000	FSS Escrow Payments	4,396.00	8,469.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	385,562.70	761,299.70
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5000-00-000	NON-OPERATING ITEMS		
5210-00-000	Operating Transfers OUT	33,185.00	83,185.00
5999-00-000	TOTAL NON-OPERATING ITEMS	33,185.00	83,185.00
<hr/>			
8000-00-000	TOTAL EXPENSES	469,402.75	945,093.27
<hr/>			
9000-00-000	NET INCOME	-14,784.75	-21,573.27

HCV NO PORT IN /MS/MOD/FOSTER (.hcv.all)

**Balance Sheet**

Period = Oct 2021

Book = Accrual

		<b>Current Balance</b>
0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating PH	-1,253,710.43
1111-30-000	Cash Operating HCV	12,510,344.45
1111-99-000	Total Unrestricted Cash	<u>11,256,634.02</u>
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted-FSS Escrow	190,492.86
1112-03-000	Cash Restricted-HAP	-8,722,869.42
1112-99-000	Total Restricted Cash	<u>-8,532,376.56</u>
1119-00-000	TOTAL CASH	<u>2,724,257.46</u>
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1120-01-000	Accounts Receivable-HUD Other	-354,744.00
1122-00-000	A/R-Tenants	3,264.00
1129-02-000	Accounts Receivable - Relp	-5,529.83
1135-02-000	A/R-PHA Projects	354,744.00
1135-04-000	Accounts Receivable - Interfund	-128,879.38
1135-05-000	Accounts Receivable - PH	146,865.68
1135-06-000	Accounts Receivable - Mainstream	-888,650.93
1135-07-000	Accounts Receivable - Moderate Rehab	-62,634.00
1135-08-000	Accounts Receivable - HCV	46,142.79
1135-10-000	Account Receivables- DEV	-50,000.00
1135-12-000	Accounts Receivable - Foster	-123,527.00
1135-13-000	Accounts Receivable - HC	-46,142.79
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	<u>-1,109,091.46</u>
1300-00-000	TOTAL CURRENT ASSETS	<u>1,615,166.00</u>
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	1,339.97
1400-08-000	Furniture and Equipment-Admin.	45,908.07
1405-00-000	Accumulated Depreciation	<u>-45,908.07</u>
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>1,339.97</u>
1499-00-000	TOTAL NONCURRENT ASSETS	<u>1,339.97</u>
1999-00-000	TOTAL ASSETS	<u>1,616,505.97</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	

HCV NO PORT IN /MS/MOD/FOSTER (.hcv.all)

**Balance Sheet**

Period = Oct 2021

Book = Accrual

		<b>Current Balance</b>
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	3,752.32
2116-03-000	Accounts Payable - Low Rent	-23,949.72
2116-04-000	Accounts Payable - Moderate Rehab	31,012.00
2116-05-000	Accounts payable - Mainstream	535,178.87
2119-46-000	A/P - HAP Port-Ins	-1,117.20
2135-00-000	Accrued Payroll & Payroll Taxes	10,877.59
2250-00-000	Contract Retentions	-51,733.72
2260-00-000	Accrued Compensated Absences-Curren	1,799.01
2299-00-000	TOTAL CURRENT LIABILITIES	<u>508,053.55</u>
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	16,191.05
2307-00-000	FSS Escrow	194,402.80
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>210,593.85</u>
2499-00-000	TOTAL LIABILITIES	<u>718,647.40</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	1,339.97
2809-02-000	Retained Earnings-Unrestricted Net Ass	662,791.90
2809-03-000	Restricted Net Assets - HAP	233,726.70
2809-99-000	TOTAL RETAINED EARNINGS:	<u>897,858.57</u>
2899-00-000	TOTAL EQUITY	<u>897,858.57</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>1,616,505.97</u>

Port In property (portin)

**CASH FLOW Statement (12 months)**

Period = Oct 2021

Book = Accrual

		Oct 2021	Total
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3400-00-000	GRANT INCOME		
3410-06-000	Port In HAP Earned	228,076.49	228,076.49
3499-00-000	TOTAL GRANT INCOME	<u>228,076.49</u>	<u>228,076.49</u>
3999-00-000	TOTAL INCOME	<u><b>228,076.49</b></u>	<u><b>228,076.49</b></u>
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4400-00-000	MAINTENANCE AND OPERATIONS		
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	219,748.86	219,748.86
4715-01-000	Tenant Utility Payments-Voucher	2,316.00	2,316.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	<u>222,064.86</u>	<u>222,064.86</u>
8000-00-000	TOTAL EXPENSES	<u><b>222,064.86</b></u>	<u><b>222,064.86</b></u>
9000-00-000	NET INCOME	<u><b>6,011.63</b></u>	<u><b>6,011.63</b></u>

Port In property (portin)  
**Statement (12 months)**

Period = Oct 2021

Book = Accrual

		Oct 2021	Total
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3400-00-000	GRANT INCOME		
3410-04-000	Port-In Admin Fees Earned	8,829.38	17,930.83
3410-06-000	Port In HAP Earned	213,380.00	406,918.00
3499-00-000	TOTAL GRANT INCOME	222,209.38	424,848.83
3999-00-000	TOTAL INCOME	222,209.38	424,848.83
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4400-00-000	MAINTENANCE AND OPERATIONS		
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	215,389.00	404,548.00
4715-01-000	Tenant Utility Payments-Voucher	2,196.00	4,433.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	217,585.00	408,981.00
8000-00-000	TOTAL EXPENSES	217,585.00	408,981.00
9000-00-000	NET INCOME	4,624.38	15,867.83

Port In property (portin)

**Balance Sheet**

Period = Oct 2021

Book = Accrual

		Current Balance
0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating PH	6,189,757.59
1111-99-000	Total Unrestricted Cash	<u>6,189,757.59</u>
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted-FSS Escrow	0.09
1112-03-000	Cash Restricted-HAP	<u>-6,190,684.99</u>
1112-99-000	Total Restricted Cash	<u>-6,190,684.90</u>
1119-00-000	TOTAL CASH	-927.31
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	2,489.00
1130-00-000	A/R Port Ins	<u>322,909.58</u>
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	<u>325,398.58</u>
1300-00-000	TOTAL CURRENT ASSETS	324,471.27
1400-00-000	NONCURRENT ASSETS:	
1999-00-000	TOTAL ASSETS	<u>324,471.27</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	<u>-64,448.22</u>
2299-00-000	TOTAL CURRENT LIABILITIES	-64,448.22
2300-00-000	NONCURRENT LIABILITIES:	
2307-00-000	FSS Escrow	<u>122.09</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	122.09
2499-00-000	TOTAL LIABILITIES	<u>-64,326.13</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>388,797.40</u>
2809-99-000	TOTAL RETAINED EARNINGS:	388,797.40
2899-00-000	TOTAL EQUITY	<u>388,797.40</u>

Port In property (portin)

**Balance Sheet**

Period = Oct 2021

Book = Accrual

		<b>Current Balance</b>
2999-00-000	TOTAL LIABILITIES AND EQUITY	324,471.27

**Mainstream**  
**Financials**  
**October 2021**

Mainstream (ms)

**RESTRICTED NET ASSET Statement (12 months)**

Period = Oct 2021

Book = Accrual

		Oct 2021	Total
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3400-00-000	GRANT INCOME		
3410-01-000	Section 8 HAP Earned	60,993.00	60,993.00
3499-00-000	TOTAL GRANT INCOME	60,993.00	60,993.00
3999-00-000	TOTAL INCOME	<b>60,993.00</b>	<b>60,993.00</b>
4000-00-000	EXPENSES		
4400-00-000	MAINTENANCE AND OPERATIONS		
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	58,452.00	58,452.00
4715-01-000	Tenant Utility Payments-Voucher	270.00	270.00
4715-03-000	FSS Escrow Payments	332.00	332.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	59,054.00	59,054.00
8000-00-000	TOTAL EXPENSES	<b>59,054.00</b>	<b>59,054.00</b>
9000-00-000	NET INCOME	<b>1,939.00</b>	<b>1,939.00</b>

Mainstream (ms)

**UNRESTRICTED NET ASSET Statement (12 months)**

Period = Oct 2021

Book = Accrual

		Oct 2021	Total
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3400-00-000	GRANT INCOME		
3410-02-000	Section 8 Admin. Fee Income	4,695.00	4,695.00
3499-00-000	TOTAL GRANT INCOME	4,695.00	4,695.00
3999-00-000	TOTAL INCOME	<b>4,695.00</b>	<b>4,695.00</b>
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	1,472.31	1,472.31
4110-99-000	Total Administrative Salaries	1,472.31	1,472.31
4190-00-000	Routine Admin Expenses		
4191-00-000	Total Routine Admin Expenses	1,472.31	1,472.31
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	1,472.31	1,472.31
4400-00-000	MAINTENANCE AND OPERATIONS		
8000-00-000	TOTAL EXPENSES	<b>1,472.31</b>	<b>1,472.31</b>
9000-00-000	NET INCOME	<b>3,222.69</b>	<b>3,222.69</b>

Mainstream (ms)

**Statement (12 months)**

Period = Oct 2021

Book = Accrual

		<b>Oct 2021</b>	<b>Total</b>
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3400-00-000	GRANT INCOME		
3410-01-000	Section 8 HAP Earned	60,993.00	121,986.00
3410-02-000	Section 8 Admin. Fee Income	4,695.00	9,813.00
3499-00-000	TOTAL GRANT INCOME	65,688.00	131,799.00
3999-00-000	TOTAL INCOME	65,688.00	131,799.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	1,472.31	5,500.46
4110-99-000	Total Administrative Salaries	1,472.31	5,500.46
4190-00-000	Routine Admin Expenses		
4191-00-000	Total Routine Admin Expenses	1,472.31	5,500.46
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	1,472.31	5,500.46
4400-00-000	MAINTENANCE AND OPERATIONS		
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	58,452.00	116,227.00
4715-01-000	Tenant Utility Payments-Voucher	270.00	540.00
4715-03-000	FSS Escrow Payments	332.00	664.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	59,054.00	117,431.00

Mainstream (ms)

**Statement (12 months)**

Period = Oct 2021

Book = Accrual

		<b>Oct 2021</b>	<b>Total</b>
8000-00-000	TOTAL EXPENSES	60,526.31	122,931.46
9000-00-000	NET INCOME	5,161.69	8,867.54

Mainstream (ms)

**Balance Sheet**

Period = Oct 2021

Book = Accrual

		Current Balance
0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1112-00-000	Restricted Cash	
1112-03-000	Cash Restricted-HAP	-767,030.00
1112-99-000	Total Restricted Cash	<u>-767,030.00</u>
1119-00-000	TOTAL CASH	-767,030.00
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1135-01-000	A/R-HUD	13,577.00
1135-08-000	Accounts Receivable - HCV	2,892,554.39
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>2,906,131.39</u>
1300-00-000	TOTAL CURRENT ASSETS	2,139,101.39
1400-00-000	NONCURRENT ASSETS:	
1999-00-000	TOTAL ASSETS	<u>2,139,101.39</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	-13,505.00
2116-08-000	Accounts payable - HCV	2,180,951.98
2135-00-000	Accrued Payroll & Payroll Taxes	784.62
2260-00-000	Accrued Compensated Absences-Curren	16.75
2299-00-000	TOTAL CURRENT LIABILITIES	<u>2,168,248.35</u>
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	150.76
2307-00-000	FSS Escrow	995.96
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>1,146.72</u>
2499-00-000	TOTAL LIABILITIES	<u>2,169,395.07</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	-30,293.68
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-30,293.68</u>
2899-00-000	TOTAL EQUITY	<u>-30,293.68</u>

Mainstream (ms)  
**Balance Sheet**  
Period = Oct 2021  
Book = Accrual

		<b>Current Balance</b>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>2,139,101.39</u>

**Mod Rehab**  
**Financials**  
**October 2021**

MOD REHAB (modr)

**CASH FLOW Statement (12 months)**

Period = Oct 2021

Book = Accrual

		Oct 2021	Total
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3400-00-000	GRANT INCOME		
3410-01-000	Section 8 HAP Earned	3,108.00	3,108.00
3410-02-000	Section 8 Admin. Fee Income	592.00	592.00
3499-00-000	TOTAL GRANT INCOME	<u>3,700.00</u>	<u>3,700.00</u>
3999-00-000	TOTAL INCOME	<u><b>3,700.00</b></u>	<u><b>3,700.00</b></u>
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4400-00-000	MAINTENANCE AND OPERATIONS		
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	2,759.00	2,759.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	<u>2,759.00</u>	<u>2,759.00</u>
8000-00-000	TOTAL EXPENSES	<u><b>2,759.00</b></u>	<u><b>2,759.00</b></u>
9000-00-000	NET INCOME	<u><b>941.00</b></u>	<u><b>941.00</b></u>

MOD REHAB (modr)  
**Statement (12 months)**

Period =Oct 2021

Book = Accrual

		Oct 2021	Total
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3400-00-000	GRANT INCOME		
3410-01-000	Section 8 HAP Earned	3,108.00	16,118.76
3410-02-000	Section 8 Admin. Fee Income	592.00	3,070.24
3499-00-000	TOTAL GRANT INCOME	3,700.00	19,189.00
3999-00-000	TOTAL INCOME	3,700.00	19,189.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4400-00-000	MAINTENANCE AND OPERATIONS		
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	2,759.00	5,518.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	2,759.00	5,518.00
8000-00-000	TOTAL EXPENSES	2,759.00	5,518.00
9000-00-000	NET INCOME	941.00	13,671.00

MOD REHAB (modr)

**Balance Sheet**

Period = Oct 2021

Book = Accrual

		Current Balance
0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1112-00-000	Restricted Cash	
1112-03-000	Cash Restricted-HAP	-38,458.00
1112-99-000	Total Restricted Cash	<u>-38,458.00</u>
1119-00-000	TOTAL CASH	-38,458.00
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1135-08-000	Accounts Receivable - HCV	<u>93,646.00</u>
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	<u>93,646.00</u>
1300-00-000	TOTAL CURRENT ASSETS	55,188.00
1400-00-000	NONCURRENT ASSETS:	
1999-00-000	TOTAL ASSETS	<u>55,188.00</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2116-00-000	A/P-HUD	<u>2,809.00</u>
2299-00-000	TOTAL CURRENT LIABILITIES	2,809.00
2499-00-000	TOTAL LIABILITIES	<u>2,809.00</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>52,379.00</u>
2809-99-000	TOTAL RETAINED EARNINGS:	52,379.00
2899-00-000	TOTAL EQUITY	<u>52,379.00</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>55,188.00</u>

**RELP One. LP**

**Financials**

**October 2021**

REL LP (relp1)  
**CASH FLOW Statement (12 months)**

Period = Jan 2021-Oct 2021

Book = Accrual

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Total
2999-99-999 Revenue & Expenses											
3000-00-000 INCOME											
3100-00-000 TENANT INCOME											
3101-00-000 Rental Income											
3111-00-000 Tenant Rent	48,164.70	39,473.09	71,799.83	51,756.33	49,920.59	51,857.75	47,120.57	45,867.93	52,232.33	40,223.57	498,416.69
3112-00-000 Tenant Assistance Payments	17,385.00	15,579.00	23,037.00	23,040.00	19,948.00	18,722.00	19,588.00	18,705.00	18,355.00	17,550.00	191,909.00
3119-00-000 Total Rental Income	65,549.70	55,052.09	94,836.83	74,796.33	69,868.59	70,579.75	66,708.57	64,572.93	70,587.33	57,773.57	690,325.69
3120-00-000 Other Tenant Income											
3120-02-000 Cleaning Fee	0.00	0.00	0.00	0.00	0.00	-100.00	0.00	0.00	0.00	0.00	-100.00
3120-09-000 Misc.Tenant Income	0.00	0.00	103.58	0.00	0.00	704.52	667.44	562.38	642.16	630.36	3,310.44
3129-00-000 Total Other Tenant Income	0.00	0.00	103.58	0.00	0.00	604.52	667.44	562.38	642.16	630.36	3,210.44
3199-00-000 NET TENANT INCOME	65,549.70	55,052.09	94,940.41	74,796.33	69,868.59	71,184.27	67,376.01	65,135.31	71,229.49	58,403.93	693,536.13
3600-00-000 OTHER INCOME											
3690-24-000 Replacement Reserve Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,469.00	0.00	0.00	28,469.00
3699-00-000 TOTAL OTHER INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,469.00	0.00	0.00	28,469.00
3999-00-000 TOTAL INCOME	<b>65,549.70</b>	<b>55,052.09</b>	<b>94,940.41</b>	<b>74,796.33</b>	<b>69,868.59</b>	<b>71,184.27</b>	<b>67,376.01</b>	<b>93,604.31</b>	<b>71,229.49</b>	<b>58,403.93</b>	<b>722,005.13</b>
4000-00-000 EXPENSES											
4100-00-000 ADMINISTRATIVE											
4100-99-000 Administrative Salaries											
4110-00-000 Administrative Salaries	5,444.23	5,714.01	5,444.23	5,444.22	3,963.45	3,011.53	2,059.61	2,059.61	2,383.26	651.54	36,175.69
4110-99-000 Total Administrative Salaries	5,444.23	5,714.01	5,444.23	5,444.22	3,963.45	3,011.53	2,059.61	2,059.61	2,383.26	651.54	36,175.69
4130-00-000 Legal Expense											
4130-02-000 Criminal Background Checks	0.00	235.10	235.00	277.80	0.00	47.80	0.00	0.00	0.00	0.00	795.70
4130-04-000 General Legal Expense	1,087.50	2,934.25	0.00	54.00	0.00	0.00	0.00	6,402.78	750.00	0.00	11,228.53
4131-00-000 Total Legal Expense	1,087.50	3,169.35	235.00	331.80	0.00	47.80	0.00	6,402.78	750.00	0.00	12,024.23
4139-00-000 Other Admin Expenses											
4140-00-000 Staff Training	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4171-00-000 Auditing Fees-RHE	0.00	0.00	0.00	0.00	19,736.00	0.00	0.00	0.00	0.00	0.00	19,736.00
4173-00-000 Management Fee	7,076.00	7,076.00	6,301.26	6,054.42	6,256.33	6,380.00	6,252.39	6,496.00	6,496.00	6,461.20	64,849.60
4180-00-000 Office Rent	2,240.00	1,120.00	1,120.00	1,120.00	1,120.00	0.00	1,120.00	2,273.60	0.00	2,307.20	12,420.80
4182-00-000 Financial-Consultants	0.00	0.00	0.00	0.00	0.00	0.00	750.00	0.00	1,157.00	0.00	1,907.00
4182-00-002 Other Consultant	0.00	0.00	0.00	0.00	8,990.00	0.00	3,166.00	3,166.00	3,168.00	0.00	18,490.00
4189-00-000 Total Other Admin Expenses	9,316.00	8,196.00	7,421.26	7,174.42	36,102.33	6,380.00	11,288.39	11,935.60	10,821.00	8,768.40	117,403.40
4190-00-000 Routine Admin Expenses											
4190-01-000 Membership and Fees	0.00	0.00	0.00	0.00	0.00	0.00	69.58	0.00	0.00	0.00	69.58
4190-03-000 Advertising	0.00	0.00	9.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.99
4190-05-000 Fuel-Administrative	36.36	141.13	65.10	74.28	67.54	97.07	54.16		86.93	0.00	622.57
4190-20-000 Bank Fees	486.41	451.85	445.86	497.64	442.79	461.08	485.89	437.98	445.39	479.31	4,634.20
4190-22-000 Sundry-Other Misc Admin Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	855.38	82.08	0.00	937.46
4191-00-000 Total Routine Admin Expenses	522.77	592.98	520.95	571.92	510.33	558.15	609.63	1,293.36	614.40	479.31	6,273.80

RELP LP (relp1)

**CASH FLOW Statement (12 months)**

Period = Jan 2021-Oct 2021

Book = Accrual

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Total
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	<b>16,370.50</b>	<b>17,672.34</b>	<b>13,621.44</b>	<b>13,522.36</b>	<b>40,576.11</b>	<b>9,997.48</b>	<b>13,957.63</b>	<b>21,691.35</b>	<b>14,568.66</b>	<b>9,899.25</b>	<b>171,877.12</b>
4300-00-000 UTILITIES											
4310-00-000 Water/Sewer	0.00	0.00	0.00	24.93	0.00	0.00	0.00	0.00	0.00	0.00	24.93
4320-00-000 Electricity- Tenant Charge	0.00	0.00	0.00	0.00	0.00	251.58	0.00	0.00	0.00	0.00	251.58
4320-01-000 Electricity-Vacant Units	0.00	26.84	14.16	113.19	16.11	0.00	42.47	0.00	282.07	0.00	494.84
4330-00-000 Gas-Tenant Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.80	0.00	11.80
4330-01-000 Gas-Vacant Units	15.73	107.40	0.00	66.73	122.80	-124.71	11.67	20.18	27.92	18.89	266.61
4399-00-000 TOTAL UTILITY EXPENSES	<b>15.73</b>	<b>134.24</b>	<b>14.16</b>	<b>204.85</b>	<b>138.91</b>	<b>126.87</b>	<b>54.14</b>	<b>20.18</b>	<b>321.79</b>	<b>18.89</b>	<b>1,049.76</b>
4400-00-000 MAINTENANCE AND OPERATIONS											
4400-99-000 General Maint Expense											
4410-01-000 Maintenance Labor	555.63	424.64	748.03	925.36	582.22	1,453.19	1,063.12	669.69	468.33	1,180.19	8,070.40
4413-00-000 Vehicle Gas, Oil, Grease	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.60	63.60
4419-00-000 Total General Maint Expense	555.63	424.64	748.03	925.36	582.22	1,453.19	1,063.12	669.69	468.33	1,243.79	8,134.00
4419-01-000 Extraordinary Maintenance Expenses	6,545.00	14,555.00	0.00	0.00	0.00	0.00	0.00	2,935.00	0.00	0.00	24,035.00
4420-00-000 Materials											
4420-02-000 Supplies-Appliance	44.88	222.65	43.07	0.00	0.00	0.00	0.00	151.63	76.42	247.16	785.81
4420-04-000 Supplies-Electrical	39.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.04
4420-06-000 Supplies-Janitorial/Cleaning	3.48	0.00	0.00	0.00	0.00	0.00	62.95	0.00	0.00	0.00	66.43
4420-08-000 Supplies-Plumbing	362.82	0.00	236.26	321.79	26.97	39.14	0.00	278.84	48.30	0.00	1,314.12
4420-11-000 Supplies-Hardware	210.96	0.00	27.86	11.99	80.95	0.00	23.40	121.72	124.14	0.00	601.02
4420-12-000 Supplies-Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	101.89	0.00	0.00	101.89
4429-00-000 Total Materials	7,206.18	14,777.65	307.19	333.78	107.92	39.14	86.35	3,589.08	248.86	247.16	26,943.31
4430-00-000 Contract Costs											
4430-02-000 Appliance Purchase- Refrigerator	1,643.00	0.00	901.00	614.00	2,505.00	572.00	439.00	1,251.00	1,502.00	632.00	10,059.00
4430-02-002 Appliance Purchase- Hot water heater	5,100.00	0.00	0.00	0.00	0.00	0.00	1,200.00	0.00	1,537.28	0.00	7,837.28
4430-02-011 Capitalized Maintenance Expenses	6,743.00	0.00	901.00	614.00	2,505.00	572.00	1,639.00	1,251.00	3,039.28	632.00	17,896.28
4430-03-000 Contract-Building Repairs	824.34	191.44	433.67	5,212.98	1,035.00	0.00	0.00	0.00	0.00	0.00	7,697.43
4430-03-001 Contract- Appliance Repairs	925.00	0.00	335.00	0.00	400.00	235.00	310.00	575.00	650.00	75.00	3,505.00
4430-04-000 Contract-General Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	445.00	0.00	445.00
4430-06-000 Contract-Electrical	0.00	0.00	0.00	0.00	0.00	0.00	269.00	0.00	0.00	0.00	269.00
4430-07-000 Contract-Pest Control	60.00	0.00	375.00	0.00	205.00	130.00	0.00	0.00	260.00	0.00	1,030.00
4430-10-000 Contract-Janitorial/Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	335.00	0.00	335.00
4430-11-000 Contract-Plumbing	1,340.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	950.00	0.00	2,590.00
4430-13-000 Contract-HVAC- Repair	214.20	0.00	525.00	0.00	0.00	0.00	80.00	0.00	0.00	160.00	979.20
4430-20-000 Contract- Carpet Turnover	0.00	0.00	0.00	385.00	0.00	0.00	0.00	0.00	0.00	0.00	385.00
4430-21-000 Unit Turnover	0.00	0.00	0.00	9,635.00	4,589.00	0.00	0.00	2,545.00	9,160.00	0.00	25,929.00
4430-26-000 Hotel/ Emergency Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	200.00
4432-00-000 Contract-Storage	280.00	280.00	280.00	308.00	308.00	0.00	616.00	308.00	308.00	354.00	3,042.00
4434-00-000 Contract- Keys	408.10	54.40	620.35	16.61	230.40	154.40	603.70	0.00	0.00	123.68	2,211.64
4436-00-000 Appliance Parts	0.00	0.00	0.00	129.84	0.00	0.00	0.00	0.00	0.00	0.00	129.84
4439-00-000 Total Contract Costs	4,051.64	525.84	2,569.02	15,687.43	7,067.40	519.40	1,878.70	3,428.00	12,308.00	712.68	48,748.11
4499-00-000 TOTAL MAINTENACE EXPENSES	<b>18,556.45</b>	<b>15,728.13</b>	<b>4,525.24</b>	<b>17,560.57</b>	<b>10,262.54</b>	<b>2,583.73</b>	<b>4,667.17</b>	<b>8,937.77</b>	<b>16,064.47</b>	<b>2,835.63</b>	<b>101,721.70</b>
4500-00-000 GENERAL EXPENSES											

REL LP (relp1)

**CASH FLOW Statement (12 months)**

Period = Jan 2021-Oct 2021

Book = Accrual

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Total
4510-06-000 Insurance- Excess Liability	515.00	515.00	515.00	515.00	515.00	515.00	787.00	787.00	1,574.00	0.00	6,238.00
4510-10-000 Property Insurance	1,381.92	1,381.92	1,381.92	1,381.92	1,381.92	1,381.92	1,821.00	1,821.00	3,642.00	0.00	15,575.52
4510-20-000 Liability Insurance	1,351.88	1,351.88	1,351.88	1,351.88	1,351.88	1,351.88	1,532.00	1,532.00	3,064.00	0.00	14,239.28
4520-01-000 Real Estate Taxes/Pilot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,032.60	0.00	15,032.60
4521-00-000 Misc. Taxes/Liscenses/Insurance	0.00	0.00	300.00	0.00	2,675.00	0.00	0.00	0.00	0.00	0.00	2,975.00
4590-00-000 Other General Expense	0.00	0.00	396.00	-396.00	1,960.00	0.00	0.00	0.00	0.00	0.00	1,960.00
4590-02-000 Association Fees	15,257.99	12,583.97	7,525.20	20,661.13	12,727.70	12,727.70	15,270.40	12,727.70	12,727.70	15,270.40	137,479.89
4599-00-000 TOTAL GENERAL EXPENSES	<b>18,506.79</b>	<b>15,832.77</b>	<b>11,470.00</b>	<b>23,513.93</b>	<b>20,611.50</b>	<b>15,976.50</b>	<b>19,410.40</b>	<b>16,867.70</b>	<b>36,040.30</b>	<b>15,270.40</b>	<b>193,500.29</b>
4800-00-000 FINANCING EXPENSE											
4852-00-000 Interest Expense-Loan 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,972.00	0.00	13,972.00
4853-00-000 Interest Expense-Bond 1	1,884.22	1,884.22	1,921.90	1,921.90	1,921.90	1,921.90	1,921.90	1,921.90	1,884.22	1,921.90	19,105.96
4854-00-000 Interest Expense-Bond 2	13,842.20	68,272.28	13,794.25	13,770.13	13,745.90	13,745.90	13,721.56	13,697.12	13,818.28	13,647.91	192,055.53
4855-00-000 Interest Expense-Mortgage Payable	5,509.10	5,533.02	5,557.04	5,581.17	5,605.40	5,605.40	5,629.74	5,654.18	5,533.02	5,703.38	55,911.45
4855-01-000 INTEREST MORTGAGE PAYABLE 2	1,326.13	1,323.82	1,321.51	1,319.18	1,316.85	1,316.85	1,314.50	1,312.15	1,323.82	1,307.40	13,182.21
4899-00-000 TOTAL FINANCING EXPENSES	<b>22,561.65</b>	<b>77,013.34</b>	<b>22,594.70</b>	<b>22,592.38</b>	<b>22,590.05</b>	<b>22,590.05</b>	<b>22,587.70</b>	<b>22,585.35</b>	<b>36,531.34</b>	<b>22,580.59</b>	<b>294,227.15</b>
8000-00-000 TOTAL EXPENSES	<b>76,011.12</b>	<b>126,380.82</b>	<b>52,225.54</b>	<b>77,394.09</b>	<b>94,179.11</b>	<b>51,274.63</b>	<b>60,677.04</b>	<b>70,102.35</b>	<b>103,526.56</b>	<b>50,604.76</b>	<b>762,376.02</b>
9000-00-000 NET INCOME	<b>-10,461.42</b>	<b>-71,328.73</b>	<b>42,714.87</b>	<b>-2,597.76</b>	<b>-24,310.52</b>	<b>19,909.64</b>	<b>6,698.97</b>	<b>23,501.96</b>	<b>-32,297.07</b>	<b>7,799.17</b>	<b>-40,370.89</b>

REL P LP (relp1)  
**Statement (12 months)**

Period = Jan 2021-Oct 2021

Book = Accrual

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Total
2999-99-999 Revenue & Expenses											
3000-00-000 INCOME											
3100-00-000 TENANT INCOME											
3101-00-000 Rental Income											
3111-00-000 Tenant Rent	47,036.39	44,011.64	41,669.85	48,634.00	53,599.26	53,080.00	53,688.00	50,705.17	52,298.33	52,480.00	497,202.64
3112-00-000 Tenant Assistance Payments	18,638.20	19,763.00	20,101.00	17,081.00	17,791.00	18,689.00	18,689.00	18,946.00	19,628.00	19,877.00	189,203.20
3114-00-000 Less: Concessions	0.00	0.00	0.00	0.00	-366.39	0.00	0.00	0.00	0.00	0.00	-366.39
3119-00-000 Total Rental Income	65,674.59	63,774.64	61,770.85	65,715.00	71,023.87	71,769.00	72,377.00	69,651.17	71,926.33	72,357.00	686,039.45
3120-00-000 Other Tenant Income											
3120-02-000 Cleaning Fee	0.00	0.00	0.00	0.00	0.00	-100.00	0.00	0.00	0.00	0.00	-100.00
3120-09-000 Misc.Tenant Income	0.00	0.00	103.58	0.00	0.00	704.52	667.44	562.38	642.16	630.36	3,310.44
3129-00-000 Total Other Tenant Income	0.00	0.00	103.58	0.00	0.00	604.52	667.44	562.38	642.16	630.36	3,210.44
3199-00-000 NET TENANT INCOME	65,674.59	63,774.64	61,874.43	65,715.00	71,023.87	72,373.52	73,044.44	70,213.55	72,568.49	72,987.36	689,249.89
3600-00-000 OTHER INCOME											
3610-00-000 Investment Income - Unrestricted	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.38	0.00	0.38
3690-24-000 Replacement Reserve Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,469.00	0.00	0.00	28,469.00
3699-00-000 TOTAL OTHER INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,469.00	0.38	0.00	28,469.38
3999-00-000 TOTAL INCOME	65,674.59	63,774.64	61,874.43	65,715.00	71,023.87	72,373.52	73,044.44	98,682.55	72,568.87	72,987.36	717,719.27
4000-00-000 EXPENSES											
4100-00-000 ADMINISTRATIVE											
4100-99-000 Administrative Salaries											
4110-00-000 Administrative Salaries	5,444.23	5,714.01	5,444.23	5,444.22	3,963.45	3,011.53	2,059.61	2,059.61	2,383.26	651.54	36,175.69
4110-99-000 Total Administrative Salaries	5,444.23	5,714.01	5,444.23	5,444.22	3,963.45	3,011.53	2,059.61	2,059.61	2,383.26	651.54	36,175.69
4130-00-000 Legal Expense											
4130-02-000 Criminal Background Checks	0.00	235.10	235.00	277.80	0.00	47.80	0.00	0.00	0.00	0.00	795.70
4130-04-000 General Legal Expense	1,087.50	2,934.25	0.00	54.00	0.00	0.00	0.00	6,402.78	750.00	0.00	11,228.53
4131-00-000 Total Legal Expense	1,087.50	3,169.35	235.00	331.80	0.00	47.80	0.00	6,402.78	750.00	0.00	12,024.23
4139-00-000 Other Admin Expenses											
4140-00-000 Staff Training	0.00	299.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	299.40
4171-00-000 Auditing Fees-RHE	0.00	0.00	0.00	0.00	19,736.00	0.00	0.00	0.00	0.00	0.00	19,736.00
4173-00-000 Management Fee	7,076.00	7,076.00	6,301.26	6,054.42	6,256.33	6,380.00	6,252.39	6,496.00	6,496.00	6,461.20	64,849.60
4180-00-000 Office Rent	2,240.00	1,120.00	1,120.00	1,120.00	1,120.00	0.00	1,120.00	2,273.60	0.00	2,307.20	12,420.80
4182-00-000 Financial-Consultants	0.00	0.00	0.00	0.00	0.00	0.00	750.00	0.00	1,157.00	0.00	1,907.00
4182-00-002 Other Consultant	0.00	0.00	0.00	0.00	8,990.00	0.00	3,166.00	3,166.00	3,168.00	0.00	18,490.00
4189-00-000 Total Other Admin Expenses	9,316.00	8,495.40	7,421.26	7,174.42	36,102.33	6,380.00	11,288.39	11,935.60	10,821.00	8,768.40	117,702.80
4190-00-000 Routine Admin Expenses											
4190-01-000 Membership and Fees	0.00	0.00	0.00	0.00	0.00	0.00	69.58	0.00	0.00	0.00	69.58
4190-03-000 Advertising	0.00	0.00	9.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.99
4190-05-000 Fuel-Administrative	36.36	141.13	65.10	74.28	67.54	97.07	54.16	0.00	86.93	0.00	622.57
4190-20-000 Bank Fees	486.41	451.85	445.86	497.64	442.79	461.08	485.89	437.98	445.39	479.31	4,634.20

REL P LP (relp1)  
**Statement (12 months)**

Period = Jan 2021-Oct 2021

Book = Accrual

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Total
4190-22-000 Sundry-Other Misc Admin Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	855.38	82.08	0.00	937.46
4191-00-000 Total Routine Admin Expenses	5,967.00	6,306.99	5,965.18	6,016.14	4,473.78	3,569.68	2,669.24	3,352.97	2,997.66	1,130.85	42,449.49
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	16,370.50	17,971.74	13,621.44	13,522.36	40,576.11	9,997.48	13,957.63	21,691.35	14,568.66	9,899.25	172,176.52
4300-00-000 UTILITIES											
4310-00-000 Water/Sewer	0.00	0.00	0.00	24.93	0.00	0.00	0.00	0.00	0.00	0.00	24.93
4320-00-000 Electricity- Tenant Charge	0.00	0.00	0.00	0.00	0.00	251.58	0.00	0.00	0.00	0.00	251.58
4320-01-000 Electricity-Vacant Units	0.00	26.84	14.16	113.19	16.11	0.00	42.47	0.00	282.07	0.00	494.84
4330-00-000 Gas-Tenant Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.80	0.00	11.80
4330-01-000 Gas-Vacant Units	15.73	107.40	0.00	66.73	122.80	-124.71	11.67	20.18	27.92	18.89	266.61
4399-00-000 TOTAL UTILITY EXPENSES	15.73	134.24	14.16	204.85	138.91	126.87	54.14	20.18	321.79	18.89	1,049.76
4400-00-000 MAINTENANCE AND OPERATIONS											
4400-99-000 General Maint Expense											
4410-01-000 Maintenance Labor	555.63	424.64	748.03	925.36	582.22	1,453.19	1,063.12	669.69	468.33	1,180.19	8,070.40
4413-00-000 Vehicle Gas, Oil, Grease	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.60	63.60
4419-00-000 Total General Maint Expense	555.63	424.64	748.03	925.36	582.22	1,453.19	1,063.12	669.69	468.33	1,243.79	8,134.00
4419-01-000 Extraordinary Maintenance Expenses	6,545.00	14,555.00	0.00	0.00	0.00	0.00	0.00	2,935.00	0.00	0.00	24,035.00
4420-00-000 Materials											
4420-02-000 Supplies-Appliance	44.88	222.65	43.07	0.00	0.00	0.00	0.00	151.63	76.42	247.16	785.81
4420-04-000 Supplies-Electrical	39.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.04
4420-06-000 Supplies-Janitorial/Cleaning	3.48	0.00	0.00	0.00	0.00	0.00	62.95	0.00	0.00	0.00	66.43
4420-08-000 Supplies-Plumbing	362.82	0.00	236.26	321.79	26.97	39.14	0.00	278.84	48.30	0.00	1,314.12
4420-11-000 Supplies-Hardware	210.96	0.00	27.86	11.99	80.95	0.00	23.40	121.72	124.14	0.00	601.02
4420-12-000 Supplies-Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	101.89	0.00	0.00	101.89
4429-00-000 Total Materials	7,206.18	14,777.65	307.19	333.78	107.92	39.14	86.35	3,589.08	248.86	247.16	26,943.31
4430-00-000 Contract Costs											
4430-02-000 Appliance Purchase- Refrigerator	1,643.00	0.00	901.00	614.00	2,505.00	572.00	439.00	1,251.00	1,502.00	632.00	10,059.00
4430-02-002 Appliance Purchase- Hot water heater	5,100.00	0.00	0.00	0.00	0.00	0.00	1,200.00	0.00	1,537.28	0.00	7,837.28
4430-02-011 Capitalized Maintenance Expenses	6,743.00	0.00	901.00	614.00	2,505.00	572.00	1,639.00	1,251.00	3,039.28	632.00	17,896.28
4430-03-000 Contract-Building Repairs	824.34	191.44	433.67	5,212.98	1,035.00	0.00	0.00	0.00	0.00	0.00	7,697.43
4430-03-001 Contract- Appliance Repairs	925.00	0.00	335.00	0.00	400.00	235.00	310.00	575.00	650.00	75.00	3,505.00
4430-04-000 Contract-General Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	445.00	0.00	445.00
4430-06-000 Contract-Electrical	0.00	0.00	0.00	0.00	0.00	0.00	269.00	0.00	0.00	0.00	269.00
4430-07-000 Contract-Pest Control	60.00	0.00	375.00	0.00	205.00	130.00	0.00	0.00	260.00	0.00	1,030.00
4430-10-000 Contract-Janitorial/Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	335.00	0.00	335.00
4430-11-000 Contract-Plumbing	1,340.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	950.00	0.00	2,590.00
4430-13-000 Contract-HVAC- Repair	214.20	0.00	525.00	0.00	0.00	0.00	80.00	0.00	0.00	160.00	979.20
4430-20-000 Contract- Carpet Turnover	0.00	0.00	0.00	385.00	0.00	0.00	0.00	0.00	0.00	0.00	385.00
4430-21-000 Unit Turnover	0.00	0.00	0.00	9,635.00	4,589.00	0.00	0.00	2,545.00	9,160.00	0.00	25,929.00
4430-26-000 Hotel/ Emergency Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	200.00
4432-00-000 Contract-Storage	280.00	280.00	280.00	308.00	308.00	0.00	616.00	308.00	308.00	354.00	3,042.00
4434-00-000 Contract- Keys	408.10	54.40	620.35	16.61	230.40	154.40	603.70	0.00	0.00	123.68	2,211.64
4436-00-000 Appliance Parts	0.00	0.00	0.00	129.84	0.00	0.00	0.00	0.00	0.00	0.00	129.84
4439-00-000 Total Contract Costs	10,794.64	525.84	3,470.02	16,301.43	9,572.40	1,091.40	3,517.70	4,679.00	15,347.28	1,344.68	66,644.39
4499-00-000 TOTAL MAINTENANCE EXPENSES	18,556.45	15,728.13	4,525.24	17,560.57	10,262.54	2,583.73	4,667.17	8,937.77	16,064.47	2,835.63	101,721.70

REL P LP (relp1)  
**Statement (12 months)**

Period = Jan 2021-Oct 2021

Book = Accrual

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Total	
4500-00-000	GENERAL EXPENSES											
4510-06-000	Insurance- Excess Liability	515.00	515.00	515.00	515.00	515.00	515.00	787.00	787.00	1,574.00	0.00	6,238.00
4510-10-000	Property Insurance	1,381.92	1,381.92	1,381.92	1,381.92	1,381.92	1,381.92	1,821.00	1,821.00	3,642.00	0.00	15,575.52
4510-20-000	Liability Insurance	1,351.88	1,351.88	1,351.88	1,351.88	1,351.88	1,351.88	1,532.00	1,532.00	3,064.00	0.00	14,239.28
4520-01-000	Real Estate Taxes/Pilot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,032.60	0.00	15,032.60
4521-00-000	Misc. Taxes/Liscenses/Insurance	0.00	0.00	300.00	0.00	2,675.00	0.00	0.00	0.00	0.00	0.00	2,975.00
4590-00-000	Other General Expense	0.00	0.00	396.00	-396.00	1,960.00	0.00	0.00	0.00	0.00	0.00	1,960.00
4590-02-000	Association Fees	15,257.99	12,583.97	7,525.20	20,661.13	12,727.70	12,727.70	15,270.40	12,727.70	12,727.70	15,270.40	137,479.89
4599-00-000	TOTAL GENERAL EXPENSES	18,506.79	15,832.77	11,470.00	23,513.93	20,611.50	15,976.50	19,410.40	16,867.70	36,040.30	15,270.40	193,500.29
4800-00-000	FINANCING EXPENSE											
4852-00-000	Interest Expense-Loan 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,972.00	0.00	13,972.00
4853-00-000	Interest Expense-Bond 1	1,884.22	1,884.22	1,921.90	1,921.90	1,921.90	1,921.90	1,921.90	1,921.90	1,884.22	1,921.90	19,105.96
4854-00-000	Interest Expense-Bond 2	13,842.20	68,272.28	13,794.25	13,770.13	13,745.90	13,745.90	13,721.56	13,697.12	13,818.28	13,647.91	192,055.53
4855-00-000	Interest Expense-Mortgage Payable	5,509.10	5,533.02	5,557.04	5,581.17	5,605.40	5,605.40	5,629.74	5,654.18	5,533.02	5,703.38	55,911.45
4855-01-000	INTEREST MORTGAGE PAYABLE 2	1,326.13	1,323.82	1,321.51	1,319.18	1,316.85	1,316.85	1,314.50	1,312.15	1,323.82	1,307.40	13,182.21
4899-00-000	TOTAL FINANCING EXPENSES	22,561.65	77,013.34	22,594.70	22,592.38	22,590.05	22,590.05	22,587.70	22,585.35	36,531.34	22,580.59	294,227.15
5000-00-000	NON-OPERATING ITEMS											
5100-00-000	Depreciation Expense	22,255.24	22,255.24	22,255.24	22,255.24	22,255.24	22,255.24	22,255.24	22,255.24	22,255.24	22,255.24	222,552.40
5999-00-000	TOTAL NON-OPERATING ITEMS	22,255.24	22,255.24	22,255.24	22,255.24	22,255.24	22,255.24	22,255.24	22,255.24	22,255.24	22,255.24	222,552.40
8000-00-000	TOTAL EXPENSES	98,266.36	148,935.46	74,480.78	99,649.33	116,434.35	73,529.87	82,932.28	92,357.59	125,781.80	72,860.00	985,227.82
9000-00-000	NET INCOME	-32,591.77	-85,160.82	-12,606.35	-33,934.33	-45,410.48	-1,156.35	-9,887.84	6,324.96	-53,212.93	127.36	-267,508.55

REL LP (relp1)

**Balance Sheet**

Period = Oct 2021

Book = Accrual

		Current Balance
0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-02-000	Cash- Payroll	10,767.02
1111-10-000	Cash Operating PH	5,924.61
1111-20-000	Cash Operating RELP	196,550.96
1111-40-000	Cash Operating RHEP	-7,665.00
1111-99-000	Total Unrestricted Cash	205,577.59
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	45,732.88
1112-04-000	Cash Restricted-Reserve for Replac	37,073.25
1112-05-000	Operating Reserve	300,496.05
1112-20-000	Mortgage Escrow	19,973.61
1112-99-000	Total Restricted Cash	403,275.79
1119-00-000	TOTAL CASH	608,853.38
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	62,303.59
1122-01-000	Allowance for Doubtful Accounts-Tenar	-30,304.00
1123-00-000	A/R-Affordable Housing Subsidies	45,463.00
1128-00-000	Tenant Repayment Agreement	-475.00
1129-01-000	AR/TPA	25.00
1135-05-000	Accounts Receivable - PH	-20,515.09
1135-08-000	Accounts Receivable - HCV	5,729.83
1135-09-000	Accounts Receivable - RHE PROP	6,665.00
1135-11-000	Accounts Receivable - Rhep 1	1,000.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	69,892.33
1160-00-000	OTHER CURRENT ASSETS	
1200-00-000	Prepaid Property Management Fee	14,181.00
1211-00-000	Prepaid Expenses and Other Assets	8,299.83
1299-00-000	TOTAL OTHER CURRENT ASSETS	22,480.83
1300-00-000	TOTAL CURRENT ASSETS	701,226.54
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	259,000.00
1400-06-000	Buildings	6,569,020.56
1400-07-000	Furniture and Equipment-Dwelling	146,582.25
1400-10-000	Site Improvement	217,495.00
1405-00-000	Accumulated Depreciation	-4,705,205.32

REL LP (relp1)

**Balance Sheet**

Period = Oct 2021

Book = Accrual

		<b>Current Balance</b>
1420-00-000	TOTAL FIXED ASSETS (NET)	2,486,892.49
1499-00-000	TOTAL NONCURRENT ASSETS	2,486,892.49
1520-00-000	Deferred Financing Cost	183,650.50
1520-01-000	Amort. Deferred Financing Cost	77,966.50
1999-00-000	TOTAL ASSETS	3,293,803.03
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	22,159.09
2114-00-000	Tenant Security Deposits	28,620.11
2114-01-000	Security Deposit Interest	2,363.38
2114-02-000	Security Deposit Clearing Account	4,120.08
2114-03-000	Security Deposit-Pet	879.85
2115-00-000	A/P Other	119,461.00
2116-01-000	A/P-PHA Projects	19,910.44
2116-08-000	Accounts payable - HCV	200.00
2116-09-000	Accounts Payable - PH	18,158.00
2117-06-000	Employee FICA Withholding	-664.84
2119-91-000	Accrued Payable	3,471.00
2130-00-000	Current Portion of LT Debt	64,281.00
2130-02-000	Accrued Int. Payable - Cty Loan	67,425.53
2130-03-000	Accrued Int. Payable - RHE Loan	12,461.92
2131-00-000	Accrued Interest Payable	14,637.73
2145-00-000	Interprogram-Due To	-17,990.22
2150-00-000	Suspense	1,477.00
2240-00-000	Tenant Prepaid Rents	21,812.70
2299-00-000	TOTAL CURRENT LIABILITIES	382,783.77
2300-00-000	NONCURRENT LIABILITIES:	
2310-00-000	Notes Payable-LT	3,122,672.47
2310-10-000	Loan Payable-1	120,000.00
2310-20-000	Loan Payable - 2	1,397,245.40
2323-00-000	RHE Loan Payable	161,102.99
2350-00-000	Bonds Payable-LT	0.02
2399-00-000	TOTAL NONCURRENT LIABILITIES	4,801,020.88
2499-00-000	TOTAL LIABILITIES	5,183,804.65
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	

REL LP (relp1)

**Balance Sheet**

Period = Oct 2021

Book = Accrual

		<b>Current Balance</b>
2809-01-000	Invested in Capital Assets-Net of Debt	-0.04
2809-02-000	Retained Earnings-Unrestricted Net Ass	-1,890,001.58
2809-99-000	TOTAL RETAINED EARNINGS:	-1,890,001.62
2899-00-000	TOTAL EQUITY	-1,890,001.62
2999-00-000	TOTAL LIABILITIES AND EQUITY	3,293,803.03

**RHEP**

**Financials**

**October 2021**

RHE Property (rhep1)  
**CASH FLOW Statement (12 months)**

Period = Jan 2021-Oct 2021

Book = Accrual

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Total
2999-99-999 Revenue & Expenses											
3000-00-000 INCOME											
3100-00-000 TENANT INCOME											
3101-00-000 Rental Income											
3111-00-000 Tenant Rent	2,732.00	3,932.00	7,518.00	7,369.00	3,978.00	3,113.00	2,655.00	3,846.00	2,286.00	4,384.63	41,813.63
3112-00-000 Tenant Assistance Payments	1,052.00	1,052.00	1,048.00	1,048.00	961.00	1,019.00	1,036.00	1,036.00	1,036.00	1,036.00	10,324.00
3119-00-000 Total Rental Income	3,784.00	4,984.00	8,566.00	8,417.00	4,939.00	4,132.00	3,691.00	4,882.00	3,322.00	5,420.63	52,137.63
3199-00-000 NET TENANT INCOME	3,784.00	4,984.00	8,566.00	8,417.00	4,939.00	4,132.00	3,691.00	4,882.00	3,322.00	5,420.63	52,137.63
3999-00-000 TOTAL INCOME	<b>3,784.00</b>	<b>4,984.00</b>	<b>8,566.00</b>	<b>8,417.00</b>	<b>4,939.00</b>	<b>4,132.00</b>	<b>3,691.00</b>	<b>4,882.00</b>	<b>3,322.00</b>	<b>5,420.63</b>	<b>52,137.63</b>
4000-00-000 EXPENSES											
4100-00-000 ADMINISTRATIVE											
4130-00-000 Legal Expense											
4130-04-000 General Legal Expense	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00
4131-00-000 Total Legal Expense	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00
4190-00-000 Routine Admin Expenses											
4190-20-000 Bank Fees	33.09	30.03	31.34	35.04	32.56	32.56	33.38	30.69	34.04	31.36	324.09
4190-22-000 Sundry-Other Misc Admin Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77.25	0.00	77.25
4191-00-000 Total Routine Admin Expenses	33.09	30.03	31.34	35.04	32.56	32.56	33.38	30.69	111.29	31.36	401.34
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	<b>33.09</b>	<b>60.03</b>	<b>31.34</b>	<b>35.04</b>	<b>32.56</b>	<b>32.56</b>	<b>33.38</b>	<b>30.69</b>	<b>111.29</b>	<b>31.36</b>	<b>431.34</b>
4400-00-000 MAINTENANCE AND OPERATIONS											
4419-01-000 Extraordinary Maintenance Expenses	0.00	0.00	0.00	0.00	5,082.00	0.00	0.00	0.00	0.00	0.00	5,082.00
4420-00-000 Materials											
4429-00-000 Total Materials	0.00	0.00	0.00	0.00	5,082.00	0.00	0.00	0.00	0.00	0.00	5,082.00
4430-03-001 Contract- Appliance Repairs	320.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	320.00
4430-11-000 Contract-Plumbing	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
4439-00-000 Total Contract Costs	320.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	560.00
4499-00-000 TOTAL MAINTENACE EXPENSES	<b>320.00</b>	<b>0.00</b>	<b>0.00</b>	<b>240.00</b>	<b>5,082.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,642.00</b>
4500-00-000 GENERAL EXPENSES											
4510-00-000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,674.62	0.00	5,674.62
4510-10-000 Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4510-20-000 Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4510-30-000 WORKMAN COMP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4520-01-000 Real Estate Taxes/Pilot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,780.54	0.00	3,780.54
4521-00-000 Misc. Taxes/Liscenses/Insurance	0.00	0.00	0.00	2,225.00	0.00	-275.00	0.00	0.00	0.00	1,000.00	2,950.00
4590-02-000 Association Fees	1,585.56	1,585.56	1,594.56	651.00	1,700.00	1,440.00	920.00	1,180.00	1,180.00	1,180.00	13,016.68
4599-00-000 TOTAL GENERAL EXPENSES	<b>1,585.56</b>	<b>1,585.56</b>	<b>1,594.56</b>	<b>2,876.00</b>	<b>1,700.00</b>	<b>1,165.00</b>	<b>920.00</b>	<b>1,180.00</b>	<b>10,635.16</b>	<b>2,180.00</b>	<b>25,421.84</b>
4800-00-000 FINANCING EXPENSE											
4855-00-000 Interest Expense-Mortgage Payable	1,719.12	2,241.54	2,763.96	2,241.54	1,719.12	2,763.96	2,241.54	2,241.54	2,241.54	1,719.12	21,892.98

RHE Property (rhep1)

**CASH FLOW Statement (12 months)**

Period = Jan 2021-Oct 2021

Book = Accrual

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Total
4899-00-000 TOTAL FINANCING EXPENSES	1,719.12	2,241.54	2,763.96	2,241.54	1,719.12	2,763.96	2,241.54	2,241.54	2,241.54	1,719.12	21,892.98
8000-00-000 TOTAL EXPENSES	3,657.77	3,887.13	4,389.86	5,392.58	8,533.68	3,961.52	3,194.92	3,452.23	12,987.99	3,930.48	53,388.16
9000-00-000 NET INCOME	126.23	1,096.87	4,176.14	3,024.42	-3,594.68	170.48	496.08	1,429.77	-9,665.99	1,490.15	-1,250.53

RHE Property (rhep1)  
**Statement (12 months)**  
 Period = Jan 2021-Oct 2021  
 Book = Accrual

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Total
2999-99-999 Revenue & Expenses											
3000-00-000 INCOME											
3100-00-000 TENANT INCOME											
3101-00-000 Rental Income											
3111-00-000 Tenant Rent	3,974.00	3,974.00	3,978.00	3,978.00	3,978.00	3,978.00	4,388.60	4,058.00	4,058.00	3,676.40	40,041.00
3112-00-000 Tenant Assistance Payments	1,052.00	1,052.00	1,048.00	1,048.00	1,048.00	1,048.00	1,048.00	1,036.00	1,036.00	1,036.00	10,452.00
3119-00-000 Total Rental Income	5,026.00	5,026.00	5,026.00	5,026.00	5,026.00	5,026.00	5,436.60	5,094.00	5,094.00	4,712.40	50,493.00
3199-00-000 NET TENANT INCOME	5,026.00	5,026.00	5,026.00	5,026.00	5,026.00	5,026.00	5,436.60	5,094.00	5,094.00	4,712.40	50,493.00
3999-00-000 TOTAL INCOME	5,026.00	5,026.00	5,026.00	5,026.00	5,026.00	5,026.00	5,436.60	5,094.00	5,094.00	4,712.40	50,493.00
4000-00-000 EXPENSES											
4100-00-000 ADMINISTRATIVE											
4130-00-000 Legal Expense											
4130-04-000 General Legal Expense	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00
4131-00-000 Total Legal Expense	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00
4190-00-000 Routine Admin Expenses											
4190-20-000 Bank Fees	33.09	30.03	31.34	35.04	32.56	32.56	33.38	30.69	34.04	31.36	324.09
4190-22-000 Sundry-Other Misc Admin Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77.25	0.00	77.25
4191-00-000 Total Routine Admin Expenses	33.09	30.03	31.34	35.04	32.56	32.56	33.38	30.69	111.29	31.36	401.34
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	33.09	60.03	31.34	35.04	32.56	32.56	33.38	30.69	111.29	31.36	431.34
4400-00-000 MAINTENANCE AND OPERATIONS											
4419-01-000 Extraordinary Maintenance Expenses	0.00	0.00	0.00	0.00	5,082.00	0.00	0.00	0.00	0.00	0.00	5,082.00
4420-00-000 Materials											
4429-00-000 Total Materials	0.00	0.00	0.00	0.00	5,082.00	0.00	0.00	0.00	0.00	0.00	5,082.00
4430-03-001 Contract- Appliance Repairs	320.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	320.00
4430-11-000 Contract-Plumbing	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
4439-00-000 Total Contract Costs	320.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	560.00
4499-00-000 TOTAL MAINTENACE EXPENSES	320.00	0.00	0.00	240.00	5,082.00	0.00	0.00	0.00	0.00	0.00	5,642.00
4500-00-000 GENERAL EXPENSES											
4510-00-000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,674.62	0.00	5,674.62
4510-10-000 Property Insurance	30.86	30.86	30.86	30.86	30.86	30.86	30.86	30.86	30.86	30.86	308.60
4510-20-000 Liability Insurance	30.86	30.86	30.86	30.86	30.86	30.86	30.86	30.86	30.86	30.86	308.60
4510-30-000 WORKMAN COMP	30.86	30.86	30.86	30.86	30.86	30.86	30.86	30.86	30.86	30.86	308.60
4520-01-000 Real Estate Taxes/Pilot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,780.54	0.00	3,780.54
4521-00-000 Misc. Taxes/Liscenses/Insurance	0.00	0.00	0.00	2,225.00	0.00	-275.00	0.00	0.00	0.00	1,000.00	2,950.00
4590-02-000 Association Fees	1,585.56	1,585.56	1,594.56	651.00	1,700.00	1,440.00	920.00	1,180.00	1,180.00	1,180.00	13,016.68
4599-00-000 TOTAL GENERAL EXPENSES	1,678.14	1,678.14	1,687.14	2,968.58	1,792.58	1,257.58	1,012.58	1,272.58	10,727.74	2,272.58	26,347.64
4800-00-000 FINANCING EXPENSE											
4855-00-000 Interest Expense-Mortgage Payable	1,719.12	2,241.54	2,763.96	2,241.54	1,719.12	2,763.96	2,241.54	2,241.54	2,241.54	1,719.12	21,892.98

RHE Property (rhep1)  
**Statement (12 months)**  
 Period = Jan 2021-Oct 2021  
 Book = Accrual

		Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Total
4899-00-000	TOTAL FINANCING EXPENSES	1,719.12	2,241.54	2,763.96	2,241.54	1,719.12	2,763.96	2,241.54	2,241.54	2,241.54	1,719.12	21,892.98
8000-00-000	TOTAL EXPENSES	3,750.35	3,979.71	4,482.44	5,485.16	8,626.26	4,054.10	3,287.50	3,544.81	13,080.57	4,023.06	54,313.96
9000-00-000	NET INCOME	1,275.65	1,046.29	543.56	-459.16	-3,600.26	971.90	2,149.10	1,549.19	-7,986.57	689.34	-3,820.96

RHE Property (rhep1)

**Balance Sheet**

Period = Oct 2021

Book = Accrual

		Current Balance
0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-40-000	Cash Operating RHEP	1,390.50
1111-99-000	Total Unrestricted Cash	<u>1,390.50</u>
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	1,900.00
1112-99-000	Total Restricted Cash	<u>1,900.00</u>
1119-00-000	TOTAL CASH	3,290.50
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	4,967.37
1122-01-000	Allowance for Doubtful Accounts-Tenar	-1,890.46
1123-00-000	A/R-Affordable Housing Subsidies	70.00
1129-02-000	Accounts Receivable - Relp	-1,000.00
1135-04-000	Accounts Receivable - Interfund	-5,000.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	<u>-2,853.09</u>
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Expenses and Other Assets	-1,203.54
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>-1,203.54</u>
1300-00-000	TOTAL CURRENT ASSETS	-766.13
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	462,077.96
1400-07-000	Furniture and Equipment-Dwelling	4,444.88
1400-10-000	Site Improvement	7,092.90
1405-00-000	Accumulated Depreciation	-110,861.84
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>362,753.90</u>
1499-00-000	TOTAL NONCURRENT ASSETS	<u>362,753.90</u>
1999-00-000	TOTAL ASSETS	<u>361,987.77</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	5,674.62
2114-00-000	Tenant Security Deposits	1,900.00
2116-06-000	Accounts Payable - Interfund	-2,347.80

RHE Property (rhep1)

**Balance Sheet**

Period = Oct 2021

Book = Accrual

		<b>Current Balance</b>
2116-08-000	Accounts payable - HCV	2,347.80
2116-10-000	Accounts Payable - RHE DEV	4,015.00
2130-00-000	Current Portion of LT Debt	11,018.04
2150-00-000	Suspense	-58.00
2240-00-000	Tenant Prepaid Rents	3,489.97
2299-00-000	TOTAL CURRENT LIABILITIES	<u>26,039.63</u>
2300-00-000	NONCURRENT LIABILITIES:	
2320-00-000	Mortgage Payable - Falls Grove	74,251.08
2320-01-000	Mortgage Payable - Jay Drive	70,489.38
2320-02-000	Mortgage Payable - Garden View	73,259.35
2320-03-000	Mortgage Payable - Cork Tree	73,326.01
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>291,325.82</u>
2499-00-000	TOTAL LIABILITIES	<u>317,365.45</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	60,410.04
2809-02-000	Retained Earnings-Unrestricted Net Ass	-15,787.72
2809-99-000	TOTAL RETAINED EARNINGS:	<u>44,622.32</u>
2899-00-000	TOTAL EQUITY	<u>44,622.32</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>361,987.77</u>

**DEV/CORP**

**Financials**

**October 2021**

DEV (dev)  
**Statement (12 months)**

Period = Oct 2021

Book = Accrual

		Oct 2021	Total
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3600-00-000	OTHER INCOME		
3620-00-000	Mgmt Fee Income RELP-DEV	6,461.20	6,461.20
3699-00-000	TOTAL OTHER INCOME	6,461.20	6,461.20
3999-00-000	TOTAL INCOME	<b>6,461.20</b>	<b>6,461.20</b>
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4400-00-000	MAINTENANCE AND OPERATIONS		
9000-00-000	NET INCOME	<b>6,461.20</b>	<b>6,461.20</b>

DEV (dev)

**Balance Sheet**

Period = Oct 2021

Book = Accrual

		Current Balance
0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-50-000	CASH OPERATING DEV	767,218.49
1111-99-000	Total Unrestricted Cash	<u>767,218.49</u>
1119-00-000	TOTAL CASH	767,218.49
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1129-00-000	A/R-Other	91,457.00
1135-04-000	Accounts Receivable - Interfund	7,000.00
1135-05-000	Accounts Receivable - PH	-29,000.00
1135-08-000	Accounts Receivable - HCV	50,000.00
1135-09-000	Accounts Receivable - RHE PROP	2,015.00
1145-00-000	Accrued Interest Receivable	66.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	<u>121,538.00</u>
1300-00-000	TOTAL CURRENT ASSETS	888,756.49
1300-01-000	Notes Receivable - Legacy	1,084,800.00
1300-02-000	Investment in Relp	660.00
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>1,085,460.00</u>
1499-00-000	TOTAL NONCURRENT ASSETS	1,085,460.00
1999-00-000	TOTAL ASSETS	<u>1,974,216.49</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	-8,166.00
2135-00-000	Accrued Payroll & Payroll Taxes	1,280.30
2260-00-000	Accrued Compensated Absences-Curren	531.31
2299-00-000	TOTAL CURRENT LIABILITIES	<u>-6,354.39</u>
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	4,781.77
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>4,781.77</u>
2499-00-000	TOTAL LIABILITIES	<u>-1,572.62</u>

DEV (dev)

**Balance Sheet**

Period = Oct 2021

Book = Accrual

		<b>Current Balance</b>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	1,975,789.11
2809-99-000	TOTAL RETAINED EARNINGS:	1,975,789.11
2899-00-000	TOTAL EQUITY	1,975,789.11
2999-00-000	TOTAL LIABILITIES AND EQUITY	1,974,216.49

RHE CORPORATION (rhecorp)  
**Statement (12 months)**

Period = Oct 2021

Book = Accrual

		<b>Oct 2021</b>	<b>Total</b>
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4400-00-000	MAINTENANCE AND OPERATIONS		

RHE CORPORATION (rhecorp)

**Balance Sheet**

Period = Oct 2021

Book = Accrual

		Current Balance
0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-40-000	Cash Operating RHEP	750,000.00
1111-50-000	CASH OPERATING DEV	-750,000.00
1111-70-000	Cash RHE Corp	<u>1,134.72</u>
1111-99-000	Total Unrestricted Cash	<u>1,134.72</u>
1119-00-000	TOTAL CASH	<u>1,134.72</u>
1300-00-000	TOTAL CURRENT ASSETS	1,134.72
1400-00-000	NONCURRENT ASSETS:	
1999-00-000	TOTAL ASSETS	<u>1,134.72</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>1,134.72</u>
2809-99-000	TOTAL RETAINED EARNINGS:	<u>1,134.72</u>
2899-00-000	TOTAL EQUITY	<u>1,134.72</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>1,134.72</u>

**Fireside Park**  
**Financials**  
**October 2021**

# Fireside Apartments - 3379

## Budget Comparison

October 13, 2021

Reporting Book:

ACCRUAL

As of Date:

10/13/2021

Property:

Fireside Apartments - 3379

	Month Ending 09/30/2021				Year to Date 09/30/2021				Annual
	Actual	Budget	Variance	%	Actual	Budget	Variance	%	Budget
<b>OPERATING INCOME</b>									
Rental Income	337,655.00	341,425.00	(3,770.00)	(1.10)	3,015,066.10	3,006,202.00	8,864.10	0.29	4,035,285.00
Vacancy	(73,840.00)	(17,476.00)	(56,364.00)	(322.52)	(683,539.21)	(491,766.00)	(191,773.21)	(38.99)	(530,576.00)
Bad Debt	0.00	2,000.00	(2,000.00)	(100.00)	(34,693.96)	18,000.00	(52,693.96)	(292.74)	24,000.00
Other Income	28,242.59	700.00	27,542.59	3,934.65	38,885.55	6,300.00	32,585.55	517.23	8,400.00
<b>TOTAL OPERATING INCOME</b>	<b>292,057.59</b>	<b>326,649.00</b>	<b>(34,591.41)</b>	<b>(10.58)</b>	<b>2,335,718.48</b>	<b>2,538,736.00</b>	<b>(203,017.52)</b>	<b>(7.99)</b>	<b>3,537,109.00</b>
<b>OPERATING EXPENSES</b>									
Renting Expenses	5,557.28	3,721.00	(1,836.28)	(49.34)	36,297.76	34,580.00	(1,717.76)	(4.96)	45,743.00
Administrative Expenses	44,783.32	12,497.00	(32,286.32)	(258.35)	146,060.34	110,855.00	(35,205.34)	(31.75)	148,346.00
Payroll	26,259.61	34,098.00	7,838.39	22.98	297,029.40	321,749.00	24,719.60	7.68	442,732.00
Utility Expenses	79,341.85	22,223.00	(57,118.85)	(257.02)	245,448.95	213,616.00	(31,832.95)	(14.90)	293,612.00
Operating and Maint Expenses	37,761.61	8,850.00	(28,911.61)	(326.68)	176,686.02	95,767.00	(80,919.02)	(84.49)	127,034.00
Taxes and Insurance	58,956.73	0.00	(58,956.73)	(100.00)	59,245.32	0.00	(59,245.32)	(100.00)	0.00
Activities	0.00	2,562.00	2,562.00	100.00	(1,470.79)	20,499.00	21,969.79	107.17	20,499.00
<b>TOTAL OPERATING EXPENSES</b>	<b>252,660.40</b>	<b>83,951.00</b>	<b>(168,709.40)</b>	<b>(200.96)</b>	<b>959,297.00</b>	<b>797,066.00</b>	<b>(162,231.00)</b>	<b>(20.35)</b>	<b>1,077,966.00</b>
<b>TOTAL NET OPERATING INCOME (LOSS)</b>	<b>39,397.19</b>	<b>242,698.00</b>	<b>(203,300.81)</b>	<b>(83.76)</b>	<b>1,376,421.48</b>	<b>1,741,670.00</b>	<b>(365,248.52)</b>	<b>(20.97)</b>	<b>2,459,143.00</b>
<b>Non-Operating Income (Expenses)</b>									
Financial Expenses	0.00	0.00	0.00	0.00	(7,461.88)	0.00	(7,461.88)	(100.00)	0.00
Income from Investments	32.62	0.00	32.62	(100.00)	130.49	0.00	130.49	(100.00)	0.00
Replacement Reserve Expenditures	0.00	0.00	0.00	0.00	(123,062.86)	0.00	(123,062.86)	(100.00)	0.00
<b>Total Non-Operating Income (Expenses)</b>	<b>32.62</b>	<b>0.00</b>	<b>32.62</b>	<b>(100.00)</b>	<b>(130,394.25)</b>	<b>0.00</b>	<b>(130,394.25)</b>	<b>(100.00)</b>	<b>0.00</b>
<b>TOTAL TAXABLE INCOME (LOSS)</b>	<b>39,429.81</b>	<b>242,698.00</b>	<b>(203,268.19)</b>	<b>(83.75)</b>	<b>1,246,027.23</b>	<b>1,741,670.00</b>	<b>(495,642.77)</b>	<b>(28.45)</b>	<b>2,459,143.00</b>
<b>CASH FLOW ADJUSTMENTS</b>									
Capital Expenditures	0.00	0.00	0.00	0.00	(6,595.93)	0.00	(6,595.93)	(100.00)	0.00
<b>TOTAL CASH FLOW ADJUSTMENTS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(6,595.93)</b>	<b>0.00</b>	<b>(6,595.93)</b>	<b>(100.00)</b>	<b>0.00</b>
<b>TOTAL NET CASH FLOW (DEF)</b>	<b>39,429.81</b>	<b>242,698.00</b>	<b>(203,268.19)</b>	<b>(83.75)</b>	<b>1,239,431.30</b>	<b>1,741,670.00</b>	<b>(502,238.70)</b>	<b>(28.83)</b>	<b>2,459,143.00</b>
<b>OPERATING INCOME</b>									
<b>Rental Income</b>									
5112-0002 - Short Term Lease Premium	200.00	0.00	200.00	(100.00)	2,201.00	0.00	2,201.00	(100.00)	0.00
5120-0000 - Rental Income	297,770.00	321,702.00	(23,932.00)	(7.43)	2,585,010.00	2,871,154.00	(286,144.00)	(9.96)	3,836,504.00
5150-0000 - Rental Assistance	63,437.00	33,638.00	29,799.00	88.58	558,478.10	300,764.00	257,714.10	85.68	402,267.00
5160-0000 - Housing Assistance	0.00	1,646.00	(1,646.00)	(100.00)	0.00	4,938.00	(4,938.00)	(100.00)	6,584.00
5221-0000 - Gain/(Loss) to Lease	(23,752.00)	(15,561.00)	(8,191.00)	(52.63)	(130,623.00)	(170,654.00)	40,031.00	23.45	(210,070.00)
<b>Total Rental Income</b>	<b>337,655.00</b>	<b>341,425.00</b>	<b>(3,770.00)</b>	<b>(1.10)</b>	<b>3,015,066.10</b>	<b>3,006,202.00</b>	<b>8,864.10</b>	<b>0.29</b>	<b>4,035,285.00</b>
<b>Vacancy</b>									
5220-0000 - Vacancies Apartment	(73,840.00)	(15,267.00)	(58,573.00)	(383.65)	(669,072.00)	(470,221.00)	(198,851.00)	(42.28)	(506,822.00)
5227-0003 - Resident Rent Concession	0.00	(2,209.00)	2,209.00	100.00	(14,467.21)	(21,545.00)	7,077.79	32.85	(23,754.00)
<b>Total Vacancy</b>	<b>(73,840.00)</b>	<b>(17,476.00)</b>	<b>(56,364.00)</b>	<b>(322.52)</b>	<b>(683,539.21)</b>	<b>(491,766.00)</b>	<b>(191,773.21)</b>	<b>(38.99)</b>	<b>(530,576.00)</b>
<b>Bad Debt</b>									
6370-0000 - Bad Debt	0.00	2,000.00	(2,000.00)	(100.00)	(37,342.73)	18,000.00	(55,342.73)	(307.45)	24,000.00
6371-0000 - Bad Debt Recovery - Resident Rent	0.00	0.00	0.00	0.00	2,648.77	0.00	2,648.77	(100.00)	0.00
<b>Total Bad Debt</b>	<b>0.00</b>	<b>2,000.00</b>	<b>(2,000.00)</b>	<b>(100.00)</b>	<b>(34,693.96)</b>	<b>18,000.00</b>	<b>(52,693.96)</b>	<b>(292.74)</b>	<b>24,000.00</b>
<b>Other Income</b>									
5170-0000 - Parking Income	0.00	700.00	(700.00)	(100.00)	0.00	6,300.00	(6,300.00)	(100.00)	8,400.00
5170-0001 - Parking Income-Covered	138.00	0.00	138.00	(100.00)	4,383.00	0.00	4,383.00	(100.00)	0.00
5330-0000 - Tenant Services	10.00	0.00	10.00	(100.00)	70.00	0.00	70.00	(100.00)	0.00
5331-0000 - Pet Income	0.00	0.00	0.00	0.00	2,064.00	0.00	2,064.00	(100.00)	0.00

5331-0001 - Pet Fee Non Refundable	387.00	0.00	387.00	(100.00)	1,647.00	0.00	1,647.00	(100.00)	0.00
5332-0000 - Application Fees	0.00	0.00	0.00	0.00	560.00	0.00	560.00	(100.00)	0.00
5380-0002 - Utility Income - Water & Sewer	0.00	0.00	0.00	0.00	(815.66)	0.00	(815.66)	(100.00)	0.00
5385-0000 - Late/Term Fees	0.00	0.00	0.00	0.00	276.25	0.00	276.25	(100.00)	0.00
5390-0000 - Miscellaneous Income	27,707.59	0.00	27,707.59	(100.00)	30,523.59	0.00	30,523.59	(100.00)	0.00
5390-0002 - Damages	0.00	0.00	0.00	0.00	177.37	0.00	177.37	(100.00)	0.00
<b>Total Other Income</b>	<b>28,242.59</b>	<b>700.00</b>	<b>27,542.59</b>	<b>3,934.65</b>	<b>38,885.55</b>	<b>6,300.00</b>	<b>32,585.55</b>	<b>517.23</b>	<b>8,400.00</b>

<b>TOTAL OPERATING INCOME</b>	<b>292,057.59</b>	<b>326,649.00</b>	<b>(34,591.41)</b>	<b>(10.58)</b>	<b>2,335,718.48</b>	<b>2,538,736.00</b>	<b>(203,017.52)</b>	<b>(7.99)</b>	<b>3,537,109.00</b>
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**OPERATING EXPENSES**

**Renting Expenses**

6204-0000 - Management Consultant	2,313.87	0.00	(2,313.87)	(100.00)	2,313.87	0.00	(2,313.87)	(100.00)	0.00
6210-0000 - Rental Advertising	831.00	3,721.00	2,890.00	77.66	22,465.19	34,330.00	11,864.81	34.56	45,493.00
6211-0000 - Rental Office Expense	0.00	0.00	0.00	0.00	132.82	0.00	(132.82)	(100.00)	0.00
6212-0000 - Collateral Materials/Brand Identity	2,412.41	0.00	(2,412.41)	(100.00)	9,057.47	250.00	(8,807.47)	(3,522.98)	250.00
6290-0000 - Miscellaneous Renting Expense	0.00	0.00	0.00	0.00	2,328.41	0.00	(2,328.41)	(100.00)	0.00
<b>Total Renting Expenses</b>	<b>5,557.28</b>	<b>3,721.00</b>	<b>(1,836.28)</b>	<b>(49.34)</b>	<b>36,297.76</b>	<b>34,580.00</b>	<b>(1,717.76)</b>	<b>(4.96)</b>	<b>45,743.00</b>

**Administrative Expenses**

6311-0000 - Office Expenses	1,576.52	225.00	(1,351.52)	(600.67)	11,646.71	2,357.00	(9,289.71)	(394.13)	3,032.00
6312-0000 - Copy Machine	774.00	150.00	(624.00)	(416.00)	774.00	1,350.00	576.00	42.66	1,800.00
6313-0000 - Postage	53.61	25.00	(28.61)	(114.44)	467.96	225.00	(242.96)	(107.98)	300.00
6316-0000 - Travel/Mileage	0.00	15.00	15.00	100.00	0.00	135.00	135.00	100.00	180.00
6316-0003 - Training	1,531.67	0.00	(1,531.67)	(100.00)	1,531.67	450.00	(1,081.67)	(240.37)	450.00
6316-0004 - Training - New Employee Orientation	654.17	0.00	(654.17)	(100.00)	1,504.17	0.00	(1,504.17)	(100.00)	0.00
6320-0000 - Management Fees	37,760.00	9,440.00	(28,320.00)	(300.00)	37,760.00	84,960.00	47,200.00	55.55	113,280.00
6321-0000 - Prior Management Company Fees	0.00	0.00	0.00	0.00	47,908.00	0.00	(47,908.00)	(100.00)	0.00
6340-0000 - Legal Expense	0.00	800.00	800.00	100.00	2,990.50	4,800.00	1,809.50	37.89	7,200.00
6350-0000 - Auditing	0.00	667.00	667.00	100.00	9,670.00	6,003.00	(3,667.00)	(61.08)	8,004.00
6360-0000 - Telephone	1,106.70	826.00	(280.70)	(33.98)	8,710.84	7,434.00	(1,276.84)	(17.17)	9,912.00
6380-0000 - Advertising - Employees	770.00	0.00	(770.00)	(100.00)	1,155.00	0.00	(1,155.00)	(100.00)	0.00
6385-0000 - Dues and Memberships	0.00	0.00	0.00	0.00	2,600.60	0.00	(2,600.60)	(100.00)	0.00
6390-0000 - Miscellaneous	122.24	250.00	127.76	51.10	14,237.56	2,250.00	(11,987.56)	(532.78)	3,000.00
6392-0000 - Bank Charges	434.41	99.00	(335.41)	(338.79)	5,103.33	891.00	(4,212.33)	(472.76)	1,188.00
<b>Total Administrative Expenses</b>	<b>44,783.32</b>	<b>12,497.00</b>	<b>(32,286.32)</b>	<b>(258.35)</b>	<b>146,060.34</b>	<b>110,855.00</b>	<b>(35,205.34)</b>	<b>(31.75)</b>	<b>148,346.00</b>

**Payroll**

<b>Payroll</b>									
6310-0000 - Office Payroll	6,039.11	6,813.00	773.89	11.35	59,392.37	63,529.00	4,136.63	6.51	87,810.00
6310-0010 - Office Payroll - Temp Labor	0.00	0.00	0.00	0.00	16,304.18	0.00	(16,304.18)	(100.00)	0.00
6330-0000 - Managers Payroll	5,882.32	5,053.00	(829.32)	(16.41)	49,744.29	47,121.00	(2,623.29)	(5.56)	65,055.00
6520-0000 - Grounds Payroll	0.00	5,196.00	5,196.00	100.00	0.00	48,462.00	48,462.00	100.00	66,648.00
6539-0000 - Maintenance Payroll General	5,757.83	8,540.00	2,782.17	32.57	98,342.96	79,628.00	(18,714.96)	(23.50)	110,194.00
6539-0010 - Maintenance Payroll - Temp Labor	0.00	0.00	0.00	0.00	6,388.75	0.00	(6,388.75)	(100.00)	0.00
6540-0000 - Maintenance Payroll Superintendent	4,619.55	4,539.00	(80.55)	(1.77)	14,341.33	42,328.00	27,986.67	66.11	58,438.00
<b>Payroll Taxes</b>	<b>1,398.82</b>	<b>2,305.00</b>	<b>906.18</b>	<b>39.31</b>	<b>20,615.09</b>	<b>25,345.00</b>	<b>4,729.91</b>	<b>18.66</b>	<b>33,528.00</b>
<b>Health Insurance and Other Benefits</b>	<b>2,560.21</b>	<b>1,172.00</b>	<b>(1,388.21)</b>	<b>(118.44)</b>	<b>26,420.49</b>	<b>10,867.00</b>	<b>(15,553.49)</b>	<b>(143.12)</b>	<b>14,888.00</b>
<b>Workers Compensation</b>	<b>1.77</b>	<b>480.00</b>	<b>478.23</b>	<b>99.63</b>	<b>5,479.94</b>	<b>4,469.00</b>	<b>(1,010.94)</b>	<b>(22.62)</b>	<b>6,171.00</b>
<b>Total Payroll</b>	<b>26,259.61</b>	<b>34,098.00</b>	<b>7,838.39</b>	<b>22.98</b>	<b>297,029.40</b>	<b>321,749.00</b>	<b>24,719.60</b>	<b>7.68</b>	<b>442,732.00</b>

**Utility Expenses**

6430-0000 - Electricity Vacant	213.47	0.00	(213.47)	(100.00)	8,328.17	0.00	(8,328.17)	(100.00)	0.00
6440-0000 - Gas/Oil Heat Vacant	1,280.92	0.00	(1,280.92)	(100.00)	13,459.15	0.00	(13,459.15)	(100.00)	0.00
6441-0000 - Gas - Oil - Grease	0.00	0.00	0.00	0.00	5,876.72	0.00	(5,876.72)	(100.00)	0.00
6450-0000 - Electricity	4,533.27	671.00	(3,862.27)	(575.59)	6,817.69	13,419.00	6,601.31	49.19	24,065.00
6451-0000 - Water and Sewer	69,971.18	21,552.00	(48,419.18)	(224.66)	201,753.36	200,197.00	(1,556.36)	(0.77)	269,547.00
6452-0000 - Natural Gas Heat	3,212.43	0.00	(3,212.43)	(100.00)	8,501.39	0.00	(8,501.39)	(100.00)	0.00
6454-0000 - Utility Processing	69.12	0.00	(69.12)	(100.00)	569.12	0.00	(569.12)	(100.00)	0.00
6456-0000 - Utility Late Fee	61.46	0.00	(61.46)	(100.00)	143.35	0.00	(143.35)	(100.00)	0.00
<b>Total Utility Expenses</b>	<b>79,341.85</b>	<b>22,223.00</b>	<b>(57,118.85)</b>	<b>(257.02)</b>	<b>245,448.95</b>	<b>213,616.00</b>	<b>(31,832.95)</b>	<b>(14.90)</b>	<b>293,612.00</b>

**Operating and Maint Expenses**

6461-0000 - Exterminating Supplies	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
6462-0000 - Exterminating Contract	700.00	680.00	(20.00)	(2.94)	3,164.00	14,202.00	11,038.00	77.72	16,242.00
6470-0000 - Rubbish Removal	1,611.53	1,485.00	(126.53)	(8.52)	15,620.71	13,365.00	(2,255.71)	(16.87)	17,820.00
6470-0001 - Rubbish Removal - Bulk	8,245.00	0.00	(8,245.00)	(100.00)	17,105.00	0.00	(17,105.00)	(100.00)	0.00
6472-0000 - Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	400.00	400.00	100.00	899.00
6473-0000 - Snow Removal Contract	0.00	0.00	0.00	0.00	6,350.00	2,200.00	(4,150.00)	(188.63)	4,400.00
6490-0000 - Miscellaneous Operating	0.00	0.00	0.00	0.00	315.41	0.00	(315.41)	(100.00)	0.00
6490-0019 - Property Expense Covid19 Coronavirus	0.00	0.00	0.00	0.00	386.48	0.00	(386.48)	(100.00)	0.00
6511-0002 - Monitoring	0.00	0.00	0.00	0.00	874.50	0.00	(874.50)	(100.00)	0.00
6521-0000 - Grounds Supplies	0.00	0.00	0.00	0.00	28.20	0.00	(28.20)	(100.00)	0.00

6522-0000 - Grounds Contract	0.00	3,390.00	3,390.00	100.00	12,180.00	30,510.00	18,330.00	60.07	40,680.00
6531-0000 - Cleaning Supplies	0.00	0.00	0.00	0.00	494.84	0.00	(494.84)	(100.00)	0.00
6532-0000 - Cleaning Contract	17,400.00	355.00	(17,045.00)	(4,801.40)	34,769.08	3,195.00	(31,574.08)	(988.23)	4,260.00
6532-0001 - Carpet Cleaning	0.00	0.00	0.00	0.00	450.00	0.00	(450.00)	(100.00)	0.00
6541-0000 - Maintenance Supplies	287.43	870.00	582.57	66.96	3,785.64	8,490.00	4,704.36	55.41	10,950.00
6542-0000 - Electrical Supplies	0.00	0.00	0.00	0.00	810.23	0.00	(810.23)	(100.00)	0.00
6543-0000 - Plumbing Supplies	0.00	0.00	0.00	0.00	6,626.58	0.00	(6,626.58)	(100.00)	0.00
6545-0000 - Repairs Contract General	2,175.00	250.00	(1,925.00)	(770.00)	24,890.17	3,750.00	(21,140.17)	(563.73)	4,500.00
6546-0000 - Repairs Contract Electric	0.00	100.00	100.00	100.00	628.00	900.00	272.00	30.22	1,200.00
6547-0000 - Repairs - Contract - HVAC	1,778.15	375.00	(1,403.15)	(374.17)	3,993.62	3,375.00	(618.62)	(18.32)	4,500.00
6548-0000 - Repairs - Contract - Plumbing	364.50	800.00	435.50	54.43	3,578.81	7,200.00	3,621.19	50.29	9,600.00
6549-0000 - Repairs - Contract - Extra	0.00	0.00	0.00	0.00	744.66	0.00	(744.66)	(100.00)	0.00
6552-0000 - Uniforms	0.00	0.00	0.00	0.00	3,388.21	0.00	(3,388.21)	(100.00)	0.00
6562-0000 - Decorator Contract Services	1,800.00	520.00	(1,280.00)	(246.15)	27,893.00	4,680.00	(23,213.00)	(496.00)	6,240.00
6563-0000 - Carpet/Flooring Expense	3,400.00	0.00	(3,400.00)	(100.00)	5,250.00	0.00	(5,250.00)	(100.00)	0.00
6580-0001 - HVAC Equipment Expense	0.00	0.00	0.00	0.00	667.72	0.00	(667.72)	(100.00)	0.00
6586-0000 - Fire and Safety Systems	0.00	0.00	0.00	0.00	2,691.16	3,275.00	583.84	17.82	5,443.00
<b>Total Operating and Maint Expenses</b>	<b>37,761.61</b>	<b>8,850.00</b>	<b>(28,911.61)</b>	<b>(326.68)</b>	<b>176,686.02</b>	<b>95,767.00</b>	<b>(80,919.02)</b>	<b>(84.49)</b>	<b>127,034.00</b>
<b>Taxes and Insurance</b>									
6710-0000 - Taxes Real Estate	31,033.02	0.00	(31,033.02)	(100.00)	31,033.02	0.00	(31,033.02)	(100.00)	0.00
6712-0000 - Taxes Other	0.00	0.00	0.00	0.00	25.85	0.00	(25.85)	(100.00)	0.00
6720-0000 - Insurance Property	27,918.51	0.00	(27,918.51)	(100.00)	28,143.60	0.00	(28,143.60)	(100.00)	0.00
6722-0000 - Insurance - Consultant	5.20	0.00	(5.20)	(100.00)	42.85	0.00	(42.85)	(100.00)	0.00
<b>Total Taxes and Insurance</b>	<b>58,956.73</b>	<b>0.00</b>	<b>(58,956.73)</b>	<b>(100.00)</b>	<b>59,245.32</b>	<b>0.00</b>	<b>(59,245.32)</b>	<b>(100.00)</b>	<b>0.00</b>
<b>Activities</b>									
6916-0000 - Resident Services Special Events	0.00	0.00	0.00	0.00	898.50	0.00	(898.50)	(100.00)	0.00
6991-0000 - Pool Supplies	0.00	0.00	0.00	0.00	2,730.71	0.00	(2,730.71)	(100.00)	0.00
6992-0000 - Pool Contract	0.00	2,562.00	2,562.00	100.00	(5,100.00)	20,499.00	25,599.00	124.87	20,499.00
<b>Total Activities</b>	<b>0.00</b>	<b>2,562.00</b>	<b>2,562.00</b>	<b>100.00</b>	<b>(1,470.79)</b>	<b>20,499.00</b>	<b>21,969.79</b>	<b>107.17</b>	<b>20,499.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>252,660.40</b>	<b>83,951.00</b>	<b>(168,709.40)</b>	<b>(200.96)</b>	<b>959,297.00</b>	<b>797,066.00</b>	<b>(162,231.00)</b>	<b>(20.35)</b>	<b>1,077,966.00</b>
<b>TOTAL NET OPERATING INCOME (LOSS)</b>	<b>39,397.19</b>	<b>242,698.00</b>	<b>(203,300.81)</b>	<b>(83.76)</b>	<b>1,376,421.48</b>	<b>1,741,670.00</b>	<b>(365,248.52)</b>	<b>(20.97)</b>	<b>2,459,143.00</b>

# Fireside Apartments - 3379

## Comparative Balance Sheet

Reporting Book:  
As of Date:  
Property:

ACCRUAL  
10/13/2021  
Fireside Apartments - 3379

	Current Month 09/30/2021	Prior Month 08/31/2021	Period Change	Year Ending 12/31/2020	YTD Increase (Decrease)
<b>ASSETS</b>					
<b>CASH UNRESTRICTED</b>					
1110-0000 - Cash Operating	3,642.67	217,267.12	(213,624.45)	0.00	3,642.67
1110-0002 - Holdback Cash - Check Run	47,433.00	47,433.00	0.00	0.00	47,433.00
1111-0000 - Petty Cash	1,500.00	1,500.00	0.00	0.00	1,500.00
1113-0000 - Cash - Prior Management	33,679.00	33,679.00	0.00	2,741.25	30,937.75
1121-0005 - Workers Comp Reserve	65.00	0.00	65.00	0.00	65.00
<b>TOTAL CASH UNRESTRICTED</b>	<b>86,319.67</b>	<b>299,879.12</b>	<b>(213,559.45)</b>	<b>2,741.25</b>	<b>83,578.42</b>
<b>CASH RESTRICTED</b>					
1191-0000 - Cash Security Deposit	96,804.65	0.00	96,804.65	0.00	96,804.65
1192-0000 - Cash-Security Dep Prior Mgmt	0.00	96,772.03	(96,772.03)	76,601.05	(76,601.05)
<b>TOTAL CASH RESTRICTED</b>	<b>96,804.65</b>	<b>96,772.03</b>	<b>32.62</b>	<b>76,601.05</b>	<b>20,203.60</b>
<b>ACCOUNTS RECEIVABLE - RESIDENT</b>					
1130-0000 - Accounts Receivable Residents	315,652.36	268,832.31	46,820.05	205,972.09	109,680.27
<b>TOTAL ACCOUNTS RECEIVABLE - RESIDENT</b>	<b>315,652.36</b>	<b>268,832.31</b>	<b>46,820.05</b>	<b>205,972.09</b>	<b>109,680.27</b>
<b>ACCOUNTS RECEIVABLE - SUBSIDY</b>					
1135-0000 - Accounts Receivable Local Housing Authority	34,093.90	24,774.90	9,319.00	0.00	34,093.90
1136-0000 - Accounts Receivable Project Based Subsidy	42,350.10	42,350.10	0.00	26,117.00	16,233.10
<b>TOTAL ACCOUNTS RECEIVABLE - SUBSIDY</b>	<b>76,444.00</b>	<b>67,125.00</b>	<b>9,319.00</b>	<b>26,117.00</b>	<b>50,327.00</b>
<b>ACCOUNTS RECEIVABLE - MISCELLANEOUS</b>					
1141-0002 - Accounts Receivable Other	0.00	0.00	0.00	2,715.13	(2,715.13)
1142-0001 - Miscellaneous A/R II	0.00	0.00	0.00	7,454.12	(7,454.12)
1144-0000 - Accounts Receivable Prior Mgmt	(88,307.27)	(88,307.27)	0.00	(88,307.27)	0.00
<b>TOTAL ACCOUNTS RECEIVABLE - MISCELLANEOUS</b>	<b>(88,307.27)</b>	<b>(88,307.27)</b>	<b>0.00</b>	<b>(78,138.02)</b>	<b>(10,169.25)</b>
<b>MORTGAGE ESCROW DEPOSITS</b>					
1323-0001 - Escrow - RE Tax Withdrawal Non Lender	(124,132.06)	0.00	(124,132.06)	0.00	(124,132.06)
1324-0001 - Escrow - Ins/Tax - Non Lender	334,982.04	316,649.04	18,333.00	172,554.15	162,427.89
1326-0001 - Escrow - Ins Withdrawal Non Lender	(99,674.00)	(99,674.00)	0.00	0.00	(99,674.00)
<b>TOTAL MORTGAGE ESCROW DEPOSITS</b>	<b>111,175.98</b>	<b>216,975.04</b>	<b>(105,799.06)</b>	<b>172,554.15</b>	<b>(61,378.17)</b>
<b>PROPERTY AND EQUIPMENT</b>					
1415-0000 - Computers	2,530.22	2,530.22	0.00	0.00	2,530.22
1445-0001 - Office Equipment	4,065.71	4,065.71	0.00	0.00	4,065.71
<b>TOTAL PROPERTY AND EQUIPMENT</b>	<b>6,595.93</b>	<b>6,595.93</b>	<b>0.00</b>	<b>0.00</b>	<b>6,595.93</b>
<b>CONSTRUCTION IN PROGRESS</b>					
1900-0000 - Construction in Progress	12,976.38	3,226.38	9,750.00	0.00	12,976.38
<b>TOTAL CONSTRUCTION IN PROGRESS</b>	<b>12,976.38</b>	<b>3,226.38</b>	<b>9,750.00</b>	<b>0.00</b>	<b>12,976.38</b>
<b>PREPAID EXPENSES AND DEPOSITS</b>					
1241-0000 - Prepaid Insurance	77,949.07	105,867.58	(27,918.51)	6,193.58	71,755.49
1244-0000 - Prepaid Workers Comp	19.47	0.00	19.47	0.00	19.47
<b>TOTAL PREPAID EXPENSES AND DEPOSITS</b>	<b>77,968.54</b>	<b>105,867.58</b>	<b>(27,899.04)</b>	<b>6,193.58</b>	<b>71,774.96</b>
<b>TOTAL ASSETS</b>	<b>695,630.24</b>	<b>976,966.12</b>	<b>(281,335.88)</b>	<b>412,041.10</b>	<b>283,589.14</b>
<b>LIABILITIES and PARTNER EQUITY</b>					
<b>LIABILITIES</b>					

**ACCOUNTS PAYABLE**

2105-0000 - A/P Prior Management Company	20,234.32	20,234.32	0.00	253,558.04	(233,323.72)
2109-0000 - Accounts Payable - Other	422.60	422.60	0.00	0.00	422.60
2110-0000 - AP Trade	0.00	30,406.22	(30,406.22)	0.00	0.00
<b>TOTAL ACCOUNTS PAYABLE</b>	<b>20,656.92</b>	<b>51,063.14</b>	<b>(30,406.22)</b>	<b>253,558.04</b>	<b>(232,901.12)</b>

**ACCRUED EXPENSES**

2113-0000 - Accrued Expenses	2,138.64	2,138.64	0.00	0.00	2,138.64
2123-0000 - Accrued Management Fee Payable	10,148.00	10,148.00	0.00	9,440.00	708.00
2123-0003 - Accrued Management Fee PayableOther	9,440.00	0.00	9,440.00	0.00	9,440.00
2125-0000 - Accrued Real Estate Taxes	(93,099.04)	0.00	(93,099.04)	0.00	(93,099.04)
2130-0000 - Accrued Utility Expense	14,253.35	14,253.35	0.00	12,447.57	1,805.78
<b>TOTAL ACCRUED EXPENSES</b>	<b>(57,119.05)</b>	<b>26,539.99</b>	<b>(83,659.04)</b>	<b>21,887.57</b>	<b>(79,006.62)</b>

**SECURITY DEPOSIT LIABILITY**

2191-0000 - Security Deposit Liability	(3,335.00)	(1,950.00)	(1,385.00)	0.00	(3,335.00)
2192-0000 - Security Deposit Int Liability	96,731.64	96,731.64	0.00	75,597.64	21,134.00
2198-0001 - Security Deposit Clearing Account	4,668.38	4,668.38	0.00	3,554.10	1,114.28
<b>TOTAL SECURITY DEPOSIT LIABILITY</b>	<b>98,065.02</b>	<b>99,450.02</b>	<b>(1,385.00)</b>	<b>79,151.74</b>	<b>18,913.28</b>

**PREPAID REVENUE**

2205-0000 - Prepaid Local Housing Authority	15,701.00	15,701.00	0.00	13,617.00	2,084.00
2209-0000 - Prepaid Rent - Prior Mgmt	31,528.97	31,528.97	0.00	34,532.34	(3,003.37)
2210-0000 - Prepay	10,475.74	15,791.17	(5,315.43)	0.00	10,475.74
<b>TOTAL PREPAID REVENUE</b>	<b>57,705.71</b>	<b>63,021.14</b>	<b>(5,315.43)</b>	<b>48,149.34</b>	<b>9,556.37</b>

**TOTAL LIABILITIES**

<b>119,308.60</b>	<b>240,074.29</b>	<b>(120,765.69)</b>	<b>402,746.69</b>	<b>(283,438.09)</b>
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**EQUITY****CONTRIBUTIONS/DISTRIBUTIONS**

2940-0000 - Distribution to Owners	(1,339,000.00)	(1,139,000.00)	(200,000.00)	(660,000.00)	(679,000.00)
<b>TOTAL CONTRIBUTIONS/DISTRIBUTIONS</b>	<b>(1,339,000.00)</b>	<b>(1,139,000.00)</b>	<b>(200,000.00)</b>	<b>(660,000.00)</b>	<b>(679,000.00)</b>
3190-0000 Retained Earnings	1,915,321.64	1,875,891.83	39,429.81	669,294.41	1,246,027.23

**TOTAL EQUITY**

<b>576,321.64</b>	<b>736,891.83</b>	<b>(160,570.19)</b>	<b>9,294.41</b>	<b>567,027.23</b>
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**TOTAL LIABILITIES and PARTNER EQUITY**

<b>695,630.24</b>	<b>976,966.12</b>	<b>(281,335.88)</b>	<b>412,041.10</b>	<b>283,589.14</b>
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# TAB 4

## Asset Management

# DAVID SCULL MONTHLY OCCUPANCY REPORT

MONTH: October YEAR: 2021

Total Units	76
# Move-Ins	3
# Move-Outs	1
Total Units Occupied	74
# Units Vacant (available)	2
% of Total Units Occupied/Available	97.4%/2.6%

Tenant Account Receivable Balance as of October 31, 2021: **\$15,186.78**

Tenant Account Receivable Balance accrued for the Fiscal Year to date: **\$56,045.34**

Rent Charged: **\$41,931.00**

Rent Collected: **\$42,355.54**

Collection Percentage: **101.0%**

# SCATTERED SITES MONTHLY OCCUPANCY REPORT

MONTH: October YEAR: 2021

Total Units	29
# Move-Ins	0
# Move-Outs	1
Total Units Occupied	27
# Units Vacant (available)	2
% of Total Units Occupied/Available	93.1% / 6.9%

Tenant Account Receivable Balance for the month ending October 31, 2021: **\$3,316.00**

Tenant Account Receivable Balance accrued Fiscal Year to Date: **\$9,433.13**

Rent Charged: **\$15,771.00**

Rent Collected: **\$14,138.00**

Collection Percentage **89.6%**

## RELP ONE MONTHLY COMPLIANCE REPORT

The undersigned, as the authorized representative of the RELP One, hereby certifies that for the month recorded, (i) the following number of units in the Development were occupied by Lower Income Tenants and (ii) the following number and percentages of dwelling units in the Development were either occupied by Lower Income Tenants or were held vacant and available to such occupancy for all or part of such period:

MONTH: October YEAR: 2021

Tax Credit Qualified Residents  
100% @ 60% AMI  
(56 Units)

Total Units	56
# Move-Ins	0
# Move-Outs	2
Total Units Occupied	54
# Units Vacant (available)	2
% of Total Units Occupied/Available	96.4% / 3.6%

Tenant Account Receivable Balance as of October 31, 2021: **\$20,364.43**

Tenant Account Receivable Balance accrued Fiscal Year to date: **\$37,350.28**

Rent Charged: **\$71,573.36**

Rent Collected: **\$57,773.57**

Collection Percentage **80.7%**

## RHEP MONTHLY OCCUPANCY REPORT

MONTH: October YEAR: 2021

Total Units	4
# Move-Ins	0
# Move-Outs	0
Total Units Occupied	4
# Units Vacant (available)	0
% of Total Units Occupied/Available	100% / 0%

Tenant Account Receivable Balance as of October 31, 2021: **\$672.00**

Tenant Account Receivable Balance accrued Fiscal Year to date: **\$672.40**

Rent Charged: **\$5,094.00**

Rent Collected: **\$5,420.63**

Collection Percentage: **106.4%**

# TAB 5

HA Name **Rockville Housing Enterprises**  
 HA Number **MD 007**

Unit Months Leased (excluding DVP)      Unit Months Available (excluding DVP)      Over/(Under) Leased

HAP Funding (excluding DVP)      HAP Cost (excluding DVP)

**beginning balance**

	Unit Months Leased (excluding DVP)	Unit Months Available (excluding DVP)	Over/(Under) Leased
Jan	340	364	(24)
Feb	333	364	(31)
Mar	338	367	(29)
Apr	340	367	(27)
May	337	368	(31)
Jun	332	372	(40)
Jul	331	372	(41)
Aug	329	368	(39)
Sep	328	369	(41)
Oct	332	369	(37)
Nov			0
Dec			0
	3,340	3,680	(340)

	HAP Funding (excluding DVP)	HAP Cost (excluding DVP)			
	\$398,573.00	\$ 401,246.00	100.67%		
	\$398,573.00	\$ 389,018.00	97.60%		
	\$392,612.00	\$ 403,060.00	102.66%		
	\$392,612.00	\$ 397,091.00	101.14%		
	\$484,937.00	\$ 404,287.00	83.37%		
	\$409,243.00	\$ 400,580.00	97.88%		
	\$822,242.00	\$ 406,306.00	49.41%		
	\$822,242.00	\$ 402,972.00	49.01%		
	\$412,477.00	\$ 399,578.00	96.87%		
	\$412,477.00	\$ 408,193.00	98.96%		
	\$ 4,945,988.00	\$ 4,012,331	\$ 933,657.00	\$0	\$0

**Leased Percentage -- 90.76%**

**HAP Utilization -- 81.12%**

Homeownership Coordinator Report  
By Susan A. Cheney  
November 7, 2021  
For month of October, 2021

Legacy at Lincoln Park, RHE Homeownership, Money Management and Credit  
Counseling Programs and Home Purchases

Legacy at Lincoln Park

- In August the townhouse at 125 Moore Dr. was listed for sale at \$460,000 and quickly went under contract. The home sold on October 21<sup>st</sup> for \$475,000. There was no RHE 2<sup>nd</sup> Trust on this property.
- The Legacy homeowner with an RHE 2<sup>nd</sup> Trust who was considering selling her townhome has so far decided not to sell. This home was sold in 2007 for a purchase price of \$428,900. The RHE 2<sup>nd</sup> Trust is for \$102,000.

Homeownership, MPDUs, Tax Preparation and Counseling

- In October there were no new resale Rockville MPDUs offered for sale. One property, a 2-bedroom condo in King Farm, which was under contract with the Jewish Foundation for Group Homes, did not go to settlement. After the home inspection JFGH cancelled the contract stating needed repairs were too great to warrant the purchase.

Housing Unlimited went to settlement on the 2-bedroom 2-bath property in Fallsgrove for \$145,266. They closed on October 29<sup>th</sup>. They now own 16 City of Rockville MPDUs.

- We have 6 active Housing Choice Voucher homeowners. Three are in Legacy at Lincoln Park, one in Fallsgrove and two in King Farm. All but one of the homes are MPDUs. The one that is not is a property at Legacy that has a Rockville Housing Authority 2<sup>nd</sup> trust.

# TAB 6

# FIRESIDE PARK APARTMENTS MONTHLY OCCUPANCY REPORT

MONTH: August                      YEAR: 2021  
As of 10/31/2021

	Affordable 30% AMI	Affordable 60% AMI	Market	Total
<b>Total Units</b>	<b>4</b>	<b>173</b>	<b>59</b>	<b>236</b>
<b># Units down for Project</b>	<b>1</b>	<b>39</b>	<b>11</b>	<b>51</b>
<b># Units Available for Occupancy</b>	<b>3</b>	<b>134</b>	<b>48</b>	<b>185</b>
<b># Available Units Vacant</b>	<b>0</b>	<b>4</b>	<b>11</b>	<b>15</b>
<i>1 BR</i>	<i>0</i>	<i>2</i>	<i>3</i>	<b>5</b>
<i>2 BR</i>	<i>0</i>	<i>0</i>	<i>8</i>	<b>8</b>
<i>3 BR</i>	<i>0</i>	<i>2</i>	<i>0</i>	<b>2</b>
<b>Total # of Occupied Units</b>	<b>3</b>	<b>134</b>	<b>48</b>	<b>185</b>
<i>1 BR</i>	<i>3</i>	<i>57</i>	<i>15</i>	<i>75</i>
<i>2 BR</i>	<i>0</i>	<i>66</i>	<i>33</i>	<i>99</i>
<i>3 BR</i>	<i>0</i>	<i>11</i>	<i>0</i>	<i>11</i>
<b>Occupancy % of Total Available Units</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

# FIRESIDE PARK APARTMENTS RELOCATION REPORT

October 8, 2021



## SUMMARY



*We completed move outs for residents in Buildings 709, 711, and 713*

*We are following the currently delayed construction schedule*

- *Moveouts*

  - *Move outs for Building 717 delayed due to cabinet delays; scheduled to begin late November 2021*
  - *Move outs for Building 719 delayed due to cabinet delays; scheduled to begin early December 2021*
  - *We are working with residents in 717 and 719 on one way move opportunities now*

- *Return Moves*
  - *We completed return moves for Buildings 711 (one return move remaining)*
- *We are working with Property Management to ensure hospitality unit availability to meet the schedule*
  - *One way moves wherever possible*
    - *We have received approval from construction to schedule walk throughs ~1 week prior to renovated apartment completion to allow residents to view and make move decision*
  - *Available and ready hospitality units for remainder of relocations*

*We continue to maintain COVID-19 safety protocols and procedures that include:*

- *Requiring masks for moving and packing staff and residents and members of household during resident packing and moving*
- *If safe to do so, windows (with screens) open during moves*
- *Social distancing – requesting residents to wait in separate rooms or hospitality unit during moving/packing*
- *Hospitality units cleaned and disinfected between residents*

*Resident move out (bulk) trash issues*

- *Relocation coordinator working with property management to determine other ways to help residents move out fully*
  - *Leasing reminders*
  - *Possible bulk trash removal days prior to move outs/return moves*

*Relocation Budget*

- *As of September 2021 draw*

<u>Relocations Completed</u>	<u>Relocation Budget Utilized</u>
65.7%	43.51%

## RELOCATION OVERVIEW



Led by the Relocation Coordinator, Melanie Brissett, the relocation team continues to work with all stakeholders guided by the following prioritized objectives:

- Provide ongoing communication and resident engagement to ensure that residents understand the relocation process and timelines
- Ensure that residents are well prepared for the relocation
  - Residents have packing materials
    - Have (RHE preapproved) packing assistance available for residents who are unable to pack themselves
  - Residents have a scheduled relocation date with experienced movers
    - Hospitality units at Fireside Park Apartments are move in ready
- Maintain the relocation schedule in alignment with the construction schedule



## Communication and Resident Engagement



The Relocation Coordinator has communicated with ownership and property management team regarding the relocation sequence and the number of hospitality units needed per relocation. Ongoing, the Relocation Coordinator will be working primarily with two groups at a time: the group that is currently relocated and the group that is scheduled to be relocated next. Based on the updated construction schedule, the Relocation Coordinator will be working with Group 5 – Buildings 713, 711 and 709 and Group 6 – Buildings 719 and 717 to keep them updated regarding the construction schedule and their relocations.



*Primary components of communication are resident notices posted and placed under residents' doors, calls, e-mails, and texts.*

- We are communicating upcoming move outs to residents in Buildings 717 and 719
  - Calls to residents
  - Texts to residents
  - E-mails to residents
  - Posted notices



*Primary components of resident engagement are town hall meetings and office hours.*

The Relocation Coordinator offers virtual office hours to residents including phone/text, email, and opportunities for video meetings.

- Relocation coordinator conducts outreach to residents to provide updates regarding relocation
- Relocation Coordinator communicates with every resident individually prior to their move
  - Move details, checklist and COVID-19 safety protocols and precautions

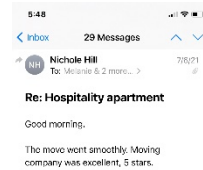
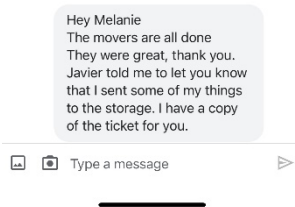


### Resident relocation testimonials

Antonio Izaguirre 721-102  
(temporarily downsized from 3 BR to 2 BR)

Nichole Hill 711-201

Michael Dodd – 723-302



Ty and the move was excellent. You're amazing

(240) 551-9687 • Aug 24, 7:13 AM

## Relocation Preparation



The Relocation Coordinator and her team continue to work to provide residents with packing materials 30+ days prior to their relocation. Residents DO NOT have to purchase their own packing materials. Packing materials are delivered to residents' doorstep. The relocation coordinator works to schedule resident moves 30+ days prior to their relocation with their qualified team that moves all items and will disassemble and reassemble beds, bookcases, and large furnishings. The relocation coordinator works with property management regarding scheduling extermination of hospitality units after move out/prior to move in and works with a professional cleaning company to have hospitality units cleaned after move out/prior to move in.

- We have provided packing material door drops to residents in 717 and 719 for move outs
- We will provide any requested additional packing material door drops to residents scheduled to return to 713 and 709

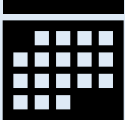


- Hospitality Unit Cleaning, Disinfection and Extermination
  - Relocation Coordinator has arranged for cleaning of all hospitality units between the move outs/move ins
  - Relocation Coordinator works with property management to arrange exterminations between move outs/move ins

- We are working to schedule additional exterminations during hospitality unit stays and more extensive exterminations after resident move out



## Relocation Schedule



The Relocation Coordinator works with stakeholders including RHE, construction, and property management to maintain and update the relocation schedule accordingly. Construction has asked relocation coordinator to work to identify additional hospitality units ready for move in if opportunity exists for construction to accelerate construction.

- Buildings 713, 711, and 709
  - 711 – return moves estimated completion October 15, 2021
  - 713 – return moves estimated in late November 2021
  - 709 - return moves estimated in late November 2021
  -
- Buildings 717 and 719
  - Building 717 - delayed due to cabinet delays; move outs estimated to begin late November 2021
  - Building 719 - delayed due to cabinet delays; move outs estimated to begin early December 2021