

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

**ROCKVILLE, MARYLAND 20850
Wednesday March 22, 2023 6:30 p.m.**

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

- | | |
|------------------|---|
| 6:30 p.m. | 1. Consent Items: (T-1) |
| 6:35 p.m. | 2. Citizens Forum: |
| 6:40 p.m. | 3. Information Exchange: <ul style="list-style-type: none">• Executive Director's Report (T-2)• Finance Reports (T-3)• Asset Management (T-4)• HCV Report (T-5)• Fireside Park Report (T-6) |
| 7:00 p.m. | 4. City of Rockville (COR) Report |
| 7:15 p.m. | 5. Commissioners Comments: |
| 7:35 p.m. | 6. Adjourn |

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

Meeting Minutes

**Rockville Housing Enterprises
Board of Commissioners Meeting Minutes
February 22 2023 Board Meeting**

**The Board of Commissioners for Rockville Housing Enterprises Annual Meeting on
February 22, 2023, at 6:30 p.m.**

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Present

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

In Attendance

Jessica Anderson, Executive Director RHE
Christele Etienbla, RHE Staff Deputy Director
Monique Ashton, Councilperson City of Rockville
Asmara Habte, Director of DHCD, City of Rockville
Tosha Dyson, RHE Staff Manager of Special Programs
Wynston Smith, RHE Project Manager
Barack Matite, Deputy City Manager

6:32 PM Call to Order

Chairman – James Hedrick, PhD called the February 22, 2023, meeting of the Rockville Housing Board of Commissioners Meeting to Order.

6:34 PM Consent Items

Chairman – James Hedrick, PhD called for a vote to approve the meeting minutes from the following Board Meeting; January 25, 2022; Commissioner- Edward J. Duffy seconded this motion. All present voted aye.

6:37 PM Citizen Forum

Chairman – James Hedrick, PhD asked if there were any citizens present that had any comments. There were none.

Chairman – James Hedrick, PhD called for the next item on the agenda, Executive Director’s Report:

Activities during the month January 2023

Meetings/Activities

- Parkside Landing Property Management calls are now held monthly
- RHE assumed the property management of Scarborough Square as of January 10, 2023.

Upcoming Activities

- RHE Scarborough Square closing reception February 28, 2023
- RHE Annual Report Vol. 1 is completed, and will be distributed on February 28, 2023

RHE received the draft documents of the City of Rockville approved loan, agreement for Scarborough Square and they are being reviewed by legal.

Financial Management (See Tab 3)

Housing Choice Voucher (HCV) Program (404 Regular Vouchers ;) FYB 10-1-2022

The Net Restricted Assets (HAP) for the month of January 2023 is a positive \$1,328. Year to date the HAP is a positive \$72,259.70.

The Un-Restricted Net Assets (Administrative Expenses) for the month ending January 2023 is a negative (\$92,460.25) due to the payment of CDBG invoices. Year to date is a negative (\$47,023.04).

Mainstream Vouchers (50 Mainstream) FYB 10-1-2022

The Net Restricted Assets (HAP) for the month of January 2023 is a negative (\$8,789) due to retroactive payments made to the landlord. Year to date is a negative (\$8,627).

The Unrestricted Net Assets (Administrative Expenses) for the month ending January 2023 is a positive \$2,093.53. Year to date is a positive \$11,788.28.

Mod Rehab Program (5 Mod Vouchers) FYB 10-1-2022

The Program cash flow for the month of January 2023 is a negative (\$249). Year to date the HAP is a negative (\$996).

Public Housing Program (PH) (79 PH Units) FYB 10-1-2022

The Net Income on the PH Cash Flow Report for the month of January 2023 indicates a positive \$33,232.79. Year to date is a positive \$3,751.75.

RHE Properties Scattered (29 – Scattered Units) FYB 01-1-2023

The Cash Flow Statement for the month ending January 2023 indicates a positive \$27,736.99. Year to date is a positive \$27,736.99.

RELP – (56 Low Income Housing Tax Credit Units) FYB 01-1-2023

The net income for RELP One for the month of January 2023 is positive \$2,680.29. Year to date net income is a positive \$2,680.29

RHE Properties (4 – Affordable Units) FYB 01-1-2023

The Cash Flow Statement for the month ending January 2023 indicates a positive \$2,454.98. Year to date is a positive \$2,454.98.

RHE Corporation (the General Partnership entity for RELP One) FYB 01-1-2023

There was no activity for this entity during the month of January 2023. Year to date net income is \$0.

RHE Development Account (bank account that receives and holds non-federal funds) FYB-10-1-2022

The Cash Flow Statement for the month ending January 2023 indicates a positive \$41,087.32. Year to date net income is a negative (\$13,493.12).

RHE FIRESIDE PARK FYB 01-2023

The Cash Flow Statement for the month ending January 23 indicates a positive \$131,063.69. Year to date net income is a positive \$131,063.69.

RHE Scarborough Square FYB-01-1-2022- From Bainbridge

The Cash Flow Statement for the month ending November 2022 indicates a positive \$208,399.37. Year to date net income is a positive \$208,399.37.

The Cash Flow Statement for the month ending December 2022 indicates a positive \$221,540.41. Year to date net income is a positive \$480,760.02

Asset Management January 2023 (See TAB 4 and TAB 6 of Board Report)

- PH Occupancy (David Scull) was as follows (76 units):
 - 98.68% for the month ending January – (1 vacancy)
 - Rent Collection Percentage 99.66%
- RHEP PBV Scattered Sites Occupancy (Scattered Sites) was as follows (29 units):
 - 96.55% for the month ending January - (1 vacancy)
 - Rent Collection Percentage 100.79%
- RELP One Occupancy was as follows (56 units).:
 - 98.21% for the month ending January – (1 vacancy)
 - Rent Collection Percentage 99.85%
- RHEP Occupancy was as follows: (4 units).

- 100% for the month ending January
- Rent Collection Percentage 100.04%
- Fireside Occupancy was as follows:
 - Occupancy – 98% occupancy rate for the month ending January.

Maintenance Activity Summary for January 2023

- RHE maintenance staff completed 94 work orders in January.
- RHE maintenance staff accompanied pest control on 38 preventive pest control appointments for David Scull.
- The maintenance department facilitated 16 HQS inspections with third-party landlords in the month of January.
- There were 0 move-ins and 0 move-outs in the month of January. Vacant units are in process of turnover.

Housing Choice Voucher Program (HCVP) Management

January 2023

- HCV Program voucher units leased for the month ending January 2023 was 82.69%, and calendar year to date in January 2023 was 82.69%. HCV Program budget utilization for the month ending January 2023 was 96.29% and calendar year to date in January 2023 was 96.29%.
- 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 January 2023.
- The 5-unit Moderate Rehabilitation Single Room Occupancy (SRO) program, for which funds are allocated dollar for dollar based on utilization, is 80% leased for the month of January 2023.
- The 10 VASH vouchers are 40% leased. Two additional VASH vouchers have been issued and the clients are searching for a unit.

Fostering Youth into Independence (FYI) Vouchers

- RHE has received twenty (22) referrals from Montgomery County Child Welfare.
- RHE has been awarded eighteen (18) Fostering Youth into Independence Vouchers.
- RHE has issued Eighteen (18) vouchers to youth transitioning into housing.
- Sixteen (16) youth has leased.
- Four (4) on waitlist

Parkside Landing

Reporting Period: January 2023

Updates

- LIHTC qualifications are ongoing for households.
- Landscaping: Stump grinding remaining.
- Key Fobs: 19 of 22 buildings complete.
- Underground Sewer Line Break under sidewalk & driveway.
- Bldg. 705 (fire bldg.) PVC water supply lines – Repaired. May need to survey other stacks/fire buildings.
- HVAC condensation lines freezing.
- Warranty Walks: Warranty walk with Harkins conducted on 10/10 and 1/25.
- Water & Sewer: Rockville Water issued \$50k credit to the project.
- Jubilee’s Concerns: The development team and management staff have been Marketing: Additional Signage needed – Leasing Office Sign, Employee Parking Signs
- Pre-REAC: Discuss plan to resolve deficiencies identified with Harkins and the WINN management team.

Look-Ahead

- 100% walk on the 5 buildings which were completed in 2022 (717, 719, 743, 745 & 747)
- Landscaping: Stump grinding remaining.
- Key Fobs: System not yet operational. 19 of 22 buildings ready.
- RHE conducts bi-weekly transition progress/coordination calls with WINN management
- Follow up on site team walks to formally close out chronic unit/site issues identified post construction completion.
- Work with management team to maintain both economic/physical vacancy goals for stabilization and conversion.
- Occupancy Report attached

Family Self Sufficiency/Resident Services Report-Period YTD: January 2023

25- Public Housing

9- Homeownership

22- FSS Progress Reports

1- Homeownership Closings Pending

47- Voucher

Resident Opportunities and Self-Sufficiency Services Detailed Report-Period YTD: January 2023

43- Public Housing Enrollments

8- Progress Reports

YOUTH SERVICES

- After school programming Tues & Thursday 3:30 – 6:30 pm

NEWSLETTER

- VITA Tax Preparation

EMPLOYMENT

- City of Gaithersburg Police Dept

EDUCATION

- Montgomery College – Certified Nursing Assistant (CNA)
- Montgomery College – GED Preparation

CAREER SERVICES

- Career Catchers

Chairman – James Hedrick, PhD moves on to Actions and Discussion.

7:00 PM Actions and Discussion –

Resolution- Acknowledgement of regular and annual board meetings and affiliated subsidiary entities where Rockville housing enterprises' mission is to be an effective and innovative agency dedicated to enhancing opportunities for self-sufficiency and providing affordable housing. Commissioner- Edward J. Duffy moved to adopt the resolution; Commissioner Steve Marr seconded the motion. All present voted aye.

Annual elections of Officers. Director Anderson confirmed this election is for Rockville Housing Enterprises and RHE affiliate entities. Commissioner Duffy recommended that the existing Chair James Hedrick and Vice Chair Stacy Kaplowitz. Commissioner- Edward J. Duffy moved to nominate James Hedrick and Chairperson and Stacy Kaplowitz and Vice Chairperson Commissioner Steve Marr seconded the motion. All present voted aye.

Amended Articles of Organization and Cooperation Agreement with the City of Rockville Director Anderson presented the Amended Articles of Organization and Cooperation Agreement to the Board. Director Anderson noted RHE's desire to no longer get approval from the mayor and council for the following actions; property acquisition, creation of nonprofit entities, entering a new partnership, etc. Chairman James Hedrick, PhD noted this is a good move. Commissioner –Steve Marr noted he believes it is worth a try. It would give RHE greater autonomy. Commissioner- Edward J. Duffy recognized RHE is a different organization than when the first cooperation agreement was adopted in 1958. Commissioner Stacy Kaplowitz also noted the changes are a good move. Asmara Habte, Director of DHCD, City of Rockville, asked what the timing of this submission of the requested changes would be.

Director Anderson noted Commissioner – Steve Marr moved to approve the submission of the Amended Articles of Organization and Amended Cooperation agreement to the City of Rockville for consideration. Commissioner Edward J. Duffy seconded the motion. All present voted aye.

Award Approval for the RFP for Scarborough Square Asset management and Refinance consultant award.

Director Anderson presented the proposal submitted by CDC Capital for award approval. Director Anderson noted there was only one respondent to the RFP. The services include the asset management of the property from now until the completion of the refinance and construction through the issuance of the 8609; and services to provide the financing package for the refinance of Scarborough Square. The fee proposal included a monthly asset management fee of \$4,750 and a refinance service fee of either 1.5 % of the total project costs or 35% of the developer fee.

Commissioner Stacy Kaplowitz noted the cost was high while acknowledging the fees were within HUD established safe harbor. Commissioner Kaplowitz asked how the RFP was published? Director Anderson noted it was published on PHADA, the RHE website as was sent directly to 3 bidders that might be interested. Commissioner Kaplowitz expressed the importance of the contractor providing a high level of service. Commissioner Nathan Robbins noted he felt the fee was high. Commissioner- Edward J. Duffy noted the need to complete the refinance within the next two years. Referred to previous experience with fireside. Commissioner Duffy requested Director Anderson negotiate the fees lower if possible. Chairman Hedrick noted the importance of moving forward quickly to be able to meet the timeline. Commissioner Steve Marr expressed concern over the cost but also noted the importance of moving forward timely. James H. Chairman – James Hedrick, PhD called for a motion to approve. Commissioner Stacy Kaplowitz’s moved to approve the contract award to CDC Capital Commissioner Steve Marr seconded the motion. All present voted aye.

7:45 PM Commissioner’s Comments

Commissioner – Stacy Kaplowitz raised concern regarding the movement toward setting caps for rent increases. Commissioner Kaplowitz noted Prince George County is about to implement this and Montgomery County is talking about it. She is going to send out background information in that regard. Commissioner Kaplowitz noted the policy cap wouldn’t be good because it inhibits the ability to adjust to the market.

Commissioner- Edward J. Duffy noted that rent controls actual worsen housing situations. It closes the market to new housing and development because there is no chance of reselling with maximum equity.

Jessica Anderson, Executive Director RHE shares concerns with Commissioner Kaplowitz noting RHE’s mission is to operate properties at affordable levels for our residents. However, we can only operate with sufficient cash flow. If RHE can't adjust to the market

level expenses, the properties cannot be operated efficiently, which would lead to dilapidated housing.

Chairman James Hedrick, Ph.D. noted his hesitance to jump into the rent control discussion because currently, there are more immediate concerns RHE needs to address regarding the PILOT on the state legislative level.

Asmara Habte, Director of DHCD, City of Rockville, noted the voluntary rent guideline will be discussed at the Mayor-Council meeting staff on March 6, 2023. The voluntary rent guideline will be discussed, but rent control will more than likely be discussed because of the complaints from residents.

8:10 PM Adjourned

Chairman – James Hedrick, PhD called for a motion to adjourn. Chairman – James Hedrick, PhD moved to adjourn; Commissioner Kaplowitz seconded the motion. All present voted Aye.

TAB 2

**Rockville Housing Enterprises
Executive Director's Report
As of March 16, 2023**

Activities during the month February 2023

Meetings/Activities

- Parkside Landing Property Management calls are now held monthly
- RHE Scarborough Square closing reception was held on February 28, 2023
- RHE Annual Report Vol. 1 is completed, and has been distributed

Upcoming Activities

RHE will open the Public Housing and Voucher waiting list on April 1, 2023.

Financial Management (See Tab 3)

Housing Choice Voucher (HCV) Program (404 Regular Vouchers ;) FYB 10-1-2022

The Net Restricted Assets (HAP) for the month of February 2023 is a positive \$14,776. Year to date the HAP is a positive \$87,035.70.

The Un-Restricted Net Assets (Administrative Expenses) for the month ending February 2023 is a positive \$99,905.16. Year to date is a positive \$52,857.12.

Mainstream Vouchers (50 Mainstream) FYB 10-1-2022

The Net Restricted Assets (HAP) for the month of February 2023 is a negative (\$4,463) due to retroactive payments made to the landlord. Year to date is a negative (\$13,090).

The Unrestricted Net Assets (Administrative Expenses) for the month ending February 2023 is a positive \$1,797.16. Year to date is a positive \$13,585.44.

Mod Rehab Program (5 Mod Vouchers) FYB 10-1-2022

The Program cash flow for the month of February 2023 is a positive \$964. Year to date is a negative (\$32).

Public Housing Program (PH) (79 PH Units) FYB 10-1-2022

The Net Income on the PH Cash Flow Report for the month of February 2023 indicates a positive \$109,794.43. Year to date is a positive \$13,976.89.

RHE Properties Scattered (29 – Scattered Units) FYB 01-1-2023

The Cash Flow Statement for the month ending February 2023 indicates a negative (\$23,542.92) due to Youth Building Grant writing fee invoices paid, one HVAC replacement, and one cabinet replacement invoices. Year to date is a positive \$1,903.26.

RELP – (56 Low Income Housing Tax Credit Units) FYB 01-1-2023

The net income for RELP One for the month of February 2023 is positive \$5,752.30. Year to date net income is a positive \$8,385.51.

RHE Properties (4 – Affordable Units) FYB 01-1-2023

The Cash Flow Statement for the month ending February 2023 indicates a positive \$2,677.57. Year to date is a positive \$5,132.55.

RHE Corporation (the General Partnership entity for RELP One) FYB 01-1-2023

There was no activity for this entity during the month of February 2023. Year to date net income is \$0.

RHE Development Account (bank account that receives and holds non-federal funds) FYB-10-1-2022

The Cash Flow Statement for the month ending February 2023 indicates a negative (\$18,620) due to Parkside Landing Asset Manager 10th Milestone payment. Year to date net income is a negative (\$32,113.12).

RHE FIRESIDE PARK FYB 01-2023

The Cash Flow Statement for the month ending February 2023 indicates a positive \$261,126.63. Year to date net income is a positive \$392,190.32.

RHE Scarborough Square FYB-01-1-2023

The Cash Flow Statement for the month ending January 2023 indicates a positive \$608,373.42. Year to date net income is a positive \$608,373.42.

The Cash Flow Statement for the month ending February 2023 indicates a negative (\$244, 515.62) due to several building repairs, plumbing repairs, turnover expenses, and mortgage payment invoices. Year to date net income is a positive \$363,857.80.

Asset Management February 2023 (See TAB 4 and TAB 6 of Board Report)

- PH Occupancy (David Scull) was as follows (76 units):
 - 98.68% for the month ending February – (1 vacancy)
 - Rent Collection Percentage 104%
- RHEP PBV Scattered Sites Occupancy (Scattered Sites) was as follows (29 units):
 - 96.55% for the month ending February - (1 vacancy)
 - Rent Collection Percentage 88%
- RELP One Occupancy was as follows (56 units):
 - 98.21% for the month ending February – (1 vacancy)
 - Rent Collection Percentage 92.70%

- RHEP Occupancy was as follows: (4 units):
 - 100% for the month ending February
 - Rent Collection Percentage 100%
- RHE Scarborough Square Occupancy was as follows: (121 units):
 - 84.30% for the month ending February (19 vacancies)
 - 10 PBV applicants are currently in the final stages of the income validation process and should be approved for move in by the end of March
 - An additional 10 PBV applicants are in the initial stages of the income validation process and property management is looking to have them approved for move in before the end of April.
 - Rent Collection Percentage 81.20%
- Fireside Occupancy was as follows:
 - Occupancy – 97% occupancy rate for the month ending February.

Maintenance Activity Summary for February 2023

- RHE maintenance staff completed 87 work orders in January.
- RHE maintenance staff accompanied pest control on 38 preventive pest control appointments for David Scull.
- The maintenance department facilitated 0 HQS inspections with third-party landlords in the month of February.
- There was 1 move-in and 3 move-outs in the month of February. Vacant units are in the process of being turned over.

Housing Choice Voucher Program (HCVP) Management

February 2023

- HCV Program voucher units leased for the month ending February 2023 was 81.97%, and calendar year to date in February 2023 was 82.33%. HCV Program budget utilization for the month ending February 2023 was 97.54% and calendar year to date in February 2023 was 96.92%.
- 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 February 2023.
- The 5-unit Moderate Rehabilitation Single Room Occupancy (SRO) program, for which funds are allocated dollar for dollar based on utilization, is 60% leased for the month of February 2023.
- The 10 VASH vouchers are 40% leased. Two additional VASH vouchers have been issued and the clients are searching for a unit.

Fostering Youth into Independence (FYI) Vouchers

- RHE has received twenty (22) referrals from Montgomery County Child Welfare.

- RHE has been awarded eighteen (18) Fostering Youth into Independence Vouchers.
- RHE has issued Eighteen (18) vouchers to youth transitioning into housing.
- Sixteen (16) youth has leased.
- Four (4) on waitlist

Parkside Landing

Reporting Period: February 2023

Updates

- LIHTC qualifications are ongoing for households. Montgomery County approved rent increases for Fireside at 6.2%. increases.
- Property Management continues to work with Harkins on final close out items and warranty items including finalizing the installation of the key fobs for the last three buildings and solving the HVAC condensation line issues.
- Underground Sewer Line Break under sidewalk & driveway. Replacement est. \$8-\$10k. Pending bids.

Look-Ahead

- Possible Upcoming Rent Restrictions are being watched closely. Specifically County Councilmember Will Jawando’s bill that would impose a permanent 3% cap on rent increases; and County Councilmember Natali Fani-Gonzalez’s bill which would imposes a rent cap of 8% plus inflation
- Ownership to pursue possible water mischarges. 6” meter is “broken” (no ETA of replacement) – City of Rockville is using estimates for 6” meter
- RHE conducts monthly transition progress/coordination calls with WINN management
- Work with management team to maintain both economic/physical vacancy goals for stabilization and conversion.

Family Self Sufficiency/Resident Services Report-Period YTD: February 2023

25- Public Housing
 22- FSS Progress Reports
 48- Voucher

9-Homeownership
 1-Homeownership Closings Pending
 1-Fss Graduate

**Resident Opportunities and Self-Sufficiency Services Detailed Report-Period YTD:
February 2023**

38- Public Housing Enrollments

6- Progress Reports

YOUTH SERVICES

- After school programming Tues & Thursday 3:30 – 6:30 pm
- MLK Day of Service

EMPLOYMENT

- Career Catchers
- Maryland State Troopers /Natural Resources Police

EDUCATION

- Montgomery College – EOC-FAFSA Week February 20-25
- Towson University Elementary Education/Special Education and Early Childhood Education

CAREER SERVICES

- Career Catchers

MISC:

- Taxes: Understanding the basics

TAB 3

**Rockville Housing Enterprises
Monthly Financial Statement Review**

Month Ending February 2023

Housing Choice Voucher (HCV) Program (404 Regular Vouchers ;) FYB 10-1-2022

The Net Restricted Assets (HAP) for the month of February 2023 is a positive \$14,776. Year to date the HAP is a positive \$87,035.70.

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Mainstream Vouchers (50 Mainstream) FYB 10-1-2022

The Net Restricted Assets (HAP) for the month of February 2023 is a negative (\$4,463) due to retroactive payments made to the landlord. Year to date is a negative (\$13,090).

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RHE Scarborough Square FYB-01-1-2023

The Cash Flow Statement for the month ending January 2023 indicates a positive \$608,373.42. Year to date net income is a positive \$608,373.42.

The Cash Flow Statement for the month ending February 2023 indicates a negative (\$244, 515.62) due to a reduction in rent collections, several building repairs, plumbing, turnover, and mortgage payment invoices. Year to date net income is a positive \$363,857.80.

Public Housing

Financials

February 2023

DAVID AND SCATTERED AND Grants (.ph_all)

Cash Flow Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	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	41,834.56	38,551.08	43,283.28	44,156.45	44,728.43	212,553.80
3119-00-000 Total Rental Income	41,834.56	38,551.08	43,283.28	44,156.45	44,728.43	212,553.80
3400-00-000 GRANT INCOME						
3401-00-000 HUD PHA Operating Grants/Subsidy	54,225.00	52,160.00	55,460.00	58,334.00	58,334.00	278,513.00
3690-10-000 ROSS-FSS	4,913.50	4,914.00	4,914.00	0.00	0.00	14,741.50
3690-20-000 ROSS - Coordinator	6,000.00	6,000.00	6,000.00	6,000.00	7,000.00	31,000.00
3690-22-000 CDBG Grant	0.00	0.00	0.00	36,000.00	104,000.00	140,000.00
3499-00-000 TOTAL GRANT INCOME	65,138.50	63,074.00	66,374.00	100,334.00	169,334.00	464,254.50
3600-00-000 OTHER INCOME						
3630-00-000 Maintenance Fee Income-RELP	79.15	403.91	324.06	471.45	446.16	1,724.73
3650-00-000 Miscellaneous Other Income	6,600.00	0.00	0.00	0.00	0.00	6,600.00
Transfer In	0.00	0.00	171,145.22	0.00	0.00	171,145.22
3699-00-000 TOTAL OTHER INCOME	6,679.15	403.91	171,469.28	471.45	446.16	179,469.95
3999-00-000 TOTAL INCOME	113,652.21	102,028.99	281,126.56	144,961.90	214,508.59	856,278.25
4000-00-000 EXPENSES						
4100-00-000 ADMINISTRATIVE						
4100-99-000 Administrative Salaries						
4110-00-000 Administrative Salaries	21,060.85	28,789.96	26,461.39	30,748.34	20,101.35	127,161.89
4410-00-000 Maintenance Salaries	10,689.91	14,389.51	16,167.70	14,324.83	14,551.65	70,123.60

DAVID AND SCATTERED AND Grants (.ph_all)

Cash Flow Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total
4110-00-050 FSS Salaries	3,076.92	3,076.92	5,851.85	3,076.92	3,076.92	18,159.53
4110-00-060 ROSS Salaries	4,538.47	1,361.54	4,812.14	4,230.78	4,230.78	19,173.71
4110-04-000 Employee Benefit Contribution-Admin	16,599.01	12,658.44	14,367.98	7,398.46	19,332.58	70,356.47
4110-05-000 Wage Payable Garnishment	884.82	203.54	610.62	407.08	203.54	2,309.60
4110-99-000 Total Administrative Salaries	56,849.98	60,479.91	68,271.68	60,186.41	61,496.82	307,284.80
4130-00-000 Legal Expense						
4130-02-000 Criminal Background Checks	0.00	47.80	305.10	180.30	254.95	788.15
4130-04-000 General Legal Expense	0.00	0.00	1,961.40	0.00	382.50	2,343.90
4131-00-000 Total Legal Expense	0.00	47.80	2,266.50	180.30	637.45	3,132.05
4139-00-000 Other Admin Expenses						
4140-00-000 Staff Training	0.00	1,140.12	305.26	252.00	0.00	1,697.38
4150-00-000 Travel	0.00	60.00	406.50	268.80	268.80	1,004.10
4180-00-000 Office Rent	4,073.86	4,073.86	4,073.86	4,073.86	4,073.86	20,369.30
4182-00-000 Financial-Consultants	900.00	0.00	731.25	0.00	300.00	1,931.25
4182-00-002 Other Consultant	0.00	0.00	425.00	0.00	0.00	425.00
4182-00-003 Other Consultant - FSS	4,000.00	0.00	0.00	0.00	0.00	4,000.00
4182-02-000 MTW Consultant	0.00	0.00	0.00	0.00	1,000.00	1,000.00
4189-00-000 Total Other Admin Expenses	8,973.86	5,273.98	5,941.87	4,594.66	5,642.66	30,427.03
4190-00-000 Routine Admin Expenses						
4190-00-020 Document Shredding	0.00	304.46	352.08	291.86	299.59	1,247.99
4190-01-000 Membership and Fees	0.00	0.00	1,660.00	0.00	0.00	1,660.00
4190-03-000 Advertising	0.00	199.00	433.84	0.00	0.00	632.84
4190-04-000 Office Supplies	120.70	1,990.15	1,784.52	661.16	1,952.48	6,509.01
4190-06-000 Computer Parts	0.00	0.00	0.00	597.60	0.00	597.60
4190-07-000 Telephone	0.00	209.32	332.46	224.22	180.04	946.04
4190-08-000 Postage	0.00	20.48	0.00	1,124.67	0.00	1,145.15
4190-09-000 Software Liscense Fees	0.00	28,045.04	2,367.83	1,172.50	3,836.82	35,422.19
4190-10-000 Copiers Rental	0.00	1,135.93	1,135.93	806.44	806.44	3,884.74
4190-13-000 Internet	196.09	613.27	392.18	5.00	206.09	1,412.63
4190-15-000 Cell Phones/Pagers	715.65	715.65	0.00	505.26	0.00	1,936.56

DAVID AND SCATTERED AND Grants (.ph_all)

Cash Flow Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

		Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total
4190-20-000	Bank Fees	268.93	461.38	237.91	331.03	226.38	1,525.63
4190-21-000	Sponsorships- Scholarship	0.00	0.00	1,280.10	0.00	0.00	1,280.10
4190-22-000	Sundry-Other Misc Admin Expenses	0.00	113.77	170.00	0.00	156.00	439.77
4191-00-000	Total Routine Admin Expenses	1,301.37	33,808.45	10,146.85	5,719.74	7,663.84	58,640.25
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	67,125.21	99,610.14	86,626.90	70,681.11	75,440.77	399,484.13
4200-00-000	TENANT SERVICES						
4220-00-000	Resident Services	0.00	117.82	0.00	0.00	0.00	117.82
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	117.82	0.00	0.00	0.00	117.82
4300-00-000	UTILITIES						
4310-00-000	Water/Sewer	0.00	11,519.23	10,793.26	11,447.65	10,504.29	44,264.43
4320-00-000	Electricity- Tenant Charge	0.00	7,747.91	7,641.86	9,646.11	11,932.05	36,967.93
4330-00-000	Gas-Tenant Charge	451.39	0.00	1,530.48	1,279.68	1,143.17	4,404.72
4330-01-000	Gas-Vacant Units	35.78	13.15	84.72	83.66	0.00	217.31
4330-02-000	Gas- Office	43.78	0.00	0.00	0.00	0.00	43.78
4340-00-000	Garbage/Trash Removal	157.40	127.20	38.40	551.40	60.60	935.00
4399-00-000	TOTAL UTILITY EXPENSES	688.35	19,407.49	20,088.72	23,008.50	23,640.11	86,833.17
4400-00-000	MAINTENANCE AND OPERATIONS						
4400-99-000	General Maint Expense						
4410-03-000	Maintenance - Temporary Labor	0.00	0.00	0.00	2,998.83	0.00	2,998.83
4413-00-000	Vehicle Gas, Oil, Grease	0.00	489.98	8.96	169.47	63.70	732.11
4419-00-000	Total General Maint Expense	0.00	489.98	8.96	3,168.30	63.70	3,730.94
4420-00-000	Materials						
4420-01-000	Supplies-Grounds	0.00	82.78	0.00	0.00	0.00	82.78
4420-02-000	Supplies-Appliance	79.53	74.96	553.28	414.12	1,361.51	2,483.40
4420-04-000	Supplies-Electrical	637.45	359.16	29.74	387.97	376.02	1,790.34
4420-06-000	Supplies-Janitorial/Cleaning	35.92	13.96	113.71	0.00	214.67	378.26
4420-08-000	Supplies-Plumbing	1,272.63	949.25	257.14	1,227.45	373.27	4,079.74

DAVID AND SCATTERED AND Grants (.ph_all)

Cash Flow Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

		Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total
4420-11-000	Supplies-Hardware	843.55	1,178.72	2,092.70	1,942.82	749.43	6,807.22
4420-12-000	Supplies-Painting	0.00	41.17	0.00	-237.23	0.00	-196.06
4420-13-000	HVAC Supplies	0.00	0.00	0.00	0.00	-486.83	-486.83
4429-00-000	Total Materials	2,869.08	2,700.00	3,046.57	3,735.13	2,588.07	14,938.85
4430-00-000	Contract Costs						
4430-01-000	Contract-Alarm/Extinguisher	0.00	1,536.43	0.00	0.00	0.00	1,536.43
4430-02-000	Appliance Purchase- Refrigerator	0.00	2,950.00	1,928.08	0.00	0.00	4,878.08
4430-02-003	Appliance Purchase-Stove	2,190.00	0.00	709.73	0.00	0.00	2,899.73
4430-02-005	Appliance Purchase-Dishwasher	0.00	2,221.68	0.00	150.00	0.00	2,371.68
4430-02-011	Capitalized Maintenance Expenses	2,190.00	6,708.11	2,637.81	150.00	0.00	11,685.92
4430-03-000	Contract-Building Repairs	1,730.00	4,260.00	1,035.00	835.00	0.00	7,860.00
4430-03-001	Contract- Appliance Repairs	0.00	0.00	0.00	320.00	0.00	320.00
4430-04-000	Contract-General Cleaning	485.00	0.00	165.00	165.00	0.00	815.00
4430-05-000	Contract-Painting	1,680.00	0.00	850.00	840.00	0.00	3,370.00
4430-06-000	Contract-Electrical	0.00	718.00	577.82	0.00	0.00	1,295.82
4430-07-000	Contract-Pest Control	1,230.00	889.00	1,230.00	740.00	0.00	4,089.00
4430-08-000	Contract-Floor Replacement	720.00	0.00	1,200.00	0.00	0.00	1,920.00
4430-09-010	Contract- Snow	0.00	0.00	295.00	0.00	0.00	295.00
4430-11-000	Contract-Plumbing	895.00	725.00	2,798.00	0.00	545.00	4,963.00
4430-12-000	Contract-Window Covering	0.00	199.00	0.00	0.00	0.00	199.00
4430-13-000	Contract-HVAC- Repair	0.00	1,733.82	12,637.00	1,927.00	0.00	16,297.82
4430-14-000	Contract-Vehicle Maintenance	0.00	111.78	3,090.91	0.00	0.00	3,202.69
4430-15-000	Contract-Equipment Rental	0.00	0.00	52.24	0.00	0.00	52.24
4430-18-000	Contract-Alarm Monitoring	0.00	10.00	299.40	0.00	0.00	309.40
4430-21-000	Unit Turnover	530.00	0.00	280.00	290.00	0.00	1,100.00
4431-00-000	Contract Cost- Lead Inspection	0.00	0.00	2,430.00	1,000.00	0.00	3,430.00
4432-00-000	Contract-Storage	414.00	414.00	414.00	414.00	414.00	2,070.00
4434-00-000	Contract- Keys	50.37	342.83	636.22	939.18	840.51	2,809.11
4439-00-000	Total Contract Costs	7,734.37	9,403.43	27,990.59	7,470.18	1,799.51	54,398.08
4440-00-000	CDBG	0.00	0.00	40,000.00	100,000.00	0.00	140,000.00

DAVID AND SCATTERED AND Grants (.ph_all)

Cash Flow Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total
4499-00-000 TOTAL MAINTENACE EXPENSES	12,793.45	19,301.52	73,683.93	114,523.61	4,451.28	224,753.79
4500-00-000 GENERAL EXPENSES						
4510-10-000 Property Insurance	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
4510-30-000 WORKMAN COMP	0.00	0.00	0.00	0.00	0.00	0.00
4520-01-000 Real Estate Taxes/Pilot	0.00	0.00	5,093.54	0.00	0.00	5,093.54
4521-00-000 Misc. Taxes/Liscenses/Insurance	0.00	196.73	0.00	0.00	0.00	196.73
4522-00-000 Tax Preparation	0.00	0.00	1,060.00	0.00	0.00	1,060.00
4590-01-000 FIRESIDE DEV FEES (NIX)	2,389.00	2,389.00	102,389.00	2,389.00	2,389.00	111,945.00
4599-00-000 TOTAL GENERAL EXPENSES	2,389.00	2,585.73	108,542.54	2,389.00	2,389.00	118,295.27
4700-00-000 HOUSING ASSISTANCE PAYMENTS						
4715-01-000 Tenant Utility Payments-Voucher	101.00	186.00	109.00	109.00	96.00	601.00
4715-03-000 FSS Escrow Payments	4,724.00	4,104.00	4,104.00	705.00	-1,303.00	12,334.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	4,825.00	4,290.00	4,213.00	814.00	-1,207.00	12,935.00
8000-00-000 TOTAL EXPENSES	87,821.01	145,194.88	293,155.09	211,416.22	104,714.16	842,301.36
9000-00-000 NET INCOME	25,831.20	-43,165.89	-12,028.53	-66,454.32	109,794.43	13,976.89

DAVID AND SCATTERED AND Grants (.ph_all)

Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	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	41,007.00	44,491.80	39,334.00	38,262.00	42,009.00	205,103.80
3119-00-000	Total Rental Income	41,007.00	44,491.80	39,334.00	38,262.00	42,009.00	205,103.80
3120-00-000	Other Tenant Income						
3120-02-000	Cleaning Fee	0.00	0.00	425.00	0.00	0.00	425.00
3120-04-000	Late Charges	366.55	379.05	648.60	674.35	760.00	2,828.55
3120-07-000	Tenant Owed Utility	4,191.88	1,467.59	2,412.06	2,329.70	0.00	10,401.23
3129-00-000	Total Other Tenant Income	4,558.43	1,846.64	3,485.66	3,004.05	760.00	13,654.78
3199-00-000	NET TENANT INCOME	45,565.43	46,338.44	42,819.66	41,266.05	42,769.00	218,758.58
3400-00-000	GRANT INCOME						
3401-00-000	HUD PHA Operating Grants/Subsidy	54,225.00	52,160.00	55,460.00	58,334.00	58,334.00	278,513.00
3499-00-000	TOTAL GRANT INCOME	54,225.00	52,160.00	55,460.00	58,334.00	58,334.00	278,513.00
3600-00-000	OTHER INCOME						
3610-00-000	Investment Income - Unrestricted	0.24	0.24	0.26	0.00	0.00	0.74
3630-00-000	Maintenance Fee Income-RELP	79.15	403.91	324.06	471.45	446.16	1,724.73
3650-00-000	Miscellaneous Other Income	6,600.00	0.00	0.00	0.00	0.00	6,600.00
3680-00-000	FSS Forfeiture	2,345.00	1,598.00	1,587.00	3,369.00	0.00	8,899.00
3690-10-000	ROSS-FSS	4,913.50	4,914.00	4,914.00	0.00	0.00	14,741.50
3690-20-000	ROSS - Coordinator	6,000.00	6,000.00	6,000.00	6,000.00	7,000.00	31,000.00
3690-22-000	CDBG Grant	0.00	0.00	0.00	36,000.00	104,000.00	140,000.00
3699-00-000	TOTAL OTHER INCOME	19,937.89	12,916.15	12,825.32	45,840.45	111,446.16	202,965.97
3999-00-000	TOTAL INCOME	119,728.32	111,414.59	111,104.98	145,440.50	212,549.16	700,237.55

DAVID AND SCATTERED AND Grants (.ph_all)

Statement (12 months)

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Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total	
4000-00-000	EXPENSES						
4100-00-000	ADMINISTRATIVE						
4100-99-000	Administrative Salaries						
4110-00-000	Administrative Salaries	11,271.40	28,789.96	26,461.39	30,748.34	20,101.35	117,372.44
4110-00-050	FSS Salaries	3,076.92	3,076.92	5,851.85	3,076.92	3,076.92	18,159.53
4110-00-060	ROSS Salaries	4,538.47	1,361.54	4,812.14	4,230.78	4,230.78	19,173.71
4110-04-000	Employee Benefit Contribution-Admin	16,599.01	12,658.44	14,367.98	7,398.46	19,332.58	70,356.47
4110-05-000	Wage Payable Garnishment	884.82	203.54	610.62	407.08	203.54	2,309.60
4110-99-000	Total Administrative Salaries	36,370.62	46,090.40	52,103.98	45,861.58	46,945.17	227,371.75
4130-00-000	Legal Expense						
4130-02-000	Criminal Background Checks	0.00	47.80	305.10	180.30	254.95	788.15
4130-04-000	General Legal Expense	0.00	0.00	1,961.40	0.00	382.50	2,343.90
4131-00-000	Total Legal Expense	0.00	47.80	2,266.50	180.30	637.45	3,132.05
4139-00-000	Other Admin Expenses						
4140-00-000	Staff Training	0.00	1,140.12	305.26	252.00	0.00	1,697.38
4150-00-000	Travel	0.00	60.00	406.50	268.80	268.80	1,004.10
4180-00-000	Office Rent	4,073.86	4,073.86	4,073.86	4,073.86	4,073.86	20,369.30
4182-00-000	Financial-Consultants	900.00	0.00	731.25	0.00	300.00	1,931.25
4182-00-002	Other Consultant	0.00	0.00	425.00	0.00	0.00	425.00
4182-00-003	Other Consultant - FSS	4,000.00	0.00	0.00	0.00	0.00	4,000.00
4182-02-000	MTW Consultant	0.00	0.00	0.00	0.00	1,000.00	1,000.00
4189-00-000	Total Other Admin Expenses	8,973.86	5,273.98	5,941.87	4,594.66	5,642.66	30,427.03
4190-00-000	Routine Admin Expenses						
4190-00-020	Document Shredding	0.00	304.46	352.08	291.86	299.59	1,247.99
4190-01-000	Membership and Fees	0.00	0.00	1,660.00	0.00	0.00	1,660.00
4190-03-000	Advertising	0.00	199.00	433.84	0.00	0.00	632.84
4190-04-000	Office Supplies	120.70	1,990.15	1,784.52	661.16	1,952.48	6,509.01
4190-06-000	Computer Parts	0.00	0.00	0.00	597.60	0.00	597.60

DAVID AND SCATTERED AND Grants (.ph_all)

Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

		Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total
4190-07-000	Telephone	0.00	209.32	332.46	224.22	180.04	946.04
4190-08-000	Postage	0.00	20.48	0.00	1,124.67	0.00	1,145.15
4190-09-000	Software Liscense Fees	0.00	28,045.04	2,367.83	1,172.50	3,836.82	35,422.19
4190-10-000	Copiers Rental	0.00	1,135.93	1,135.93	806.44	806.44	3,884.74
4190-13-000	Internet	196.09	613.27	392.18	5.00	206.09	1,412.63
4190-15-000	Cell Phones/Pagers	715.65	715.65	0.00	505.26	0.00	1,936.56
4190-20-000	Bank Fees	268.93	461.38	237.91	331.03	226.38	1,525.63
4190-21-000	Sponsorships- Scholarship	0.00	0.00	1,280.10	0.00	0.00	1,280.10
4190-22-000	Sundry-Other Misc Admin Expenses	0.00	113.77	170.00	0.00	156.00	439.77
4191-00-000	Total Routine Admin Expenses	37,671.99	79,898.85	62,250.83	51,581.32	54,609.01	286,012.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	46,645.85	85,220.63	70,459.20	56,356.28	60,889.12	319,571.08
4200-00-000	TENANT SERVICES						
4220-00-000	Resident Services	0.00	117.82	0.00	0.00	0.00	117.82
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	117.82	0.00	0.00	0.00	117.82
4300-00-000	UTILITIES						
4310-00-000	Water/Sewer	0.00	11,519.23	10,793.26	11,447.65	10,504.29	44,264.43
4320-00-000	Electricity- Tenant Charge	0.00	7,747.91	7,641.86	9,646.11	11,932.05	36,967.93
4330-00-000	Gas-Tenant Charge	451.39	0.00	1,530.48	1,279.68	1,143.17	4,404.72
4330-01-000	Gas-Vacant Units	35.78	13.15	84.72	83.66	0.00	217.31
4330-02-000	Gas- Office	43.78	0.00	0.00	0.00	0.00	43.78
4340-00-000	Garbage/Trash Removal	157.40	127.20	38.40	551.40	60.60	935.00
4399-00-000	TOTAL UTILITY EXPENSES	688.35	19,407.49	20,088.72	23,008.50	23,640.11	86,833.17
4400-00-000	MAINTENANCE AND OPERATIONS						
4400-99-000	General Maint Expense						
4410-00-000	Maintenance Salaries	10,689.91	14,389.51	16,167.70	14,324.83	14,551.65	70,123.60
4410-03-000	Maintenance - Temporary Labor	0.00	0.00	0.00	2,998.83	0.00	2,998.83
4413-00-000	Vehicle Gas, Oil, Grease	0.00	489.98	8.96	169.47	63.70	732.11

DAVID AND SCATTERED AND Grants (.ph_all)

Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total
4419-00-000 Total General Maint Expense	10,689.91	14,879.49	16,176.66	17,493.13	14,615.35	73,854.54
4420-00-000 Materials						
4420-01-000 Supplies-Grounds	0.00	82.78	0.00	0.00	0.00	82.78
4420-02-000 Supplies-Appliance	79.53	74.96	553.28	414.12	1,361.51	2,483.40
4420-04-000 Supplies-Electrical	637.45	359.16	29.74	387.97	376.02	1,790.34
4420-06-000 Supplies-Janitorial/Cleaning	35.92	13.96	113.71	0.00	214.67	378.26
4420-08-000 Supplies-Plumbing	1,272.63	949.25	257.14	1,227.45	373.27	4,079.74
4420-11-000 Supplies-Hardware	843.55	1,178.72	2,092.70	1,942.82	749.43	6,807.22
4420-12-000 Supplies-Painting	0.00	41.17	0.00	-237.23	0.00	-196.06
4420-13-000 HVAC Supplies	0.00	0.00	0.00	0.00	-486.83	-486.83
4429-00-000 Total Materials	2,869.08	2,700.00	3,046.57	3,735.13	2,588.07	14,938.85
4430-00-000 Contract Costs						
4430-01-000 Contract-Alarm/Extinguisher	0.00	1,536.43	0.00	0.00	0.00	1,536.43
4430-02-000 Appliance Purchase- Refrigerator	0.00	2,950.00	1,928.08	0.00	0.00	4,878.08
4430-02-003 Appliance Purchase-Stove	2,190.00	0.00	709.73	0.00	0.00	2,899.73
4430-02-005 Appliance Purchase-Dishwasher	0.00	2,221.68	0.00	150.00	0.00	2,371.68
4430-02-011 Capitalized Maintenance Expenses	2,190.00	5,171.68	2,637.81	150.00	0.00	10,149.49
4430-03-000 Contract-Building Repairs	1,730.00	4,260.00	1,035.00	835.00	0.00	7,860.00
4430-03-001 Contract- Appliance Repairs	0.00	0.00	0.00	320.00	0.00	320.00
4430-04-000 Contract-General Cleaning	485.00	0.00	165.00	165.00	0.00	815.00
4430-05-000 Contract-Painting	1,680.00	0.00	850.00	840.00	0.00	3,370.00
4430-06-000 Contract-Electrical	0.00	718.00	577.82	0.00	0.00	1,295.82
4430-07-000 Contract-Pest Control	1,230.00	889.00	1,230.00	740.00	0.00	4,089.00
4430-08-000 Contract-Floor Replacement	720.00	0.00	1,200.00	0.00	0.00	1,920.00
4430-09-010 Contract- Snow	0.00	0.00	295.00	0.00	0.00	295.00
4430-11-000 Contract-Plumbing	895.00	725.00	2,798.00	0.00	545.00	4,963.00
4430-12-000 Contract-Window Covering	0.00	199.00	0.00	0.00	0.00	199.00
4430-13-000 Contract-HVAC- Repair	0.00	1,733.82	12,637.00	1,927.00	0.00	16,297.82
4430-14-000 Contract-Vehicle Maintenance	0.00	111.78	3,090.91	0.00	0.00	3,202.69
4430-15-000 Contract-Equipment Rental	0.00	0.00	52.24	0.00	0.00	52.24

DAVID AND SCATTERED AND Grants (.ph_all)

Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

		Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total
4430-18-000	Contract-Alarm Monitoring	0.00	10.00	299.40	0.00	0.00	309.40
4430-21-000	Unit Turnover	530.00	0.00	280.00	290.00	0.00	1,100.00
4431-00-000	Contract Cost- Lead Inspection	0.00	0.00	2,430.00	1,000.00	0.00	3,430.00
4432-00-000	Contract-Storage	414.00	414.00	414.00	414.00	414.00	2,070.00
4434-00-000	Contract- Keys	50.37	342.83	636.22	939.18	840.51	2,809.11
4439-00-000	Total Contract Costs	9,924.37	16,111.54	30,628.40	7,620.18	1,799.51	66,084.00
4440-00-000	CDBG	0.00	0.00	40,000.00	100,000.00	0.00	140,000.00
4499-00-000	TOTAL MAINTENACE EXPENSES	23,483.36	33,691.03	89,851.63	128,848.44	19,002.93	294,877.39
4500-00-000	GENERAL EXPENSES						
4510-10-000	Property Insurance	1,216.88	1,216.88	1,216.88	1,216.88	1,216.88	6,084.40
4510-20-000	Liability Insurance	1,216.90	1,216.90	1,216.90	1,216.90	1,216.90	6,084.50
4510-30-000	WORKMAN COMP	1,216.90	1,216.90	1,216.90	1,216.90	1,216.90	6,084.50
4520-01-000	Real Estate Taxes/Pilot	0.00	0.00	5,093.54	0.00	0.00	5,093.54
4521-00-000	Misc. Taxes/Liscenses/Insurance	0.00	196.73	0.00	0.00	0.00	196.73
4522-00-000	Tax Preparation	0.00	0.00	1,060.00	0.00	0.00	1,060.00
4590-01-000	FIRESIDE DEV FEES (NIX)	2,389.00	2,389.00	102,389.00	2,389.00	2,389.00	111,945.00
4599-00-000	TOTAL GENERAL EXPENSES	6,039.68	6,236.41	112,193.22	6,039.68	6,039.68	136,548.67
4700-00-000	HOUSING ASSISTANCE PAYMENTS						
4715-01-000	Tenant Utility Payments-Voucher	101.00	186.00	109.00	109.00	96.00	601.00
4715-03-000	FSS Escrow Payments	4,724.00	4,104.00	4,104.00	705.00	-1,303.00	12,334.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	4,825.00	4,290.00	4,213.00	814.00	-1,207.00	12,935.00
8000-00-000	TOTAL EXPENSES	81,682.24	148,963.38	296,805.77	215,066.90	108,364.84	850,883.13
9000-00-000	NET INCOME	38,046.08	-37,548.79	-185,700.79	-69,626.40	104,184.32	-150,645.58

DAVID AND SCATTERED AND Grants (.ph_all)

Balance Sheet

Period = Feb 2023

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating PH	-109,289.76
1111-90-000	Petty Cash	306.10
1111-99-000	Total Unrestricted Cash	<u>-108,983.66</u>
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	30,362.39
1112-02-000	Cash Restricted-FSS Escrow	93,256.77
1112-03-000	Cash Restricted-HAP	-5,099.00
1112-99-000	Total Restricted Cash	<u>118,520.16</u>
1116-10-000	GEN FUND INVESTMENTS	<u>28,992.61</u>
1119-00-000	TOTAL CASH	38,529.11
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	79,138.20
1122-01-000	Allowance for Doubtful Accounts-Tenar	-36,409.29
1129-01-000	AR/TPA	64,559.20
1129-02-000	Accounts Receivable - Relp	21,266.20
1129-45-000	Accounts Receivable - Fireside	-5,394.50
1129-99-000	Allowance for Doubtful Accounts-Other	-64,268.14
1135-08-000	Accounts Receivable - HCV	-150,615.87
1135-09-000	Accounts Receivable - RHE PROP	3,000.00
1135-10-000	Account Receivables- DEV	119,877.00
1135-11-000	Accounts Receivable - Rhep 1	-70,000.00
1135-15-000	Accounts Receivable - Rhep-SCA	-1,822.55
1135-16-000	Accounts Receivable - RHE-SQ	-5,510.04
1140-00-000	Notes and Loans Receivable-Current	342,943.00
1145-00-000	Accrued Interest Receivable	15,683.98
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	<u>312,447.19</u>
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Expenses and Other Assets	14,602.56
1260-00-000	Inventories-Materials	0.38
1275-00-000	Allowance for Obsolete Inventories	-0.04
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>14,602.90</u>
1299-02-000	Other Assets	<u>2,681.00</u>
1300-00-000	TOTAL CURRENT ASSETS	368,260.20
1300-01-000	Notes Receivable - Legacy	161,103.45

DAVID AND SCATTERED AND Grants (.ph_all)

Balance Sheet

Period = Feb 2023

Book = Accrual

		Current Balance
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	126,600.00
1400-06-000	Buildings	8,828,164.00
1400-07-000	Furniture and Equipment-Dwelling	134,708.90
1400-08-000	Furniture and Equipment-Admin.	150,461.12
1400-11-000	Construction on Progress	147,000.00
1405-00-000	Accumulated Depreciation	-8,281,537.20
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>1,266,500.27</u>
1499-00-000	TOTAL NONCURRENT ASSETS	<u>1,266,500.27</u>
1999-00-000	TOTAL ASSETS	<u>1,634,760.47</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2114-00-000	Tenant Security Deposits	38,985.70
2114-01-000	Security Deposit Interest	-1,804.62
2114-02-000	Security Deposit Clearing Account	-5,452.49
2114-03-000	Security Deposit-Pet	1,488.00
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
2240-00-000	Tenant Prepaid Rents	29,239.88
2240-07-000	Deferred Revenue - FSS ROSS	32,677.10
2240-08-000	Deferred Revenue - ROSS COORDINAT	4,153.85
2260-00-000	Accrued Compensated Absences-Curren	4,152.06
2299-00-000	TOTAL CURRENT LIABILITIES	<u>80,395.86</u>
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	37,368.51
2307-00-000	FSS Escrow	94,496.46
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>131,864.97</u>
2499-00-000	TOTAL LIABILITIES	<u>212,260.83</u>
2500-15-000	ROSS Grant 2015	-26,890.50
2800-00-000	EQUITY	

DAVID AND SCATTERED AND Grants (.ph_all)

Balance Sheet

Period = Feb 2023

Book = Accrual

		Current Balance
2801-00-000	CONTRIBUTED CAPITAL:	
2802-01-000	Limited Partner Contribution	197,415.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	197,415.00
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	2,274,619.46
2809-02-000	Retained Earnings-Unrestricted Net Ass	-1,187,965.56
2809-03-000	Restricted Net Assets - HAP	111,508.45
2809-99-000	TOTAL RETAINED EARNINGS:	1,198,162.35
2899-00-000	TOTAL EQUITY	1,422,467.85
2999-00-000	TOTAL LIABILITIES AND EQUITY	1,634,728.68
3120-10-000	keys - DO NOT USE	-31.79
9999-99-000	TOTAL OF ALL	31.79

Housing Choice
Voucher Program

Financials

February 2023

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

Restricted Net Asset Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	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	517,729.00	522,751.00	496,498.00	484,592.00	484,592.00	2,506,162.00
3499-00-000 TOTAL GRANT INCOME	517,729.00	522,751.00	496,498.00	484,592.00	484,592.00	2,506,162.00
3999-00-000 TOTAL INCOME	517,729.00	522,751.00	496,498.00	484,592.00	484,592.00	2,506,162.00
4000-00-000 EXPENSES						
4700-00-000 HOUSING ASSISTANCE PAYMENTS						
4715-00-000 Housing Assistance Payments	436,282.00	464,370.00	410,957.30	443,217.00	425,143.00	2,179,969.30
4715-01-000 Tenant Utility Payments-Voucher	4,857.00	4,994.00	4,488.00	4,801.00	3,732.00	22,872.00
4715-02-000 Portable Out HAP Payments	35,750.00	46,587.00	44,251.00	28,006.00	40,941.00	195,535.00
4715-03-000 FSS Escrow Payments	155.00	6,988.00	6,367.00	7,240.00	0.00	20,750.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	477,044.00	522,939.00	466,063.30	483,264.00	469,816.00	2,419,126.30
8000-00-000 TOTAL EXPENSES	477,044.00	522,939.00	466,063.30	483,264.00	469,816.00	2,419,126.30
9000-00-000 NET INCOME	40,685.00	-188.00	30,434.70	1,328.00	14,776.00	87,035.70

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

Unrestricted Net Asset Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total	
2999-99-999	Revenue & Expenses						
3000-00-000	INCOME						
3100-00-000	TENANT INCOME						
3400-00-000	GRANT INCOME						
3410-02-000	Port In Admin. Fee Income	21,287.73	17,743.08	16,956.62	16,905.37	18,822.54	91,715.34
3410-02-000	Section 8 Admin. Fee Income	40,952.00	43,244.00	72,952.00	43,244.00	43,244.00	243,636.00
3499-00-000	TOTAL GRANT INCOME	62,239.73	60,987.08	89,908.62	60,149.37	62,066.54	335,351.34
3600-00-000	OTHER INCOME						
3690-10-000	ROSS-FSS	4,913.50	4,914.00	4,914.00	0.00	0.00	14,741.50
	CDBG	0.00	0.00	0.00	0.00	100,000.00	100,000.00
	MTW FLEX	0	0.00	0.00	0.00	0.00	0.00
3699-00-000	TOTAL OTHER INCOME	4,913.50	4,914.00	4,914.00	0.00	100,000.00	114,741.50
3999-00-000	TOTAL INCOME	67,153.23	65,901.08	94,822.62	60,149.37	162,066.54	450,092.84
4000-00-000	EXPENSES						
4100-00-000	ADMINISTRATIVE						
4100-99-000	Administrative Salaries						
4110-00-000	Administrative Salaries	23,162.71	28,877.78	34,519.77	30,880.92	26,050.37	143,491.55
4110-00-050	FSS Salaries	3,076.92	3,076.92	5,851.86	3,076.92	3,076.92	18,159.54
4110-04-000	Employee Benefit Contribution-Admin	5,899.83	5,256.80	5,057.47	750.86	17,527.52	34,492.48
4110-99-000	Total Administrative Salaries	32,139.46	37,211.50	45,429.10	34,708.70	46,654.81	196,143.57
4130-00-000	Legal Expense						
4130-02-000	Criminal Background Checks	0.00	1,177.00	1,055.70	445.35	1,237.70	3,915.75
4131-00-000	Total Legal Expense	0.00	1,177.00	1,055.70	445.35	1,237.70	3,915.75

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

Unrestricted Net Asset Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total
4139-00-000	Other Admin Expenses					
4140-00-000	0.00	2,246.50	649.00	1,520.00	0.00	4,415.50
4150-00-000	0.00	0.00	0.00	115.20	115.20	230.40
4172-00-000	1,513.11	2,390.85	2,131.88	1,300.95	2,644.75	9,981.54
4180-00-000	2,206.67	2,206.67	2,206.67	2,206.67	2,206.67	11,033.35
4182-00-000	0.00	2,040.00	2,306.25	0.00	0.00	4,346.25
4182-02-000	0.00	817.99	12,098.06	8,625.00	1,632.92	23,173.97
4189-00-000	3,719.78	9,702.01	19,391.86	13,767.82	6,599.54	53,181.01
4190-00-000	Routine Admin Expenses					
4190-00-020	0.00	0.00	0.00	0.00	128.39	128.39
4190-01-000	1,400.00	1,750.00	250.00	0.00	0.00	3,400.00
4190-04-000	0.00	500.79	473.42	409.39	934.26	2,317.86
4190-07-000	0.00	1,661.39	975.62	96.09	1,010.10	3,743.20
4190-08-000	0.00	894.50	538.29	481.99	1,608.58	3,523.36
4190-09-000	0.00	17,935.72	0.00	142.56	2,198.29	20,276.57
4190-10-000	0.00	0.00	0.00	329.49	329.49	658.98
4190-10-010	0.00	0.00	718.04	0.00	0.00	718.04
4190-15-000	0.00	0.00	901.36	1,162.14	0.00	2,063.50
4190-20-000	587.15	521.69	535.34	461.09	470.22	2,575.49
4190-22-000	0.00	0.00	30.00	0.00	0.00	30.00
4191-00-000	1,987.15	23,264.09	4,422.07	3,082.75	6,679.33	39,435.39
4192-00-000	0.00	0.00	720.00	0.00	0.00	720.00
4199-00-000	37,846.39	71,354.60	71,018.73	52,004.62	61,171.38	293,395.72
4200-00-000	TENANT SERVICES					
4230-02-000	0.00	360.00	390.00	60.00	570.00	1,380.00
4230-02-002	0.00	930.00	540.00	570.00	420.00	2,460.00
4299-00-000	0.00	1,290.00	930.00	630.00	990.00	3,840.00
4400-00-000	MAINTENANCE AND OPERATIONS					

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

Unrestricted Net Asset Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

		Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total
	CDBG	0.00	0.00	0.00	100,000.00	0	100,000.00
8000-00-000	TOTAL EXPENSES	37,846.39	72,644.60	71,948.73	152,634.62	62,161.38	397,235.72
9000-00-000	NET INCOME	29,306.84	-6,743.52	22,873.89	-92,485.25	99,905.16	52,857.12

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

Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total
2999-99-999	Revenue & Expenses					
3000-00-000	INCOME					
3100-00-000	TENANT INCOME					
3400-00-000	GRANT INCOME					
3410-01-000	517,729.00	522,751.00	496,498.00	484,592.00	484,592.00	2,506,162.00
3410-02-000	40,952.00	43,244.00	72,952.00	43,244.00	43,244.00	243,636.00
3499-00-000	558,681.00	565,995.00	569,450.00	527,836.00	527,836.00	2,749,798.00
3600-00-000	OTHER INCOME					
3680-00-000	0.00	0.00	0.00	6,016.00	0.00	6,016.00
3690-10-000	4,913.50	4,914.00	4,914.00	0.00	0.00	14,741.50
3699-00-000	4,913.50	4,914.00	4,914.00	6,016.00	0.00	20,757.50
3999-00-000	563,594.50	570,909.00	574,364.00	533,852.00	527,836.00	2,770,555.50
4000-00-000	EXPENSES					
4100-00-000	ADMINISTRATIVE					
4100-99-000	Administrative Salaries					
4110-00-000	23,162.71	28,877.78	34,519.77	30,880.92	26,050.37	143,491.55
4110-00-050	3,076.92	3,076.92	5,851.86	3,076.92	3,076.92	18,159.54
4110-04-000	5,899.83	5,256.80	5,057.47	750.86	17,527.52	34,492.48
4110-99-000	32,139.46	37,211.50	45,429.10	34,708.70	46,654.81	196,143.57
4130-00-000	Legal Expense					
4130-02-000	0.00	1,177.00	1,055.70	445.35	1,237.70	3,915.75
4131-00-000	0.00	1,177.00	1,055.70	445.35	1,237.70	3,915.75
4139-00-000	Other Admin Expenses					

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

Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

		Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total
4140-00-000	Staff Training	0.00	2,246.50	649.00	1,520.00	0.00	4,415.50
4150-00-000	Travel	0.00	0.00	0.00	115.20	115.20	230.40
4172-00-000	Port Out Admin Fee Paid	1,513.11	2,390.85	2,131.88	1,300.95	2,644.75	9,981.54
4180-00-000	Office Rent	2,206.67	2,206.67	2,206.67	2,206.67	2,206.67	11,033.35
4182-00-000	Financial-Consultants	0.00	2,040.00	2,306.25	0.00	0.00	4,346.25
4182-02-000	MTW Consultant	0.00	817.99	12,098.06	8,625.00	1,632.92	23,173.97
4189-00-000	Total Other Admin Expenses	3,719.78	9,702.01	19,391.86	13,767.82	6,599.54	53,181.01
4190-00-000	Routine Admin Expenses						
4190-00-020	Document Shredding	0.00	0.00	0.00	0.00	128.39	128.39
4190-01-000	Membership and Fees	1,400.00	1,750.00	250.00	0.00	0.00	3,400.00
4190-04-000	Office Supplies	0.00	500.79	473.42	409.39	934.26	2,317.86
4190-07-000	Telephone	0.00	1,661.39	975.62	96.09	1,010.10	3,743.20
4190-08-000	Postage	0.00	894.50	538.29	481.99	1,608.58	3,523.36
4190-09-000	Software Liscense Fees	0.00	17,935.72	0.00	142.56	2,198.29	20,276.57
4190-10-000	Copiers Rental	0.00	0.00	0.00	329.49	329.49	658.98
4190-10-010	Copier- Expenses	0.00	0.00	718.04	0.00	0.00	718.04
4190-15-000	Cell Phones/Pagers	0.00	0.00	901.36	1,162.14	0.00	2,063.50
4190-20-000	Bank Fees	587.15	521.69	535.34	461.09	470.22	2,575.49
4190-22-000	Sundry-Other Misc Admin Expenses	0.00	0.00	30.00	0.00	0.00	30.00
4191-00-000	Total Routine Admin Expenses	34,126.61	60,475.59	49,851.17	37,791.45	53,334.14	235,578.96
4192-00-000	Finance Fees	0.00	0.00	720.00	0.00	0.00	720.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	37,846.39	71,354.60	71,018.73	52,004.62	61,171.38	293,395.72
4200-00-000	TENANT SERVICES						
4230-02-000	HQS	0.00	360.00	390.00	60.00	570.00	1,380.00
4230-02-002	MOVE IN INSPECTION	0.00	930.00	540.00	570.00	420.00	2,460.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	1,290.00	930.00	630.00	990.00	3,840.00
4400-00-000	MAINTENANCE AND OPERATIONS						

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

Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total
4700-00-000 HOUSING ASSISTANCE PAYMENTS						
4715-00-000 Housing Assistance Payments	436,282.00	464,370.00	410,957.30	443,217.00	425,143.00	2,179,969.30
4715-01-000 Tenant Utility Payments-Voucher	4,857.00	4,994.00	4,488.00	4,801.00	3,732.00	22,872.00
4715-02-000 Portable Out HAP Payments	35,750.00	46,587.00	44,251.00	28,006.00	40,941.00	195,535.00
4715-03-000 FSS Escrow Payments	155.00	6,988.00	6,367.00	7,240.00	-33,083.47	-12,333.47
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	477,044.00	522,939.00	466,063.30	483,264.00	436,732.53	2,386,042.83
8000-00-000 TOTAL EXPENSES	514,890.39	595,583.60	538,012.03	535,898.62	498,893.91	2,683,278.55
9000-00-000 NET INCOME	48,704.11	-24,674.60	36,351.97	-2,046.62	28,942.09	87,276.95

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

Balance Sheet

Period = Feb 2023

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
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	20,288,597.60
1111-99-000	Total Unrestricted Cash	<u>19,034,887.17</u>
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted-FSS Escrow	180,498.06
1112-03-000	Cash Restricted-HAP	-16,553,755.74
1112-99-000	Total Restricted Cash	<u>-16,373,257.68</u>
1119-00-000	TOTAL CASH	2,661,629.49
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	9,014.00
1129-02-000	Accounts Receivable - Relp	-5,529.83
1135-04-000	Accounts Receivable - Interfund	-128,879.38
1135-05-000	Accounts Receivable - PH	203,943.89
1135-06-000	Accounts Receivable - Mainstream	-1,819,302.86
1135-07-000	Accounts Receivable - Moderate Rehab	-75,922.03
1135-08-000	Accounts Receivable - HCV	637,179.00
1135-10-000	Account Receivables- DEV	-50,000.00
1135-12-000	Accounts Receivable - Foster	-211,168.00
1135-14-000	Accounts Receivable - PBV-SCA	-426,011.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>-1,866,676.21</u>
1300-00-000	TOTAL CURRENT ASSETS	794,953.28
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
1400-11-000	Construction on Progress	261,000.00
1405-00-000	Accumulated Depreciation	-45,908.07
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>262,339.97</u>
1499-00-000	TOTAL NONCURRENT ASSETS	262,339.97
1999-00-000	TOTAL ASSETS	<u>1,057,293.25</u>
2000-00-000	LIABILITIES & EQUITY	

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

Balance Sheet

Period = Feb 2023

Book = Accrual

		Current Balance
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	-27,513.90
2114-00-000	Tenant Security Deposits	1,283.00
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
2135-00-000	Accrued Payroll & Payroll Taxes	10,877.59
2240-07-000	Deferred Revenue - FSS ROSS	28,816.97
2260-00-000	Accrued Compensated Absences-Curren	1,460.94
2299-00-000	TOTAL CURRENT LIABILITIES	557,165.75
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	13,148.42
2307-00-000	FSS Escrow	149,227.46
2399-00-000	TOTAL NONCURRENT LIABILITIES	162,375.88
2499-00-000	TOTAL LIABILITIES	719,541.63
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	102,684.95
2809-03-000	Restricted Net Assets - HAP	233,726.70
2809-99-000	TOTAL RETAINED EARNINGS:	337,751.62
2899-00-000	TOTAL EQUITY	337,751.62
2999-00-000	TOTAL LIABILITIES AND EQUITY	1,057,293.25

Port In property (portin)

Cash Flow Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	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	435,506.65	342,957.62	318,953.00	339,555.02	358,647.00	1,795,619.29
3499-00-000 TOTAL GRANT INCOME	435,506.65	342,957.62	318,953.00	339,555.02	358,647.00	1,795,619.29
3999-00-000 TOTAL INCOME	435,506.65	342,957.62	318,953.00	339,555.02	358,647.00	1,795,619.29
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	353,260.00	347,840.00	296,233.00	380,504.00	366,654.00	1,744,491.00
4715-01-000 Tenant Utility Payments-Voucher	3,258.00	2,357.00	2,323.00	1,517.00	2,107.00	11,562.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	356,518.00	350,197.00	298,556.00	382,021.00	368,761.00	1,756,053.00
8000-00-000 TOTAL EXPENSES	356,518.00	350,197.00	298,556.00	382,021.00	368,761.00	1,756,053.00
9000-00-000 NET INCOME	78,988.65	-7,239.38	20,397.00	-42,465.98	-10,114.00	39,566.29

Port In property (portin)

Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	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	17,927.27	18,510.18	15,786.58	18,916.05	19,757.03	90,897.11
3410-06-000 Port In HAP Earned	338,424.00	349,951.00	297,537.00	384,059.00	375,862.00	1,745,833.00
3499-00-000 TOTAL GRANT INCOME	356,351.27	368,461.18	313,323.58	402,975.05	395,619.03	1,836,730.11
3999-00-000 TOTAL INCOME	356,351.27	368,461.18	313,323.58	402,975.05	395,619.03	1,836,730.11
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	355,050.00	349,370.00	272,093.00	380,504.00	373,761.00	1,730,778.00
4715-01-000 Tenant Utility Payments-Voucher	3,258.00	2,239.00	2,323.00	1,517.00	2,101.00	11,438.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	358,308.00	351,609.00	274,416.00	382,021.00	375,862.00	1,742,216.00
8000-00-000 TOTAL EXPENSES	358,308.00	351,609.00	274,416.00	382,021.00	375,862.00	1,742,216.00
9000-00-000 NET INCOME	-1,956.73	16,852.18	38,907.58	20,954.05	19,757.03	94,514.11

Port In property (portin)

Balance Sheet

Period = Feb 2023

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating PH	11,154,497.03
1111-99-000	Total Unrestricted Cash	<u>11,154,497.03</u>
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted-FSS Escrow	0.09
1112-03-000	Cash Restricted-HAP	-11,032,229.99
1112-99-000	Total Restricted Cash	<u>-11,032,229.90</u>
1119-00-000	TOTAL CASH	122,267.13
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	5,076.00
1130-00-000	A/R Port Ins	345,651.03
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>350,727.03</u>
1300-00-000	TOTAL CURRENT ASSETS	472,994.16
1400-00-000	NONCURRENT ASSETS:	
1999-00-000	TOTAL ASSETS	<u>472,994.16</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	-73,030.22
2299-00-000	TOTAL CURRENT LIABILITIES	<u>-73,030.22</u>
2300-00-000	NONCURRENT LIABILITIES:	
2307-00-000	FSS Escrow	122.09
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>122.09</u>
2499-00-000	TOTAL LIABILITIES	<u>-72,908.13</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	545,902.29
2809-99-000	TOTAL RETAINED EARNINGS:	<u>545,902.29</u>

Port In property (portin)

Balance Sheet

Period = Feb 2023

Book = Accrual

		Current Balance
2899-00-000	TOTAL EQUITY	545,902.29
2999-00-000	TOTAL LIABILITIES AND EQUITY	472,994.16

Mainstream
Financials
February 2023

Mainstream (ms)

Restricted Net Asset Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	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	56,806.00	53,067.00	53,067.00	55,960.00	55,960.00	274,860.00
3499-00-000 TOTAL GRANT INCOME	56,806.00	53,067.00	53,067.00	55,960.00	55,960.00	274,860.00
3999-00-000 TOTAL INCOME	56,806.00	53,067.00	53,067.00	55,960.00	55,960.00	274,860.00
4000-00-000 EXPENSES						
4700-00-000 HOUSING ASSISTANCE PAYMENTS						
4715-00-000 Housing Assistance Payments	53,269.00	52,889.00	56,498.00	64,688.00	56,722.00	284,066.00
4715-01-000 Tenant Utility Payments-Voucher	0.00	61.00	61.00	61.00	61.00	244.00
4715-02-000 Portable Out HAP Payments	0.00	0.00	0.00	0.00	3,640.00	3,640.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	53,269.00	52,950.00	56,559.00	64,749.00	60,423.00	287,950.00
8000-00-000 TOTAL EXPENSES	53,269.00	52,950.00	56,559.00	64,749.00	60,423.00	287,950.00
9000-00-000 NET INCOME	3,537.00	117.00	-3,492.00	-8,789.00	-4,463.00	-13,090.00

Mainstream (ms)

Unrestricted Net Asset Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	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	4,009.00	9,390.00	5,355.00	5,292.00	5,292.00	29,338.00
3499-00-000 TOTAL GRANT INCOME	4,009.00	9,390.00	5,355.00	5,292.00	5,292.00	29,338.00
3999-00-000 TOTAL INCOME	4,009.00	9,390.00	5,355.00	5,292.00	5,292.00	29,338.00
4000-00-000 EXPENSES						
4100-00-000 ADMINISTRATIVE						
4100-99-000 Administrative Salaries						
4110-00-000 Administrative Salaries	2,208.47	3,071.55	3,779.23	3,198.47	3,325.38	15,583.10
4110-99-000 Total Administrative Salaries	2,208.47	3,071.55	3,779.23	3,198.47	3,325.38	15,583.10
4139-00-000 Other Admin Expenses						
4172-00-000 Port Out Admin Fee Paid	0.00	0.00	0.00	0.00	169.46	169.46
4189-00-000 Total Other Admin Expenses	0.00	0.00	0.00	0.00	169.46	169.46
4190-00-000 Routine Admin Expenses						
4191-00-000 Total Routine Admin Expenses	2,208.47	3,071.55	3,779.23	3,198.47	3,494.84	15,752.56
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	2,208.47	3,071.55	3,779.23	3,198.47	3,494.84	15,752.56
4400-00-000 MAINTENANCE AND OPERATIONS						
8000-00-000 TOTAL EXPENSES	2,208.47	3,071.55	3,779.23	3,198.47	3,494.84	15,752.56

Mainstream (ms)

Unrestricted Net Asset Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

		Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total
9000-00-000	NET INCOME	1,800.53	6,318.45	1,575.77	2,093.53	1,797.16	13,585.44

Mainstream (ms)

Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	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	56,806.00	53,067.00	53,067.00	55,960.00	55,960.00	274,860.00
3410-02-000 Section 8 Admin. Fee Income	4,009.00	9,390.00	5,355.00	5,292.00	5,292.00	29,338.00
3499-00-000 TOTAL GRANT INCOME	60,815.00	62,457.00	58,422.00	61,252.00	61,252.00	304,198.00
3999-00-000 TOTAL INCOME	60,815.00	62,457.00	58,422.00	61,252.00	61,252.00	304,198.00
4000-00-000 EXPENSES						
4100-00-000 ADMINISTRATIVE						
4100-99-000 Administrative Salaries						
4110-00-000 Administrative Salaries	2,208.47	3,071.55	3,779.23	3,198.47	3,325.38	15,583.10
4110-99-000 Total Administrative Salaries	2,208.47	3,071.55	3,779.23	3,198.47	3,325.38	15,583.10
4139-00-000 Other Admin Expenses						
4172-00-000 Port Out Admin Fee Paid	0.00	0.00	0.00	0.00	169.46	169.46
4189-00-000 Total Other Admin Expenses	0.00	0.00	0.00	0.00	169.46	169.46
4190-00-000 Routine Admin Expenses						
4191-00-000 Total Routine Admin Expenses	2,208.47	3,071.55	3,779.23	3,198.47	3,325.38	15,583.10
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	2,208.47	3,071.55	3,779.23	3,198.47	3,494.84	15,752.56
4400-00-000 MAINTENANCE AND OPERATIONS						
4700-00-000 HOUSING ASSISTANCE PAYMENTS						
4715-00-000 Housing Assistance Payments	53,269.00	52,889.00	56,498.00	64,688.00	56,722.00	284,066.00

Mainstream (ms)

Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

		Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total
4715-01-000	Tenant Utility Payments-Voucher	0.00	61.00	61.00	61.00	61.00	244.00
4715-02-000	Portable Out HAP Payments	0.00	0.00	0.00	0.00	3,640.00	3,640.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	53,269.00	52,950.00	56,559.00	64,749.00	60,423.00	287,950.00
8000-00-000	TOTAL EXPENSES	55,477.47	56,021.55	60,338.23	67,947.47	63,917.84	303,702.56
9000-00-000	NET INCOME	5,337.53	6,435.45	-1,916.23	-6,695.47	-2,665.84	495.44

Mainstream (ms)

Balance Sheet

Period = Feb 2023

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-60-000	Cash Operating- Mainstream	-21,623.39
1111-99-000	Total Unrestricted Cash	-21,623.39
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted-FSS Escrow	0.49
1112-03-000	Cash Restricted-HAP	-2,338,095.46
1112-99-000	Total Restricted Cash	-2,338,094.97
1119-00-000	TOTAL CASH	-2,359,718.36
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	46.00
1135-08-000	Accounts Receivable - HCV	3,823,206.32
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	3,823,252.32
1300-00-000	TOTAL CURRENT ASSETS	1,463,533.96
1400-00-000	NONCURRENT ASSETS:	
1999-00-000	TOTAL ASSETS	1,463,533.96
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	-15,611.00
2116-08-000	Accounts payable - HCV	1,468,724.59
2135-00-000	Accrued Payroll & Payroll Taxes	784.62
2260-00-000	Accrued Compensated Absences-Curren	168.14
2299-00-000	TOTAL CURRENT LIABILITIES	1,454,066.35
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	1,513.29
2307-00-000	FSS Escrow	1,328.45
2399-00-000	TOTAL NONCURRENT LIABILITIES	2,841.74
2499-00-000	TOTAL LIABILITIES	1,456,908.09
2800-00-000	EQUITY	

Mainstream (ms)

Balance Sheet

Period = Feb 2023

Book = Accrual

Current Balance

2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>6,625.87</u>
2809-99-000	TOTAL RETAINED EARNINGS:	<u>6,625.87</u>
2899-00-000	TOTAL EQUITY	<u>6,625.87</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>1,463,533.96</u>

Mod Rehab
Financials
February 2023

MOD REHAB (modr)

Cash Flow Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	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	2,907.24	2,907.24	2,907.24	2,907.24	2,907.24	14,536.20
3410-02-000 Section 8 Admin. Fee Income	553.76	553.76	553.76	553.76	553.76	2,768.80
3499-00-000 TOTAL GRANT INCOME	<u>3,461.00</u>	<u>3,461.00</u>	<u>3,461.00</u>	<u>3,461.00</u>	<u>3,461.00</u>	<u>17,305.00</u>
3999-00-000 TOTAL INCOME	<u>3,461.00</u>	<u>3,461.00</u>	<u>3,461.00</u>	<u>3,461.00</u>	<u>3,461.00</u>	<u>17,305.00</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	2,378.00	5,042.00	3,710.00	3,710.00	2,497.00	17,337.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	<u>2,378.00</u>	<u>5,042.00</u>	<u>3,710.00</u>	<u>3,710.00</u>	<u>2,497.00</u>	<u>17,337.00</u>
8000-00-000 TOTAL EXPENSES	<u>2,378.00</u>	<u>5,042.00</u>	<u>3,710.00</u>	<u>3,710.00</u>	<u>2,497.00</u>	<u>17,337.00</u>
9000-00-000 NET INCOME	<u>1,083.00</u>	<u>-1,581.00</u>	<u>-249.00</u>	<u>-249.00</u>	<u>964.00</u>	<u>-32.00</u>

MOD REHAB (modr)

Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	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	2,907.24	2,907.24	2,907.24	2,907.24	2,907.24	14,536.20
3410-02-000 Section 8 Admin. Fee Income	553.76	553.76	553.76	553.76	553.76	2,768.80
3499-00-000 TOTAL GRANT INCOME	3,461.00	3,461.00	3,461.00	3,461.00	3,461.00	17,305.00
3999-00-000 TOTAL INCOME	3,461.00	3,461.00	3,461.00	3,461.00	3,461.00	17,305.00
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	2,378.00	5,042.00	3,710.00	3,710.00	2,497.00	17,337.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	2,378.00	5,042.00	3,710.00	3,710.00	2,497.00	17,337.00
8000-00-000 TOTAL EXPENSES	2,378.00	5,042.00	3,710.00	3,710.00	2,497.00	17,337.00
9000-00-000 NET INCOME	1,083.00	-1,581.00	-249.00	-249.00	964.00	-32.00

MOD REHAB (modr)

Balance Sheet

Period = Feb 2023

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1112-00-000	Restricted Cash	
1112-03-000	Cash Restricted-HAP	-85,233.00
1112-99-000	Total Restricted Cash	-85,233.00
1119-00-000	TOTAL CASH	-85,233.00
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1135-08-000	Accounts Receivable - HCV	106,934.03
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	106,934.03
1300-00-000	TOTAL CURRENT ASSETS	21,701.03
1400-00-000	NONCURRENT ASSETS:	
1999-00-000	TOTAL ASSETS	21,701.03
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2116-00-000	A/P-HUD	3,023.03
2299-00-000	TOTAL CURRENT LIABILITIES	3,023.03
2499-00-000	TOTAL LIABILITIES	3,023.03
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	18,678.00
2809-99-000	TOTAL RETAINED EARNINGS:	18,678.00
2899-00-000	TOTAL EQUITY	18,678.00
2999-00-000	TOTAL LIABILITIES AND EQUITY	21,701.03

RELP One. LP

Financials

February 2023

RELP LP (relp1)

Cash Flow Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

	Jan 2023	Feb 2023	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	54,699.73	49,160.32	103,860.05
3112-00-000	Tenant Assistance Payments	20,450.00	18,649.00	39,099.00
3119-00-000	Total Rental Income	75,149.73	67,809.32	142,959.05
3999-00-000	TOTAL INCOME	75,149.73	67,809.32	142,959.05
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE			
4100-99-000	Administrative Salaries			
4110-00-000	Administrative Salaries	2,005.77	2,580.43	4,586.20
4110-04-000	Employee Benefit Contribution-Admin	47.08	735.26	782.34
4110-99-000	Total Administrative Salaries	2,052.85	3,315.69	5,368.54
4130-00-000	Legal Expense			
4130-02-000	Criminal Background Checks	0.00	224.25	224.25
4131-00-000	Total Legal Expense	0.00	224.25	224.25
4139-00-000	Other Admin Expenses			
4173-00-000	Management Fee	6,462.32	6,380.00	12,842.32
4180-00-000	Office Rent	1,188.21	1,188.21	2,376.42
4189-00-000	Total Other Admin Expenses	7,650.53	7,568.21	15,218.74
4190-00-000	Routine Admin Expenses			
4190-20-000	Bank Fees	188.65	179.76	368.41
4191-00-000	Total Routine Admin Expenses	188.65	179.76	368.41
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	9,892.03	11,287.91	21,179.94

RELP LP (relp1)

Cash Flow Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

	Jan 2023	Feb 2023	Total	
4300-00-000	UTILITIES			
4310-00-000	Water/Sewer	0.00	375.05	375.05
4320-00-000	Electricity- Tenant Charge	0.00	176.04	176.04
4330-00-000	Gas-Tenant Charge	0.00	262.97	262.97
4330-01-000	Gas-Vacant Units	0.00	36.36	36.36
4399-00-000	TOTAL UTILITY EXPENSES	0.00	850.42	850.42
4400-00-000	MAINTENANCE AND OPERATIONS			
4400-99-000	General Maint Expense			
4410-01-000	Maintenance Labor	471.45	446.16	917.61
4413-00-000	Vehicle Gas, Oil, Grease	56.48	21.23	77.71
4419-00-000	Total General Maint Expense	527.93	467.39	995.32
4420-00-000	Materials			
4420-02-000	Supplies-Appliance	342.00	0.00	342.00
4429-00-000	Total Materials	342.00	0.00	342.00
4430-03-000	Contract-Building Repairs	0.00	755.00	755.00
4430-03-001	Contract- Appliance Repairs	195.00	0.00	195.00
4430-04-000	Contract-General Cleaning	0.00	165.00	165.00
4430-05-000	Contract-Painting	0.00	650.00	650.00
4430-08-000	Contract-Floor Replacement	0.00	4,360.00	4,360.00
4430-11-000	Contract-Plumbing	0.00	275.00	275.00
4430-13-000	Contract-HVAC- Repair	-200.00	200.00	0.00
4430-21-000	Unit Turnover	0.00	1,850.00	1,850.00
4432-00-000	Contract-Storage	414.00	414.00	828.00
4434-00-000	Contract- Keys	164.56	0.00	164.56
4439-00-000	Total Contract Costs	573.56	8,669.00	9,242.56
4499-00-000	TOTAL MAINTENACE EXPENSES	1,443.49	9,136.39	10,579.88
4500-00-000	GENERAL EXPENSES			

REL LP (relp1)

Cash Flow Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

		Jan 2023	Feb 2023	Total
4510-06-000	Insurance- Excess Liability	829.07	829.07	1,658.14
4510-10-000	Property Insurance	2,370.88	2,370.88	4,741.76
4510-20-000	Liability Insurance	1,658.15	1,658.15	3,316.30
4590-02-000	Association Fees	19,771.31	14,197.60	33,968.91
4599-00-000	TOTAL GENERAL EXPENSES	24,629.41	19,055.70	43,685.11
4800-00-000	FINANCING EXPENSE			
4852-00-000	Interest Expense-Loan 2	13,972.00	0.00	13,972.00
4853-00-000	Interest Expense-Bond 1	1,960.34	1,960.34	3,920.68
4854-00-000	Interest Expense-Bond 2	13,238.55	13,212.01	26,450.56
4855-00-000	Interest Expense-Mortgage Payable	6,112.75	6,139.28	12,252.03
4855-01-000	INTEREST MORTGAGE PAYABLE 2	1,267.95	1,265.39	2,533.34
4899-00-000	TOTAL FINANCING EXPENSES	36,551.59	22,577.02	59,128.61
8000-00-000	TOTAL EXPENSES	72,516.52	62,057.02	134,573.54
9000-00-000	NET INCOME	2,633.21	5,752.30	8,385.51

REL LP (relp1)

Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

	Jan 2023	Feb 2023	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	53,033.00	53,676.87	106,709.87
3112-00-000	Tenant Assistance Payments	20,112.00	19,152.13	39,264.13
3119-00-000	Total Rental Income	73,145.00	72,829.00	145,974.00
3120-00-000	Other Tenant Income			
3120-04-000	Late Charges	752.50	1,274.95	2,027.45
3120-07-000	Tenant Owed Utility	0.00	84.89	84.89
3120-08-000	Tenant Screening	25.00	-50.00	-25.00
3120-09-000	Misc.Tenant Income	556.20	556.20	1,112.40
3129-00-000	Total Other Tenant Income	1,333.70	1,866.04	3,199.74
3199-00-000	NET TENANT INCOME	74,478.70	74,695.04	149,173.74
3999-00-000	TOTAL INCOME	74,478.70	74,695.04	149,173.74
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE			
4100-99-000	Administrative Salaries			
4110-00-000	Administrative Salaries	2,005.77	2,580.43	4,586.20
4110-04-000	Employee Benefit Contribution-Admin	47.08	735.26	782.34
4110-99-000	Total Administrative Salaries	2,052.85	3,315.69	5,368.54
4130-00-000	Legal Expense			
4130-02-000	Criminal Background Checks	0.00	224.25	224.25
4131-00-000	Total Legal Expense	0.00	224.25	224.25
4139-00-000	Other Admin Expenses			

RELP LP (relp1)

Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

		Jan 2023	Feb 2023	Total
4173-00-000	Management Fee	6,462.32	6,380.00	12,842.32
4180-00-000	Office Rent	1,188.21	1,188.21	2,376.42
4189-00-000	Total Other Admin Expenses	7,650.53	7,568.21	15,218.74
4190-00-000	Routine Admin Expenses			
4190-20-000	Bank Fees	188.65	179.76	368.41
4191-00-000	Total Routine Admin Expenses	2,241.50	3,495.45	5,736.95
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	9,892.03	11,287.91	21,179.94
4300-00-000	UTILITIES			
4310-00-000	Water/Sewer	0.00	375.05	375.05
4320-00-000	Electricity- Tenant Charge	0.00	176.04	176.04
4330-00-000	Gas-Tenant Charge	0.00	262.97	262.97
4330-01-000	Gas-Vacant Units	0.00	36.36	36.36
4399-00-000	TOTAL UTILITY EXPENSES	0.00	850.42	850.42
4400-00-000	MAINTENANCE AND OPERATIONS			
4400-99-000	General Maint Expense			
4410-01-000	Maintenance Labor	471.45	446.16	917.61
4413-00-000	Vehicle Gas, Oil, Grease	56.48	21.23	77.71
4419-00-000	Total General Maint Expense	527.93	467.39	995.32
4420-00-000	Materials			
4420-02-000	Supplies-Appliance	342.00	0.00	342.00
4429-00-000	Total Materials	342.00	0.00	342.00
4430-03-000	Contract-Building Repairs	0.00	755.00	755.00
4430-03-001	Contract- Appliance Repairs	195.00	0.00	195.00
4430-04-000	Contract-General Cleaning	0.00	165.00	165.00
4430-05-000	Contract-Painting	0.00	650.00	650.00
4430-08-000	Contract-Floor Replacement	0.00	4,360.00	4,360.00
4430-11-000	Contract-Plumbing	0.00	275.00	275.00
4430-13-000	Contract-HVAC- Repair	-200.00	200.00	0.00

RELP LP (relp1)

Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

		Jan 2023	Feb 2023	Total
4430-21-000	Unit Turnover	0.00	1,850.00	1,850.00
4432-00-000	Contract-Storage	414.00	414.00	828.00
4434-00-000	Contract- Keys	164.56	0.00	164.56
4439-00-000	Total Contract Costs	573.56	8,669.00	9,242.56
4499-00-000	TOTAL MAINTENACE EXPENSES	1,443.49	9,136.39	10,579.88
4500-00-000	GENERAL EXPENSES			
4510-06-000	Insurance- Excess Liability	829.07	829.07	1,658.14
4510-10-000	Property Insurance	2,370.88	2,370.88	4,741.76
4510-20-000	Liability Insurance	1,658.15	1,658.15	3,316.30
4590-02-000	Association Fees	19,771.31	14,197.60	33,968.91
4599-00-000	TOTAL GENERAL EXPENSES	24,629.41	19,055.70	43,685.11
4800-00-000	FINANCING EXPENSE			
4852-00-000	Interest Expense-Loan 2	13,972.00	0.00	13,972.00
4853-00-000	Interest Expense-Bond 1	1,960.34	1,960.34	3,920.68
4854-00-000	Interest Expense-Bond 2	13,238.55	13,212.01	26,450.56
4855-00-000	Interest Expense-Mortgage Payable	6,112.75	6,139.28	12,252.03
4855-01-000	INTEREST MORTGAGE PAYABLE 2	1,267.95	1,265.39	2,533.34
4899-00-000	TOTAL FINANCING EXPENSES	36,551.59	22,577.02	59,128.61
5000-00-000	NON-OPERATING ITEMS			
5100-00-000	Depreciation Expense	22,255.24	22,255.24	44,510.48
5999-00-000	TOTAL NON-OPERATING ITEMS	22,255.24	22,255.24	44,510.48
8000-00-000	TOTAL EXPENSES	94,771.76	85,162.68	179,934.44
9000-00-000	NET INCOME	-20,293.06	-10,467.64	-30,760.70

REL LP (relp1)

Balance Sheet

Period = Feb 2023

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
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	5,917.61
1111-20-000	Cash Operating RELP	90,136.23
1111-40-000	Cash Operating RHEP	-7,665.00
1111-99-000	Total Unrestricted Cash	<u>99,155.86</u>
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	49,870.28
1112-04-000	Cash Restricted-Reserve for Replac	1,154.61
1112-20-000	Mortgage Escrow	<u>20,044.61</u>
1112-99-000	Total Restricted Cash	<u>71,069.50</u>
1119-00-000	TOTAL CASH	170,225.36
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	48,333.86
1122-01-000	Allowance for Doubtful Accounts-Tenar	-16,146.46
1123-00-000	A/R-Affordable Housing Subsidies	39,932.27
1123-01-000	Allowance for Doubtful Accounts-Aff. H.	-28,752.14
1128-00-000	Tenant Repayment Agreement	-475.00
1135-05-000	Accounts Receivable - PH	-21,266.20
1135-08-000	Accounts Receivable - HCV	5,729.83
1135-11-000	Accounts Receivable - Rheap 1	<u>1,000.00</u>
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	28,356.16
1160-00-000	OTHER CURRENT ASSETS	
1200-00-000	Prepaid Property Management Fee	14,181.00
1211-00-000	Prepaid Expenses and Other Assets	<u>9,027.53</u>
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>23,208.53</u>
1300-00-000	TOTAL CURRENT ASSETS	221,790.05
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	259,000.00
1400-06-000	Buildings	6,576,825.56
1400-07-000	Furniture and Equipment-Dwelling	200,736.25
1400-10-000	Site Improvement	217,495.00
1405-00-000	Accumulated Depreciation	<u>-5,049,492.32</u>

REL LP (relp1)

Balance Sheet

Period = Feb 2023

Book = Accrual

		Current Balance
1420-00-000	TOTAL FIXED ASSETS (NET)	2,204,564.49
1499-00-000	TOTAL NONCURRENT ASSETS	2,204,564.49
1520-00-000	Deferred Financing Cost	183,650.50
1520-01-000	Amort. Deferred Financing Cost	88,463.96
1999-00-000	TOTAL ASSETS	2,521,541.08
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2114-00-000	Tenant Security Deposits	40,259.11
2114-01-000	Security Deposit Interest	1,967.40
2114-02-000	Security Deposit Clearing Account	978.67
2114-03-000	Security Deposit-Pet	1,179.85
2115-00-000	A/P Other	56,800.00
2116-08-000	Accounts payable - HCV	200.00
2117-06-000	Employee FICA Withholding	-664.84
2119-91-000	Accrued Payable	3,471.00
2130-00-000	Current Portion of LT Debt	71,324.00
2130-02-000	Accrued Int. Payable - Cty Loan	11,971.98
2130-03-000	Accrued Int. Payable - RHE Loan	14,072.95
2131-00-000	Accrued Interest Payable	14,637.73
2150-00-000	Suspense	1,477.00
2240-00-000	Tenant Prepaid Rents	16,532.62
2299-00-000	TOTAL CURRENT LIABILITIES	234,207.47
2300-00-000	NONCURRENT LIABILITIES:	
2310-00-000	Notes Payable-LT	3,049,186.47
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	4,727,534.88
2499-00-000	TOTAL LIABILITIES	4,961,742.35
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL:	
2802-04-000	Partner Distributions	-340,053.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-340,053.00

REL LP (relp1)

Balance Sheet

Period = Feb 2023

Book = Accrual

Current Balance

2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	-0.04
2809-02-000	Retained Earnings-Unrestricted Net Ass	-515,473.23
2809-04-000	Retained Earnings	-1,584,675.00
2809-99-000	TOTAL RETAINED EARNINGS:	-2,100,148.27
2899-00-000	TOTAL EQUITY	-2,440,201.27
2999-00-000	TOTAL LIABILITIES AND EQUITY	2,521,541.08

RHEP

Financials

February 2023

RHE Property (rhep1)

Cash Flow Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

	Jan 2023	Feb 2023	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	4,293.00	4,291.00	8,584.00
3112-00-000	Tenant Assistance Payments	996.00	996.00	1,992.00
3119-00-000	Total Rental Income	5,289.00	5,287.00	10,576.00
3999-00-000	TOTAL INCOME	5,289.00	5,287.00	10,576.00
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE			
4190-00-000	Routine Admin Expenses			
4190-20-000	Bank Fees	173.41	157.88	331.29
4191-00-000	Total Routine Admin Expenses	173.41	157.88	331.29
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	173.41	157.88	331.29
4400-00-000	MAINTENANCE AND OPERATIONS			
4430-03-001	Contract- Appliance Repairs	190.00	0.00	190.00
4439-00-000	Total Contract Costs	190.00	0.00	190.00
4499-00-000	TOTAL MAINTENACE EXPENSES	190.00	0.00	190.00
4500-00-000	GENERAL EXPENSES			
4590-02-000	Association Fees	1,377.73	1,377.73	2,755.46
4599-00-000	TOTAL GENERAL EXPENSES	1,377.73	1,377.73	2,755.46
4800-00-000	FINANCING EXPENSE			

RHE Property (rhep1)

Cash Flow Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

		Jan 2023	Feb 2023	Total
4855-00-000	Interest Expense-Mortgage Payable	1,092.88	1,073.82	2,166.70
4899-00-000	TOTAL FINANCING EXPENSES	1,092.88	1,073.82	2,166.70
8000-00-000	TOTAL EXPENSES	2,834.02	2,609.43	5,443.45
9000-00-000	NET INCOME	2,454.98	2,677.57	5,132.55

RHE Property (rhep1)

Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

	Jan 2023	Feb 2023	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	4,291.00	4,291.00	8,582.00
3112-00-000	Tenant Assistance Payments	996.00	996.00	1,992.00
3119-00-000	Total Rental Income	5,287.00	5,287.00	10,574.00
3120-00-000	Other Tenant Income			
3120-04-000	Late Charges	63.95	78.10	142.05
3129-00-000	Total Other Tenant Income	63.95	78.10	142.05
3199-00-000	NET TENANT INCOME	5,350.95	5,365.10	10,716.05
3999-00-000	TOTAL INCOME	5,350.95	5,365.10	10,716.05
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE			
4190-00-000	Routine Admin Expenses			
4190-20-000	Bank Fees	173.41	157.88	331.29
4191-00-000	Total Routine Admin Expenses	173.41	157.88	331.29
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	173.41	157.88	331.29
4400-00-000	MAINTENANCE AND OPERATIONS			
4430-03-001	Contract- Appliance Repairs	190.00	0.00	190.00
4439-00-000	Total Contract Costs	190.00	0.00	190.00
4499-00-000	TOTAL MAINTENACE EXPENSES	190.00	0.00	190.00
4500-00-000	GENERAL EXPENSES			

RHE Property (rhep1)

Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

		Jan 2023	Feb 2023	Total
4590-02-000	Association Fees	1,377.73	1,377.73	2,755.46
4599-00-000	TOTAL GENERAL EXPENSES	1,377.73	1,377.73	2,755.46
4800-00-000	FINANCING EXPENSE			
4855-00-000	Interest Expense-Mortgage Payable	1,092.88	1,073.82	2,166.70
4899-00-000	TOTAL FINANCING EXPENSES	1,092.88	1,073.82	2,166.70
5000-00-000	NON-OPERATING ITEMS			
5100-00-000	Depreciation Expense	21,428.67	21,428.67	42,857.34
5999-00-000	TOTAL NON-OPERATING ITEMS	21,428.67	21,428.67	42,857.34
8000-00-000	TOTAL EXPENSES	24,262.69	24,038.10	48,300.79
9000-00-000	NET INCOME	-18,911.74	-18,673.00	-37,584.74

RHE Property (rhep1)

Balance Sheet

Period = Feb 2023

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-40-000	Cash Operating RHEP	-123,459.66
1111-99-000	Total Unrestricted Cash	-123,459.66
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	807.00
1112-99-000	Total Restricted Cash	807.00
1119-00-000	TOTAL CASH	-122,652.66
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	7,064.71
1122-01-000	Allowance for Doubtful Accounts-Tenar	-5,807.65
1129-02-000	Accounts Receivable - Relp	-1,000.00
1135-04-000	Accounts Receivable - Interfund	-5,000.00
1135-05-000	Accounts Receivable - PH	70,000.00
1135-10-000	Account Receivables- DEV	57,959.77
1135-15-000	Accounts Receivable - Rhep-SCA	4,419.72
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	127,636.55
1300-00-000	TOTAL CURRENT ASSETS	4,983.89
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	3,000,000.00
1400-06-000	Buildings	10,262,077.96
1400-07-000	Furniture and Equipment-Dwelling	4,444.88
1400-10-000	Site Improvement	7,092.90
1405-00-000	Accumulated Depreciation	-436,252.47
1420-00-000	TOTAL FIXED ASSETS (NET)	12,837,363.27
1499-00-000	TOTAL NONCURRENT ASSETS	12,837,363.27
1999-00-000	TOTAL ASSETS	12,842,347.16
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2114-00-000	Tenant Security Deposits	2,200.00
2116-06-000	Accounts Payable - Interfund	-2,347.80

RHE Property (rhep1)

Balance Sheet

Period = Feb 2023

Book = Accrual

		Current Balance
2116-08-000	Accounts payable - HCV	2,347.80
2116-09-000	Accounts Payable - PH	3,000.00
2116-10-000	Accounts Payable - RHE DEV	4,015.00
2130-00-000	Current Portion of LT Debt	11,724.73
2131-00-000	Accrued Interest Payable	656.87
2150-00-000	Suspense	-58.00
2299-00-000	TOTAL CURRENT LIABILITIES	<u>21,538.60</u>
2300-00-000	NONCURRENT LIABILITIES:	
2320-00-000	Mortgage Payable - Falls Grove xx9001	68,476.66
2320-01-000	Mortgage Payable - Jay Drive xx9002	63,000.48
2320-02-000	Mortgage Payable - Garden View xx9004	66,676.50
2320-03-000	Mortgage Payable - Cork Tree xx9003	66,591.45
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>264,745.09</u>
2499-00-000	TOTAL LIABILITIES	<u>286,283.69</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	12,495,653.43
2809-99-000	TOTAL RETAINED EARNINGS:	<u>12,556,063.47</u>
2899-00-000	TOTAL EQUITY	<u>12,556,063.47</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>12,842,347.16</u>

RHEP PBV SCATTERED SITE (rhep-sca)

Cash Flow Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

	Jan 2023	Feb 2023	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	11,295.00	6,894.00	18,189.00
3112-00-000 Tenant Assistance Payments	62,888.00	62,145.00	125,033.00
3119-00-000 Total Rental Income	74,183.00	69,039.00	143,222.00
3999-00-000 TOTAL INCOME	74,183.00	69,039.00	143,222.00
4000-00-000 EXPENSES			
4100-00-000 ADMINISTRATIVE			
4100-99-000 Administrative Salaries			
4110-00-000 Administrative Salaries	37,372.95	26,222.03	63,594.98
4110-04-000 Employee Benefit Contribution-Admin	452.73	3,759.07	4,211.80
4110-04-030 ROSS Employee Training	2,000.00	2,000.00	4,000.00
4110-99-000 Total Administrative Salaries	39,825.68	31,981.10	71,806.78
4130-00-000 Legal Expense			
4130-02-000 Criminal Background Checks	64.85	0.00	64.85
4130-04-000 General Legal Expense	0.00	1,250.00	1,250.00
4131-00-000 Total Legal Expense	64.85	1,250.00	1,314.85
4139-00-000 Other Admin Expenses			
4140-00-000 Staff Training	999.94	0.00	999.94
4174-00-000 Marketing/Printing	0.00	1,200.00	1,200.00
4180-00-000 Office Rent	5,232.56	5,232.56	10,465.12
4182-00-003 Other Consultant - FSS	0.00	15,000.00	15,000.00
4189-00-000 Total Other Admin Expenses	6,232.50	21,432.56	27,665.06
4190-00-000 Routine Admin Expenses			

RHEP PBV SCATTERED SITE (rhep-sca)

Cash Flow Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

		Jan 2023	Feb 2023	Total
4190-09-000	Software Liscense Fees	0.00	2,655.81	2,655.81
4190-16-000	Office Furniture	0.00	23,682.63	23,682.63
4191-00-000	Total Routine Admin Expenses	0.00	26,338.44	26,338.44
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	46,123.03	81,002.10	127,125.13
4300-00-000	UTILITIES			
4310-00-000	Water/Sewer	296.66	68.57	365.23
4320-00-000	Electricity- Tenant Charge	285.92	125.65	411.57
4320-01-000	Electricity-Vacant Units	0.00	91.79	91.79
4330-00-000	Gas-Tenant Charge	551.08	193.40	744.48
4330-01-000	Gas-Vacant Units	32.24	198.02	230.26
4399-00-000	TOTAL UTILITY EXPENSES	1,165.90	677.43	1,843.33
4400-00-000	MAINTENANCE AND OPERATIONS			
4420-00-000	Materials			
4420-08-000	Supplies-Plumbing	334.07	34.45	368.52
4420-11-000	Supplies-Hardware	19.30	27.94	47.24
4429-00-000	Total Materials	353.37	62.39	415.76
4430-00-000	Contract Costs			
4430-02-007	HVAC Replacement	0.00	5,430.00	5,430.00
4430-02-009	Cabinet Replacement	0.00	4,180.00	4,180.00
4430-02-011	Capitalized Maintenance Expenses	0.00	9,610.00	9,610.00
4430-07-000	Contract-Pest Control	490.00	1,230.00	1,720.00
4430-11-000	Contract-Plumbing	285.00	0.00	285.00
4434-00-000	Contract- Keys	319.52	0.00	319.52
4439-00-000	Total Contract Costs	1,094.52	1,230.00	2,324.52
4499-00-000	TOTAL MAINTENACE EXPENSES	1,447.89	10,902.39	12,350.28
4500-00-000	GENERAL EXPENSES			
4510-10-000	Property Insurance	0.00	0.00	0.00

RHEP PBV SCATTERED SITE (rhep-sca)

Cash Flow Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

		Jan 2023	Feb 2023	Total
4510-20-000	Liability Insurance	0.00	0.00	0.00
4510-30-000	WORKMAN COMP	0.00	0.00	0.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	0.00	0.00
8000-00-000	TOTAL EXPENSES	48,736.82	92,581.92	141,318.74
9000-00-000	NET INCOME	25,446.18	-23,542.92	1,903.26

RHEP PBV SCATTERED SITE (rhep-sca)

Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

	Jan 2023	Feb 2023	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	8,131.00	8,763.13	16,894.13
3112-00-000	Tenant Assistance Payments	54,589.00	91,082.00	145,671.00
3119-00-000	Total Rental Income	62,720.00	99,845.13	162,565.13
3120-00-000	Other Tenant Income			
3120-07-000	Tenant Owed Utility	0.00	468.93	468.93
3129-00-000	Total Other Tenant Income	0.00	468.93	468.93
3199-00-000	NET TENANT INCOME	62,720.00	100,314.06	163,034.06
3999-00-000	TOTAL INCOME	62,720.00	100,314.06	163,034.06
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE			
4100-99-000	Administrative Salaries			
4110-00-000	Administrative Salaries	37,372.95	26,222.03	63,594.98
4110-04-000	Employee Benefit Contribution-Admin	452.73	3,759.07	4,211.80
4110-04-030	ROSS Employee Training	2,000.00	2,000.00	4,000.00
4110-99-000	Total Administrative Salaries	39,825.68	31,981.10	71,806.78
4130-00-000	Legal Expense			
4130-02-000	Criminal Background Checks	64.85	0.00	64.85
4130-04-000	General Legal Expense	0.00	1,250.00	1,250.00
4131-00-000	Total Legal Expense	64.85	1,250.00	1,314.85
4139-00-000	Other Admin Expenses			
4140-00-000	Staff Training	999.94	0.00	999.94

RHEP PBV SCATTERED SITE (rhep-sca)

Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

		Jan 2023	Feb 2023	Total
4174-00-000	Marketing/Printing	0.00	1,200.00	1,200.00
4180-00-000	Office Rent	5,232.56	5,232.56	10,465.12
4182-00-003	Other Consultant - FSS	0.00	15,000.00	15,000.00
4189-00-000	Total Other Admin Expenses	6,232.50	21,432.56	27,665.06
4190-00-000	Routine Admin Expenses			
4190-09-000	Software Liscense Fees	0.00	2,655.81	2,655.81
4190-16-000	Office Furniture	0.00	23,682.63	23,682.63
4191-00-000	Total Routine Admin Expenses	39,825.68	58,319.54	98,145.22
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	46,123.03	81,002.10	127,125.13
4300-00-000	UTILITIES			
4310-00-000	Water/Sewer	296.66	68.57	365.23
4320-00-000	Electricity- Tenant Charge	285.92	125.65	411.57
4320-01-000	Electricity-Vacant Units	0.00	91.79	91.79
4330-00-000	Gas-Tenant Charge	551.08	193.40	744.48
4330-01-000	Gas-Vacant Units	32.24	198.02	230.26
4399-00-000	TOTAL UTILITY EXPENSES	1,165.90	677.43	1,843.33
4400-00-000	MAINTENANCE AND OPERATIONS			
4420-00-000	Materials			
4420-08-000	Supplies-Plumbing	334.07	34.45	368.52
4420-11-000	Supplies-Hardware	19.30	27.94	47.24
4429-00-000	Total Materials	353.37	62.39	415.76
4430-00-000	Contract Costs			
4430-02-007	HVAC Replacement	0.00	5,430.00	5,430.00
4430-02-009	Cabinet Replacement	0.00	4,180.00	4,180.00
4430-02-011	Capitalized Maintenance Expenses	0.00	9,610.00	9,610.00
4430-07-000	Contract-Pest Control	490.00	1,230.00	1,720.00
4430-11-000	Contract-Plumbing	285.00	0.00	285.00
4434-00-000	Contract- Keys	319.52	0.00	319.52

RHEP PBV SCATTERED SITE (rhep-sca)

Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

		Jan 2023	Feb 2023	Total
4439-00-000	Total Contract Costs	1,094.52	10,840.00	11,934.52
4499-00-000	TOTAL MAINTENACE EXPENSES	1,447.89	10,902.39	12,350.28
4500-00-000	GENERAL EXPENSES			
4510-10-000	Property Insurance	319.44	319.44	638.88
4510-20-000	Liability Insurance	319.45	319.45	638.90
4510-30-000	WORKMAN COMP	319.45	319.45	638.90
4599-00-000	TOTAL GENERAL EXPENSES	958.34	958.34	1,916.68
8000-00-000	TOTAL EXPENSES	49,695.16	93,540.26	143,235.42
9000-00-000	NET INCOME	13,024.84	6,773.80	19,798.64

RHEP PBV SCATTERED SITE (rhep-sca)

Balance Sheet

Period = Feb 2023

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-40-000	Cash Operating RHEP	183,152.06
1111-99-000	Total Unrestricted Cash	183,152.06
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	15,097.70
1112-99-000	Total Restricted Cash	15,097.70
1119-00-000	TOTAL CASH	198,249.76
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	-28,460.17
1123-00-000	A/R-Affordable Housing Subsidies	47,247.70
1135-05-000	Accounts Receivable - PH	1,822.55
1135-11-000	Accounts Receivable - Rhep 1	-4,419.72
1135-16-000	Accounts Receivable - RHE-SQ	-5,510.05
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	10,680.31
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Expenses and Other Assets	3,833.28
1299-00-000	TOTAL OTHER CURRENT ASSETS	3,833.28
1300-00-000	TOTAL CURRENT ASSETS	212,763.35
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-08-000	Furniture and Equipment-Admin.	23,682.62
1420-00-000	TOTAL FIXED ASSETS (NET)	23,682.62
1499-00-000	TOTAL NONCURRENT ASSETS	23,682.62
1999-00-000	TOTAL ASSETS	236,445.97
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2114-00-000	Tenant Security Deposits	15,123.80
2114-01-000	Security Deposit Interest	-621.17
2114-02-000	Security Deposit Clearing Account	-501.00
2240-00-000	Tenant Prepaid Rents	4,829.09

RHEP PBV SCATTERED SITE (rhep-sca)

Balance Sheet

Period = Feb 2023

Book = Accrual

		Current Balance
2299-00-000	TOTAL CURRENT LIABILITIES	18,830.72
2499-00-000	TOTAL LIABILITIES	<u>18,830.72</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>217,615.25</u>
2809-99-000	TOTAL RETAINED EARNINGS:	217,615.25
2899-00-000	TOTAL EQUITY	<u>217,615.25</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>236,445.97</u>

RHE Scarborough

Square

Financials

February 2023

RHE Scarborough Square (rhe-sq)

Cash flow Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

	Jan 2023	Feb 2023	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	188,216.02	143,791.66	332,007.68
3112-00-000	Tenant Assistance Payments	82,959.00	37,166.00	120,125.00
3119-00-000	Total Rental Income	271,175.02	180,957.66	452,132.68
3120-00-000	Other Tenant Income			
	Transfer In	357,700.00	0	
3199-00-000	NET TENANT INCOME	628,875.02	180,957.66	809,832.68
3999-00-000	TOTAL INCOME	628,875.02	180,957.66	809,832.68
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE			
4100-99-000	Administrative Salaries			
4110-00-000	Administrative Salaries	4,460.00	19,504.78	23,964.78
4110-04-000	Employee Benefit Contribution-Admin	0.00	1,565.94	1,565.94
4110-99-000	Total Administrative Salaries	4,460.00	21,070.72	25,530.72
4130-00-000	Legal Expense			
4130-02-000	Criminal Background Checks	0.00	455.30	455.30
4130-04-000	General Legal Expense	0.00	212.50	212.50
4131-00-000	Total Legal Expense	0.00	667.80	667.80
4139-00-000	Other Admin Expenses			
4174-00-000	Marketing/Printing	0.00	3,200.00	3,200.00
4182-00-000	Financial-Consultants	3,918.75	1,406.25	5,325.00
4189-00-000	Total Other Admin Expenses	3,918.75	4,606.25	8,525.00

RHE Scarborough Square (rhe-sq)

Cash flow Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

	Jan 2023	Feb 2023	Total	
4190-00-000	Routine Admin Expenses			
4190-03-000	Advertising	1,619.00	1,619.00	3,238.00
4190-04-000	Office Supplies	847.05	1,233.88	2,080.93
4190-06-000	Computer Parts	0.00	875.00	875.00
4190-08-000	Postage	136.93	0.00	136.93
4190-09-000	Software Liscense Fees	0.00	5,225.70	5,225.70
4190-13-000	Internet	3,699.10	226.04	3,925.14
4190-15-000	Cell Phones/Pagers	0.00	721.59	721.59
4190-20-000	Bank Fees	0.00	45.00	45.00
4190-22-000	Sundry-Other Misc Admin Expenses	0.00	33.83	33.83
4191-00-000	Total Routine Admin Expenses	6,302.08	9,980.04	16,282.12
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	14,680.83	36,324.81	51,005.64
4300-00-000	UTILITIES			
4310-00-000	Water/Sewer	0.00	12,999.20	12,999.20
4320-00-000	Electricity- Tenant Charge	0.00	2,441.08	2,441.08
4320-01-000	Electricity-Vacant Units	0.00	905.80	905.80
4340-00-000	Garbage/Trash Removal	0.00	640.00	640.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	16,986.08	16,986.08
4400-00-000	MAINTENANCE AND OPERATIONS			
4420-00-000	Materials			
4420-02-000	Supplies-Appliance	0.00	510.59	510.59
4420-04-000	Supplies-Electrical	0.00	209.98	209.98
4420-08-000	Supplies-Plumbing	967.60	19.92	987.52
4420-11-000	Supplies-Hardware	0.00	474.49	474.49
4420-13-000	HVAC Supplies	0.00	653.00	653.00
4429-00-000	Total Materials	967.60	1,867.98	2,835.58
4430-00-000	Contract Costs			
4430-02-003	Appliance Purchase-Stove	0.00	798.45	798.45

RHE Scarborough Square (rhe-sq)

Cash flow Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

	Jan 2023	Feb 2023	Total	
4430-02-007	HVAC Replacement	0.00	2,500.00	2,500.00
4430-02-008	Flooring Replacement	0.00	3,388.00	3,388.00
4430-02-009	Cabinet Replacement	0.00	2,300.10	2,300.10
4430-02-011	Capitalized Maintenance Expenses	0.00	8,986.55	8,986.55
4430-03-000	Contract-Building Repairs	0.00	15,680.00	15,680.00
4430-04-000	Contract-General Cleaning	0.00	3,036.00	3,036.00
4430-05-000	Contract-Painting	0.00	6,210.00	6,210.00
4430-06-000	Contract-Electrical	1,232.17	0.00	1,232.17
4430-07-000	Contract-Pest Control	0.00	880.00	880.00
4430-09-000	Contract-Grounds	0.00	4,868.00	4,868.00
4430-11-000	Contract-Plumbing	3,621.00	13,204.18	16,825.18
4430-12-000	Contract-Window Covering	0.00	1,005.73	1,005.73
4430-15-000	Contract-Equipment Rental	0.00	300.00	300.00
4430-20-000	Contract- Carpet Turnover	0.00	1,333.00	1,333.00
4430-21-000	Unit Turnover	0.00	3,875.00	3,875.00
4439-00-000	Total Contract Costs	4,853.17	50,391.91	55,245.08
4499-00-000	TOTAL MAINTENACE EXPENSES	5,820.77	61,246.44	67,067.21
4500-00-000	GENERAL EXPENSES			
4522-00-000	Tax Preparation	0.00	14,368.00	14,368.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	14,368.00	14,368.00
4800-00-000	FINANCING EXPENSE			
4855-00-000	Interest Expense-Mortgage Payable	0.00	296,547.95	296,547.95
4899-00-000	TOTAL FINANCING EXPENSES	0.00	296,547.95	296,547.95
8000-00-000	TOTAL EXPENSES	20,501.60	425,473.28	445,974.88
9000-00-000	NET INCOME	608,373.42	-244,515.62	363,857.80

RHE Scarborough Square (rhe-sq)
Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

	Jan 2023	Feb 2023	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	226,643.00	117,594.08	344,237.08
3112-00-000	Tenant Assistance Payments	19,497.00	86,497.00	105,994.00
3119-00-000	Total Rental Income	246,140.00	204,091.08	450,231.08
3120-00-000	Other Tenant Income			
3120-08-000	Tenant Screening	50.00	0.00	50.00
3120-11-000	Parking monthly fee - Reserved	55.00	30.00	85.00
3120-16-000	Pet Monthly Fee	845.00	845.00	1,690.00
3129-00-000	Total Other Tenant Income	950.00	875.00	1,825.00
3199-00-000	NET TENANT INCOME	247,090.00	204,966.08	452,056.08
3999-00-000	TOTAL INCOME	247,090.00	204,966.08	452,056.08
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE			
4100-99-000	Administrative Salaries			
4110-00-000	Administrative Salaries	4,460.00	19,504.78	23,964.78
4110-04-000	Employee Benefit Contribution-Admin	0.00	1,565.94	1,565.94
4110-99-000	Total Administrative Salaries	4,460.00	21,070.72	25,530.72
4130-00-000	Legal Expense			
4130-02-000	Criminal Background Checks	0.00	455.30	455.30
4130-04-000	General Legal Expense	0.00	212.50	212.50
4131-00-000	Total Legal Expense	0.00	667.80	667.80
4139-00-000	Other Admin Expenses			

RHE Scarborough Square (rhe-sq)

Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

		Jan 2023	Feb 2023	Total
4174-00-000	Marketing/Printing	0.00	3,200.00	3,200.00
4182-00-000	Financial-Consultants	3,918.75	1,406.25	5,325.00
4189-00-000	Total Other Admin Expenses	3,918.75	4,606.25	8,525.00
4190-00-000	Routine Admin Expenses			
4190-03-000	Advertising	1,619.00	1,619.00	3,238.00
4190-04-000	Office Supplies	847.05	1,233.88	2,080.93
4190-06-000	Computer Parts	0.00	875.00	875.00
4190-08-000	Postage	136.93	0.00	136.93
4190-09-000	Software Liscense Fees	0.00	5,225.70	5,225.70
4190-13-000	Internet	3,699.10	226.04	3,925.14
4190-15-000	Cell Phones/Pagers	0.00	721.59	721.59
4190-20-000	Bank Fees	0.00	45.00	45.00
4190-22-000	Sundry-Other Misc Admin Expenses	0.00	33.83	33.83
4191-00-000	Total Routine Admin Expenses	10,762.08	31,050.76	41,812.84
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	14,680.83	36,324.81	51,005.64
4300-00-000	UTILITIES			
4310-00-000	Water/Sewer	0.00	12,999.20	12,999.20
4320-00-000	Electricity- Tenant Charge	0.00	2,441.08	2,441.08
4320-01-000	Electricity-Vacant Units	0.00	905.80	905.80
4340-00-000	Garbage/Trash Removal	0.00	640.00	640.00
4399-00-000	TOTAL UTILITY EXPENSES	0.00	16,986.08	16,986.08
4400-00-000	MAINTENANCE AND OPERATIONS			
4420-00-000	Materials			
4420-02-000	Supplies-Appliance	0.00	510.59	510.59
4420-04-000	Supplies-Electrical	0.00	209.98	209.98
4420-08-000	Supplies-Plumbing	967.60	19.92	987.52
4420-11-000	Supplies-Hardware	0.00	474.49	474.49
4420-13-000	HVAC Supplies	0.00	653.00	653.00

RHE Scarborough Square (rhe-sq)

Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

		Jan 2023	Feb 2023	Total
4429-00-000	Total Materials	967.60	1,867.98	2,835.58
4430-00-000	Contract Costs			
4430-02-003	Appliance Purchase-Stove	0.00	798.45	798.45
4430-02-007	HVAC Replacement	0.00	2,500.00	2,500.00
4430-02-008	Flooring Replacement	0.00	3,388.00	3,388.00
4430-02-009	Cabinet Replacement	0.00	2,300.10	2,300.10
4430-02-011	Capitalized Maintenance Expenses	0.00	8,986.55	8,986.55
4430-03-000	Contract-Building Repairs	0.00	15,680.00	15,680.00
4430-04-000	Contract-General Cleaning	0.00	3,036.00	3,036.00
4430-05-000	Contract-Painting	0.00	6,210.00	6,210.00
4430-06-000	Contract-Electrical	1,232.17	0.00	1,232.17
4430-07-000	Contract-Pest Control	0.00	880.00	880.00
4430-09-000	Contract-Grounds	0.00	4,868.00	4,868.00
4430-11-000	Contract-Plumbing	3,621.00	13,204.18	16,825.18
4430-12-000	Contract-Window Covering	0.00	1,005.73	1,005.73
4430-15-000	Contract-Equipment Rental	0.00	300.00	300.00
4430-20-000	Contract- Carpet Turnover	0.00	1,333.00	1,333.00
4430-21-000	Unit Turnover	0.00	3,875.00	3,875.00
4439-00-000	Total Contract Costs	4,853.17	59,378.46	64,231.63
4499-00-000	TOTAL MAINTENACE EXPENSES	5,820.77	61,246.44	67,067.21
4500-00-000	GENERAL EXPENSES			
4522-00-000	Tax Preparation	0.00	14,368.00	14,368.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	14,368.00	14,368.00
4800-00-000	FINANCING EXPENSE			
4855-00-000	Interest Expense-Mortgage Payable	0.00	296,547.95	296,547.95
4899-00-000	TOTAL FINANCING EXPENSES	0.00	296,547.95	296,547.95
8000-00-000	TOTAL EXPENSES	20,501.60	425,473.28	445,974.88

RHE Scarborough Square (rhe-sq)
Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

		Jan 2023	Feb 2023	Total
9000-00-000	NET INCOME	226,588.40	-220,507.20	6,081.20

RHE Scarborough Square (rhe-sq)

Balance Sheet

Period = Feb 2023

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-05-000	Cash Operating RHE Scarborough	-121,753.35
1111-99-000	Total Unrestricted Cash	<u>-121,753.35</u>
1119-00-000	TOTAL CASH	-121,753.35
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	569,587.23
1123-00-000	A/R-Affordable Housing Subsidies	75,981.00
1135-05-000	Accounts Receivable - PH	5,510.04
1135-15-000	Accounts Receivable - Rhep-SCA	5,510.05
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>656,588.32</u>
1300-00-000	TOTAL CURRENT ASSETS	534,834.97
1400-00-000	NONCURRENT ASSETS:	
1999-00-000	TOTAL ASSETS	<u>534,834.97</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2240-00-000	Tenant Prepaid Rents	1,146.55
2299-00-000	TOTAL CURRENT LIABILITIES	<u>1,146.55</u>
2499-00-000	TOTAL LIABILITIES	1,146.55
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	533,688.42
2809-99-000	TOTAL RETAINED EARNINGS:	<u>533,688.42</u>
2899-00-000	TOTAL EQUITY	533,688.42
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>534,834.97</u>

Dev/Corp

Financials

February 2023

DEV (dev)

Cash Flow Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total
Beginning Balance as of 10/01/2022	\$ 841,035.44	\$ 727,415.44	\$ 839,672.94	\$ 786,455.00	\$ 827,542.32	
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	6,380.00	6,264.00	6,407.06	6,462.32	6,380.00	31,893.38
Wire In	0.00	160,837.50	85,375.00	59,625.00	0.00	305,837.50
3699-00-000 TOTAL OTHER INCOME	<u>6,380.00</u>	<u>167,101.50</u>	<u>91,782.06</u>	<u>66,087.32</u>	<u>6,380.00</u>	<u>337,730.88</u>
3999-00-000 TOTAL INCOME	<u>6,380.00</u>	<u>167,101.50</u>	<u>91,782.06</u>	<u>66,087.32</u>	<u>6,380.00</u>	<u>337,730.88</u>
4000-00-000 EXPENSES						
4100-00-000 ADMINISTRATIVE						
4400-00-000 MAINTENANCE AND OPERATIONS						
4500-00-000 GENERAL EXPENSES						
4590-01-000 FIRESIDE DEV FEES (NIX)	0.00	0.00	0.00	25,000.00	25,000.00	50,000.00
4599-00-000 TOTAL GENERAL EXPENSES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>25,000.00</u>	<u>25,000.00</u>	<u>50,000.00</u>
5000-00-000 NON-OPERATING ITEMS						
5210-00-000 Operating Transfers OUT	120,000.00	54,844.00	145,000.00	0.00	0.00	319,844.00
5999-00-000 TOTAL NON-OPERATING ITEMS	<u>120,000.00</u>	<u>54,844.00</u>	<u>145,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>319,844.00</u>
8000-00-000 TOTAL EXPENSES	<u>120,000.00</u>	<u>54,844.00</u>	<u>145,000.00</u>	<u>25,000.00</u>	<u>25,000.00</u>	<u>369,844.00</u>

DEV (dev)

Cash Flow Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

		Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total
9000-00-000	NET INCOME	-113,620.00	112,257.50	-53,217.94	41,087.32	-18,620.00	-32,113.12
	Bank Statement Balance	727,415.44	839,672.94	786,455.00	827,542.32	808,922.32	

DEV (dev)

Statement (12 months)

Period = Oct 2022-Feb 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	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	6,380.00	6,264.00	6,407.06	6,462.32	6,380.00	31,893.38
3699-00-000 TOTAL OTHER INCOME	6,380.00	6,264.00	6,407.06	6,462.32	6,380.00	31,893.38
3999-00-000 TOTAL INCOME	6,380.00	6,264.00	6,407.06	6,462.32	6,380.00	31,893.38
4000-00-000 EXPENSES						
4100-00-000 ADMINISTRATIVE						
4400-00-000 MAINTENANCE AND OPERATIONS						
4500-00-000 GENERAL EXPENSES						
4590-01-000 FIRESIDE DEV FEES (NIX)	0.00	0.00	0.00	25,000.00	25,000.00	50,000.00
4599-00-000 TOTAL GENERAL EXPENSES	0.00	0.00	0.00	25,000.00	25,000.00	50,000.00
5000-00-000 NON-OPERATING ITEMS						
5210-00-000 Operating Transfers OUT	0.00	54,844.00	0.00	0.00	0.00	54,844.00
5999-00-000 TOTAL NON-OPERATING ITEMS	0.00	54,844.00	0.00	0.00	0.00	54,844.00
8000-00-000 TOTAL EXPENSES	0.00	54,844.00	0.00	25,000.00	25,000.00	104,844.00
9000-00-000 NET INCOME	6,380.00	-48,580.00	6,407.06	-18,537.68	-18,620.00	-72,950.62

DEV (dev)

Balance Sheet

Period = Feb 2023

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-50-000	CASH OPERATING DEV	868,547.32
1111-99-000	Total Unrestricted Cash	<u>868,547.32</u>
1119-00-000	TOTAL CASH	868,547.32
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1135-04-000	Accounts Receivable - Interfund	7,000.00
1135-05-000	Accounts Receivable - PH	-119,877.00
1135-08-000	Accounts Receivable - HCV	50,000.00
1135-09-000	Accounts Receivable - RHE PROP	2,015.00
1135-11-000	Accounts Receivable - Rhep 1	-57,959.77
1145-00-000	Accrued Interest Receivable	10,461.00
1145-10-000	Reserve for Accrued Interest Receivable	-10,461.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>-118,821.77</u>
1300-00-000	TOTAL CURRENT ASSETS	749,725.55
1300-01-000	Notes Receivable - Legacy	992,300.00
1300-03-000	Notes Receivable - FPA, LP	697,415.00
1300-10-000	Notes Receivable Reserve	-697,415.00
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>992,300.00</u>
1499-00-000	TOTAL NONCURRENT ASSETS	992,300.00
1999-00-000	TOTAL ASSETS	<u>1,742,025.55</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
2299-00-000	TOTAL CURRENT LIABILITIES	<u>-6,885.70</u>
2499-00-000	TOTAL LIABILITIES	<u>-6,885.70</u>
2800-00-000	EQUITY	

DEV (dev)

Balance Sheet

Period = Feb 2023

Book = Accrual

Current Balance

2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>1,748,911.25</u>
2809-99-000	TOTAL RETAINED EARNINGS:	<u>1,748,911.25</u>
2899-00-000	TOTAL EQUITY	<u>1,748,911.25</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>1,742,025.55</u>

RHE CORPORATION (rhecorp)

Statement (12 months)

Period = Jan 2023-Feb 2023

Book = Accrual

		Jan 2023	Feb 2023	Total
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 = Feb 2023

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
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

February 2023

Parkside Landing - 3379
Budget Comparison
 March 14, 2023

Reporting Book:

ACCRUAL

As of Date:

03/14/2023

Property:

Parkside Landing - 3379

	Month Ending 02/28/2023				Year to Date 02/28/2023				Annual
	Actual	Budget	Variance	%	Actual	Budget	Variance	%	Budget
OPERATING INCOME									
Rental Income	371,634.00	345,613.00	26,021.00	7.52	676,060.00	691,226.00	(15,166.00)	(2.19)	4,309,366.00
Vacancy	(24,827.40)	(12,417.90)	(12,409.50)	(99.93)	(30,685.40)	(24,835.80)	(5,849.60)	(23.55)	(150,922.65)
Bad Debt	0.00	(5,282.78)	5,282.78	100.00	(1,861.00)	(10,557.21)	8,696.21	82.37	(63,726.37)
Other Income	6,204.00	2,711.67	3,492.33	128.78	8,277.00	5,423.34	2,853.66	52.61	32,540.04
TOTAL OPERATING INCOME	353,010.60	330,623.99	22,386.61	6.77	651,790.60	661,256.33	(9,465.73)	(1.43)	4,127,257.02
OPERATING EXPENSES									
Renting Expenses	805.21	2,597.62	1,792.41	69.00	3,117.34	4,595.24	1,477.90	32.16	25,043.44
Administrative Expenses	18,341.65	14,120.28	(4,221.37)	(29.89)	46,035.88	32,965.20	(13,070.68)	(39.64)	186,644.56
Payroll	25,017.41	34,944.00	9,926.59	28.40	58,405.56	64,895.00	6,489.44	9.99	390,318.00
Utility Expenses	14,444.57	37,298.99	22,854.42	61.27	69,143.56	74,597.98	5,454.42	7.31	447,587.88
Operating and Maint Expenses	14,224.12	21,910.15	7,686.03	35.07	44,599.13	44,195.30	(403.83)	(0.91)	266,187.80
Taxes and Insurance	19,051.01	18,929.15	(121.86)	(0.64)	38,177.40	37,858.30	(319.10)	(0.84)	235,314.96
Activities	0.00	200.00	200.00	100.00	121.41	401.00	279.59	69.72	38,220.00
TOTAL OPERATING EXPENSES	91,883.97	130,000.19	38,116.22	29.32	259,600.28	259,508.02	(92.26)	(0.03)	1,589,316.64
TOTAL NET OPERATING INCOME (LOSS)	261,126.63	200,623.80	60,502.83	30.15	392,190.32	401,748.31	(9,557.99)	(2.37)	2,537,940.38
Non-Operating Income (Expenses)									
Financial Expenses	103,472.71	(117,598.68)	221,071.39	187.98	0.00	(235,311.52)	235,311.52	100.00	(1,404,999.68)
Income from Investments	6.71	0.00	6.71	100.00	16.98	0.00	16.98	100.00	0.00
Mortgagor Income (Expenses)	(7,155.55)	0.00	(7,155.55)	(100.00)	(20,016.41)	0.00	(20,016.41)	(100.00)	0.00
Total Non-Operating Income (Expenses)	96,323.87	(117,598.68)	213,922.55	181.90	(19,999.43)	(235,311.52)	215,312.09	91.50	(1,404,999.68)
TOTAL TAXABLE INCOME (LOSS)	357,450.50	83,025.12	274,425.38	330.53	372,190.89	166,436.79	205,754.10	123.62	1,132,940.70
CASH FLOW ADJUSTMENTS									
Mortgage Payable	46,322.50	(46,550.53)	92,873.03	199.51	0.00	(92,986.90)	92,986.90	100.00	(564,832.84)
Capital Expenditures	(3,724.16)	0.00	(3,724.16)	(100.00)	(7,482.83)	(7,058.00)	(424.83)	(6.01)	(28,794.00)
Res for Replacement Funding	6,883.34	(6,883.34)	13,766.68	200.00	0.00	(13,766.68)	13,766.68	100.00	(82,600.08)
Mortgagor Income (Expenses)	7,155.55	0.00	7,155.55	(100.00)	20,016.41	0.00	20,016.41	(100.00)	0.00
TOTAL CASH FLOW ADJUSTMENTS	56,637.23	(53,433.87)	110,071.10	205.99	12,533.58	(113,811.58)	126,345.16	111.01	(676,226.92)
TOTAL NET CASH FLOW (DEF)	414,087.73	29,591.25	384,496.48	1,299.35	384,724.47	52,625.21	332,099.26	631.06	456,713.78
SURPLUS CASH ADJUSTMENTS									
Insurance Funding	13,925.00	(7,956.92)	21,881.92	275.00	0.00	(15,913.84)	15,913.84	100.00	(101,673.18)
Insurance Expense	8,078.78	7,956.92	121.86	1.53	16,157.56	15,913.84	243.72	1.53	101,673.18
Tax Funding	13,965.00	(10,972.23)	24,937.23	227.27	0.00	(21,944.46)	21,944.46	100.00	(133,641.78)
Tax Expense	10,972.23	10,972.23	0.00	0.00	21,944.46	21,944.46	0.00	0.00	133,641.78
MIP Funding	14,354.00	0.00	14,354.00	100.00	0.00	0.00	0.00	0.00	0.00
MIP Expense	0.00	14,354.00	(14,354.00)	(100.00)	0.00	28,708.00	(28,708.00)	(100.00)	166,095.00
TOTAL SURPLUS CASH ADJUSTMENTS	61,295.01	14,354.00	46,941.01	327.02	38,102.02	28,708.00	9,394.02	32.72	166,095.00
TOTAL POS (NEG) SURPLUS CASH	475,382.74	43,945.25	431,437.49	981.76	422,826.49	81,333.21	341,493.28	419.86	622,808.78
ADDITIONAL ADJUSTMENTS TO CASH FLOW									
Construction in Progress	(3,675.00)	0.00	(3,675.00)	(100.00)	(8,491.38)	0.00	(8,491.38)	(100.00)	0.00
Accounts Payable	(24,349.86)	0.00	(24,349.86)	(100.00)	23,437.06	0.00	23,437.06	100.00	0.00
Resident Accounts Receivable	(22,891.61)	0.00	(22,891.61)	(100.00)	55,638.98	0.00	55,638.98	100.00	0.00
Subsidy Accounts Receivable	(25,514.29)	0.00	(25,514.29)	(100.00)	(20,124.29)	0.00	(20,124.29)	(100.00)	0.00
Other Accounts Receivable	(2,492.26)	0.00	(2,492.26)	(100.00)	(2,462.74)	0.00	(2,462.74)	(100.00)	0.00
Prepaid Expenses	28,047.08	(14,354.00)	42,401.08	295.39	44,028.01	(28,708.00)	72,736.01	253.36	(172,248.00)
Net Accruals	5,999.33	0.00	5,999.33	100.00	(25,042.88)	0.00	(25,042.88)	(100.00)	0.00
Prepaid Rent	(14,471.60)	0.00	(14,471.60)	(100.00)	(13,987.76)	0.00	(13,987.76)	(100.00)	0.00

Security Deposits	(3,736.00)	0.00	(3,736.00)	(100.00)	(3,608.71)	0.00	(3,608.71)	(100.00)	0.00
Advances	(397,845.10)	0.00	(397,845.10)	(100.00)	(397,845.10)	0.00	(397,845.10)	(100.00)	0.00
Distributions to Owners	0.00	130,000.00	(130,000.00)	(100.00)	0.00	260,000.00	(260,000.00)	(100.00)	1,170,000.00
Tax Expense	(10,972.23)	(10,972.23)	0.00	0.00	(21,944.46)	(21,944.46)	0.00	0.00	(133,641.78)
Insurance Expense	(8,078.78)	(7,956.92)	(121.86)	(1.53)	(16,157.56)	(15,913.84)	(243.72)	(1.53)	(101,673.18)
MIP Expense	0.00	(14,354.00)	14,354.00	100.00	0.00	(28,708.00)	28,708.00	100.00	(166,095.00)
Mortgagor Income (Expenses)	(7,155.55)	0.00	(7,155.55)	(100.00)	(20,016.41)	0.00	(20,016.41)	(100.00)	0.00
Deposits	0.00	0.00	0.00	0.00	0.31	0.00	0.31	100.00	0.00
TOTAL ADDITIONAL ADJUSTMENTS TO CAS	(487,135.87)	82,362.85	(569,498.72)	(691.45)	(406,576.93)	164,725.70	(571,302.63)	(346.82)	596,342.04
TOTAL NET ADJUSTED CASH FLOW	(11,753.13)	126,308.10	(138,061.23)	(109.30)	16,249.56	246,058.91	(229,809.35)	(93.39)	1,219,150.82
Net Change in Cash From TB	(11,753.13)	0.00	(11,753.13)	100.00	16,249.56	0.00	16,249.56	100.00	0.00
Variance	0.00	(126,308.10)	126,308.10	100.00	0.00	(246,058.91)	246,058.91	100.00	(1,219,150.82)
OPERATING INCOME									
Rental Income									
5112-0002 - Short Term Lease Premium	25.00	0.00	25.00	100.00	50.00	0.00	50.00	100.00	0.00
5120-0000 - Rental Income	320,068.20	426,946.00	(106,877.80)	(25.03)	680,848.20	853,892.00	(173,043.80)	(20.26)	5,191,664.00
5150-0000 - Rental Assistance	110,429.80	0.00	110,429.80	100.00	180,709.80	0.00	180,709.80	100.00	0.00
5221-0000 - Gain/(Loss) to Lease	(58,889.00)	(81,333.00)	22,444.00	27.59	(185,548.00)	(162,666.00)	(22,882.00)	(14.06)	(882,298.00)
Total Rental Income	371,634.00	345,613.00	26,021.00	7.52	676,060.00	691,226.00	(15,166.00)	(2.19)	4,309,366.00
Vacancy									
5220-0000 - Vacancies Apartment	(24,514.00)	(12,417.90)	(12,096.10)	(97.40)	(30,372.00)	(24,835.80)	(5,536.20)	(22.29)	(150,922.65)
5227-0003 - Resident Rent Concession	(313.40)	0.00	(313.40)	(100.00)	(313.40)	0.00	(313.40)	(100.00)	0.00
Total Vacancy	(24,827.40)	(12,417.90)	(12,409.50)	(99.93)	(30,685.40)	(24,835.80)	(5,849.60)	(23.55)	(150,922.65)
Bad Debt									
6370-0000 - Bad Debt	0.00	(5,282.78)	5,282.78	100.00	0.00	(10,557.21)	10,557.21	100.00	(63,726.37)
6370-0001 - Bad Debt Local Housing Au	0.00	0.00	0.00	0.00	(1,861.00)	0.00	(1,861.00)	(100.00)	0.00
Total Bad Debt	0.00	(5,282.78)	5,282.78	100.00	(1,861.00)	(10,557.21)	8,696.21	82.37	(63,726.37)
Other Income									
5170-0001 - Parking Income-Covered	375.00	1,725.00	(1,350.00)	(78.26)	752.00	3,450.00	(2,698.00)	(78.20)	20,700.00
5330-0000 - Tenant Services	125.00	45.00	80.00	177.77	185.00	90.00	95.00	105.55	540.00
5331-0000 - Pet Income	805.00	166.67	638.33	382.99	1,575.00	333.34	1,241.66	372.49	2,000.04
5331-0001 - Pet Fee Non Refundable	440.00	0.00	440.00	100.00	580.00	0.00	580.00	100.00	0.00
5332-0000 - Application Fees	40.00	50.00	(10.00)	(20.00)	190.00	100.00	90.00	90.00	600.00
5385-0000 - Late/Term Fees	0.00	575.00	(575.00)	(100.00)	0.00	1,150.00	(1,150.00)	(100.00)	6,900.00
5390-0002 - Damages	4,419.00	150.00	4,269.00	2,846.00	4,995.00	300.00	4,695.00	1,565.00	1,800.00
Total Other Income	6,204.00	2,711.67	3,492.33	128.78	8,277.00	5,423.34	2,853.66	52.61	32,540.04
TOTAL OPERATING INCOME	353,010.60	330,623.99	22,386.61	6.77	651,790.60	661,256.33	(9,465.73)	(1.43)	4,127,257.02
OPERATING EXPENSES									
Renting Expenses									
6204-0000 - Management Consultant	10.96	836.00	825.04	98.68	822.80	1,672.00	849.20	50.78	10,032.00
6210-0000 - Rental Advertising	236.00	956.50	720.50	75.32	1,371.00	1,913.00	542.00	28.33	11,478.00
6212-0000 - Collateral Materials/Brand Ic	382.88	780.12	397.24	50.92	572.80	960.24	387.44	40.34	3,233.44
6290-0000 - Miscellaneous Renting Expe	175.37	25.00	(150.37)	(601.48)	350.74	50.00	(300.74)	(601.48)	300.00
Total Renting Expenses	805.21	2,597.62	1,792.41	69.00	3,117.34	4,595.24	1,477.90	32.16	25,043.44
Administrative Expenses									
6311-0000 - Office Expenses	1,837.38	1,417.91	(419.47)	(29.58)	3,256.13	3,874.46	618.33	15.95	18,053.56
6312-0000 - Copy Machine	188.85	200.00	11.15	5.57	377.70	1,400.00	1,022.30	73.02	5,200.00
6313-0000 - Postage	3.00	25.00	22.00	88.00	13.20	50.00	36.80	73.60	300.00
6316-0000 - Travel/Mileage	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
6316-0003 - Training	715.93	0.00	(715.93)	(100.00)	(384.07)	2,686.00	3,070.07	114.29	6,918.00
6316-0004 - Training - New Employee O	0.00	425.00	425.00	100.00	0.00	850.00	850.00	100.00	850.00
6320-0000 - Management Fees	11,495.53	9,440.00	(2,055.53)	(21.77)	21,418.32	18,880.00	(2,538.32)	(13.44)	113,280.00
6340-0000 - Legal Expense	3,231.17	1,100.00	(2,131.17)	(193.74)	10,260.13	2,200.00	(8,060.13)	(366.36)	10,500.00
6350-0000 - Auditing	0.00	0.00	0.00	0.00	6,680.00	0.00	(6,680.00)	(100.00)	9,960.00
6360-0000 - Telephone	710.35	1,272.74	562.39	44.18	1,685.74	2,545.48	859.74	33.77	15,272.88
6380-0000 - Advertising - Employees	0.00	0.00	0.00	0.00	2,425.00	0.00	(2,425.00)	(100.00)	0.00
6385-0000 - Dues and Memberships	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,934.56
6390-0000 - Miscellaneous	(138.00)	0.00	138.00	100.00	(138.00)	0.00	138.00	100.00	500.00
Bank Charges	297.44	214.63	(82.81)	(38.58)	441.73	429.26	(12.47)	(2.90)	2,575.56
Total Administrative Expenses	18,341.65	14,120.28	(4,221.37)	(29.89)	46,035.88	32,965.20	(13,070.68)	(39.64)	186,644.56
Payroll									
6251-0000 - Employee Leasing Commi	0.00	0.00	0.00	0.00	800.00	0.00	(800.00)	(100.00)	0.00

6310-0000 - Office Payroll	3,000.36	4,093.00	1,092.64	26.69	10,421.22	8,186.00	(2,235.22)	(27.30)	54,333.00
6330-0000 - Managers Payroll	11,005.81	11,438.00	432.19	3.77	17,727.91	18,067.00	339.09	1.87	97,855.00
6539-0000 - Maintenance Payroll Gene	4,371.30	7,016.00	2,644.70	37.69	10,599.48	14,032.00	3,432.52	24.46	93,392.00
6540-0000 - Maintenance PayrollSuper	1,401.09	5,403.00	4,001.91	74.06	6,532.77	10,806.00	4,273.23	39.54	71,919.00
Payroll Taxes	1,971.33	3,130.00	1,158.67	37.01	5,200.21	6,308.00	1,107.79	17.56	26,731.00
Health Insurance and Other Benefits	2,949.53	3,357.00	407.47	12.13	6,487.99	6,570.00	82.01	1.24	40,326.00
Workers Compensation	317.99	507.00	189.01	37.28	635.98	926.00	290.02	31.31	5,762.00
Total Payroll	25,017.41	34,944.00	9,926.59	28.40	58,405.56	64,895.00	6,489.44	9.99	390,318.00
Utility Expenses									
6430-0000 - Electricity Vacant	0.00	50.00	50.00	100.00	35.24	100.00	64.76	64.76	600.00
6440-0000 - Gas/Oil Heat Vacant	216.83	100.00	(116.83)	(116.83)	162.69	200.00	37.31	18.65	1,200.00
6450-0000 - Electricity	430.87	1,631.25	1,200.38	73.58	1,381.54	3,262.50	1,880.96	57.65	19,575.00
6451-0000 - Water and Sewer	10,534.13	31,463.62	20,929.49	66.51	58,467.09	62,927.24	4,460.15	7.08	377,563.44
6452-0000 - Natural Gas Heat	3,120.85	3,744.12	623.27	16.64	8,812.89	7,488.24	(1,324.65)	(17.68)	44,929.44
6454-0000 - Utility Processing	137.95	310.00	172.05	55.50	275.90	620.00	344.10	55.50	3,720.00
6456-0000 - Utility Late Fee	3.94	0.00	(3.94)	(100.00)	8.21	0.00	(8.21)	(100.00)	0.00
Total Utility Expenses	14,444.57	37,298.99	22,854.42	61.27	69,143.56	74,597.98	5,454.42	7.31	447,587.88
Operating and Maint Expenses									
6462-0000 - Exterminating Contract	0.00	745.00	745.00	100.00	1,060.00	1,490.00	430.00	28.85	8,940.00
6470-0000 - Rubbish Removal	0.00	3,113.48	3,113.48	100.00	1,720.58	6,226.96	4,506.38	72.36	37,361.76
6470-0001 - Rubbish Removal - Bulk	425.00	1,000.00	575.00	57.50	1,500.00	2,000.00	500.00	25.00	12,000.00
6472-0000 - Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	500.00	500.00	100.00	1,100.00
6473-0000 - Snow Removal Contract	0.00	1,155.00	1,155.00	100.00	0.00	2,310.00	2,310.00	100.00	5,775.00
6511-0000 - Security Contract and Repa	0.00	150.00	150.00	100.00	1,825.00	300.00	(1,525.00)	(508.33)	4,026.00
6521-0000 - Grounds Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
6522-0000 - Grounds Contract	5,290.00	2,645.00	(2,645.00)	(100.00)	5,290.00	5,290.00	0.00	0.00	38,540.00
6531-0000 - Cleaning Supplies	0.00	41.67	41.67	100.00	8.40	83.34	74.94	89.92	500.04
6532-0000 - Cleaning Contract	0.00	6,800.00	6,800.00	100.00	5,495.00	13,600.00	8,105.00	59.59	81,600.00
6541-0000 - Maintenance Supplies	1,279.51	1,100.00	(179.51)	(16.31)	2,262.92	2,200.00	(62.92)	(2.86)	13,200.00
6545-0000 - Repairs Contract General	2,901.00	500.00	(2,401.00)	(480.20)	8,600.38	1,000.00	(7,600.38)	(760.03)	8,000.00
6546-0000 - Repairs Contract Electric	0.00	100.00	100.00	100.00	275.00	200.00	(75.00)	(37.50)	1,200.00
6547-0000 - Repairs - Contract - HVAC	1,381.18	500.00	(881.18)	(176.23)	2,071.77	875.00	(1,196.77)	(136.77)	4,875.00
6548-0000 - Repairs - Contract - Plumbir	2,115.65	1,200.00	(915.65)	(76.30)	7,660.64	2,400.00	(5,260.64)	(219.19)	14,400.00
6552-0000 - Uniforms	77.60	160.00	82.40	51.50	182.75	320.00	137.25	42.89	1,920.00
6561-0000 - Decorator Supplies	0.00	200.00	200.00	100.00	314.51	400.00	85.49	21.37	2,400.00
6562-0000 - Decorator Contract Service:	(190.00)	1,250.00	1,440.00	115.20	5,388.00	2,500.00	(2,888.00)	(115.52)	15,000.00
6586-0000 - Fire and Safety Systems	944.18	1,250.00	305.82	24.46	944.18	2,500.00	1,555.82	62.23	15,000.00
Total Operating and Maint Expenses	14,224.12	21,910.15	7,686.03	35.07	44,599.13	44,195.30	(403.83)	(0.91)	266,187.80
Taxes and Insurance									
6710-0000 - Taxes Real Estate	10,972.23	10,972.23	0.00	0.00	21,944.46	21,944.46	0.00	0.00	133,641.78
6720-0000 - Insurance Property	8,078.78	7,956.92	(121.86)	(1.53)	16,157.56	15,913.84	(243.72)	(1.53)	101,673.18
6722-0000 - Insurance - Consultant	0.00	0.00	0.00	0.00	75.38	0.00	(75.38)	(100.00)	0.00
Total Taxes and Insurance	19,051.01	18,929.15	(121.86)	(0.64)	38,177.40	37,858.30	(319.10)	(0.84)	235,314.96
Activities									
6981-0000 - Resident Supplies	0.00	100.00	100.00	100.00	121.41	200.00	78.59	39.29	1,800.00
6982-0000 - Resident Services Contract	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	2,900.00
6991-0000 - Pool Supplies	0.00	0.00	0.00	0.00	0.00	1.00	1.00	100.00	2,501.00
6992-0000 - Pool Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,019.00
Total Activities	0.00	200.00	200.00	100.00	121.41	401.00	279.59	69.72	38,220.00
TOTAL OPERATING EXPENSES	91,883.97	130,000.19	38,116.22	29.32	259,600.28	259,508.02	(92.26)	(0.03)	1,589,316.64
TOTAL NET OPERATING INCOME (LOSS)	261,126.63	200,623.80	60,502.83	30.15	392,190.32	401,748.31	(9,557.99)	(2.37)	2,537,940.38

Parkside Landing - 3379 Comparative Balance Sheet

Reporting Book:
As of Date:
Property:

ACCRUAL
03/14/2023
Parkside Landing - 3379

	Current Month 02/28/2023	Prior Month 01/31/2023	Period Change	Year Ending 12/31/2022	YTD Increase (Decrease)
ASSETS					
CASH UNRESTRICTED					
1110-0000 - Cash Operating	190,277.16	202,348.28	(12,071.12)	95,936.74	94,340.42
1110-0002 - Holdback Cash - Check Run	81,379.98	81,379.98	0.00	160,106.82	(78,726.84)
1111-0000 - PCard Holdback	4,000.00	4,000.00	0.00	4,000.00	0.00
1121-0005 - Workers Comp Reserve	1,907.94	1,589.95	317.99	1,271.96	635.98
TOTAL CASH UNRESTRICTED	277,565.08	289,318.21	(11,753.13)	261,315.52	16,249.56
CASH RESTRICTED					
1191-0000 - Cash Security Deposit	122,048.94	120,416.94	1,632.00	115,911.83	6,137.11
TOTAL CASH RESTRICTED	122,048.94	120,416.94	1,632.00	115,911.83	6,137.11
ACCOUNTS RECEIVABLE - RESIDENT					
1129-0000 - Reserve for Uncollectible A/R	(392,307.38)	(392,307.38)	0.00	(392,307.38)	0.00
1130-0000 - Accounts Receivable Residents	581,553.06	558,661.45	22,891.61	637,192.04	(55,638.98)
TOTAL ACCOUNTS RECEIVABLE - RESIDENT	189,245.68	166,354.07	22,891.61	244,884.66	(55,638.98)
ACCOUNTS RECEIVABLE - SUBSIDY					
1133-0000 - Reserve for UncollectibleSub	(8,437.00)	(8,437.00)	0.00	(8,437.00)	0.00
1135-0000 - Accounts Receivable Local Housing Authc	51,273.94	25,759.65	25,514.29	31,149.65	20,124.29
TOTAL ACCOUNTS RECEIVABLE - SUBSIDY	42,836.94	17,322.65	25,514.29	22,712.65	20,124.29
ACCOUNTS RECEIVABLE - MISCELLANEOUS					
1140-0400 - A/R Amex/PCard	2,619.11	126.85	2,492.26	156.37	2,462.74
1144-0000 - Accounts ReceivablePrior Mgmt	(88,307.27)	(88,307.27)	0.00	(88,307.27)	0.00
TOTAL ACCOUNTS RECEIVABLE - MISCELLANEOUS	(85,688.16)	(88,180.42)	2,492.26	(88,150.90)	2,462.74
RESERVE FOR REPLACEMENT					
1316-0000 - Escrow - Replacement Reserve	20,651.33	27,534.67	(6,883.34)	20,651.33	0.00
TOTAL RESERVE FOR REPLACEMENT	20,651.33	27,534.67	(6,883.34)	20,651.33	0.00
MORTGAGE ESCROW DEPOSITS					
1322-0000 - Escrow - Real Estate Taxes-Deposits	41,895.00	55,860.00	(13,965.00)	41,895.00	0.00
1325-0000 - Escrow - Insurance	41,775.00	55,700.00	(13,925.00)	41,775.00	0.00
1327-0000 - Escrow - MIP	43,062.00	57,416.00	(14,354.00)	43,062.00	0.00
TOTAL MORTGAGE ESCROW DEPOSITS	126,732.00	168,976.00	(42,244.00)	126,732.00	0.00
PROPERTY AND EQUIPMENT					
1436-0002 - Renovations	25,818.00	25,818.00	0.00	25,818.00	0.00
1440-0002 - Carpet/Flooring	9,505.27	9,505.27	0.00	6,390.00	3,115.27
1486-0000 - Appliances	4,367.56	643.40	3,724.16	0.00	4,367.56
TOTAL PROPERTY AND EQUIPMENT	39,690.83	35,966.67	3,724.16	32,208.00	7,482.83
CONSTRUCTION IN PROGRESS					
1900-0000 - Construction in Progress	121,554.66	117,879.66	3,675.00	113,063.28	8,491.38
TOTAL CONSTRUCTION IN PROGRESS	121,554.66	117,879.66	3,675.00	113,063.28	8,491.38
PREPAID EXPENSES AND DEPOSITS					
1168-0000 - Utility Deposits	(0.31)	(0.31)	0.00	0.00	(0.31)
1240-0000 - Prepaid Expenses	0.00	0.00	0.00	2,087.72	(2,087.72)
1241-0000 - Prepaid Insurance	33,139.34	41,218.12	(8,078.78)	47,763.90	(14,624.56)
1242-0000 - Prepaid Management Fee	0.00	8,678.08	(8,678.08)	8,678.08	(8,678.08)
1244-0000 - Prepaid Workers Comp	1,907.97	2,225.96	(317.99)	2,543.95	(635.98)
1253-0000 - Prepaid Benefits	3,942.79	3,942.79	0.00	0.00	3,942.79

1271-0000 - Prepaid Real Estate Taxes	43,888.92	54,861.15	(10,972.23)	65,833.38	(21,944.46)
TOTAL PREPAID EXPENSES AND DEPOSITS	82,878.71	110,925.79	(28,047.08)	126,907.03	(44,028.32)
TOTAL ASSETS	937,516.01	966,514.24	(28,998.23)	976,235.40	(38,719.39)
LIABILITIES and PARTNER EQUITY					
LIABILITIES					
MORTGAGE NOTES PAYABLE					
2320-0000 - Mortgage Payable 1st Mortgage	(138,626.98)	(184,949.48)	46,322.50	(138,626.98)	0.00
TOTAL MORTGAGE NOTES PAYABLE	(138,626.98)	(184,949.48)	46,322.50	(138,626.98)	0.00
ACCOUNTS PAYABLE					
2110-0000 - AP Trade	27,891.57	52,241.43	(24,349.86)	4,454.51	23,437.06
2112-0000 - Due to	(397,845.10)	0.00	(397,845.10)	0.00	(397,845.10)
TOTAL ACCOUNTS PAYABLE	(369,953.53)	52,241.43	(422,194.96)	4,454.51	(374,408.04)
ACCRUED EXPENSES					
2113-0000 - Accrued Expenses	18,755.17	21,894.58	(3,139.41)	53,583.11	(34,827.94)
2123-0003 - Accrued Management Fee PayableOther	9,440.00	9,440.00	0.00	9,440.00	0.00
2129-0000 - Accrued Insurance	0.00	0.00	0.00	219.00	(219.00)
2130-0000 - Accrued Utility Expense	69,985.89	60,847.15	9,138.74	59,981.83	10,004.06
2148-0000 - Accrued Expense Payroll	7,732.92	7,732.92	0.00	7,732.92	0.00
TOTAL ACCRUED EXPENSES	105,913.98	99,914.65	5,999.33	130,956.86	(25,042.88)
OTHER LIABILITIES					
2160-0000 - Escheatment Liabilities	4,879.98	4,879.98	0.00	4,879.98	0.00
TOTAL OTHER LIABILITIES	4,879.98	4,879.98	0.00	4,879.98	0.00
SECURITY DEPOSIT LIABILITY					
2191-0000 - Security Deposit Liability	116,812.94	118,916.94	(2,104.00)	114,284.54	2,528.40
TOTAL SECURITY DEPOSIT LIABILITY	116,812.94	118,916.94	(2,104.00)	114,284.54	2,528.40
PREPAID REVENUE					
2210-0000 - Prepay	68,044.92	82,516.52	(14,471.60)	82,032.68	(13,987.76)
TOTAL PREPAID REVENUE	68,044.92	82,516.52	(14,471.60)	82,032.68	(13,987.76)
TOTAL LIABILITIES	(212,928.69)	173,520.04	(386,448.73)	197,981.59	(410,910.28)
EQUITY					
CONTRIBUTIONS/DISTRIBUTIONS					
2940-0000 - Distribution to Owners	(2,598,173.20)	(2,598,173.20)	0.00	(2,598,173.20)	0.00
TOTAL CONTRIBUTIONS/DISTRIBUTIONS	(2,598,173.20)	(2,598,173.20)	0.00	(2,598,173.20)	0.00
3190-0000 Retained Earnings	3,748,617.90	3,391,167.40	357,450.50	3,376,427.01	372,190.89
TOTAL EQUITY	1,150,444.70	792,994.20	357,450.50	778,253.81	372,190.89
TOTAL LIABILITIES and PARTNER EQUITY	937,516.01	966,514.24	(28,998.23)	976,235.40	(38,719.39)

PH BUDGET FY2023

DAVID AND SCATTERED AND Grants (.ph_all)
PH BUDGET FY2023
 Period = Oct 2022-Sep 2023
 Book = Accrual

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	YTD Actual	YTD Budget	Variance	% Var
Revenue & Expenses									
INCOME									
TENANT INCOME									
Rental Income									
Tenant Rent (Cash flow statement)	41,834.56	38,551.08	43,283.28	44,156.45	44,728.43	\$ 212,553.80	\$ 460,500.00	\$ (247,946.20)	46.16
Tenant Assistance Payments	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Less: Concessions	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Total Rental Income	41,834.56	38,551.08	43,283.28	44,156.45	44,728.43	\$ 212,553.80	\$ 460,500.00	\$ (247,946.20)	46.16
Other Tenant Income									
Cleaning Fee			425.00			\$ 425.00	\$ (1.00)	\$ 426.00	-1.00
Damages	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Late Charges	366.55	379.05	648.60	674.35	760.00	\$ 2,828.55	\$ -	\$ 2,828.55	0.00
Legal Fees -Tenant	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Tenant Owed Utilities	4,191.88	1,467.59	2,412.06	2,329.70	0.00	\$ 10,401.23	\$ 29,300.00	\$ (18,898.77)	35.50
Misc.Tenant Income	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 300.00	\$ (300.00)	0.00
Total Other Tenant Income	13,654.78	9,096.35	7,249.71	3,004.05	760.00	\$ 13,654.78	\$ 29,599.00	\$ (15,944.22)	46.13
TPA/REPAYMENT-Move Out Tenants						\$ -	\$ -	\$ -	0.00
NET TENANT INCOME	55,489.34	47,647.43	50,532.99	47,160.50	45,488.43	\$ 226,208.58	\$ 490,099.00	\$ (263,890.42)	46.16
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	54,225.00	52,160.00	55,460.00	58,334.00	58,334.00	\$ 278,513.00	\$ 470,000.00	\$ (191,487.00)	59.26
HUD PHA Operating Subsidy AMP 2 FIRESIDI	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 2,608.00	\$ (2,608.00)	0.00
Operating Transfers in	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
FIRESIDE DEV FEES (NIX)	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 30,859.00	\$ (30,859.00)	0.00
MTW - HAP Fungibility Funds						\$ -	\$ 278,676.00	\$ (278,676.00)	0.00
TOTAL GRANT INCOME	54,225.00	52,160.00	55,460.00	58,334.00	58,334.00	\$ 278,513.00	\$ 782,143.00	\$ (503,630.00)	35.61
OTHER INCOME									
Investment Income - Unrestricted	0.24	0.24	0.00	0.00	0.00	\$ 0.48	\$ -	\$ 0.48	#DIV/0!
Mgmt Fee Income RELP-DEV	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 53,241.00	\$ (53,241.00)	0
Maintenance Fee Income-RELP	79.15	403.91	324.06	471.45	446.16	\$ 1,724.73	\$ 8,000.00	\$ (6,275.27)	21.56
Miscellaneous Other Income	6,600.00	0.00	0.00	0.00	0.00	\$ 6,600.00	\$ -	\$ 6,600.00	0.00
FSS Forfeiture	2,345.00	1,598.00	0.00	0.00	0.00	\$ 3,943.00	\$ -	\$ 3,943.00	0.00
Capital Fund 2023	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 210,000.00	\$ (210,000.00)	0.00
ROSS-FSS	4,913.50	4,914.00	4,914.00	0.00	0.00	\$ 14,741.50	\$ 47,567.00	\$ (32,825.50)	30.99
ROSS - Coordinator	6,000.00	6,000.00	6,000.00	6,000.00	7,000.00	\$ 31,000.00	\$ 72,000.00	\$ (41,000.00)	0.00
CDBG Grant	0.00	0.00	0.00	36,000.00	104,000.00	\$ 140,000.00	\$ 140,000.00	\$ -	100.00
TOTAL OTHER INCOME	19,937.89	12,916.15	11,238.06	42,471.45	111,446.16	\$ 198,009.71	\$ 530,808.00	\$ (332,798.29)	37.30
TOTAL INCOME	129,652.23	112,723.58	117,231.05	147,965.95	215,268.59	702,731.29	\$ 1,803,050.00	\$ (1,100,318.71)	38.97
EXPENSES									
ADMINISTRATIVE									
Administrative Salaries									
Administrative Salaries	11,271.40	28,789.96	26,461.39	30,748.34	20,101.35	\$ 117,372.44	\$ 410,244.00	\$ (292,871.56)	28.61
FSS Salaries	3,076.92	3,076.92	5,851.85	3,076.92	3,076.92	\$ 18,159.53	\$ 36,923.00	\$ (18,763.47)	49.18
ROSS Salaries	4,538.47	1,361.54	4,812.14	4,230.78	4,230.78	\$ 19,173.71	\$ 55,000.00	\$ (35,826.29)	0.00
Merit Award- Additional Compensation	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 4,668.00	\$ (4,668.00)	0.00

DAVID AND SCATTERED AND Grants (.ph_all)

PH BUDGET FY2023

Period = Oct 2022-Sep 2023

Book = Accrual

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	YTD Actual	YTD Budget	Variance	% Var
Employee Benefit Contribution-Admin	16,599.01	12,658.44	14,367.98	7,398.46	19,332.58	\$ 70,356.47	\$ 136,164.00	\$ (65,807.53)	51.67
FSS Employee Benefits	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 9,210.00	\$ (9,210.00)	0.00
Ross Employee Benefits							\$ 9,210.00		
Wage Payable Garnishment	884.82	203.54	610.62	407.08	203.54	\$ 2,309.60	\$ -	\$ 2,309.60	0.00
Total Administrative Salaries	36,370.62	46,090.40	52,103.98	45,861.58	46,945.17	\$ 227,371.75	\$ 661,419.00	\$ (434,047.25)	34.38
Legal Expense									
Criminal Background Checks	0.00	47.80	305.10	180.30	254.95	\$ 788.15	\$ 2,000.00	\$ (1,211.85)	39.41
General Legal Expense	0.00	0.00	1,961.40	0.00	382.50	\$ 2,343.90	\$ 13,000.00	\$ (10,656.10)	18.03
PH Conversion Legal	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 20,000.00	\$ (20,000.00)	0.00
Total Legal Expense	0.00	47.80	2,266.50	180.30	637.45	\$ 3,132.05	\$ 35,000.00	\$ (31,867.95)	8.95
Other Admin Expenses									
Staff Training	0.00	1,140.12	305.26	252.00	0.00	\$ 1,697.38	\$ 5,400.00	\$ (3,702.62)	31.43
PH Conversion Title Work- Title Insurar	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 55,100.00	\$ (55,100.00)	0.00
Travel	0.00	60.00	406.50	268.80	268.80	\$ 1,004.10	\$ 80.00	\$ 924.10	1,255.13
Payroll Services	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	#DIV/0!
Auditing Fees-RHE	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 16,420.00	\$ (16,420.00)	0.00
Petty Cash	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 400.00	\$ (400.00)	0.00
Marketing/Printing	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 620.00	\$ (620.00)	0.00
Office Rent	4,073.86	4,073.86	4,073.86	4,073.86	4,073.86	\$ 20,369.30	\$ 49,500.00	\$ (29,130.70)	41.15
Financial-Consultants	900.00	0.00	731.25	0.00	300.00	\$ 1,931.25	\$ 7,900.00	\$ (5,968.75)	24.45
Other Consultant			425.00			\$ 425.00	\$ -	\$ 425.00	#DIV/0!
Other Consultant - FSS	4,000.00	0.00	0.00	0.00	0.00	\$ 4,000.00	\$ -	\$ 4,000.00	0.00
Utility Allowance	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 2,000.00	\$ (2,000.00)	0.00
MTW Consultant	0.00	0.00	0.00	0.00	1,000.00	\$ 1,000.00	\$ 19,750.00	\$ (18,750.00)	5.06
Total Other Admin Expenses	8,973.86	5,273.98	5,941.87	4,594.66	5,642.66	\$ 30,427.03	\$ 157,170.00	\$ (126,742.97)	19.36
Routine Admin Expenses									
Document Shredding	0.00	304.46	352.08	291.86	299.59	\$ 1,247.99	\$ 1,820.00	\$ (572.01)	68.57
Membership and Fees	0.00	0.00	1,660.00	0.00	0.00	\$ 1,660.00	\$ 5,000.00	\$ (3,340.00)	33.20
Advertising	0.00	199.00	433.84	0.00	0.00	\$ 632.84	\$ -	\$ 632.84	#DIV/0!
Office Supplies	120.70	1,990.15	1,784.52	661.16	1,952.48	\$ 6,509.01	\$ 6,320.00	\$ 189.01	102.99
Computer Parts	0.00	0.00	0.00	597.60	0.00	\$ 597.60	\$ 1,500.00	\$ (902.40)	39.84
Telephone	0.00	209.32	332.46	224.22	180.04	\$ 946.04	\$ 4,000.00	\$ (3,053.96)	23.65
Postage	0.00	20.48	0.00	1,124.67	0.00	\$ 1,145.15	\$ 4,350.00	\$ (3,204.85)	26.33
Software Liscense Fees	0.00	28,045.04	2,367.83	1,172.50	3,836.82	\$ 35,422.19	\$ 22,000.00	\$ 13,422.19	161.01
Copiers Rental	0.00	1,135.93	1,135.93	806.44	806.44	\$ 3,884.74	\$ 7,000.00	\$ (3,115.26)	55.50
Copier- Expenses	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 1,500.00	\$ (1,500.00)	0.00
Internet	196.09	613.27	392.18	5.00	206.09	\$ 1,412.63	\$ 3,000.00	\$ (1,587.37)	47.09
Cell Phones/Pagers	715.65	715.65	0.00	505.26	0.00	\$ 1,936.56	\$ 6,320.00	\$ (4,383.44)	30.64
Office Furniture	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	#DIV/0!
Bank Fees	268.93	461.38	237.91	331.03	226.38	\$ 1,525.63	\$ 4,400.00	\$ (2,874.37)	34.67
Sponsorships- Scholarship	0.00	0.00	1,280.10	0.00	0.00	\$ 1,280.10	\$ 1,200.00	\$ 80.10	106.68
Sundry-Other Misc Admin Expenses	0.00	113.77	170.00	0.00	156.00	\$ 439.77	\$ 1,000.00	\$ (560.23)	43.98
REAC Inspections	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 1,800.00	\$ (1,800.00)	0.00
COVID-19	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	#DIV/0!
Total Routine Admin Expenses	1,301.37	33,808.45	10,146.85	5,719.74	7,663.84	\$ 58,640.25	\$ 71,210.00	\$ (12,569.75)	82.35
Finance Fees						\$ -	\$ -	\$ -	0.00
TOTAL ADMINISTRATIVE EXPENSES	46,645.85	85,220.63	70,459.20	56,356.28	60,889.12	\$ 319,571.08	\$ 924,799.00	\$ (605,227.92)	34.56
TENANT SERVICES									
Resident Services	0.00	117.82	0.00	0.00	0.00	\$ 117.82	\$ 6,000.00	\$ (5,882.18)	1.96
HQS	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
MOVE IN INSPECTION	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
TOTAL TENANT SERVICES EXPENSES	0.00	117.82	0.00	0.00	0.00	\$ 117.82	\$ 6,000.00	\$ (5,882.18)	1.96

DAVID AND SCATTERED AND Grants (.ph_all)

PH BUDGET FY2023

Period = Oct 2022-Sep 2023

Book = Accrual

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	YTD Actual	YTD Budget	Variance	% Var
UTILITIES									
Water/Sewer	0.00	11,519.23	10,793.26	11,447.65	10,504.29	\$ 44,264.43	\$ 180,730.00	\$ (136,465.57)	24.49
Electricity- Tenant Charge	0.00	7,747.91	7,641.86	9,646.11	11,932.05	\$ 36,967.93	\$ 81,798.00	\$ (44,830.07)	45.19
Electricity-Vacant Units	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 300.00	\$ (300.00)	0.00
Electricity- Office	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Gas-Tenant Charge	451.39	0.00	1,530.48	1,279.68	1,143.17	\$ 4,404.72	\$ 5,000.00	\$ (595.28)	88.09
Gas-Vacant Units	35.78	13.15	84.72	83.66	0.00	\$ 217.31	\$ 2,000.00	\$ (1,782.69)	10.87
Gas- Office	43.78					\$ 43.78			
Garbage/Trash Removal	157.40	127.20	38.40	551.40	60.60	\$ 935.00	\$ 2,295.00	\$ (1,360.00)	40.74
TOTAL UTILITY EXPENSES	688.35	19,407.49	20,088.72	23,008.50	23,640.11	\$ 86,833.17	\$ 272,123.00	\$ (185,289.83)	31.91
MAINTENANCE AND OPERATIONS									
General Maint Expense									
Maintenance Salaries	10,689.91	14,389.51	16,167.70	14,324.83	14,551.65	\$ 70,123.60	\$ 179,076.00	\$ (108,952.40)	39.16
Maintenance - Temporary Labor				2,998.83		\$ 2,998.83	\$ -	\$ 2,998.83	#DIV/0!
Maintenance Labor	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 1,500.00	\$ (1,500.00)	0.00
Maintenance Uniforms	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 500.00	\$ (500.00)	0.00
Vehicle Gas, Oil, Grease	0.00	489.98	8.96	169.47	63.70	\$ 732.11	\$ 1,700.00	\$ (967.89)	43.07
Total General Maint Expense	10,689.91	14,879.49	16,176.66	17,493.13	14,615.35	\$ 73,854.54	\$ 182,776.00	\$ (108,921.46)	40.41
Exterior Lighting									
Materials						\$ -	\$ 5,700.00	\$ (5,700.00)	0.00
Supplies-Grounds	0.00	82.78	0.00	0.00	0.00	\$ 82.78	\$ 3,000.00	\$ (2,917.22)	2.76
Supplies-Appliance	79.53	74.96	553.28	414.12	1,361.51	\$ 2,483.40	\$ 6,900.00	\$ (4,416.60)	35.99
Supplies-Electrical	637.45	359.16	29.74	387.97	376.02	\$ 1,790.34	\$ 2,500.00	\$ (709.66)	71.61
Supplies-Janitorial/Cleaning	35.92	13.96	113.71	0.00	214.67	\$ 378.26	\$ 600.00	\$ (221.74)	63.04
Supplies-Maint/Repairs	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Supplies-Plumbing	1,272.63	949.25	257.14	1,227.45	373.27	\$ 4,079.74	\$ 8,000.00	\$ (3,920.26)	51.00
Supplies-Hardware	843.55	1,178.72	2,092.70	1,942.82	749.43	\$ 6,807.22	\$ 16,900.00	\$ (10,092.78)	40.28
Supplies-Painting	0.00	41.17	0.00	-237.23	0.00	\$ (196.06)	\$ -	\$ (196.06)	0.00
HVAC Supplies	0.00	0.00	0.00	0.00	-486.83	\$ (486.83)	\$ 100.00	\$ (586.83)	-486.83
Total Materials	2,869.08	2,700.00	3,046.57	3,735.13	2,588.07	\$ 14,938.85	\$ 43,700.00	\$ (28,761.15)	34.19
Contract Costs									
General Contract Costs									
Contract-Alarm/Extinguisher	0.00	1,536.43	0.00	0.00	0.00	\$ 1,536.43	\$ -	\$ 1,536.43	0
Appliance Purchase- Refrigerator	0.00	2,950.00	1,928.08	0.00	0.00	\$ 4,878.08	\$ 1,874.00	\$ 3,004.08	260.30
Appliance Purchase- Hot water heater	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 900.00	\$ (900.00)	0.00
Appliance Purchase-Stove	2,190.00	0.00	709.73	0.00	0.00	\$ 2,899.73	\$ 3,134.00	\$ (234.27)	92.52
Appliance Purchase-Microwave	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 600.00	\$ (600.00)	0
Appliance Purchase-Dishwasher	0.00	2,221.68	0.00	150.00	0.00	\$ 2,371.68	\$ 1,327.00	\$ 1,044.68	178.72
Appliance Purchase HVAC							\$ 15,917.00		
Roof Replacement	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Capitalized Maintenance Expenses	2,190.00	6,708.11	2,637.81	150.00	0.00	\$ 11,685.92	\$ 23,752.00	\$ (12,066.08)	49.20
Contract-Building Repairs	1,730.00	4,260.00	1,035.00	835.00	0.00	\$ 7,860.00	\$ 10,000.00	\$ (2,140.00)	78.6
Contract- Appliance Repairs	0.00	0.00		320.00	0.00	\$ 320.00	\$ 1,000.00	\$ (680.00)	32
Contract-General Cleaning	485.00	0.00	165.00	165.00	0.00	\$ 815.00	\$ 300.00	\$ 515.00	271.6666667
Contract-Painting	1,680.00	0.00	850.00	840.00	0.00	\$ 3,370.00	\$ 2,500.00	\$ 870.00	134.80
Contract-Electrical	0.00	718.00	577.82	0.00	0.00	\$ 1,295.82	\$ 4,300.00	\$ (3,004.18)	30.135
Contract-Pest Control	1,230.00	889.00	1,230.00	740.00	0.00	\$ 4,089.00	\$ 5,250.00	\$ (1,161.00)	77.886
Contract-Floor Replacement	720.00	0.00	1,200.00	0.00	0.00	\$ 1,920.00	\$ 4,500.00	\$ (2,580.00)	42.667
Contract-Grounds	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 3,000.00	\$ (3,000.00)	0.000
Contract- Snow	0.00	0.00	295.00	0.00	0.00	\$ 295.00	\$ 11,290.00	\$ (10,995.00)	2.61
Contract-Plumbing	895.00	725.00	2,798.00	0.00	545.00	\$ 4,963.00	\$ 13,000.00	\$ (8,037.00)	38.18

DAVID AND SCATTERED AND Grants (.ph_all)

PH BUDGET FY2023

Period = Oct 2022-Sep 2023

Book = Accrual

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	YTD Actual	YTD Budget	Variance	% Var
Contract-Window Covering	0.00	199.00	0.00	0.00	0.00	\$ 199.00	\$ 1,000.00	\$ (801.00)	19.90
Contract-HVAC- Repair	0.00	1,733.82	12,637.00	1,927.00	0.00	\$ 16,297.82	\$ 17,000.00	\$ (702.18)	95.9
Contract-Vehicle Maintenance	0.00	111.78	3,090.91	0.00	0.00	\$ 3,202.69	\$ 2,900.00	\$ 302.69	110.4
Contract-Equipment Rental	0.00	0.00	52.24	0.00	0.00	\$ 52.24	\$ 250.00	\$ (197.76)	20.9
Contract-Alarm Monitoring	0.00	10.00	299.40	0.00	0.00	\$ 309.40	\$ 1,100.00	\$ (790.60)	28.1
Contract-Sprinkler Monitoring	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 600.00	\$ (600.00)	0.0
Contract- Carpet Turnover	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	#DIV/0!
Unit Turnover	530.00	0.00	280.00	290.00	0.00	\$ 1,100.00	\$ 3,000.00	\$ (1,900.00)	36.7
Movers/ Evictions	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 1,300.00	\$ (1,300.00)	0.00
Hotel/ Emergency Maint	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	#DIV/0!
Security Camera Repairs	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 4,000.00	\$ (4,000.00)	0
Contract- Extermination	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	#DIV/0!
Contract Cost- Lead Inspection	0.00	0.00	2,430.00	1,000.00	0.00	\$ 3,430.00	\$ 2,000.00	\$ 1,430.00	171.50
Contract-Storage	414.00	414.00	414.00	414.00	414.00	\$ 2,070.00	\$ 3,100.00	\$ (1,030.00)	66.77
Contract- Keys	50.37	342.83	636.22	939.18	840.51	\$ 2,809.11	\$ 3,250.00	\$ (440.89)	86.4
Total Contract Costs	9,924.37	17,647.97	30,628.40	7,620.18	1,799.51	\$ 54,398.08	\$ 94,640.00	\$ (40,241.92)	57.48
CDBG	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 140,000.00	\$ (140,000.00)	0
Roof Repair - Non CDBG	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	#DIV/0!
TOTAL MAINTENACE EXPENSES	23,483.36	35,227.46	49,851.63	28,848.44	19,002.93	\$ 154,877.39	\$ 484,868.00	\$ (329,990.61)	31.94
GENERAL EXPENSES									
Property Insurance	1,216.88	1,216.88	1,216.88	1,216.88	1,216.88	\$ 6,084.40	\$ 16,500.00	\$ (10,415.60)	36.88
Liability Insurance	1,216.90	1,216.90	1,216.90	1,216.90	1,216.90	\$ 6,084.50	\$ 16,500.00	\$ (10,415.50)	36.88
WORKMAN COMP	1,216.90	1,216.90	1,216.90	1,216.90	1,216.90	\$ 6,084.50	\$ -	\$ 6,084.50	0.00
Real Estate Taxes/Pilot	0.00	0.00	5,093.54	0.00	0.00	\$ 5,093.54	\$ 5,000.00	\$ 93.54	101.87
Misc. Taxes/Liscenses/Insurance	0.00	196.73	0.00	0.00	0.00	\$ 196.73	\$ -	\$ 196.73	0.00
Tax Preparation			1,060.00			\$ 1,060.00			
FIRESIDE DEV FEES (NIX)	2,389.00	2,389.00	102,389.00	2,389.00	2,389.00	\$ 111,945.00	\$ -	\$ 111,945.00	#DIV/0!
Fireside Owner Expenses (audit/taxes)	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 5,000.00	\$ (5,000.00)	0.00
Fireside Development Fees-asset mang						\$ -	\$ 25,859.00		
FIRESIDE FIRE	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Fireside Op Subsidy Exp	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 2,600.00	\$ (2,600.00)	0.00
TOTAL GENERAL EXPENSES	6,039.68	6,236.41	112,193.22	6,039.68	6,039.68	\$ 136,548.67	\$ 71,459.00	\$ 65,089.67	191.09
HOUSING ASSISTANCE PAYMENTS									
Tenant Utility Payments-Voucher	101.00	186.00	109.00	109.00	96.00	\$ 601.00	\$ 2,526.00	\$ (1,925.00)	23.79
FSS Escrow Payments	4,724.00	4,104.00	4,104.00	705.00	-1,303.00	\$ 12,334.00	\$ 41,276.00	\$ (28,942.00)	29.88
TOTAL HOUSING ASSISTANCE PAYMENTS	4,825.00	4,290.00	4,213.00	814.00	-1,207.00	\$ 12,935.00	\$ 43,802.00	\$ (30,867.00)	29.53
NON-OPERATING ITEMS									
Operating Transfers OUT	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
TOTAL EXPENSES	81,682.24	150,499.81	256,805.77	115,066.90	108,364.84	\$ 710,883.13	\$ 1,803,051.00	\$ (1,092,167.87)	39.43
NET INCOME	47,969.99	-37,776.23	-139,574.72	32,899.05	106,903.75	\$ (8,151.84)	\$ (1.00)	\$ (8,150.84)	815,184.00

HCV BUDGET FY2023

HCV BUDGET FY2023

Period = Oct 2022-Sep 2023

Book = Accrual

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	YTD Actual	YTD Budget	Variance	% Var
Revenue & Expenses									
INCOME									
TENANT INCOME									
Rental Income									
Tenant Rent (Cash flow statement)						\$ -		\$ -	0.00
Tenant Assistance Payments						\$ -		\$ -	0.00
Total Rental Income	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Other Tenant Income									
Damages						\$ -	\$ -	\$ -	0.00
NSF Charges	0.00	0.00	0.00	0.00	0.00	\$ -		\$ -	0.00
Tenant Owed Utilities						\$ -	\$ -	\$ -	0.00
Misc.Tenant Income						\$ -		\$ -	0.00
Total Other Tenant Income	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
TPA/REPAYMENT-Move Out Tenants	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
NET TENANT INCOME	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
GRANT INCOME									
HUD PHA Operating Grants/Subsidy						\$ -		\$ -	0.00
HUD PHA Operating Subsidy AMP 2 FIRESIDE						\$ -		\$ -	0.00
Section 8 HAP Earned	517,729.00	522,751.00	496,498.00	484,592.00	484,592.00	\$ 2,506,162.00	\$ 6,452,508.00	\$ (3,946,346.00)	38.84
Section 8 Admin. Fee Income	40,952.00	43,244.00	72,952.00	43,244.00	43,244.00	\$ 243,636.00	\$ 480,479.00	\$ (236,843.00)	50.71
Port-in Admin Fees Earned	21,287.73	17,743.08	16,956.62	16,905.37	18,822.54	\$ 91,715.34	\$ 137,500.00	\$ (45,784.66)	66.70
Operating Transfers in	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
MTW FLEX	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Capital Fund Grants						\$ -		\$ -	0.00
TOTAL GRANT INCOME	579,968.73	583,738.08	586,406.62	544,741.37	546,658.54	\$ 2,841,513.34	\$ 7,070,487.00	\$ (4,228,973.66)	40.19
OTHER INCOME									
Investment Income - Unrestrictec	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Mgmt Fee Income RELP-DEV	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Maintenance Fee Income-REL	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Fraud Recovery	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Fraud Recovery-HAP Restrictce	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Miscellaneous Other Income	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
FSS Forfeiture	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00

HCV BUDGET FY2023

Period = Oct 2022-Sep 2023

Book = Accrual

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	YTD Actual	YTD Budget	Variance	% Var
ROSS-FSS	4,913.50	4,914.00	4,914.00	0.00	0.00	\$ 14,741.50	\$ 53,893.00	\$ (39,151.50)	27.35
CDBG Grant					100,000.00	\$ 100,000.00		\$ 100,000.00	0
TOTAL OTHER INCOME	4,913.50	4,914.00	4,914.00	0.00	100,000.00	\$ 114,741.50	\$ 53,893.00	\$ 60,848.50	212.91
TOTAL INCOME	584,882.23	588,652.08	591,320.62	544,741.37	646,658.54	2,956,254.84	7,124,380.00	\$ (4,168,125.16)	41.49
EXPENSES									
ADMINISTRATIVE									
Administrative Salaries									
Administrative Salaries	23,162.71	28,877.78	34,519.77	30,880.92	26,050.37	\$ 143,491.55	\$ 359,663.00	\$ (216,171.45)	39.90
FSS Salaries	3,076.92	3,076.92	5,851.86	3,076.92	3,076.92	\$ 18,159.54	\$ 32,608.00	\$ (14,448.46)	55.69
Merit Award- Additional Comp	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 2,000.00	\$ (2,000.00)	0.00
Employee Benefit Contributor	5,899.83	5,256.80	5,057.47	750.86	17,527.52	\$ 34,492.48	\$ 57,321.00	\$ (22,828.52)	60.17
FSS Employee Benefits	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 3,900.00	\$ (3,900.00)	0.00
Aflac Flex	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Wage Payable Garnishment	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Total Administrative Salaries	32,139.46	37,211.50	45,429.10	34,708.70	46,654.81	\$ 196,143.57	\$ 455,492.00	\$ (259,348.43)	43.06
Legal Expense									
Criminal Background Checks	0.00	1,177.00	1,055.70	445.35	1,237.70	\$ 3,915.75	\$ 7,500.00	\$ (3,584.25)	52.21
General Legal Expense	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 3,000.00	\$ (3,000.00)	0.00
PH Conversion Legal	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Total Legal Expense	0.00	1,177.00	1,055.70	445.35	1,237.70	\$ 3,915.75	\$ 10,500.00	\$ (6,584.25)	37.29
Other Admin Expenses									
Staff Training	0.00	2,246.50	649.00	1,520.00	0.00	\$ 4,415.50	\$ 11,900.00	\$ (7,484.50)	37.11
Travel				115.20	115.20	\$ 230.40		\$ 230.40	#DIV/0!
Nonemployee compensation	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	#DIV/0!
Payroll Services	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	#DIV/0!
Auditing Fees-RHE	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 10,380.00	\$ (10,380.00)	0.00
Port Out Admin Fee Paid	1,513.11	2,390.85	2,131.88	1,300.95	2,644.75	\$ 9,981.54	\$ 16,529.00	\$ (6,547.46)	60.39
Petty Cash	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	#DIV/0!
Marketing/Printing	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	#DIV/0!
Office Rent	2,206.67	2,206.67	2,206.67	2,206.67	2,206.67	\$ 11,033.35	\$ 23,566.00	\$ (12,532.65)	46.82
Financial-Consultants	0.00	2,040.00	2,306.25	0.00	0.00	\$ 4,346.25	\$ 4,967.00	\$ (620.75)	87.50
Other Consultant	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	#DIV/0!
MTW Consultant	0.00	817.99	12,098.06	8,625.00	1,632.92	\$ 23,173.97	\$ 24,078.00	\$ (904.03)	96.25
Total Other Admin Expenses	3,719.78	9,702.01	19,391.86	13,767.82	6,599.54	\$ 53,181.01	\$ 91,420.00	\$ (38,238.99)	58.17
Routine Admin Expenses									
Document Shredding	0.00	0.00	0.00	0.00	128.39	\$ 128.39	\$ 343.00	\$ (214.61)	37.43

HCV BUDGET FY2023

Period = Oct 2022-Sep 2023

Book = Accrual

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	YTD Actual	YTD Budget	Variance	% Var
Membership and Fees	1,400.00	1,750.00	250.00	0.00	0.00	\$ 3,400.00	\$ 5,360.00	\$ (1,960.00)	63.43
Advertising	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 5,661.00	\$ (5,661.00)	0.00
Office Supplies	0.00	500.79	473.42	409.39	934.26	\$ 2,317.86	\$ 9,524.00	\$ (7,206.14)	24.34
Computer Parts	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Telephone	0.00	1,661.39	975.62	96.09	1,010.10	\$ 3,743.20	\$ 4,876.00	\$ (1,132.80)	76.77
Postage	0.00	894.50	538.29	481.99	1,608.58	\$ 3,523.36	\$ 4,024.00	\$ (500.64)	87.56
Software Liscense Fees	0.00	17,935.72	0.00	142.56	2,198.29	\$ 20,276.57	\$ 48,688.00	\$ (28,411.43)	41.65
Copiers Rental	0.00	0.00		329.49	329.49	\$ 658.98	\$ 5,603.00	\$ (4,944.02)	11.76
Copier- Expenses	0.00	0.00	718.04	0.00	0.00	\$ 718.04	\$ 2,382.00	\$ (1,663.96)	30.14
Software	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 300.00	\$ (300.00)	0.00
Internet	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 320.00	\$ (320.00)	0.00
Cell Phones/Pagers	0.00	0.00	901.36	1,162.14	0.00	\$ 2,063.50	\$ 2,491.00	\$ (427.50)	82.84
Office Furniture	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Bank Fees	587.15	521.69	535.34	461.09	470.22	\$ 2,575.49	\$ 7,384.00	\$ (4,808.51)	34.88
Sponsorships- Scholarship	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 2,532.00	\$ (2,532.00)	0.00
Sundry-Other Misc Admin Exp	0.00	0.00	30.00	0.00	0.00	\$ 30.00	\$ -	\$ 30.00	0.00
Covid-19	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	#DIV/0!
Uniform - RHE	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Total Routine Admin Expenses	1,987.15	23,264.09	4,422.07	3,082.75	6,679.33	\$ 39,435.39	\$ 99,488.00	\$ (60,052.61)	39.64
Finance Fees	0.00	0.00	720.00	0.00	0.00	\$ 720.00	\$ -	\$ (720.00)	0.00
TOTAL ADMINISTRATIVE EXPENSES	37,846.39	71,354.60	71,018.73	52,004.62	61,171.38	\$ 293,395.72	\$ 656,900.00	\$ (363,504.28)	44.66
TENANT SERVICES									
Resident Services	0.00		0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
HQS	0.00	360.00	390.00	60.00	570.00	\$ 1,380.00	\$ 6,750.00	\$ (5,370.00)	20.44
MOVE IN INSPECTION	0.00	930.00	540.00	570.00	420.00	\$ 2,460.00	\$ 6,120.00	\$ (3,660.00)	0.00
TOTAL TENANT SERVICES EXPENSE	0.00	1,290.00	930.00	630.00	990.00	\$ 3,840.00	\$ 12,870.00	\$ (9,030.00)	29.84
UTILITIES									
Water/Sewer	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Electricity- Tenant Charge	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Electricity-Vacant Units	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Electricity- Office	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Gas-Tenant Charge	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Gas-Vacant Units	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Garbage/Trash Removal	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
TOTAL UTILITY EXPENSES	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
MAINTENANCE AND OPERATIONS	0	0	0	0	0	\$ -	\$ -	\$ -	0.00

HCV BUDGET FY2023

Period = Oct 2022-Sep 2023

Book = Accrual

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	YTD Actual	YTD Budget	Variance	% Var
General Maint Expense	0	0	0	0	0	\$ -	\$ -	\$ -	0.00
Maintenance Salaries	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Maintenace Uniforms	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Vehicle Gas, Oil, Grease	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Total General Maint Expense	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Exterior Lighting						\$ -	\$ -	\$ -	0.00
Materials						\$ -	\$ -	\$ -	0.00
Supplies-Grounds	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Supplies-Appliance	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Supplies-Electrical	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Supplies-Janitorial/Cleaning	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Supplies-Maint/Repairs	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Supplies-Plumbing	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Supplies-Hardware	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Supplies-Painting	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
HVAC Supplies	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Total Materials	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Contract Costs						\$ -	\$ -	\$ -	0
General Contract Costs	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Contract-Alarm/Extinguisher	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Appliance Purchase- Refrigerera	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Appliance Purchase- Hot wate	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Appliance Purchase-Stove	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Appliance Purchase-Dishwash	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
HVAC Replacement	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Flooring Replacement	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Roof Replacement	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Capitalized Maintenance Expense:	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Contract-Building Repairs	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Contract- Appliance Repairs	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Contract-General Cleaning	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Contract-Painting	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
Contract-Electrical	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
Contract-Pest Control	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
Contract-Floor Replacement	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
Contract-Grounds	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
Contract- Snow	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
Contract-Plumbing	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
Contract-Window Covering	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0

HCV BUDGET FY2023

Period = Oct 2022-Sep 2023

Book = Accrual

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	YTD Actual	YTD Budget	Variance	% Var
Contract-HVAC- Repair	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
Contract-Vehicle Maintenance	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
Contract-Equipment Rental	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
Contract-Alarm Monitoring	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
Unit Turnover	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
Movers/ Evictions	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Hotel/ Emergency Maint	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Security Camera Repairs	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Contract- Extermination	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Contract Cost- Lead Inspectio	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Contract-Storage	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Contract- Keys	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
Total Contract Costs	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
CDBG				100,000.00		\$ 100,000.00		\$ 100,000.00	0
TOTAL MAINTENACE EXPENSES	0.00	0.00	0.00	100,000.00	0.00	\$ 100,000.00	\$ -	\$ 100,000.00	0.00
GENERAL EXPENSES									
Property Insurance	0.00	0.00	0.00	0.00	0.00	\$ -		\$ -	0.00
Liability Insurance	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
WORKMAN COMP	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Real Estate Taxes/Pilot	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Misc. Taxes/Liscenses/Insurance	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
FIRESIDE DEV FEES (NIX)	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Fireside Owner Expenses (audit/taxe:	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Fireside Op Subsidy Exp	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
MTW Flex Dev Fund Reserve	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	#DIV/0!
Public Housing Program Support	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 278,676.00	\$ (278,676.00)	0.00
TOTAL GENERAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	\$ 278,676.00	\$ (278,676.00)	0.00
HOUSING ASSISTANCE PAYMENTS									
Housing Assistance Payments	436282.00	464370.00	410957.30	443217.00	425143.00	\$ 2,179,969.30	\$ 5,698,484.00	\$ (3,518,514.70)	0.00
Tenant Utility Payments-Voucher	4857.00	4994.00	4488.00	4801.00	3732.00	\$ 22,872.00	\$ 59,688.00	\$ (36,816.00)	0.00
Portable Out HAP Payments	35750.00	46587.00	44251.00	28006.00	40941.00	\$ 195,535.00	\$ 345,960.00	\$ (150,425.00)	0.00
FSS Escrow Payments	155.00	6988.00	6367.00	7240.00	-33083.47	\$ (12,333.47)	\$ 69,700.00	\$ (82,033.47)	0.00
TOTAL HOUSING ASSISTANCE PAYM	477,044.00	522,939.00	466,063.30	483,264.00	436,732.53	2,386,042.83	\$ 6,173,832.00	\$ (3,787,789.17)	0.00
NON-OPERATING ITEMS									
Operating Transfers OUT	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0

HCV BUDGET FY2023

Period = Oct 2022-Sep 2023

Book = Accrual

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	YTD Actual	YTD Budget	Variance	% Var
TOTAL EXPENSES	514,890.39	595,583.60	538,012.03	635,898.62	498,893.91	\$ 2,783,278.55	\$ 7,122,278.00	\$ (4,338,999.45)	74.50
NET INCOME	69,991.84	-6,931.52	53,308.59	-91,157.25	147,764.63	\$ 172,976.29	\$ 2,102.00	\$ 170,874.29	8,229.13

RELP BUDGET FY2023

RELP BUDGET FY2023

Period = JAN 2023 - DEC 2023

Book = Accrual

	Jan-23	Feb-23	YTD Actual	YTD Budget	Variance	% Var
Revenue & Expenses						
INCOME						
TENANT INCOME						
Rental Income						
Tenant Rent (Cash flow statement)	54,699.73	49,160.32	\$ 103,860.05	\$ 610,000.00	\$ (506,139.95)	17.03
Tenant Assistance Payments	20,112.00	19,152.13	\$ 39,264.13	\$ 235,000.00	\$ (195,735.87)	16.71
Tax Credit Subsidy			\$ -	\$ -	\$ -	0
Less: Concessions			\$ -		\$ -	0
Total Rental Income	74,811.73	68,312.45	\$ 143,124.18	\$ 845,000.00	\$ (701,875.82)	16.94
Other Tenant Income						
Damages			\$ -	\$ -	\$ -	0
Late Charges	752.50	1,274.95	\$ 2,027.45		\$ 2,027.45	0
NSF Charges			\$ -		\$ -	0
Tenant Owed Utilities		84.89	\$ 84.89	\$ -	\$ 84.89	0
Tenant Screening	25.00	-50.00	\$ (25.00)	\$ -	\$ (25.00)	0
Misc.Tenant Income	556.20	556.20	\$ 1,112.40	\$ -	\$ 1,112.40	0
Total Other Tenant Income	1,333.70	1,866.04	\$ 3,199.74	\$ 500.00	\$ 2,699.74	639.95
TPA/REPAYMENT-Move Out Tenants			\$ -	\$ -	\$ -	0.0
NET TENANT INCOME	76,145.43	70,178.49	\$ 146,323.92	\$ 845,500.00	\$ (699,176.08)	17.31
OTHER INCOME						
Investment Income - Unrestricted			\$ -	\$ -	\$ -	0
Replacement Reserve Reimbursement			\$ -	\$ 32,500.00	\$ (32,500.00)	0.00
TOTAL OTHER INCOME	0.00	0.00	\$ -	\$ 32,500.00	\$ (32,500.00)	0.00
TOTAL INCOME	76,145.43	70,178.49	146,323.92	878,000.00	\$ (731,676.08)	16.67
EXPENSES						

REL P BUDGET FY2023

Period = JAN 2023 - DEC 2023

Book = Accrual

	Jan-23	Feb-23	YTD Actual	YTD Budget	Variance	% Var
ADMINISTRATIVE						
Administrative Salaries			\$ -		\$ -	0
Administrative Salaries	2005.77	2580.43	\$ 4,586.20	\$ 7,000.00	\$ (2,413.80)	65.52
FSS Salaries			\$ -		\$ -	0
Merit Award- Additional Compensation			\$ -		\$ -	0
Employee Benefit Contribution-Admin	47.08	735.26	\$ 782.34	\$ 3,000.00	\$ (2,217.66)	26.08
FSS Employee Benefits			\$ -		\$ -	0
Wage Payable Garnishment			\$ -	\$ -	\$ -	0
Total Administrative Salaries	2,052.85	3,315.69	\$ 5,368.54	\$ 10,000.00	\$ (4,631.46)	53.69
Legal Expense			\$ -	\$ 7,000.00	\$ (7,000.00)	0
Criminal Background Checks		224.25	\$ 224.25	\$ 1,200.00	\$ (975.75)	18.69
General Legal Expense			\$ -		\$ -	0
PH Conversion Legal			\$ -	\$ -	\$ -	0
Total Legal Expense	0.00	224.25	\$ 224.25	\$ 8,200.00	\$ (7,975.75)	2.73
Other Admin Expenses						
Staff Training			\$ -	\$ -	\$ -	0
Payroll Services			\$ -	\$ -	\$ -	0
Accounting Fees			\$ -	\$ 5,000.00	\$ (5,000.00)	0
Auditing Fees-RHE			\$ -	\$ 20,000.00	\$ (20,000.00)	0.00
Management Fee	6,462.32	6,380.00	\$ 12,842.32	\$ 78,000.00	\$ (65,157.68)	16.46
Petty Cash			\$ -		\$ -	0
Marketing/Printing			\$ -		\$ -	0
Office Rent	1,188.21	1,188.21	\$ 2,376.42	\$ 27,300.00	\$ (24,923.58)	8.70
Financial-Consultants			\$ -		\$ -	0
Other Consultant			\$ -		\$ -	0
MTW Consultant			\$ -		\$ -	0
Total Other Admin Expenses	7,650.53	7,568.21	\$ 15,218.74	\$ 130,300.00	\$ (115,081.26)	11.68
Routine Admin Expenses						
Document Shredding			\$ -	\$ -	\$ -	0
Membership and Fees			\$ -	\$ -	\$ -	0
Advertising			\$ -	\$ 250.00	\$ (250.00)	0.00

REL P BUDGET FY2023

Period = JAN 2023 - DEC 2023

Book = Accrual

	Jan-23	Feb-23	YTD Actual	YTD Budget	Variance	% Var
Office Supplies			\$ -	\$ -	\$ -	0
Computer Parts			\$ -	\$ -	\$ -	0
Telephone			\$ -	\$ -	\$ -	0
Postage			\$ -	\$ 250.00	\$ (250.00)	0
Software Liscense Fees			\$ -	\$ -	\$ -	0
Copiers Rental			\$ -	\$ -	\$ -	0
Copier- Expenses			\$ -	\$ -	\$ -	0
Software			\$ -	\$ 3,500.00	\$ (3,500.00)	0
Internet			\$ -	\$ -	\$ -	0
Cell Phones/Pagers			\$ -	\$ -	\$ -	0
Office Furniture			\$ -	\$ -	\$ -	0
Bank Fees	188.65	179.76	\$ 368.41	\$ 5,300.00	\$ (4,931.59)	6.95
Sponsorships- Scholarship			\$ -	\$ -	\$ -	0
Sundry-Other Misc Admin Expenses			\$ -	\$ -	\$ -	0
REAC Inspections			\$ -	\$ -	\$ -	0
Total Routine Admin Expenses	188.65	179.76	\$ 368.41	\$ 9,300.00	\$ (8,931.59)	3.96
Finance Fees			\$ -	\$ -	\$ -	0.00
TOTAL ADMINISTRATIVE EXPENSES	9,892.03	11,287.91	\$ 21,179.94	\$ 157,800.00	\$ (136,620.06)	13.42
TENANT SERVICES						
Resident Services			\$ -	\$ -	\$ -	0
Other Tenant Svcs.			\$ -	\$ -	\$ -	0
HQS			\$ -	\$ -	\$ -	0
MOVE IN INSPECTION			\$ -	\$ -	\$ -	0
TOTAL TENANT SERVICES EXPENSES	0.00	0.00	\$ -	\$ -	\$ -	0.00
UTILITIES						
Water/Sewer		375.05	\$ 375.05	\$ 500.00	\$ (124.95)	75.01
Electricity- Tenant Charge		176.04	\$ 176.04	\$ -	\$ 176.04	0
Electricity-Vacant Units			\$ -	\$ 900.00	\$ (900.00)	0.00
Electricity- Office			\$ -	\$ -	\$ -	0
Gas-Tenant Charge		262.97	\$ 262.97	\$ -	\$ 262.97	0

REL P BUDGET FY2023

Period = JAN 2023 - DEC 2023

Book = Accrual

	Jan-23	Feb-23	YTD Actual	YTD Budget	Variance	% Var
Gas-Vacant Units		36.36	\$ 36.36	\$ 500.00	\$ (463.64)	7.27
Sewer			\$ -	\$ -	\$ -	0
Garbage/Trash Removal			\$ -	\$ -	\$ -	0
TOTAL UTILITY EXPENSES	0.00	850.42	\$ 850.42	\$ 1,900.00	\$ (1,049.58)	44.76
MAINTENANCE AND OPERATIONS						
General Maint Expense						
Maintenance Labor	471.45	446.16	\$ 917.61	\$ 8,000.00	\$ (7,082.39)	11.47
Employee Benefit Contribution-Maint.			\$ -	\$ -	\$ -	0.00
Maintenace Uniforms			\$ -	\$ -	\$ -	0.00
Vehicle Gas, Oil, Grease	56.48	21.23	\$ 77.71	\$ 800.00	\$ (722.29)	9.71
Total General Maint Expense	527.93	467.39	\$ 995.32	\$ 8,800.00	\$ (7,804.68)	11.31
Exterior Lighting	0.00	0.00	\$ -	\$ -	\$ -	0
Extraordinary Maintenance Expenses						
Materials						
Supplies-Grounds			\$ -	\$ -	\$ -	0
Supplies-Appliance	342.00		\$ 342.00	\$ 700.00	\$ (358.00)	48.86
Supplies-Electrical			\$ -	\$ 100.00	\$ (100.00)	0.00
Supplies-Janitorial/Cleaning			\$ -	\$ 100.00	\$ (100.00)	0.00
Supplies-Maint/Repairs			\$ -	\$ -	\$ -	0
Supplies-Plumbing			\$ -	\$ 2,000.00	\$ (2,000.00)	0.00
Supplies-Hardware			\$ -	\$ 1,000.00	\$ (1,000.00)	0.00
Supplies-Painting			\$ -	\$ 250.00	\$ (250.00)	0.00
HVAC Supplies			\$ -	\$ -	\$ -	0
Total Materials	342.00	0.00	\$ 342.00	\$ 4,150.00	\$ (3,808.00)	8.24
Contract Costs						
General Contract Costs						
Contract-Alarm/Extinguisher			\$ -	\$ -	\$ -	0
Appliance Purchase- Refrigerator			\$ -	\$ 1,500.00	\$ (1,500.00)	0
Appliance Purchase- Hot water hearter			\$ -	\$ 4,500.00	\$ (4,500.00)	0.0
Appliance Purchase-Stove			\$ -	\$ 2,000.00	\$ (2,000.00)	0
Appliance Purchase-Microwave			\$ -	\$ 1,000.00	\$ (1,000.00)	0

REL P BUDGET FY2023

Period = JAN 2023 - DEC 2023

Book = Accrual

	Jan-23	Feb-23	YTD Actual	YTD Budget	Variance	% Var
Appliance Purchase - Washer/Dryer			\$ -	\$ 1,500.00	\$ (1,500.00)	0
Appliance Purchase-Dishwasher			\$ -	\$ 1,000.00	\$ (1,000.00)	0
HVAC Replacement			\$ -	\$ 5,000.00	\$ (5,000.00)	0
Flooring Replacement			\$ -	\$ 10,000.00	\$ (10,000.00)	0
Cabinet replacement			\$ -	\$ 5,000.00	\$ (5,000.00)	0
Roof Replacement			\$ -	\$ 7,000.00	\$ (7,000.00)	0
Capitalized Maintenance Expenses	0.00	0.00	0.00	\$ 38,500.00	\$ (38,500.00)	0.00
Contract-Building Repairs		755.00	\$ 755.00	\$ 2,000.00	\$ (1,245.00)	37.75
Contract- Appliance Repairs	195.00		\$ 195.00	\$ -	\$ 195.00	0
Contract-General Cleaning		165.00	\$ 165.00	\$ -	\$ 165.00	0
Contract-Painting		650.00	\$ 650.00	\$ 1,000.00	\$ (350.00)	65.00
Contract-Electrical			\$ -	\$ 500.00	\$ (500.00)	0.000
Contract-Pest Control			\$ -	\$ 2,400.00	\$ (2,400.00)	0.000
Contract-Floor Replacement		4,360.00	\$ 4,360.00	\$ -	\$ 4,360.00	0.0
Contract-Grounds			\$ -	\$ -	\$ -	0.0
Contract- Snow			\$ -	\$ -	\$ -	0.0
Contract-Plumbing		275.00	\$ 275.00	\$ 2,500.00	\$ (2,225.00)	11.00
Contract-Window Covering			\$ -	\$ -	\$ -	0.00
Contract-HVAC- Repair	-200.00	200.00	\$ -	\$ 1,000.00	\$ (1,000.00)	0.0
Contract-Vehicle Maintenance			\$ -	\$ -	\$ -	0
Contract-Equipment Rental			\$ -	\$ -	\$ -	0
Contract-Alarm Monitoring			\$ -	\$ -	\$ -	0
Contract- Carpet Turnover			\$ -	\$ -	\$ -	0
Repairs +Maintenance-other than contracts			\$ -	\$ 9,700.00	\$ (9,700.00)	0
Repairs +Maintenance Contracts			\$ -	\$ 2,000.00	\$ (2,000.00)	0
Unit Turnover		1,850.00	\$ 1,850.00	\$ 7,500.00	\$ (5,650.00)	24.7
Movers/ Evictions			\$ -	\$ -	\$ -	0
Mold Hazard Inspection			\$ -	\$ -	\$ -	0
Hotel/ Emergency Maint			\$ -	\$ -	\$ -	0
Security Camera Repairs			\$ -	\$ -	\$ -	0
Contract- Extermination			\$ -	\$ -	\$ -	0
Contract Cost- Lead Inspection			\$ -	\$ -	\$ -	0

REL P BUDGET FY2023

Period = JAN 2023 - DEC 2023

Book = Accrual

	Jan-23	Feb-23	YTD Actual	YTD Budget	Variance	% Var
Contract-Storage	414.00	414.00	\$ 828.00	\$ 3,700.00	\$ (2,872.00)	22.38
Contract- Keys	164.56		\$ 164.56	\$ 2,500.00	\$ (2,335.44)	6.6
Total Contract Costs	573.56	8,669.00	9,242.56	\$ 34,800.00	\$ (25,557.44)	26.56
CDBG			\$ -		\$ -	0
TOTAL MAINTENACE EXPENSES	1,443.49	9,136.39	\$ 10,579.88	\$ 86,250.00	\$ (75,670.12)	12.27
GENERAL EXPENSES						
Insurance			\$ -	\$ 22,000.00	\$ (22,000.00)	0.00
Insurance- Excess Liability	829.07	829.07	\$ 1,658.14	\$ 9,000.00	\$ (7,341.86)	18.42
Property Insurance	2,370.88	2,370.88	\$ 4,741.76	\$ 25,000.00	\$ (20,258.24)	18.97
Liability Insurance	1,658.15	1,658.15	\$ 3,316.30	\$ -	\$ 3,316.30	0
Mortgage Insurance	0.00	0.00	\$ -	\$ -	\$ -	0
WORKMAN COMP	0.00	0.00	\$ -	\$ -	\$ -	0
Real Estate Taxes/Pilot	0.00	0.00	\$ -	\$ 21,283.00	\$ (21,283.00)	0.00
Misc. Taxes/Liscenses/Insurance	0.00	0.00	\$ -	\$ -	\$ -	0
Tax Preparation	0.00	0.00	\$ -	\$ 5,200.00	\$ (5,200.00)	0.00
Other General Expense	0.00	0.00	\$ -	\$ -	\$ -	0
Fireside Owner Expenses (audit/taxes)	0.00	0.00	\$ -	\$ -	\$ -	0
Association Fees	19,771.31	14,197.60	\$ 33,968.91	\$ 165,000.00	\$ (131,031.09)	20.59
Fireside Op Subsidy Exp			\$ -	\$ -	\$ -	0
TOTAL GENERAL EXPENSES	24,629.41	19,055.70	43,685.11	\$ 247,483.00	\$ (203,797.89)	17.65
HOUSING ASSISTANCE PAYMENTS						
Tenant Utility Payments-Voucher	0.00	0.00	\$ -		\$ -	0.00
FSS Escrow Payments	0.00	0.00	\$ -		\$ -	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0.00	\$ -	\$ -	\$ -	0.00
FINANCING EXPENSE						
			\$ -		\$ -	0.00
Interest Expense-Loan 2	13972.00		\$ 13,972.00		\$ 13,972.00	0.00
Interest Expense-Bond 1	1960.34	1960.34	\$ 3,920.68	\$ 23,000.00	\$ (19,079.32)	17.05
Interest Expense-Bond 2	13238.55	13212.01	\$ 26,450.56	\$ 247,000.00	\$ (220,549.44)	10.71
Interest Expense-Mortgage Payable	6112.75	6139.28	\$ 12,252.03	\$ 67,012.00	\$ (54,759.97)	18.28

REL P BUDGET FY2023

Period = JAN 2023 - DEC 2023

Book = Accrual

	Jan-23	Feb-23	YTD Actual	YTD Budget	Variance	% Var
INTEREST MORTGAGE PAYABLE 2	1267.95	1265.39	\$ 2,533.34	\$ 11,000.00	\$ (8,466.66)	23.03
TOTAL FINANCING EXPENSES	36,551.59	22,577.02	\$ 59,128.61	\$ 78,012.00	\$ (18,883.39)	75.79
Capital Expenditures			0	\$ -	\$ -	0
Replacement Assets Purchased	0	0	0	\$ 38,500.00	\$ (38,500.00)	0
Debt Service & Reserves	0	0	0	\$ -	\$ -	0
Mortgage Interest Paid	0	0	0	\$ 248,389.00	\$ (248,389.00)	0
Subordinate Debts	0	0	0	\$ -	\$ -	0
Asset Management Fee	0	0	0	\$ 7,000.00	\$ (7,000.00)	0
County Loan Interest	0	0	0	\$ 13,971.00	\$ (13,971.00)	0
RHE Corp City Loan	0	0	0	\$ 1,611.00	\$ (1,611.00)	0
Partnership Management Fees	0	0	0	\$ 28,600.00	\$ (28,600.00)	0
Asset Management Fee DHCD	0	0	0	\$ 5,000.00	\$ (5,000.00)	0
Total Subordinate Debts	0.00	0	\$ -	\$ 343,071.00	\$ (343,071.00)	0.00
NON-OPERATING ITEMS						
Depreciation expense	22255.24	22255.24	\$ 44,510.48		\$ 44,510.48	0
Operating Transfers OUT	0.00	0.00	\$ -	\$ -	\$ -	0
TOTAL NON-OPERATING ITEMS	22,255.24	22,255.24	\$ 44,510.48	\$ -	\$ 44,510.48	0
TOTAL EXPENSES	\$ 94,771.76	\$ 85,162.68	\$ 179,934.44	\$ 914,516.00	\$ (734,581.56)	19.68
NET INCOME	\$ (18,626.33)	\$ (14,984.19)	\$ (33,610.52)	\$ (36,516.00)	\$ 2,905.48	92.04

RHEP BUDGET FY2022

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	YTD Actual	YTD Budget	Variance	% Var
Revenue & Expenses						
INCOME						
TENANT INCOME						
Rental Income						
Tenant Rent (Cash flow statement)	4,293.00	4,291.00	\$ 8,584.00	\$ 41,050.00	\$ (32,466.00)	20.91
Tenant Assistance Payments	996.00	996.00	\$ 1,992.00	\$ 15,000.00	\$ (13,008.00)	13.28
Tax Credit Subsidy	0.00	0.00	\$ -	\$ -	\$ -	0
Less: Concessions	0.00	0.00	\$ -	\$ -	\$ -	0
Total Rental Income	5,289.00	5,287.00	\$ 10,576.00	\$ 56,050.00	\$ (45,474.00)	18.87
Other Tenant Income						
Damages	0.00	0.00	\$ -	\$ -	\$ -	0
Late Charges	63.95	78.10	\$ 142.05	\$ -	\$ 142.05	0
Tenant Owed Utilities	0.00	0.00	\$ -	\$ -	\$ -	0
Misc. Tenant Income	0.00	0.00	\$ -	\$ -	\$ -	0
Total Other Tenant Income	63.95	78.10	\$ 142.05	\$ -	\$ 142.05	0
TPA/REPAYMENT-Move Out Tenants			\$ -	\$ -	\$ -	0
NET TENANT INCOME	5,352.95	5,365.10	\$ 10,718.05	\$ 56,050.00	\$ (45,331.95)	19.12
GRANT INCOME						
TOTAL GRANT INCOME	5,352.95	5,365.10	10,718.05	56,050.00	\$ (45,331.95)	0
OTHER INCOME						
Investment Income - Unrestricted	0.00	0.00	\$ -	\$ -	\$ -	0
Miscellaneous Other Income	0.00	0.00	\$ -	\$ -	\$ -	0
TOTAL OTHER INCOME	0.00	0.00	\$ -	\$ -	\$ -	0.00
TOTAL INCOME	5,352.95	5,365.10	10,718.05	56,050.00	\$ (45,331.95)	19.12

EXPENSES

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	YTD Actual	YTD Budget	Variance	% Var
ADMINISTRATIVE						
Administrative Salaries						
Administrative Salaries	0	0	\$ -	\$ -	\$ -	0
FSS Salaries	0.00	0.00	\$ -	\$ -	\$ -	0
Merit Award- Additional Compensation	0.00	0.00	\$ -	\$ -	\$ -	0
Employee Benefit Contribution-Admin	0.00	0.00	\$ -	\$ -	\$ -	0
FSS Employee Benefits	0.00	0.00	\$ -	\$ -	\$ -	0
Wage Payable Garnishment	0.00	0.00	\$ -	\$ -	\$ -	0
Total Administrative Salaries	0.00	0.00	\$ -	\$ -	\$ -	0
Legal Expense						
Criminal Background Checks	0.00	0.00	\$ -	\$ -	\$ -	0
General Legal Expense	0.00	0.00	\$ -	\$ 500.00	\$ (500.00)	0.00
PH Conversion Legal	0.00	0.00	\$ -	\$ -	\$ -	0
Total Legal Expense	0.00	0.00	\$ -	\$ 500.00	\$ (500.00)	0.00
Other Admin Expenses						
Staff Training	0.00	0.00	\$ -	\$ -	\$ -	0
Payroll Services	0.00	0.00	\$ -	\$ -	\$ -	0
Auditing Fees-RHE	0.00	0.00	\$ -	\$ -	\$ -	0
Management Fee	0.00	0.00	\$ -	\$ -	\$ -	0
Petty Cash	0.00	0.00	\$ -	\$ -	\$ -	0
Marketing/Printing	0.00	0.00	\$ -	\$ -	\$ -	0
Office Rent	0.00	0.00	\$ -	\$ -	\$ -	0
Financial-Consultants	0.00	0.00	\$ -	\$ -	\$ -	0
MTW Consultant	0.00	0.00	\$ -	\$ -	\$ -	0
Total Other Admin Expenses	0.00	0.00	\$ -	\$ -	\$ -	0
Routine Admin Expenses						
Document Shredding	0.00	0.00	\$ -	\$ -	\$ -	0
Membership and Fees	0.00	0.00	\$ -	\$ -	\$ -	0
Advertising	0.00	0.00	\$ -	\$ -	\$ -	0
Office Supplies	0.00	0.00	\$ -	\$ -	\$ -	0
Computer Parts	0.00	0.00	\$ -	\$ -	\$ -	0

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	YTD Actual	YTD Budget	Variance	% Var
Telephone	0.00	0.00	\$ -	\$ -	\$ -	0
Postage	0.00	0.00	\$ -	\$ -	\$ -	0
Software Liscense Fees	0.00	0.00	\$ -	\$ -	\$ -	0
Copiers Rental	0.00	0.00	\$ -	\$ -	\$ -	0
Copier- Expenses	0.00	0.00	\$ -	\$ -	\$ -	0
Software	0.00	0.00	\$ -	\$ -	\$ -	0
Internet	0.00	0.00	\$ -	\$ -	\$ -	0
Cell Phones/Pagers	0.00	0.00	\$ -	\$ -	\$ -	0
Office Furniture	0.00	0.00	\$ -	\$ -	\$ -	0
Bank Fees	173.41	157.88	\$ 331.29	\$ 400.00	\$ (68.71)	82.82
Sponsorships- Scholarship	0.00	0.00	\$ -	\$ -	\$ -	0
Sundry-Other Misc Admin Expenses	0.00	0.00	\$ -	\$ -	\$ -	0
Total Routine Admin Expenses	173.41	157.88	\$ 331.29	\$ 400.00	\$ (68.71)	82.82
Finance Fees			\$ -	\$ -	\$ -	0.00
TOTAL ADMINISTRATIVE EXPENSES	173.41	157.88	\$ 331.29	\$ 900.00	\$ (568.71)	36.81
TENANT SERVICES						
Resident Services	0.00	0.00	\$ -	\$ -	\$ -	0
HQS	0.00	0.00	\$ -	\$ -	\$ -	0
MOVE IN INSPECTION	0.00	0.00	\$ -	\$ -	\$ -	0
TOTAL TENANT SERVICES EXPENSES	0.00	0.00	\$ -	\$ -	\$ -	0.0
UTILITIES						
Water/Sewer	0.00	0.00	\$ -	\$ -	\$ -	0
Electricity- Tenant Charge	0.00	0.00	\$ -	\$ -	\$ -	0
Electricity-Vacant Units	0.00	0.00	\$ -	\$ -	\$ -	0
Electricity- Office	0.00	0.00	\$ -	\$ -	\$ -	0
Gas-Tenant Charge	0.00	0.00	\$ -	\$ -	\$ -	0
Gas-Vacant Units	0.00	0.00	\$ -	\$ -	\$ -	0
Garbage/Trash Removal	0.00	0.00	\$ -	\$ -	\$ -	0
TOTAL UTILITY EXPENSES	0.00	0.00	\$ -	\$ -	\$ -	0

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	YTD Actual	YTD Budget	Variance	% Var
MAINTENANCE AND OPERATIONS						
General Maint Expense						
Maintenance Salaries	0.00	0.00	\$ -	\$ -	\$ -	0
Maintenance Labor	0.00	0.00	\$ -	\$ -	\$ -	0
Maintenance Uniforms	0.00	0.00	\$ -	\$ -	\$ -	0
Vehicle Gas, Oil, Grease	0.00	0.00	\$ -	\$ -	\$ -	0
Total General Maint Expense	0.00	0.00	\$ -	\$ -	\$ -	0
Exterior Lighting	0.00	0.00	\$ -		\$ -	0
Materials			\$ -		\$ -	0
Supplies-Grounds	0.00	0.00	\$ -		\$ -	0
Supplies-Appliance	0.00	0.00	\$ -		\$ -	0
Supplies-Electrical	0.00	0.00	\$ -		\$ -	0
Supplies-Janitorial/Cleaning	0.00	0.00	\$ -		\$ -	0
Supplies-Maint/Repairs	0.00	0.00	\$ -		\$ -	0
Supplies-Plumbing	0.00	0.00	\$ -		\$ -	0
Supplies-Hardware	0.00	0.00	\$ -		\$ -	0
Supplies-Painting	0.00	0.00	\$ -		\$ -	0
HVAC Supplies	0.00	0.00	\$ -		\$ -	0
Total Materials	0.00	0.00	\$ -	\$ -	\$ -	0
Contract Costs			\$ -		\$ -	0
General Contract Costs			\$ -		\$ -	0
Contract-Alarm/Extinguisher	0.00	0.00	\$ -	\$ -	\$ -	0
Appliance Purchase- Refrigerator	0.00	0.00	\$ -	\$ -	\$ -	0
Appliance Purchase- Hot water heater	0.00	0.00	\$ -	\$ 250.00	\$ (250.00)	0
Appliance Purchase-Stove	0.00	0.00	\$ -	\$ 250.00	\$ (250.00)	0
Appliance Purchase-Microwave	0.00	0.00	\$ -	\$ 250.00	\$ (250.00)	0
Appliance Purchase-Dishwasher	0.00	0.00	\$ -	\$ 250.00	\$ (250.00)	0
Appliance Purchase-Washer/Dryer	0.00	0.00	\$ -	\$ 250.00	\$ (250.00)	0
HVAC Replacement	0.00	0.00	\$ -	\$ -	\$ -	0
Flooring Replacement	0.00	0.00	\$ -	\$ 5,100.00	\$ (5,100.00)	0.00
Roof Replacement	0.00	0.00	\$ -	\$ -	\$ -	0
Capitalized Maintenance Expenses	0.00	0.00	0.00	\$ 6,350.00	\$ (6,350.00)	0.00

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	YTD Actual	YTD Budget	Variance	% Var
Contract-Building Repairs	0.00	0.00	\$ -	\$ -	\$ -	0
Contract- Appliance Repairs	190.00	0.00	\$ 190.00	\$ 500.00	\$ (310.00)	38
Contract-General Cleaning	0.00	0.00	\$ -	\$ -	\$ -	0
Contract-Painting	0.00	0.00	\$ -		\$ -	0.00
Contract-Electrical	0.00	0.00	\$ -		\$ -	0.000
Contract-Pest Control	0.00	0.00	\$ -		\$ -	0.000
Contract-Floor Replacement	0.00	0.00	\$ -		\$ -	0.000
Contract-Grounds	0.00	0.00	\$ -		\$ -	0.000
Contract- Snow	0.00	0.00	\$ -		\$ -	0.00
Contract-Plumbing	0.00	0.00	\$ -	\$ 500.00	\$ (500.00)	0.00
Contract-Window Covering	0.00	0.00	\$ -		\$ -	0.00
Contract-HVAC- Repair	0.00	0.00	\$ -		\$ -	0.0
Contract-Vehicle Maintenance	0.00	0.00	\$ -		\$ -	0.0
Contract-Equipment Rental	0.00	0.00	\$ -		\$ -	0.0
Contract-Alarm Monitoring	0.00	0.00	\$ -		\$ -	0.0
Contract- Carpet Turnover	0.00	0.00	\$ -		\$ -	0.0
Unit Turnover	0.00	0.00	\$ -		\$ -	0.0
Movers/ Evictions	0.00	0.00	\$ -		\$ -	0
Mold Hazard Inspection	0.00	0.00	\$ -		\$ -	0
Hotel/ Emergency Maint	0.00	0.00	\$ -		\$ -	0
Security Camera Repairs	0.00	0.00	\$ -		\$ -	0
Contract- Extermination	0.00	0.00	\$ -		\$ -	0
Contract Cost- Lead Inspection	0.00	0.00	\$ -		\$ -	0
Contract-Storage	0.00	0.00	\$ -		\$ -	0
Contract- Keys	0.00	0.00	\$ -		\$ -	0.0
Total Contract Costs	190.00	0.00	\$ 190.00	1,000.00	\$ (810.00)	19.00
CDBG			\$ -		\$ -	0
TOTAL MAINTENACE EXPENSES	190.00	0.00	\$ 190.00	\$ 7,350.00	\$ (7,160.00)	2.59
GENERAL EXPENSES						
Insurance- Excess Liability			\$ -		\$ -	0
Property Insurance			\$ -	\$ 6,000.00	\$ (6,000.00)	0.00

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	YTD Actual	YTD Budget	Variance	% Var
Liability Insurance			\$ -		\$ -	0
WORKMAN COMP			\$ -		\$ -	0
Real Estate Taxes/Pilot	0.00	0.00	\$ -		\$ -	0
Misc. Taxes/Liscenses/Insurance	0.00	0.00	\$ -	\$ 3,800.00	\$ (3,800.00)	0
Tax Preparation	0.00	0.00	\$ -		\$ -	0
FIRESIDE DEV FEES (NIX)	0.00	0.00	\$ -		\$ -	0
Fireside Owner Expenses (audit/taxes)	0.00	0.00	\$ -		\$ -	0
Association Fees	1,377.73	1,377.73	\$ 2,755.46	\$ 16,000.00	\$ (13,244.54)	17.22
Fireside Op Subsidy Exp	0.00	0.00	\$ -	\$ -	\$ -	0.0
TOTAL GENERAL EXPENSES	1,377.73	1,377.73	2,755.46	\$ 25,800.00	\$ (23,044.54)	10.68
HOUSING ASSISTANCE PAYMENTS						
Tenant Utility Payments-Voucher	0.00	0.00	\$ -	\$ -	\$ -	0.0
FSS Escrow Payments	0.00	0.00	\$ -	\$ -	\$ -	0.0
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0.00	\$ -	\$ -	\$ -	0.00
FINANCING EXPENSE						
Interest Expense-Bond 1	0	0	\$ -		\$ -	0
Interest Expense-Bond 2	0	0	\$ -		\$ -	0
Interest Expense-Mortgage Payable	1092.88	1073.82	\$ 2,166.70	\$ 22,000.00	\$ (19,833.30)	9.85
INTEREST MORTGAGE PAYABLE 2	0	0	\$ -		\$ -	0.0
TOTAL FINANCING EXPENSES	1092.88	1073.82	2,166.70	\$ 22,000.00	\$ (19,833.30)	9.85
NON-OPERATING ITEMS						
Depreciation Expense	21428.67	21428.67	\$ 42,857.34	\$ -	\$ 42,857.34	0
Operating Transfers OUT			\$ -	\$ -	\$ -	0
TOTAL NON-OPERATING ITEMS	21,428.67	21,428.67	42,857.34	\$ -	\$ 42,857.34	0
TOTAL EXPENSES	\$ 24,262.69	\$ 24,038.10	\$ 48,300.79	\$ 56,050.00	\$ (7,749.21)	59.92
NET INCOME	\$ (18,909.74)	\$ (18,673.00)	\$ (37,582.74)	\$ -	\$ (37,582.74)	0.00

RHEPSCAT BUDGET FY2022

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	YTD Actual	YTD Budget	Variance	% Var
Revenue & Expenses						
INCOME						
TENANT INCOME						
Rental Income						
Tenant Rent (Cash flow statement)	11,295.00	6,894.00	\$ 18,189.00	\$ 391,490.00	\$ (373,301.00)	4.65
Tenant Assistance Payments	54,589.00	91,082.00	\$ 145,671.00	\$ 391,490.00	\$ (245,819.00)	37.21
Tax Credit Subsidy			\$ -	\$ -	\$ -	0
Less: Concessions			\$ -		\$ -	0
Total Rental Income	65,884.00	97,976.00	\$ 163,860.00	\$ 782,980.00	\$ (619,120.00)	20.93
Other Tenant Income						
Damages	0.00	0.00	\$ -	\$ -	\$ -	0
Tenant Owed Utilities	0.00	468.93	\$ 468.93	\$ -	\$ 468.93	0
Misc.Tenant Income	0.00	0.00	\$ -	\$ 300.00	\$ (300.00)	0.00
Total Other Tenant Income	0.00	468.93	\$ 468.93	\$ 300.00	\$ 168.93	156.31
TPA/REPAYMENT-Move Out Tenants			\$ -	\$ -	\$ -	0
NET TENANT INCOME	65,884.00	98,444.93	\$ 164,328.93	\$ 783,280.00	\$ (618,951.07)	20.98
GRANT INCOME						
	0	0				
TOTAL GRANT INCOME	65,884.00	98,444.93	164,328.93	783,280.00	\$ (618,951.07)	0
OTHER INCOME						
Investment Income - Unrestricted	0.00	0.00	\$ -	\$ -	\$ -	0
Mgmt Fee Income RELP-DEV	0.00	0.00	\$ -	\$ -	\$ -	0
Maintenance Fee Income-RELP	0.00	0.00	\$ -	\$ -	\$ -	0
Miscellaneous Other Income	0.00	0.00	\$ -	\$ -	\$ -	0
TOTAL OTHER INCOME	0.00	0.00	\$ -	\$ -	\$ -	0
TOTAL INCOME	65,884.00	98,444.93	164,328.93	\$ 1,566,560.00	\$ (1,237,902.14)	10.49

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	YTD Actual	YTD Budget	Variance	% Var
EXPENSES						
ADMINISTRATIVE						
Administrative Salaries						
Administrative Salaries	37372.95	26222.03	\$ 63,594.98	\$ 260,000.00	\$ (196,405.02)	24.5
FSS Salaries			\$ -	\$ -	\$ -	0
Merit Award- Additional Compensation			\$ -	\$ 2,100.00	\$ (2,100.00)	0
Employee Benefit Contribution-Admin	452.73	3,759.07	\$ 4,211.80	\$ 58,300.00	\$ (54,088.20)	7.2
FSS Employee Benefits			\$ -	\$ -	\$ -	0
ROSS Employee Training	2,000.00	2,000.00	\$ 4,000.00	\$ -	\$ 4,000.00	0
Wage Payable Garnishment			\$ -	\$ -	\$ -	0
Total Administrative Salaries	39,825.68	31,981.10	\$ 71,806.78	\$ 320,400.00	\$ (248,593.22)	22.41
Legal Expense						
Criminal Background Checks	64.85		\$ 64.85	\$ 700.00	\$ (635.15)	9.26
General Legal Expense		1,250.00	\$ 1,250.00	\$ 3,120.00	\$ (1,870.00)	40.06
PH Conversion Legal			\$ -	\$ -	\$ -	0.00
Total Legal Expense	64.85	1,250.00	\$ 1,314.85	\$ 3,820.00	\$ (2,505.15)	34.42
Other Admin Expenses						
Staff Training	999.94		\$ 999.94	\$ 1,050.00	\$ (50.06)	95.23
Payroll Services			\$ -	\$ 1,680.00	\$ (1,680.00)	0.00
Auditing Fees-RHE			\$ -	\$ 4,830.00	\$ (4,830.00)	0.00
Management Fee			\$ -	\$ -	\$ -	0
Petty Cash			\$ -	\$ 100.00	\$ (100.00)	0
Marketing/Printing		1,200.00	\$ 1,200.00	\$ 1,050.00	\$ 150.00	114
Office Rent	5,232.56	5,232.56	\$ 10,465.12	\$ 12,830.00	\$ (2,364.88)	81.57
Financial-Consultants			\$ -	\$ 2,100.00	\$ (2,100.00)	0.00
Other Consultant - Grant Writer			\$ -	\$ -	\$ -	0
Other Consultant			\$ -	\$ -	\$ -	0
Other Consultant - FSS		15,000.00	\$ 15,000.00	\$ -	\$ 15,000.00	1
Utility Allowance			\$ -	\$ 420.00	\$ (420.00)	0

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	YTD Actual	YTD Budget	Variance	% Var
MTW Consultant			\$ -	\$ 5,250.00	\$ (5,250.00)	0.00
Total Other Admin Expenses	6,232.50	21,432.56	\$ 27,665.06	\$ 29,310.00	\$ (1,644.94)	94.39
Routine Admin Expenses						
Document Shredding			\$ -	\$ 480.00	\$ (480.00)	0.00
Membership and Fees			\$ -	\$ 1,300.00	\$ (1,300.00)	0.00
Advertising			\$ -	\$ -	\$ -	0
Office Supplies			\$ -	\$ 1,680.00	\$ (1,680.00)	0.00
Computer Parts			\$ -	\$ 1,050.00	\$ (1,050.00)	0.00
Telephone			\$ -	\$ 2,420.00	\$ (2,420.00)	0
Postage			\$ -	\$ 1,160.00	\$ (1,160.00)	0
Software Liscense Fees		2,655.81	\$ 2,655.81	\$ 13,440.00	\$ (10,784.19)	20
Copiers Rental			\$ -	\$ 2,730.00	\$ (2,730.00)	0
Copier- Expenses			\$ -	\$ -	\$ -	0
Software			\$ -	\$ -	\$ -	0
Internet			\$ -	\$ 700.00	\$ (700.00)	0
Cell Phones/Pagers			\$ -	\$ 1,680.00	\$ (1,680.00)	0
Office Furniture		23,682.63	\$ 23,682.63	\$ 210.00	\$ 23,472.63	11,277
Bank Fees			\$ -	\$ 1,000.00	\$ (1,000.00)	0
Sponsorships- Scholarship			\$ -	\$ 320.00	\$ (320.00)	0
Sundry-Other Misc Admin Expenses			\$ -	\$ 300.00	\$ (300.00)	0
REAC Inspections			\$ -	\$ 630.00	\$ (630.00)	0.00
COVID-19			\$ -	\$ 210.00	\$ (210.00)	0
Total Routine Admin Expenses	39,825.68	58,319.54	\$ 26,338.44	\$ 29,310.00	\$ (2,971.56)	89.86
Finance Fees			\$ -	\$ -	\$ -	0.0
TOTAL ADMINISTRATIVE EXPENSES	46,123.03	81,002.10	\$ 127,125.13	\$ 382,840.00	\$ (255,714.87)	33.21
TENANT SERVICES	0	0				
Resident Services	0.00	0.00	\$ -	\$ 2,500.00	\$ (2,500.00)	0.00
HQS	0.00	0.00	\$ -	\$ -	\$ -	0
MOVE IN INSPECTION	0.00	0.00	\$ -	\$ -	\$ -	0
TOTAL TENANT SERVICES EXPENSES	0.00	0.00	\$ -	\$ 2,500.00	\$ (2,500.00)	0.00

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	YTD Actual	YTD Budget	Variance	% Var
UTILITIES						
Water/Sewer	296.66	68.57	\$ 365.23	\$ 130.00	\$ 235.23	280.95
Electricity- Tenant Charge	285.92	125.65	\$ 411.57	\$ 50.00	\$ 361.57	823.14
Electricity-Vacant Units		91.79	\$ 91.79	\$ -	\$ 91.79	0
Electricity- Office			\$ -	\$ -	\$ -	0
Gas-Tenant Charge	551.08	193.40	\$ 744.48	\$ -	\$ 744.48	0
Gas-Vacant Units	32.24	198.02	\$ 230.26	\$ 1,100.00	\$ (869.74)	20.93
Garbage/Trash Removal			\$ -	\$ 500.00	\$ (500.00)	0.00
TOTAL UTILITY EXPENSES	1,165.90	677.43	\$ 1,843.33	\$ 1,780.00	\$ 63.33	103.56
MAINTENANCE AND OPERATIONS						
General Maint Expense						
Maintenance Salaries	0.00	0.00	\$ -	\$ 66,700.00	\$ (66,700.00)	0.00
Maintenance Labor	0.00	0.00	\$ -	\$ -	\$ -	0.00
Maintenance Uniforms	0.00	0.00	\$ -	\$ 470.00	\$ (470.00)	0.00
Vehicle Gas, Oil, Grease	0.00	0.00	\$ -	\$ -	\$ -	0.00
Total General Maint Expense	0.00	0.00	\$ -	\$ 67,170.00	\$ (67,170.00)	0.00
Exterior Lighting	0.00	0.00	\$ -	\$ -	\$ -	0
Materials						
Supplies-Grounds			\$ -	\$ 200.00	\$ (200.00)	0
Supplies-Appliance			\$ -	\$ 1,000.00	\$ (1,000.00)	0.00
Supplies-Electrical			\$ -	\$ 750.00	\$ (750.00)	0
Supplies-Janitorial/Cleaning			\$ -	\$ 250.00	\$ (250.00)	0
Supplies-Maint/Repairs			\$ -	\$ 300.00	\$ (300.00)	0
Supplies-Plumbing	334.07	34.45	\$ 368.52	\$ 1,200.00	\$ (831.48)	30.71
Supplies-Hardware	19.30	27.94	\$ 47.24	\$ 100.00	\$ (52.76)	47.24
Supplies-Painting			\$ -	\$ 600.00	\$ (600.00)	0
HVAC Supplies			\$ -	\$ 400.00	\$ (400.00)	0
Total Materials	353.37	62.39	\$ 415.76	\$ 4,800.00	\$ (4,384.24)	8.66
Contract Costs						

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	YTD Actual	YTD Budget	Variance	% Var
General Contract Costs			\$ -	\$ -	\$ -	0
Contract-Alarm/Extinguisher			\$ -	\$ -	\$ -	0
Appliance Purchase- Refrigerator			\$ -	\$ 1,000.00	\$ (1,000.00)	0
Appliance Purchase- Hot water hearter			\$ -	\$ 2,500.00	\$ (2,500.00)	0
Appliance Purchase-Stove			\$ -	\$ 1,000.00	\$ (1,000.00)	0
Appliance Purchase-Microwave			\$ -	\$ 600.00	\$ (600.00)	0
Appliance Purchase-Dishwasher			\$ -	\$ 600.00	\$ (600.00)	0
HVAC Replacement		5,430.00	\$ 5,430.00	\$ -	\$ 5,430.00	0
Flooring Replacement			\$ -	\$ -	\$ -	0
Cabinet Replacement		4,180.00	\$ 4,180.00	\$ -	\$ 4,180.00	0
Roof Replacement			\$ -	\$ -	\$ -	0
Capitalized Maintenance Expenses	0.00	9,610.00	9,610.00	\$ 5,700.00	\$ 3,910.00	168.5964912
Contract-Building Repairs			\$ -	\$ 700.00	\$ (700.00)	0
Contract- Appliance Repairs			\$ -	\$ 1,130.00	\$ (1,130.00)	0
Contract-General Cleaning			\$ -	\$ 250.00	\$ (250.00)	0
Contract-Painting			\$ -	\$ 1,000.00	\$ (1,000.00)	0.00
Contract-Electrical			\$ -	\$ 380.00	\$ (380.00)	0.000
Contract-Pest Control	490.00	1,230.00	\$ 1,720.00	\$ 3,750.00	\$ (2,030.00)	45.867
Contract-Floor Replacement			\$ -	\$ 5,000.00	\$ (5,000.00)	0.000
Contract-Grounds			\$ -	\$ -	\$ -	0.000
Contract- Snow			\$ -	\$ -	\$ -	0.00
Contract-Plumbing	285.00		\$ 285.00	\$ 5,600.00	\$ (5,315.00)	5.09
Contract-Window Covering			\$ -	\$ 500.00	\$ (500.00)	0.00
Contract-HVAC- Repair			\$ -	\$ 8,000.00	\$ (8,000.00)	0.0
Contract-Vehicle Maintenance			\$ -	\$ 1,100.00	\$ (1,100.00)	0.0
Contract-Equipment Rental			\$ -	\$ 250.00	\$ (250.00)	0.0
Contract-Alarm Monitoring			\$ -	\$ -	\$ -	0.0
Contract- Carpet Turnover			\$ -	\$ 2,000.00	\$ (2,000.00)	0.0
Unit Turnover			\$ -	\$ 9,000.00	\$ (9,000.00)	0.0
Movers/ Evictions			\$ -	\$ 1,500.00	\$ (1,500.00)	0
Mold Hazard Inspection			\$ -	\$ -	\$ -	0

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	YTD Actual	YTD Budget	Variance	% Var
Hotel/ Emergency Maint			\$ -	\$ 1,000.00	\$ (1,000.00)	0
Security Camera Repairs			\$ -	\$ -	\$ -	0
Contract- Extermination			\$ -	\$ -	\$ -	0
Contract Cost- Lead Inspection			\$ -	\$ 1,000.00	\$ (1,000.00)	0
Contract-Storage			\$ -	\$ 900.00	\$ (900.00)	0
Contract- Keys	319.52		\$ 319.52	\$ 750.00	\$ (430.48)	42.6
Total Contract Costs	1,094.52	10,840.00	2,324.52	43,810.00	\$ (41,485.48)	5.31
CDBG			\$ -	\$ -	\$ -	0
TOTAL MAINTENACE EXPENSES	1,447.89	10,902.39	\$ 12,350.28	\$ 121,480.00	\$ (109,129.72)	10.17
GENERAL EXPENSES						
Insurance- Excess Liability			\$ -	\$ -	\$ -	0.0
Property Insurance	319.44	319.44	\$ 638.88	\$ 6,750.00	\$ (6,111.12)	9.46
Liability Insurance	319.45	319.45	\$ 638.90	\$ 6,750.00	\$ (6,111.10)	9.47
WORKMAN COMP	319.45	319.45	\$ 638.90	\$ -	\$ 638.90	0
Real Estate Taxes/Pilot			\$ -	\$ -	\$ -	0
Misc. Taxes/Liscenses/Insurance			\$ -	\$ -	\$ -	0
FIRESIDE DEV FEES (NIX)			\$ -	\$ -	\$ -	0
Fireside Owner Expenses (audit/taxes)			\$ -	\$ -	\$ -	0
Association Fees			\$ -	\$ -	\$ -	0
Fireside Op Subsidy Exp			\$ -	\$ -	\$ -	0
TOTAL GENERAL EXPENSES	958.34	958.34	1,916.68	\$ 13,500.00	\$ (11,583.32)	14.20
HOUSING ASSISTANCE PAYMENTS						
Tenant Utility Payments-Voucher	0.00	0.00	\$ -	\$ -	\$ -	0.0
FSS Escrow Payments	0.00	0.00	\$ -	\$ -	\$ -	0.0
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0.00	\$ -	\$ -	\$ -	0.0
FINANCING EXPENSE						
	0	0	\$ -	\$ -	\$ -	0.00
Interest Expense-Bond 1	0	0	\$ -	\$ -	\$ -	0.00
Interest Expense-Bond 2	0	0	\$ -	\$ -	\$ -	0.00

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	YTD Actual	YTD Budget	Variance	% Var
Interest Expense-Mortgage Payable	0	0	\$ -		\$ -	0.00
INTEREST MORTGAGE PAYABLE 2	0	0	\$ -		\$ -	0.00
TOTAL FINANCING EXPENSES	0	0	0	\$ -	\$ -	0.00
NON-OPERATING ITEMS						
Depreciation Expense	0	0	\$ -	\$ -	\$ -	0
Operating Transfers OUT	0.00	0.00	\$ -	\$ -	\$ -	0
TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	\$ -	\$ -	0
TOTAL EXPENSES	\$ 49,695.16	\$ 93,540.26	\$ 143,235.42	\$ 522,100.00	\$ (378,864.58)	27.43
NET INCOME	\$ 16,188.84	\$ 4,904.67	\$ 21,093.51	\$ 1,044,460.00	\$ (1,023,366.49)	2.02

TAB 4

Asset Management

Maintenance Activity Summary for FEBRUARY 2023

- RHE maintenance staff completed 87 work orders in January.
- RHE maintenance staff accompanied pest control on 38 preventive pest control appointments for David Scull.
- The maintenance department facilitated 0 HQS inspections with third-party landlords in the month of February.
- There were 1 move-ins and 3 move-outs in the month of February. Vacant units are in process of turnover.

**DAVID SCULL MONTHLY
OCCUPANCY REPORT**

MONTH: FEBRUARY YEAR: 2023

Total Units	76
# Move-Ins	1
# Move-Outs	1
Total Units Occupied	75
# Units Vacant (available)	1
% of Total Units Occupied/Available	98.68%

Tenant Account Receivable Balance accrued for the Fiscal Year to date: **\$94,645.43**

Rent Charged: **\$43,082.00**

Rent Collected: **\$44,728.43**

Collection Percentage: 104%

SCATTERED SITES MONTHLY OCCUPANCY REPORT

MONTH: FEBRUARY YEAR: 2023

Total Units	29
# Move-Ins	0
# Move-Outs	0
Total Units Occupied	28
# Units Vacant (available)	1
% of Total Units Occupied/Available	96.55%3.45%

Tenant Account Receivable Balance accrued Fiscal Year to Date: **\$35,296.87**

Rent Charged: **\$78,376.00**

Rent Collected: **\$69,039.00**

Collection Percentage: **88%**

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: FEBRUARY YEAR: 2023

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

Total Units	56
# Move-Ins	0
# Move-Outs	0
Total Units Occupied	55
# Units Vacant (available)	1
% of Total Units Occupied/Available	98.21%/1.79%

Tenant Account Receivable Balance accrued Fiscal Year to date: **\$66,232.90**

Rent Charged: **\$73,179.20**

Rent Collected: **\$67,809.32**

Collection Percentage: **92.70%**

RHEP MONTHLY OCCUPANCY REPORT

MONTH: FEBRUARY YEAR: 2023

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

Tenant Account Receivable Balance accrued Fiscal Year to date: **\$3,380.51**

Rent Charged: **\$5287.00**

Rent Collected: **\$5287.00**

Collection Percentage: **100%**

RHE SCARBOROUGH SQUARE MONTHLY OCCUPANCY REPORT

MONTH: FEBRUARY YEAR: 2023

Total Units	121
# Move-Ins	0
# Move-Outs	2
Total Units Occupied	102
# Units Vacant (available)	19
% of Total Units Occupied/Available	84.30%

Rent Charged: **\$222,955**

Rent Collected: **180,957.66**

Collection Percentage: 81.20%

TAB 5

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

Unit Months Leased Available
 (excluding (excluding Over/(Under)
 DVP) DVP) Leased
 (VASH,VO,FYI,SS) (VASH,VO,FYI,SS)

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

beginning balance

	Leased	Available	Over/(Under)
Jan	344	416	(72)
Feb	341	416	(75)
Mar			0
Apr			0
May			0
Jun			0
Jul			0
Aug			0
Sep			0
Oct			0
Nov			0
Dec			0
	685	832	(147)

Leased Percentage -- 82.33%

HAP Funding	HAP Cost	Utilization		
\$484,592.00	\$ 466,606.00	96.29%		
\$484,592.00	\$ 472,680.00	97.54%		
		#DIV/0!		
		#DIV/0!		
		#DIV/0!		
		#DIV/0!		
		#DIV/0!		
		#DIV/0!		
		#DIV/0!		
		#DIV/0!		
		#DIV/0!		
		#DIV/0!		
		#DIV/0!		
\$ 969,184.00	\$ 939,286	\$ 29,898.00	\$0	\$0

HAP Utilization -- 96.92%

Homeownership Coordinator Report
By Susan A. Cheney
March 8, 2023
For month of February, 2023

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

Legacy at Lincoln Park

- Again, there is no real estate activity in Legacy at Lincoln Park per Zillow.

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Homeownership, MPDUs, Tax Preparation and Counseling

- The 3-bedroom, 3.5 bath MPDU resale townhouse at 409 Robena Way selling for \$198,346 went to settlement on Feb. 9th. It was purchased by Community Support Services (CSS).
- The one-bedroom, one-bath with den MPDU resale at 501 Hungerford Dr., 262, and selling for \$246,437 went under contract with Makom, formerly JFGH. It is expected to settle in March.
- A 2-bedroom, 2-bath resale MPDU became available for \$154,764 in King Farm. One non-profit is waiting to preview this property at 201 Poplar Spring Rd., unit B.
- Housing and Community Initiatives (HCI) is considering continuing to offer first time homebuyer classes via zoom. These classes would be oriented toward aiding folks who are considering purchasing, but are at the very beginning of the process with no specific program in mind.
- We have signed up over 12 tax filers who want assistance from the VITA tax preparers. This is still done remotely, but the turn-around time is very quick.
- We have been told by the new lender of the RHE voucher holder who was under contract to purchase a townhouse at Tower Oaks that she has now decided not to go through with the purchase. We do not know if she would have qualified to use the voucher for the purchase. due in part to rising interest rates.

TAB 6

Parkside Landing Apartments Asset Manager's Monthly Report

FIRESIDE PARK APARTMENTS MONTHLY OCCUPANCY REPORT

FOR THE PERIOD OF: Feb-23

	AFFORDABLE		MARKET RATE	TOTALS
	HOUSEHOLD INCOME # OF UNITS	30% AMI 4		
			59	236
UNITS DOWN FOR CONSTRUCTION	0	0	0	0
AVAILABLE FOR OCCUPANCY	4	173	59	236
AVAILABLE UNITS THAT ARE VACANT	0	3	5	8
1 BR	0	1	2	3
2 BR	0	2	3	5
3 BR	0	0	0	0
AVAILABLE UNITS THAT ARE OCCUPIED UNITS	4	170	54	228
1 BR	4	75	15	94
2 BR	0	84	38	122
3 BR	0	11	1	12
OCCUPANCY % FOR AVAILABLE UNITS	100%	98%	92%	97%

Parkside Landing Apartments Asset Manager's Monthly Report

Reporting Period: February 2023

Landscaping: Stump and shrubs grinding remaining.	Subcontractor to remove stakes, fix mulching, maintenance pruning.
Key Fobs: 19 of 22 buildings complete. Last 3 buildings (743/745/747) need new key fobs	(est. Q1 2023). Will need Fire Marshall approval.
Domestic Water & Sprinkler line valve/bypass Bldg 731	Valve replacement est. <\$5k. Pending bids
Underground Sewer Line Break under sidewalk & driveway	Replacement est. \$8-\$10k. Pending bids.
HVAC condensation lines freezing	Adding pipe insulation. Replacing HVAC closet doors as needed.
Warranty Walks:	Toilet Wax Rings, Range Hoods melting (approx. 3 incidents YTD), Various appliances going out of order, HVAC fuses and HVAC condensation lines.
Lead Paint:	Ownership approved \$6k proposal to obtain new lead certificate and limited testing of the 713 Building.
LIHTC qualifications.	ongoing for households

Lease Renewals & Rent Increases (90-day notices required)

- Jubilee units – Renewing rents per AHAP (\$1,500/\$1,700/\$2,100)
- LIHTC units – county approved 6.2% increases. 1st round of notices issued 1/31.

Parkside Landing Apartments Asset Manager's Monthly Report

i. # of upcoming renewals:

	Jubilee	LIHTC with HCV	LIHTC w/o HCV	Market Rate
Mar 2023	1	1	5	0
Apr 2023	4	1	17	1
May 2023	0	3	6	7
June 2023	5	6	12	0
July 2023	0	1	8	21

Possible Upcoming Rent Restrictions	<p>Councilmember Will Jawando's bill – permanent 3% cap</p> <p>Councilmember Natali Fani-Gonzalez's bill – 8% plus inflation</p>
Water & Sewer	<p>Apr 2022 - Present – Ownership to pursue possible water mischarges.</p> <p>6" meter is "broken" (no ETA of replacement) – City of Rockville is using estimates for 6" meter</p>

RHE conducts bi-weekly transition progress/coordination calls with WINN management

Work with management team to maintain both economic/physical vacancy goals for stabilization and conversion.

Occupancy Report attached as Exhibit A.

Parkside Landing Apartments Asset Manager's Monthly Report

Parkside Landing Budget Comparison

February 13, 2023

Reporting Book:

ACCRUAL

As of Date:

02/13/2023

	Month Ending 01/31/2023			Year to Date 01/31/2023		
	Actual	Budget	Variance	Actual	Budget	Variance
OPERATING INCOME						
Rental Income	304,426.00	0.00	304,426.00	304,426.00	0.00	304,426.00
Vacancy	(5,858.00)	0.00	(5,858.00)	(5,858.00)	0.00	(5,858.00)
Bad Debt	(1,861.00)	0.00	(1,861.00)	(1,861.00)	0.00	(1,861.00)
Other Income	2,073.00	0.00	2,073.00	2,073.00	0.00	2,073.00
TOTAL OPERATING INCOME	298,780.00	0.00	298,780.00	298,780.00	0.00	298,780.00
OPERATING EXPENSES						
Renting Expenses	2,312.13	0.00	(2,312.13)	2,312.13	0.00	(2,312.13)
Administrative Expenses	27,694.23	0.00	(27,694.23)	27,694.23	0.00	(27,694.23)
Payroll	33,388.15	0.00	(33,388.15)	33,388.15	0.00	(33,388.15)
Utility Expenses	54,698.99	0.00	(54,698.99)	54,698.99	0.00	(54,698.99)
Operating and Maint Expenses	30,375.01	0.00	(30,375.01)	30,375.01	0.00	(30,375.01)
Taxes and Insurance	19,126.39	0.00	(19,126.39)	19,126.39	0.00	(19,126.39)
Activities	121.41	0.00	(121.41)	121.41	0.00	(121.41)
TOTAL OPERATING EXPENSES	167,716.31	0.00	(167,716.31)	167,716.31	0.00	(167,716.31)
TOTAL NET OPERATING INCOME (LOSS)	131,063.69	0.00	131,063.69	131,063.69	0.00	131,063.69
Non-Operating Income (Expenses)						
Financial Expenses	(103,472.71)	0.00	(103,472.71)	(103,472.71)	0.00	(103,472.71)
Income from Investments	10.27	0.00	10.27	10.27	0.00	10.27
Mortgagor Income (Expenses)	(12,860.86)	0.00	(12,860.86)	(12,860.86)	0.00	(12,860.86)
Total Non-Operating Income (Expenses)	(116,323.30)	0.00	(116,323.30)	(116,323.30)	0.00	(116,323.30)
TOTAL TAXABLE INCOME (LOSS)	14,740.39	0.00	14,740.39	14,740.39	0.00	14,740.39

Exhibit A.

Parkside Landing Apartments Asset Manager's Monthly Report

FIRESIDE PARK APARTMENTS MONTHLY OCCUPANCY REPORT

FOR THE PERIOD OF: Feb-23

	AFFORDABLE		MARKET RATE	TOTALS
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