

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

**ROCKVILLE, MARYLAND 20850
Wednesday, May 3, 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. | 3. Citizens Forum: |
| 6:40 p.m. | 4. 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) |
| 7:00 p.m. | 6. City of Rockville (COR) Report |
| 7:05 p.m. | 5. Action & Discussion Items: (T-7) <ul style="list-style-type: none">• Approval of vendor Selection for Development Consulting Services for RFOR and other development opportunities |
| 7:30 p.m. | 7. Commissioners Comments: |
| 7:35 p.m. | 8. 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
Friday, April 7, 2023, Board Meeting**

**The Board of Commissioners for Rockville Housing Enterprises Annual Meeting on
Friday, April 7, 2023, at 4:00 p.m.**

MEETING TO BE HELD VIA ZOOM/ TELECONFERENCE

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Present

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

In Attendance

Jessica Anderson, Executive Director RHE
Asmara Habte, Director of DHCD, City of Rockville
Wynston Smith, RHE Project Manager

4:03 PM Call to Order

Chairman – James Hedrick, Ph.D., called the March 22, 2023, meeting of the Rockville Housing Board of Commissioners Meeting to Order.

4:05 PM Actions and Discussion –

Pilot Position

Chairman – James Hedrick, Ph.D., has no issue supporting the pilot as it would provide more affordable housing.

Commissioner- Edward J. Duffy supports the pilot as well. There was an informal policy for years that only RHE should get PILOTS.

Asmara Habte, Director of DHCD, City of Rockville, stated that 270 units would be made affordable if the PILOT for the developer for King Farm is approved.

Commissioner Steve Marr asked if the one half of the property that is not affordable would be included in the PILOT exemption.

Asmara Habte, Director of DHCD, City of Rockville, said if the property were given a PILOT, the City of Rockville would be forgoing the tax revenue for the entire property for the PILOT t's term, which is 15 years.

Jessica Anderson, Executive Director RHE, inquired about the City of Rockville's current budget situation because PILOTs are not free and must be paid for. The question asked was, "If the city approves this PILOT and RHE needs a PILOT, will there be money for RHE to get a PILOT? What is the Policy on who receives the PILOT if there is insufficient money for both?"

Asmara Habte, Director of DHCD, City of Rockville, said, based on the budgetary discussion, that no revenue in 2025 and beyond would support a pilot. Therefore, if RHE or any other project requests a pilot, no money would be available moving forward.

Jessica Anderson, Executive Director RHE, stated that based on the unofficial policy, PILOT was only given to RHE, but now, possibly, PILOTs may be given to others; what is the City's approach in that regard? Also, what are the PILOT rules since now the city will give PILOT to others, and not to RHE exclusively?

Asmara Habte, Director of DHCD, City of Rockville, said there had been discussion about having a similar policy to Montgomery County. The County deals with the subject of appropriation. For instance, you have to be owned and operated by a nonprofit.

Chairman – James Hedrick, Ph.D., suggests that RHE support the PILOT for the King Farm developer with stipulations that there be some condition on the future application of the PILOT program to other nonprofits.

Jessica Anderson, Executive Director RHE, agrees with Chairman – James Hedrick, Ph.D., supporting the PILOT but with stipulations.

Rent Caps

Chairman – James Hedrick, Ph.D., given other things we are trying to accomplish, RHE should not have an opinion on rent caps. However, he recommends supporting the anti-gauging 15-23 bill if we decide to take a position.

Commissioner – Steve Marr discusses that there is a point where expenses are outpacing taxes, energy costs, capital improvement, and other things that properties that need to be maintained. This can lead to the property being neglected, but some owners have not made improvements since they are under rent control.

Commissioner- Edward J. Duffy stated that the Montgomery County Council had added numerous requirements. For example, changing the elevator code, changing the fire code all these things cost landlords money that they cannot recoup under rent control.

Chairman – James Hedrick, Ph.D., stated that if the rent caps lead to being too much for developers, the investment will move to another jurisdiction in the area.

Jessica Anderson, Executive Director RHE stated that rent caps do not work in the long term. Also gave an example “What if I can’t raise my rent and I can’t meet my debt service coverage requirements?” A lender can default on you even if you are making payments if you are not meeting your DCR. So, if rents have to be raised, RHE will have to do that. Jessica Anderson, Executive Director RHE, stated that she is not for rent caps.

Jessica Anderson, Executive Director RHE, prefers to avoid political fights. Chairman – James Hedrick, Ph.D., believes RHE should not be involved and should stay out.

Commissioner – Steve Marr agrees that RHE should stay out unless RHE is dragged into it. He also adds that we should decline to comment. Commissioner – Nathan Robbins agrees that RHE should stay out of it. Commissioner- Edward J. Duffy thinks we should send a letter saying there is no position but make certain PHAs are exempt. Chairman – James Hedrick, Ph.D., agreed and stated that regardless of what bill passes, we would like to send a letter to ensure an exemption for public housing authorities. It was decided that RHE would not take a position but work to ensure there is a carve out for PHAs in the event a rent cap bill passes.

5:01 PM Adjourned

Chairman – James Hedrick, Ph.D., called for a motion to adjourn. Commissioner- Edward J. Duffy moved to adjourn; Commissioner – Steve Marr seconded the motion. All present voted Aye.

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

**The Board of Commissioners for Rockville Housing Enterprises Annual Meeting on
March 22, 2023, at 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

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
Wynston Smith, RHE Project Manager

6:33 PM Call to Order

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

6:34 PM Consent Items

Concerning the previous February minutes Commissioner Steve Marr noted that the discussion regarding hiring CDC needs additional detail. He also added that PHADA be spelled out. (Public Housing Authorities Directors Association). Lastly, Commissioner Marr noted grammar and punctuation corrections to be made.

Commissioner Stacy Kaplowitz clarified during the rent control discussion that the discussion was concerning the Montgomery County level and not the state legislative level.

Director Anderson noted the live recordings of the Board Meetings are posted on the RHE website which ensures maximum transparency of Board Meeting discussions and

actions. Director Anderson made the requested modifications to the meeting minutes during the discussion regarding the minutes.

Commissioner – Steve Marr called for a vote to approve the meeting minutes from the February 22, 2022, Board Meeting with the adjustments; Commissioner – Stacy Kaplowitz seconded this motion. All present voted aye.

6:41 PM Citizen Forum

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

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

**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 February 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

Chairman – James Hedrick, PhD moves on to the city of Rockville

6:55 PM City of Rockville

Asmara Habte, Director of DHCD, City of Rockville

- Budget work session. The survey is still online.
- Going to submit RHE to the city manager’s office about the articles of incorporation organization (May or June)
- PILOT grant agreement and loan agreement for Scarborough. It is on the City Council Agenda for April 24, 2023, currently as a Consent Item.

- PILOT Request to the City of Rockville has been submitted for affordable housing for King Farm development.

Monique Ashton, Councilperson City of Rockville noted the following:

- It would add 217 units to the affordable mix if the PILOT is approved.
- The term would be for 15 years.
- Noted that if this passed, it would be precedent-setting.

Jessica Anderson, Executive Director RHE, noted that she would like to see longer than 15-year compliance and more like 30 years.

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

7:24 PM Actions and Discussion –

2021 Maryland Statutes Housing and Community Development Division II – Housing Authorities Title 12 – Provisions of Statewide Applicability Subtitle 3 – Commissioners Section 12-310 Prohibited Financial Interests; Disclosure Requirements

Director Anderson reviewed the statute requiring financial disclosures with the Board. Director Anderson asked each Board Member to state if they had anything to disclose as it relates to the state statute.

Commissioner- Edward J. Duffy, Commissioner – Nathan Robbins, Commissioner – Steve Marr, and Chairman – James Hedrick, PhD. Noted they did not have any financial disclosures to report. Commissioner – Stacy Kaplowitz noted that she may have a financial interest in future housing projects, but they would not be related to RHE. Commissioner Kaplowitz noted that she will disclose any future interest at the appropriate time when they occur—lastly, there are no disclosure from RHE employees to be made.

7:45 PM Commissioner’s Comments

Commissioner – Steve Marr commented regarding tax credit financing for Scarborough. He asked if CDC will be able to meet the current a deadline.

Jessica Anderson, Executive Director RHE, answered yes.

8:10 PM Adjourned

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

TAB 2

**Rockville Housing Enterprises
Executive Director's Report
As of April 19, 2023**

Activities during the month March 2023

Meetings/Activities

- Parkside Landing monthly Property Management call was held.
- Monthly meeting with VA VASH caseworkers was held.
- RHE held a Phishing/Fraud Training with staff.
- The Waiting List for All Programs was opened.
- Staff attended MTW Conference in Washington DC April 11th and 12th 2023.
- Held Breakfast and Go community activity at Scarborough Square on April 20, 2023.
- RHE was notified on April 17, 2023, of the State of Maryland Bond initiative award of \$200,000 for the renovation of the community center to include the addition of accessibility entrances and bathrooms and the creation of a larger commercial kitchen.
- RHE was notified on April 17, 2023 that RHE received an additional allocation of 5 Stability Vouchers from HUD.

Upcoming Activities

Maryland Affordable Housing Conference is May 5, 2023.

Novogradic LIHTC Conference April 25-28, 2023

Client Services is Planning FSS/ Homeowner graduation ceremony details will be forthcoming.

Financial Management (See Tab 3)

The RHE and RHE Properties Inc. audit is in the final stage of review by the auditor. It is expected that the draft report will be issued soon. The draft RELP audit has been received and is in the review process. It is anticipated the final report will be issued in the next couple of weeks.

RHE was the victim of financial fraud via email phishing. A police report was filed, and the bank notified. RHE conducted training for staff to assist in increasing awareness.

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

The Net Restricted Assets (HAP) for the month of March 2023 is a positive \$37,700. Year to date the HAP is a positive \$124,735.70.

The Un-Restricted Net Assets (Administrative Expenses) for the month ending March 2023 is a positive \$702.37. Year to date is a positive \$53,534.49.

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

The Net Restricted Assets (HAP) for the month of March 2023 is a negative (\$8,898) due to retroactive payments made to the landlord. Year to date is a negative (\$21,988).

The Unrestricted Net Assets (Administrative Expenses) for the month ending March 2023 is a positive \$3,544.34. Year to date is a positive \$17,129.78.

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

The Program cash flow for the month of March 2023 is a positive \$964. Year to date is a positive \$932.

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

The Net Income on the PH Cash Flow Report for the month of March 2023 indicates a negative (\$31,474.77) due to three pay periods in the month of March, three building repair expenses and supply invoices. 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 March 2023 indicates a positive \$24,261.32. Year to date is a positive \$26,164.58.

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

The net income for RELP One for the month of March 2023 is positive \$16,442.45. Year to date net income is a positive \$23,977.54.

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

The Cash Flow Statement for the month ending March 2023 indicates a positive \$1,474.28. Year to date is a positive \$6,606.83.

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

There was no activity for this entity during the month of March 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 March 2023 indicates a negative (\$58,620) due to the final payment of the development consulting fee invoice for Parkside. Year to date net income is negative (\$90,733.12).

RHE FIRESIDE PARK FYB 01-2023

The Cash Flow Statement for the month ending March 2023 indicates a positive \$236,772.47. Year to date is a positive \$628,962.79.

RHE Scarborough Square FYB-01-1-2023

The Cash Flow Statement for the month ending March 2023 indicates a negative (\$67,749.46) due to three pay periods, cabinet replacements, floor replacements, several building repairs, plumbing, and turnover invoices. Year to date net income is a positive \$296,108.34.

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

- PH Occupancy (David Scull) was as follows (76 units):
 - 100% for the month ending March – (0 vacancy)
 - Rent Collection Percentage 93%
- RHEP PBV Scattered Sites Occupancy (Scattered Sites) was as follows (29 units):
 - 96.55% for the month ending March - (1 vacancy)
 - Rent Collection Percentage 106%
- RELP One Occupancy was as follows (56 units):
 - 100% for the month ending March – (0 vacancy)
 - Rent Collection Percentage 99%
- RHEP Occupancy was as follows: (4 units):
 - 100% for the month ending March.
 - Rent Collection Percentage 76%
- RHE Scarborough Square Occupancy was as follows: (121 units):
 - 85.12% for the month ending March (18 vacancies)
 - 5 PBV applicants moved in the end of March and 5 PBV are currently in the final stages of the income validation process and should be approved for move in by the end of April.
 - 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 May.
 - Rent Collection Percentage 79%
- Fireside Occupancy was as follows:
 - Occupancy – 95% occupancy rate for the month ending March.

Maintenance Activity Summary for March 2023

- RHE maintenance staff completed 87 work orders in March.
- RHE maintenance staff accompanied pest control on 102 preventive pest control appointments for David Scull and Scarborough Square
- There were 4 move-ins and 0 move-outs in the month of March. Vacant units are in the process of turnover.

Housing Choice Voucher Program (HCVP) Management

March 2023

- HCV Program voucher units leased for the month ending March 2023 was 81.30%, and calendar year to date in March 2023 was 82.37%. HCV Program budget utilization for the month ending March 2023 was 94.98% and calendar year to date in March 2023 was 96.26%.
- 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 March 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 March 2023.
- The Voucher department facilitated 68 Housing Quality Standards inspections with third-party landlords in the month of March.
- The 10 VASH vouchers are 30% 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 (23) 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.
- Fourteen (18) youth has leased.
- Four (4) on waitlist

Parkside Landing

Reporting Period: March 2023

Updates

- LIHTC qualifications are ongoing for households. Montgomery County approved rent increases for Fireside at 6.2%. increases.
- The installation of the key fobs for the last three buildings were completed.
- Property Management continues to work with Harkins on final close out items and warranty items and solving the HVAC condensation line issues.
- LIHTC Placed-In Service (PIS) application submission projected for May 2023.
- 50% Tax Exempt Bond Test is underway. Project Accountant to circulate final draft by April 23, 2023.

Look-Ahead

- The property was incorrectly billed \$23,600 for the rental license. The City of Rockville will be issuing an updated invoice noting a \$0 payment due.
- 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 (FSS) /Resident Services Report-Period YTD: March 2023

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

9-Homeowners (6 -voucher HO; 2
 voucher HO graduates; 1 PH – HO
 graduate)
 1-Fss Graduate

Resident Opportunities and Self-Sufficiency Services (ROSS) Detailed Report-Period YTD: March 2023

50- Public Housing Enrollments

6- Progress Reports

Grant Applications

- Youth Build Grant through the Department of Labor pending approval (\$1.5M).
- Underserved Community Block Grant through the State of Maryland DHCD pending approval.
- Veterans Caseworker (Grant Per Diem) grant through the VA pending submission.
- Community Services Block Grant program for gap in services to low-income residents through the State of Maryland DHCD pending submission.

Youth

- After school programming Tues & Thursday 3:30 – 6:30 pm with So What Else
- Girl Power Contest with Montgomery County – Flyer Sent to Public Housing community.

Employment

- Career Catchers – March Calendar Sent to FSS and ROSS program participants.

Education/Vocational

- Flyer and Program Registration information was sent to FSS and ROSS clients for the following programs:
 - Towson University Elementary Education/Special Education and Early Childhood Education
 - Montgomery College ESOL for Build Trades Summer
 - Montgomery College – ESOL for Customer Services,
 - Montgomery College – ESOL for Education Careers
 - Montgomery College – ESOL Classes for
 - Montgomery College – Adult ESOL & Literacy Program
 - Montgomery College – English as a Second Language (ESOL) for Healthcare Jobs,
 - Montgomery College – Adult ESOL & Literacy, English for the American Workplace

Homeownership

- Introduction to Homebuying with Latino Economic Development and Maryland Department of Housing and Community Development, and Montgomery County- Flyer/Information sent to program participants.

Entrepreneurship

- Empower Woman International: Small Business & Taxes All You need to know Flyer/Registration information sent to program participants.

Career Services

- Referrals for clients needing job readiness services were sent to Career Catchers through the City of Rockville Department of Community Services.

TAB 3

**Rockville Housing Enterprises
Monthly Financial Statement Review**

Month Ending March 2023

Financial Management (See Tab 3)

The RHE and RHE Properties Inc. audit is in the final stage of review by the auditor. It is expected that the draft report will be issued soon. The draft RELP audit has been received and is in the review process. It is anticipated the final report will be issued in the next couple of weeks.

RHE was the victim of financial fraud via email phishing. A police report was filed, and the bank notified. RHE conducted training for staff to assist in increasing awareness.

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

The Net Restricted Assets (HAP) for the month of March 2023 is a positive \$37,700. Year to date the HAP is a positive \$124,735.70.

The Un-Restricted Net Assets (Administrative Expenses) for the month ending March 2023 is a positive \$702.37. Year to date is a positive \$53,534.49.

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

The Net Restricted Assets (HAP) for the month of March 2023 is a negative (\$8,898) due to retroactive payments made to the landlord. Year to date is a negative (\$21,988).

The Unrestricted Net Assets (Administrative Expenses) for the month ending March 2023 is a positive \$3,544.34. Year to date is a positive \$17,129.78.

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

The Program cash flow for the month of March 2023 is a positive \$964. Year to date is a positive \$932.

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

The Net Income on the PH Cash Flow Report for the month of March 2023 indicates a negative (\$31,474.77) due to three pay periods in the month of March, three building repair expenses and supply invoices. 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 March 2023 indicates a positive \$24,261.32. Year to date is a positive \$26,164.58.

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

The net income for RELP One for the month of March 2023 is positive \$16,442.45. Year to date net income is a positive \$23,977.54.

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

The Cash Flow Statement for the month ending March 2023 indicates a positive \$1,474.28. Year to date is a positive \$6,606.83.

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

There was no activity for this entity during the month of March 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 March 2023 indicates a negative (\$58,620) due to the final payment of the development consulting fee invoice for Parkside. Year to date net income is negative (\$90,733.12).

RHE FIRESIDE PARK FYB 01-2023

The Cash Flow Statement for the month ending March 2023 indicates a positive \$236,772.47. Year to date is a positive \$628,962.79.

RHE Scarborough Square FYB-01-1-2023

The Cash Flow Statement for the month ending March 2023 indicates a negative (\$67,749.46) due to three pay periods, cabinet replacements, floor replacements, several building repairs, plumbing, and turnover invoices. Year to date net income is a positive \$296,108.34.

Public Housing

Financials

March 2023

DAVID AND SCATTERED AND Grants (.ph_all)

Cash Flow Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 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	40,417.08	252,970.88
3119-00-000 Total Rental Income	41,834.56	38,551.08	43,283.28	44,156.45	44,728.43	40,417.08	252,970.88
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	47,739.00	326,252.00
3690-10-000 ROSS-FSS	4,913.50	4,914.00	4,914.00	0.00	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	11,500.00	42,500.00
3690-22-000 CDBG Grant	0.00	0.00	0.00	36,000.00	104,000.00	0.00	140,000.00
3499-00-000 TOTAL GRANT INCOME	65,138.50	63,074.00	66,374.00	100,334.00	169,334.00	59,239.00	523,493.50
3600-00-000 OTHER INCOME							
3630-00-000 Maintenance Fee Income-RELP	79.15	403.91	324.06	471.45	446.16	1,102.67	2,827.40
3650-00-000 Miscellaneous Other Income	6,600.00	0.00	0.00	0.00	0.00	0.00	6,600.00
3690-00-023 Capital Fund 2023	0.00	0.00	0.00	0.00	0.00	499.51	499.51
Transfer In	0.00	0.00	171,145.22	0.00	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	1,602.18	181,072.13
3999-00-000 TOTAL INCOME	113,652.21	102,028.99	281,126.56	144,961.90	214,508.59	101,258.26	957,536.51
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	36,562.50	163,724.39
4410-00-000 Maintenance Salaries	10,689.91	14,389.51	16,167.70	14,324.83	14,551.65	22,101.30	92,224.90
4110-00-050 FSS Salaries	3,076.92	3,076.92	5,851.85	3,076.92	3,076.92	4,903.85	23,063.38
4110-00-060 ROSS Salaries	4,538.47	1,361.54	4,812.14	4,230.78	4,230.78	6,346.16	25,519.87
4110-04-000 Employee Benefit Contribution-Admin	16,599.01	12,658.44	14,367.98	7,398.46	19,332.58	13,035.07	83,391.54

DAVID AND SCATTERED AND Grants (.ph_all)

Cash Flow Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
4110-05-000 Wage Payable Garnishment	884.82	203.54	610.62	407.08	203.54	814.16	3,123.76
4110-99-000 Total Administrative Salaries	56,849.98	60,479.91	68,271.68	60,186.41	61,496.82	83,763.04	391,047.84
4130-00-000 Legal Expense							
4130-02-000 Criminal Background Checks	0.00	47.80	305.10	180.30	254.95	273.90	1,062.05
4130-04-000 General Legal Expense	0.00	0.00	1,961.40	0.00	382.50	0.00	2,343.90
4131-00-000 Total Legal Expense	0.00	47.80	2,266.50	180.30	637.45	273.90	3,405.95
4139-00-000 Other Admin Expenses							
4140-00-000 Staff Training	0.00	1,140.12	305.26	252.00	0.00	833.64	2,531.02
4150-00-000 Travel	0.00	60.00	406.50	268.80	268.80	268.80	1,272.90
4174-00-000 Marketing/Printing	0.00	0.00	0.00	0.00	0.00	626.41	626.41
4180-00-000 Office Rent	4,073.86	4,073.86	4,073.86	4,073.86	4,073.86	4,073.86	24,443.16
4182-00-000 Financial-Consultants	900.00	0.00	731.25	0.00	300.00	0.00	1,931.25
4182-00-002 Other Consultant	0.00	0.00	425.00	0.00	0.00	0.00	425.00
4182-00-003 Other Consultant - FSS	4,000.00	0.00	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	1,125.00	2,125.00
4189-00-000 Total Other Admin Expenses	8,973.86	5,273.98	5,941.87	4,594.66	5,642.66	6,927.71	37,354.74
4190-00-000 Routine Admin Expenses							
4190-00-020 Document Shredding	0.00	304.46	352.08	291.86	299.59	295.15	1,543.14
4190-01-000 Membership and Fees	0.00	0.00	1,660.00	0.00	0.00	0.00	1,660.00
4190-03-000 Advertising	0.00	199.00	433.84	0.00	0.00	0.00	632.84
4190-04-000 Office Supplies	120.70	1,990.15	1,784.52	661.16	1,952.48	1,382.97	7,891.98
4190-06-000 Computer Parts	0.00	0.00	0.00	597.60	0.00	0.00	597.60
4190-07-000 Telephone	0.00	209.32	332.46	224.22	180.04	143.50	1,089.54
4190-08-000 Postage	0.00	20.48	0.00	1,124.67	0.00	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	280.91	35,703.10
4190-10-000 Copiers Rental	0.00	1,135.93	1,135.93	806.44	806.44	806.44	4,691.18
4190-10-010 Copier- Expenses	0.00	0.00	0.00	0.00	0.00	215.21	215.21
4190-13-000 Internet	196.09	613.27	392.18	5.00	206.09	583.67	1,996.30
4190-15-000 Cell Phones/Pagers	715.65	715.65	0.00	505.26	0.00	3,094.68	5,031.24
4190-20-000 Bank Fees	268.93	461.38	237.91	331.03	251.38	263.76	1,814.39
4190-21-000 Sponsorships- Scholarship	0.00	0.00	1,280.10	0.00	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	140.00	579.77
4191-00-000 Total Routine Admin Expenses	1,301.37	33,808.45	10,146.85	5,719.74	7,688.84	7,206.29	65,871.54
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	67,125.21	99,610.14	86,626.90	70,681.11	75,465.77	98,170.94	497,680.07

DAVID AND SCATTERED AND Grants (.ph_all)

Cash Flow Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total	
4200-00-000	TENANT SERVICES							
4220-00-000	Resident Services	0.00	117.82	0.00	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	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	10,793.26	55,057.69
4320-00-000	Electricity- Tenant Charge	0.00	7,747.91	7,641.86	9,646.11	11,932.05	9,453.49	46,421.42
4330-00-000	Gas-Tenant Charge	451.39	0.00	1,530.48	1,279.68	1,143.17	575.35	4,980.07
4330-01-000	Gas-Vacant Units	35.78	13.15	84.72	83.66	0.00	0.00	217.31
4330-02-000	Gas- Office	43.78	0.00	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	129.60	1,064.60
4399-00-000	TOTAL UTILITY EXPENSES	688.35	19,407.49	20,088.72	23,008.50	23,640.11	20,951.70	107,784.87
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	0.00	2,998.83
4413-00-000	Vehicle Gas, Oil, Grease	0.00	489.98	8.96	169.47	63.70	300.23	1,032.34
4419-00-000	Total General Maint Expense	0.00	489.98	8.96	3,168.30	63.70	300.23	4,031.17
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	82.78	0.00	0.00	0.00	92.57	175.35
4420-02-000	Supplies-Appliance	79.53	74.96	553.28	414.12	1,361.51	2,115.56	4,598.96
4420-04-000	Supplies-Electrical	637.45	359.16	29.74	387.97	376.02	321.34	2,111.68
4420-06-000	Supplies-Janitorial/Cleaning	35.92	13.96	113.71	0.00	214.67	124.28	502.54
4420-08-000	Supplies-Plumbing	1,272.63	949.25	257.14	1,227.45	373.27	1,709.46	5,789.20
4420-11-000	Supplies-Hardware	843.55	1,178.72	2,092.70	1,942.82	749.43	1,603.37	8,410.59
4420-12-000	Supplies-Painting	0.00	41.17	0.00	-237.23	0.00	840.00	643.94
4420-13-000	HVAC Supplies	0.00	0.00	0.00	0.00	-486.83	0.00	-486.83
4429-00-000	Total Materials	2,869.08	2,700.00	3,046.57	3,735.13	2,588.07	6,806.58	21,745.43
4430-00-000	Contract Costs							
4430-01-000	Contract-Alarm/Extinguisher	0.00	1,536.43	0.00	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	0.00	4,878.08
4430-02-003	Appliance Purchase-Stove	2,190.00	0.00	709.73	0.00	0.00	652.00	3,551.73
4430-02-005	Appliance Purchase-Dishwasher	0.00	2,221.68	0.00	150.00	0.00	858.00	3,229.68

DAVID AND SCATTERED AND Grants (.ph_all)

Cash Flow Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
4430-02-011 Capitalized Maintenance Expenses	2,190.00	6,708.11	2,637.81	150.00	0.00	1,510.00	13,195.92
4430-03-000 Contract-Building Repairs	1,730.00	4,260.00	1,035.00	835.00	0.00	1,340.00	9,200.00
4430-03-001 Contract- Appliance Repairs	0.00	0.00	0.00	320.00	0.00	0.00	320.00
4430-04-000 Contract-General Cleaning	485.00	0.00	165.00	165.00	0.00	165.00	980.00
4430-05-000 Contract-Painting	1,680.00	0.00	850.00	840.00	0.00	0.00	3,370.00
4430-06-000 Contract-Electrical	0.00	718.00	577.82	0.00	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	0.00	4,089.00
4430-08-000 Contract-Floor Replacement	720.00	0.00	1,200.00	0.00	0.00	0.00	1,920.00
4430-09-010 Contract- Snow	0.00	0.00	295.00	0.00	0.00	0.00	295.00
4430-11-000 Contract-Plumbing	895.00	725.00	2,798.00	0.00	545.00	457.93	5,420.93
4430-12-000 Contract-Window Covering	0.00	199.00	0.00	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	0.00	16,297.82
4430-14-000 Contract-Vehicle Maintenance	0.00	111.78	3,090.91	0.00	0.00	127.59	3,330.28
4430-15-000 Contract-Equipment Rental	0.00	0.00	52.24	0.00	0.00	0.00	52.24
4430-18-000 Contract-Alarm Monitoring	0.00	10.00	299.40	0.00	0.00	0.00	309.40
4430-21-000 Unit Turnover	530.00	0.00	280.00	290.00	0.00	350.00	1,450.00
4431-00-000 Contract Cost- Lead Inspection	0.00	0.00	2,430.00	1,000.00	0.00	0.00	3,430.00
4432-00-000 Contract-Storage	414.00	414.00	414.00	414.00	414.00	0.00	2,070.00
4434-00-000 Contract- Keys	50.37	342.83	636.22	939.18	840.51	68.06	2,877.17
4439-00-000 Total Contract Costs	7,734.37	9,403.43	27,990.59	7,470.18	1,799.51	2,508.58	56,906.66
4440-00-000 CDBG	0.00	0.00	40,000.00	100,000.00	0.00	0.00	140,000.00
4499-00-000 TOTAL MAINTENACE EXPENSES	12,793.45	19,301.52	73,683.93	114,523.61	4,451.28	11,125.39	235,879.18
4500-00-000 GENERAL EXPENSES							
4510-10-000 Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4510-20-000 Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4510-30-000 WORKMAN COMP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4520-01-000 Real Estate Taxes/Pilot	0.00	0.00	5,093.54	0.00	0.00	0.00	5,093.54
4521-00-000 Misc. Taxes/Liscenses/Insurance	0.00	196.73	0.00	0.00	0.00	0.00	196.73
4522-00-000 Tax Preparation	0.00	0.00	1,060.00	0.00	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	2,389.00	114,334.00
4599-00-000 TOTAL GENERAL EXPENSES	2,389.00	2,585.73	108,542.54	2,389.00	2,389.00	2,389.00	120,684.27
4700-00-000 HOUSING ASSISTANCE PAYMENTS							

DAVID AND SCATTERED AND Grants (.ph_all)

Cash Flow Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

		Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
4715-01-000	Tenant Utility Payments-Voucher	101.00	186.00	109.00	109.00	96.00	96.00	697.00
4715-03-000	FSS Escrow Payments	4,724.00	4,104.00	4,104.00	705.00	-1,303.00	0.00	12,334.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	4,825.00	4,290.00	4,213.00	814.00	-1,207.00	96.00	13,031.00
8000-00-000	TOTAL EXPENSES	87,821.01	145,312.70	293,155.09	211,416.22	104,739.16	132,733.03	975,177.21
9000-00-000	NET INCOME	25,831.20	-43,283.71	-12,028.53	-66,454.32	109,769.43	-31,474.77	-17,640.70

DAVID AND SCATTERED AND Grants (.ph_all)

Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 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	38,102.00	41,759.00	48,545.00	253,238.80
3119-00-000 Total Rental Income	41,007.00	44,491.80	39,334.00	38,102.00	41,759.00	48,545.00	253,238.80
3120-00-000 Other Tenant Income							
3120-02-000 Cleaning Fee	0.00	0.00	425.00	0.00	0.00	165.00	590.00
3120-04-000 Late Charges	366.55	379.05	648.60	674.35	760.00	599.00	3,427.55
3120-07-000 Tenant Owed Utility	4,191.88	1,467.59	2,412.06	2,329.70	0.00	4,218.13	14,619.36
3129-00-000 Total Other Tenant Income	4,558.43	1,846.64	3,485.66	3,004.05	760.00	4,982.13	18,636.91
3199-00-000 NET TENANT INCOME	45,565.43	46,338.44	42,819.66	41,106.05	42,519.00	53,527.13	271,875.71
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	47,739.00	326,252.00
3499-00-000 TOTAL GRANT INCOME	54,225.00	52,160.00	55,460.00	58,334.00	58,334.00	48,238.51	326,751.51
3600-00-000 OTHER INCOME							
3610-00-000 Investment Income - Unrestricted	0.24	0.24	0.26	0.26	0.23	0.00	1.23
3630-00-000 Maintenance Fee Income-RELP	79.15	403.91	324.06	471.45	446.16	1,102.67	2,827.40
3650-00-000 Miscellaneous Other Income	6,600.00	0.00	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	3,369.00	0.00	12,268.00
3690-00-023 Capital Fund 2023	0.00	0.00	0.00	0.00	0.00	499.51	499.51
3690-10-000 ROSS-FSS	4,913.50	4,914.00	4,914.00	0.00	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	11,500.00	42,500.00
3690-22-000 CDBG Grant	0.00	0.00	0.00	36,000.00	104,000.00	0.00	140,000.00
3699-00-000 TOTAL OTHER INCOME	19,937.89	12,916.15	12,825.32	45,840.71	114,815.39	12,602.67	218,938.13
3999-00-000 TOTAL INCOME	119,728.32	111,414.59	111,104.98	145,280.76	215,668.39	113,868.80	817,065.84
4000-00-000 EXPENSES							

DAVID AND SCATTERED AND Grants (.ph_all)

Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
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	36,562.50	153,934.94
4110-00-050 FSS Salaries	3,076.92	3,076.92	5,851.85	3,076.92	3,076.92	4,903.85	23,063.38
4110-00-060 ROSS Salaries	4,538.47	1,361.54	4,812.14	4,230.78	4,230.78	6,346.16	25,519.87
4110-04-000 Employee Benefit Contribution-Admin	16,599.01	12,658.44	14,367.98	7,398.46	19,332.58	13,035.07	83,391.54
4110-05-000 Wage Payable Garnishment	884.82	203.54	610.62	407.08	203.54	814.16	3,123.76
4110-99-000 Total Administrative Salaries	36,370.62	46,090.40	52,103.98	45,861.58	46,945.17	61,661.74	289,033.49
4130-00-000 Legal Expense							
4130-02-000 Criminal Background Checks	0.00	47.80	305.10	180.30	254.95	273.90	1,062.05
4130-04-000 General Legal Expense	0.00	0.00	1,961.40	0.00	382.50	0.00	2,343.90
4131-00-000 Total Legal Expense	0.00	47.80	2,266.50	180.30	637.45	273.90	3,405.95
4139-00-000 Other Admin Expenses							
4140-00-000 Staff Training	0.00	1,140.12	305.26	252.00	0.00	833.64	2,531.02
4150-00-000 Travel	0.00	60.00	406.50	268.80	268.80	268.80	1,272.90
4174-00-000 Marketing/Printing	0.00	0.00	0.00	0.00	0.00	626.41	626.41
4180-00-000 Office Rent	4,073.86	4,073.86	4,073.86	4,073.86	4,073.86	4,073.86	24,443.16
4182-00-000 Financial-Consultants	900.00	0.00	731.25	0.00	300.00	0.00	1,931.25
4182-00-002 Other Consultant	0.00	0.00	425.00	0.00	0.00	0.00	425.00
4182-00-003 Other Consultant - FSS	4,000.00	0.00	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	1,125.00	2,125.00
4189-00-000 Total Other Admin Expenses	8,973.86	5,273.98	5,941.87	4,594.66	5,642.66	6,927.71	37,354.74
4190-00-000 Routine Admin Expenses							
4190-00-020 Document Shredding	0.00	304.46	352.08	291.86	299.59	295.15	1,543.14
4190-01-000 Membership and Fees	0.00	0.00	1,660.00	0.00	0.00	0.00	1,660.00
4190-03-000 Advertising	0.00	199.00	433.84	0.00	0.00	0.00	632.84
4190-04-000 Office Supplies	120.70	1,990.15	1,784.52	661.16	1,952.48	1,382.97	7,891.98
4190-06-000 Computer Parts	0.00	0.00	0.00	597.60	0.00	0.00	597.60
4190-07-000 Telephone	0.00	209.32	332.46	224.22	180.04	143.50	1,089.54
4190-08-000 Postage	0.00	20.48	0.00	1,124.67	0.00	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	280.91	35,703.10
4190-10-000 Copiers Rental	0.00	1,135.93	1,135.93	806.44	806.44	806.44	4,691.18
4190-10-010 Copier- Expenses	0.00	0.00	0.00	0.00	0.00	215.21	215.21
4190-13-000 Internet	196.09	613.27	392.18	5.00	206.09	583.67	1,996.30

DAVID AND SCATTERED AND Grants (.ph_all)

Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

		Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
4190-15-000	Cell Phones/Pagers	715.65	715.65	0.00	505.26	0.00	3,094.68	5,031.24
4190-20-000	Bank Fees	268.93	461.38	237.91	331.03	251.38	263.76	1,814.39
4190-21-000	Sponsorships- Scholarship	0.00	0.00	1,280.10	0.00	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	140.00	579.77
4191-00-000	Total Routine Admin Expenses	37,671.99	79,898.85	62,250.83	51,581.32	54,634.01	68,868.03	354,905.03
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	46,645.85	85,220.63	70,459.20	56,356.28	60,914.12	76,069.64	395,665.72
4200-00-000	TENANT SERVICES							
4220-00-000	Resident Services	0.00	117.82	0.00	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	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	10,793.26	55,057.69
4320-00-000	Electricity- Tenant Charge	0.00	7,747.91	7,641.86	9,646.11	11,932.05	9,453.49	46,421.42
4330-00-000	Gas-Tenant Charge	451.39	0.00	1,530.48	1,279.68	1,143.17	575.35	4,980.07
4330-01-000	Gas-Vacant Units	35.78	13.15	84.72	83.66	0.00	0.00	217.31
4330-02-000	Gas- Office	43.78	0.00	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	129.60	1,064.60
4399-00-000	TOTAL UTILITY EXPENSES	688.35	19,407.49	20,088.72	23,008.50	23,640.11	20,951.70	107,784.87
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	22,101.30	92,224.90
4410-03-000	Maintenance - Temporary Labor	0.00	0.00	0.00	2,998.83	0.00	0.00	2,998.83
4413-00-000	Vehicle Gas, Oil, Grease	0.00	489.98	8.96	169.47	63.70	300.23	1,032.34
4419-00-000	Total General Maint Expense	10,689.91	14,879.49	16,176.66	17,493.13	14,615.35	22,401.53	96,256.07
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	82.78	0.00	0.00	0.00	92.57	175.35
4420-02-000	Supplies-Appliance	79.53	74.96	553.28	414.12	1,361.51	2,115.56	4,598.96
4420-04-000	Supplies-Electrical	637.45	359.16	29.74	387.97	376.02	321.34	2,111.68
4420-06-000	Supplies-Janitorial/Cleaning	35.92	13.96	113.71	0.00	214.67	124.28	502.54
4420-08-000	Supplies-Plumbing	1,272.63	949.25	257.14	1,227.45	373.27	1,709.46	5,789.20
4420-11-000	Supplies-Hardware	843.55	1,178.72	2,092.70	1,942.82	749.43	1,603.37	8,410.59
4420-12-000	Supplies-Painting	0.00	41.17	0.00	-237.23	0.00	840.00	643.94

DAVID AND SCATTERED AND Grants (.ph_all)

Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

		Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
4420-13-000	HVAC Supplies	0.00	0.00	0.00	0.00	-486.83	0.00	-486.83
4429-00-000	Total Materials	2,869.08	2,700.00	3,046.57	3,735.13	2,588.07	6,806.58	21,745.43
4430-00-000	Contract Costs							
4430-01-000	Contract-Alarm/Extinguisher	0.00	1,536.43	0.00	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	0.00	4,878.08
4430-02-003	Appliance Purchase-Stove	2,190.00	0.00	709.73	0.00	0.00	652.00	3,551.73
4430-02-005	Appliance Purchase-Dishwasher	0.00	2,221.68	0.00	150.00	0.00	858.00	3,229.68
4430-02-011	Capitalized Maintenance Expenses	2,190.00	5,171.68	2,637.81	150.00	0.00	1,510.00	11,659.49
4430-03-000	Contract-Building Repairs	1,730.00	4,260.00	1,035.00	835.00	0.00	1,340.00	9,200.00
4430-03-001	Contract- Appliance Repairs	0.00	0.00	0.00	320.00	0.00	0.00	320.00
4430-04-000	Contract-General Cleaning	485.00	0.00	165.00	165.00	0.00	165.00	980.00
4430-05-000	Contract-Painting	1,680.00	0.00	850.00	840.00	0.00	0.00	3,370.00
4430-06-000	Contract-Electrical	0.00	718.00	577.82	0.00	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	0.00	4,089.00
4430-08-000	Contract-Floor Replacement	720.00	0.00	1,200.00	0.00	0.00	0.00	1,920.00
4430-09-010	Contract- Snow	0.00	0.00	295.00	0.00	0.00	0.00	295.00
4430-11-000	Contract-Plumbing	895.00	725.00	2,798.00	0.00	545.00	457.93	5,420.93
4430-12-000	Contract-Window Covering	0.00	199.00	0.00	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	0.00	16,297.82
4430-14-000	Contract-Vehicle Maintenance	0.00	111.78	3,090.91	0.00	0.00	127.59	3,330.28
4430-15-000	Contract-Equipment Rental	0.00	0.00	52.24	0.00	0.00	0.00	52.24
4430-18-000	Contract-Alarm Monitoring	0.00	10.00	299.40	0.00	0.00	0.00	309.40
4430-21-000	Unit Turnover	530.00	0.00	280.00	290.00	0.00	350.00	1,450.00
4431-00-000	Contract Cost- Lead Inspection	0.00	0.00	2,430.00	1,000.00	0.00	0.00	3,430.00
4432-00-000	Contract-Storage	414.00	414.00	414.00	414.00	414.00	0.00	2,070.00
4434-00-000	Contract- Keys	50.37	342.83	636.22	939.18	840.51	68.06	2,877.17
4439-00-000	Total Contract Costs	9,924.37	16,111.54	30,628.40	7,620.18	1,799.51	4,018.58	70,102.58
4440-00-000	CDBG	0.00	0.00	40,000.00	100,000.00	0.00	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	33,226.69	328,104.08
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	1,216.88	7,301.28
4510-20-000	Liability Insurance	1,216.90	1,216.90	1,216.90	1,216.90	1,216.90	1,216.90	7,301.40
4510-30-000	WORKMAN COMP	1,216.90	1,216.90	1,216.90	1,216.90	1,216.90	1,216.90	7,301.40

DAVID AND SCATTERED AND Grants (.ph_all)

Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

		Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
4520-01-000	Real Estate Taxes/Pilot	0.00	0.00	5,093.54	0.00	0.00	0.00	5,093.54
4521-00-000	Misc. Taxes/Liscenses/Insurance	0.00	196.73	0.00	0.00	0.00	0.00	196.73
4522-00-000	Tax Preparation	0.00	0.00	1,060.00	0.00	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	2,389.00	114,334.00
4599-00-000	TOTAL GENERAL EXPENSES	6,039.68	6,236.41	112,193.22	6,039.68	6,039.68	6,039.68	142,588.35
4700-00-000	HOUSING ASSISTANCE PAYMENTS							
4715-01-000	Tenant Utility Payments-Voucher	101.00	186.00	109.00	109.00	96.00	96.00	697.00
4715-03-000	FSS Escrow Payments	4,724.00	4,104.00	4,104.00	705.00	-1,303.00	0.00	12,334.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	4,825.00	4,290.00	4,213.00	814.00	-1,207.00	96.00	13,031.00
8000-00-000	TOTAL EXPENSES	81,682.24	148,963.38	296,805.77	215,066.90	108,389.84	136,383.71	987,291.84
9000-00-000	NET INCOME	38,046.08	-37,548.79	-185,700.79	-69,786.14	107,278.55	-22,514.91	-170,226.00

DAVID AND SCATTERED AND Grants (.ph_all)

Balance Sheet

Period = Mar 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	-114,026.25
1111-90-000	Petty Cash	306.10
1111-99-000	Total Unrestricted Cash	<u>-113,720.15</u>
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	30,615.69
1112-02-000	Cash Restricted-FSS Escrow	93,231.77
1112-03-000	Cash Restricted-HAP	-5,195.00
1112-99-000	Total Restricted Cash	<u>118,652.46</u>
1116-10-000	GEN FUND INVESTMENTS	<u>28,992.61</u>
1119-00-000	TOTAL CASH	33,924.92
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	95,089.23
1122-01-000	Allowance for Doubtful Accounts-Tenan	-36,409.29
1129-01-000	AR/TPA	64,559.20
1129-02-000	Accounts Receivable - Relp	21,081.93
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	-180,615.87
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	-2,191.10
1135-16-000	Accounts Receivable - RHE-SQ	-1,373.50
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>301,981.94</u>
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Expenses and Other Assets	10,951.88
1260-00-000	Inventories-Materials	0.38
1275-00-000	Allowance for Obsolete Inventories	-0.04
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>10,952.22</u>
1299-02-000	Other Assets	<u>2,681.00</u>
1300-00-000	TOTAL CURRENT ASSETS	349,540.08
1300-01-000	Notes Receivable - Legacy	161,103.45

DAVID AND SCATTERED AND Grants (.ph_all)

Balance Sheet

Period = Mar 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>1,616,040.35</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2114-00-000	Tenant Security Deposits	39,137.70
2114-01-000	Security Deposit Interest	-1,835.41
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	32,848.46
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>84,125.65</u>
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	37,368.51
2307-00-000	FSS Escrow	91,127.46
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>128,495.97</u>
2499-00-000	TOTAL LIABILITIES	<u>212,621.62</u>
2500-15-000	ROSS Grant 2015	-26,890.50
2800-00-000	EQUITY	

DAVID AND SCATTERED AND Grants (.ph_all)

Balance Sheet

Period = Mar 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	-1,207,046.47
2809-03-000	Restricted Net Assets - HAP	111,508.45
2809-99-000	TOTAL RETAINED EARNINGS:	1,179,081.44
2899-00-000	TOTAL EQUITY	1,403,386.94
2999-00-000	TOTAL LIABILITIES AND EQUITY	1,616,008.56
3120-10-000	keys - DO NOT USE	-31.79
9999-99-000	TOTAL OF ALL	31.79

Housing Choice
Voucher Program

Financials

March 2023

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

Restricted Net Asset Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 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	492,157.00	2,998,319.00
3499-00-000 TOTAL GRANT INCOME	517,729.00	522,751.00	496,498.00	484,592.00	484,592.00	492,157.00	2,998,319.00
3999-00-000 TOTAL INCOME	517,729.00	522,751.00	496,498.00	484,592.00	484,592.00	492,157.00	2,998,319.00
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	429,313.00	2,609,282.30
4715-01-000 Tenant Utility Payments-Voucher	4,857.00	4,994.00	4,488.00	4,801.00	3,732.00	4,257.00	27,129.00
4715-02-000 Portable Out HAP Payments	35,750.00	46,587.00	44,251.00	28,006.00	40,941.00	20,887.00	216,422.00
4715-03-000 FSS Escrow Payments	155.00	6,988.00	6,367.00	7,240.00	0.00	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	454,457.00	2,873,583.30
8000-00-000 TOTAL EXPENSES	477,044.00	522,939.00	466,063.30	483,264.00	469,816.00	454,457.00	2,873,583.30
9000-00-000 NET INCOME	40,685.00	-188.00	30,434.70	1,328.00	14,776.00	37,700.00	124,735.70

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

Unrestricted Net Asset Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 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	19,757.87	111,473.21
3410-02-000	Section 8 Admin. Fee Income	40,952.00	43,244.00	72,952.00	43,244.00	43,244.00	74,348.00	317,984.00
3499-00-000	TOTAL GRANT INCOME	62,239.73	60,987.08	89,908.62	60,149.37	62,066.54	94,105.87	429,457.21
3600-00-000	OTHER INCOME							
3690-10-000	ROSS-FSS	4,913.50	4,914.00	4,914.00	0.00	0.00	0.00	14,741.50
	CDBG	0.00	0.00	0.00	0.00	100,000.00	0.00	100,000.00
	MTW FLEX	0	0.00	0.00	0.00	0.00	0.00	0
3699-00-000	TOTAL OTHER INCOME	4,913.50	4,914.00	4,914.00	0.00	100,000.00	0.00	114,741.50
3999-00-000	TOTAL INCOME	67,153.23	65,901.08	94,822.62	60,149.37	162,066.54	94,105.87	544,198.71
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	41,639.82	185,131.37
4110-00-050	FSS Salaries	3,076.92	3,076.92	5,851.86	3,076.92	3,076.92	4,903.85	23,063.39
4110-04-000	Employee Benefit Contribution-Admin	5,899.83	5,256.80	5,057.47	750.86	17,527.52	8,074.83	42,567.31
4110-99-000	Total Administrative Salaries	32,139.46	37,211.50	45,429.10	34,708.70	46,654.81	54,618.50	250,762.07
4130-00-000	Legal Expense							
4130-02-000	Criminal Background Checks	0.00	1,177.00	1,055.70	445.35	1,237.70	879.05	4,794.80
4131-00-000	Total Legal Expense	0.00	1,177.00	1,055.70	445.35	1,237.70	879.05	4,794.80
4139-00-000	Other Admin Expenses							
4140-00-000	Staff Training	0.00	2,246.50	649.00	1,520.00	0.00	3,197.00	7,612.50
4150-00-000	Travel	0.00	0.00	0.00	115.20	115.20	115.20	345.60
4172-00-000	Port Out Admin Fee Paid	1,513.11	2,390.85	2,131.88	1,300.95	2,644.75	1,462.03	11,443.57

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

Unrestricted Net Asset Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
4174-00-000 Marketing/Printing	0.00	0.00	0.00	0.00	0.00	82.79	82.79
4180-00-000 Office Rent	2,206.67	2,206.67	2,206.67	2,206.67	2,206.67	2,206.67	13,240.02
4182-00-000 Financial-Consultants	0.00	2,040.00	2,306.25	0.00	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	687.53	23,861.50
4189-00-000 Total Other Admin Expenses	3,719.78	9,702.01	19,391.86	13,767.82	6,599.54	7,751.22	60,932.23
4190-00-000 Routine Admin Expenses							
4190-00-020 Document Shredding	0.00	0.00	0.00	0.00	128.39	126.48	254.87
4190-01-000 Membership and Fees	1,400.00	1,750.00	250.00	0.00	0.00	1,061.66	4,461.66
4190-04-000 Office Supplies	0.00	500.79	473.42	409.39	934.26	479.57	2,797.43
4190-07-000 Telephone	0.00	1,661.39	975.62	96.09	1,010.10	997.42	4,740.62
4190-08-000 Postage	0.00	894.50	538.29	481.99	1,608.58	0.00	3,523.36
4190-09-000 Software Liscense Fees	0.00	17,935.72	0.00	142.56	2,198.29	120.39	20,396.96
4190-10-000 Copiers Rental	0.00	0.00	0.00	329.49	329.49	329.49	988.47
4190-10-010 Copier- Expenses	0.00	0.00	718.04	0.00	0.00	92.23	810.27
4190-15-000 Cell Phones/Pagers	0.00	0.00	901.36	1,162.14	0.00	1,326.29	3,389.79
4190-20-000 Bank Fees	587.15	521.69	535.34	461.09	495.22	561.20	3,161.69
4190-22-000 Sundry-Other Misc Admin Expenses	0.00	0.00	30.00	0.00	0.00	60.00	90.00
4191-00-000 Total Routine Admin Expenses	1,987.15	23,264.09	4,422.07	3,082.75	6,704.33	5,154.73	44,615.12
4192-00-000 Finance Fees	0.00	0.00	720.00	0.00	0.00	0.00	720.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	37,846.39	71,354.60	71,018.73	52,004.62	61,196.38	68,403.50	361,824.22
4200-00-000 TENANT SERVICES							
4230-02-000 HQS	0.00	360.00	390.00	60.00	570.00	0.00	1,380.00
4230-02-002 MOVE IN INSPECTION	0.00	930.00	540.00	570.00	420.00	0.00	2,460.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	1,290.00	930.00	630.00	990.00	0.00	3,840.00
CDBG	0.00	0.00	0.00	100,000.00	0	0.00	100,000.00
Transfer out	0.00	0.00	0.00	0.00	0	25,000.00	25,000.00
8000-00-000 TOTAL EXPENSES	37,846.39	72,644.60	71,948.73	152,634.62	62,186.38	93,403.50	490,664.22
9000-00-000 NET INCOME	29,306.84	-6,743.52	22,873.89	-92,485.25	99,880.16	702.37	53,534.49

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

Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 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	492,157.00	2,998,319.00
3410-02-000 Section 8 Admin. Fee Income	40,952.00	43,244.00	72,952.00	43,244.00	43,244.00	74,348.00	317,984.00
3499-00-000 TOTAL GRANT INCOME	558,681.00	565,995.00	569,450.00	527,836.00	527,836.00	566,505.00	3,316,303.00
3600-00-000 OTHER INCOME							
3680-00-000 FSS Forfeiture	0.00	0.00	0.00	5,762.00	6,016.00	0.00	11,778.00
3690-10-000 ROSS-FSS	4,913.50	4,914.00	4,914.00	0.00	0.00	0.00	14,741.50
3699-00-000 TOTAL OTHER INCOME	4,913.50	4,914.00	4,914.00	5,762.00	6,016.00	0.00	26,519.50
3999-00-000 TOTAL INCOME	563,594.50	570,909.00	574,364.00	533,598.00	533,852.00	566,505.00	3,342,822.50
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	41,639.82	185,131.37
4110-00-050 FSS Salaries	3,076.92	3,076.92	5,851.86	3,076.92	3,076.92	4,903.85	23,063.39
4110-04-000 Employee Benefit Contribution-Admin	5,899.83	5,256.80	5,057.47	750.86	17,527.52	8,074.83	42,567.31
4110-99-000 Total Administrative Salaries	32,139.46	37,211.50	45,429.10	34,708.70	46,654.81	54,618.50	250,762.07
4130-00-000 Legal Expense							
4130-02-000 Criminal Background Checks	0.00	1,177.00	1,055.70	445.35	1,237.70	879.05	4,794.80
4131-00-000 Total Legal Expense	0.00	1,177.00	1,055.70	445.35	1,237.70	879.05	4,794.80
4139-00-000 Other Admin Expenses							
4140-00-000 Staff Training	0.00	2,246.50	649.00	1,520.00	0.00	3,197.00	7,612.50
4150-00-000 Travel	0.00	0.00	0.00	115.20	115.20	115.20	345.60
4172-00-000 Port Out Admin Fee Paid	1,513.11	2,390.85	2,131.88	1,300.95	2,644.75	1,462.03	11,443.57
4174-00-000 Marketing/Printing	0.00	0.00	0.00	0.00	0.00	82.79	82.79

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

Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

		Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
4180-00-000	Office Rent	2,206.67	2,206.67	2,206.67	2,206.67	2,206.67	2,206.67	13,240.02
4182-00-000	Financial-Consultants	0.00	2,040.00	2,306.25	0.00	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	687.53	23,861.50
4189-00-000	Total Other Admin Expenses	3,719.78	9,702.01	19,391.86	13,767.82	6,599.54	7,751.22	60,932.23
4190-00-000	Routine Admin Expenses							
4190-00-020	Document Shredding	0.00	0.00	0.00	0.00	128.39	126.48	254.87
4190-01-000	Membership and Fees	1,400.00	1,750.00	250.00	0.00	0.00	1,061.66	4,461.66
4190-04-000	Office Supplies	0.00	500.79	473.42	409.39	934.26	479.57	2,797.43
4190-07-000	Telephone	0.00	1,661.39	975.62	96.09	1,010.10	997.42	4,740.62
4190-08-000	Postage	0.00	894.50	538.29	481.99	1,608.58	0.00	3,523.36
4190-09-000	Software Liscense Fees	0.00	17,935.72	0.00	142.56	2,198.29	120.39	20,396.96
4190-10-000	Copiers Rental	0.00	0.00	0.00	329.49	329.49	329.49	988.47
4190-10-010	Copier- Expenses	0.00	0.00	718.04	0.00	0.00	92.23	810.27
4190-15-000	Cell Phones/Pagers	0.00	0.00	901.36	1,162.14	0.00	1,326.29	3,389.79
4190-20-000	Bank Fees	587.15	521.69	535.34	461.09	495.22	561.20	3,161.69
4190-22-000	Sundry-Other Misc Admin Expenses	0.00	0.00	30.00	0.00	0.00	60.00	90.00
4191-00-000	Total Routine Admin Expenses	34,126.61	60,475.59	49,851.17	37,791.45	53,359.14	59,773.23	295,377.19
4192-00-000	Finance Fees	0.00	0.00	720.00	0.00	0.00	0.00	720.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	37,846.39	71,354.60	71,018.73	52,004.62	61,196.38	68,403.50	361,824.22
4200-00-000	TENANT SERVICES							
4230-02-000	HQS	0.00	360.00	390.00	60.00	570.00	0.00	1,380.00
4230-02-002	MOVE IN INSPECTION	0.00	930.00	540.00	570.00	420.00	0.00	2,460.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	1,290.00	930.00	630.00	990.00	0.00	3,840.00
4400-00-000	MAINTENANCE AND OPERATIONS							
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	429,313.00	2,609,282.30
4715-01-000	Tenant Utility Payments-Voucher	4,857.00	4,994.00	4,488.00	4,801.00	3,732.00	4,257.00	27,129.00
4715-02-000	Portable Out HAP Payments	35,750.00	46,587.00	44,251.00	28,006.00	40,941.00	20,887.00	216,422.00
4715-03-000	FSS Escrow Payments	155.00	6,988.00	6,367.00	7,240.00	-33,083.47	0.00	-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	454,457.00	2,840,499.83

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

Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

		Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
8000-00-000	TOTAL EXPENSES	514,890.39	595,583.60	538,012.03	535,898.62	498,918.91	522,860.50	3,206,164.05
9000-00-000	NET INCOME	48,704.11	-24,674.60	36,351.97	-2,300.62	34,933.09	43,644.50	136,658.45

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

Balance Sheet

Period = Mar 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	20,822,162.66
1111-99-000	Total Unrestricted Cash	<u>19,568,452.23</u>
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted-FSS Escrow	180,473.06
1112-03-000	Cash Restricted-HAP	-17,028,938.57
1112-99-000	Total Restricted Cash	<u>-16,848,465.51</u>
1119-00-000	TOTAL CASH	2,719,986.72
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	233,943.89
1135-06-000	Accounts Receivable - Mainstream	-1,879,843.39
1135-07-000	Accounts Receivable - Moderate Rehab	-79,383.03
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 RECEIVAB	<u>-1,900,677.74</u>
1300-00-000	TOTAL CURRENT ASSETS	819,308.98
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>1,081,648.95</u>
2000-00-000	LIABILITIES & EQUITY	

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

Balance Sheet

Period = Mar 2023

Book = Accrual

		Current Balance
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	-46,777.70
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	537,901.95
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	13,148.42
2307-00-000	FSS Escrow	143,465.46
2399-00-000	TOTAL NONCURRENT LIABILITIES	156,613.88
2499-00-000	TOTAL LIABILITIES	694,515.83
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	152,066.45
2809-03-000	Restricted Net Assets - HAP	233,726.70
2809-99-000	TOTAL RETAINED EARNINGS:	387,133.12
2899-00-000	TOTAL EQUITY	387,133.12
2999-00-000	TOTAL LIABILITIES AND EQUITY	1,081,648.95

Port In property (portin)

Cash Flow Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 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	380,658.00	2,176,277.29
3499-00-000 TOTAL GRANT INCOME	435,506.65	342,957.62	318,953.00	339,555.02	358,647.00	380,658.00	2,176,277.29
3999-00-000 TOTAL INCOME	435,506.65	342,957.62	318,953.00	339,555.02	358,647.00	380,658.00	2,176,277.29
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	368,770.00	2,113,261.00
4715-01-000 Tenant Utility Payments-Voucher	3,258.00	2,357.00	2,323.00	1,517.00	2,107.00	1,813.00	13,375.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	356,518.00	350,197.00	298,556.00	382,021.00	368,761.00	370,583.00	2,126,636.00
8000-00-000 TOTAL EXPENSES	356,518.00	350,197.00	298,556.00	382,021.00	368,761.00	370,583.00	2,126,636.00
9000-00-000 NET INCOME	78,988.65	-7,239.38	20,397.00	-42,465.98	-10,114.00	10,075.00	49,641.29

Port In property (portin)

Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 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	19,536.47	110,433.58
3410-06-000 Port In HAP Earned	338,424.00	349,951.00	297,537.00	384,059.00	375,862.00	370,641.00	2,116,474.00
3499-00-000 TOTAL GRANT INCOME	356,351.27	368,461.18	313,323.58	402,975.05	395,619.03	390,177.47	2,226,907.58
3999-00-000 TOTAL INCOME	356,351.27	368,461.18	313,323.58	402,975.05	395,619.03	390,177.47	2,226,907.58
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	375,170.00	2,105,948.00
4715-01-000 Tenant Utility Payments-Voucher	3,258.00	2,239.00	2,323.00	1,517.00	2,101.00	1,813.00	13,251.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	358,308.00	351,609.00	274,416.00	382,021.00	375,862.00	376,983.00	2,119,199.00
8000-00-000 TOTAL EXPENSES	358,308.00	351,609.00	274,416.00	382,021.00	375,862.00	376,983.00	2,119,199.00
9000-00-000 NET INCOME	-1,956.73	16,852.18	38,907.58	20,954.05	19,757.03	13,194.47	107,708.58

Port In property (portin)

Balance Sheet

Period = Mar 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	11,553,759.02
1111-99-000	Total Unrestricted Cash	11,553,759.02
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted-FSS Escrow	0.09
1112-03-000	Cash Restricted-HAP	-11,402,812.99
1112-99-000	Total Restricted Cash	-11,402,812.90
1119-00-000	TOTAL CASH	150,946.12
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	5,076.00
1130-00-000	A/R Port Ins	336,566.51
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	341,642.51
1300-00-000	TOTAL CURRENT ASSETS	492,588.63
1400-00-000	NONCURRENT ASSETS:	
1999-00-000	TOTAL ASSETS	492,588.63
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	-66,630.22
2299-00-000	TOTAL CURRENT LIABILITIES	-66,630.22
2300-00-000	NONCURRENT LIABILITIES:	
2307-00-000	FSS Escrow	122.09
2399-00-000	TOTAL NONCURRENT LIABILITIES	122.09
2499-00-000	TOTAL LIABILITIES	-66,508.13
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	559,096.76
2809-99-000	TOTAL RETAINED EARNINGS:	559,096.76

Port In property (portin)

Balance Sheet

Period = Mar 2023

Book = Accrual

		Current Balance
2899-00-000	TOTAL EQUITY	559,096.76
2999-00-000	TOTAL LIABILITIES AND EQUITY	492,588.63

Mainstream

Financials

March 2023

Mainstream (ms)

Restricted Net Asset Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 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	56,742.00	331,602.00
3499-00-000 TOTAL GRANT INCOME	56,806.00	53,067.00	53,067.00	55,960.00	55,960.00	56,742.00	331,602.00
3999-00-000 TOTAL INCOME	56,806.00	53,067.00	53,067.00	55,960.00	55,960.00	56,742.00	331,602.00
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	60,514.00	344,580.00
4715-01-000 Tenant Utility Payments-Voucher	0.00	61.00	61.00	61.00	61.00	61.00	305.00
4715-02-000 Portable Out HAP Payments	0.00	0.00	0.00	0.00	3,640.00	5,065.00	8,705.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	53,269.00	52,950.00	56,559.00	64,749.00	60,423.00	65,640.00	353,590.00
8000-00-000 TOTAL EXPENSES	53,269.00	52,950.00	56,559.00	64,749.00	60,423.00	65,640.00	353,590.00
9000-00-000 NET INCOME	3,537.00	117.00	-3,492.00	-8,789.00	-4,463.00	-8,898.00	-21,988.00

Mainstream (ms)

Unrestricted Net Asset Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 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	8,977.00	38,315.00
3499-00-000 TOTAL GRANT INCOME	4,009.00	9,390.00	5,355.00	5,292.00	5,292.00	8,977.00	38,315.00
3999-00-000 TOTAL INCOME	4,009.00	9,390.00	5,355.00	5,292.00	5,292.00	8,977.00	38,315.00
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	5,178.47	20,761.57
4110-99-000 Total Administrative Salaries	2,208.47	3,071.55	3,779.23	3,198.47	3,325.38	5,178.47	20,761.57
4139-00-000 Other Admin Expenses							
4172-00-000 Port Out Admin Fee Paid	0.00	0.00	0.00	0.00	169.46	254.19	423.65
4189-00-000 Total Other Admin Expenses	0.00	0.00	0.00	0.00	169.46	254.19	423.65
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	2,208.47	3,071.55	3,779.23	3,198.47	3,494.84	5,432.66	21,185.22
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	5,432.66	21,185.22
9000-00-000 NET INCOME	1,800.53	6,318.45	1,575.77	2,093.53	1,797.16	3,544.34	17,129.78

Mainstream (ms)

Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 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	56,742.00	331,602.00
3410-02-000 Section 8 Admin. Fee Income	4,009.00	9,390.00	5,355.00	5,292.00	5,292.00	8,977.00	38,315.00
3499-00-000 TOTAL GRANT INCOME	60,815.00	62,457.00	58,422.00	61,252.00	61,252.00	65,719.00	369,917.00
3999-00-000 TOTAL INCOME	60,815.00	62,457.00	58,422.00	61,252.00	61,252.00	65,719.00	369,917.00
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	5,178.47	20,761.57
4110-99-000 Total Administrative Salaries	2,208.47	3,071.55	3,779.23	3,198.47	3,325.38	5,178.47	20,761.57
4139-00-000 Other Admin Expenses							
4172-00-000 Port Out Admin Fee Paid	0.00	0.00	0.00	0.00	169.46	254.19	423.65
4189-00-000 Total Other Admin Expenses	0.00	0.00	0.00	0.00	169.46	254.19	423.65
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	5,178.47	20,761.57
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	2,208.47	3,071.55	3,779.23	3,198.47	3,494.84	5,432.66	21,185.22
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	60,514.00	344,580.00
4715-01-000 Tenant Utility Payments-Voucher	0.00	61.00	61.00	61.00	61.00	61.00	305.00
4715-02-000 Portable Out HAP Payments	0.00	0.00	0.00	0.00	3,640.00	5,065.00	8,705.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	53,269.00	52,950.00	56,559.00	64,749.00	60,423.00	65,640.00	353,590.00

Mainstream (ms)
Statement (12 months)
Period = Oct 2022-Mar 2023
Book = Accrual

		Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
8000-00-000	TOTAL EXPENSES	55,477.47	56,021.55	60,338.23	67,947.47	63,917.84	71,072.66	374,775.22
9000-00-000	NET INCOME	5,337.53	6,435.45	-1,916.23	-6,695.47	-2,665.84	-5,353.66	-4,858.22

Mainstream (ms)

Balance Sheet

Period = Mar 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	-2,401,805.65
1112-99-000	Total Restricted Cash	-2,401,805.16
1119-00-000	TOTAL CASH	-2,423,428.55
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	46.00
1135-08-000	Accounts Receivable - HCV	3,883,746.85
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	3,883,792.85
1300-00-000	TOTAL CURRENT ASSETS	1,460,364.30
1400-00-000	NONCURRENT ASSETS:	
1999-00-000	TOTAL ASSETS	1,460,364.30
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	-13,427.00
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	1,456,250.35
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	1,459,092.09
2800-00-000	EQUITY	

Mainstream (ms)

Balance Sheet

Period = Mar 2023

Book = Accrual

Current Balance

2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	1,272.21
2809-99-000	TOTAL RETAINED EARNINGS:	1,272.21
2899-00-000	TOTAL EQUITY	1,272.21
2999-00-000	TOTAL LIABILITIES AND EQUITY	1,460,364.30

Mod Rehab

Financials

March 2023

MOD REHAB (modr)

Cash Flow Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 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	2,907.24	17,443.44
3410-02-000 Section 8 Admin. Fee Income	553.76	553.76	553.76	553.76	553.76	553.76	3,322.56
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>3,461.00</u>	<u>20,766.00</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>3,461.00</u>	<u>20,766.00</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	2,497.00	19,834.00
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>2,497.00</u>	<u>19,834.00</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>2,497.00</u>	<u>19,834.00</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>964.00</u>	<u>932.00</u>

MOD REHAB (modr)

Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 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	2,907.24	17,443.44
3410-02-000 Section 8 Admin. Fee Income	553.76	553.76	553.76	553.76	553.76	553.76	3,322.56
3499-00-000 TOTAL GRANT INCOME	3,461.00	3,461.00	3,461.00	3,461.00	3,461.00	3,461.00	20,766.00
3999-00-000 TOTAL INCOME	3,461.00	3,461.00	3,461.00	3,461.00	3,461.00	3,461.00	20,766.00
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	2,497.00	19,834.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	2,378.00	5,042.00	3,710.00	3,710.00	2,497.00	2,497.00	19,834.00
8000-00-000 TOTAL EXPENSES	2,378.00	5,042.00	3,710.00	3,710.00	2,497.00	2,497.00	19,834.00
9000-00-000 NET INCOME	1,083.00	-1,581.00	-249.00	-249.00	964.00	964.00	932.00

MOD REHAB (modr)

Balance Sheet

Period = Mar 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	-87,730.00
1112-99-000	Total Restricted Cash	-87,730.00
1119-00-000	TOTAL CASH	-87,730.00
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1135-08-000	Accounts Receivable - HCV	110,395.03
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	110,395.03
1300-00-000	TOTAL CURRENT ASSETS	22,665.03
1400-00-000	NONCURRENT ASSETS:	
1999-00-000	TOTAL ASSETS	22,665.03
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	19,642.00
2809-99-000	TOTAL RETAINED EARNINGS:	19,642.00
2899-00-000	TOTAL EQUITY	19,642.00
2999-00-000	TOTAL LIABILITIES AND EQUITY	22,665.03

RELP One. LP

Financials

March 2023

REL LP (relp1)

Cash Flow Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

	Jan 2023	Feb 2023	Mar 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 Received	54,699.73	49,160.32	56,616.48	160,476.53
3112-00-000	Tenant Assistance Payments Received	20,450.00	18,649.00	18,667.00	57,766.00
3119-00-000	Total Rental Income	75,149.73	67,809.32	75,283.48	218,242.53
3120-00-000	Other Tenant Income				
3199-00-000	NET TENANT INCOME	75,149.73	67,809.32	75,283.48	218,242.53
3999-00-000	TOTAL INCOME	75,149.73	67,809.32	75,283.48	218,242.53
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	2,005.77	2,580.43	4,527.27	9,113.47
4110-04-000	Employee Benefit Contribution-Admin	47.08	735.26	391.17	1,173.51
4110-99-000	Total Administrative Salaries	2,052.85	3,315.69	4,918.44	10,286.98
4130-00-000	Legal Expense				
4130-02-000	Criminal Background Checks	0.00	224.25	74.75	299.00
4131-00-000	Total Legal Expense	0.00	224.25	74.75	299.00
4139-00-000	Other Admin Expenses				
4173-00-000	Management Fee	6,462.32	6,380.00	6,380.00	19,222.32
4180-00-000	Office Rent	1,188.21	1,188.21	1,188.21	3,564.63
4189-00-000	Total Other Admin Expenses	7,650.53	7,568.21	7,568.21	22,786.95
4190-00-000	Routine Admin Expenses				

RELP LP (relp1)

Cash Flow Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

		Jan 2023	Feb 2023	Mar 2023	Total
4190-20-000	Bank Fees	188.65	179.76	261.43	629.84
4191-00-000	Total Routine Admin Expenses	188.65	179.76	261.43	629.84
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	9,892.03	11,287.91	12,822.83	34,002.77
4300-00-000	UTILITIES				
4310-00-000	Water/Sewer	0.00	375.05	130.91	505.96
4320-00-000	Electricity- Tenant Charge	0.00	176.04	448.07	624.11
4330-00-000	Gas-Tenant Charge	0.00	262.97	166.21	429.18
4330-01-000	Gas-Vacant Units	0.00	36.36	-80.59	-44.23
4399-00-000	TOTAL UTILITY EXPENSES	0.00	850.42	664.60	1,515.02
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-99-000	General Maint Expense				
4410-01-000	Maintenance Labor	471.45	446.16	1,102.67	2,020.28
4413-00-000	Vehicle Gas, Oil, Grease	56.48	21.23	100.07	177.78
4419-00-000	Total General Maint Expense	527.93	467.39	1,202.74	2,198.06
4420-00-000	Materials				
4420-02-000	Supplies-Appliance	342.00	0.00	0.00	342.00
4429-00-000	Total Materials	342.00	0.00	0.00	342.00
4430-03-000	Contract-Building Repairs	0.00	755.00	0.00	755.00
4430-03-001	Contract- Appliance Repairs	195.00	0.00	325.00	520.00
4430-04-000	Contract-General Cleaning	0.00	165.00	0.00	165.00
4430-05-000	Contract-Painting	0.00	650.00	0.00	650.00
4430-08-000	Contract-Floor Replacement	0.00	4,360.00	0.00	4,360.00
4430-11-000	Contract-Plumbing	0.00	275.00	325.00	600.00
4430-13-000	Contract-HVAC- Repair	-200.00	200.00	0.00	0.00
4430-20-000	Contract- Carpet Turnover	0.00	0.00	585.00	585.00
4430-21-000	Unit Turnover	0.00	1,850.00	0.00	1,850.00
4432-00-000	Contract-Storage	414.00	414.00	414.00	1,242.00
4434-00-000	Contract- Keys	164.56	0.00	0.00	164.56

RELP LP (relp1)

Cash Flow Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

	Jan 2023	Feb 2023	Mar 2023	Total
4439-00-000 Total Contract Costs	573.56	8,669.00	1,649.00	10,891.56
4499-00-000 TOTAL MAINTENACE EXPENSES	1,443.49	9,136.39	2,851.74	13,431.62
4500-00-000 GENERAL EXPENSES				
4510-06-000 Insurance- Excess Liability	829.07	829.07	829.07	2,487.21
4510-10-000 Property Insurance	2,370.88	2,370.88	2,370.88	7,112.64
4510-20-000 Liability Insurance	1,658.15	1,658.15	1,658.15	4,974.45
4521-00-000 Misc. Taxes/Liscenses/Insurance	0.00	0.00	309.00	309.00
4590-02-000 Association Fees	19,771.31	14,197.60	14,721.10	48,690.01
4599-00-000 TOTAL GENERAL EXPENSES	24,629.41	19,055.70	19,888.20	63,573.31
4800-00-000 FINANCING EXPENSE				
4852-00-000 Interest Expense-Loan 2	13,972.00	0.00	0.00	13,972.00
4853-00-000 Interest Expense-Bond 1	1,960.34	1,960.34	1,999.54	5,920.22
4854-00-000 Interest Expense-Bond 2	13,238.55	13,212.01	13,185.36	39,635.92
4855-00-000 Interest Expense-Mortgage Payable	6,112.75	6,139.28	6,165.94	18,417.97
4855-01-000 INTEREST MORTGAGE PAYABLE 2	1,267.95	1,265.39	1,262.82	3,796.16
4899-00-000 TOTAL FINANCING EXPENSES	36,551.59	22,577.02	22,613.66	81,742.27
8000-00-000 TOTAL EXPENSES	72,516.52	62,907.44	58,841.03	194,264.99
9000-00-000 NET INCOME	2,633.21	4,901.88	16,442.45	23,977.54

REL LP (relp1)

Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

	Jan 2023	Feb 2023	Mar 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	53,417.13	160,127.00
3112-00-000	Tenant Assistance Payments	20,112.00	19,152.13	19,925.00	59,189.13
3119-00-000	Total Rental Income	73,145.00	72,829.00	73,342.13	219,316.13
3120-00-000	Other Tenant Income				
3120-04-000	Late Charges	752.50	1,274.95	231.54	2,258.99
3120-07-000	Tenant Owed Utility	0.00	84.89	0.00	84.89
3120-08-000	Tenant Screening	25.00	-50.00	0.00	-25.00
3120-09-000	Misc.Tenant Income	556.20	556.20	556.20	1,668.60
3129-00-000	Total Other Tenant Income	1,333.70	1,866.04	787.74	3,987.48
3199-00-000	NET TENANT INCOME	74,478.70	74,695.04	74,129.87	223,303.61
3600-00-000	OTHER INCOME				
3610-00-000	Investment Income - Unrestricted	0.43	0.38	0.00	0.81
3699-00-000	TOTAL OTHER INCOME	0.43	0.38	0.00	0.81
3999-00-000	TOTAL INCOME	74,479.13	74,695.42	74,129.87	223,304.42
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	2,005.77	2,580.43	4,527.27	9,113.47
4110-04-000	Employee Benefit Contribution-Admin	47.08	735.26	391.17	1,173.51
4110-99-000	Total Administrative Salaries	2,052.85	3,315.69	4,918.44	10,286.98

REL LP (relp1)

Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

	Jan 2023	Feb 2023	Mar 2023	Total
4130-00-000	Legal Expense			
4130-02-000	Criminal Background Checks	0.00	224.25	74.75
4131-00-000	Total Legal Expense	0.00	224.25	74.75
4139-00-000	Other Admin Expenses			
4173-00-000	Management Fee	6,462.32	6,380.00	6,380.00
4180-00-000	Office Rent	1,188.21	1,188.21	1,188.21
4189-00-000	Total Other Admin Expenses	7,650.53	7,568.21	7,568.21
4190-00-000	Routine Admin Expenses			
4190-20-000	Bank Fees	188.65	179.76	261.43
4191-00-000	Total Routine Admin Expenses	2,241.50	3,495.45	5,179.87
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	9,892.03	11,287.91	12,822.83
4300-00-000	UTILITIES			
4310-00-000	Water/Sewer	0.00	375.05	130.91
4320-00-000	Electricity- Tenant Charge	0.00	176.04	448.07
4330-00-000	Gas-Tenant Charge	0.00	262.97	166.21
4330-01-000	Gas-Vacant Units	0.00	36.36	-80.59
4399-00-000	TOTAL UTILITY EXPENSES	0.00	850.42	664.60
4400-00-000	MAINTENANCE AND OPERATIONS			
4400-99-000	General Maint Expense			
4410-01-000	Maintenance Labor	471.45	446.16	1,102.67
4413-00-000	Vehicle Gas, Oil, Grease	56.48	21.23	100.07
4419-00-000	Total General Maint Expense	527.93	467.39	1,202.74
4420-00-000	Materials			
4420-02-000	Supplies-Appliance	342.00	0.00	0.00
4429-00-000	Total Materials	342.00	0.00	0.00
4430-03-000	Contract-Building Repairs	0.00	755.00	0.00
4430-03-001	Contract- Appliance Repairs	195.00	0.00	325.00
4430-04-000	Contract-General Cleaning	0.00	165.00	0.00

REL LP (relp1)

Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

	Jan 2023	Feb 2023	Mar 2023	Total
4430-05-000 Contract-Painting	0.00	650.00	0.00	650.00
4430-08-000 Contract-Floor Replacement	0.00	4,360.00	0.00	4,360.00
4430-11-000 Contract-Plumbing	0.00	275.00	325.00	600.00
4430-13-000 Contract-HVAC- Repair	-200.00	200.00	0.00	0.00
4430-20-000 Contract- Carpet Turnover	0.00	0.00	585.00	585.00
4430-21-000 Unit Turnover	0.00	1,850.00	0.00	1,850.00
4432-00-000 Contract-Storage	414.00	414.00	414.00	1,242.00
4434-00-000 Contract- Keys	164.56	0.00	0.00	164.56
4439-00-000 Total Contract Costs	573.56	8,669.00	1,649.00	10,891.56
4499-00-000 TOTAL MAINTENACE EXPENSES	1,443.49	9,136.39	2,851.74	13,431.62
4500-00-000 GENERAL EXPENSES				
4510-06-000 Insurance- Excess Liability	829.07	829.07	829.07	2,487.21
4510-10-000 Property Insurance	2,370.88	2,370.88	2,370.88	7,112.64
4510-20-000 Liability Insurance	1,658.15	1,658.15	1,658.15	4,974.45
4521-00-000 Misc. Taxes/Liscenses/Insurance	0.00	0.00	309.00	309.00
4590-02-000 Association Fees	19,771.31	14,197.60	14,721.10	48,690.01
4599-00-000 TOTAL GENERAL EXPENSES	24,629.41	19,055.70	19,888.20	63,573.31
4800-00-000 FINANCING EXPENSE				
4852-00-000 Interest Expense-Loan 2	13,972.00	0.00	0.00	13,972.00
4853-00-000 Interest Expense-Bond 1	1,960.34	1,960.34	1,999.54	5,920.22
4854-00-000 Interest Expense-Bond 2	13,238.55	13,212.01	13,185.36	39,635.92
4855-00-000 Interest Expense-Mortgage Payable	6,112.75	6,139.28	6,165.94	18,417.97
4855-01-000 INTEREST MORTGAGE PAYABLE 2	1,267.95	1,265.39	1,262.82	3,796.16
4899-00-000 TOTAL FINANCING EXPENSES	36,551.59	22,577.02	22,613.66	81,742.27
5000-00-000 NON-OPERATING ITEMS				
5100-00-000 Depreciation Expense	22,255.24	22,255.24	22,255.24	66,765.72
5999-00-000 TOTAL NON-OPERATING ITEMS	22,255.24	22,255.24	22,255.24	66,765.72

REL LP (relp1)
Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

		Jan 2023	Feb 2023	Mar 2023	Total
8000-00-000	TOTAL EXPENSES	94,771.76	85,162.68	81,096.27	261,030.71
9000-00-000	NET INCOME	-20,292.63	-10,467.26	-6,966.40	-37,726.29

REL LP (relp1)

Balance Sheet

Period = Mar 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	106,581.08
1111-40-000	Cash Operating RHEP	-7,665.00
1111-99-000	Total Unrestricted Cash	<u>115,600.71</u>
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	49,871.09
1112-04-000	Cash Restricted-Reserve for Replac	1,154.61
1112-20-000	Mortgage Escrow	20,044.61
1112-99-000	Total Restricted Cash	<u>71,070.31</u>
1119-00-000	TOTAL CASH	<u>186,671.02</u>
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	40,416.93
1122-01-000	Allowance for Doubtful Accounts-Tenan	-16,146.46
1123-00-000	A/R-Affordable Housing Subsidies	59,857.27
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	-21,081.93
1135-08-000	Accounts Receivable - HCV	5,729.83
1135-11-000	Accounts Receivable - Rhep 1	1,000.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	<u>40,548.50</u>
1160-00-000	OTHER CURRENT ASSETS	
1200-00-000	Prepaid Property Management Fee	14,181.00
1211-00-000	Prepaid Expenses and Other Assets	9,371.86
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>23,552.86</u>
1300-00-000	TOTAL CURRENT ASSETS	<u>250,772.38</u>
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>-5,071,747.56</u>

REL LP (relp1)

Balance Sheet

Period = Mar 2023

Book = Accrual

		Current Balance
1420-00-000	TOTAL FIXED ASSETS (NET)	2,182,309.25
1499-00-000	TOTAL NONCURRENT ASSETS	2,182,309.25
1520-00-000	Deferred Financing Cost	183,650.50
1520-01-000	Amort. Deferred Financing Cost	88,463.96
1999-00-000	TOTAL ASSETS	2,528,268.17
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2114-00-000	Tenant Security Deposits	42,473.11
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	28,011.30
2299-00-000	TOTAL CURRENT LIABILITIES	247,900.15
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	4,975,435.03
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 = Mar 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	-522,438.82
2809-04-000	Retained Earnings	-1,584,675.00
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-2,107,113.86</u>
2899-00-000	TOTAL EQUITY	<u>-2,447,166.86</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>2,528,268.17</u>

RHEP

Financials

March 2023

RHE Property (rhep1)

Cash Flow Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

	Jan 2023	Feb 2023	Mar 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 Received	4,293.00	4,291.00	3,013.00	11,597.00
3112-00-000	Tenant Assistance Payments Received	996.00	996.00	996.00	2,988.00
3119-00-000	Total Rental Income	5,289.00	5,287.00	4,009.00	14,585.00
3120-00-000	Other Tenant Income				
3199-00-000	NET TENANT INCOME	5,289.00	5,287.00	4,009.00	14,585.00
3999-00-000	TOTAL INCOME	5,289.00	5,287.00	4,009.00	14,585.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4190-00-000	Routine Admin Expenses				
4190-20-000	Bank Fees	173.41	157.88	156.60	487.89
4191-00-000	Total Routine Admin Expenses	173.41	157.88	156.60	487.89
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	173.41	157.88	156.60	487.89
4400-00-000	MAINTENANCE AND OPERATIONS				
4430-03-001	Contract- Appliance Repairs	190.00	0.00	0.00	190.00
4439-00-000	Total Contract Costs	190.00	0.00	0.00	190.00
4499-00-000	TOTAL MAINTENACE EXPENSES	190.00	0.00	0.00	190.00
4500-00-000	GENERAL EXPENSES				
4590-02-000	Association Fees	1,377.73	1,377.73	1,377.73	4,133.19
4599-00-000	TOTAL GENERAL EXPENSES	1,377.73	1,377.73	1,377.73	4,133.19

RHE Property (rhep1)

Cash Flow Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

		Jan 2023	Feb 2023	Mar 2023	Total
4800-00-000	FINANCING EXPENSE				
4855-00-000	Interest Expense-Mortgage Payable	1,092.88	1,073.82	1,000.39	3,167.09
4899-00-000	TOTAL FINANCING EXPENSES	1,092.88	1,073.82	1,000.39	3,167.09
8000-00-000	TOTAL EXPENSES	2,834.02	2,609.43	2,534.72	7,978.17
9000-00-000	NET INCOME	2,454.98	2,677.57	1,474.28	6,606.83

RHE Property (rhep1)
Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

	Jan 2023	Feb 2023	Mar 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	4,291.00	12,873.00
3112-00-000	Tenant Assistance Payments	996.00	996.00	996.00	2,988.00
3119-00-000	Total Rental Income	5,287.00	5,287.00	5,287.00	15,861.00
3120-00-000	Other Tenant Income				
3120-04-000	Late Charges	63.95	78.10	63.95	206.00
3129-00-000	Total Other Tenant Income	63.95	78.10	63.95	206.00
3199-00-000	NET TENANT INCOME	5,350.95	5,365.10	5,350.95	16,067.00
3999-00-000	TOTAL INCOME	5,350.95	5,365.10	5,350.95	16,067.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4190-00-000	Routine Admin Expenses				
4190-20-000	Bank Fees	173.41	157.88	156.60	487.89
4191-00-000	Total Routine Admin Expenses	173.41	157.88	156.60	487.89
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	173.41	157.88	156.60	487.89
4400-00-000	MAINTENANCE AND OPERATIONS				
4430-03-001	Contract- Appliance Repairs	190.00	0.00	0.00	190.00
4439-00-000	Total Contract Costs	190.00	0.00	0.00	190.00
4499-00-000	TOTAL MAINTENACE EXPENSES	190.00	0.00	0.00	190.00
4500-00-000	GENERAL EXPENSES				

RHE Property (rhep1)
Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

		Jan 2023	Feb 2023	Mar 2023	Total
4590-02-000	Association Fees	1,377.73	1,377.73	1,377.73	4,133.19
4599-00-000	TOTAL GENERAL EXPENSES	1,377.73	1,377.73	1,377.73	4,133.19
4800-00-000	FINANCING EXPENSE				
4855-00-000	Interest Expense-Mortgage Payable	1,092.88	1,073.82	1,000.39	3,167.09
4899-00-000	TOTAL FINANCING EXPENSES	1,092.88	1,073.82	1,000.39	3,167.09
5000-00-000	NON-OPERATING ITEMS				
5100-00-000	Depreciation Expense	21,428.67	21,428.67	21,428.67	64,286.01
5999-00-000	TOTAL NON-OPERATING ITEMS	21,428.67	21,428.67	21,428.67	64,286.01
8000-00-000	TOTAL EXPENSES	24,262.69	24,038.10	23,963.39	72,264.18
9000-00-000	NET INCOME	-18,911.74	-18,673.00	-18,612.44	-56,197.18

RHE Property (rhep1)

Balance Sheet

Period = Mar 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	-122,602.02
1111-99-000	Total Unrestricted Cash	-122,602.02
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	-121,795.02
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	10,080.71
1122-01-000	Allowance for Doubtful Accounts-Tenan	-5,807.65
1123-00-000	A/R-Affordable Housing Subsidies	996.00
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 RECEIVAB	131,648.55
1300-00-000	TOTAL CURRENT ASSETS	9,853.53
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	-457,681.14
1420-00-000	TOTAL FIXED ASSETS (NET)	12,815,934.60
1499-00-000	TOTAL NONCURRENT ASSETS	12,815,934.60
1999-00-000	TOTAL ASSETS	12,825,788.13
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2114-00-000	Tenant Security Deposits	2,200.00

RHE Property (rhep1)

Balance Sheet

Period = Mar 2023

Book = Accrual

		Current Balance
2116-06-000	Accounts Payable - Interfund	-2,347.80
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
2240-00-000	Tenant Prepaid Rents	2,670.05
2299-00-000	TOTAL CURRENT LIABILITIES	<u>24,208.65</u>
2300-00-000	NONCURRENT LIABILITIES:	
2320-00-000	Mortgage Payable - Falls Grove xx9001	68,314.90
2320-01-000	Mortgage Payable - Jay Drive xx9002	62,864.18
2320-02-000	Mortgage Payable - Garden View xx9004	66,517.14
2320-03-000	Mortgage Payable - Cork Tree xx9003	66,432.23
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>264,128.45</u>
2499-00-000	TOTAL LIABILITIES	<u>288,337.10</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	12,477,040.99
2809-99-000	TOTAL RETAINED EARNINGS:	<u>12,537,451.03</u>
2899-00-000	TOTAL EQUITY	<u>12,537,451.03</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>12,825,788.13</u>

RHEP PBV SCATTERED SITE (rhep-sca)

Cash Flow Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

	Jan 2023	Feb 2023	Mar 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 Received	11,295.00	6,894.00	13,068.39	31,257.39
3112-00-000 Tenant Assistance Payments Received	62,888.00	62,145.00	64,243.00	189,276.00
3119-00-000 Total Rental Income	74,183.00	69,039.00	77,311.39	220,533.39
3199-00-000 NET TENANT INCOME	74,183.00	69,039.00	77,311.39	220,533.39
3999-00-000 TOTAL INCOME	74,183.00	69,039.00	77,311.39	220,533.39
4000-00-000 EXPENSES				
4100-00-000 ADMINISTRATIVE				
4100-99-000 Administrative Salaries				
4110-00-000 Administrative Salaries	37,372.95	26,222.03	41,383.04	104,978.02
4110-04-000 Employee Benefit Contribution-Admin	452.73	3,759.07	2,120.42	6,332.22
4110-04-030 ROSS Employee Training	2,000.00	2,000.00	2,000.00	6,000.00
4110-99-000 Total Administrative Salaries	39,825.68	31,981.10	45,503.46	117,310.24
4130-00-000 Legal Expense				
4130-02-000 Criminal Background Checks	64.85	0.00	0.00	64.85
4130-04-000 General Legal Expense	0.00	1,250.00	625.00	1,875.00
4131-00-000 Total Legal Expense	64.85	1,250.00	625.00	1,939.85
4139-00-000 Other Admin Expenses				
4140-00-000 Staff Training	999.94	0.00	0.00	999.94
4174-00-000 Marketing/Printing	0.00	1,200.00	0.00	1,200.00
4180-00-000 Office Rent	5,232.56	5,232.56	5,232.56	15,697.68
4182-00-003 Other Consultant - FSS	0.00	15,000.00	0.00	15,000.00

RHEP PBV SCATTERED SITE (rhep-sca)

Cash Flow Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

	Jan 2023	Feb 2023	Mar 2023	Total	
4189-00-000	Total Other Admin Expenses	6,232.50	21,432.56	5,232.56	32,897.62
4190-00-000	Routine Admin Expenses				
4190-09-000	Software Liscense Fees	0.00	2,655.81	0.00	2,655.81
4190-16-000	Office Furniture	0.00	23,682.63	0.00	23,682.63
4191-00-000	Total Routine Admin Expenses	0.00	26,338.44	0.00	26,338.44
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	46,123.03	81,002.10	51,361.02	178,486.15
4300-00-000	UTILITIES				
4310-00-000	Water/Sewer	296.66	68.57	68.57	433.80
4320-00-000	Electricity- Tenant Charge	285.92	125.65	149.97	561.54
4320-01-000	Electricity-Vacant Units	0.00	91.79	-91.79	0.00
4330-00-000	Gas-Tenant Charge	551.08	193.40	0.00	744.48
4330-01-000	Gas-Vacant Units	32.24	198.02	205.69	435.95
4399-00-000	TOTAL UTILITY EXPENSES	1,165.90	677.43	332.44	2,175.77
4400-00-000	MAINTENANCE AND OPERATIONS				
4420-00-000	Materials				
4420-06-000	Supplies-Janitorial/Cleaning	0.00	0.00	36.62	36.62
4420-08-000	Supplies-Plumbing	334.07	34.45	0.00	368.52
4420-11-000	Supplies-Hardware	19.30	27.94	89.99	137.23
4429-00-000	Total Materials	353.37	62.39	126.61	542.37
4430-00-000	Contract Costs				
4430-02-007	HVAC Replacement	0.00	5,430.00	0.00	5,430.00
4430-02-009	Cabinet Replacement	0.00	4,180.00	0.00	4,180.00
4430-02-011	Capitalized Maintenance Expenses	0.00	9,610.00	0.00	9,610.00
4430-07-000	Contract-Pest Control	490.00	1,230.00	1,230.00	2,950.00
4430-11-000	Contract-Plumbing	285.00	0.00	0.00	285.00
4434-00-000	Contract- Keys	319.52	0.00	0.00	319.52
4439-00-000	Total Contract Costs	1,094.52	1,230.00	1,230.00	3,554.52
4499-00-000	TOTAL MAINTENACE EXPENSES	1,447.89	10,902.39	1,356.61	13,706.89

RHEP PBV SCATTERED SITE (rhep-sca)

Cash Flow Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

	Jan 2023	Feb 2023	Mar 2023	Total
4500-00-000 GENERAL EXPENSES				
4510-10-000 Property Insurance	0.00	0.00	0.00	0.00
4510-20-000 Liability Insurance	0.00	0.00	0.00	0.00
4510-30-000 WORKMAN COMP	0.00	0.00	0.00	0.00
4599-00-000 TOTAL GENERAL EXPENSES	0.00	0.00	0.00	0.00
8000-00-000 TOTAL EXPENSES	48,736.82	92,581.92	53,050.07	194,368.81
9000-00-000 NET INCOME	25,446.18	-23,542.92	24,261.32	26,164.58

RHEP PBV SCATTERED SITE (rhep-sca)

Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

	Jan 2023	Feb 2023	Mar 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	17,040.53	33,934.66
3112-00-000	Tenant Assistance Payments	54,589.00	91,082.00	58,535.50	204,206.50
3119-00-000	Total Rental Income	62,720.00	99,845.13	75,576.03	238,141.16
3120-00-000	Other Tenant Income				
3120-04-000	Late Charges	0.00	0.00	126.65	126.65
3120-07-000	Tenant Owed Utility	0.00	468.93	0.00	468.93
3129-00-000	Total Other Tenant Income	0.00	468.93	126.65	595.58
3199-00-000	NET TENANT INCOME	62,720.00	100,314.06	75,702.68	238,736.74
3999-00-000	TOTAL INCOME	62,720.00	100,314.06	75,702.68	238,736.74
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	37,372.95	26,222.03	41,383.04	104,978.02
4110-04-000	Employee Benefit Contribution-Admin	452.73	3,759.07	2,120.42	6,332.22
4110-04-030	ROSS Employee Training	2,000.00	2,000.00	2,000.00	6,000.00
4110-99-000	Total Administrative Salaries	39,825.68	31,981.10	45,503.46	117,310.24
4130-00-000	Legal Expense				
4130-02-000	Criminal Background Checks	64.85	0.00	0.00	64.85
4130-04-000	General Legal Expense	0.00	1,250.00	625.00	1,875.00
4131-00-000	Total Legal Expense	64.85	1,250.00	625.00	1,939.85
4139-00-000	Other Admin Expenses				

RHEP PBV SCATTERED SITE (rhep-sca)

Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

	Jan 2023	Feb 2023	Mar 2023	Total
4140-00-000 Staff Training	999.94	0.00	0.00	999.94
4174-00-000 Marketing/Printing	0.00	1,200.00	0.00	1,200.00
4180-00-000 Office Rent	5,232.56	5,232.56	5,232.56	15,697.68
4182-00-003 Other Consultant - FSS	0.00	15,000.00	0.00	15,000.00
4189-00-000 Total Other Admin Expenses	6,232.50	21,432.56	5,232.56	32,897.62
4190-00-000 Routine Admin Expenses				
4190-09-000 Software Liscense Fees	0.00	2,655.81	0.00	2,655.81
4190-16-000 Office Furniture	0.00	23,682.63	0.00	23,682.63
4191-00-000 Total Routine Admin Expenses	39,825.68	58,319.54	45,503.46	143,648.68
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	46,123.03	81,002.10	51,361.02	178,486.15
4300-00-000 UTILITIES				
4310-00-000 Water/Sewer	296.66	68.57	68.57	433.80
4320-00-000 Electricity- Tenant Charge	285.92	125.65	149.97	561.54
4320-01-000 Electricity-Vacant Units	0.00	91.79	-91.79	0.00
4330-00-000 Gas-Tenant Charge	551.08	193.40	0.00	744.48
4330-01-000 Gas-Vacant Units	32.24	198.02	205.69	435.95
4399-00-000 TOTAL UTILITY EXPENSES	1,165.90	677.43	332.44	2,175.77
4400-00-000 MAINTENANCE AND OPERATIONS				
4420-00-000 Materials				
4420-06-000 Supplies-Janitorial/Cleaning	0.00	0.00	36.62	36.62
4420-08-000 Supplies-Plumbing	334.07	34.45	0.00	368.52
4420-11-000 Supplies-Hardware	19.30	27.94	89.99	137.23
4429-00-000 Total Materials	353.37	62.39	126.61	542.37
4430-00-000 Contract Costs				
4430-02-007 HVAC Replacement	0.00	5,430.00	0.00	5,430.00
4430-02-009 Cabinet Replacement	0.00	4,180.00	0.00	4,180.00
4430-02-011 Capitalized Maintenance Expenses	0.00	9,610.00	0.00	9,610.00
4430-07-000 Contract-Pest Control	490.00	1,230.00	1,230.00	2,950.00

RHEP PBV SCATTERED SITE (rhep-sca)

Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

		Jan 2023	Feb 2023	Mar 2023	Total
4430-11-000	Contract-Plumbing	285.00	0.00	0.00	285.00
4434-00-000	Contract- Keys	319.52	0.00	0.00	319.52
4439-00-000	Total Contract Costs	1,094.52	10,840.00	1,230.00	13,164.52
4499-00-000	TOTAL MAINTENACE EXPENSES	1,447.89	10,902.39	1,356.61	13,706.89
4500-00-000	GENERAL EXPENSES				
4510-10-000	Property Insurance	319.44	319.44	319.44	958.32
4510-20-000	Liability Insurance	319.45	319.45	319.45	958.35
4510-30-000	WORKMAN COMP	319.45	319.45	319.45	958.35
4599-00-000	TOTAL GENERAL EXPENSES	958.34	958.34	958.34	2,875.02
8000-00-000	TOTAL EXPENSES	49,695.16	93,540.26	54,008.41	197,243.83
9000-00-000	NET INCOME	13,024.84	6,773.80	21,694.27	41,492.91

RHEP PBV SCATTERED SITE (rhep-sca)

Balance Sheet

Period = Mar 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	182,045.83
1111-99-000	Total Unrestricted Cash	182,045.83
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	197,143.53
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	-48,054.53
1123-00-000	A/R-Affordable Housing Subsidies	67,217.20
1135-05-000	Accounts Receivable - PH	2,191.10
1135-11-000	Accounts Receivable - Rhep 1	-4,419.72
1135-16-000	Accounts Receivable - RHE-SQ	19,489.95
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	36,424.00
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Expenses and Other Assets	2,874.94
1299-00-000	TOTAL OTHER CURRENT ASSETS	2,874.94
1300-00-000	TOTAL CURRENT ASSETS	236,442.47
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	260,125.09
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	6,813.94

RHEP PBV SCATTERED SITE (rhep-sca)

Balance Sheet

Period = Mar 2023

Book = Accrual

		Current Balance
2299-00-000	TOTAL CURRENT LIABILITIES	20,815.57
2499-00-000	TOTAL LIABILITIES	<u>20,815.57</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	<u>239,309.52</u>
2809-99-000	TOTAL RETAINED EARNINGS:	239,309.52
2899-00-000	TOTAL EQUITY	<u>239,309.52</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>260,125.09</u>

RHE Scarborough

Square

Financials

March 2023

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

Period = Jan 2023-Mar 2023

Book = Accrual

	Jan 2023	Feb 2023	Mar 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 Received	188,216.02	143,791.66	146,251.41	478,259.09
3112-00-000 Tenant Assistance Payments Received	82,959.00	37,166.00	37,689.00	157,814.00
3119-00-000 Total Rental Income	271,175.02	180,957.66	183,940.41	636,073.09
3120-00-000 Other Tenant Income				
3199-00-000 NET TENANT INCOME	271,175.02	180,957.66	183,940.41	636,073.09
Transfer In	357,700.00	0	90,000.00	447,700.00
3999-00-000 TOTAL INCOME	628,875.02	180,957.66	273,940.41	1,083,773.09
4000-00-000 EXPENSES				
4100-00-000 ADMINISTRATIVE				
4100-99-000 Administrative Salaries				
4110-00-000 Administrative Salaries	4,460.00	19,504.78	11,126.67	35,091.45
4110-04-000 Employee Benefit Contribution-Admin	0.00	1,565.94	782.97	2,348.91
4110-99-000 Total Administrative Salaries	4,460.00	21,070.72	11,909.64	37,440.36
4130-00-000 Legal Expense				
4130-02-000 Criminal Background Checks	0.00	455.30	579.00	1,034.30
4130-04-000 General Legal Expense	0.00	212.50	0.00	212.50
4131-00-000 Total Legal Expense	0.00	667.80	579.00	1,246.80
4139-00-000 Other Admin Expenses				
4140-00-000 Staff Training	0.00	0.00	1,323.00	1,323.00
4150-00-000 Travel	0.00	0.00	77.31	77.31
4174-00-000 Marketing/Printing	0.00	3,200.00	0.00	3,200.00

RHE Scarborough Square (rhe-sq)

Cash Flow Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

		Jan 2023	Feb 2023	Mar 2023	Total
4182-00-000	Financial-Consultants	3,918.75	1,406.25	0.00	5,325.00
4182-00-002	Other Consultant	0.00	0.00	3,100.00	3,100.00
4189-00-000	Total Other Admin Expenses	3,918.75	4,606.25	4,500.31	13,025.31
4190-00-000	Routine Admin Expenses				
4190-03-000	Advertising	1,619.00	1,619.00	1,619.00	4,857.00
4190-04-000	Office Supplies	847.05	1,233.88	0.00	2,080.93
4190-06-000	Computer Parts	0.00	875.00	0.00	875.00
4190-08-000	Postage	136.93	0.00	0.00	136.93
4190-09-000	Software Liscense Fees	0.00	5,225.70	3,252.22	8,477.92
4190-10-000	Copiers Rental	0.00	0.00	317.53	317.53
4190-13-000	Internet	3,699.10	226.04	252.18	4,177.32
4190-15-000	Cell Phones/Pagers	0.00	721.59	0.00	721.59
4190-20-000	Bank Fees	0.00	45.00	0.00	45.00
4190-22-000	Sundry-Other Misc Admin Expenses	0.00	33.83	4,657.08	4,690.91
4191-00-000	Total Routine Admin Expenses	6,302.08	9,980.04	10,098.01	26,380.13
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	14,680.83	36,324.81	27,086.96	78,092.60
4300-00-000	UTILITIES				
4310-00-000	Water/Sewer	0.00	12,999.20	25,188.83	38,188.03
4320-00-000	Electricity- Tenant Charge	0.00	2,441.08	3,412.60	5,853.68
4320-01-000	Electricity-Vacant Units	0.00	905.80	866.00	1,771.80
4330-00-000	Gas-Tenant Charge	0.00	0.00	1,794.34	1,794.34
4340-00-000	Garbage/Trash Removal	0.00	640.00	7,500.36	8,140.36
4399-00-000	TOTAL UTILITY EXPENSES	0.00	16,986.08	38,762.13	55,748.21
4400-00-000	MAINTENANCE AND OPERATIONS				
4420-00-000	Materials				
4420-02-000	Supplies-Appliance	0.00	510.59	99.00	609.59
4420-04-000	Supplies-Electrical	0.00	209.98	0.00	209.98
4420-08-000	Supplies-Plumbing	967.60	19.92	389.17	1,376.69

RHE Scarborough Square (rhe-sq)

Cash Flow Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

	Jan 2023	Feb 2023	Mar 2023	Total
4420-11-000 Supplies-Hardware	0.00	474.49	456.13	930.62
4420-12-000 Supplies-Painting	0.00	0.00	89.53	89.53
4420-13-000 HVAC Supplies	0.00	653.00	0.00	653.00
4429-00-000 Total Materials	967.60	1,867.98	1,033.83	3,869.41
4430-00-000 Contract Costs				
4430-02-003 Appliance Purchase-Stove	0.00	798.45	738.91	1,537.36
4430-02-005 Appliance Purchase-Dishwasher	0.00	0.00	506.40	506.40
4430-02-006 Appliance Purchase-Washer/Dryer	0.00	0.00	858.13	858.13
4430-02-007 HVAC Replacement	0.00	2,500.00	0.00	2,500.00
4430-02-008 Flooring Replacement	0.00	3,388.00	0.00	3,388.00
4430-02-009 Cabinet Replacement	0.00	2,300.10	4,450.00	6,750.10
4430-02-010 Roof Replacement	0.00	0.00	450.00	450.00
4430-02-011 Capitalized Maintenance Expenses	0.00	8,986.55	7,003.44	15,989.99
4430-03-000 Contract-Building Repairs	0.00	15,680.00	8,290.00	23,970.00
4430-04-000 Contract-General Cleaning	0.00	3,036.00	2,945.00	5,981.00
4430-05-000 Contract-Painting	0.00	6,210.00	4,730.00	10,940.00
4430-06-000 Contract-Electrical	1,232.17	0.00	817.50	2,049.67
4430-07-000 Contract-Pest Control	0.00	880.00	1,156.00	2,036.00
4430-08-000 Contract-Floor Replacement	0.00	0.00	13,156.00	13,156.00
4430-09-000 Contract-Grounds	0.00	4,868.00	465.00	5,333.00
4430-10-000 Contract-Janitorial/Cleaning	0.00	0.00	2,000.00	2,000.00
4430-11-000 Contract-Plumbing	3,621.00	13,204.18	5,130.00	21,955.18
4430-12-000 Contract-Window Covering	0.00	1,005.73	896.00	1,901.73
4430-15-000 Contract-Equipment Rental	0.00	300.00	0.00	300.00
4430-18-000 Contract-Alarm Monitoring	0.00	0.00	4,769.99	4,769.99
4430-20-000 Contract- Carpet Turnover	0.00	1,333.00	3,742.00	5,075.00
4430-21-000 Unit Turnover	0.00	3,875.00	3,835.00	7,710.00
4439-00-000 Total Contract Costs	4,853.17	50,391.91	51,932.49	107,177.57
4499-00-000 TOTAL MAINTENACE EXPENSES	5,820.77	61,246.44	59,969.76	127,036.97

RHE Scarborough Square (rhe-sq)

Cash Flow Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

	Jan 2023	Feb 2023	Mar 2023	Total	
4500-00-000	GENERAL EXPENSES				
4521-00-000					
	Misc. Taxes/Liscenses/Insurance	0.00	0.00	309.00	309.00
4522-00-000					
	Tax Preparation	0.00	14,368.00	13,041.47	27,409.47
4599-00-000	TOTAL GENERAL EXPENSES				
		0.00	14,368.00	13,350.47	27,718.47
4800-00-000	FINANCING EXPENSE				
4855-00-000					
	Interest Expense-Mortgage Payable	0.00	296,547.95	202,520.55	499,068.50
4899-00-000	TOTAL FINANCING EXPENSES				
		0.00	296,547.95	202,520.55	499,068.50
8000-00-000	TOTAL EXPENSES				
		20,501.60	425,473.28	341,689.87	787,664.75
9000-00-000	NET INCOME				
		608,373.42	-244,515.62	-67,749.46	296,108.34

RHE Scarborough Square (rhe-sq)

Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

	Jan 2023	Feb 2023	Mar 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	186,810.78	531,047.86
3112-00-000	Tenant Assistance Payments	19,497.00	86,497.00	36,787.86	142,781.86
3119-00-000	Total Rental Income	246,140.00	204,091.08	223,598.64	673,829.72
3120-00-000	Other Tenant Income				
3120-07-000	Tenant Owed Utility	12,999.20	12,999.20	0.00	25,998.40
3120-08-000	Tenant Screening	50.00	0.00	0.00	50.00
3120-11-000	Parking monthly fee - Reserved	55.00	30.00	30.00	115.00
3120-12-000	Application Fees	0.00	0.00	150.00	150.00
3120-15-000	Tenant owed utility - Gas	1,231.62	1,794.34	0.00	3,025.96
3120-16-000	Pet Monthly Fee	845.00	845.00	845.00	2,535.00
3129-00-000	Total Other Tenant Income	15,180.82	15,668.54	1,025.00	31,874.36
3199-00-000	NET TENANT INCOME	261,320.82	219,759.62	224,623.64	705,704.08
3999-00-000	TOTAL INCOME	261,320.82	219,759.62	224,623.64	705,704.08
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	4,460.00	19,504.78	11,126.67	35,091.45
4110-04-000	Employee Benefit Contribution-Admin	0.00	1,565.94	782.97	2,348.91
4110-99-000	Total Administrative Salaries	4,460.00	21,070.72	11,909.64	37,440.36
4130-00-000	Legal Expense				
4130-02-000	Criminal Background Checks	0.00	455.30	579.00	1,034.30

RHE Scarborough Square (rhe-sq)

Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

	Jan 2023	Feb 2023	Mar 2023	Total
4130-04-000 General Legal Expense	0.00	212.50	0.00	212.50
4131-00-000 Total Legal Expense	0.00	667.80	579.00	1,246.80
4139-00-000 Other Admin Expenses				
4140-00-000 Staff Training	0.00	0.00	1,323.00	1,323.00
4150-00-000 Travel	0.00	0.00	77.31	77.31
4174-00-000 Marketing/Printing	0.00	3,200.00	0.00	3,200.00
4182-00-000 Financial-Consultants	3,918.75	1,406.25	0.00	5,325.00
4182-00-002 Other Consultant	0.00	0.00	3,100.00	3,100.00
4189-00-000 Total Other Admin Expenses	3,918.75	4,606.25	4,500.31	13,025.31
4190-00-000 Routine Admin Expenses				
4190-03-000 Advertising	1,619.00	1,619.00	1,619.00	4,857.00
4190-04-000 Office Supplies	847.05	1,233.88	0.00	2,080.93
4190-06-000 Computer Parts	0.00	875.00	0.00	875.00
4190-08-000 Postage	136.93	0.00	0.00	136.93
4190-09-000 Software Liscense Fees	0.00	5,225.70	3,252.22	8,477.92
4190-10-000 Copiers Rental	0.00	0.00	317.53	317.53
4190-13-000 Internet	3,699.10	226.04	252.18	4,177.32
4190-15-000 Cell Phones/Pagers	0.00	721.59	0.00	721.59
4190-20-000 Bank Fees	0.00	45.00	0.00	45.00
4190-22-000 Sundry-Other Misc Admin Expenses	0.00	33.83	4,657.08	4,690.91
4191-00-000 Total Routine Admin Expenses	10,762.08	31,050.76	22,007.65	63,820.49
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	14,680.83	36,324.81	27,086.96	78,092.60
4300-00-000 UTILITIES				
4310-00-000 Water/Sewer	0.00	12,999.20	25,188.83	38,188.03
4320-00-000 Electricity- Tenant Charge	0.00	2,441.08	3,412.60	5,853.68
4320-01-000 Electricity-Vacant Units	0.00	905.80	866.00	1,771.80
4330-00-000 Gas-Tenant Charge	0.00	0.00	1,794.34	1,794.34
4340-00-000 Garbage/Trash Removal	0.00	640.00	7,500.36	8,140.36
4399-00-000 TOTAL UTILITY EXPENSES	0.00	16,986.08	38,762.13	55,748.21

RHE Scarborough Square (rhe-sq)

Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

	Jan 2023	Feb 2023	Mar 2023	Total	
4400-00-000	MAINTENANCE AND OPERATIONS				
4420-00-000	Materials				
4420-02-000	Supplies-Appliance	0.00	510.59	99.00	609.59
4420-04-000	Supplies-Electrical	0.00	209.98	0.00	209.98
4420-08-000	Supplies-Plumbing	967.60	19.92	389.17	1,376.69
4420-11-000	Supplies-Hardware	0.00	474.49	456.13	930.62
4420-12-000	Supplies-Painting	0.00	0.00	89.53	89.53
4420-13-000	HVAC Supplies	0.00	653.00	0.00	653.00
4429-00-000	Total Materials	967.60	1,867.98	1,033.83	3,869.41
4430-00-000	Contract Costs				
4430-02-003	Appliance Purchase-Stove	0.00	798.45	738.91	1,537.36
4430-02-005	Appliance Purchase-Dishwasher	0.00	0.00	506.40	506.40
4430-02-006	Appliance Purchase-Washer/Dryer	0.00	0.00	858.13	858.13
4430-02-007	HVAC Replacement	0.00	2,500.00	0.00	2,500.00
4430-02-008	Flooring Replacement	0.00	3,388.00	0.00	3,388.00
4430-02-009	Cabinet Replacement	0.00	2,300.10	4,450.00	6,750.10
4430-02-010	Roof Replacement	0.00	0.00	450.00	450.00
4430-02-011	Capitalized Maintenance Expenses	0.00	8,986.55	7,003.44	15,989.99
4430-03-000	Contract-Building Repairs	0.00	15,680.00	8,290.00	23,970.00
4430-04-000	Contract-General Cleaning	0.00	3,036.00	2,945.00	5,981.00
4430-05-000	Contract-Painting	0.00	6,210.00	4,730.00	10,940.00
4430-06-000	Contract-Electrical	1,232.17	0.00	817.50	2,049.67
4430-07-000	Contract-Pest Control	0.00	880.00	1,156.00	2,036.00
4430-08-000	Contract-Floor Replacement	0.00	0.00	13,156.00	13,156.00
4430-09-000	Contract-Grounds	0.00	4,868.00	465.00	5,333.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	0.00	2,000.00	2,000.00
4430-11-000	Contract-Plumbing	3,621.00	13,204.18	5,130.00	21,955.18
4430-12-000	Contract-Window Covering	0.00	1,005.73	896.00	1,901.73
4430-15-000	Contract-Equipment Rental	0.00	300.00	0.00	300.00

RHE Scarborough Square (rhe-sq)

Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

		Jan 2023	Feb 2023	Mar 2023	Total
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	4,769.99	4,769.99
4430-20-000	Contract- Carpet Turnover	0.00	1,333.00	3,742.00	5,075.00
4430-21-000	Unit Turnover	0.00	3,875.00	3,835.00	7,710.00
4439-00-000	Total Contract Costs	4,853.17	59,378.46	58,935.93	123,167.56
4499-00-000	TOTAL MAINTENACE EXPENSES	5,820.77	61,246.44	59,969.76	127,036.97
4500-00-000	GENERAL EXPENSES				
4521-00-000	Misc. Taxes/Liscenses/Insurance	0.00	0.00	309.00	309.00
4522-00-000	Tax Preparation	0.00	14,368.00	13,041.47	27,409.47
4599-00-000	TOTAL GENERAL EXPENSES	0.00	14,368.00	13,350.47	27,718.47
4800-00-000	FINANCING EXPENSE				
4855-00-000	Interest Expense-Mortgage Payable	0.00	296,547.95	202,520.55	499,068.50
4899-00-000	TOTAL FINANCING EXPENSES	0.00	296,547.95	202,520.55	499,068.50
8000-00-000	TOTAL EXPENSES	20,501.60	425,473.28	341,689.87	787,664.75
9000-00-000	NET INCOME	240,819.22	-205,713.66	-117,066.23	-81,960.67

RHE Scarborough Square (rhe-sq)

Balance Sheet

Period = Mar 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	260,676.59
1111-99-000	Total Unrestricted Cash	<u>260,676.59</u>
1119-00-000	TOTAL CASH	260,676.59
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	240,920.51
1123-00-000	A/R-Affordable Housing Subsidies	77,008.86
1135-05-000	Accounts Receivable - PH	1,373.50
1135-10-000	Account Receivables- DEV	-65,000.00
1135-15-000	Accounts Receivable - Rhep-SCA	-19,489.95
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	<u>234,812.92</u>
1300-00-000	TOTAL CURRENT ASSETS	495,489.51
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	16,287.50
1420-00-000	TOTAL FIXED ASSETS (NET)	<u>16,287.50</u>
1499-00-000	TOTAL NONCURRENT ASSETS	16,287.50
1999-00-000	TOTAL ASSETS	<u>511,777.01</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2114-00-000	Tenant Security Deposits	500.00
2240-00-000	Tenant Prepaid Rents	133,386.35
2299-00-000	TOTAL CURRENT LIABILITIES	<u>133,886.35</u>
2499-00-000	TOTAL LIABILITIES	<u>133,886.35</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	377,890.66
2809-99-000	TOTAL RETAINED EARNINGS:	<u>377,890.66</u>

RHE Scarborough Square (rhe-sq)

Balance Sheet

Period = Mar 2023

Book = Accrual

		Current Balance
2899-00-000	TOTAL EQUITY	<u>377,890.66</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>511,777.01</u>

Dev/Corp
Financials
March 2023

DEV (dev)

CASH FLOW Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
Beginning Balance as of 10/01/2022	\$ 841,035.44	\$ 727,415.44	\$ 839,672.94	\$ 786,455.00	\$ 827,542.32	\$ 808,922.32	
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	6,380.00	38,273.38
Wire In	0.00	160,837.50	85,375.00	59,625.00	0.00	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>6,380.00</u>	<u>344,110.88</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>6,380.00</u>	<u>344,110.88</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	0.00	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>0.00</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	65,000.00	384,844.00
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>65,000.00</u>	<u>384,844.00</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>65,000.00</u>	<u>434,844.00</u>
9000-00-000 NET INCOME	<u>-113,620.00</u>	<u>112,257.50</u>	<u>-53,217.94</u>	<u>41,087.32</u>	<u>-18,620.00</u>	<u>-58,620.00</u>	<u>-90,733.12</u>
Bank Statement Balance	727,415.44	839,672.94	786,455.00	827,542.32	808,922.32	750,302.32	

DEV (dev)

Statement (12 months)

Period = Oct 2022-Mar 2023

Book = Accrual

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 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	6,380.00	38,273.38
3699-00-000 TOTAL OTHER INCOME	6,380.00	6,264.00	6,407.06	6,462.32	6,380.00	6,380.00	38,273.38
3999-00-000 TOTAL INCOME	6,380.00	6,264.00	6,407.06	6,462.32	6,380.00	6,380.00	38,273.38
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	0.00	50,000.00
4599-00-000 TOTAL GENERAL EXPENSES	0.00	0.00	0.00	25,000.00	25,000.00	0.00	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	0.00	54,844.00
5999-00-000 TOTAL NON-OPERATING ITEMS	0.00	54,844.00	0.00	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	0.00	104,844.00
9000-00-000 NET INCOME	6,380.00	-48,580.00	6,407.06	-18,537.68	-18,620.00	6,380.00	-66,570.62

DEV (dev)

Balance Sheet

Period = Mar 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	809,927.32
1111-99-000	Total Unrestricted Cash	<u>809,927.32</u>
1119-00-000	TOTAL CASH	809,927.32
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
1135-16-000	Accounts Receivable - RHE-SQ	65,000.00
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>-53,821.77</u>
1300-00-000	TOTAL CURRENT ASSETS	756,105.55
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>1,748,405.55</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>

DEV (dev)

Balance Sheet

Period = Mar 2023

Book = Accrual

		Current Balance
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	1,755,291.25
2809-99-000	TOTAL RETAINED EARNINGS:	1,755,291.25
2899-00-000	TOTAL EQUITY	1,755,291.25
2999-00-000	TOTAL LIABILITIES AND EQUITY	1,748,405.55

RHE CORPORATION (rhecorp)
Statement (12 months)

Period = Jan 2023-Mar 2023

Book = Accrual

	Jan 2023	Feb 2023	Mar 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 = Mar 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	1,134.72
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	1,134.72
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

March 2023

Parkside Landing - 3379
Budget Comparison
April 10, 2023

Reporting Book:
As of Date:
Property:

ACCRUAL
04/10/2023
Parkside Landing - 3379

	Month Ending 03/31/2023				Year to Date 03/31/2023				Annual
	Actual	Budget	Variance	%	Actual	Budget	Variance	%	Budget
OPERATING INCOME									
Rental Income	350,134.00	345,613.00	4,521.00	1.30	1,026,194.00	1,036,839.00	(10,645.00)	(1.02)	4,309,366.00
Vacancy	(13,654.00)	(12,417.90)	(1,236.10)	(9.95)	(44,339.40)	(37,253.70)	(7,085.70)	(19.02)	(150,922.65)
Bad Debt	0.00	(5,288.79)	5,288.79	100.00	(1,861.00)	(15,846.00)	13,985.00	88.25	(63,726.37)
Other Income	1,686.70	2,711.67	(1,024.97)	(37.79)	9,963.70	8,135.01	1,828.69	22.47	32,540.04
TOTAL OPERATING INCOME	338,166.70	330,617.98	7,548.72	2.28	989,957.30	991,874.31	(1,917.01)	(0.19)	4,127,257.02
OPERATING EXPENSES									
Renting Expenses	4,467.45	2,469.62	(1,997.83)	(80.89)	7,584.79	7,064.86	(519.93)	(7.35)	25,043.44
Administrative Expenses	14,681.07	13,695.28	(985.79)	(7.19)	60,716.95	46,660.48	(14,056.47)	(30.12)	186,644.56
Payroll	40,305.22	28,725.00	(11,580.22)	(40.31)	98,710.78	93,620.00	(5,090.78)	(5.43)	390,318.00
Utility Expenses	(27,285.98)	37,298.99	64,584.97	173.15	41,857.58	111,896.97	70,039.39	62.59	447,587.88
Operating and Maint Expenses	39,509.14	26,185.15	(13,323.99)	(50.88)	84,108.27	70,380.45	(13,727.82)	(19.50)	266,187.80
Taxes and Insurance	19,671.03	18,929.15	(741.88)	(3.91)	57,848.43	56,787.45	(1,060.98)	(1.86)	235,314.96
Activities	10,046.30	4,917.00	(5,129.30)	(104.31)	10,167.71	5,318.00	(4,849.71)	(91.19)	38,220.00
TOTAL OPERATING EXPENSES	101,394.23	132,220.19	30,825.96	23.31	360,994.51	391,728.21	30,733.70	7.84	1,589,316.64
TOTAL NET OPERATING INCOME (LOSS)	236,772.47	198,397.79	38,374.68	19.34	628,962.79	600,146.10	28,816.69	4.80	2,537,940.38
Non-Operating Income (Expenses)									
Financial Expenses	0.00	(117,484.25)	117,484.25	100.00	0.00	(352,795.77)	352,795.77	100.00	(1,404,999.68)
Income from Investments	6.63	0.00	6.63	100.00	23.61	0.00	23.61	100.00	0.00
Mortgagor Income (Expenses)	(8,858.29)	0.00	(8,858.29)	(100.00)	(28,874.70)	0.00	(28,874.70)	(100.00)	0.00
Total Non-Operating Income (Expenses)	(8,851.66)	(117,484.25)	108,632.59	92.46	(28,851.09)	(352,795.77)	323,944.68	91.82	(1,404,999.68)
TOTAL TAXABLE INCOME (LOSS)	227,920.81	80,913.54	147,007.27	181.68	600,111.70	247,350.33	352,761.37	142.61	1,132,940.70
CASH FLOW ADJUSTMENTS									
Mortgage Payable	0.00	(46,664.96)	46,664.96	100.00	0.00	(139,651.86)	139,651.86	100.00	(564,832.84)
Capital Expenditures	(1,717.70)	0.00	(1,717.70)	(100.00)	(9,200.53)	(7,058.00)	(2,142.53)	(30.35)	(28,794.00)
Res for Replacement Funding	0.00	(6,883.34)	6,883.34	100.00	0.00	(20,650.02)	20,650.02	100.00	(82,600.08)
Mortgagor Income (Expenses)	8,858.29	0.00	8,858.29	(100.00)	28,874.70	0.00	28,874.70	(100.00)	0.00
TOTAL CASH FLOW ADJUSTMENTS	7,140.59	(53,548.30)	60,688.89	113.33	19,674.17	(167,359.88)	187,034.05	111.75	(676,226.92)
TOTAL NET CASH FLOW (DEF)	235,061.40	27,365.24	207,696.16	758.97	619,785.87	79,990.45	539,795.42	674.82	456,713.78
SURPLUS CASH ADJUSTMENTS									
Insurance Funding	0.00	(7,956.92)	7,956.92	100.00	0.00	(23,870.76)	23,870.76	100.00	(101,673.18)
Insurance Expense	8,580.92	7,956.92	624.00	7.84	24,738.48	23,870.76	867.72	3.63	101,673.18
Tax Funding	0.00	(10,972.23)	10,972.23	100.00	0.00	(32,916.69)	32,916.69	100.00	(133,641.78)
Tax Expense	10,972.23	10,972.23	0.00	0.00	32,916.69	32,916.69	0.00	0.00	133,641.78
MIP Expense	0.00	14,354.00	(14,354.00)	(100.00)	0.00	43,062.00	(43,062.00)	(100.00)	166,095.00
TOTAL SURPLUS CASH ADJUSTMENTS	19,553.15	14,354.00	5,199.15	36.22	57,655.17	43,062.00	14,593.17	33.88	166,095.00
TOTAL POS (NEG) SURPLUS CASH	254,614.55	41,719.24	212,895.31	510.30	677,441.04	123,052.45	554,388.59	450.53	622,808.78
ADDITIONAL ADJUSTMENTS TO CASH FLOW									
Construction in Progress	(2,493.95)	0.00	(2,493.95)	(100.00)	(10,985.33)	0.00	(10,985.33)	(100.00)	0.00
Accounts Payable	66,796.77	0.00	66,796.77	100.00	90,233.83	0.00	90,233.83	100.00	0.00
Resident Accounts Receivable	32,140.87	0.00	32,140.87	100.00	87,779.85	0.00	87,779.85	100.00	0.00
Subsidy Accounts Receivable	(11,839.00)	0.00	(11,839.00)	(100.00)	(31,963.29)	0.00	(31,963.29)	(100.00)	0.00
Other Accounts Receivable	2,619.11	0.00	2,619.11	100.00	156.37	0.00	156.37	100.00	0.00
Prepaid Expenses	19,192.08	(14,354.00)	33,546.08	233.70	63,220.09	(43,062.00)	106,282.09	246.81	(172,248.00)
Net Accruals	(42,395.36)	0.00	(42,395.36)	(100.00)	(67,438.24)	0.00	(67,438.24)	(100.00)	0.00
Prepaid Rent	14,831.43	0.00	14,831.43	100.00	843.67	0.00	843.67	100.00	0.00
Security Deposits	4,036.00	0.00	4,036.00	100.00	427.29	0.00	427.29	100.00	0.00

Advances	(198,922.55)	0.00	(198,922.55)	(100.00)	(596,767.65)	0.00	(596,767.65)	(100.00)	0.00
Distributions to Owners	(46,200.00)	130,000.00	(176,200.00)	(135.53)	(46,200.00)	390,000.00	(436,200.00)	(111.84)	1,170,000.00
Tax Expense	(10,972.23)	(10,972.23)	0.00	0.00	(32,916.69)	(32,916.69)	0.00	0.00	(133,641.78)
Insurance Expense	(8,580.92)	(7,956.92)	(624.00)	(7.84)	(24,738.48)	(23,870.76)	(867.72)	(3.63)	(101,673.18)
MIP Expense	0.00	(14,354.00)	14,354.00	100.00	0.00	(43,062.00)	43,062.00	100.00	(166,095.00)
Mortgagor Income (Expenses)	(8,858.29)	0.00	(8,858.29)	(100.00)	(28,874.70)	0.00	(28,874.70)	(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 CASH I	(190,646.04)	82,362.85	(273,008.89)	(331.47)	(597,222.97)	247,088.55	(844,311.52)	(341.70)	596,342.04
TOTAL NET ADJUSTED CASH FLOW	63,968.51	124,082.09	(60,113.58)	(48.44)	80,218.07	370,141.00	(289,922.93)	(78.32)	1,219,150.82
Net Change in Cash From TB	63,968.51	0.00	63,968.51	100.00	80,218.07	0.00	80,218.07	100.00	0.00
Variance	0.00	(124,082.09)	124,082.09	100.00	0.00	(370,141.00)	370,141.00	100.00	(1,219,150.82)
OPERATING INCOME									
Rental Income									
5112-0002 - Short Term Lease Premium	25.00	0.00	25.00	100.00	75.00	0.00	75.00	100.00	0.00
5120-0000 - Rental Income	345,542.20	426,946.00	(81,403.80)	(19.06)	1,026,390.40	1,280,838.00	(254,447.60)	(19.86)	5,191,664.00
5150-0000 - Rental Assistance	84,955.80	0.00	84,955.80	100.00	265,665.60	0.00	265,665.60	100.00	0.00
5221-0000 - Gain/(Loss) to Lease	(80,389.00)	(81,333.00)	944.00	1.16	(265,937.00)	(243,999.00)	(21,938.00)	(8.99)	(882,298.00)
Total Rental Income	350,134.00	345,613.00	4,521.00	1.30	1,026,194.00	1,036,839.00	(10,645.00)	(1.02)	4,309,366.00
Vacancy									
5218-0000 - Free Rent-Marketing Concess	(100.00)	0.00	(100.00)	(100.00)	(100.00)	0.00	(100.00)	(100.00)	0.00
5220-0000 - Vacancies Apartment	(13,554.00)	(12,417.90)	(1,136.10)	(9.14)	(43,926.00)	(37,253.70)	(6,672.30)	(17.91)	(150,922.65)
5227-0003 - Resident Rent Concession	0.00	0.00	0.00	0.00	(313.40)	0.00	(313.40)	(100.00)	0.00
Total Vacancy	(13,654.00)	(12,417.90)	(1,236.10)	(9.95)	(44,339.40)	(37,253.70)	(7,085.70)	(19.02)	(150,922.65)
Bad Debt									
6370-0000 - Bad Debt	0.00	(5,288.79)	5,288.79	100.00	0.00	(15,846.00)	15,846.00	100.00	(63,726.37)
6370-0001 - Bad Debt Local Housing Auth	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	(5,288.79)	5,288.79	100.00	(1,861.00)	(15,846.00)	13,985.00	88.25	(63,726.37)
Other Income									
5170-0001 - Parking Income-Covered	525.00	1,725.00	(1,200.00)	(69.56)	1,277.00	5,175.00	(3,898.00)	(75.32)	20,700.00
5330-0000 - Tenant Services	125.00	45.00	80.00	177.77	310.00	135.00	175.00	129.62	540.00
5331-0000 - Pet Income	1,560.00	166.67	1,393.33	835.98	3,135.00	500.01	2,634.99	526.98	2,000.04
5331-0001 - Pet Fee Non Refundable	(580.00)	0.00	(580.00)	(100.00)	0.00	0.00	0.00	0.00	0.00
5332-0000 - Application Fees	50.00	50.00	0.00	0.00	240.00	150.00	90.00	60.00	600.00
5385-0000 - Late/Term Fees	0.00	575.00	(575.00)	(100.00)	0.00	1,725.00	(1,725.00)	(100.00)	6,900.00
5390-0002 - Damages	6.70	150.00	(143.30)	(95.53)	5,001.70	450.00	4,551.70	1,011.48	1,800.00
Total Other Income	1,686.70	2,711.67	(1,024.97)	(37.79)	9,963.70	8,135.01	1,828.69	22.47	32,540.04
TOTAL OPERATING INCOME	338,166.70	330,617.98	7,548.72	2.28	989,957.30	991,874.31	(1,917.01)	(0.19)	4,127,257.02
OPERATING EXPENSES									
Renting Expenses									
6204-0000 - Management Consultant	1,818.92	836.00	(982.92)	(117.57)	2,641.72	2,508.00	(133.72)	(5.33)	10,032.00
6210-0000 - Rental Advertising	2,330.60	956.50	(1,374.10)	(143.65)	3,701.60	2,869.50	(832.10)	(28.99)	11,478.00
6212-0000 - Collateral Materials/Brand Ider	306.96	652.12	345.16	52.92	879.76	1,612.36	732.60	45.43	3,233.44
6290-0000 - Miscellaneous Renting Expens	10.97	25.00	14.03	56.12	361.71	75.00	(286.71)	(382.28)	300.00
Total Renting Expenses	4,467.45	2,469.62	(1,997.83)	(80.89)	7,584.79	7,064.86	(519.93)	(7.35)	25,043.44
Administrative Expenses									
6311-0000 - Office Expenses	1,456.72	1,417.91	(38.81)	(2.73)	4,712.85	5,292.37	579.52	10.95	18,053.56
6312-0000 - Copy Machine	787.07	200.00	(587.07)	(293.53)	1,164.77	1,600.00	435.23	27.20	5,200.00
6313-0000 - Postage	4.20	25.00	20.80	83.20	17.40	75.00	57.60	76.80	300.00
6316-0000 - Travel/Mileage	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
6316-0003 - Training	12.09	0.00	(12.09)	(100.00)	(371.98)	2,686.00	3,057.98	113.84	6,918.00
6316-0004 - Training - New Employee Ori	0.00	0.00	0.00	0.00	0.00	850.00	850.00	100.00	850.00
6320-0000 - Management Fees	9,440.00	9,440.00	0.00	0.00	30,858.32	28,320.00	(2,538.32)	(8.96)	113,280.00
6340-0000 - Legal Expense	1,892.55	1,100.00	(792.55)	(72.05)	12,152.68	3,300.00	(8,852.68)	(268.26)	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	1,001.05	1,272.74	271.69	21.34	2,686.79	3,818.22	1,131.43	29.63	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	(132.11)	0.00	132.11	100.00	(270.11)	0.00	270.11	100.00	500.00
Bank Charges	219.50	214.63	(4.87)	(2.26)	661.23	643.89	(17.34)	(2.69)	2,575.56
Total Administrative Expenses	14,681.07	13,695.28	(985.79)	(7.19)	60,716.95	46,660.48	(14,056.47)	(30.12)	186,644.56
Payroll									
Payroll									
6251-0000 - Employee Leasing Commissi	0.00	0.00	0.00	0.00	800.00	0.00	(800.00)	(100.00)	0.00

6310-0000 - Office Payroll	5,031.69	4,093.00	(938.69)	(22.93)	15,452.91	12,279.00	(3,173.91)	(25.84)	54,333.00
6330-0000 - Managers Payroll	6,722.10	6,629.00	(93.10)	(1.40)	24,450.01	24,696.00	245.99	0.99	97,855.00
6539-0000 - Maintenance Payroll Genera	21,961.08	7,016.00	(14,945.08)	(213.01)	32,560.56	21,048.00	(11,512.56)	(54.69)	93,392.00
6540-0000 - Maintenance PayrollSuperint	1,994.75	5,403.00	3,408.25	63.08	8,527.52	16,209.00	7,681.48	47.39	71,919.00
Payroll Taxes	1,265.84	1,952.00	686.16	35.15	6,466.05	8,260.00	1,793.95	21.71	26,731.00
Health Insurance and Other Benefits	3,011.77	3,213.00	201.23	6.26	9,499.76	9,783.00	283.24	2.89	40,326.00
Workers Compensation	317.99	419.00	101.01	24.10	953.97	1,345.00	391.03	29.07	5,762.00
Total Payroll	40,305.22	28,725.00	(11,580.22)	(40.31)	98,710.78	93,620.00	(5,090.78)	(5.43)	390,318.00
Utility Expenses									
6430-0000 - Electricity Vacant	0.00	50.00	50.00	100.00	35.24	150.00	114.76	76.50	600.00
6440-0000 - Gas/Oil Heat Vacant	0.00	100.00	100.00	100.00	162.69	300.00	137.31	45.77	1,200.00
6450-0000 - Electricity	963.80	1,631.25	667.45	40.91	2,345.34	4,893.75	2,548.41	52.07	19,575.00
6451-0000 - Water and Sewer	(30,694.25)	31,463.62	62,157.87	197.55	27,772.84	94,390.86	66,618.02	70.57	377,563.44
6452-0000 - Natural Gas Heat	2,368.79	3,744.12	1,375.33	36.73	11,181.68	11,232.36	50.68	0.45	44,929.44
6454-0000 - Utility Processing	75.65	310.00	234.35	75.59	351.55	930.00	578.45	62.19	3,720.00
6456-0000 - Utility Late Fee	0.03	0.00	(0.03)	(100.00)	8.24	0.00	(8.24)	(100.00)	0.00
Total Utility Expenses	(27,285.98)	37,298.99	64,584.97	173.15	41,857.58	111,896.97	70,039.39	62.59	447,587.88
Operating and Maint Expenses									
6462-0000 - Exterminating Contract	2,120.00	745.00	(1,375.00)	(184.56)	3,180.00	2,235.00	(945.00)	(42.28)	8,940.00
6470-0000 - Rubbish Removal	3,626.16	3,113.48	(512.68)	(16.46)	5,346.74	9,340.44	3,993.70	42.75	37,361.76
6470-0001 - Rubbish Removal - Bulk	2,170.00	1,000.00	(1,170.00)	(117.00)	3,670.00	3,000.00	(670.00)	(22.33)	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	3,465.00	3,465.00	100.00	5,775.00
6511-0000 - Security Contract and Repairs	0.00	150.00	150.00	100.00	1,825.00	450.00	(1,375.00)	(305.55)	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	2,645.00	7,045.00	4,400.00	62.45	7,935.00	12,335.00	4,400.00	35.67	38,540.00
6531-0000 - Cleaning Supplies	53.41	41.67	(11.74)	(28.17)	61.81	125.01	63.20	50.55	500.04
6532-0000 - Cleaning Contract	6,495.00	6,800.00	305.00	4.48	11,990.00	20,400.00	8,410.00	41.22	81,600.00
6541-0000 - Maintenance Supplies	4,971.72	1,100.00	(3,871.72)	(351.97)	7,234.64	3,300.00	(3,934.64)	(119.23)	13,200.00
6545-0000 - Repairs Contract General	4,891.47	500.00	(4,391.47)	(878.29)	13,491.85	1,500.00	(11,991.85)	(799.45)	8,000.00
6546-0000 - Repairs Contract Electric	202.50	100.00	(102.50)	(102.50)	477.50	300.00	(177.50)	(59.16)	1,200.00
6547-0000 - Repairs - Contract - HVAC	989.51	375.00	(614.51)	(163.86)	3,061.28	1,250.00	(1,811.28)	(144.90)	4,875.00
6548-0000 - Repairs - Contract - Plumbing	935.16	1,200.00	264.84	22.07	8,595.80	3,600.00	(4,995.80)	(138.77)	14,400.00
6552-0000 - Uniforms	1,790.17	160.00	(1,630.17)	(1,018.85)	1,972.92	480.00	(1,492.92)	(311.02)	1,920.00
6561-0000 - Decorator Supplies	382.77	200.00	(182.77)	(91.38)	697.28	600.00	(97.28)	(16.21)	2,400.00
6562-0000 - Decorator Contract Services	8,315.00	1,250.00	(7,065.00)	(565.20)	13,703.00	3,750.00	(9,953.00)	(265.41)	15,000.00
6582-0000 - Lock and Key Expense	(78.73)	0.00	78.73	100.00	(78.73)	0.00	78.73	100.00	0.00
6586-0000 - Fire and Safety Systems	0.00	1,250.00	1,250.00	100.00	944.18	3,750.00	2,805.82	74.82	15,000.00
Total Operating and Maint Expenses	39,509.14	26,185.15	(13,323.99)	(50.88)	84,108.27	70,380.45	(13,727.82)	(19.50)	266,187.80
Taxes and Insurance									
6710-0000 - Taxes Real Estate	10,972.23	10,972.23	0.00	0.00	32,916.69	32,916.69	0.00	0.00	133,641.78
6720-0000 - Insurance Property	8,580.92	7,956.92	(624.00)	(7.84)	24,738.48	23,870.76	(867.72)	(3.63)	101,673.18
6722-0000 - Insurance - Consultant	117.88	0.00	(117.88)	(100.00)	193.26	0.00	(193.26)	(100.00)	0.00
Total Taxes and Insurance	19,671.03	18,929.15	(741.88)	(3.91)	57,848.43	56,787.45	(1,060.98)	(1.86)	235,314.96
Activities									
6981-0000 - Resident Supplies	522.96	100.00	(422.96)	(422.96)	644.37	300.00	(344.37)	(114.79)	1,800.00
6982-0000 - Resident Services Contract	90.00	100.00	10.00	10.00	90.00	300.00	210.00	70.00	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	9,433.34	4,717.00	(4,716.34)	(99.98)	9,433.34	4,717.00	(4,716.34)	(99.98)	31,019.00
Total Activities	10,046.30	4,917.00	(5,129.30)	(104.31)	10,167.71	5,318.00	(4,849.71)	(91.19)	38,220.00
TOTAL OPERATING EXPENSES	101,394.23	132,220.19	30,825.96	23.31	360,994.51	391,728.21	30,733.70	7.84	1,589,316.64
TOTAL NET OPERATING INCOME (LOSS)	236,772.47	198,397.79	38,374.68	19.34	628,962.79	600,146.10	28,816.69	4.80	2,537,940.38

Parkside Landing - 3379

Comparative Balance Sheet

Reporting Book:

ACCRUAL

As of Date:

04/10/2023

Property:

Parkside Landing - 3379

	Current Month 03/31/2023	Prior Month 02/28/2023	Period Change	Year Ending 12/31/2022	YTD Increase (Decrease)
ASSETS					
CASH UNRESTRICTED					
1110-0000 - Cash Operating	253,927.68	190,277.16	63,650.52	95,936.74	157,990.94
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	2,225.93	1,907.94	317.99	1,271.96	953.97
TOTAL CASH UNRESTRICTED	341,533.59	277,565.08	63,968.51	261,315.52	80,218.07
CASH RESTRICTED					
1191-0000 - Cash Security Deposit	118,012.94	122,048.94	(4,036.00)	115,911.83	2,101.11
TOTAL CASH RESTRICTED	118,012.94	122,048.94	(4,036.00)	115,911.83	2,101.11
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	549,412.19	581,553.06	(32,140.87)	637,192.04	(87,779.85)
TOTAL ACCOUNTS RECEIVABLE - RESIDENT	157,104.81	189,245.68	(32,140.87)	244,884.66	(87,779.85)
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 Authorit	63,112.94	51,273.94	11,839.00	31,149.65	31,963.29
TOTAL ACCOUNTS RECEIVABLE - SUBSIDY	54,675.94	42,836.94	11,839.00	22,712.65	31,963.29
ACCOUNTS RECEIVABLE - MISCELLANEOUS					
1140-0400 - A/R Amex/PCard	0.00	2,619.11	(2,619.11)	156.37	(156.37)
1144-0000 - Accounts ReceivablePrior Mgmt	(88,307.27)	(88,307.27)	0.00	(88,307.27)	0.00
TOTAL ACCOUNTS RECEIVABLE - MISCELLANEOUS	(88,307.27)	(85,688.16)	(2,619.11)	(88,150.90)	(156.37)
PROPERTY AND EQUIPMENT					
1436-0002 - Renovations	25,818.00	25,818.00	0.00	25,818.00	0.00
1440-0002 - Carpet/Flooring	10,524.84	9,505.27	1,019.57	6,390.00	4,134.84
1486-0000 - Appliances	5,065.69	4,367.56	698.13	0.00	5,065.69
TOTAL PROPERTY AND EQUIPMENT	41,408.53	39,690.83	1,717.70	32,208.00	9,200.53
CONSTRUCTION IN PROGRESS					
1900-0000 - Construction in Progress	124,048.61	121,554.66	2,493.95	113,063.28	10,985.33
TOTAL CONSTRUCTION IN PROGRESS	124,048.61	121,554.66	2,493.95	113,063.28	10,985.33
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	25,237.48	33,139.34	(7,901.86)	47,763.90	(22,526.42)
1242-0000 - Prepaid Management Fee	0.00	0.00	0.00	8,678.08	(8,678.08)
1244-0000 - Prepaid Workers Comp	1,589.98	1,907.97	(317.99)	2,543.95	(953.97)
1253-0000 - Prepaid Benefits	3,942.79	3,942.79	0.00	0.00	3,942.79
1271-0000 - Prepaid Real Estate Taxes	32,916.69	43,888.92	(10,972.23)	65,833.38	(32,916.69)
TOTAL PREPAID EXPENSES AND DEPOSITS	63,686.63	82,878.71	(19,192.08)	126,907.03	(63,220.40)
TOTAL ASSETS	812,163.78	790,132.68	22,031.10	828,852.07	(16,688.29)
LIABILITIES and PARTNER EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					

2110-0000 - AP Trade	94,688.34	27,891.57	66,796.77	4,454.51	90,233.83
2112-0000 - Due to	0.00	(397,845.10)	397,845.10	0.00	0.00
TOTAL ACCOUNTS PAYABLE	94,688.34	(369,953.53)	464,641.87	4,454.51	90,233.83
ACCRUED EXPENSES					
2113-0000 - Accrued Expenses	27,865.52	18,755.17	9,110.35	53,583.11	(25,717.59)
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	18,480.18	69,985.89	(51,505.71)	59,981.83	(41,501.65)
2148-0000 - Accrued Expense Payroll	7,732.92	7,732.92	0.00	7,732.92	0.00
TOTAL ACCRUED EXPENSES	63,518.62	105,913.98	(42,395.36)	130,956.86	(67,438.24)
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	116,812.94	0.00	114,284.54	2,528.40
TOTAL SECURITY DEPOSIT LIABILITY	116,812.94	116,812.94	0.00	114,284.54	2,528.40
PREPAID REVENUE					
2210-0000 - Prepay	82,876.35	68,044.92	14,831.43	82,032.68	843.67
TOTAL PREPAID REVENUE	82,876.35	68,044.92	14,831.43	82,032.68	843.67
TOTAL LIABILITIES	362,776.23	(74,301.71)	437,077.94	336,608.57	26,167.66
EQUITY					
CONTRIBUTIONS/DISTRIBUTIONS					
2940-0000 - Distribution to Owners	(3,837,383.16)	(3,194,415.51)	(642,967.65)	(3,194,415.51)	(642,967.65)
TOTAL CONTRIBUTIONS/DISTRIBUTIONS	(3,837,383.16)	(3,194,415.51)	(642,967.65)	(3,194,415.51)	(642,967.65)
3190-0000 Retained Earnings	4,286,770.71	4,058,849.90	227,920.81	3,686,659.01	600,111.70
TOTAL EQUITY	449,387.55	864,434.39	(415,046.84)	492,243.50	(42,855.95)
TOTAL LIABILITIES and PARTNER EQUITY	812,163.78	790,132.68	22,031.10	828,852.07	(16,688.29)

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	Mar-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	40,417.08	\$ 252,970.88	\$ 460,500.00	\$ (207,529.12)	54.93
Tenant Assistance Payments	0.00	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	\$ -	\$ -	\$ -	0.00
Total Rental Income	41,834.56	38,551.08	43,283.28	44,156.45	44,728.43	40,417.08	\$ 252,970.88	\$ 460,500.00	\$ (207,529.12)	54.93
Other Tenant Income										
Cleaning Fee			425.00			165.00	\$ 590.00	\$ (1.00)	\$ 591.00	-1.00
Damages	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Late Charges	366.55	379.05	648.60	674.35	760.00	599.00	\$ 3,427.55	\$ -	\$ 3,427.55	0.00
Legal Fees -Tenant	0.00	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	4,218.13	\$ 14,619.36	\$ 29,300.00	\$ (14,680.64)	49.90
Misc.Tenant Income	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 300.00	\$ (300.00)	0.00
Total Other Tenant Income	18,636.91	14,078.48	12,231.84	3,004.05	760.00	4,982.13	\$ 18,636.91	\$ 29,599.00	\$ (10,962.09)	62.96
TPA/REPAYMENT-Move Out Tenants							\$ -	\$ -	\$ -	0.00
NET TENANT INCOME	60,471.47	52,629.56	55,515.12	47,160.50	45,488.43	45,399.21	\$ 271,607.79	\$ 490,099.00	\$ (218,491.21)	55.42
GRANT INCOME										
HUD PHA Operating Grants/Subsidy	54,225.00	52,160.00	55,460.00	58,334.00	58,334.00	47,739.00	\$ 326,252.00	\$ 470,000.00	\$ (143,748.00)	69.42
HUD PHA Operating Subsidy AMP 2 FIRESIDI	0.00	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	0.00	\$ -	\$ -	\$ -	0
FIRESIDE DEV FEES (NIX)	0.00	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	47,739.00	\$ 326,252.00	\$ 782,143.00	\$ (455,891.00)	41.71
OTHER INCOME										
Investment Income - Unrestricted	0.24	0.24	0.00	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	0.00	\$ -	\$ 53,241.00	\$ (53,241.00)	0
Maintenance Fee Income-RELP	79.15	403.91	324.06	471.45	446.16	1,102.67	\$ 2,827.40	\$ 8,000.00	\$ (5,172.60)	35.34
Miscellaneous Other Income	6,600.00	0.00	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	0.00	\$ 3,943.00	\$ -	\$ 3,943.00	0.00
Capital Fund 2023	0.00	0.00	0.00	0.00	0.00	499.51	\$ 499.51	\$ 210,000.00	\$ (209,500.49)	0.24
ROSS-FSS	4,913.50	4,914.00	4,914.00	0.00	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	11,500.00	\$ 42,500.00	\$ 72,000.00	\$ (29,500.00)	0.00
CDBG Grant	0.00	0.00	0.00	36,000.00	104,000.00	0.00	\$ 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	13,102.18	\$ 211,111.89	\$ 530,808.00	\$ (319,696.11)	39.77
TOTAL INCOME	134,634.36	117,705.71	122,213.18	147,965.95	215,268.59	106,240.39	808,971.68	\$ 1,803,050.00	\$ (994,078.32)	44.87
EXPENSES										
ADMINISTRATIVE										
Administrative Salaries										
Administrative Salaries	11,271.40	28,789.96	26,461.39	30,748.34	20,101.35	36,562.50	\$ 153,934.94	\$ 410,244.00	\$ (256,309.06)	37.52
FSS Salaries	3,076.92	3,076.92	5,851.85	3,076.92	3,076.92	4,903.85	\$ 23,063.38	\$ 36,923.00	\$ (13,859.62)	62.46
ROSS Salaries	4,538.47	1,361.54	4,812.14	4,230.78	4,230.78	6,346.16	\$ 25,519.87	\$ 55,000.00	\$ (29,480.13)	0.00
Merit Award- Additional Compensation	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 4,668.00	\$ (4,668.00)	0.00
Employee Benefit Contribution-Admin	16,599.01	12,658.44	14,367.98	7,398.46	19,332.58	13,035.07	\$ 83,391.54	\$ 136,164.00	\$ (52,772.46)	61.24
FSS Employee Benefits	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ 9,210.00	\$ (9,210.00)	0.00
Ross Employee Benefits							\$ -	\$ 9,210.00	\$ (9,210.00)	0.00
Wage Payable Garnishment	884.82	203.54	610.62	407.08	203.54	814.16	\$ 3,123.76	\$ -	\$ 3,123.76	0.00
Total Administrative Salaries	36,370.62	46,090.40	52,103.98	45,861.58	46,945.17	61,661.74	\$ 289,033.49	\$ 661,419.00	\$ (372,385.51)	43.70
Legal Expense										
Criminal Background Checks	0.00	47.80	305.10	180.30	254.95	273.90	\$ 1,062.05	\$ 2,000.00	\$ (937.95)	53.10
General Legal Expense	0.00	0.00	1,961.40	0.00	382.50	0.00	\$ 2,343.90	\$ 13,000.00	\$ (10,656.10)	18.03

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	Mar-23	YTD Actual	YTD Budget	Variance	% Var
PH Conversion Legal	0.00	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	273.90	\$ 3,405.95	\$ 35,000.00	\$ (31,594.05)	9.73
Other Admin Expenses										
Staff Training	0.00	1,140.12	305.26	252.00	0.00	833.64	\$ 2,531.02	\$ 5,400.00	\$ (2,868.98)	46.87
PH Conversion Title Work- Title Insuran	0.00	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	268.80	\$ 1,272.90	\$ 80.00	\$ 1,192.90	1,591.13
Payroll Services	0.00	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	0.00	\$ -	\$ 16,420.00	\$ (16,420.00)	0.00
Petty Cash	0.00	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	626.41	\$ 626.41	\$ 620.00	\$ 6.41	101.03
Office Rent	4,073.86	4,073.86	4,073.86	4,073.86	4,073.86	4,073.86	\$ 24,443.16	\$ 49,500.00	\$ (25,056.84)	49.38
Financial-Consultants	900.00	0.00	731.25	0.00	300.00	0.00	\$ 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	0.00	\$ 4,000.00	\$ -	\$ 4,000.00	0.00
Utility Allowance	0.00	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	1,125.00	\$ 2,125.00	\$ 19,750.00	\$ (17,625.00)	10.76
Total Other Admin Expenses	8,973.86	5,273.98	5,941.87	4,594.66	5,642.66	6,927.71	\$ 37,354.74	\$ 157,170.00	\$ (119,815.26)	23.77
Routine Admin Expenses										
Document Shredding	0.00	304.46	352.08	291.86	299.59	295.15	\$ 1,543.14	\$ 1,820.00	\$ (276.86)	84.79
Membership and Fees	0.00	0.00	1,660.00	0.00	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	0.00	\$ 632.84	\$ -	\$ 632.84	#DIV/0!
Office Supplies	120.70	1,990.15	1,784.52	661.16	1,952.48	1,382.97	\$ 7,891.98	\$ 6,320.00	\$ 1,571.98	124.87
Computer Parts	0.00	0.00	0.00	597.60	0.00	0.00	\$ 597.60	\$ 1,500.00	\$ (902.40)	39.84
Telephone	0.00	209.32	332.46	224.22	180.04	143.50	\$ 1,089.54	\$ 4,000.00	\$ (2,910.46)	27.24
Postage	0.00	20.48	0.00	1,124.67	0.00	0.00	\$ 1,145.15	\$ 4,350.00	\$ (3,204.85)	26.33
Software License Fees	0.00	28,045.04	2,367.83	1,172.50	3,836.82	280.91	\$ 35,703.10	\$ 22,000.00	\$ 13,703.10	162.29
Copiers Rental	0.00	1,135.93	1,135.93	806.44	806.44	806.44	\$ 4,691.18	\$ 7,000.00	\$ (2,308.82)	67.02
Copier- Expenses	0.00	0.00	0.00	0.00	0.00	215.21	\$ 215.21	\$ 1,500.00	\$ (1,284.79)	14.35
Internet	196.09	613.27	392.18	5.00	206.09	583.67	\$ 1,996.30	\$ 3,000.00	\$ (1,003.70)	66.54
Cell Phones/Pagers	715.65	715.65	0.00	505.26	0.00	3,094.68	\$ 5,031.24	\$ 6,320.00	\$ (1,288.76)	79.61
Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	#DIV/0!
Bank Fees	268.93	461.38	237.91	331.03	251.38	263.76	\$ 1,814.39	\$ 4,400.00	\$ (2,585.61)	41.24
Sponsorships- Scholarship	0.00	0.00	1,280.10	0.00	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	140.00	\$ 579.77	\$ 1,000.00	\$ (420.23)	57.98
REAC Inspections	0.00	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	0.00	\$ -	\$ -	\$ -	#DIV/0!
Total Routine Admin Expenses	1,301.37	33,808.45	10,146.85	5,719.74	7,688.84	7,206.29	\$ 65,871.54	\$ 71,210.00	\$ (5,338.46)	92.50
Finance Fees							\$ -	\$ -	\$ -	0.00
TOTAL ADMINISTRATIVE EXPENSES	46,645.85	85,220.63	70,459.20	56,356.28	60,914.12	76,069.64	\$ 395,665.72	\$ 924,799.00	\$ (529,133.28)	42.78
TENANT SERVICES										
Resident Services	0.00	117.82	0.00	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	\$ -	\$ -	\$ -	0.00
MOVE IN INSPECTION	0.00	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	0.00	\$ 117.82	\$ 6,000.00	\$ (5,882.18)	1.96
UTILITIES										
Water/Sewer	0.00	11,519.23	10,793.26	11,447.65	10,504.29	10,793.26	\$ 55,057.69	\$ 180,730.00	\$ (125,672.31)	30.46
Electricity- Tenant Charge	0.00	7,747.91	7,641.86	9,646.11	11,932.05	9,453.49	\$ 46,421.42	\$ 81,798.00	\$ (35,376.58)	56.75
Electricity-Vacant Units	0.00	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	\$ -	\$ -	\$ -	0.00
Gas-Tenant Charge	451.39	0.00	1,530.48	1,279.68	1,143.17	575.35	\$ 4,980.07	\$ 5,000.00	\$ (19.93)	99.60
Gas-Vacant Units	35.78	13.15	84.72	83.66	0.00	0.00	\$ 217.31	\$ 2,000.00	\$ (1,782.69)	10.87
Gas- Office	43.78						\$ 43.78	\$ -	\$ 43.78	
Garbage/Trash Removal	157.40	127.20	38.40	551.40	60.60	129.60	\$ 1,064.60	\$ 2,295.00	\$ (1,230.40)	46.39
TOTAL UTILITY EXPENSES	688.35	19,407.49	20,088.72	23,008.50	23,640.11	20,951.70	\$ 107,784.87	\$ 272,123.00	\$ (164,338.13)	39.61
MAINTENANCE AND OPERATIONS										
General Maint Expense										
Maintenance Salaries	10,689.91	14,389.51	16,167.70	14,324.83	14,551.65	22,101.30	\$ 92,224.90	\$ 179,076.00	\$ (86,851.10)	51.50

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	Mar-23	YTD Actual	YTD Budget	Variance	% Var
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	0.00	\$ -	\$ 1,500.00	\$ (1,500.00)	0.00
Maintenance Uniforms	0.00	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	300.23	\$ 1,032.34	\$ 1,700.00	\$ (667.66)	60.73
Total General Maint Expense	10,689.91	14,879.49	16,176.66	17,493.13	14,615.35	22,401.53	\$ 96,256.07	\$ 182,776.00	\$ (86,519.93)	52.66
Exterior Lighting							\$ -	\$ 5,700.00	\$ (5,700.00)	0.00
Materials							\$ -	\$ -	\$ -	0.00
Supplies-Grounds	0.00	82.78	0.00	0.00	0.00	92.57	\$ 175.35	\$ 3,000.00	\$ (2,824.65)	5.85
Supplies-Appliance	79.53	74.96	553.28	414.12	1,361.51	2,115.56	\$ 4,598.96	\$ 6,900.00	\$ (2,301.04)	66.65
Supplies-Electrical	637.45	359.16	29.74	387.97	376.02	321.34	\$ 2,111.68	\$ 2,500.00	\$ (388.32)	84.47
Supplies-Janitorial/Cleaning	35.92	13.96	113.71	0.00	214.67	124.28	\$ 502.54	\$ 600.00	\$ (97.46)	83.76
Supplies-Maint/Repairs	0.00	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	1,709.46	\$ 5,789.20	\$ 8,000.00	\$ (2,210.80)	72.37
Supplies-Hardware	843.55	1,178.72	2,092.70	1,942.82	749.43	1,603.37	\$ 8,410.59	\$ 16,900.00	\$ (8,489.41)	49.77
Supplies-Painting	0.00	41.17	0.00	-237.23	0.00	840.00	\$ 643.94	\$ -	\$ 643.94	0.00
HVAC Supplies	0.00	0.00	0.00	0.00	-486.83	0.00	\$ (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	6,806.58	\$ 21,745.43	\$ 43,700.00	\$ (21,954.57)	49.76
Contract Costs							\$ -	\$ -	\$ -	0
General Contract Costs							\$ -	\$ -	\$ -	0
Contract-Alarm/Extinguisher	0.00	1,536.43	0.00	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	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	0.00	\$ -	\$ 900.00	\$ (900.00)	0.00
Appliance Purchase-Stove	2,190.00	0.00	709.73	0.00	0.00	652.00	\$ 3,551.73	\$ 3,134.00	\$ 417.73	113.33
Appliance Purchase-Microwave	0.00	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	858.00	\$ 3,229.68	\$ 1,327.00	\$ 1,902.68	243.38
Appliance Purchase HVAC							\$ -	\$ 15,917.00	\$ -	0
Roof Replacement	0.00	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	1,510.00	\$ 13,195.92	\$ 23,752.00	\$ (10,556.08)	55.56
Contract-Building Repairs	1,730.00	4,260.00	1,035.00	835.00	0.00	1,340.00	\$ 9,200.00	\$ 10,000.00	\$ (800.00)	92
Contract- Appliance Repairs	0.00	0.00	0.00	320.00	0.00	0.00	\$ 320.00	\$ 1,000.00	\$ (680.00)	32
Contract-General Cleaning	485.00	0.00	165.00	165.00	0.00	165.00	\$ 980.00	\$ 300.00	\$ 680.00	326.6666667
Contract-Painting	1,680.00	0.00	850.00	840.00	0.00	0.00	\$ 3,370.00	\$ 2,500.00	\$ 870.00	134.80
Contract-Electrical	0.00	718.00	577.82	0.00	0.00	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	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	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	0.00	\$ -	\$ 3,000.00	\$ (3,000.00)	0.000
Contract- Snow	0.00	0.00	295.00	0.00	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	457.93	\$ 5,420.93	\$ 13,000.00	\$ (7,579.07)	41.70
Contract-Window Covering	0.00	199.00	0.00	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	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	127.59	\$ 3,330.28	\$ 2,900.00	\$ 430.28	114.8
Contract-Equipment Rental	0.00	0.00	52.24	0.00	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	0.00	\$ 309.40	\$ 1,100.00	\$ (790.60)	28.1
Contract-Sprinkler Monitoring	0.00	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	0.00	\$ -	\$ -	\$ -	#DIV/0!
Unit Turnover	530.00	0.00	280.00	290.00	0.00	350.00	\$ 1,450.00	\$ 3,000.00	\$ (1,550.00)	48.3
Movers/ Evictions	0.00	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	0.00	\$ -	\$ -	\$ -	#DIV/0!
Security Camera Repairs	0.00	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	0.00	\$ -	\$ -	\$ -	#DIV/0!
Contract Cost- Lead Inspection	0.00	0.00	2,430.00	1,000.00	0.00	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	0.00	\$ 2,070.00	\$ 3,100.00	\$ (1,030.00)	66.77
Contract- Keys	50.37	342.83	636.22	939.18	840.51	68.06	\$ 2,877.17	\$ 3,250.00	\$ (372.83)	88.5
Total Contract Costs	9,924.37	17,647.97	30,628.40	7,620.18	1,799.51	4,018.58	\$ 56,906.66	\$ 94,640.00	\$ (37,733.34)	60.13
CDBG	0.00	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	0.00	\$ -	\$ -	\$ -	#DIV/0!
TOTAL MAINTENANCE EXPENSES	23,483.36	35,227.46	49,851.63	28,848.44	19,002.93	33,226.69	\$ 188,104.08	\$ 484,868.00	\$ (296,763.92)	38.79
GENERAL EXPENSES										
Property Insurance	1,216.88	1,216.88	1,216.88	1,216.88	1,216.88	1,216.88	\$ 7,301.28	\$ 16,500.00	\$ (9,198.72)	44.25

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	Mar-23	YTD Actual	YTD Budget	Variance	% Var
Liability Insurance	1,216.90	1,216.90	1,216.90	1,216.90	1,216.90	1,216.90	\$ 7,301.40	\$ 16,500.00	\$ (9,198.60)	44.25
WORKMAN COMP	1,216.90	1,216.90	1,216.90	1,216.90	1,216.90	1,216.90	\$ 7,301.40	\$ -	\$ 7,301.40	0.00
Real Estate Taxes/Pilot	0.00	0.00	5,093.54	0.00	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	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	2,389.00	\$ 114,334.00	\$ -	\$ 114,334.00	#DIV/0!
Fireside Owner Expenses (audit/taxes)	0.00	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	\$ -	\$ -	\$ -	0.00
Fireside Op Subsidy Exp	0.00	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	6,039.68	\$ 142,588.35	\$ 71,459.00	\$ 71,129.35	199.54
HOUSING ASSISTANCE PAYMENTS										
Tenant Utility Payments-Voucher	101.00	186.00	109.00	109.00	96.00	96.00	\$ 697.00	\$ 2,526.00	\$ (1,829.00)	27.59
FSS Escrow Payments	4,724.00	4,104.00	4,104.00	705.00	-1,303.00	0.00	\$ 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	96.00	\$ 13,031.00	\$ 43,802.00	\$ (30,771.00)	29.75
NON-OPERATING ITEMS										
Operating Transfers OUT	0.00	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	0.00	\$ -	\$ -	\$ -	0
TOTAL EXPENSES	81,682.24	150,499.81	256,805.77	115,066.90	108,389.84	136,383.71	\$ 847,291.84	\$ 1,803,051.00	\$ (955,759.16)	46.99
NET INCOME	52,952.12	-32,794.10	-134,592.59	32,899.05	106,878.75	-30,143.32	\$ (38,320.16)	\$ (1.00)	\$ (38,319.16)	3,832,016.00

HCV BUDGET FY2023

HCV BUDGET FY2023

Period = Oct 2022-Sep 2023

Book = Accrual

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-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	\$ -	\$ -	\$ -	0.00
Other Tenant Income										
Damages							\$ -	\$ -	\$ -	0.00
NSF Charges	0.00	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	\$ -	\$ -	\$ -	0.00
TPA/REPAYMENT-Move Out Tenants	0.00	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	\$ -	\$ -	\$ -	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	492,157.00	\$ 2,998,319.00	\$ 6,452,508.00	\$ (3,454,189.00)	46.47
Section 8 Admin. Fee Income	40,952.00	43,244.00	72,952.00	43,244.00	43,244.00	74,348.00	\$ 317,984.00	\$ 480,479.00	\$ (162,495.00)	66.18
Port-in Admin Fees Earned	21,287.73	17,743.08	16,956.62	16,905.37	18,822.54	19,757.87	\$ 111,473.21	\$ 137,500.00	\$ (26,026.79)	81.07
Operating Transfers in	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
MTW FLEX	0.00	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	586,262.87	\$ 3,427,776.21	\$ 7,070,487.00	\$ (3,642,710.79)	48.48
OTHER INCOME										
Investment Income - Unrestrictec	0.00	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	0.00	\$ -	\$ -	\$ -	0
Maintenance Fee Income-REL	0.00	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	\$ -	\$ -	\$ -	0.00
Fraud Recovery-HAP Restrictec	0.00	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	\$ -	\$ -	\$ -	0.00
FSS Forfeiture	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
ROSS-FSS	4,913.50	4,914.00	4,914.00	0.00	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	0.00	\$ 114,741.50	\$ 53,893.00	\$ 60,848.50	212.91

HCV BUDGET FY2023

Period = Oct 2022-Sep 2023

Book = Accrual

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	YTD Actual	YTD Budget	Variance	% Var
TOTAL INCOME	584,882.23	588,652.08	591,320.62	544,741.37	646,658.54	586,262.87	3,542,517.71	7,124,380.00	\$ (3,581,862.29)	49.72
EXPENSES										
ADMINISTRATIVE										
Administrative Salaries										
Administrative Salaries	23,162.71	28,877.78	34,519.77	30,880.92	26,050.37	41,639.82	\$ 185,131.37	\$ 359,663.00	\$ (174,531.63)	51.47
FSS Salaries	3,076.92	3,076.92	5,851.86	3,076.92	3,076.92	4,903.85	\$ 23,063.39	\$ 32,608.00	\$ (9,544.61)	70.73
Merit Award- Additional Comp	0.00	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	8,074.83	\$ 42,567.31	\$ 57,321.00	\$ (14,753.69)	74.26
FSS Employee Benefits	0.00	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	\$ -	\$ -	\$ -	0.00
Wage Payable Garnishment	0.00	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	54,618.50	\$ 250,762.07	\$ 455,492.00	\$ (204,729.93)	55.05
Legal Expense										
Criminal Background Checks	0.00	1,177.00	1,055.70	445.35	1,237.70	879.05	\$ 4,794.80	\$ 7,500.00	\$ (2,705.20)	63.93
General Legal Expense	0.00	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	\$ -	\$ -	\$ -	0.00
Total Legal Expense	0.00	1,177.00	1,055.70	445.35	1,237.70	879.05	\$ 4,794.80	\$ 10,500.00	\$ (5,705.20)	45.66
Other Admin Expenses										
Staff Training	0.00	2,246.50	649.00	1,520.00	0.00	3,197.00	\$ 7,612.50	\$ 11,900.00	\$ (4,287.50)	63.97
Travel				115.20	115.20	115.20	\$ 345.60	\$ -	\$ 345.60	#DIV/0!
Nonemployee compensation	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	#DIV/0!
Payroll Services	0.00	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	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	1,462.03	\$ 11,443.57	\$ 16,529.00	\$ (5,085.43)	69.23
Petty Cash	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	#DIV/0!
Marketing/Printing	0.00	0.00	0.00	0.00	0.00	82.79	\$ 82.79	\$ -	\$ 82.79	#DIV/0!
Office Rent	2,206.67	2,206.67	2,206.67	2,206.67	2,206.67	2,206.67	\$ 13,240.02	\$ 23,566.00	\$ (10,325.98)	56.18
Financial-Consultants	0.00	2,040.00	2,306.25	0.00	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	0.00	\$ -	\$ -	\$ -	#DIV/0!
MTW Consultant	0.00	817.99	12,098.06	8,625.00	1,632.92	687.53	\$ 23,861.50	\$ 24,078.00	\$ (216.50)	99.10
Total Other Admin Expenses	3,719.78	9,702.01	19,391.86	13,767.82	6,599.54	7,751.22	\$ 60,932.23	\$ 91,420.00	\$ (30,487.77)	66.65
Routine Admin Expenses										
Document Shredding	0.00	0.00	0.00	0.00	128.39	126.48	\$ 254.87	\$ 343.00	\$ (88.13)	74.31
Membership and Fees	1,400.00	1,750.00	250.00	0.00	0.00	1,061.66	\$ 4,461.66	\$ 5,360.00	\$ (898.34)	83.24
Advertising	0.00	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	479.57	\$ 2,797.43	\$ 9,524.00	\$ (6,726.57)	29.37
Computer Parts	0.00	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	997.42	\$ 4,740.62	\$ 4,876.00	\$ (135.38)	97.22
Postage	0.00	894.50	538.29	481.99	1,608.58	0.00	\$ 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	120.39	\$ 20,396.96	\$ 48,688.00	\$ (28,291.04)	41.89
Copiers Rental	0.00	0.00		329.49	329.49	329.49	\$ 988.47	\$ 5,603.00	\$ (4,614.53)	17.64

HCV BUDGET FY2023

Period = Oct 2022-Sep 2023

Book = Accrual

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	YTD Actual	YTD Budget	Variance	% Var
Copier- Expenses	0.00	0.00	718.04	0.00	0.00	92.23	\$ 810.27	\$ 2,382.00	\$ (1,571.73)	34.02
Software	0.00	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	0.00	\$ -	\$ 320.00	\$ (320.00)	0.00
Cell Phones/Pagers	0.00	0.00	901.36	1,162.14	0.00	1,326.29	\$ 3,389.79	\$ 2,491.00	\$ 898.79	136.08
Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Bank Fees	587.15	521.69	535.34	461.09	495.22	561.20	\$ 3,161.69	\$ 7,384.00	\$ (4,222.31)	42.82
Sponsorships- Scholarship	0.00	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	60.00	\$ 90.00	\$ -	\$ 90.00	0.00
Covid-19	0.00	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	\$ -	\$ -	\$ -	0.00
Total Routine Admin Expenses	1,987.15	23,264.09	4,422.07	3,082.75	6,704.33	5,154.73	44,615.12	\$ 99,488.00	\$ (54,872.88)	44.84
Finance Fees	0.00	0.00	720.00	0.00	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	61,196.38	68,403.50	\$ 361,824.22	\$ 656,900.00	\$ (295,075.78)	55.08
TENANT SERVICES										
Resident Services	0.00		0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
HQS	0.00	360.00	390.00	60.00	570.00	0.00	\$ 1,380.00	\$ 6,750.00	\$ (5,370.00)	20.44
MOVE IN INSPECTION	0.00	930.00	540.00	570.00	420.00	0.00	\$ 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	0.00	\$ 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	\$ -	\$ -	\$ -	0.00
Electricity- Tenant Charge	0.00	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	\$ -	\$ -	\$ -	0.00
Electricity- Office	0.00	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	\$ -	\$ -	\$ -	0.00
Gas-Vacant Units	0.00	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	\$ -	\$ -	\$ -	0.00
TOTAL UTILITY EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
MAINTENANCE AND OPERATIONS										
General Maint Expense	0	0	0	0	0	0	\$ -	\$ -	\$ -	0.00
Maintenance Salaries	0.00	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	\$ -	\$ -	\$ -	0.00
Vehicle Gas, Oil, Grease	0.00	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	\$ -	\$ -	\$ -	0.00
Exterior Lighting							\$ -	\$ -	\$ -	0.00
Materials							\$ -	\$ -	\$ -	0.00
Supplies-Grounds	0.00	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	\$ -	\$ -	\$ -	0.00
Supplies-Electrical	0.00	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	\$ -	\$ -	\$ -	0.00
Supplies-Maint/Repairs	0.00	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	Mar-23	YTD Actual	YTD Budget	Variance	% Var
Supplies-Plumbing	0.00	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	\$ -	\$ -	\$ -	0.00
Supplies-Painting	0.00	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	\$ -	\$ -	\$ -	0.00
Total Materials	0.00	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	0.00	\$ -	\$ -	\$ -	0
Contract-Alarm/Extinguisher	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Appliance Purchase- Refrigerera	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Appliance Purchase- Hot wate	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Appliance Purchase-Stove	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Appliance Purchase-Dishwash	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
HVAC Replacement	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Flooring Replacement	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Roof Replacement	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Capitalized Maintenance Expense:	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Contract-Building Repairs	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Contract- Appliance Repairs	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Contract-General Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Contract-Painting	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Contract-Electrical	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Contract-Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Contract-Floor Replacement	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Contract-Grounds	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Contract- Snow	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Contract-Plumbing	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Contract-Window Covering	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Contract-HVAC- Repair	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Contract-Vehicle Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Contract-Equipment Rental	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Contract-Alarm Monitoring	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Unit Turnover	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Movers/ Evictions	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Hotel/ Emergency Maint	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Security Camera Repairs	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Contract- Extermination	0.00	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	0.00	\$ -	\$ -	\$ -	0
Contract-Storage	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Contract- Keys	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Total Contract Costs	0.00	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	0.00	\$ 100,000.00	\$ -	\$ 100,000.00	0.00

HCV BUDGET FY2023

Period = Oct 2022-Sep 2023

Book = Accrual

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	YTD Actual	YTD Budget	Variance	% Var
GENERAL EXPENSES										
Property Insurance	0.00	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	\$ -	\$ -	\$ -	0.00
WORKMAN COMP	0.00	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	\$ -	\$ -	\$ -	0.00
Misc. Taxes/Liscenses/Insurance	0.00	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	\$ -	\$ -	\$ -	0.00
Fireside Owner Expenses (audit/taxe	0.00	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	\$ -	\$ -	\$ -	0.00
MTW Flex Dev Fund Reserve	0.00	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	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	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	429313.00	\$ 2,609,282.30	\$ 5,698,484.00	\$ (3,089,201.70)	0.00
Tenant Utility Payments-Voucher	4857.00	4994.00	4488.00	4801.00	3732.00	4257.00	\$ 27,129.00	\$ 59,688.00	\$ (32,559.00)	0.00
Portable Out HAP Payments	35750.00	46587.00	44251.00	28006.00	40941.00	20887.00	\$ 216,422.00	\$ 345,960.00	\$ (129,538.00)	0.00
FSS Escrow Payments	155.00	6988.00	6367.00	7240.00	-33083.47	0.00	\$ (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	454,457.00	2,840,499.83	\$ 6,173,832.00	\$ (3,333,332.17)	0.00
NON-OPERATING ITEMS										
Operating Transfers OUT	0.00	0.00	0.00	0.00	0.00	25,000.00	\$ 25,000.00	\$ -	\$ 25,000.00	0
TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	0.00	0.00	25,000.00	\$ 25,000.00	\$ -	\$ 25,000.00	0
TOTAL EXPENSES	514,890.39	595,583.60	538,012.03	635,898.62	498,918.91	547,860.50	\$ 3,331,164.05	\$ 7,122,278.00	\$ (3,791,113.95)	84.92
NET INCOME	69,991.84	-6,931.52	53,308.59	-91,157.25	147,739.63	38,402.37	\$ 211,353.66	\$ 2,102.00	\$ 209,251.66	10,054.88

REL P BUDGET FY2023

REL P BUDGET FY2023

Period = JAN 2023 - DEC 2023

Book = Accrual

	Jan-23	Feb-23	Mar-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	56,616.48	\$ 160,476.53	\$ 610,000.00	\$ (449,523.47)	26.31
Tenant Assistance Payments	20,112.00	19,152.13	19,925.00	\$ 59,189.13	\$ 235,000.00	\$ (175,810.87)	25.19
Tax Credit Subsidy				\$ -	\$ -	\$ -	0
Less: Concessions				\$ -	\$ -	\$ -	0
Total Rental Income	74,811.73	68,312.45	76,541.48	\$ 219,665.66	\$ 845,000.00	\$ (625,334.34)	26.00
Other Tenant Income							
Damages				\$ -	\$ 500.00	\$ (500.00)	0
Late Charges	752.50	1,274.95	231.54	\$ 2,258.99	\$ -	\$ 2,258.99	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	556.20	\$ 1,668.60	\$ -	\$ 1,668.60	0
Total Other Tenant Income	1,333.70	1,866.04	787.74	\$ 3,987.48	\$ 500.00	\$ 3,487.48	797.50
TPA/REPAYMENT-Move Out Tenants				\$ -	\$ -	\$ -	0.0
NET TENANT INCOME	76,145.43	70,178.49	77,329.22	\$ 223,653.14	\$ 845,500.00	\$ (621,846.86)	26.45
OTHER INCOME							
Investment Income - Unrestricted				\$ -	\$ -	\$ -	0
Replacement Reserve Reimbursement				\$ -	\$ 32,500.00	\$ (32,500.00)	0.00
TOTAL OTHER INCOME	0.00	0.00	0.00	\$ -	\$ 32,500.00	\$ (32,500.00)	0.00
TOTAL INCOME	76,145.43	70,178.49	77,329.22	223,653.14	878,000.00	\$ (654,346.86)	25.47
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries				\$ -	\$ -	\$ -	0
Administrative Salaries	2005.77	2580.43	4527.27	\$ 9,113.47	\$ 7,000.00	\$ 2,113.47	130.19

REL P BUDGET FY2023

Period = JAN 2023 - DEC 2023

Book = Accrual

	Jan-23	Feb-23	Mar-23	YTD Actual	YTD Budget	Variance	% Var
FSS Salaries				\$ -		\$ -	0
Merit Award- Additional Compensation				\$ -		\$ -	0
Employee Benefit Contribution-Admin	47.08	735.26	391.17	\$ 1,173.51	\$ 3,000.00	\$ (1,826.49)	39.12
FSS Employee Benefits				\$ -		\$ -	0
Wage Payable Garnishment				\$ -	\$ -	\$ -	0
Total Administrative Salaries	2,052.85	3,315.69	4,918.44	\$ 10,286.98	\$ 10,000.00	\$ 286.98	102.87
Legal Expense				\$ -	\$ 7,000.00	\$ (7,000.00)	0
Criminal Background Checks		224.25	74.75	\$ 299.00	\$ 1,200.00	\$ (901.00)	24.92
General Legal Expense				\$ -		\$ -	0
PH Conversion Legal				\$ -	\$ -	\$ -	0
Total Legal Expense	0.00	224.25	74.75	\$ 299.00	\$ 8,200.00	\$ (7,901.00)	3.65
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	6,380.00	\$ 19,222.32	\$ 78,000.00	\$ (58,777.68)	24.64
Petty Cash				\$ -		\$ -	0
Marketing/Printing				\$ -		\$ -	0
Office Rent	1,188.21	1,188.21	1,188.21	\$ 3,564.63	\$ 27,300.00	\$ (23,735.37)	13.06
Financial-Consultants				\$ -		\$ -	0
Other Consultant				\$ -		\$ -	0
MTW Consultant				\$ -		\$ -	0
Total Other Admin Expenses	7,650.53	7,568.21	7,568.21	\$ 22,786.95	\$ 130,300.00	\$ (107,513.05)	17.49
Routine Admin Expenses							
Document Shredding				\$ -	\$ -	\$ -	0
Membership and Fees				\$ -	\$ -	\$ -	0
Advertising				\$ -	\$ 250.00	\$ (250.00)	0.00
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

REL BUDGET FY2023

Period = JAN 2023 - DEC 2023

Book = Accrual

	Jan-23	Feb-23	Mar-23	YTD Actual	YTD Budget	Variance	% Var
Internet				\$ -	\$ -	\$ -	0
Cell Phones/Pagers				\$ -	\$ -	\$ -	0
Office Furniture				\$ -	\$ -	\$ -	0
Bank Fees	188.65	179.76	261.43	\$ 629.84	\$ 5,300.00	\$ (4,670.16)	11.88
Sponsorships- Scholarship				\$ -	\$ -	\$ -	0
Sundry-Other Misc Admin Expenses				\$ -	\$ -	\$ -	0
REAC Inspections				\$ -	\$ -	\$ -	0
Total Routine Admin Expenses	188.65	179.76	261.43	\$ 629.84	\$ 9,300.00	\$ (8,670.16)	6.77
Finance Fees				\$ -	\$ -	\$ -	0.00
TOTAL ADMINISTRATIVE EXPENSES	9,892.03	11,287.91	12,822.83	\$ 34,002.77	\$ 157,800.00	\$ (123,797.23)	21.55
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	\$ -	\$ -	\$ -	0.00
UTILITIES							
Water/Sewer		375.05	130.91	\$ 505.96	\$ 500.00	\$ 5.96	101.19
Electricity- Tenant Charge		176.04	448.07	\$ 624.11	\$ -	\$ 624.11	0
Electricity-Vacant Units				\$ -	\$ 900.00	\$ (900.00)	0.00
Electricity- Office				\$ -	\$ -	\$ -	0
Gas-Tenant Charge		262.97	166.21	\$ 429.18	\$ -	\$ 429.18	0
Gas-Vacant Units		36.36	-80.59	\$ (44.23)	\$ 500.00	\$ (544.23)	-8.85
Sewer				\$ -	\$ -	\$ -	0
Garbage/Trash Removal				\$ -	\$ -	\$ -	0
TOTAL UTILITY EXPENSES	0.00	850.42	664.60	\$ 1,515.02	\$ 1,900.00	\$ (384.98)	79.74
MAINTENANCE AND OPERATIONS							
General Maint Expense							
Maintenance Labor	471.45	446.16	1,102.67	\$ 2,020.28	\$ 8,000.00	\$ (5,979.72)	25.25
Employee Benefit Contribution-Maint.				\$ -	\$ -	\$ -	0.00
Maintenace Uniforms				\$ -	\$ -	\$ -	0.00
Vehicle Gas, Oil, Grease	56.48	21.23	100.07	\$ 177.78	\$ 800.00	\$ (622.22)	22.22
Total General Maint Expense	527.93	467.39	1,202.74	\$ 2,198.06	\$ 8,800.00	\$ (6,601.94)	24.98

REL BUDGET FY2023

Period = JAN 2023 - DEC 2023

Book = Accrual

	Jan-23	Feb-23	Mar-23	YTD Actual	YTD Budget	Variance	% Var
Exterior Lighting	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Extraordinary Maintenance Expenses							
Materials				\$ -	\$ -	\$ -	0
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	0.00	\$ 342.00	\$ 4,150.00	\$ (3,808.00)	8.24
Contract Costs							
General Contract Costs				\$ -	\$ -	\$ -	0
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
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	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		325.00	\$ 520.00	\$ -	\$ 520.00	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

REL BUDGET FY2023

Period = JAN 2023 - DEC 2023

Book = Accrual

	Jan-23	Feb-23	Mar-23	YTD Actual	YTD Budget	Variance	% Var
Contract-Plumbing		275.00	325.00	\$ 600.00	\$ 2,500.00	\$ (1,900.00)	24.00
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			585.00	\$ 585.00	\$ -	\$ 585.00	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
Contract-Storage	414.00	414.00	414.00	\$ 1,242.00	\$ 3,700.00	\$ (2,458.00)	33.57
Contract- Keys	164.56			\$ 164.56	\$ 2,500.00	\$ (2,335.44)	6.6
Total Contract Costs	573.56	8,669.00	1,649.00	10,891.56	\$ 34,800.00	\$ (23,908.44)	31.30
CDBG				\$ -	\$ -	\$ -	0
TOTAL MAINTENACE EXPENSES	1,443.49	9,136.39	2,851.74	\$ 13,431.62	\$ 86,250.00	\$ (72,818.38)	15.57
GENERAL EXPENSES							
Insurance				\$ -	\$ 22,000.00	\$ (22,000.00)	0.00
Insurance- Excess Liability	829.07	829.07	829.07	\$ 2,487.21	\$ 9,000.00	\$ (6,512.79)	27.64
Property Insurance	2,370.88	2,370.88	2,370.88	\$ 7,112.64	\$ 25,000.00	\$ (17,887.36)	28.45
Liability Insurance	1,658.15	1,658.15	1,658.15	\$ 4,974.45	\$ -	\$ 4,974.45	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	309.00	\$ 309.00	\$ -	\$ 309.00	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	14,721.10	\$ 48,690.01	\$ 165,000.00	\$ (116,309.99)	29.51
Fireside Op Subsidy Exp				\$ -	\$ -	\$ -	0

REL P BUDGET FY2023

Period = JAN 2023 - DEC 2023

Book = Accrual

	Jan-23	Feb-23	Mar-23	YTD Actual	YTD Budget	Variance	% Var
TOTAL GENERAL EXPENSES	24,629.41	19,055.70	19,888.20	63,573.31	\$ 247,483.00	\$ (183,909.69)	25.69
HOUSING ASSISTANCE PAYMENTS							
Tenant Utility Payments-Voucher	0.00	0.00	0.00	\$ -		\$ -	0.00
FSS Escrow Payments	0.00	0.00	0.00	\$ -		\$ -	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	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	1999.54	\$ 5,920.22	\$ 23,000.00	\$ (17,079.78)	25.74
Interest Expense-Bond 2	13238.55	13212.01	13185.36	\$ 39,635.92	\$ 247,000.00	\$ (207,364.08)	16.05
Interest Expense-Mortgage Payable	6112.75	6139.28	6165.94	\$ 18,417.97	\$ 67,012.00	\$ (48,594.03)	27.48
INTEREST MORTGAGE PAYABLE 2	1267.95	1265.39	1262.82	\$ 3,796.16	\$ 11,000.00	\$ (7,203.84)	34.51
TOTAL FINANCING EXPENSES	36,551.59	22,577.02	22,613.66	\$ 81,742.27	\$ 78,012.00	\$ 3,730.27	104.78
Capital Expenditures				0	\$ -	\$ -	0
Replacement Assets Purchased	0	0	0	0	\$ 38,500.00	\$ (38,500.00)	0
Debt Service & Reserves	0	0	0	0	\$ -	\$ -	0
Mortgage Interest Paid	0	0	0	0	\$ 248,389.00	\$ (248,389.00)	0
Subordinate Debts	0	0	0	0	\$ -	\$ -	0
Asset Management Fee	0	0	0	0	\$ 7,000.00	\$ (7,000.00)	0
County Loan Interest	0	0	0	0	\$ 13,971.00	\$ (13,971.00)	0
RHE Corp City Loan	0	0	0	0	\$ 1,611.00	\$ (1,611.00)	0
Partnership Management Fees	0	0	0	0	\$ 28,600.00	\$ (28,600.00)	0
Asset Management Fee DHCD	0	0	0	0	\$ 5,000.00	\$ (5,000.00)	0
Total Subordinate Debts	0.00	0	0	\$ -	\$ 343,071.00	\$ (343,071.00)	0.00
NON-OPERATING ITEMS							
Depreciation expense	22255.24	22255.24	22255.24	\$ 66,765.72		\$ 66,765.72	0
Operating Transfers OUT	0.00	0.00		\$ -	\$ -	\$ -	0
TOTAL NON-OPERATING ITEMS	22,255.24	22,255.24	22,255.24	\$ 66,765.72	\$ -	\$ 66,765.72	0
TOTAL EXPENSES	\$ 94,771.76	\$ 85,162.68	\$ 81,096.27	\$ 261,030.71	\$ 914,516.00	\$ (653,485.29)	28.54
NET INCOME	\$ (18,626.33)	\$ (14,984.19)	\$ (3,767.05)	\$ (37,377.57)	\$ (36,516.00)	\$ (861.57)	102.36

RHEP BUDGET FY2022

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	Mar-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	3,013.00	\$ 11,597.00	\$ 41,050.00	\$ (29,453.00)	28.25
Tenant Assistance Payments	996.00	996.00	996.00	\$ 2,988.00	\$ 15,000.00	\$ (12,012.00)	19.92
Tax Credit Subsidy	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Less: Concessions	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Total Rental Income	5,289.00	5,287.00	4,009.00	\$ 14,585.00	\$ 56,050.00	\$ (41,465.00)	26.02
Other Tenant Income							
Damages	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Late Charges	63.95	78.10	63.95	\$ 206.00	\$ -	\$ 206.00	0
Tenant Owed Utilities	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Misc.Tenant Income	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Total Other Tenant Income	63.95	78.10	63.95	\$ 206.00	\$ -	\$ 206.00	0
TPA/REPAYMENT-Move Out Tenants				\$ -	\$ -	\$ -	0
NET TENANT INCOME	5,352.95	5,365.10	4,072.95	\$ 14,791.00	\$ 56,050.00	\$ (41,259.00)	26.39
GRANT INCOME							
TOTAL GRANT INCOME	5,352.95	5,365.10	4,072.95	14,791.00	56,050.00	\$ (41,259.00)	0
OTHER INCOME							
Investment Income - Unrestricted	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Miscellaneous Other Income	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
TOTAL OTHER INCOME	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
TOTAL INCOME	5,352.95	5,365.10	4,072.95	14,791.00	56,050.00	\$ (41,259.00)	26.39
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries							
Administrative Salaries	0	0	0	\$ -	\$ -	\$ -	0
FSS Salaries	0.00	0.00	0.00	\$ -	\$ -	\$ -	0

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	Mar-22	YTD Actual	YTD Budget	Variance	% Var
Merit Award- Additional Compensation	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Employee Benefit Contribution-Admin	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
FSS Employee Benefits	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Wage Payable Garnishment	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Total Administrative Salaries	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Legal Expense							
Criminal Background Checks	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
General Legal Expense	0.00	0.00	0.00	\$ -	\$ 500.00	\$ (500.00)	0.00
PH Conversion Legal	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Total Legal Expense	0.00	0.00	0.00	\$ -	\$ 500.00	\$ (500.00)	0.00
Other Admin Expenses							
Staff Training	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Payroll Services	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Auditing Fees-RHE	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Management Fee	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Petty Cash	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Marketing/Printing	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Office Rent	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Financial-Consultants	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
MTW Consultant	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Total Other Admin Expenses	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Routine Admin Expenses							
Document Shredding	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Membership and Fees	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Advertising	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Office Supplies	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Computer Parts	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Telephone	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Postage	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Software Liscense Fees	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Copiers Rental	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Copier- Expenses	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Software	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Internet	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Cell Phones/Pagers	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Office Furniture	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Bank Fees	173.41	157.88	156.60	\$ 487.89	\$ 400.00	\$ 87.89	121.97

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	Mar-22	YTD Actual	YTD Budget	Variance	% Var
Sponsorships- Scholarship	0.00	0.00	0.00	\$ -		\$ -	0
Sundry-Other Misc Admin Expenses	0.00	0.00	0.00	\$ -		\$ -	0
Total Routine Admin Expenses	173.41	157.88	156.60	\$ 487.89	\$ 400.00	\$ 87.89	121.97
Finance Fees				\$ -	\$ -	\$ -	0.00
TOTAL ADMINISTRATIVE EXPENSES	173.41	157.88	156.60	\$ 487.89	\$ 900.00	\$ (412.11)	54.21
TENANT SERVICES							
Resident Services	0.00	0.00	0.00	\$ -		\$ -	0
HQS	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
MOVE IN INSPECTION	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
UTILITIES							
Water/Sewer	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Electricity- Tenant Charge	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Electricity-Vacant Units	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Electricity- Office	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Gas-Tenant Charge	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Gas-Vacant Units	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Garbage/Trash Removal	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
TOTAL UTILITY EXPENSES	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
MAINTENANCE AND OPERATIONS							
General Maint Expense							
Maintenance Salaries	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Maintenance Labor	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Maintenance Uniforms	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Vehicle Gas, Oil, Grease	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Total General Maint Expense	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Exterior Lighting	0.00	0.00	0.00	\$ -		\$ -	0
Materials							
Supplies-Grounds	0.00	0.00	0.00	\$ -		\$ -	0
Supplies-Appliance	0.00	0.00	0.00	\$ -		\$ -	0
Supplies-Electrical	0.00	0.00	0.00	\$ -		\$ -	0
Supplies-Janitorial/Cleaning	0.00	0.00	0.00	\$ -		\$ -	0
Supplies-Maint/Repairs	0.00	0.00	0.00	\$ -		\$ -	0
Supplies-Plumbing	0.00	0.00	0.00	\$ -		\$ -	0

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	Mar-22	YTD Actual	YTD Budget	Variance	% Var
Supplies-Hardware	0.00	0.00	0.00	\$ -		\$ -	0
Supplies-Painting	0.00	0.00	0.00	\$ -		\$ -	0
HVAC Supplies	0.00	0.00	0.00	\$ -		\$ -	0
Total Materials	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Contract Costs							
General Contract Costs				\$ -	\$ -	\$ -	0
Contract-Alarm/Extinguisher	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Appliance Purchase- Refrigerator	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Appliance Purchase- Hot water hearter	0.00	0.00	0.00	\$ -	\$ 250.00	\$ (250.00)	0
Appliance Purchase-Stove	0.00	0.00	0.00	\$ -	\$ 250.00	\$ (250.00)	0
Appliance Purchase-Microwave	0.00	0.00	0.00	\$ -	\$ 250.00	\$ (250.00)	0
Appliance Purchase-Dishwasher	0.00	0.00	0.00	\$ -	\$ 250.00	\$ (250.00)	0
Appliance Purchase-Washer/Dryer	0.00	0.00	0.00	\$ -	\$ 250.00	\$ (250.00)	0
HVAC Replacement	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Flooring Replacement	0.00	0.00	0.00	\$ -	\$ 5,100.00	\$ (5,100.00)	0.00
Roof Replacement	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Capitalized Maintenance Expenses	0.00	0.00	0.00	0.00	\$ 6,350.00	\$ (6,350.00)	0.00
Contract-Building Repairs	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Contract- Appliance Repairs	190.00	0.00	0.00	\$ 190.00	\$ 500.00	\$ (310.00)	38
Contract-General Cleaning	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Contract-Painting	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Contract-Electrical	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.000
Contract-Pest Control	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.000
Contract-Floor Replacement	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.000
Contract-Grounds	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.000
Contract- Snow	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Contract-Plumbing	0.00	0.00	0.00	\$ -	\$ 500.00	\$ (500.00)	0.00
Contract-Window Covering	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Contract-HVAC- Repair	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
Contract-Vehicle Maintenance	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
Contract-Equipment Rental	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
Contract-Alarm Monitoring	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
Contract- Carpet Turnover	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
Unit Turnover	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
Movers/ Evictions	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Mold Hazard Inspection	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Hotel/ Emergency Maint	0.00	0.00	0.00	\$ -	\$ -	\$ -	0

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	Mar-22	YTD Actual	YTD Budget	Variance	% Var
Security Camera Repairs	0.00	0.00	0.00	\$ -		\$ -	0
Contract- Extermination	0.00	0.00	0.00	\$ -		\$ -	0
Contract Cost- Lead Inspection	0.00	0.00	0.00	\$ -		\$ -	0
Contract-Storage	0.00	0.00	0.00	\$ -		\$ -	0
Contract- Keys	0.00	0.00	0.00	\$ -		\$ -	0.0
Total Contract Costs	190.00	0.00	0.00	190.00	1,000.00	\$ (810.00)	19.00
CDBG				\$ -		\$ -	0
TOTAL MAINTENANCE EXPENSES	190.00	0.00	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
Liability Insurance				\$ -		\$ -	0
WORKMAN COMP				\$ -		\$ -	0
Real Estate Taxes/Pilot	0.00	0.00	0.00	\$ -		\$ -	0
Misc. Taxes/Liscenses/Insurance	0.00	0.00	0.00	\$ -	\$ 3,800.00	\$ (3,800.00)	0
Tax Preparation	0.00	0.00	0.00	\$ -		\$ -	0
FIRESIDE DEV FEES (NIX)	0.00	0.00	0.00	\$ -		\$ -	0
Fireside Owner Expenses (audit/taxes)	0.00	0.00	0.00	\$ -		\$ -	0
Association Fees	1,377.73	1,377.73	1,377.73	\$ 4,133.19	\$ 16,000.00	\$ (11,866.81)	25.83
Fireside Op Subsidy Exp	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
TOTAL GENERAL EXPENSES	1,377.73	1,377.73	1,377.73	4,133.19	\$ 25,800.00	\$ (21,666.81)	16.02
HOUSING ASSISTANCE PAYMENTS							
Tenant Utility Payments-Voucher	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
FSS Escrow Payments	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
FINANCING EXPENSE							
Interest Expense-Bond 1	0	0	0	\$ -		\$ -	0
Interest Expense-Bond 2	0	0	0	\$ -		\$ -	0
Interest Expense-Mortgage Payable	1092.88	1073.82	1000.39	\$ 3,167.09	\$ 22,000.00	\$ (18,832.91)	14.40
INTEREST MORTGAGE PAYABLE 2	0	0	0	\$ -		\$ -	0.0
TOTAL FINANCING EXPENSES	1092.88	1073.82	1000.39	3,167.09	\$ 22,000.00	\$ (18,832.91)	14.40
NON-OPERATING ITEMS							

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	Mar-22	YTD Actual	YTD Budget	Variance	% Var
Depreciation Expense	21428.67	21428.67	21428.67	\$ 64,286.01	\$ -	\$ 64,286.01	0
Operating Transfers OUT				\$ -	\$ -	\$ -	0
TOTAL NON-OPERATING ITEMS	21,428.67	21,428.67	21,428.67	64,286.01	\$ -	\$ 64,286.01	0
TOTAL EXPENSES	\$ 24,262.69	\$ 24,038.10	\$ 23,963.39	\$ 72,264.18	\$ 56,050.00	\$ 16,214.18	87.21
NET INCOME	\$ (18,909.74)	\$ (18,673.00)	\$ (19,890.44)	\$ (57,473.18)	\$ -	\$ (57,473.18)	0.00

RHEPSCAT BUDGET FY2022

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	Mar-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	13,068.39	\$ 31,257.39	\$ 391,490.00	\$ (360,232.61)	7.98
Tenant Assistance Payments	54,589.00	91,082.00	58,535.50	\$ 204,206.50	\$ 391,490.00	\$ (187,283.50)	52.16
Tax Credit Subsidy				\$ -	\$ -	\$ -	0
Less: Concessions				\$ -	\$ -	\$ -	0
Total Rental Income	65,884.00	97,976.00	71,603.89	\$ 235,463.89	\$ 782,980.00	\$ (547,516.11)	30.07
Other Tenant Income							
Damages	0.00	0.00	126.65	\$ 126.65	\$ -	\$ 126.65	0
Tenant Owed Utilities	0.00	468.93	0.00	\$ 468.93	\$ -	\$ 468.93	0
Misc.Tenant Income	0.00	0.00	0.00	\$ -	\$ 300.00	\$ (300.00)	0.00
Total Other Tenant Income	0.00	468.93	126.65	\$ 595.58	\$ 300.00	\$ 295.58	198.53
TPA/REPAYMENT-Move Out Tenants				\$ -	\$ -	\$ -	0
NET TENANT INCOME	65,884.00	98,444.93	71,730.54	\$ 236,059.47	\$ 783,280.00	\$ (547,220.53)	30.14
GRANT INCOME							
	0	0	0				
TOTAL GRANT INCOME	65,884.00	98,444.93	71,730.54	236,059.47	783,280.00	\$ (547,220.53)	0
OTHER INCOME							
Investment Income - Unrestricted	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Mgmt Fee Income RELP-DEV	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Maintenance Fee Income-RELP	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Miscellaneous Other Income	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
TOTAL OTHER INCOME	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
TOTAL INCOME	65,884.00	98,444.93	71,730.54	236,059.47	\$ 1,566,560.00	\$ (1,094,441.06)	15.07
EXPENSES							
ADMINISTRATIVE							

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	Mar-22	YTD Actual	YTD Budget	Variance	% Var
Administrative Salaries							
Administrative Salaries	37372.95	26222.03	41383.04	\$ 104,978.02	\$ 260,000.00	\$ (155,021.98)	40.4
FSS Salaries				\$ -	\$ -	\$ -	0
Merit Award- Additional Compensation				\$ -	\$ 2,100.00	\$ (2,100.00)	0
Employee Benefit Contribution-Admin	452.73	3,759.07	2,120.42	\$ 6,332.22	\$ 58,300.00	\$ (51,967.78)	10.9
FSS Employee Benefits				\$ -	\$ -	\$ -	0
ROSS Employee Training	2,000.00	2,000.00	2,000.00	\$ 6,000.00		\$ 6,000.00	0
Wage Payable Garnishment				\$ -	\$ -	\$ -	0
Total Administrative Salaries	39,825.68	31,981.10	45,503.46	\$ 117,310.24	\$ 320,400.00	\$ (203,089.76)	36.61
Legal Expense							
Criminal Background Checks	64.85			\$ 64.85	\$ 700.00	\$ (635.15)	9.26
General Legal Expense		1,250.00	625.00	\$ 1,875.00	\$ 3,120.00	\$ (1,245.00)	60.10
PH Conversion Legal				\$ -	\$ -	\$ -	0.00
Total Legal Expense	64.85	1,250.00	625.00	\$ 1,939.85	\$ 3,820.00	\$ (1,880.15)	50.78
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	5,232.56	\$ 15,697.68	\$ 12,830.00	\$ 2,867.68	122.35
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
MTW Consultant				\$ -	\$ 5,250.00	\$ (5,250.00)	0.00
Total Other Admin Expenses	6,232.50	21,432.56	5,232.56	\$ 32,897.62	\$ 29,310.00	\$ 3,587.62	112.24
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

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	Mar-22	YTD Actual	YTD Budget	Variance	% Var
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	45,503.46	\$ 26,338.44	\$ 29,310.00	\$ (2,971.56)	89.86
Finance Fees				\$ -	\$ -	\$ -	0.0
TOTAL ADMINISTRATIVE EXPENSES	46,123.03	81,002.10	51,361.02	\$ 178,486.15	\$ 382,840.00	\$ (204,353.85)	46.62
TENANT SERVICES	0	0	0				
Resident Services	0.00	0.00	0.00	\$ -	\$ 2,500.00	\$ (2,500.00)	0.00
HQS	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
MOVE IN INSPECTION	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	\$ -	\$ 2,500.00	\$ (2,500.00)	0.00
UTILITIES							
Water/Sewer	296.66	68.57	68.57	\$ 433.80	\$ 130.00	\$ 303.80	333.69
Electricity- Tenant Charge	285.92	125.65	149.97	\$ 561.54	\$ 50.00	\$ 511.54	1,123.08
Electricity-Vacant Units		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	205.69	\$ 435.95	\$ 1,100.00	\$ (664.05)	39.63
Garbage/Trash Removal				\$ -	\$ 500.00	\$ (500.00)	0.00
TOTAL UTILITY EXPENSES	1,165.90	677.43	332.44	\$ 2,175.77	\$ 1,780.00	\$ 395.77	122.23
MAINTENANCE AND OPERATIONS							
General Maint Expense							
Maintenance Salaries	0.00	0.00		\$ -	\$ 66,700.00	\$ (66,700.00)	0.00

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	Mar-22	YTD Actual	YTD Budget	Variance	% Var
Maintenance Labor	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Maintenace Uniforms	0.00	0.00	0.00	\$ -	\$ 470.00	\$ (470.00)	0.00
Vehicle Gas, Oil, Grease	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00
Total General Maint Expense	0.00	0.00	0.00	\$ -	\$ 67,170.00	\$ (67,170.00)	0.00
Exterior Lighting	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
Materials				\$ -	\$ -	\$ -	0
Supplies-Grounds				\$ -	\$ 200.00	\$ (200.00)	0
Supplies-Apliance				\$ -	\$ 1,000.00	\$ (1,000.00)	0.00
Supplies-Electrical				\$ -	\$ 750.00	\$ (750.00)	0
Supplies-Janitorial/Cleaning			36.62	\$ 36.62	\$ 250.00	\$ (213.38)	15
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	89.99	\$ 137.23	\$ 100.00	\$ 37.23	137.23
Supplies-Painting				\$ -	\$ 600.00	\$ (600.00)	0
HVAC Supplies				\$ -	\$ 400.00	\$ (400.00)	0
Total Materials	353.37	62.39	126.61	\$ 542.37	\$ 4,800.00	\$ (4,257.63)	11.30
Contract Costs							
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	0.00	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	1,230.00	\$ 2,950.00	\$ 3,750.00	\$ (800.00)	78.667
Contract-Floor Replacement				\$ -	\$ 5,000.00	\$ (5,000.00)	0.000

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	Mar-22	YTD Actual	YTD Budget	Variance	% Var
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
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	1,230.00	3,554.52	43,810.00	\$ (40,255.48)	8.11
CDBG				\$ -	\$ -	\$ -	0
TOTAL MAINTENACE EXPENSES	1,447.89	10,902.39	1,356.61	\$ 13,706.89	\$ 121,480.00	\$ (107,773.11)	11.28
GENERAL EXPENSES							
Insurance- Excess Liability				\$ -	\$ -	\$ -	0.0
Property Insurance	319.44	319.44	319.44	\$ 958.32	\$ 6,750.00	\$ (5,791.68)	14.20
Liability Insurance	319.45	319.45	319.45	\$ 958.35	\$ 6,750.00	\$ (5,791.65)	14.20
WORKMAN COMP	319.45	319.45	319.45	\$ 958.35	\$ -	\$ 958.35	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	958.34	2,875.02	\$ 13,500.00	\$ (10,624.98)	21.30
HOUSING ASSISTANCE PAYMENTS							

RHEP BUDGET FY2022

Period = JAN 2022 - DEC 2022

Book = Accrual

	Jan-22	Feb-22	Mar-22	YTD Actual	YTD Budget	Variance	% Var
Tenant Utility Payments-Voucher	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
FSS Escrow Payments	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.0
FINANCING EXPENSE	0	0	0	\$ -	\$ -	\$ -	0.00
Interest Expense-Bond 1	0	0	0	\$ -	\$ -	\$ -	0.00
Interest Expense-Bond 2	0	0	0	\$ -	\$ -	\$ -	0.00
Interest Expense-Mortgage Payable	0	0	0	\$ -	\$ -	\$ -	0.00
INTEREST MORTGAGE PAYABLE 2	0	0	0	\$ -	\$ -	\$ -	0.00
TOTAL FINANCING EXPENSES	0	0	0	0	\$ -	\$ -	0.00
NON-OPERATING ITEMS							
Depreciation Expense	0	0	0	\$ -	\$ -	\$ -	0
Operating Transfers OUT	0.00	0.00	0.00	\$ -	\$ -	\$ -	0
TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	0.00	\$ -	\$ -	0
TOTAL EXPENSES	\$ 49,695.16	\$ 93,540.26	\$ 54,008.41	\$ 197,243.83	\$ 522,100.00	\$ (324,856.17)	37.78
NET INCOME	\$ 16,188.84	\$ 4,904.67	\$ 17,722.13	\$ 38,815.64	\$ 1,044,460.00	\$ (1,005,644.36)	3.72

TAB 4

Asset Management

Maintenance Activity Summary for March 2023

- RHE maintenance staff completed 87 work orders in March.
- RHE maintenance staff accompanied pest control on 102 preventive pest control appointments for David Scull and Scarborough Square
- The maintenance department facilitated 68 HQS inspections with third-party landlords in the month of March.
- There were 4 move-ins and 0 move-outs in the month of March. Vacant units are in process of turnover.

DAVID SCULL MONTHLY OCCUPANCY REPORT

MONTH: March YEAR: 2023

Total Units	76
# Move-Ins	1
# Move-Outs	0
Total Units Occupied	76
# Units Vacant (available)	0
% of Total Units Occupied/Available	100%

Tenant Account Receivable Balance accrued for the Fiscal Year to date: **\$85,440.52**

Rent Charged: **\$43,377.00**

Rent Collected: **\$40,417.08**

Collection Percentage: 93%

SCATTERED SITES MONTHLY OCCUPANCY REPORT

MONTH: MARCH 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: **\$31,874.28**

Rent Charged: **\$72,281.00**

Rent Collected: **\$77,311.39**

Collection Percentage:106%

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: MARCH YEAR: 2023

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

Total Units	56
# Move-Ins	1
# Move-Outs	0
Total Units Occupied	56
# Units Vacant (available)	0
% of Total Units Occupied/Available	100%

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

Rent Charged: **\$75,728.20**

Rent Collected: **\$75,283.48**

Collection Percentage: **99%**

RHEP MONTHLY OCCUPANCY REPORT

MONTH: March 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: **\$4858.61**

Rent Charged: **\$5287.00**

Rent Collected: **\$4009.00**

Collection Percentage: **76%**

RHE SCARBOROUGH SQUARE MONTHLY OCCUPANCY REPORT

MONTH: March YEAR: 2023

Total Units	121
# Move-Ins	2
# Move-Outs	0
Total Units Occupied	103
# Units Vacant (available)	18
% of Total Units Occupied/Available	85.12%

Rent Charged: **\$231,606.00**

Rent Collected: **\$183,940.41**

Collection Percentage: 79%

TAB 5

HA Name Rockville Housing Enterprises
 HA Number MD 007

Unit Months 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	422	(78)
Feb	341	422	(81)
Mar	343	422	(79)
Apr			0
May			0
Jun			0
Jul			0
Aug			0
Sep			0
Oct			0
Nov			0
Dec			0
	1,028	1,266	(238)

Leased Percentage -- 81.20%

HAP Funding	HAP Cost	Utilization		
\$484,592.00	\$ 466,606.00	96.29%		
\$484,592.00	\$ 472,680.00	97.54%		
\$492,157.00	\$ 467,446.00	94.98%		
		#DIV/0!		
		#DIV/0!		
		#DIV/0!		
		#DIV/0!		
		#DIV/0!		
		#DIV/0!		
		#DIV/0!		
		#DIV/0!		
		#DIV/0!		
		#DIV/0!		
\$ 1,461,341.00	\$ 1,406,732	\$ 54,609.00	\$0	\$0

HAP Utilization -- 96.26%

Homeownership Coordinator Report
By Susan A. Cheney
April 11, 2023
For month of March, 2023

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

Legacy at Lincoln Park

- No real estate activity was listed in March for Legacy at Lincoln Park per Zillow.

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Homeownership, MPDUs, Tax Preparation and Counseling

- Makom, formerly JFGH, purchased the one-bedroom, one-bath with den MPDU resale at 501 Hungerford Dr., 262, on March 1st. It sold for \$246,437.
- The property owners of the 2-bedroom, 2-bath resale MPDU selling for \$154,764 in King Farm are putting their sale on hold until they find a home to purchase.
- Housing and Community Initiatives (HCI) is still considering continuing to offer first time homebuyer classes via zoom. HCI also continues to service the outstanding REACH loans while awaiting agreement from the City of Rockville to transfer them to RHE.
- The VITA volunteer tax preparers have assisted 16 Rockville Housing Enterprises affiliated tax payers so far this year.
- We continue to have public housing and voucher holders inquire about home buying. Often the hold up to their pursuit is a steady income of \$40,000 or more. All of our homebuyers have purchased MPDUs in recent years, which tend to sell for \$200,000 or less. At Legacy some of the original voucher purchasers were able to purchase market properties with silent RHE 2nd trusts.

TAB 6

Parkside Landing Apartments Asset Manager's Monthly Report

FIRESIDE PARK APARTMENTS MONTHLY OCCUPANCY REPORT

FOR THE PERIOD OF: March-23

HOUSEHOLD INCOME # OF UNITS	AFFORDABLE		MARKET RATE	TOTALS
	30% AMI	60% AMI	59	236
UNITS DOWN FOR CONSTRUCTION	0	0	0	0
AVAILABLE FOR OCCUPANCY	4	173	59	236
AVAILABLE UNITS THAT ARE VACANT	0	6	5	11
1 BR	0	4	2	6
2 BR	0	2	3	5
3 BR	0	0	0	0
AVAILABLE UNITS THAT ARE OCCUPIED UNITS	4	167	54	225
1 BR	4	72	15	91
2 BR	0	84	38	122
3 BR	0	11	1	12
OCCUPANCY % FOR AVAILABLE UNITS	100%	97%	92%	95%

Parkside Landing Apartments Asset Manager's Monthly Report

Reporting Period: March 2023

Low Income Housing Tax Credit Placed - In Service Application	PIS application submission projected for May 2023.
Key Fobs: 19 of 22 buildings complete. Last 3 buildings (743/745/747) need new key fobs	Completed
50% Tax Exempt Bond Test	Project Accountant to circulate final draft 4.23.23
Warranty Walks - Follow UP	On Site walk scheduled w/ property management team and general contractor for 4.18.23. Items to be surveyed: Toilet Wax Rings, Range Hoods melting (approx. 3 incidents YTD), Various appliances going out of order, HVAC fuses and HVAC condensation lines.
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)
- Market Rate units – \$250 or 15% increases to start July 2023.
 - 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

Rental License: Montgomery County	The property was incorrectly billed for \$23,600. The City of Rockville will be issuing an updated invoice noting a \$0 payment due.
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Parkside Landing Apartments

Asset Manager's Monthly Report

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.

Parkside Landing Apartments Asset Manager's Monthly Report

Parkside Landing - 3379

Budget Comparison

April 10, 2023

Reporting Book: ACCRUAL
As of Date: 04/10/2023
Property: Parkside Landing - 3379

	Month Ending 03/31/2023			Year to Date 03/31/2023		
	Actual	Budget	Variance	Actual	Budget	Variance
OPERATING INCOME						
Rental Income	350,134.00	345,613.00	4,521.00	1,026,194.00	1,036,839.00	(10,645.00)
Vacancy	(13,654.00)	(12,417.90)	(1,236.10)	(44,339.40)	(37,253.70)	(7,085.70)
Bad Debt	0.00	(5,288.79)	5,288.79	(1,861.00)	(15,846.00)	13,985.00
Other Income	1,686.70	2,711.67	(1,024.97)	9,963.70	8,135.01	1,828.69
TOTAL OPERATING INCOME	338,166.70	330,617.98	7,548.72	989,957.30	991,874.31	(1,917.01)
OPERATING EXPENSES						
Renting Expenses	4,467.45	2,469.62	(1,997.83)	7,584.79	7,064.86	(519.93)
Administrative Expenses	14,681.07	13,695.28	(985.79)	60,716.95	46,660.48	(14,056.47)
Payroll	40,305.22	28,725.00	(11,580.22)	98,710.78	93,620.00	(5,090.78)
Utility Expenses	(27,285.98)	37,298.99	64,584.97	41,857.58	111,896.97	70,039.39
Operating and Maint Expenses	39,509.14	26,185.15	(13,323.99)	84,108.27	70,380.45	(13,727.82)
Taxes and Insurance	19,671.03	18,929.15	(741.88)	57,848.43	56,787.45	(1,060.98)
Activities	10,046.30	4,917.00	(5,129.30)	10,167.71	5,318.00	(4,849.71)
TOTAL OPERATING EXPENSES	101,394.23	132,220.19	30,825.96	360,994.51	391,728.21	30,733.70
TOTAL NET OPERATING INCOME (LOSS)	236,772.47	198,397.79	38,374.68	628,962.79	600,146.10	28,816.69
Non-Operating Income (Expenses)						
Financial Expenses	0.00	(117,484.25)	117,484.25	0.00	(352,795.77)	352,795.77
Income from Investments	6.63	0.00	6.63	23.61	0.00	23.61
Mortgagor Income (Expenses)	(8,858.29)	0.00	(8,858.29)	(28,874.70)	0.00	(28,874.70)
Total Non-Operating Income (Expenses)	(8,851.66)	(117,484.25)	108,632.59	(28,851.09)	(352,795.77)	323,944.68
TOTAL TAXABLE INCOME (LOSS)	227,920.81	80,913.54	147,007.27	600,111.70	247,350.33	352,761.37

TAB 7

memo

Rockville Housing Enterprises

To: RHE Board of Commissioners

From: Jessica Anderson

CC:

Date: 04-20-2023

Re: Award Approval – RFP ROFR Development Consulting Services

On January 10, 2023, RHE issued an RFP for the monthly Asset Management and Refinance Consulting Services for Scarborough Square. Proposals were due back on January 31, 2023.

The RFP was advertised on the RHE website, the Public Housing Authority Director Association website and was directly sent to three vendors.

Two proposals were received from CSG Advisors and CDC Capital. Each respondent was asked to provide a best and final cost proposal.

The RFP Review committee consisted of 3 persons, RHE Board Chair James Hedrick, RHE Commissioner Edward Duffy, and RHE Deputy Director Christele Etienbla. All three reviewers selected CDC Capital as the best respondent. Please see the attached staff prepared RFP comparison chart.

The major difference in the two vendors is the services offered. CSG offers review and advisement services for development structures created by another entity, CDC Capital creates the development structure, puts the financial package together and works all aspects of the deal through financial closing.

Because this RFP is for potential work to be completed, it is unknown what the total cost will be for the entire contract period. However, it is likely to exceed \$150,000, the threshold for Board Approval. The contract period proposed will be for 2 years with a 2-year option to renew. (Note. all RHE contracts contain a termination for convenience clause). The vendor award is being presented to the Board for approval in the likely event the total contract amount exceeds \$150,000.

The final fee proposal from the selected vendor CDC Capital is \$350 per unit to be capped at a maximum of \$50,000 for the initial feasibility analysis and preliminary planning. The fee for Due Diligence, Underwriting, Securing financing needed and bring the project to close is 1.5% of the total project costs. The hourly rate for related services is \$350 per hour.

The estimated costs fall within the HUD established cost control and safe harbor rules for developments which caps development fee costs at 9% of the total project costs.

I am requesting Board approval for the award of the Development Consulting ROFR to CDC Capital and authorize the Executive Director to enter into formal contract negotiations for the service.

ROFR DEVELOPMENT SERVICES – RESPONDENT COMPARISON

Service Offered	CSG	CDC Capital	Staff Comments	Fee Proposal CSG	Fee Proposal CDC
General Approach to Services	Services are not full development services but a review of what a developer has put together for the PHA. There services do not contemplate that the PHA is the developer.	Offer to complete all tasks associated with the acquisition through to closing.	<p>CSC is more oversight consulting</p> <p>CDC will preform all work needed to close a transition.</p> <p>RHE does not have internal capacity to complete the work</p>		
Initial Feasibility analysis	<p>Acquisition Analysis- determine optimal financing structure, complete a PNA to determine if project needs to be refinanced. Gap analysis, determine phased approach.</p> <p>Does not provide any other detail on what exactly will be done</p>	<p>Notes the short turnaround time provided by the ROFR process, Includes PNA with following details described; building analysis; architectural system, mechanical, electrical HVAC plumbing, roofing, parking and site dwelling units and common areas.</p> <p>Financial Feasibility includes, cost benefit analysis of private vs public financing sources, developing a preliminary sources and uses and operating proforma.</p>		<p>Original \$10,000 –</p> <p>Best and Final \$10,000</p>	<p>Original \$350 per unit per project.</p> <p>Best and Final</p> <p>\$350 per unit capped at \$50,000</p>
Preliminary Planning	<p>Will develop a master schedule that includes the development location</p> <p>Developer and other parties,</p> <p>Number of units, targeted</p>	<p>Identify Structure and close financing including the following detail.</p> <p>Identify financing structures</p>	<p>CSG will provide a schedule for RHE staff to follow and implement</p> <p>CDC will do the work not just provide a schedule</p>		<p>\$50,000 is for Initial Feasibility Phase and Preliminary</p>

	<p>population, anticipated financing sources, timeline, resource tracking</p>	<p>Identify lender, fannie/Freddie mac, conventional loans, bond financing, private equity soft loans,</p> <p>Evaluate debt and equity structures Cashflow analysis Return analysis Develop refined budget based on lenders underwriting criteria Update sources and uses 10&15 year projected operating budgets Amortization schedule Income analysis DCR Analysis Interest rate sensitivity</p>			<p>Planning Phase</p>
<p>Due Diligence Underwriting financial close</p>	<p>Maintain critical communication functions to keep appropriate staff tied in and informed of the tasks needed to bring the project to close.</p> <p>Review and Negotiation of Key Documents: Structure formation Financing documents Construction Draw Assistance Bond Feasibility and Flexibility 3rd Party Reports Work with staff and Board on approvals Lender, investor selection review Assistance of Review of due diligence Project Management</p> <p>Deliverable: Model comparison and model updates, analysis on key negotiations, other documents</p>	<p>Develop/Assemble Funding applications: Conventional, bonds, county state funding Submit applications Work with lenders and funders through due diligence Submit all 3rd party reports, (appraisal, environmental) Secure letter of Intent Secure Inducement Resolution (if necessary) Coordinate with Real Estate attorney Coordinate with Financing attorney Coordinate with tax accountant Coordinate closings accountant Coordinate closings</p>	<p>CSG will review and analyze project documents created</p> <p>CDC will actually create the documents and complete the development work</p>	<p>Original \$30,000 debt only transaction</p> <p>\$100,000 LIHTC transaction Or 0.5% of the total estimated equity</p> <p>Final Total: Preliminary Planning \$60,000 –</p> <p>Due Diligence Underwriting financial</p>	<p>Original 1.5% to total gross funding to be paid at closing.</p> <p>Final 1.5% to total gross funding to be paid at closing.</p>

	related to financial closing. Closing summary.			close: \$60,000 Total \$120,000	
				Hourly Rate for related services \$275	Hourly Rate for related services \$350
Post Closing Services	<p>Review and audit 8609s Project Credits if tax credits were used Optimize and maximize equity basis Project interest Deliverable: Projection of Credits, comparison of budget to 8609 and audits, scenarios to maximize budget</p> <p>Ensure LPA is carried out</p> <p>Train PHA on the creation of asset management department, analysis of central office,</p> <p>Deliverable Training slides, business plan, summary of COCC analysis asset management</p>	N/A	RFP does not contemplate or request post closing services.		