

**BLOOMINGTON HOUSING AUTHORITY**  
**1007 North Summit Street**  
**Bloomington, Indiana 47404**

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**July 27, 2023**

**AGENDA**

	<u>Time</u>
▲ <u>CALL TO ORDER</u>	5 minutes
1. Roll Call	
▲ <u>APPROVAL OF MINUTES</u>	10 minutes
1. Minutes from June 22 <sup>nd</sup> , 2023, Board of Commissioners Meeting	
▲ <u>FINANCIAL STATEMENTS</u>	15 minutes
1. June Financials	
▲ <u>NEW BUSINESS</u>	
1. Kohr Building Photos	2 minutes
▲ <u>OLD BUSINESS</u>	
1. Asset Management Report	5 minutes
▲ <u>DIRECTOR REPORT</u>	20 minutes
1. Development Updates	
2. Administrative Updates	
3. Staff Updates	
4. HUD Lead the Way Training	30 minutes
▲ <u>MOTION TO ADJOURN</u>	

# ***Bloomington Housing Authority***

## ***Board Meeting Minutes***

June 22, 2023

### **I. Call to Order**

**Chair Elaine Amerson** called to order the regular meeting of the **Bloomington Housing Authority Board of Commissioners at 8:35 A.M. on June 22, 2023**, in person at the BHA Community Room, located at 1007 N Summit St., Bloomington, IN 47404.

### **II. Roll Call**

Those present in person were: Chair Elaine Amerson; Vice Chair Sherry Clay; Commissioners Mary Morgan, Tracee Lutes, Jerry Cravens and Nordia McNish; Executive Director Kate Gazunis; Administrative Director Leon Gordon; and Finance Manager Dhara Patel.

Guests in Attendance: Stephanie LaFontaine

Commissioners Absent: Sue Wanzer.

### **III. Approval of Minutes from the Last Meeting**

A motion was made to approve the regular board meeting minutes for May 25, 2023, by Sherry Clay and seconded by Mary Morgan. The motion passed unanimously.

### **IV. Financial Statements**

Finance Manager, Dhara Patel gave a brief overview of the May 2023 Financial Statements which included revenue and expenditures for Bloomington RAD I (Reverend Butler and Walnut Woods), Bloomington RAD II (Crestmont), the Housing Choice Voucher Program (HCVP), and the Central Office Cost Center (COCC).

Executive Director Kate Gazunis spoke in more depth about the financials. The key issues that she informed the Commissioner included the good financial position of RAD I but the RAD properties operated on the Calendar Year, so the RADs have only a five-month history. She also reminded them that the ultimate goal of managing the RAD properties is maintaining a 1.2 DCR. Kate also pointed explained the negative consequences of major demolitions and renovations to units with exceptionally high methamphetamine contamination and how will negatively impact the financials in the coming months.

Executive Director Kate Gazunis also explained that the audit for BHA is still not done and that the new audit firm needed an extension because they will not meet the June 30 deadline. In addition to being new and unfamiliar with BHA, a major issue continues to

be a large number of inter-fund entries on the books. Kate assured the Board that the numbers do balance, but wants the Board to be aware of the issue.

A third financial issue that she brought to the Board's attention is the \$1.9MM in a COCC-restricted account. This is the "Seller's Loan" that the BHA will contribute to the financing of RAD II at permanent closing. The closing will probably be a few months after construction completion, so it may not even occur until 2025.

Commissioner Nordia McNish had questions about the imbalance in the HCV account, and, subsequently, about the visa charges in the AP report. Finance Manager Dhara Patel explained that the negative amount in the HCV account is due to the timing of HUD paying the monthly HAP to the landlords, and ED Kate Gazunis went on to reassure the board that the administrative function of the voucher program was in very good shape. Staff said that they would provide a breakdown of the Visa card charges for the board via email later that day.

Vice Chair Sherry Clay moved, and Commissioner Nordia McNish seconded, to accept the financials subject to the audit. The motion passed unanimously.

## **V. New Business/Resolutions**

### **1. Red CMU on Community Center**

Executive Director Kate Gazunis and Capital Asset Manager Rhonda Moore described the accent stone (CMU) that was proposed for the entry areas to the remodeled community center. This stone facade would replicate the façade of the administrative building but would cost an additional \$26,668. After some discussion, the direction of the Board to staff was not to spend this additional money and to just use the limestone and cement board siding for the façade.

### **2. Resolution 2023-05 Drug Screening Policy**

Executive Director Kate Gazunis gave an overview of Resolution 2023-05, recapped the history of proposing this policy for screening applicants for residency in RAD I and II apartments, and that the policy was needed to convey the message that people who use illegal drugs should not apply to live at BHA properties. Kate explained some of the costs of remediating and renovating units that are contaminated by meth.

The Commissioners, staff, and the City's HAND representative, Stephanie La Fontaine, had a lengthy discussion about the proposed policy and the need to be as objective as possible when charging an applicant for a second test if they dispute the initial test results. Vice Chair Commissioner Sherry Clay, as the Resident Commissioner, spoke in favor of adopting the policy as a measure to help improve the image of the community.

Commissioner Tracy Lutes made the motion to approve, and Commissioner Clay seconded, Resolution 2023-05. The motion passed unanimously.

## **VI. Old Business**

### **1. Asset Management Report**

Asset Manager Rhonda Moore briefly referenced the Capital Asset report sent to the board. She informed the Board that HUD was reviewing the City's HAND department's environmental assessment process and that she hoped that this would not delay the installation of solar panels at Walnut Woods (RAD I.)

## **VII. Director's Report**

Executive Director, Kate Gazunis, briefly referenced the physical Director's report sent to the board. Kate stated that we had 100% occupancy in Walnut Woods and Reverend Butler last month, but there would be some anticipated vacancies this month due to the meth contamination found in some units. She also reviewed the two-year tool and explained that the utilization projection for 2023 dropped to 98% (about 33 fewer vouchers) because the authority's Per Unit Cost (the average amount paid to landlords on behalf of voucher holders) would increase from \$649 in January to \$715 in December.

Executive Director Kate Gazunis stated that BHA hired a new Assistant Property Manager with 30 years of experience in apartment rentals, much of which was HUD-subsidized housing.

The Board collectively viewed the "Fundamentals of Oversight" and the "Public Housing Basics" modules.

## **VIII. Adjournment**

No motion to adjourn was made. The meeting adjourned at 11:00 a.m.

Respectfully submitted and approved by: Kate Gazunis, Executive Director.



## Bloomington Housing Authority

1007 North Summit, Bloomington, Indiana 47404  
812-339-3491 fax 812-339-7177

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### Director's Report

**To:** Board of Commissioners, Bloomington Housing Authority

**From:** Kate Gazunis

**Date:** July 27, 2023

The July 27, 2023, Board of Commissioners meeting will begin promptly at 8:30 AM in the BHA Community Room at 1007 N. Summit St., Bloomington, IN 47404.

#### Virtual Participation

Due to Governor's Order 2022-06, provisions for virtual participation due to COVID-19 have been rescinded. Virtual participation will now be regulated via the Amendment to the BHA Board of Commissioner Bylaws passed June 17, 2021, by Resolution 2021-16. *BHA now must have a majority of commissioners participate in person.*

Please contact Ashley Spradley at [aspradley@blha.net](mailto:aspradley@blha.net) to receive a copy of the Bylaws *or request a virtual meeting link.*

#### Development Updates:

- **RAD II Crestmont:** The roof of the Community Building is scheduled to be finished the week of July 10. The limestone around the exterior will have started the week of July 17, with contractors continuing the "rough-in" of the interiors. Currently, Brinshore has completed and turned over 22 Buildings (82 apartments) and is currently working on nine Buildings (42 apartments). There are 23 Buildings (80 apartments) left to renovate.

Crestmont utilities - all sewer lines and all primary power have been installed. Secondary power (from transformer to building) has been installed in the first 2 phases of the project. A new water main has been installed everywhere other than near the community building, as it is tied with the new parking lot permit we have been waiting on. The new water service (from main to building) has been installed in every building completed to date.

- **Kohrs Building:** We have an MOA with Brinshore to develop the building as a "turn-key" project, with the BHA managing the property after it is built. The LIHTC application is being submitted by the end of this month, and the decision is expected in early November.

- **Summit Hill CDC Real Estate:** The Redevelopment Commission approved site control of the Kohr building on July 3<sup>rd</sup>. This was the final approval needed for Brinshore Development to apply for the 9% Low-Income Tax Credits. The 99-year lease for 1020 N Monroe, the site of the Early Learning Center project, was signed off on by the city. We are awaiting several grant applications to finalize the financing package for the Early Learning Center from the Office of Early Childhood and Out-of-School Learning, Early Learning Indiana, and City ARPA. The City MOU for the transfer of land for the Community Land Trust is getting a final draft from city legal. Over thirty attendees took part in a June CLT information session, and we expect that many for our July 20<sup>th</sup> session.

### **Administrative Updates:**

- **Financials:** The June financial report is included in this packet. Copies will be available at the meeting if you request a copy BEFORE NOON on WEDNESDAY.
- **HCV Program:** Please see the attached HUD's Two Year Tool (TYT) and Board summary in the packet.
- **Property Management:** Please see the attached Occupancy Report for Property Management in the packet.
- **Family Self-Sufficiency:** Please see the board packet's FSS (Stages) report.

### **EHV Program Updates**

The EHV program will continue to work in coordination with the local Continuum of Care/Coordinated Entry (CE) system to receive client referrals when they are available. Currently, there is 1 available program opening due to turnover in active referrals on our partner side (i.e., unable to move forward with referral).

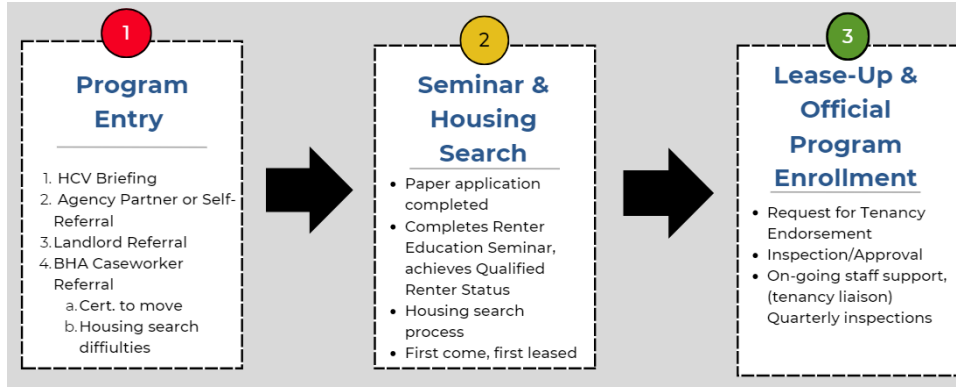
To date, we have 21 cumulative lease-ups (with one pending which will put us at 22). This is out of a total of 28 vouchers. After September 30, 2023, (assuming no new lease-ups are achieved) we will continue to have six vouchers in play that we can continue to issue (or extend issuances/search) until we reach 28 total cumulative lease-ups (even after September 30, 2023). Once we reach 28 total lease-ups, no vouchers can be reissued if there is program turnover. We presently have four current issuances (searching) and two referrals (pending enrollment). On average, I would say that it takes clients 2-3 months to find housing when they are successful.

### **Landlord Risk Mitigation Fund (LRMF) Program**

The LRMF program continues to move forward with enrollments, renter's education seminars, client housing search efforts, and deposit assistance requests. Jessica will be returning to work next week. All program duties have been assumed by the Administrative Director with the support of summer interns. Please see program data to date:

Program Stats	
<b>Applicants (to date)</b>	<b>88</b> [51 HCV, 37 Non-HCV]
<b>Qualified Renters (attended Seminar)</b>	<b>52</b> [24 HCV, 28 Non-HCV]
<b>Leased (Endorsed)</b>	<b>10</b> [\$16,000 committed]
<b>Deposit Assistance</b>	<b>12</b> [\$9360 disbursed]

### Program Overview



### Resident Services Updates:

- **Community of Empowerment Resident Services Shuttle:** The Grocery Shuttle began operating as of July 5, 2023. We have implemented a temporary policy to triage/facilitate sign-ups.
- **Community Safety Grant:** Summit Hill submitted a proposal for \$25,000 to fund support with youth activities & services to be facilitated by the services department. Grant announcements will be made in August.
- **Events:** The Community of Empowerment will host its annual Back-to-School Bash on Wed. July 26, 2023 from 4pm-7pm. The event is being coupled with Family Night Out and will feature backpack and shoe giveaways, food, and DJ Leon on the 1's and 2's.
- **Safety & Technology Grants:** We are still awaiting the announcement of funding decisions for two pools of funding made available by the City of Bloomington to support safety and technology initiatives. We should find out next month in August.

### Staff Updates:

- **External meetings/travel:** Kate and Nathan meet weekly with the city's HAND team. Kate has a bi-weekly meeting with the Mayor's Cabinet. Kate and Sue attended the NARO meeting in DC on the 14<sup>th</sup> & 15<sup>th</sup>. Several staff will be attending the new inspection program (NSPIRE) training – some virtually and some in person. Leon, Janice, and Julie attended the IHCD tax credit compliance meeting in Indy on July 12 & 13.

- ***Staff Kudos:***

Kudos to Brittany Frye. She received a promotion and raise. She was our Groundskeeper and has been promoted to Maintenance Tech I.

**HUD Lead the Way Training:**

<https://www.hudexchange.info/trainings/courses/lead-the-way-pha-governance-and-financial-management/>





## Bloomington Housing Authority

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**To:** Board of Commissioners  
**From:** Dhara Patel, Financial Manager  
**Date:** July 27, 2023  
**Re:** June Financial Statement

Please find a summary of the financial position for RAD II (Crestmont), Bloomington RAD I (Rev. Butler and Walnut Woods), the Housing Choice Voucher program, and the Central Office Cost Center for the month of June 2023. June is the ninth month of the fiscal year for HCV and COCC. It is the sixth month of the fiscal year for RAD I & RAD II.

**AMP 1 (Crestmont) is complete for FYE 2022, but we can't officially close the books until the Audit is done.**

### **Bloomington RAD II (Crestmont)- CY**

Operating revenue for RAD II consists mostly of tenant rent and HAP subsidy. Operating revenue for RAD II was \$168,953 in June, Year-to-date revenue has been \$867,487. To date, we have collected more rent and RAD subsidies than budgeted.

For June, operating expenses for RAD II include administrative expenses of \$38,806, tenant services of \$7,468, utilities of \$19,224, maintenance of \$12,865 general expenses of \$9,483. The total operating expenses for RAD II in June were \$33,588. The year-to-date expenses are \$540,405.

Overall, RAD II's revenue exceeded expenses by \$59,711 in June. Year-to-date revenue has exceeded expenses by \$327,081.

### **Bloomington RAD I (RAD I) (Walnut Wood & Rev. Butler) - CY**

Operating revenue for RAD I consists mostly of tenant rent and HAP subsidy. Operating revenue for RAD I was \$125,299 in June. Year-to-date revenue has been \$675,933. To date, we have collected more in rent and RAD subsidy than budgeted (RAD I is at 100% occupancy).

For June, operating expenses for RAD I, include administrative expenses of \$26,473 and tenant services of \$56. Utilities of \$17,962, maintenance of \$19,747, and general expenses of \$35,301. The total operating expenses for RAD I in June were \$99,538. The year-to-date expenses are \$555,880.

Overall, RAD I's revenue exceeded expenses by \$25,761 in June. Year-to-date revenue has exceeded expenditures by 120,052.

**Housing Choice Voucher (HCV)**

The HCV program is primarily funded by HUD via Housing Assistance Payments (HAP) and administrative fees. In June, revenue for the HCV program was \$1,173,092. Year-to-date revenue has been \$10,255,368.

Operating expenses for the HCV program include administrative expenses of \$95,417, general expenses of \$3,298, and HAP expenses of \$1,205,945. In June, total operating expenses were \$1,304,659.

Overall, the HCV program’s expenses exceeded revenue by \$131,568. (Administrative expenses are good on the whole but we received less Hap subsidy; Once HUD reconciles our VMS report they will send additional funds). Year-to-date expenses exceed revenue by \$316,655 in June. See below for a breakdown of HAP and administrative net income.

<b>Current Month</b>			<b>Year to Date</b>		
	<b>HAP</b>	<b>Admin</b>		<b>HAP</b>	<b>Admin</b>
Revenue	\$1,046,873	\$126,219	Revenue	\$9,362,007	\$893,361
Expense	\$1,209,242	\$95,417	Expense	\$9,767,402	\$804,621
<b>Net Income</b>	<b>(\$162,369)</b>	<b>\$30,802</b>	<b>Net Income</b>	<b>(\$405,395)</b>	<b>\$88,740</b>

**Central Office Cost Center (COCC) -FY**

The COCC’s revenue consists primarily of voucher management fees, property management fees, and bookkeeping fees. In June, the COCC’s revenue was \$47,726. Year-to-date revenue has been \$850,440.

Operating expenses for the COCC include administrative expenses of \$57,024, tenant services of \$267, Maintenance and Operation expenses of \$3,745, and general expenses of \$1,551. Total operating expenses for the COCC for June were \$62,588. Year-to-date total operating expenses have been \$543,174.

Overall, the COCC’s expenses exceeded revenue in June by \$14,862. Year-to-date revenue has exceeded expenses by \$307,266.

**Bloomington RAD I, L.P.**  
**Balance Sheet - RAD 1**  
**June 2023**

<b>ASSETS</b>	<b>Current Year</b>
<b>Cash</b>	
13-0-000-000-1111.040 Cash-Tenant Security Deposits	15,032.26
13-0-000-000-1111.050 BMO Bank-Cash Unrestricted	902,859.29
13-0-000-000-1111.070 Cash-Project Fund	20.63
13-0-000-000-1111.090 Cash-Replacement Reserves	804,775.41
13-0-000-000-1111.091 Replacement Reserves	<u>18,347.44</u>
	1,741,035.03
<b>Accounts Receivable</b>	
13-0-000-000-1122.000 A/R - Tenants	15,410.72
13-0-000-000-1122.010 Allowance for Doubtful Accts.	<u>(6,210.85)</u>
	9,199.87
<b>Deferred Charges</b>	
13-0-000-000-1211.000 Prepaid Insurance	26,862.85
13-0-000-000-1260.000 Inventories - Materials	-
13-0-000-000-1295.010 Interfund (due to)/due from Amp 1	(107,929.73)
13-0-000-000-1295.011 Interfund (due to)/due from Amp 1 (Old PH)	(2,881.96)
13-0-000-000-1295.020 Interfund (due to)/due from Voucher	116,308.48
13-0-000-000-1295.030 Interfund (due to)/due from Amp 2	-
13-0-000-000-1295.130 Interfund (due to)/due from Bloomington RAD I	-
13-0-000-000-1295.900 Interfund (due to)/due from C.C.	(232,890.32)
13-0-000-000-1300.000 Title Company Escrow	<u>-</u>
	(200,530.68)
<b>Fixed Assets</b>	
13-0-000-000-1400.060 Land	-
13-0-000-000-1400.070 Buildings	4,010,000.00
13-0-000-000-1400.071 Building Improvements	8,614,377.11
13-0-000-000-1400.080 Furniture, Equip, and Mach. Dwell	-
13-0-000-000-1400.090 Furn., Equip., & Mach. - Admin	2,377,415.85
13-0-000-000-1400.100 Leasehold Improvements	135,540.00
13-0-000-000-1400.120 Construction in Progress	-
13-0-000-000-1400.150 Accumulated Depreciation	(1,089,054.20)
13-0-000-000-1410.000 Land Improvements	1,011,256.87
13-0-000-000-1450.000 Deferred Financing Costs	138,194.50
13-0-000-000-1450.998 Accumulated Depr - Financing	(1,354.83)
13-0-000-000-1451.000 Deferred Tax Credit Fees	42,338.54
13-0-000-000-1451.998 Amortization- Tax Credit Fees	-
13-0-000-000-1451.999 Accumulated Amortization- Tax Credit Fees	<u>(8,469.00)</u>
	15,230,244.84
<b>TOTAL ASSETS</b>	<b><u>16,779,949.06</u></b>
<b>LIABILITIES AND SURPLUS</b>	
<b>Accounts Payable</b>	
13-0-000-000-2111.000 Accts. Pay. Vendors & Contractors	20,158.75
13-0-000-000-2112.000 A/P- Construction	-
13-0-000-000-2113.000 A/P- Due to Contractor	-
13-0-000-000-2113.001 Accrued Investor Services Fee	5,845.00
13-0-000-000-2114.000 Tenants Security Deposits	20,105.73
13-0-000-000-2119.000 A/P - Other	-
13-0-000-000-2119.200 A/P - BHA Voucher	<u>-</u>
	46,109.48
<b>Accrued Liabilities</b>	
13-0-000-000-2120.200 Construction Loan	6,037,279.50
13-0-000-000-2120.300 Seller Loan - BHA	4,650,000.00
13-0-000-000-2120.400 Loan - Bloomington Housing Authority	587,220.35
13-0-000-000-2120.500 City of Bloomington HAND Note	215,000.00
13-0-000-000-2120.600 HOME Loan	285,000.00

**Bloomington RAD I, L.P.**  
**Balance Sheet - RAD 1**  
**June 2023**

13-0-000-000-2125.000 Accrued Management Fees Payable	87,493.00
13-0-000-000-2131.000 Accrued Interest Payable- Construction Loan	26,855.30
13-0-000-000-2134.010 Accrued Comp Abs - Due within one year	-
13-0-000-000-2134.020 Accrued Comp Absences	-
13-0-000-000-2135.000 Accrued Payroll	3,827.65
13-0-000-000-2190.000 Accrued Developer Fee	516,499.57
13-0-000-000-2240.000 Tenants Prepaid Rents	24,223.49
13-0-000-000-2331.000 Accrued Interest Payable - Seller Loan	462,255.00
13-0-000-000-2332.000 Accrued Interest Payable - Sponsor Loan	38,217.51
13-0-000-000-2333.000 Accrued Interest Payable-HAND Note	2,150.00
	12,936,021.37
<b>TOTAL LIABILITIES</b>	<b>12,982,130.85</b>
<b>EQUITY</b>	
13-0-000-000-2811.000 GP Contribution	274,665.70
13-0-000-000-2812.000 LP Contribution	5,373,948.29
13-0-000-000-2700.000 Inc. & Exp. Sum.	(1,850,795.78)
13-1-000-000-7200.000 Memo Offset	-
	3,797,818.21
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>16,779,949.06</b>

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**Bloomington RAD I, L.P.**  
**Statement of Activities - RAD 1**  
**June 2023**

	Current Period	Prior Period	Variance	Current Year	YTD Budget	Budget-Full Year
<b>OPERATING REVENUE</b>						
<b>Rental Revenue</b>						
13-1-000-000-3420.000 Tenant Rental Income	36,098.68	34,876.33		207,469.01	178,014.00	356,028.00
13-1-000-000-3422.000 Excess Utilities	-	-		-	9,901.50	19,803.00
13-1-000-000-3423.000 Nondwelling Rental Income	-	500.00		1,250.00	1,101.48	2,202.96
13-1-000-000-3710.000 Vacancy Loss	-	-		-	(33,065.52)	(66,131.04)
<b>Rental Revenue</b>	<b>36,098.68</b>	<b>35,376.33</b>	<b>2.04%</b>	<b>208,719.01</b>	<b>155,951.46</b>	<b>311,902.92</b>
<b>Nonrental Revenue</b>						
13-1-000-000-3440.000 Other ResInc for Tenant Charges	943.33	10.00		2,967.93	-	-
13-1-000-000-3441.000 Nontenant Other Income	-	5.27		36.02	-	-
13-1-000-000-3691.000 RAD Subsidy	77,716.20	69,047.00		411,662.20	483,601.50	967,203.00
13-1-000-000-3691.005 CDBG Grant income	-	-		-	-	-
13-1-000-000-3900.000 Other Income	10,540.89	8,939.08		52,547.50	-	-
<b>Nonrental Revenue</b>	<b>89,200.42</b>	<b>78,001.35</b>	<b>14.36%</b>	<b>467,213.65</b>	<b>483,601.50</b>	<b>967,203.00</b>
<b>TOTAL OPERATING REVENUE</b>	<b>125,299.10</b>	<b>113,377.68</b>	<b>10.51%</b>	<b>675,932.66</b>	<b>639,552.96</b>	<b>1,279,105.92</b>
<b>OPERATING EXPENSES</b>						
<b>Administration</b>						
13-1-000-000-4110.000 Administration Salaries	6,854.78	6,094.51		38,521.22	45,958.02	91,916.04
13-1-000-000-4120.000 Property Management Fee	6,264.96	5,668.88		33,714.15	31,977.48	63,954.96
13-1-000-000-4120.001 New Development Costs	-	-		-	550.02	1,100.04
13-1-000-000-4130.000 Legal Expense	-	-		12,592.75	799.98	1,599.96
13-1-000-000-4140.000 Staff Training	187.50	-		214.35	250.02	500.04
13-1-000-000-4150.000 Travel	158.84	-		368.44	250.02	500.04
13-1-000-000-4160.001 Membership Dues	414.00	-		887.05	286.98	573.96
13-1-000-000-4170.000 Accounting Fees	-	-		-	-	-
13-1-000-000-4171.000 Audit Fees	5,810.00	-		9,165.00	4,398.00	8,796.00
13-1-000-000-4173.000 Investor Service fees	-	-		2,319.03	-	-
13-1-000-000-4180.000 Office Rent	450.00	450.00		2,267.76	-	-
13-1-000-000-4182.000 Administrative Employee Benefits	1,581.67	2,026.72		12,795.55	17,076.00	34,152.00
13-1-000-000-4190.000 Other Admin and Sundry	112.76	-		336.36	1,350.00	2,700.00
13-1-000-000-4190.002 Administrative Service Contracts	4,179.80	1,852.37		17,020.63	6,750.00	13,500.00
13-1-000-000-4190.004 Court Costs	269.49	89.83		1,188.30	750.00	1,500.00
13-1-000-000-4190.005 Advertising & Marketing	-	-		224.06	75.00	150.00
13-1-000-000-4190.006 Office Expenses	-	474.29		1,030.85	1,000.00	2,000.00
13-1-000-000-4190.007 Temp Office Labor	-	-		-	-	-
13-1-000-000-4191.000 Telephone	188.97	227.24		1,100.22	1,624.98	3,249.96
13-1-000-000-4193.000 Third Party LIHTC Compliance	-	2,900.00		9,775.00	2,899.98	5,799.96
<b>Administration</b>	<b>26,472.77</b>	<b>19,783.84</b>	<b>-33.81%</b>	<b>143,520.72</b>	<b>115,996.48</b>	<b>231,992.96</b>
<b>OPERATING EXPENSES</b>						
<b>Tenant Services</b>						
13-1-000-000-4220.000 Resident Services- BHA Directed	-	-		360.93	1,830.00	3,660.00
13-1-000-000-4220.001 Resident Services- Resident Council Directed	55.50	55.50		310.80	2,119.98	4,239.96
13-1-000-000-4440.000 RAD Relocation Expense	-	640.00		640.00	-	-
<b>Tenant Services</b>	<b>55.50</b>	<b>695.50</b>	<b>92.02%</b>	<b>1,311.73</b>	<b>3,949.98</b>	<b>7,899.96</b>
<b>Utilities</b>						
13-1-000-000-4310.000 Water	3,072.35	2,825.43		16,990.98	16,999.98	33,999.96
13-1-000-000-4320.000 Electricity	9,247.78	8,096.57		57,220.04	52,000.02	104,000.04
13-1-000-000-4330.000 Gas	1,485.67	3,536.47		35,304.66	23,700.00	47,400.00
13-1-000-000-4350.000 Sewer	4,155.88	3,618.88		21,560.77	20,497.98	40,995.96
<b>Utilities</b>	<b>17,961.68</b>	<b>18,077.35</b>	<b>0.64%</b>	<b>131,076.45</b>	<b>113,197.98</b>	<b>226,395.96</b>
<b>Maintenance and Operations</b>						
13-1-000-000-4410.000 Maintenance Salaries	2,812.52	4,973.65		29,500.57	41,373.48	82,746.96
13-1-000-000-4420.000 Maint. Materials	1,298.21	128.16		4,174.70	4,999.98	9,999.96
13-1-000-000-4420.001 Ranges & Refrigerators	-	-		-	1,000.02	2,000.04
13-1-000-000-4420.002 Vehicle Expense	78.36	43.27		425.62	711.00	1,422.00

**Bloomington RAD I, L.P.**  
**Statement of Activities - RAD 1**  
**June 2023**

	Current Period	Prior Period	Variance	Current Year	YTD Budget	Budget-Full Year
13-1-000-000-4420.004 Attic Stocks -RAD1	-	-		-	8,449.98	16,899.96
13-1-000-000-4430.000 Contract Costs	1,538.35	718.00		5,752.12	1,999.98	3,999.96
13-1-000-000-4430.001 Painting Contracts	2,600.00	-		4,800.00	3,250.02	6,500.04
13-1-000-000-4430.002 Lawn Care Contracts	-	1,760.00		4,871.00	1,999.98	3,999.96
13-1-000-000-4430.004 Pest Control Contracts	1,428.36	33.00		3,246.12	5,250.00	10,500.00
13-1-000-000-4430.005 Trash/Recycling Removal	1,239.10	936.51		4,112.11	250.02	500.04
13-1-000-000-4430.006 Camera Expense	-	-		575.52	750.00	1,500.00
13-1-000-000-4430.007 Heating & Cooling Contracts	-	-		265.00	1,500.00	3,000.00
13-1-000-000-4430.008 Electrical Contracts	-	-		-	3,000.00	6,000.00
13-1-000-000-4430.009 Plumbing Contracts	-	-		5,033.36	750.00	1,500.00
13-1-000-000-4430.010 Gas Contracts	-	51.30		51.30	4,500.00	9,000.00
13-1-000-000-4430.011 Landscaping Expense	15.98	-		1,290.98	400.02	800.04
13-1-000-000-4430.012 Security Contracts	5,580.00	-		5,580.00	-	-
13-1-000-000-4430.013 Cintas Janitorial Supplies	-	-		565.94	7,500.00	15,000.00
13-1-000-000-4430.014 Cleaning Contract	1,480.00	-		1,480.00	-	-
13-1-000-000-4430.015 Maint Other Contracts	-	-		-	-	-
13-1-000-000-4430.017 Plumbing Stack Replacement	-	-		-	-	-
13-1-000-000-4431.000 HQS Inspections- Third Party	150.00	-		325.00	7,500.00	15,000.00
13-1-000-000-4433.000 Maintenance Employee Benefits	1,526.20	1,940.67		13,200.59	17,262.48	34,524.96
<b>Maintenance and Operations</b>	<b>19,747.08</b>	<b>10,584.56</b>	<b>-86.56%</b>	<b>85,249.93</b>	<b>112,446.96</b>	<b>224,893.92</b>
<b>OPERATING EXPENSES</b>						
<b>General Expenses</b>						
13-1-000-000-4510.000 Auto Insurance	37.50	37.50		402.86	711.48	1,422.96
13-1-000-000-4510.008 Cyber Insurance	-	-		-	791.52	1,583.04
13-1-000-000-4510.010 Property Insurance	2,354.60	2,354.60		14,127.60	29,809.02	59,618.04
13-1-000-000-4510.020 General Liability Insurance	799.86	799.86		4,799.16	3,181.02	6,362.04
13-1-000-000-4510.040 Workers Comp Insurance	137.64	137.64		825.84	1,024.50	2,049.00
13-1-000-000-4510.050 Public Officials Liability Ins.	15.05	15.05		90.30	-	-
13-1-000-000-4510.060 Employ Practices Liability	22.55	22.55		135.30	159.48	318.96
13-1-000-000-4510.070 Commercial Umbrella Ins	243.27	243.27		1,459.62	1,978.50	3,957.00
13-1-000-000-4510.080 Pollution Insurance	1,225.99	1,225.99		7,355.94	10,597.02	21,194.04
13-1-000-000-4510.090 Surplus Commerical Liability	-	-		-	5,764.50	11,529.00
13-1-000-000-4570.000 Collection Losses	-	-		(3,181.96)	20,906.52	41,813.04
13-1-000-000-6823.000 Interest Expense -Construction Bridge 1	-	-		-	-	-
13-1-000-000-6824.000 Interest Exp.-Construction Bridge Loan 2	30,464.76	28,725.40		168,706.76	-	-
<b>General Expenses</b>	<b>35,301.22</b>	<b>33,561.86</b>	<b>-5.18%</b>	<b>194,721.42</b>	<b>74,923.56</b>	<b>149,847.12</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>99,538.25</b>	<b>82,703.11</b>	<b>-20.36%</b>	<b>555,880.25</b>	<b>420,514.96</b>	<b>841,029.92</b>
<b>NET INCOME (LOSS)</b>	<b>25,760.85</b>	<b>30,674.57</b>	<b>-16.02%</b>	<b>120,052.41</b>	<b>219,038.00</b>	<b>438,076.00</b>

**Bloomington RAD II, L.P.**  
**Balance Sheet - RAD 2**  
**June 2023**

<b>ASSETS</b>	<b>Current Year</b>
<b>Cash</b>	
11-0-000-000-1111.050 German American Bank - Cash Unrestricted	1,764,641.46
<b>Accounts Receivable</b>	
11-0-000-000-1122.000 A/R - Tenants	42,006.14
11-0-000-000-1123.000 AR - Moveout	30.00
<b>Prepaid Expenses</b>	
11-0-000-000-1210.000 Prepaid Expenses	(2,062.32)
11-0-000-000-1211.000 Prepaid Insurance	(45,787.52)
<b>Interfund Due to / Dure from</b>	
11-0-000-000-1295.010 Interfund (due to)/due from Amp 1	(11,245.36)
11-0-000-000-1295.020 Interfund (due to)/due from Voucher	(5,934.70)
11-0-000-000-1295.030 Interfund (due to)/due from Amp 2(RAD I)	(68,849.66)
11-0-000-000-1295.090 Interfund (due to)/due from C.C	(110,099.11)
11-0-000-000-1295.130 Interfund (due to)/due from Bloomington RAD I	2,801.49
11-0-000-000-1295.140 Interfund (dueto)/due from Bloomington RAD 2	113.40
13-0-000-000-1295.900 Interfund (due to)/due from C.C.	(1,001,420.25)
	(1,194,634.19)
<b>Fixed Assets</b>	
11-0-000-000-1400.060 Land	-
11-0-000-000-1400.150 Accumulated Depreciation	(483,472.36)
<b>TOTAL ASSETS</b>	80,721.21
<b>LIABILITIES AND SURPLUS</b>	
<b>Accounts Payable</b>	
11-0-000-000-2114.000 Tenants Security Deposits	142.00
11-0-000-000-2117.060 AUL Roth W/H	(2,914.00)
11-0-000-000-2117.062 Deferred Comp Deduction W/H	(665.00)
11-0-000-000-2117.066 Health Deduction	(1,451.56)
11-0-000-000-2117.069 Supplemental Plan Deductions	(793.76)
11-0-000-000-2117.074 Dental W/H	(57.70)
11-0-000-000-2117.075 Vision W/H	(88.18)
11-0-000-000-2117.077 Cincinnati Life Ins	(1,095.49)
	(6,923.69)
<b>Noncurrent Liabilities</b>	
11-0-000-000-2240.000 Tenants Prepaid Rent	3,100.08
<b>TOTAL LIABILITIES</b>	(3,823.61)
<b>EQUITY</b>	
11-0-000-000-2811.000 GP Contribution	-
11-0-000-000-2812.000 LP Contribution	-
11-0-000-000-2812.900 Equity Reserve	-
11-0-000-000-2700.000 Inc. & Exp. Sum.	84,544.82
11-1-000-000-7200.000 Memo Offset	-
	84,544.82
<b>TOTAL LIABILITIES AND EQUITY</b>	80,721.21

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**Bloomington RAD II, L.P.**  
**Statement of Activities - RAD II**  
**June 2023**

	Current Period	Prior Month	Variance %	Current Year	YTD Budget	Budget-Full Year
<b>OPERATING REVENUE</b>						
<b>Rental Revenue</b>						
11-1-000-000-3420.000 Tenant Revenues - Rent	32,597.00	31,994.00		178,000.20	65,322.00	130,644.00
11-1-000-000-3422.000 Excess Utilities	-	-		-	4,302.00	8,604.00
11-1-000-000-3423.000 Nondwelling Rental Income	-	-		-	7,500.00	15,000.00
<b>Total</b>	<b>32,597.00</b>	<b>31,994.00</b>	<b>1.88%</b>	<b>178,000.20</b>	<b>77,124.00</b>	<b>154,248.00</b>
<b>Nonrental Revenue</b>						
11-1-000-000-3430.000 Investment Income	-	-		-	-	-
11-1-000-000-3440.000 Other Charges for Services	(69.10)	964.00		(18,765.51)	-	-
11-1-000-000-3441.000 Nontenant Other Income	-	8.98		42.08	-	-
11-1-000-000-3691.000 Operating Subsidy	136,425.00	136,288.00		708,210.00	924,222.00	1,848,444.00
<b>Total</b>	<b>136,355.90</b>	<b>137,260.98</b>	<b>-0.66%</b>	<b>689,486.57</b>	<b>924,222.00</b>	<b>1,848,444.00</b>
<b>TOTAL OPERATING REVENUE</b>	<b>168,952.90</b>	<b>169,254.98</b>	<b>-0.18%</b>	<b>867,486.77</b>	<b>1,001,346.00</b>	<b>2,002,692.00</b>
<b>OPERATING EXPENSES</b>						
<b>Administration</b>						
11-1-000-000-4110.000 Administration Salaries	11,607.61	10,325.89		61,952.18	78,949.50	157,899.00
11-1-000-000-4110.001 ROSS Salary/Benefits	596.88	(21,898.98)		596.88	-	-
11-1-000-000-4120.010 C.C. Mgt Fees	-	-		-	2,346.00	4,692.00
11-1-000-000-4120.020 C.C. Asset Mgt Fees	-	-		-	47,098.50	94,197.00
11-0-000-000-4120.030 C.C Bookkeeping Fee	-	-		-	3,288.00	6,576.00
11-1-000-000-4130.000 Legal Expense	-	-		1,073.00	1,224.00	2,448.00
11-1-000-000-4140.000 Staff Training	187.49	1,275.00		1,509.03	801.00	1,602.00
11-1-000-000-4140.001 ROSS Training Exp	240.00	-		240.00	-	-
11-1-000-000-4150.000 Travel	270.44	-		272.74	81.00	162.00
11-1-000-000-4160.001 Membership Dues	414.00	-		1,233.96	249.00	498.00
11-1-000-000-4171.000 Audit Fees	6,665.00	-		10,000.00	2,755.50	5,511.00
11-1-000-000-4174.000 C.C Mgt Fees-RAD2	8,447.65	8,462.75		44,565.22	-	-
11-1-000-000-4180.000 Office Rent	733.33	733.33		4,399.98	-	-
11-1-000-000-4182.000 Empl. Benefit Contrib.	2,591.07	3,340.89		22,118.28	21,438.00	42,876.00
11-1-000-000-4190.000 Other Admin and Sundry	374.91	224.97		1,183.80	4,783.50	9,567.00
11-1-000-000-4190.001 ROSS Administration Exp.	108.70	(1,587.05)		108.70	-	-
11-1-000-000-4190.002 Admin. Service Contracts	3,678.33	1,594.38		18,737.59	-	-
11-1-000-000-4190.004 Court Costs	269.49	-		449.15	702.00	1,404.00
11-1-000-000-4190.005 Advertising & Marketing	-	-		1,150.00	64.50	129.00
11-1-000-000-4190.006 Office Expenses	-	169.47		1,032.41	1,743.00	3,486.00
11-1-000-000-4191.000 Telephone	221.06	226.51		2,070.52	3,096.00	6,192.00
11-1-000-000-4193.000 Compliance Expenses	2,400.00	2,400.00		14,400.00	4,900.50	9,801.00
<b>Total</b>	<b>38,805.96</b>	<b>5,267.16</b>	<b>-636.75%</b>	<b>187,093.44</b>	<b>173,520.00</b>	<b>347,040.00</b>
<b>Tenant Services</b>						
11-1-000-000-4220.000 RC Exp.- BHA Portion	-	-		253.37	1,080.00	2,160.00
11-1-000-000-4220.001 RC Exp - RC portion	94.50	94.50		529.20	1,369.50	2,739.00
11-1-000-000-4440.000 RAD Relocation Expense	7,373.12	(25,126.22)		2,607.56	-	-
<b>Total</b>	<b>7,467.62</b>	<b>(25,031.72)</b>	<b>129.83%</b>	<b>3,390.13</b>	<b>2,449.50</b>	<b>4,899.00</b>
<b>Utilities</b>						
11-1-000-000-4310.000 Water	3,187.11	3,275.99		19,277.80	26,116.50	52,233.00
11-1-000-000-4320.000 Electricity	6,888.34	6,443.58		54,819.55	60,217.50	120,435.00
11-1-000-000-4330.000 Gas	4,823.60	5,642.15		61,758.06	58,057.50	116,115.00
11-1-000-000-4340.000 Auto Fuel	125.81	177.89		863.37	1,942.50	3,885.00
11-1-000-000-4350.000 Sewer	4,198.65	4,395.55		25,330.68	35,440.50	70,881.00
<b>Total</b>	<b>19,223.51</b>	<b>19,935.16</b>	<b>3.57%</b>	<b>162,049.46</b>	<b>181,774.50</b>	<b>363,549.00</b>
<b>OPERATING EXPENSES</b>						



**Bloomington RAD II, L.P.**  
**Statement of Activities - RAD II**  
**June 2023**

	Current Period	Prior Month	Variance %	Current Year	YTD Budget	Budget-Full Year
<b>Maintenance and Operations</b>						
11-1-000-000-4410.000 Maint. Labor	8,405.45	6,708.78		43,625.53	36,064.50	72,129.00
11-1-000-000-4420.000 Maint. Materials	2,755.24	321.62		16,847.20	31,788.00	63,576.00
11-1-000-000-4420.002 Vehicle Repairs/Equipment	-	-		1,142.01	1,620.00	3,240.00
11-1-000-000-4430.000 Contract Costs	8,145.12	176.24		11,470.27	29,373.00	58,746.00
11-1-000-000-4430.001 Painting	-	-		-	16,708.50	33,417.00
11-1-000-000-4430.002 Lawn Care	3,600.00	600.00		6,339.00	8,200.50	16,401.00
11-1-000-000-4430.004 Pest Control	3,075.76	33.00		(5,124.48)	13,077.00	26,154.00
11-1-000-000-4430.005 Trash Removal	2,201.00	1,916.48		10,511.38	9,927.00	19,854.00
11-1-000-000-4430.007 Heating & Cooling Contracts	-	-		839.00	379.50	759.00
11-1-000-000-4430.009 Plumbing Contracts	2,286.90	-		7,071.62	9,240.00	18,480.00
11-1-000-000-4430.010 Gas Contracts	56.05	-		529.15	1,191.00	2,382.00
11-1-000-000-4430.011 Landscaping Expense	26.35	216.23		486.74	1,311.00	2,622.00
11-1-000-000-4430.012 Protective Service Contracts	-	-		-	15,570.00	31,140.00
11-1-000-000-4430.013 Cintas Contract Costs	-	-		-	2,181.00	4,362.00
11-1-000-000-4430.014 Cleaning Contract-Office	200.00	-		600.00	2,485.50	4,971.00
11-1-000-000-4431.000 HQS Inspections	-	300.00		900.00	10,125.00	20,250.00
11-1-000-000-4433.000 Empl. Benefit Contr. Maint.	2,835.76	2,592.74		18,078.49	14,436.00	28,872.00
<b>Total</b>	<b>33,587.63</b>	<b>12,865.09</b>	<b>-161.08%</b>	<b>113,315.91</b>	<b>203,677.50</b>	<b>407,355.00</b>
<b>General Expense</b>						
11-1-000-000-4510.000 Auto Insurance	61.76	61.76		678.86	237.00	474.00
11-1-000-000-4510.008 Cyber Insurance	-	-		-	790.50	1,581.00
11-1-000-000-4510.010 Property Insurance	3,998.40	3,998.40		23,990.40	45,096.00	90,192.00
11-1-000-000-4510.020 General Liability Insurance	1,317.42	1,317.42		7,904.52	7,905.00	15,810.00
11-1-000-000-4510.040 Workers Comp Insurance	226.71	226.71		1,360.26	1,024.50	2,049.00
11-1-000-000-4510.050 Public Officials Liability Ins.	24.78	24.78		148.68	-	-
11-1-000-000-4510.060 Employ Practices Liability	37.15	37.15		222.90	159.00	318.00
11-1-000-000-4510.070 Commercial Umbrella Ins	400.68	400.68		2,404.08	1,980.00	3,960.00
11-1-000-000-4510.090 Surplus Commerical Liability	-	-		-	5,764.50	11,529.00
11-1-000-000-4570.000 Collection Losses	4,089.79	3,416.10		37,846.78	-	-
11-1-000-000-4590.010 Other Gen Exp - RAD Trx	-	-		-	-	-
<b>Total</b>	<b>10,156.69</b>	<b>9,483.00</b>	<b>-7.10%</b>	<b>74,556.48</b>	<b>62,956.50</b>	<b>125,913.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>109,241.41</b>	<b>22,518.69</b>	<b>-385.11%</b>	<b>540,405.42</b>	<b>624,378.00</b>	<b>1,248,756.00</b>
<b>OPER INC (LOSS) BEFORE DEPREC</b>	<b>59,711.49</b>	<b>146,736.29</b>	<b>-59.31%</b>	<b>327,081.35</b>	<b>376,968.00</b>	<b>753,936.00</b>
Depreciation Expenses						
11-1-000-000-4800.000 Depreciation Expense	34,533.74	34,533.74		207,202.44	207,202.44	414,404.88
<b>Total</b>	<b>34,533.74</b>	<b>34,533.74</b>		<b>207,202.44</b>	<b>207,202.44</b>	<b>414,404.88</b>
<b>OPER INC (LOSS) AFTER DEPREC</b>	<b>25,177.75</b>	<b>112,202.55</b>	<b>77.56%</b>	<b>119,878.91</b>	<b>169,765.56</b>	<b>339,531.12</b>



**Bloomington Housing Authority - HCV**  
**Balance Sheet - HCV**  
**June 2023**

<b>ASSETS</b>	<b>Current Year</b>
<b>Cash</b>	
02-0-000-000-1111.040 Cash Unrestricted	(2,304.15)
02-0-000-000-111.050 GAB - Cash Unrestricted	1,347,937.93
02-0-000-000-1111.051 GAB Restricted for HAP	195,016.70
02-0-000-000-1117.000 Petty Cash	<u>250.34</u>
	1,540,900.82
<b>Accounts Receivable</b>	
02-0-000-000-1121.000 A/R - Fraud Recovery	150,549.80
02-0-000-000-1121.010 Allowance for Doubtful Accts.	(42,612.00)
02-0-000-000-1125.001 A/R-HUD (FSS Grant)	<u>17,203.32</u>
	125,141.12
<b>Other Current Assets</b>	
02-0-000-000-1145.000 Accrued Accounts Receivable	199.90
02-0-000-000-1162.000 General Fund Investments- Admin	322,212.98
02-0-000-000-1166.100 Chase FSS Investment Checking	192,029.65
02-0-000-000-1166.200 Cash restricted - FSS forfeiture	-
02-0-000-000-1211.000 Prepaid Insurance	34,499.90
02-0-000-000-1295.010 Interfund (due to)/ from Amp1	156,801.37
02-0-000-000-1295.050 Interfund (due to)/from SRO	(69,033.84)
02-0-000-000-1295.060 Interfund (due to)/from VASH	-
02-0-000-000-1295.090 Interfund (due to)/from COCC	(1,380,762.91)
02-0-000-000-1295.110 Interfund (due to)/due from RAD II	5,934.70
02-0-000-000-1295.120 Interfund (due to)/due from EHV	89,476.69
02-0-000-000-1295.130 Interfund (due to)/due from Bloomington RAD I	<u>(116,308.48)</u>
	(764,950.04)
<b>Fixed Assets</b>	
02-0-000-000-1400.080 Furn, Equip, and Mach Admin	35,276.38
02-0-000-000-1400.150 Accumulated Depreciation	<u>(25,710.61)</u>
	9,565.77
<b>TOTAL ASSETS</b>	<u><b>910,657.67</b></u>
<b>LIABILITIES AND SURPLUS</b>	
<b>Accounts Payable</b>	
02-0-000-000-2111.000 A/P - HUD	459.51
<b>Accrued Liabilities</b>	
02-0-000-000-2134.010 Accrued Comp Abs - Due within one year	33,558.37
<b>Noncurrent Liabilities</b>	
02-0-000-000-2134.020 Accrued Comp Abs	7,558.43
02-0-000-000-2182.000 FSS Liability	<u>216,678.69</u>
	224,237.12
<b>TOTAL LIABILITIES</b>	<u><b>258,255.00</b></u>
<b>EQUITY</b>	
02-0-000-000-2700.000 CY Net Change	(350,488.49)
02-0-000-000-2802.508 Invested in Capital Assets	14,527.43
02-0-000-000-2810.001 Fund Balance HAP	173,329.48
02-0-000-000-2810.002 Fund Balance Admin Fee	<u>815,034.25</u>
	652,402.67
<b>TOTAL LIABILITIES AND EQUITY</b>	<u><b>910,657.67</b></u>

**Bloomington Housing Authority - Voucher Program**  
**Statement of Activities - Voucher**  
**June 2023**

	Current Period	Prior Month	Variance	Current Year	YTD Budget
<b>OPERATING REVENUE</b>					
Operating Revenue					
02-1-000-000-3410.000 Revenues -HAP Subsidy	1,025,115.00	874,725.00		9,027,323.00	10,461,456.00
02-1-000-000-3410.010 Revenues-Admin. Fees	126,219.00	91,565.00		893,361.00	793,941.03
02-1-000-000-3410.015 Revenues-RAD HAP	17,036.00	17,036.00		102,213.00	-
02-1-000-000-3411.000 Revenues - FSS Coord	-	39,929.76		103,973.34	150,570.00
02-1-000-000-3450.000 Fraud Recovery HUD	2,360.82	7,358.39		65,083.21	-
02-1-000-000-3450.010 Fraud Recovery PHA	2,360.81	7,358.38		65,083.18	42,487.47
02-1-000-000-3480.010 Other Rev - FSS Forfeit	-	-		(1,668.63)	-
<b>TOTAL OPERATING REVENUE</b>	<b>1,173,091.63</b>	<b>1,037,972.53</b>	<b>13.02%</b>	<b>10,255,368.10</b>	<b>11,448,454.50</b>
<b>OPERATING EXPENSES</b>					
<b>Administration</b>					
02-1-000-000-4110.000 Administration Salaries	33,323.21	25,957.72		253,986.38	292,861.53
02-1-000-000-4111.000 FSS Expense	10,420.04	8,517.33		82,443.45	78,635.97
02-1-000-000-4130.000 Legal Expense	-	-		498.75	3,645.00
02-1-000-000-4140.000 Staff Training	24.99	6,375.00		6,850.21	3,750.03
02-1-000-000-4140.001 FSS Training Expenses	1,800.00	865.00		2,785.00	-
02-1-000-000-4150.000 Travel	-	47.16		249.90	1,500.03
02-1-000-000-4160.000 Membership Dues	1,131.60	-		2,331.79	1,531.53
02-1-000-000-4170.000 Accounting Fees	-	-		-	1,874.97
02-1-000-000-4171.000 Audit Fees	-	-		-	4,500.00
02-1-000-000-4172.000 C.C Bookkeeping Fees	12,697.50	12,712.50		111,637.50	112,455.00
02-1-000-000-4174.000 C.C Mgt Fees	20,316.00	20,340.00		178,620.00	149,940.00
02-1-000-000-4180.000 Office Rent	483.33	483.33		4,349.97	4,349.97
02-1-000-000-4182.000 Empl. Benefit Contrib.	10,634.37	9,301.53		96,687.32	112,855.50
02-1-000-000-4190.000 Other Admin and Sundry	413.15	394.21		2,997.54	1,874.97
02-1-000-000-4190.002 Admin. Service Contracts	1,273.54	3,430.79		37,957.01	25,989.03
02-1-000-000-4190.004 FSS Sundry	31.47	-		31.47	-
02-1-000-000-4190.005 Advertising & Marketing	-	-		6,900.00	749.97
02-1-000-000-4190.006 Office Expenses	2,413.49	2,374.48		10,942.24	6,075.00
02-1-000-000-4191.000 Telephone	453.96	468.85		5,352.33	6,000.03
Total	95,416.65	91,267.90	-4.55%	804,620.86	808,588.53
<b>Maintenance and Operations</b>					
<b>General Expense</b>					
02-1-000-000-4340.000 Auto Fuel & Maintenance	74.13	75.51		650.74	3,375.00
02-1-000-000-4430.000 Contracts Costs	-	-		127.28	-
02-1-000-000-4510.000 Auto Insurance	75.00	75.00		1,113.73	1,423.53
02-1-000-000-4510.002 General Liability Insurance	1,599.73	1,599.73		14,397.57	16,499.97
02-1-000-000-4510.004 Workers Comp Insurance	275.29	275.29		2,477.61	2,458.53
02-1-000-000-4510.005 Public Officials Liability Ins.	30.09	30.09		270.81	321.03
02-1-000-000-4510.006 Employ Practices Liability	45.11	45.11		405.99	382.50
02-1-000-000-4510.007 Commercial Umbrella Ins	486.54	486.54		4,378.86	2,968.47
02-1-000-000-4510.008 Cyber Insurance	-	-		-	1,188.00
02-1-000-000-4570.000 Collection Loss - Admin	-	(2,116.69)		(2,116.69)	-
02-1-000-000-4590.000 Other General Expense	711.80	465.44		4,733.32	-
Total	3,297.69	936.02	-252.31%	26,439.22	28,617.03
<b>Housing Assistance Payments</b>					
02-1-000-000-4715.010 Hap Occupied Unit Payments	1,110,968.00	1,066,668.70		8,977,462.08	9,159,745.50
02-1-000-000-4715.040 Hap Utility-Voucher	35,111.00	32,577.00		260,142.00	261,000.00
02-1-000-000-4715.060 Hap Port Out Payments	19,737.00	16,725.30		142,526.30	168,750.00
02-1-000-000-4715.080 VASH HAP	25,127.00	26,365.00		231,503.00	249,000.03
02-1-000-000-4715.100 HAP- RAD Rehab Assistance Payments	-	-		-	-
02-1-000-000-4719.000 FSS Contributions	15,002.00	16,283.00		129,330.00	112,500.00
Total	1,205,945.00	1,158,619.00	-4.08%	9,740,963.38	9,950,995.53
<b>TOTAL OPERATING EXPENSES</b>	<b>1,304,659.34</b>	<b>1,250,822.92</b>	<b>4.30%</b>	<b>10,572,023.46</b>	<b>10,788,201.09</b>
<b>OPER INC (LOSS) BEFORE DEPEC</b>	<b>(131,567.71)</b>	<b>(212,850.39)</b>	<b>-38.19%</b>	<b>(316,655.36)</b>	<b>660,253.41</b>
Depreciation					
02-1-000-000-4800.000 Depreciation Expense	238.16	238.16		2,143.44	-
<b>OPER INC (LOSS) AFTER DEPREC</b>	<b>(131,805.87)</b>	<b>(213,088.55)</b>		<b>(318,798.80)</b>	<b>660,253.41</b>
Nonoperating Revenue Expenses					
02-1-000-000-3430.000 Interest Inc-Admin	2,325.67	2,436.58		18,323.31	375.03
<b>NET CHANGE</b>	<b>(129,480.20)</b>	<b>(210,651.97)</b>	<b>-38.53%</b>	<b>(300,476.49)</b>	<b>660,628.44</b>

**Bloomington Housing Authority - COCC**  
**Balance Sheet - COCC**  
**June 2023**

<b>ASSETS</b>	<b>Current Year</b>
<b>Cash</b>	
90-0-000-000-111.050 GAB - Cash Unrestricted	158,699.86
90-0-000-000-1111.070 RADII Seller Loan	1,919,335.62
90-0-000-000-1117.000 Petty Cash	<u>180.16</u>
	2,078,215.64
<b>Other Current Assets</b>	
90-0-000-000-1162.000 General Fund Investments	-
90-0-000-000-1211.000 Prepaid Insurance	17,933.63
90-0-000-000-1295.001 Interfund (due to)/from Amp1	(1,015,238.26)
90-0-000-000-1295.016 Interfund (due to)/from Health Foundation	2,851.81
90-0-000-000-1295.020 Interfund (due to)/from Voucher	1,380,762.91
90-0-000-000-1295.040 Interfund (due to)/from Other Grants	495.00
90-0-000-000-1295.050 Interfund (due to)/from SRO	4,081.02
90-0-000-000-1295.110 Interfund (due to)/due from RAD II	1,111,519.36
90-0-000-000-1295.120 Interfund (due to)/due from EHV	30,857.72
90-0-000-000-1295.130 Interfund (due to)/due from Bloomington RAD I	359,114.69
90-0-000-000-1295.140 Interfund (due to)/from Summit Hill	19,999.33
90-0-000-000-1295.150 Interfund (due to)/from LRMF	12,138.06
90-0-000-000-1295.501 Interfund (due to)/from CFP	<u>(1,919,335.62)</u>
	5,179.65
<b>Fixed Assets</b>	
90-0-000-000-1400.060 Land	35,060.12
90-0-000-000-1400.070 Buildings	148,034.61
90-0-000-000-1400.090 Furn, Equip, Mach - Admin	108,590.89
90-0-000-000-1400.150 Accumulated Depreciation	<u>(211,066.13)</u>
	80,619.49
<b>TOTAL ASSETS</b>	<b><u>2,164,014.78</u></b>
<b>LIABILITIES AND SURPLUS</b>	
<b>Accounts Payable</b>	
90-0-000-000-2117.010 Federal Income Tax WH	6,587.48
90-0-000-000-2117.020 Social Security Tax WH	10,879.54
90-0-000-000-2117.021 Medicare Tax WH	2,544.42
90-0-000-000-2117.030 State Income Tax WH	2,836.08
90-0-000-000-2117.040 AUL Roth WH	(8,142.00)
90-0-000-000-2117.062 Deferred Comp Deduction WH	12,274.00
90-0-000-000-2117.063 Child Support	625.57
90-0-000-000-2117.066 Health Deduction	7,501.20
90-0-000-000-2117.069 Supplemental Life Deductions	1,837.70
90-0-000-000-2117.071 Garnishment WH	20.00
90-0-000-000-2117.074 Dental WH	211.59
90-0-000-000-2117.075 Vision WH	292.91
90-0-000-000-2117.076 HSA WH	938.00
90-0-000-000-2117.077 Cincinnati Life Ins	1,149.12
90-0-000-000-2117.078 Short Term Disability Benefits	2,172.12
90-0-000-000-2117.080 County Tax	<u>1,462.23</u>
	43,189.96
<b>Accrued Liabilities</b>	
90-0-000-000-2134.010 Accrued Comp Abs - Due within One year	34,239.97
<b>Noncurrent Liabilities</b>	
90-0-000-000-2134.020 Accrued Comp Abs	<u>9,477.23</u>
<b>TOTAL LIABILITIES</b>	<b>86,907.16</b>
<b>EQUITY</b>	
90-0-000-000-2700.000 CY Net Change	325,657.33
90-0-000-000-2802.508 Invested in Capital Assets	85,348.31
90-0-000-000-2802.512 Unrestricted Net Assets	<u>1,666,101.98</u>
	2,077,107.62
<b>TOTAL LIABILITIES AND EQUITY</b>	<b><u>2,164,014.78</u></b>

**Bloomington Housing Authority - Cost Center**  
**Statement of Activities - Cost Center**  
**June 2023**

	Current Period	Prior Month	Variance %	Current Year	YTD Budget
<b>OPERATING REVENUE</b>					
<b>Management Fee Revenue</b>					
90-1-000-000-3800.000 Management Fees	14,712.61	14,131.63		110,973.91	121,060.53
90-1-000-000-3800.020 Mgt Fees Voucher	20,316.00	20,340.00		178,620.00	149,940.00
90-1-000-000-3800.030 Bookkeeping Fees	12,697.50	12,712.50		111,637.50	200,954.97
<b>Total</b>	<b>47,726.11</b>	<b>47,184.13</b>		<b>401,231.41</b>	<b>471,955.50</b>
<b>Nonrental Revenue</b>					
90-1-000-000-3690.010 Developer Fees Earned	-	-		282,736.68	175,816.98
90-1-000-000-3691.000 Operating Subsidy	-	-		117,456.00	-
90-1-000-000-3691.001 ROSS Grant Income	-	-		49,015.82	50,537.25
<b>TOTAL OPERATING REVENUE</b>	<b>47,726.11</b>	<b>47,184.13</b>	<b>1.15%</b>	<b>850,439.91</b>	<b>698,309.73</b>
<b>OPERATING EXPENSES</b>					
<b>Administration</b>					
90-1-000-000-4110.000 Administration Salaries	36,982.86	28,275.36		304,613.25	302,060.97
90-1-000-000-4110.001 Ross Salary/Benefits	432.95	26,542.83		26,975.78	47,758.50
90-1-000-000-4120.000 New Development Costs	-	-		4.20	-
90-1-000-000-4130.000 Legal Expense	129.00	-		323.25	9,855.00
90-1-000-000-4140.000 Staff Training	754.56	477.00		5,933.83	7,499.97
90-1-000-000-4140.001 Ross Training Expenses	-	-		-	2,306.25
90-1-000-000-4150.000 Travel	1,367.25	2,621.02		4,559.56	6,000.03
90-1-000-000-4160.001 Membership Dues	607.20	-		3,032.32	749.97
90-1-000-000-4170.000 Accounting Fees	-	-		16,120.00	3,750.03
90-1-000-000-4171.000 Audit Fees	-	-		-	7,274.97
90-1-000-000-4180.000 Office Rent	-	-		-	-
90-1-000-000-4182.000 Empl. Benefit Contrib.	9,694.06	7,995.45		84,198.68	95,031.72
90-1-000-000-4190.000 Other Admin and Sundry	824.75	345.38		6,101.08	9,000.00
90-1-000-000-4190.001 HR Sundry Exp	200.00	250.00		1,397.06	-
90-1-000-000-4190.002 Admin. Service Contracts	1,091.34	1,711.84		32,135.80	2,999.97
90-1-000-000-4190.005 Advertising & Marketing	-	-		1,450.00	749.97
90-1-000-000-4190.006 Office Expenses	192.58	556.18		6,480.29	3,975.03
90-1-000-000-4190.008 Board Sundry Exp	20.68	-		457.24	-
90-1-000-000-4190.010 Ross Admin	4,516.74	1,856.05		6,372.79	2,306.25
90-1-000-000-4191.000 Telephone	210.19	218.18		2,779.40	2,999.97
90-1-000-000-4193.000 Compliance Expense	-	-		-	20,999.97
<b>Total</b>	<b>57,024.16</b>	<b>70,849.29</b>	<b>19.51%</b>	<b>502,934.53</b>	<b>525,318.57</b>
<b>Tenant Services</b>					
90-1-000-000-4220.000 Resident Services	267.21	5.36		927.67	12,131.19
<b>Total</b>	<b>267.21</b>	<b>5.36</b>		<b>927.67</b>	<b>12,131.19</b>
<b>OPERATING EXPENSES</b>					
<b>Maintenance and Operations</b>					
90-1-000-000-4421.000 Maint. Materials	174.40	286.38		1,179.38	3,750.03
90-1-000-000-4420.002 Vehicle Repair	-	-		-	937.53
90-1-000-000-4430.000 Contract Costs	-	-		3,761.18	-
90-1-000-000-4430.001 Painting	-	-		200.00	-
90-1-000-000-4430.004 Pest Control	-	-		-	1,162.53
90-1-000-000-4430.007 Heating & Cooling Contracts	-	-		-	749.97
90-1-000-000-4430.008 Electrical Contracts	-	-		-	749.97
90-1-000-000-4430.009 Plumbing Contracts	-	-		-	749.97
90-1-000-000-4430.011 Landscaping Expense	-	-		-	2,625.03
90-1-000-000-4430.013 Cintas Contract Costs	1,995.60	1,016.69		9,172.68	-
90-1-000-000-4430.014 Cleaning Contract Office	1,575.00	1,600.00		10,775.00	4,500.00
90-1-000-000-4431.000 Garbage & Trash Removal	-	-		-	1,649.97
<b>Total</b>	<b>3,745.00</b>	<b>2,903.07</b>	<b>-29.00%</b>	<b>25,088.24</b>	<b>16,875.00</b>
<b>General Expense</b>					
90-1-000-000-4510.000 Auto Insurance	46.32	46.32		677.75	2,250.00
90-1-000-000-4510.001 Property Insurance	-	-		-	2,999.97
90-1-000-000-4510.002 General Liability Insurance	988.07	988.07		8,892.63	6,000.03
90-1-000-000-4510.004 Workers Comp Insurance	170.03	170.03		1,530.27	2,250.00
90-1-000-000-4510.005 Public Officials Liability Ins.	18.59	18.59		167.31	187.47
90-1-000-000-4510.006 Employ Practices Liability	27.86	27.86		250.74	375.03
90-1-000-000-4510.007 Commercial Umbrella Ins	300.51	300.51		2,704.59	2,999.97
<b>Total</b>	<b>1,551.38</b>	<b>1,551.38</b>	<b>0.00%</b>	<b>14,223.29</b>	<b>17,062.47</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>62,587.75</b>	<b>75,309.10</b>	<b>16.89%</b>	<b>543,173.73</b>	<b>571,387.23</b>
<b>OPER INC (LOSS) BEFORE DEPREC</b>	<b>(14,861.64)</b>	<b>(28,124.97)</b>	<b>47.16%</b>	<b>307,266.18</b>	<b>126,922.50</b>
<b>Depreciation Expenses</b>					
90-1-000-000-4800.000 Depreciation expense	223.36	223.36		2,010.24	-
<b>Total</b>	<b>223.36</b>	<b>223.36</b>		<b>2,010.24</b>	<b>-</b>
<b>OPER INC (LOSS) AFTER DEPREC</b>	<b>(15,085.00)</b>	<b>(28,348.33)</b>	<b>46.79%</b>	<b>305,255.94</b>	<b>126,922.50</b>
<b>Nonoperating Revenue Expenses</b>					
90-1-000-000-3423.000 Nondwelling rent	1,666.66	1,666.67		14,999.94	-
90-1-000-000-3430.000 Investment income	360.91	516.64		5,382.20	375.03
90-1-000-000-3441.000 Nontenant Other Income	-	-		19.25	-
<b>Total</b>	<b>2,027.57</b>	<b>2,183.31</b>		<b>20,401.39</b>	<b>375.03</b>
<b>NET INCOME (LOSS)</b>	<b>(13,057.43)</b>	<b>(26,165.02)</b>	<b>50.10%</b>	<b>325,657.33</b>	<b>127,297.53</b>

**Summit Hill**  
**Statement of Activities - SHCDC**  
**June 2023**

	Current Period	Prior Period	Current Year
<b>OPERATING INCOME</b>			
Income	-	-	250,000.00
<b>OPERATING EXPENSES</b>			
Administration			
14-1-000-000-4110.000 Administration Salaries	7,233.50	5,240.05	51,175.19
14-1-000-000-4120.000 New Development Costs	-	-	12,591.70
14-1-000-000-4120.001 Community Land Trust	1,900.00	-	6,700.00
14-1-000-000-4120.003 Predevelopment Kohr Building	-	3,243.50	3,243.50
14-1-000-000-4120.004 Predevelopment East Learning	3,775.38	-	11,781.78
14-1-000-000-4120.005 Predevelopment Arlington	-	-	600.00
14-1-000-000-4130.000 Legal Expenses	1,932.00	-	3,727.50
14-1-000-000-4140.000 Staff Training	1,725.00	-	3,864.00
14-1-000-000-4150.000 Travel	-	-	-
14-1-000-000-4160.001 Membership Dues	193.20	-	264.04
14-1-000-000-4182.000 SHCDC Admin. Employee Benefits	1,825.18	1,523.32	15,167.16
14-1-000-000-4190.000 Other Admin & Sundry	-	-	101.67
14-1-000-000-4190.002 Administrative Service Contracts	1,628.16	761.69	4,914.11
14-1-000-000-4190.005 Advertising & Marketing	-	-	1,150.00
14-1-000-000-4190.006 Office Expenses	-	-	1,248.75
14-1-000-000-4191.000 Telephone & Internet	66.88	69.43	342.90
14-1-000-000-4196.000 CBDG Grant Expenses	-	-	13,352.73
<b>Total</b>	<b>20,279.30</b>	<b>10,837.99</b>	<b>130,225.03</b>
<b>Net Income(Loss)</b>	<b>(20,279.30)</b>	<b>(10,837.99)</b>	<b>119,774.97</b>

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**H.M.S. Accounts Payable**  
**Payment Summary Report**  
**By Payment Number**

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<b>Payment Number</b>	<b>Payment Date</b>	<b>Vendor</b>	<b>Amount</b>
2451	06/01/2023	AT&T Mobility	\$45.66
2452	06/01/2023	Black Lumber Company Inc.	\$146.29
2453	06/01/2023	Duke Energy Payment Processin	\$3,712.48
2454	06/01/2023	Kleindorfer's Hardware	\$201.12
2455	06/01/2023	Menards	\$91.51
2456	06/01/2023	ProStar Consulting Inc.	\$825.00
2457	06/01/2023	Roswell Construction Co.	\$2,600.00
2458	06/01/2023	Visa	\$931.76
2459	06/08/2023	City Of Bloomington Utilities	\$7,228.23
2460	06/08/2023	Environmental Pest Control, Inc	\$780.18
2461	06/08/2023	HD Supply Facilities Maintenanc	\$294.89
2462	06/08/2023	Harpers Time & Attendance	\$17.55
2463	06/08/2023	Heather's Cleaning Services LL	\$1,480.00
2464	06/08/2023	Indiana Chapter of NAHRO	\$175.00
2465	06/08/2023	ProStar Consulting Inc.	\$992.16
2466	06/08/2023	Republic Services #694	\$1,239.10
2467	06/08/2023	SCCAP	\$150.00
2468	06/08/2023	Wex Bank/Exxon	\$24.52
2469	06/15/2023	COMCAST	\$28.32
2470	06/15/2023	CenterPoint Energy	\$2,906.02
2471	06/15/2023	Environmental Pest Control, Inc	\$648.18
2472	06/15/2023	Gordon Flesch Company	\$25.82
2473	06/15/2023	Marshall Security LLC	\$5,580.00
2474	06/15/2023	PRYOR SAFE AND LOCK	\$103.88
2475	06/15/2023	ProStar Consulting Inc.	\$1,297.16
2476	06/15/2023	Winsupply Bedford IN	\$420.08
2477	06/22/2023	April Clark	\$11.10
2478	06/22/2023	CallNet Call Center Services,Inc	\$118.00
2479	06/22/2023	Comcast	\$114.99
2480	06/22/2023	Duke Energy Payment Processin	\$5,535.30
2481	06/22/2023	LORI HARTMAN	\$11.10
2482	06/22/2023	Marta Hall	\$11.10
2483	06/22/2023	ProStar Consulting Inc.	\$261.65
2484	06/22/2023	Shelly Wright	\$11.10
2485	06/22/2023	Sherry Clay	\$11.10
2486	06/28/2023	Bill Sims	\$79.42
2487	06/28/2023	Brittany Frye	\$24.79
2488	06/28/2023	Dauby O'Connor & Zaleski, LL	\$5,810.00
2489	06/28/2023	Janice Price	\$54.63
2490	06/28/2023	PC Max. Inc.	\$69.68
2491	06/28/2023	ProStar Consulting Inc.	\$597.16
40229	06/01/2023	AT&T Mobility	\$77.75
40230	06/01/2023	Bells Built	\$600.00
40231	06/01/2023	Brian Hendrickson	\$100.00
40232	06/01/2023	CGR,LLC	\$7,820.00
40233	06/01/2023	Charles Sira	\$100.00
40234	06/01/2023	Duke Energy Payment Processin	\$6,855.32
40235	06/01/2023	Harrell-Fish Inc.	\$1,648.85
40236	06/01/2023	Heather's Cleaning Services LL	\$320.00
40237	06/01/2023	Kleindorfer's Hardware	\$42.66
40238	06/01/2023	ProStar Consulting Inc.	\$825.00
40239	06/01/2023	Tammy Nowling	\$100.00



Date: 07/05/2023  
Time: 11:05:18 AM

**H.M.S. Accounts Payable**  
**Payment Summary Report**  
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<b>Payment Number</b>	<b>Payment Date</b>	<b>Vendor</b>	<b>Amount</b>
40240	06/01/2023	Tonyas Touch Inc.	\$200.00
40241	06/01/2023	Visa	\$3,587.88
40242	06/08/2023	Bells Built	\$1,200.00
40243	06/08/2023	City Of Bloomington Utilities	\$7,385.76
40244	06/08/2023	Environmental Pest Control, Inc	\$1,223.38
40245	06/08/2023	GE Appliances,General Electric	\$38.69
40246	06/08/2023	HD Supply Facilities Maintenanc	\$401.76
40247	06/08/2023	Harpers Time & Attendance	\$17.55
40248	06/08/2023	Harrell-Fish Inc.	\$638.05
40249	06/08/2023	Indiana Chapter of NAHRO	\$175.00
40250	06/08/2023	J & S Locksmith Shop	\$121.02
40251	06/08/2023	Jason Mermoud	\$137.00
40252	06/08/2023	ProStar Consulting Inc.	\$892.16
40253	06/08/2023	Republic Services #694	\$2,201.00
40254	06/08/2023	Wex Bank/Exxon	\$125.81
40255	06/15/2023	American Tenant Screen, Inc.	\$7.95
40256	06/15/2023	Bells Built	\$600.00
40257	06/15/2023	COMCAST	\$28.32
40258	06/15/2023	CenterPoint Energy	\$5,057.68
40259	06/15/2023	Environmental Pest Control, Inc	\$1,091.38
40260	06/15/2023	Gordon Flesch Company	\$43.96
40261	06/15/2023	Indiana Underground Plant Prot	\$56.05
40262	06/15/2023	Leasing & Management Compa	\$2,400.00
40263	06/15/2023	Lowe's Companies Inc	\$209.62
40264	06/15/2023	Maya Artino	\$100.00
40265	06/15/2023	Mold Diagnostics	\$150.00
40266	06/15/2023	PRYOR SAFE AND LOCK	\$176.87
40267	06/15/2023	ProStar Consulting Inc.	\$1,097.16
40268	06/15/2023	Void / Winsupply Bedford IN	\$0.00
40269	06/15/2023	Winsupply Bedford IN	\$792.98
40270	06/22/2023	April Clark	\$18.90
40271	06/22/2023	BBM Serivce	\$3,485.00
40272	06/22/2023	Bells Built	\$600.00
40273	06/22/2023	Bibiana Tiempo	\$1,900.00
40274	06/22/2023	CallNet Call Center Services,Inc	\$175.12
40275	06/22/2023	Comcast	\$114.99
40276	06/22/2023	Environmental Pest Control, Inc	\$297.00
40277	06/22/2023	LORI HARTMAN	\$18.90
40278	06/22/2023	Marta Hall	\$18.90
40279	06/22/2023	ProStar Consulting Inc.	\$261.65
40280	06/22/2023	Shelly Wright	\$18.90
40281	06/22/2023	Sherry Clay	\$18.90
40282	06/28/2023	Bells Built	\$600.00
40283	06/28/2023	Bill Sims	\$135.22
40284	06/28/2023	Brittany Frye	\$42.21
40285	06/28/2023	Dauby O'Connor & Zaleski, LL	\$6,665.00
40286	06/28/2023	Environmental Pest Control, Inc	\$264.00
40287	06/28/2023	Janice Price	\$93.01
40288	06/28/2023	PC Max. Inc.	\$87.88
40289	06/28/2023	ProStar Consulting Inc.	\$350.00
61121	06/01/2023	AT&T Mobility	\$62.24
61122	06/01/2023	Lowe's Companies Inc	\$64.73

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<b>Payment Number</b>	<b>Payment Date</b>	<b>Vendor</b>	<b>Amount</b>
61123	06/01/2023	Tonyas Touch Inc.	\$1,575.00
61124	06/01/2023	Visa	\$5,597.31
61125	06/08/2023	American United Life Ins. Co.	\$1,936.26
61126	06/08/2023	Ashley Spradley	\$79.31
61127	06/08/2023	Cintas Location #529	\$537.86
61128	06/08/2023	David Ferguson - Atty	\$43.00
61129	06/08/2023	Duke Energy Payment Processin	\$33.02
61130	06/08/2023	Harpers Time & Attendance	\$73.71
61131	06/08/2023	ProStar Consulting Inc.	\$189.00
61132	06/08/2023	Wex Bank/Exxon	\$74.13
61133	06/15/2023	American Tenant Screen, Inc.	\$108.40
61134	06/15/2023	Ashley Spradley	\$484.96
61135	06/15/2023	COMCAST	\$118.93
61136	06/15/2023	Cintas Location #529	\$141.34
61137	06/15/2023	Dhara Patel	\$364.10
61138	06/15/2023	Gordon Flesch Company	\$69.78
61139	06/15/2023	Leon Gordon	\$269.86
61140	06/15/2023	PRYOR SAFE AND LOCK	\$280.75
61141	06/15/2023	Leon Gordon	\$484.70
61142	06/22/2023	Cintas Location #529	\$347.46
61143	06/22/2023	Comcast	\$482.98
61144	06/22/2023	David Ferguson - Atty	\$86.00
61145	06/22/2023	Elaine Amerson	\$25.00
61146	06/22/2023	IU Health Plans	\$15,594.87
61147	06/22/2023	Jerry Cravens	\$25.00
61148	06/22/2023	Mary Morgan	\$25.00
61149	06/22/2023	Master Rental	\$235.13
61150	06/22/2023	Nordia McNish	\$25.00
61151	06/22/2023	ProStar Consulting Inc.	\$1,098.92
61152	06/22/2023	Sherry Clay	\$25.00
61153	06/22/2023	Tracee Lutes	\$25.00
61154	06/28/2023	Central Indiana Interpreting Ser	\$120.00
61155	06/28/2023	Cintas Location #529	\$968.94
61156	06/28/2023	Elgar Properties	\$1,300.00
61157	06/28/2023	Houston Housing Authority	\$1,700.00
61158	06/28/2023	Kate Gazunis	\$147.64
61159	06/28/2023	Nordia McNish	\$188.64
61160	06/28/2023	PC Max. Inc.	\$253.88
61161	06/28/2023	ProStar Consulting Inc.	\$350.00
61162	06/28/2023	Sherry Clay	\$41.00
61163	06/28/2023	The Cincinnati Life Insurance C	\$81.34
200054	06/01/2023	Sarge Property Management Inc	\$600.00
200055	06/01/2023	Visa	\$1,994.19
200056	06/08/2023	David Ferguson - Atty	\$1,470.00
200057	06/08/2023	Harpers Time & Attendance	\$8.19
200058	06/08/2023	ProStar Consulting Inc.	\$21.00
200059	06/08/2023	Springpoint Architects, pc	\$3,555.38
200060	06/08/2023	Sarge Property Management Inc	\$600.00
200061	06/15/2023	Adam Jackson	\$300.00
200062	06/15/2023	COMCAST	\$13.21
200063	06/15/2023	Champlain Housing Trust, Inc	\$1,900.00
200064	06/22/2023	Comcast	\$53.67

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<b>Payment Number</b>	<b>Payment Date</b>	<b>Vendor</b>	<b>Amount</b>
200065	06/22/2023	David Ferguson - Atty	\$462.00
200066	06/22/2023	Pro Lawn Deck & Tree Care	\$220.00
200067	06/22/2023	ProStar Consulting Inc.	\$422.10
200068	06/22/2023	Union At Crescent LP	\$1,100.00
200069	06/28/2023	PC Max. Inc.	\$405.44
200070	06/28/2023	Parker Management	\$1,675.00
200071	06/28/2023	ProStar Consulting Inc.	\$697.16
			<u>\$159,710.75</u>

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SOUTH ELEVATION

ELEVATION  
KOHHR BUILDING  
BLOOMINGTON, IN



NORTH ELEVATION

ELEVATION  
KOHHR BUILDING  
BLOOMINGTON, IN



PERSPECTIVE  
KOHHR BUILDING  
BLOOMINGTON, IN





## Bloomington Housing Authority

1007 North Summit, Bloomington, Indiana 47404  
812-339-3491 fax 812-339-7177

TO: Board of Commissioners and Kate Gazunis, Executive Director  
FROM: Rhonda Moore, Capital Assets Manager  
DATE: July 2023 RE: Renovation & Procurement Activity

Please review my report and bring any questions to the next meeting. If you believe your questions may require research, please contact me prior to the meeting at 812-545-7053 or e-mail at [rmoore@blha.net](mailto:rmoore@blha.net).

- The Walnut Woods solar installation project contract has been executed. I issued the notice to proceed for MPI Solar to begin work on July 12<sup>th</sup>. They have 120 days to complete this project. MPI started work on July 19<sup>th</sup>. The completion date is scheduled for November 10, 2023.
- RAD II Update:
  - BCM completed two buildings, a total of six units, this month.
  - We are now renovating by building rather than phase. I have started conducting the initial and final punch inspections alone to save money. The Architect and I will conduct the second punch of each building together.
  - Building 6 renovations have resumed after receiving approval of revised plans for firewalls. Completion is scheduled for mid to late August. This will allow tenants from two other buildings to be moved in order to begin renovations in more buildings.
  - Snedegar Construction is almost done installing underground water lines.
  - Heather's Cleaning Service is now cleaning units prior to turnovers. Heather's is a woman-owned, Section 3 Business. This was being done by Big Boys Moving (BBM), however, they have not proven to be able to do acceptable work in a timely manner. BBM will continue to move residents that are being relocated and paint units which are under renovation. BBM is a minority-owned, Section Business.



# HCV Leasing and Spending Projection

## IN022 Two-Year Voucher Forecasting Summary

7/17/2023

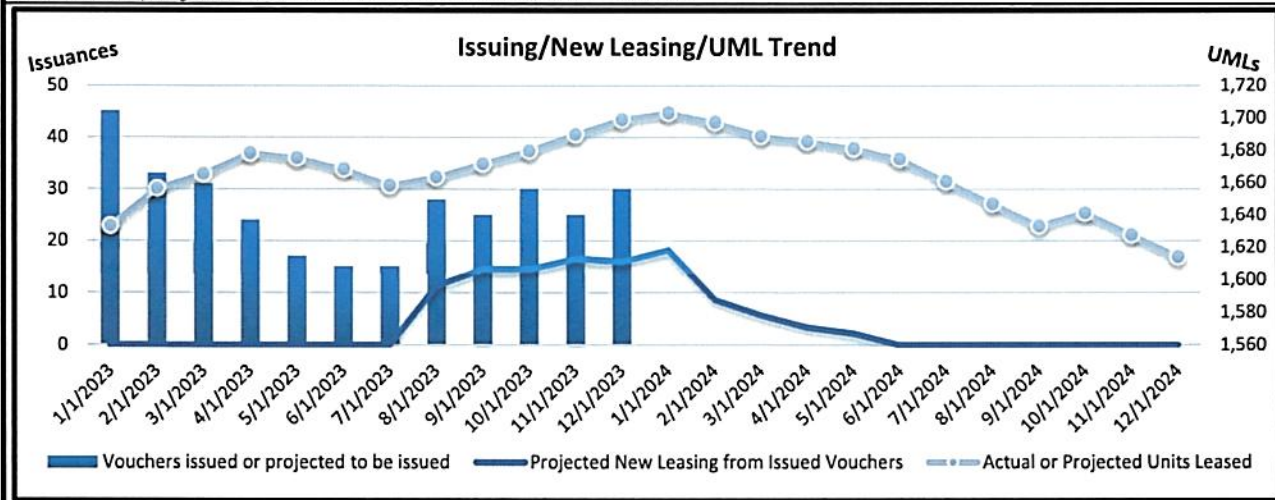
Prepared for: Board of Commissioners

Prepared by: DH

Using the Housing Choice Voucher (HCV) Two-Year Tool, which allows a user to examine a PHA's voucher program under a variety of leasing, per-unit cost (PUC), and other key program scenarios, the attached tool estimates the program to end the current year with \$329,470, or 2% of budget authority. It is important to examine the program in light of the second year as well. In this scenario, IN022 will end the second year with \$9,688, or 0% of budget authority. This scenario relies upon the following key variables:

Success Rate	Attrition Rate	Time from Issuance to HAP Effective Date	
(How many issued vouchers will go to HAP)	(What percent of participants annually leave)	(How fast do successful issuances lease up)	
64%	13%	Leased in	Percent
		0-30 Days	51%
		31-60 Days	18%
		61-90 Days	11%
		91-120 Days	8%
		121-150 Days	11%
Year 1 PUC	Year 2 PUC		
(Average monthly cost of a voucher - Year 1)	(Average monthly cost of a voucher - Year 2)		
\$695	\$720		

After deciding upon the above variables, the largest driver of the program revolves around the decision to issue vouchers. This scenario includes issuing 318 vouchers in the first year and 0 in the second year. In addition, the tool includes 158 planned lease-ups (i.e. project-based vouchers coming online, tenant-protection vouchers) through the end of the following year. This results in a total of 73 new lease-ups this year and 38 new lease-ups next year. Please see the below graph, which shows issued vouchers and associated leasing, as well as the total program UMLs, which takes into account attrition:



Under this scenario, the PHA has no offset for next year or the following year. Additionally, the higher of this year's leased units (98.7%) or dollars (105.0%) is 105.0%, indicating full leasing indicator points in SEMAP. This is an estimate. Next year, the higher of leased units (100.2%) or dollars (102.6%) is 102.6%, indicating full leasing indicator points in SEMAP. This is an estimate.

## IN022 Administrative Fee Overview

Based on the most recent, official (end of fiscal year) UNP, IN022 has a projected 2023 Calendar Year-End (CYE) UNP of \$976,335 (or 76.9% of CY 2023 Earned Admin Fees) and a 2024 CYE UNP of \$1,102,563 (or 99.5% of CY 2024 Earned Admin Fees). This projection uses average monthly administrative expense and carries it forward for the remaining months.

HCV Leasing and Spending Projection - The Goods

PHA Name	Homeless/Eligible of the City of Bloomington	PHA Number	IND22	Utilization Report:	Utilization Report (28)	Print	TYL Guide	TYL Videos																																																																																																																																																																											
				Save	Access Additional Tools	Disclaimer																																																																																																																																																																													
<p><b>ACC/Funding Information</b></p> <table border="1"> <thead> <tr> <th>ACC</th> <th>Current Year (2023)</th> <th>Year 2 (2024)</th> <th>Year 3 (2025)</th> <th>Funding Proration/Offset Levels</th> <th>Program Projection Variables</th> <th>2023</th> <th>2024</th> </tr> </thead> <tbody> <tr> <td>Beginning ACC Vouchers</td> <td>1,721</td> <td>1,696</td> <td>1,696</td> <td>HAP</td> <td>Success Rate: 64%</td> <td>UML % of ACC (UMA)</td> <td>97.7%</td> </tr> <tr> <td>Funding Components</td> <td></td> <td></td> <td></td> <td>Year 2 (2024) Benchmark: 100.0%</td> <td>Annual Turnover Rate</td> <td></td> <td></td> </tr> <tr> <td>Initial BA Funding (Net Offset)</td> <td>\$12,759,560</td> <td>\$13,937,392</td> <td>\$14,368,927</td> <td>Year 3 (2025) Benchmark: 100.0%</td> <td>Time from Issuance to HAP Effective Date (Current: 2.11 months)</td> <td>HAP Exp as % of All Funds</td> <td>97.7%</td> </tr> <tr> <td>Offset of HAP Reserves</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>Year 2 (2024) % 'Excess' Reserves Offset: 0.0%</td> <td>% leased in 30 days</td> <td>HAP Exp as % of Eligibility only</td> <td>105.7%</td> </tr> <tr> <td>Set Aside Funding</td> <td></td> <td></td> <td></td> <td>Year 3 (2025) % 'Excess' Reserves Offset: 0.0%</td> <td>% leased in 30 to 60 days</td> <td colspan="2">End of Year Results</td> </tr> <tr> <td>New ACC Units Funding</td> <td>\$420,574</td> <td>\$0</td> <td>\$0</td> <td>Administrative Fees</td> <td>% leased in 60 to 90 days</td> <td>Projected 12/31 Total HAP Reserves</td> <td>\$9,688</td> </tr> <tr> <td>Total ABA Funding Provided</td> <td>\$13,180,134</td> <td>\$13,937,392</td> <td>\$14,368,927</td> <td>Year 1 (2023) 92.0%</td> <td>% leased in 90 to 120 days</td> <td>HAP Reserves as % of ABA (Start: 7.4%)</td> <td>2.5%</td> </tr> <tr> <td>PHA Income</td> <td>\$111,753</td> <td>\$111,753</td> <td>\$111,753</td> <td>Year 2 (2024) 80.0%</td> <td>% leased in 120 to 150 days</td> <td>'Excess' Reserves Subject To Offset</td> <td>\$0</td> </tr> <tr> <td>Total Cash-Supported Prior Year-End Reserves</td> <td>\$974,974</td> <td>\$329,470</td> <td>\$9,688</td> <td colspan="4">HUD-Held Reconciliation - 12/31/2022 Cash Sufficiency Check</td> <td>Projected Total HAP Reserves ***** Reserves % BA</td> </tr> <tr> <td colspan="4"></td> <td>HUD-established CYE HHR</td> <td>\$892,730</td> <td>HUD-established CYE HHR</td> <td></td> <td></td> </tr> <tr> <td colspan="4"></td> <td>HUD-Estimated Restricted Net Position</td> <td>\$222,443</td> <td>PHA-Held Cash 12/31/2022 (VMS)</td> <td></td> <td></td> </tr> <tr> <td colspan="4"></td> <td>HUD-Reconciled</td> <td>\$1,115,173</td> <td>HUD-Reconciled (Cash Capped)</td> <td></td> <td></td> </tr> <tr> <td colspan="4"></td> <td>Lower of H17/117 (May Override)</td> <td>\$974,974</td> <td>Lower of H17/117 (May Override)</td> <td></td> <td></td> </tr> <tr> <td colspan="4"></td> <td>HUD v. 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Set Aside Funding				Year 3 (2025) % 'Excess' Reserves Offset: 0.0%	% leased in 30 to 60 days	End of Year Results																																																																																																																																																																													
New ACC Units Funding	\$420,574	\$0	\$0	Administrative Fees	% leased in 60 to 90 days	Projected 12/31 Total HAP Reserves	\$9,688																																																																																																																																																																												
Total ABA Funding Provided	\$13,180,134	\$13,937,392	\$14,368,927	Year 1 (2023) 92.0%	% leased in 90 to 120 days	HAP Reserves as % of ABA (Start: 7.4%)	2.5%																																																																																																																																																																												
PHA Income	\$111,753	\$111,753	\$111,753	Year 2 (2024) 80.0%	% leased in 120 to 150 days	'Excess' Reserves Subject To Offset	\$0																																																																																																																																																																												
Total Cash-Supported Prior Year-End Reserves	\$974,974	\$329,470	\$9,688	HUD-Held Reconciliation - 12/31/2022 Cash Sufficiency Check				Projected Total HAP Reserves ***** Reserves % BA																																																																																																																																																																											
				HUD-established CYE HHR	\$892,730	HUD-established CYE HHR																																																																																																																																																																													
				HUD-Estimated Restricted Net Position	\$222,443	PHA-Held Cash 12/31/2022 (VMS)																																																																																																																																																																													
				HUD-Reconciled	\$1,115,173	HUD-Reconciled (Cash Capped)																																																																																																																																																																													
				Lower of H17/117 (May Override)	\$974,974	Lower of H17/117 (May Override)																																																																																																																																																																													
				HUD v. PHA difference: \$70,156.00 or 0.5% of Eligibility	\$152,287	HUD-Reconciled RNP v PHA-Reported RNP																																																																																																																																																																													
				HUD v. PHA difference: \$70,156.00 or 0.5% of Eligibility	\$222,443	Administrative Fees Analysis																																																																																																																																																																													
						See Detail																																																																																																																																																																													
						Admin Fees Earned (PY: \$1,057,606)	\$1,268,954	\$1,107,658																																																																																																																																																																											
						Expense	\$1,142,726	\$1,210,800																																																																																																																																																																											
						Expense %	90.1%	109.3%																																																																																																																																																																											
<p>IND22 has a cost per UML of \$60.81 compared to its earnings/UML &amp; Size pool group of \$60.91 (a difference of 0.2%) and has a projected 2023 Calendar Year-End (CYE) UML of \$976,335 (or 100% of the FY 2023 Earned Admin Fees) and a 2024 CYE UML of \$1,102,665 (or 99.5% of CY 2024 Earned Admin Fees).</p>																																																																																																																																																																																			



HCV Leasing and Spending Projection - The Goods

2023	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected to be Issued	Other Planned Additional Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Year-to-Date UML %	Year-to-Date ABA Expended %	Monthly UML %	Monthly ABA Expended %
Jan-23	1.721	1.633	\$1,055,447	45		0	0.0	1.633	\$1,055,447	\$646		84.8%	86.1%	84.8%	86.1%
Feb-23	1.721	1.656	\$1,075,740	33		0	0.0	1.656	\$1,075,740	\$650		85.6%	87.0%	86.2%	87.9%
Mar-23	1.721	1.665	\$1,103,965	31		0	0.0	1.665	\$1,103,965	\$689		86.0%	88.2%	86.7%	88.5%
Apr-23	1.721	1.678	\$1,156,258	24		0	0.0	1.678	\$1,156,258	\$689		86.3%	100.0%	87.5%	100.3%
May-23	1.721	1.675	\$1,166,129	17		0	0.0	1.675	\$1,166,129	\$696		86.5%	101.2%	87.3%	106.2%
Jun-23	1.721	1.668	\$1,190,127	15		0	0.0	1.668	\$1,190,127	\$714		86.6%	102.4%	86.9%	108.4%
Jul-23	1.696	1.658	\$1,180,652	15		0	0.0	1.658	\$1,180,652	\$712		86.8%	103.1%	87.8%	107.5%
Aug-23	1.696	0	\$0	28	12	11	-18.2	1.663	\$1,187,444	\$714		86.9%	103.7%	88.1%	108.1%
Sep-23	1.696	0	\$0	25	12	15	-18.3	1.671	\$1,194,985	\$715		87.1%	104.3%	88.5%	108.6%
Oct-23	1.696	0	\$0	30	12	14	-18.4	1.679	\$1,200,743	\$715		87.3%	104.8%	89.0%	109.3%
Nov-23	1.696	0	\$0	25	12	17	-18.5	1.689	\$1,209,606	\$716		87.5%	105.3%	89.6%	110.1%
Dec-23	1.696	0	\$0	30	12	16	-18.6	1.689	\$1,216,295	\$716		87.7%	105.7%	100.2%	110.7%
Total	20,502	11,633	\$7,926,318	318	60	73	-92.0	20,035	\$13,937,392	\$696		87.7%	105.7%	97.7%	105.7%
2024															
Jan-24	1.696				4	18	-18.7	1.703	\$1,219,074	\$716		100.4%	105.0%	100.4%	105.0%
Feb-24	1.696				4	9	-18.7	1.697	\$1,216,755	\$717		100.2%	104.9%	100.1%	104.8%
Mar-24	1.696				4	6	-18.7	1.698	\$1,212,307	\$718		99.8%	104.7%	99.6%	104.4%
Apr-24	1.696				12	3	-18.6	1.685	\$1,211,695	\$719		99.8%	104.8%	99.4%	104.3%
May-24	1.696				12	2	-18.5	1.681	\$1,208,562	\$719		99.7%	104.5%	99.1%	104.1%
Jun-24	1.696				12	0	-18.5	1.674	\$1,207,244	\$721		99.5%	104.4%	98.7%	103.9%
Jul-24	1.696				4	0	-18.4	1.660	\$1,197,174	\$721		99.3%	104.2%	97.9%	103.1%
Aug-24	1.696				4	0	-18.3	1.647	\$1,187,214	\$721		99.0%	104.0%	97.1%	102.2%
Sep-24	1.696				4	0	-18.1	1.633	\$1,178,997	\$722		98.7%	103.7%	96.3%	101.5%
Oct-24	1.696				26	0	-18.0	1.641	\$1,184,800	\$722		98.5%	103.5%	96.8%	102.0%
Nov-24	1.696				4	0	-17.9	1.627	\$1,176,608	\$723		98.3%	103.3%	96.0%	101.3%
Dec-24	1.696				4	0	-17.9	1.614	\$1,168,498	\$724		98.0%	103.1%	95.2%	100.6%
Total	20,352	0	\$0	0	98	38	-220.4	19,951	\$14,368,927	\$720		98.0%	103.1%	95.2%	100.6%

SPVs: Additional SPV leasing should focus on the 28 unleased VASH vouchers. FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$1,752,233 compares to RNP (VMS) of \$1,214,013 compares to VMS RNP plus UNP of \$44,830. PBVs: Currently, the PHA reports 376 leased PBVs, for a leased PBV rate of 79%. Additional leasing should focus on the 97 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 12 PBVs under AHAP. Most importantly, the Two-Year Tool is not a problem to be solved, but a reality to be experienced.

Graphs

Comments (Hover for VMS Comments)



Bloomington Housing Authority - Dashboard Report for July 2023

**Property Performance Measures**

**Occupancy**

	Physical Units	Rentable Units	Vacant Units	Occupancy %	Unit Mix						
					Studio	1 bdrm	2 bdrm	3 bdrm	4 bdrm	5 bdrm	Total
RAD II-Crestmont	196	196	78	60	4	50	62	66	8	6	196
RAD I Rev Bulter	56	56	1	98	0	32	10	14	0	0	56
RAD 1 Walnut Woods	60	60	1	98	0	58	28	30	0	0	60

**Demographics**

	Households			% Family Type (head of household)				Race % (head of household)					Ethnicity % (HOH)	
	# Households	% of Households	Avg Family Size	Adults, no children	Families w. children	Elderly	Disabled	Black African American	White	Native American	Asian	Hawaiian/Pacific islander	Hispanic/Latino	non Hispanic or Latino
<b>Residents</b>	237	100%	3	54%	46%	19%	46%	18%	82%	0%	1%	0%	3%	98%
X- Ext. Low Income (30% AMI)	206			46%	6%	3%	12%	13%	72%	1%	1%	0%	1%	83%
V- Very Low Income (50% AMI)	24			20%	7%	2%	1%	1%	9%	0%	0%	0%	0%	10%
L- Low Income (80% AMI)	5			2%	0%	1%	1%	1%	3%	0%	0%	0%	0%	3%
N-not low	2			0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%
All incomes	242													

**Waiting List**

	RAD										
1 bedroom	92	1%	12%	39%	21%	72%	0%	0%	0%	0%	100%
2 bedroom	126	0%	0%	20%	20%	30%	0	10%	0%	2%	80%
3 bedroom	74	75%	0%	10%	55%	35%	1%	1%	1%	6%	94%
4 bedroom	2	100%	0	0%	44%	55%	0	0	0	0	100%
5 bedroom	0	100%	0	33%	100%	0	0	0	0	0	100%

**Other Activity**

Step Up participation	99
Names pulled from RAD WL	6
Denials	0
New move ins	0
Transfers	6
Vacates	2
Eviction	3
# Work Orders received	85
# Work Orders completed	80
Avg Days to Respond	2.1
# Work Orders emergency	1

Notes:

## June 2023 FSS Report

On June 1<sup>st</sup> Liz (and George) attended the Heading Home Lunch and Learn. The topic for the session was Tools for Housing-Centered Case Management. We strive to best serve our clients and are grateful to attend sessions where we can stay current with best practices.

The FSS Monitoring Review Session also took place on June 1, 2023- Around 20% of FSS programs will be subject to an annual audit. The FSS Monitoring Review Session went over the audit components. There was also time for questions and answers. Some of the information presented still needs further clarification as the session ran longer than the allotted time.

██████████ enrolled in FSS on June 2, 2023. Her contract will become effective on July 1, 2023. ██████████ goals include monitoring and repairing her credit, maintaining suitable transportation and housing, looking into the possibility of homeownership, and working toward obtaining suitable employment.

On June 5, 2023, ██████████ closed on her home! ██████████ has worked diligently while participating in FSS to transition from renter to homeowner. We are very excited for her and hope that she enjoys her new home. ██████████ first payment will be August 1<sup>st</sup> 2023.

On June 7, 2023, ██████████ enrolled in FSS. Her contract will become effective on 7/1/2023. ██████████ has goals of returning to school for nursing, maintaining/replacing her transportation, maintaining her credit, and working toward homeownership. We are excited to work with ██████████ on her journey toward becoming a nurse.

On Thursday, June 8, 2023, Brit, Heidi, and Liz participated in a NAHRO Peer Support FSS Case Managers Training. The session consisted of a question-and-answer portion and a quiz/game-like portion regarding FSS knowledge. NAHRO also has an FSS group message board. This allows coordinators to connect with each other and share information and resources.

██████████ requested and received a disbursement from her FSS escrow account so assist with paying off debts. While ██████████ is making a good-faith effort to pay her debts, it is likely she will need to continue working with her attorney for Chapter 7 Bankruptcy. We are grateful that ██████████ is working toward removing many of the financial stressors she is facing and is able to use a disbursement to help facilitate that.

We mailed out FSS information to two clients who recently housed and expressed interest in the program at the HCV briefing. Brit also has an upcoming enrollment scheduled for July 23, 2023.

██████████ recently went back to work at Centerstone. She will start escrowing \$293.00 a month starting August 2023.

██████████ recently switched over to the new contract of participation. ██████████ also enrolled into the Code/It Academy at The Mill. The Mill is one of the organizations that FSS partners with to help connect participants to community resources. The Mill Code/It Academy is a 10-week upskilling program for new economy jobs in web development. ██████████ is hopeful that gaining more of an understanding in computers and coding will open more doors for more career opportunities with higher pay.

██████████ also received two disbursements this month. One disbursement was to help her with paying her rent amount due, this is due to her being on short term medical leave from work, and another disbursement to help her catch up on her car note.

██████████ also received two disbursements this month. One disbursement was for her electric bill and the other was to Comcast. ██████████ works for MCCSC, but is off during the summer while the students are out of school.

██████████ reported an increase of income at her annual reexamination. She will escrowing \$609.00 starting 08/01/2023. ██████████ is also getting closer to graduation and is on track with her current goals.

Liz and Brit are working on registering for an FSS training that will take place in Houston, Texas this September. We are looking forward to expanding our knowledge of the FSS program and networking with other coordinators so that we can continue to strengthen our program.