

BLOOMINGTON HOUSING AUTHORITY
1007 North Summit Street
Bloomington, Indiana 47404

June 22, 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 April 25, 2023, Board of Commissioners Meeting	
▲ <u>FINANCIAL STATEMENTS</u>	15 minutes
1. May Financials	
▲ <u>NEW BUSINESS</u>	
1. Red CMU Location	5 minutes
2. Resolution 2023-05: Drug Screening Policy	5 minutes
▲ <u>OLD BUSINESS</u>	
1. Asset Management Report	5 minutes
2. Updated Drug Policy	5 minutes
▲ <u>DIRECTOR REPORT</u>	20 minutes
1. Development Updates	
2. Administrative Updates	
3. Staff Updates	
4. HUD Lead the Way Training	40-45 minutes
▲ <u>MOTION TO ADJOURN</u>	

Bloomington Housing Authority
Board Meeting Minutes

May 25, 2023

I. Call to Order

Chair, Elaine Amerson called to order the regular meeting of the **Bloomington Housing Authority Board of Commissioners at 8:34 A.M. on May 25, 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, Nordia McNish, Sue Wanzer, and Tracee Lutes; Executive Director Kate Gazunis; Administrative Director Leon Gordon; Finance Manager Dhara Patel; Director of Real Estate Nathan Ferreira; and Administrative Assistant Ashley Spradley.

Guests in Attendance: Stephanie LaFontaine

Those Absent: Commissioner Jerry Cravens; Capital Assets Manager Rhonda Moore; HCV Program Manager Daniel Harmon.

III. Approval of Minutes from the Last Meeting

A motion was made to approve the regular board meeting minutes for April 27, 2023, by Sue Wanzer and seconded by Nordia McNish. All were in favor. None opposed. Motion approved.

Executive Director Kate Gazunis asked the board to amend the minutes due to her misspeaking during the April 2023 board meeting. The Kohr building should break ground in 2023, not 2024.

All were in favor and gave approval as corrected.

IV. Financial Statements

Finance Manager, Dhara Patel gave a brief overview of the April 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). AMP 1 (Crestmont) is complete for FYE 2022, but we can't officially close the books until the audit is done.

Vice Chair Sherry Clay asked why the maintenance costs were so high for RAD I. Finance Manager Dhara Patel stated that the salaries are paid through this category and affect the maintenance costs.

Commissioner Nordia McNish asked how the HCV program exceed expenses by over \$190,000. Finance Manager Dhara Patel stated that HUD hasn't sent the funds to cover the TPV's for Woodbridge yet. She went on to explain that we have money in reserves to cover the deficit.

Vice Chair Sherry Clay and Commissioner Tracee Lutes moved to accept the financials subject to the audit.

V. New Business/Resolutions

1. Resolution 2023-04 Payment Standards for HCV Program

Executive Director Kate Gazunis gave a brief overview of Resolution 2023-04. Kate explained that the payment standard increase would go into effect on August 1, 2023.

Kate explained we have a new portfolio manager at the HUD field office, Jennifer Charles. Valerie from our HUD field office says that we have the right to increase our payment standards to 120% AMI.

A motion was made to approve Resolution 2023-04 by Tracee Lutes and seconded by Sherry Clay. All were in favor. None opposed. Motion approved.

VI. Old Business

1. Asset Management Report

Executive Director, Kate Gazunis, briefly referenced the Capital Asset report sent to the board. She stated that the MOU for the solar panels at Walnut Woods has been signed and we are now ready to sign the MOU for Crestmont.

Executive Director Kate Gazunis then went on to say the Equity Investors were here on May 16th. We sent notice to every family because we do not get a specific list of what units will be inspected and which ones will not.

Commissioner Sue Wanzer asked what they were here to inspect. Kate stated that they inspect for health and safety concerns and to see what their money has been spent on. Kate stated that she is actively looking for ways to reduce the number of inspections for each family each year.

Executive Director Kate Gazunis stated that the units that are being converted from two bedrooms to one bedroom upstairs downstairs units did not pass the county inspections. We have since then moved on to working on other buildings in the meantime. Janice worked out a new plan with the contractors yesterday. Kate also stated that the water lines are being worked on throughout the property and some lines may have to be shut off at times. We have gallons of water available for pick up or delivery to residents.

VII. Director's Report

1. Development Updates

Executive Director, Kate Gazunis, briefly referenced the physical Director's report sent to the board. Kate stated that we now have 100% occupancy in Walnut Woods and Reverend Butler. She also says that based on the figures on the two-year tool we are looking at a 99.7% utilization in vouchers and still have money in our reserves.

2. Staff Updates

Human Resources:

Executive Director Kate Gazunis explained that we hired a new Resident Services Coordinator Assistant that began work on May 8th.

Board members asked for an organizational chart be out together and sent out.

VIII. Adjournment

A motion to adjourn was made by Tracee Lutes and seconded by Sherry Clay. The meeting adjourned at 9:30 a.m.

Respectfully submitted by: Ashley Spradley, Administrative Assistant.

Approved by: Kate Gazunis, Executive Director



Bloomington Housing Authority

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

Director's Report

To: Board of Commissioners, Bloomington Housing Authority

From: Kate Gazunis

Date: June 22, 2023

The June 22, 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. *We now must have a majority of commissioners participate in person.*

Please get in touch with Ashley Spradley at aspradley@blha.net to receive a copy of the Bylaws or request a virtual meeting link.

Development Updates:

- **RAD I:** Janice completed the first Annual Owners Certification for IHCDA. This is part of an ongoing compliance requirement that is due for the length of the state's compliance period. Dhara and Kate worked with BMO to change the loan for RAD I from a floating rate tied to the LIBOR index to the new SOFR index and executed a subsequent credit swap to keep the monthly mortgage rate at a fixed amount. Because interest rates are now higher, the "hedge" product is paying BHA a "refund" on our payments. This money will be placed in a money market account to help retire the debt at the end of the 15-year tax credit compliance period.
- **RAD II Crestmont:** The roof on the new community center addition is finished but still needs approval for the balance of the project or the parking lot changes. Brinshore Construction estimates the new completion date in September.

The mashup of units being remodeled due to additional requirements for the two-story renovated units has created a substantial volume of extra work for property management. Peter Levavi and Karly Brint from Brinshore management are scheduled for a site visit on June 21.

- **Kohrs Building:** As part of the LIHTC application, Brinshore has asked the BHA for 29 Project Based Vouchers. This will ensure both a subsidy for all tenants and that all the people served are very or extremely low-income households.

- ***Summit Hill CDC Real Estate:*** The CLT held another Information Session on June 15th with about twenty-five attendees. Trinitas, the Developer of Arlington Park, has recorded the Secondary Plat, which means we are just waiting for the city's MOU for the land transfer. The 99-year lease for the Early Learning Center site was signed. We are waiting to hear about the possible funding awards from the Indiana Office of Early Childhood and Out-of-School Learning Childcare Expansion Grant and our request for additional ARPA funds from the HAND department. Brinshore will submit the Kohr Building Low-Income Tax Credit application by the end of the month.

Administrative Updates:

- ***Financials:*** The May 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. Unfortunately, BHA has had to evict some tenants this month due to high levels of meth in units. One unit subject to demolition in Crestmont has not been renovated, so the cost only includes the demo. Another unit with extremely high meth contamination is in the Rev. Butler apartments, so the "new" unit must be completely renovated. BHA will need to use its replacement reserves for this project if insurance does not cover these costs.
- ***Human Resources:***

Julia (Julie) Kerr joined BHA this month as the new Assistant Property Manager. Julie has 30 years of property management. Another intern, **CJ Miller**, started with BHA this month to help with the Landlord Risk Mitigation program.

The summer staff picnic was on June 21.

- ***Family Self-Sufficiency:*** Please see the board packet's FSS (Stages) report.
- ***Affirmatively Furthering Fair Housing:*** Yanely and Jack attended the Indiana Civil Rights Commission webinar this week at HUD's request that BHA attend. Several presentations will be pertinent to the new AFFH plan that HUD requires of all PHAs. Last week Yanely also met with Kate and Ximena Martinez, the City's new Latino Outreach Coordinator, to discuss ways to improve our outreach to the Latino community. BHA will host a booth at the La Fiesta event on Saturday, 9/16/23, at the Pavilion of Switchyard Park.

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 are **2 available program openings** due to turnover in active referrals on our partner side (i.e., unable to move forward with referral). The EHV program will continue for only 3 more months (i.e., through **September of 2023**).

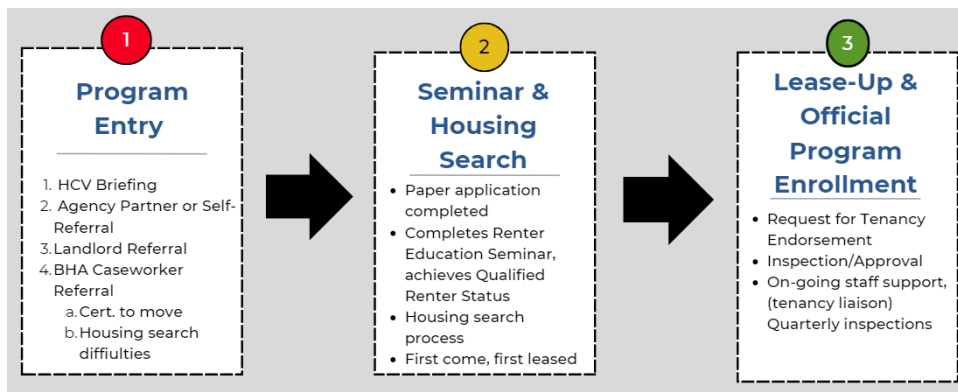
EHV Stats (to date)

- CE Referrals Received: 57
- Vouchers Issued: 44
- Utilization/Lease-Ups: 22
- Active (Housing Search): 3
- Referrals (awaiting enrollment): 1
- Pending Lease-Ups: 0
- Referrals Available: 2

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 on maternity leave for the next 6 weeks. All program duties have been assumed by the Administrative Director (with the support of summer interns). Please see program data to date:

Program Stats	
Applicants (to date)	77 [46 HCV, 31 Non-HCV]
Qualified Renters (attended Seminar)	44 [18 HCV, 26 Non-HCV]
Leased (Endorsed)	10 [\$16,000 committed]
Deposit Assistance	10 [\$7165 disbursed]



Resident Services Updates:

- Community of Empowerment Resident Services Shuttle: The Service Team is finalizing logistics for the Grocery Shuttle rollout; we anticipate a rollout in late July.
- 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 hosted our annual summer kickoff event in Crestmont Park on June 2nd, from 4p-7pm. The event featured food, music, games, a water play area, and \$50 gas card giveaways. We had a total of 140 youth and 81 adult participants that registered at the event. We had 10 partner agencies attend as well to provide resource linkage and connection with our families.
- Headstart @ Walnut Woods: Summit Hill applied for a Digital Equity Grant through the City to buy new computers and printer equipment for this space. Awards will be announced 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 the supervisory team meet monthly with HUD with our new voucher portfolio manager, Jenifer Charles. Further training this month includes the Indiana NAHRO conference at the end of the month in Muncie.

Ashley Spradley is in DC this week at a SHRM training so that she can work on receiving her HR Certification.

- **Staff Kudos:**
Kudos to **Michelle Hampton**. Michelle continues to monitor, track, and obtain signatures for all HAP Contracts, lease agreements, and repayment agreements. She also reviews and processes all landlord rent increase requests, fields all front desk inquiries, and ensures all incoming documents are quickly and accurately routed. In many ways, Michelle is the lynchpin for ensuring the smooth operation of the HCV Department.

Kudos to **Brittany Frye** for her hard work as our groundskeeper and part-time maintenance person. BHA also appreciates her taking the initiative to use community service people to help with the groundskeeping.

Kudos to **Ryan Still** for helping with set up, **Ashley Spradley** for helping serve food, and thanks to **Janice** (and her significant other) for helping with takedown. Thanks to **Brittany Frye** for her support with the event breakdown and for aiding with setup logistics.

HUD Lead the Way Training:

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



Bloomington Housing Authority

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

To: Board of Commissioners
From: Dhara Patel, Financial Manager
Date: June 22, 2023
Re: May 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 May 2023. May is the eighth month of the fiscal year for HCV and COCC. It is the fifth month of the fiscal year for RAD I & RADII.

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 \$169,255 in May. The year-to-date revenue has been \$723,042. To date, we have collected more rent and RAD subsidies than budgeted.

For May, operating expenses for RAD II include administrative expenses of \$5,267, tenant services of (\$22,032) (we received Rad relocation reimbursement), utilities of \$19,935, maintenance of \$12,865 general expenses of \$9,483. The total operating expenses for RAD II in May were \$22,519. The year-to-date expenses are \$431,164.

Overall, RAD II's revenue exceeded expenses by \$146,736 in May. Year-to-date revenue has exceeded expenses by \$291,878.

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 \$113,378 in May. Year-to-date revenue has been \$550,634. To date, we have collected more in rent and RAD subsidy than budgeted (RAD I is at 98% occupancy).

For May, operating expenses for RAD1, include administrative expenses of \$19,784 and tenant services of \$696. Utilities of \$18,077, maintenance of \$10,585, and general expenses of \$33,562. The total operating expenses for RAD I in May were \$82,703. The year-to-date expenses are \$456,342.

Overall, RAD I's revenue exceeded expenses by \$30,675 in May. Year-to-date revenue has exceeded expenditures by 94,292.

Housing Choice Voucher (HCV)

The HCV program is primarily funded by HUD via Housing Assistance Payments (HAP) and administrative fees. In May, revenue for the HCV program was \$1,037,973. Year-to-date revenue has been \$9,074,586.

Operating expenses for the HCV program include administrative expenses of \$91,268, general expenses of \$936, and HAP expenses of \$1,158,619. In May, total operating expenses were \$1,250,823.

Overall, the HCV program’s expenses exceeded revenue by \$212,850. (Administrative expenses overall are doing well but we received less HAP subsidy. Once HUD reconciles our VMS report they will send additional funds). Year-to-date expenses exceed revenue by \$192,779 in May. See below for a breakdown of HAP and administrative net income.

Current Month			Year to Date		
	HAP	Admin		HAP	Admin
Revenue	\$946,408	\$91,565	Revenue	\$8,307,444	\$767,142
Expense	\$1,159,555	\$91,267	Expense	\$8,558,160	\$709,204
Net Income	(\$213,147)	\$298	Net Income	(\$250,716)	\$58,208

Central Office Cost Center (COCC) -FY

The COCC’s revenue consists primarily of voucher management fees, property management fees, and bookkeeping fees. In May, the COCC’s revenue was \$47,184. Year-to-date revenue has been \$636,242.

Operating expenses for the COCC include administrative expenses of \$70,849, tenant services of \$5, maintenance and operation expenses of \$2,903, and general expenses of \$1,551. The total operating expenses for the COCC for May were \$75,309. The year-to-date total operating expenses have been \$480,586.

Overall, the COCC’s expenses exceeded revenue in May by \$28,125. Year-to-date revenue has exceeded expenses by \$155,656.

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

ASSETS	Current Year
Cash	
13-0-000-000-1111.040 Cash-Tenant Security Deposits	15,032.26
13-0-000-000-1111.050 BMO Bank-Cash Unrestricted	775,003.47
13-0-000-000-1111.070 Cash-Project Fund	20.63
13-0-000-000-1111.090 Cash-Replacement Reserves	<u>816,153.19</u>
	1,606,209.55
Accounts Receivable	
13-0-000-000-1122.000 A/R - Tenants	19,954.37
13-0-000-000-1122.010 Allowance for Doubtful Accts.	<u>(6,210.85)</u>
	13,743.52
Deferred Charges	
13-0-000-000-1211.000 Prepaid Insurance	31,699.31
13-0-000-000-1260.000 Inventories - Materials	25,333.67
13-0-000-000-1295.010 Interfund (due to)/due from Amp 1	(18,226.21)
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.	(213,319.32)
13-0-000-000-1300.000 Title Company Escrow	<u>50,862.55</u>
	(10,223.48)
Fixed Assets	
13-0-000-000-1400.060 Land	640,000.00
13-0-000-000-1400.070 Buildings	4,010,000.00
13-0-000-000-1400.071 Building Improvements	2,821,271.00
13-0-000-000-1400.080 Furniture, Equip, and Mach. Dwell	56.81
13-0-000-000-1400.090 Furn., Equip., & Mach. - Admin	711,420.00
13-0-000-000-1400.100 Leasehold Improvements	108,688.10
13-0-000-000-1400.120 Construction in Progress	1,071,358.87
13-0-000-000-1400.150 Accumulated Depreciation	(91,168.95)
13-0-000-000-1410.000 Land Improvements	320,242.00
13-0-000-000-1450.000 Deferred Financing Costs	138,194.50
13-0-000-000-1451.000 Deferred Tax Credit Fees	42,338.54
13-0-000-000-1451.998 Amortization- Tax Credit Fees	2,823.00
13-0-000-000-1451.999 Accumulated Amortization- Tax Credit Fees	<u>(2,823.00)</u>
	9,772,400.87
TOTAL ASSETS	<u>11,382,130.46</u>
LIABILITIES AND SURPLUS	
Accounts Payable	
13-0-000-000-2111.000 Accts. Pay. Vendors & Contractors	20,158.75
13-0-000-000-2112.000 A/P- Construction	16,280.59
13-0-000-000-2113.000 A/P- Due to Contractor	812,179.13
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>
	868,724.20
Accrued Liabilities	
13-0-000-000-2120.200 Construction Loan	2,447,765.41
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
13-0-000-000-2125.000 Accrued Management Fees Payable	35,102.00
13-0-000-000-2131.000 Accrued Interest Payable- Construction Loan	4,385.51
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

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

13-0-000-000-2190.000 Accrued Developer Fee	338,174.00
13-0-000-000-2240.000 Tenants Prepaid Rents	24,223.49
13-0-000-000-2331.000 Accrued Interest Payable - Seller Loan	109,402.00
13-0-000-000-2332.000 Accrued Interest Payable - Sponsor Loan	<u>8,640.00</u>
TOTAL LIABILITIES	<u>8,208,740.41</u>
EQUITY	
13-0-000-000-2811.000 GP Contribution	100.00
13-0-000-000-2812.000 LP Contribution	2,210,274.29
13-0-000-000-2700.000 Inc. & Exp. Sum.	94,291.56
13-1-000-000-7200.000 Memo Offset	<u>-</u>
TOTAL LIABILITIES AND EQUITY	<u>2,304,665.85</u>
	<u>11,382,130.46</u>

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

	Current Period	Prior Period	Variance	Current Year	YTD Budget	Budget-Full Year
OPERATING REVENUE						
Rental Revenue						
13-1-000-000-3420.000 Tenant Rental Income	34,876.33	35,643.50		171,370.33	148,345.00	356,028.00
13-1-000-000-3422.000 Excess Utilities	-	-		-	8,251.25	19,803.00
13-1-000-000-3423.000 Nondwelling Rental Income	500.00	250.00		1,250.00	917.90	2,202.96
13-1-000-000-3710.000 Vacancy Loss	-	-		-	(27,554.60)	(66,131.04)
Rental Revenue	35,376.33	35,893.50	-1.44%	172,620.33	129,959.55	311,902.92
Nonrental Revenue						
13-1-000-000-3440.000 Other ResInc for Tenant Charges	10.00	181.60		2,024.60	-	-
13-1-000-000-3441.000 Nontenant Other Income	5.27	5.83		36.02	-	-
13-1-000-000-3691.000 RAD Subsidy	69,047.00	65,517.00		333,946.00	403,001.25	967,203.00
13-1-000-000-3691.005 CDBG Grant income	-	-		-	-	-
13-1-000-000-3900.000 Other Income	8,939.08	9,725.70		42,006.61	-	-
Nonrental Revenue	78,001.35	75,430.13	3.41%	378,013.23	403,001.25	967,203.00
TOTAL OPERATING REVENUE	113,377.68	111,323.63	1.85%	550,633.56	532,960.80	1,279,105.92
OPERATING EXPENSES						
Administration						
13-1-000-000-4110.000 Administration Salaries	6,094.51	5,661.47		31,666.44	38,298.35	91,916.04
13-1-000-000-4120.000 Property Management Fee	5,668.88	5,566.18		27,449.19	26,647.90	63,954.96
13-1-000-000-4120.001 New Development Costs	-	-		-	458.35	1,100.04
13-1-000-000-4130.000 Legal Expense	-	12,592.75		12,592.75	666.65	1,599.96
13-1-000-000-4140.000 Staff Training	-	-		26.85	208.35	500.04
13-1-000-000-4150.000 Travel	-	68.12		209.60	208.35	500.04
13-1-000-000-4160.001 Membership Dues	-	-		473.05	239.15	573.96
13-1-000-000-4170.000 Accounting Fees	-	-		-	-	-
13-1-000-000-4171.000 Audit Fees	-	450.00		3,355.00	3,665.00	8,796.00
13-1-000-000-4173.000 Investor Service fees	-	2,319.03		2,319.03	-	-
13-1-000-000-4180.000 Office Rent	450.00	17.76		1,817.76	-	-
13-1-000-000-4182.000 Administrative Employee Benefits	2,026.72	1,819.94		11,213.88	14,230.00	34,152.00
13-1-000-000-4190.000 Other Admin and Sundry	-	-		223.60	1,125.00	2,700.00
13-1-000-000-4190.002 Administrative Service Contracts	1,852.37	1,150.00		12,840.83	5,625.00	13,500.00
13-1-000-000-4190.004 Court Costs	89.83	739.15		918.81	625.00	1,500.00
13-1-000-000-4190.005 Advertising & Marketing	-	224.06		224.06	62.50	150.00
13-1-000-000-4190.006 Office Expenses	474.29	-		1,030.85	833.35	2,000.04
13-1-000-000-4190.007 Temp Office Labor	-	-		-	-	-
13-1-000-000-4191.000 Telephone	227.24	-		911.25	1,354.15	3,249.96
13-1-000-000-4193.000 Third Party LIHTC Compliance	2,900.00	-		9,775.00	2,416.65	5,799.96
Administration	19,783.84	30,608.46	35.36%	117,047.95	96,663.75	231,993.00
OPERATING EXPENSES						
Tenant Services						
13-1-000-000-4220.000 Resident Services- BHA Directed	-	257.62		360.93	1,525.00	3,660.00
13-1-000-000-4220.001 Resident Services- Resident Council Directed	55.50	55.50		255.30	1,766.65	4,239.96
13-1-000-000-4440.000 RAD Relocation Expense	640.00	-		640.00	-	-
Tenant Services	695.50	313.12	-122.12%	1,256.23	3,291.65	7,899.96
Utilities						
13-1-000-000-4310.000 Water	2,825.43	2,913.10		13,918.63	14,166.65	33,999.96
13-1-000-000-4320.000 Electricity	8,096.57	8,800.81		47,972.26	43,333.35	104,000.04
13-1-000-000-4330.000 Gas	3,536.47	6,185.34		33,818.99	19,750.00	47,400.00
13-1-000-000-4350.000 Sewer	3,618.88	3,806.83		17,404.89	17,081.65	40,995.96
Utilities	18,077.35	21,706.08	16.72%	113,114.77	94,331.65	226,395.96
Maintenance and Operations						
13-1-000-000-4410.000 Maintenance Salaries	4,973.65	5,027.72		26,688.05	34,477.90	82,746.96
13-1-000-000-4420.000 Maint. Materials	128.16	873.73		2,876.49	4,166.65	9,999.96
13-1-000-000-4420.001 Ranges & Refrigerators	-	-		-	833.35	2,000.04
13-1-000-000-4420.002 Vehicle Expense	43.27	146.42		347.26	592.50	1,422.00

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

	Current Period	Prior Period	Variance	Current Year	YTD Budget	Budget-Full Year
13-1-000-000-4420.004 Attic Stocks -RAD1	-	-		-	7,041.65	16,899.96
13-1-000-000-4430.000 Contract Costs	718.00	116.23		4,213.77	1,666.65	3,999.96
13-1-000-000-4430.001 Painting Contracts	-	2,200.00		2,200.00	2,708.35	6,500.04
13-1-000-000-4430.002 Lawn Care Contracts	1,760.00	1,760.00		4,871.00	1,666.65	3,999.96
13-1-000-000-4430.004 Pest Control Contracts	33.00	66.00		1,817.76	4,375.00	10,500.00
13-1-000-000-4430.005 Trash/Recycling Removal	936.51	996.50		2,873.01	208.35	500.04
13-1-000-000-4430.006 Camera Expense	-	191.84		575.52	625.00	1,500.00
13-1-000-000-4430.007 Heating & Cooling Contracts	-	-		265.00	1,250.00	3,000.00
13-1-000-000-4430.008 Electrical Contracts	-	-		-	2,500.00	6,000.00
13-1-000-000-4430.009 Plumbing Contracts	-	-		5,033.36	625.00	1,500.00
13-1-000-000-4430.010 Gas Contracts	51.30	-		51.30	3,750.00	9,000.00
13-1-000-000-4430.011 Landscaping Expense	-	-		1,275.00	333.35	800.04
13-1-000-000-4430.012 Security Contracts	-	-		-	-	-
13-1-000-000-4430.013 Cintas Janitorial Supplies	-	-		565.94	6,250.00	15,000.00
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	-	-		175.00	6,250.00	15,000.00
13-1-000-000-4433.000 Maintenance Employee Benefits	1,940.67	2,192.52		11,674.39	14,385.40	34,524.96
Maintenance and Operations	10,584.56	13,570.96	22.01%	65,502.85	93,705.80	224,893.92
OPERATING EXPENSES						
General Expenses						
13-1-000-000-4510.000 Auto Insurance	37.50	37.50		365.36	592.90	1,422.96
13-1-000-000-4510.008 Cyber Insurance	-	-		-	659.60	1,583.04
13-1-000-000-4510.010 Property Insurance	2,354.60	2,354.60		11,773.00	24,840.85	59,618.04
13-1-000-000-4510.020 General Liability Insurance	799.86	799.86		3,999.30	2,650.85	6,362.04
13-1-000-000-4510.040 Workers Comp Insurance	137.64	137.64		688.20	853.75	2,049.00
13-1-000-000-4510.050 Public Officials Liability Ins.	15.05	15.05		75.25	-	-
13-1-000-000-4510.060 Employ Practices Liability	22.55	22.55		112.75	132.90	318.96
13-1-000-000-4510.070 Commercial Umbrella Ins	243.27	243.27		1,216.35	1,648.75	3,957.00
13-1-000-000-4510.080 Pollution Insurance	1,225.99	1,225.99		6,129.95	8,830.85	21,194.04
13-1-000-000-4510.090 Surplus Commerical Liability	-	-		-	4,803.75	11,529.00
13-1-000-000-4570.000 Collection Losses	-	(497.00)		(3,181.96)	17,422.10	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	28,725.40	29,000.43		138,242.00	-	-
General Expenses	33,561.86	33,339.89	-0.67%	159,420.20	62,436.30	149,847.12
TOTAL OPERATING EXPENSES	82,703.11	99,538.51	16.91%	456,342.00	350,429.15	841,029.96
NET INCOME (LOSS)	30,674.57	11,785.12	160.28%	94,291.56	182,531.65	438,075.96

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

ASSETS	Current Year
Cash	
11-0-000-000-1111.050 German American Bank - Cash Unrestricted	1,672,676.39
Accounts Receivable	
11-0-000-000-1122.000 A/R - Tenants	35,200.04
11-0-000-000-1123.000 AR - Moveout	30.00
Prepaid Expenses	
11-0-000-000-1211.000 Prepaid Insurance	(41,782.94)
Interfund Due to / Due from	
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	(8,273.56)
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 (due to)/due from Bloomington RAD 2	113.40
13-0-000-000-1295.900 Interfund (due to)/due from C.C.	(941,580.70)
	(1,137,133.50)
Fixed Assets	
11-0-000-000-1400.060 Land	-
11-0-000-000-1400.150 Accumulated Depreciation	(420,611.05)
TOTAL ASSETS	108,378.94
LIABILITIES AND SURPLUS	
Accounts Payable	
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)
Noncurrent Liabilities	
11-0-000-000-2240.000 Tenants Prepaid Rent	3,100.08
TOTAL LIABILITIES	(3,823.61)
EQUITY	
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.	112,202.55
11-1-000-000-7200.000 Memo Offset	-
	112,202.55
TOTAL LIABILITIES AND EQUITY	108,378.94

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

	Current Period	Prior Month	Variance %	Current Year	YTD Budget	Budget-Full Year
OPERATING REVENUE						
Rental Revenue						
11-1-000-000-3420.000 Tenant Revenues - Rent	31,994.00	28,359.00		145,403.20	54,435.00	130,644.00
11-1-000-000-3422.000 Excess Utilities	-	-		-	3,585.00	8,604.00
11-1-000-000-3423.000 Nondwelling Rental Income	-	-		-	6,250.00	15,000.00
Total	31,994.00	28,359.00	12.82%	145,403.20	64,270.00	154,248.00
Nonrental Revenue						
11-1-000-000-3430.000 Investment Income	-	-		-	-	-
11-1-000-000-3440.000 Other Charges for Services	964.00	1,003.37		5,811.50	-	-
11-1-000-000-3441.000 Nontenant Other Income	8.98	9.92		42.08	-	-
11-1-000-000-3691.000 Operating Subsidy	136,288.00	140,775.00		571,785.00	770,185.00	1,848,444.00
Total	137,260.98	141,788.29	-3.19%	577,638.58	770,185.00	1,848,444.00
TOTAL OPERATING REVENUE	169,254.98	170,147.29	-0.52%	723,041.78	834,455.00	2,002,692.00
OPERATING EXPENSES						
Administration						
11-1-000-000-4110.000 Administration Salaries	10,325.89	9,588.53		50,344.57	65,791.25	157,899.00
11-1-000-000-4110.001 ROSS Salary/Benefits	(21,898.98)	4,833.25		-	-	-
11-1-000-000-4120.010 C.C. Mgt Fees	-	-		-	1,955.00	4,692.00
11-1-000-000-4120.020 C.C. Asset Mgt Fees	-	-		-	39,248.75	94,197.00
11-0-000-000-4120.030 C.C Bookkeeping Fee	-	-		-	2,740.00	6,576.00
11-1-000-000-4130.000 Legal Expense	-	980.50		1,073.00	1,020.00	2,448.00
11-1-000-000-4140.000 Staff Training	1,275.00	-		1,321.54	667.50	1,602.00
11-1-000-000-4150.000 Travel	-	-		2.30	67.50	162.00
11-1-000-000-4160.001 Membership Dues	-	-		819.96	207.50	498.00
11-1-000-000-4171.000 Audit Fees	-	-		3,335.00	2,296.25	5,511.00
11-1-000-000-4174.000 C.C Mgt Fees-RAD2	8,462.75	8,590.70		36,117.57	-	-
11-1-000-000-4180.000 Office Rent	733.33	733.33		3,666.65	-	-
11-1-000-000-4182.000 Empl. Benefit Contrib.	3,340.89	3,806.00		19,527.21	17,865.00	42,876.00
11-1-000-000-4190.000 Other Admin and Sundry	224.97	211.24		808.89	3,986.25	9,567.00
11-1-000-000-4190.001 ROSS Administration Exp.	(1,587.05)	565.17		-	-	-
11-1-000-000-4190.002 Admin. Service Contracts	1,594.38	2,120.55		15,059.26	-	-
11-1-000-000-4190.004 Court Costs	-	-		179.66	585.00	1,404.00
11-1-000-000-4190.005 Advertising & Marketing	-	1,150.00		1,150.00	53.75	129.00
11-1-000-000-4190.006 Office Expenses	169.47	366.79		1,032.41	1,452.50	3,486.00
11-1-000-000-4191.000 Telephone	226.51	442.70		1,849.46	2,580.00	6,192.00
11-1-000-000-4193.000 Compliance Expenses	2,400.00	2,400.00		12,000.00	4,083.75	9,801.00
Total	5,267.16	35,788.76	85.28%	148,287.48	144,600.00	347,040.00
Tenant Services						
11-1-000-000-4220.000 RC Exp.- BHA Portion	-	77.09		253.37	900.00	2,160.00
11-1-000-000-4220.001 RC Exp - RC portion	94.50	94.50		434.70	1,141.25	2,739.00
11-1-000-000-4440.000 RAD Relocation Expense	(25,126.22)	2,069.71		(4,765.56)	-	-
Total	(25,031.72)	2,241.30	1216.84%	(4,077.49)	2,041.25	4,899.00
Utilities						
11-1-000-000-4310.000 Water	3,275.99	3,227.51		16,090.69	21,763.75	52,233.00
11-1-000-000-4320.000 Electricity	6,443.58	8,733.33		47,931.21	50,181.25	120,435.00
11-1-000-000-4330.000 Gas	5,642.15	10,756.51		56,934.46	48,381.25	116,115.00
11-1-000-000-4340.000 Auto Fuel	177.89	168.04		737.56	1,618.75	3,885.00
11-1-000-000-4350.000 Sewer	4,395.55	4,288.15		21,132.03	29,533.75	70,881.00
Total	19,935.16	27,173.54	26.64%	142,825.95	151,478.75	363,549.00
OPERATING EXPENSES						
Maintenance and Operations						

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

	Current Period	Prior Month	Variance %	Current Year	YTD Budget	Budget-Full Year
11-1-000-000-4410.000 Maint. Labor	6,708.78	6,597.20		35,220.08	30,053.75	72,129.00
11-1-000-000-4420.000 Maint. Materials	321.62	3,995.19		14,091.96	26,490.00	63,576.00
11-1-000-000-4420.002 Vehicle Repairs/Equipment	-	405.54		1,142.01	1,350.00	3,240.00
11-1-000-000-4430.000 Contract Costs	176.24	951.23		3,325.15	24,477.50	58,746.00
11-1-000-000-4430.001 Painting	-	-		-	13,923.75	33,417.00
11-1-000-000-4430.002 Lawn Care	600.00	1,200.00		2,739.00	6,833.75	16,401.00
11-1-000-000-4430.004 Pest Control	33.00	-		(8,200.24)	10,897.50	26,154.00
11-1-000-000-4430.005 Trash Removal	1,916.48	2,457.90		8,310.38	8,272.50	19,854.00
11-1-000-000-4430.007 Heating & Cooling Contracts	-	-		839.00	316.25	759.00
11-1-000-000-4430.009 Plumbing Contracts	-	-		4,784.72	7,700.00	18,480.00
11-1-000-000-4430.010 Gas Contracts	-	80.75		473.10	992.50	2,382.00
11-1-000-000-4430.011 Landscaping Expense	216.23	55.98		460.39	1,092.50	2,622.00
11-1-000-000-4430.012 Protective Service Contracts	-	-		-	12,975.00	31,140.00
11-1-000-000-4430.013 Cintas Contract Costs	-	-		-	1,817.50	4,362.00
11-1-000-000-4430.014 Cleaning Contract-Office	-	-		400.00	2,071.25	4,971.00
11-1-000-000-4431.000 HQS Inspections	300.00	-		900.00	8,437.50	20,250.00
11-1-000-000-4433.000 Empl. Benefit Contr. Maint.	2,592.74	2,930.00		15,242.73	12,030.00	28,872.00
Total	12,865.09	18,673.79	31.11%	79,728.28	169,731.25	407,355.00
General Expense						
11-1-000-000-4510.000 Auto Insurance	61.76	61.76		617.10	197.50	474.00
11-1-000-000-4510.008 Cyber Insurance	-	-		-	658.75	1,581.00
11-1-000-000-4510.010 Property Insurance	3,998.40	3,998.40		19,992.00	37,580.00	90,192.00
11-1-000-000-4510.020 General Liability Insurance	1,317.42	1,317.42		6,587.10	6,587.50	15,810.00
11-1-000-000-4510.040 Workers Comp Insurance	226.71	226.71		1,133.55	853.75	2,049.00
11-1-000-000-4510.050 Public Officials Liability Ins.	24.78	24.78		123.90	-	-
11-1-000-000-4510.060 Employ Practices Liability	37.15	37.15		185.75	132.50	318.00
11-1-000-000-4510.070 Commercial Umbrella Ins	400.68	400.68		2,003.40	1,650.00	3,960.00
11-1-000-000-4510.090 Surplus Commerical Liability	-	-		-	4,803.75	11,529.00
11-1-000-000-4570.000 Collection Losses	3,416.10	5,201.31		33,756.99	-	-
11-1-000-000-4590.010 Other Gen Exp - RAD Trx	-	-		-	-	-
Total	9,483.00	11,268.21	15.84%	64,399.79	52,463.75	125,913.00
TOTAL OPERATING EXPENSES	22,518.69	95,145.60	76.33%	431,164.01	520,315.00	1,248,756.00
OPER INC (LOSS) BEFORE DEPREC	146,736.29	75,001.69	95.64%	291,877.77	314,140.00	753,936.00
Depreciation Expenses						
11-1-000-000-4800.000 Depreciation Expense	34,533.74	34,533.74		172,668.70	138,134.96	-
Total	34,533.74	34,533.74		172,668.70	138,134.96	-
OPER INC (LOSS) AFTER DEPREC	112,202.55	40,467.95	-177.26%	119,209.07	176,005.04	753,936.00

Bloomington Housing Authority - HCV
Balance Sheet - HCV
May 2023

ASSETS	Current Year
Cash	
02-0-000-000-1111.040 Cash Unrestricted	(2,304.15)
02-0-000-000-111.050 GAB - Cash Unrestricted	1,382,082.11
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>
	1,575,045.00
Accounts Receivable	
02-0-000-000-1121.000 A/R - Fraud Recovery	135,201.19
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>
	109,792.51
Other Current Assets	
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	207,305.63
02-0-000-000-1166.200 Cash restricted - FSS forfeiture	-
02-0-000-000-1211.000 Prepaid Insurance	37,011.66
02-0-000-000-1295.010 Interfund (due to)/ from Amp1	132,517.11
02-0-000-000-1295.050 Interfund (due to)/from SRO	(71,740.84)
02-0-000-000-1295.060 Interfund (due to)/from VASH	-
02-0-000-000-1295.090 Interfund (due to)/from COCC	(1,285,272.13)
02-0-000-000-1295.110 Interfund (due to)/due from RAD II	8,273.56
02-0-000-000-1295.120 Interfund (due to)/due from EHV	91,502.10
02-0-000-000-1295.130 Interfund (due to)/due from Bloomington RAD I	<u>(116,308.48)</u>
	(674,298.51)
Fixed Assets	
02-0-000-000-1400.080 Furn, Equip, and Mach Admin	35,276.38
02-0-000-000-1400.150 Accumulated Depreciation	<u>(25,472.45)</u>
	9,803.93
TOTAL ASSETS	<u>1,020,342.93</u>
LIABILITIES AND SURPLUS	
Accounts Payable	
02-0-000-000-2111.000 A/P - HUD	459.51
Accrued Liabilities	
02-0-000-000-2134.010 Accrued Comp Abs - Due within one year	33,558.37
Noncurrent Liabilities	
02-0-000-000-2134.020 Accrued Comp Abs	7,558.43
02-0-000-000-2182.000 FSS Liability	<u>219,291.53</u>
	226,849.96
TOTAL LIABILITIES	<u>260,867.84</u>
EQUITY	
02-0-000-000-2700.000 CY Net Change	(243,416.07)
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>
	759,475.09
TOTAL LIABILITIES AND EQUITY	<u>1,020,342.93</u>

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

	Current Period	Prior Month	Variance	Current Year	YTD Budget
OPERATING REVENUE					
Operating Revenue					
02-1-000-000-3410.000 Revenues -HAP Subsidy	874,725.00	991,667.00		8,002,208.00	9,299,072.00
02-1-000-000-3410.010 Revenues-Admin. Fees	91,565.00	85,565.00		767,142.00	705,725.36
02-1-000-000-3410.015 Revenues-RAD HAP	17,036.00	17,035.00		85,177.00	-
02-1-000-000-3411.000 Revenues - FSS Coord	39,929.76	-		96,282.33	133,840.00
02-1-000-000-3450.000 Fraud Recovery HUD	-	9,131.00		55,364.00	-
02-1-000-000-3450.010 Fraud Recovery PHA	-	9,131.00		55,364.00	37,766.64
02-1-000-000-3480.010 Other Rev - FSS Forfeit	-	(311.63)		(1,668.63)	-
TOTAL OPERATING REVENUE	<u>1,023,255.76</u>	<u>1,112,217.37</u>	-8.00%	<u>9,059,868.70</u>	<u>10,176,404.00</u>
OPERATING EXPENSES					
Administration					
02-1-000-000-4110.000 Administration Salaries	25,957.72	26,101.74		220,663.17	260,321.36
02-1-000-000-4111.000 FSS Expense	8,517.33	8,613.01		72,023.41	69,898.64
02-1-000-000-4130.000 Legal Expense	-	-		498.75	3,240.00
02-1-000-000-4140.000 Staff Training	6,375.00	120.00		6,825.22	3,333.36
02-1-000-000-4140.001 FSS Training Expenses	865.00	-		985.00	-
02-1-000-000-4150.000 Travel	47.16	14.41		249.90	1,333.36
02-1-000-000-4160.000 Membership Dues	-	-		1,200.19	1,361.36
02-1-000-000-4170.000 Accounting Fees	-	-		-	1,666.64
02-1-000-000-4171.000 Audit Fees	-	-		-	4,000.00
02-1-000-000-4172.000 C.C Bookkeeping Fees	12,712.50	12,727.50		98,940.00	99,960.00
02-1-000-000-4174.000 C.C Mgt Fees	20,340.00	20,364.00		158,304.00	133,280.00
02-1-000-000-4180.000 Office Rent	483.33	483.33		3,866.64	3,866.64
02-1-000-000-4182.000 Empl. Benefit Contrib.	9,301.53	10,613.35		86,052.95	100,316.00
02-1-000-000-4190.000 Other Admin and Sundry	394.21	299.65		2,584.39	1,666.64
02-1-000-000-4190.002 Admin. Service Contracts	3,430.79	2,104.07		36,683.47	23,101.36
02-1-000-000-4190.005 Advertising & Marketing	-	6,900.00		6,900.00	666.64
02-1-000-000-4190.006 Office Expenses	2,374.48	1,685.03		8,528.75	5,400.00
02-1-000-000-4191.000 Telephone	468.85	1,210.03		4,898.37	5,333.36
Total	91,267.90	91,236.12	-0.03%	709,204.21	718,745.36
Maintenance and Operations					
General Expense					
02-1-000-000-4340.000 Auto Fuel & Maintenance	75.51	72.67		576.61	3,000.00
02-1-000-000-4430.000 Contracts Costs	-	-		127.28	-
02-1-000-000-4510.000 Auto Insurance	75.00	75.00		1,038.73	1,265.36
02-1-000-000-4510.002 General Liability Insurance	1,599.73	1,599.73		12,797.84	14,666.64
02-1-000-000-4510.004 Workers Comp Insurance	275.29	275.29		2,202.32	2,185.36
02-1-000-000-4510.005 Public Officials Liability Ins.	30.09	30.09		240.72	285.36
02-1-000-000-4510.006 Employ Practices Liability	45.11	45.11		360.88	340.00
02-1-000-000-4510.007 Commercial Umbrella Ins	486.54	486.54		3,892.32	2,638.64
02-1-000-000-4510.008 Cyber Insurance	-	-		-	1,056.00
02-1-000-000-4570.000 Collection Loss - Admin	(2,116.69)	-		(2,116.69)	-
02-1-000-000-4590.000 Other General Expense	465.44	761.44		4,021.52	-
Total	936.02	3,345.87	72.02%	23,141.53	25,437.36
Housing Assistance Payments					
02-1-000-000-4715.010 Hap Occupied Unit Payments	1,066,668.70	1,103,100.00		7,866,494.08	8,141,996.00
02-1-000-000-4715.040 Hap Utility-Voucher	32,577.00	31,643.00		225,031.00	232,000.00
02-1-000-000-4715.060 Hap Port Out Payments	16,725.30	30,131.00		122,789.30	150,000.00
02-1-000-000-4715.080 VASH HAP	26,365.00	28,267.00		206,376.00	221,333.36
02-1-000-000-4715.100 HAP- RAD Rehab Assistance Payments	-	-		-	-
02-1-000-000-4719.000 FSS Contributions	16,283.00	14,789.00		114,328.00	100,000.00
Total	1,158,619.00	1,207,930.00	4.08%	8,535,018.38	8,845,329.36
TOTAL OPERATING EXPENSES	<u>1,250,822.92</u>	<u>1,302,511.99</u>	-3.97%	<u>9,267,364.12</u>	<u>9,589,512.08</u>
OPER INC (LOSS) BEFORE DEPEC	<u>(227,567.16)</u>	<u>(190,294.62)</u>	19.59%	<u>(207,495.42)</u>	<u>586,891.92</u>
Depreciation					
02-1-000-000-4800.000 Depreciation Expense	238.16	238.16		1,905.28	-
OPER INC (LOSS) AFTER DEPREC	<u>(227,805.32)</u>	<u>(190,532.78)</u>		<u>(209,400.70)</u>	<u>586,891.92</u>
Nonoperating Revenue Expenses					
02-1-000-000-3430.000 Interest Inc-Admin	-	-		-	-
NET CHANGE	<u>(227,805.32)</u>	<u>(190,532.78)</u>	19.56%	<u>(209,400.70)</u>	<u>586,891.92</u>

Bloomington Housing Authority - COCC
Balance Sheet - COCC
May 2023

ASSETS	Current Year
Cash	
90-0-000-000-111.050 GAB - Cash Unrestricted	280,416.09
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>
	2,199,931.87
Other Current Assets	
90-0-000-000-1162.000 General Fund Investments	58,655.85
90-0-000-000-1211.000 Prepaid Insurance	19,485.01
90-0-000-000-1295.001 Interfund (due to)/from Amp1	(1,007,547.25)
90-0-000-000-1295.016 Interfund (due to)/from Health Foundation	1,145.55
90-0-000-000-1295.020 Interfund (due to)/from Voucher	1,285,272.13
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	3,780.67
90-0-000-000-1295.110 Interfund (due to)/due from RAD II	1,051,679.81
90-0-000-000-1295.120 Interfund (due to)/due from EHV	28,205.02
90-0-000-000-1295.130 Interfund (due to)/due from Bloomington RAD I	339,543.69
90-0-000-000-1295.140 Interfund (due to)/from Summit Hill	6,774.53
90-0-000-000-1295.150 Interfund (due to)/from LRMF	11,019.35
90-0-000-000-1295.501 Interfund (due to)/from CFP	<u>(1,919,335.62)</u>
	(120,826.26)
Fixed Assets	
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>(210,842.77)</u>
	80,842.85
TOTAL ASSETS	<u>2,159,948.46</u>
LIABILITIES AND SURPLUS	
Accounts Payable	
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	(7,092.00)
90-0-000-000-2117.062 Deferred Comp Deduction WH	11,224.00
90-0-000-000-2117.063 Child Support	625.57
90-0-000-000-2117.066 Health Deduction	7,407.73
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	144.11
90-0-000-000-2117.075 Vision WH	146.99
90-0-000-000-2117.076 HSA WH	938.00
90-0-000-000-2117.077 Cincinnati Life Ins	1,149.14
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>
	42,883.11
Accrued Liabilities	
90-0-000-000-2134.010 Accrued Comp Abs - Due within One year	34,239.97
Noncurrent Liabilities	
90-0-000-000-2134.020 Accrued Comp Abs	<u>9,477.23</u>
TOTAL LIABILITIES	86,600.31
EQUITY	
90-0-000-000-2700.000 CY Net Change	321,897.86
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>
	2,073,348.15
TOTAL LIABILITIES AND EQUITY	<u>2,159,948.46</u>

Bloomington Housing Authority - Cost Center
Statement of Activities - Cost Center
May 2023

	Current Period	Prior Month	Variance %	Current Year	YTD Budget
OPERATING REVENUE					
Management Fee Revenue					
90-1-000-000-3800.000 Management Fees	14,131.63	14,156.88		96,261.30	186,276.00
90-1-000-000-3800.020 Mgt Fees Voucher	20,340.00	20,364.00		158,304.00	133,280.00
90-1-000-000-3800.030 Bookkeeping Fees	12,712.50	12,727.50		98,940.00	99,960.00
Total	47,184.13	47,248.38		353,505.30	419,516.00
Nonrental Revenue					
90-1-000-000-3690.010 Developer Fees Earned	-	-		282,736.68	156,281.76
TOTAL OPERATING REVENUE	47,184.13	47,248.38	-0.14%	636,241.98	575,797.76
OPERATING EXPENSES					
Administration					
90-1-000-000-4110.000 Administration Salaries	28,275.36	28,391.86		267,630.39	268,498.64
90-1-000-000-4110.001 Ross Salary/Benefits	26,542.83	-		26,542.83	42,452.00
90-1-000-000-4120.000 New Development Costs	-	-		4.20	-
90-1-000-000-4130.000 Legal Expense	-	-		194.25	8,760.00
90-1-000-000-4140.000 Staff Training	477.00	2,200.00		5,179.27	6,666.64
90-1-000-000-4140.001 Ross Training Expenses	-	-		-	2,050.00
90-1-000-000-4150.000 Travel	2,621.02	762.75		3,192.31	5,333.36
90-1-000-000-4160.001 Membership Dues	-	-		2,425.12	666.64
90-1-000-000-4170.000 Accounting Fees	-	16,120.00		16,120.00	3,333.36
90-1-000-000-4171.000 Audit Fees	-	-		-	6,466.64
90-1-000-000-4180.000 Office Rent	-	733.33		-	-
90-1-000-000-4182.000 Empl. Benefit Contrib.	7,995.45	9,264.48		74,504.62	84,472.64
90-1-000-000-4190.000 Other Admin and Sundry	345.38	507.98		5,276.33	8,000.00
90-1-000-000-4190.001 HR Sundry Exp	250.00	415.22		1,197.06	-
90-1-000-000-4190.002 Admin. Service Contracts	1,711.84	1,158.22		31,044.46	2,666.64
90-1-000-000-4190.005 Adverting & Marketing	-	1,150.00		1,450.00	666.64
90-1-000-000-4190.006 Office Expenses	556.18	1,462.49		6,287.71	3,533.36
90-1-000-000-4190.008 Board Sundry Exp	-	24.94		436.56	-
90-1-000-000-4190.010 Ross Admin	1,856.05	-		1,856.05	2,050.00
90-1-000-000-4191.000 Telephone	218.18	649.28		2,569.21	2,666.64
90-1-000-000-4193.000 Compliance Expense	-	-		-	18,666.64
Total	70,849.29	62,840.55	-12.74%	445,910.37	466,949.84
Tenant Services					
90-1-000-000-4220.000 Resident Services	5.36	-		660.46	10,783.28
Total	5.36	-		660.46	10,783.28
OPERATING EXPENSES					
Maintenance and Operations					
90-1-000-000-4421.000 Maint. Materials	286.38	221.78		1,004.98	3,333.36
90-1-000-000-4420.002 Vehicle Repair	-	-		-	833.36
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	-	-		-	1,033.36
90-1-000-000-4430.007 Heating & Cooling Contracts	-	-		-	666.64
90-1-000-000-4430.008 Electrical Contracts	-	-		-	666.64
90-1-000-000-4430.009 Plumbing Contracts	-	-		-	666.64
90-1-000-000-4430.011 Landscaping Expense	-	-		-	2,333.36
90-1-000-000-4430.013 Cintas Contract Costs	1,016.69	1,197.28		7,177.08	-
90-1-000-000-4430.014 Cleaning Contract Office	1,600.00	2,000.00		9,200.00	4,000.00
90-1-000-000-4431.000 Garbage & Trash Removal	-	-		-	1,466.64
Total	2,903.07	3,419.06	15.09%	21,343.24	15,000.00
General Expense					
90-1-000-000-4510.000 Auto Insurance	46.32	46.32		631.43	2,000.00
90-1-000-000-4510.001 Property Insurance	-	-		-	2,666.64
90-1-000-000-4510.002 General Liability Insurance	988.07	988.07		7,904.56	5,333.36
90-1-000-000-4510.004 Workers Comp Insurance	170.03	170.03		1,360.24	2,000.00
90-1-000-000-4510.005 Public Officials Liability Ins.	18.59	18.59		148.72	166.64
90-1-000-000-4510.006 Employ Practices Liability	27.86	27.86		222.88	333.36
90-1-000-000-4510.007 Commercial Umbrella Ins	300.51	300.51		2,404.08	2,666.64
Total	1,551.38	1,551.38	0.00%	12,671.91	15,166.64
TOTAL OPERATING EXPENSES	75,309.10	67,810.99	-11.06%	480,585.98	507,899.76
OPER INC (LOSS) BEFORE DEPREC	(28,124.97)	(20,562.61)	-36.78%	155,656.00	67,898.00
Depreciation Expenses					
90-1-000-000-4800.000 Depreciation expense	223.36	223.36		1,786.88	-
Total	223.36	223.36		1,786.88	-
OPER INC (LOSS) AFTER DEPREC	(28,348.33)	(20,785.97)	-36.38%	153,869.12	67,898.00
Nonoperating Revenue Expenses					
90-1-000-000-3423.000 Nondwelling rent	1,666.66	1,666.67		13,333.28	-
90-1-000-000-3430.000 Investment income	516.64	772.60		5,021.29	333.36
90-1-000-000-3441.000 Nontenant Other Income	-	-		19.25	-
Total	2,183.30	2,439.27		18,373.82	333.36
NET INCOME (LOSS)	(26,165.03)	(20,013.37)	-30.74%	172,242.94	68,231.36

Summit Hill
Statement of Activities - SHCDC
May 2023

	Current Period	Prior Period	Current Year
OPERATING INCOME			
Income	-	-	250,000.00
OPERATING EXPENSES			
Administration			
14-1-000-000-4110.000 Administration Salaries	5,240.05	5,078.80	43,941.69
14-1-000-000-4120.000 New Development Costs	-	-	12,591.70
14-1-000-000-4120.001 Community Land Trust	-	4,800.00	4,800.00
14-1-000-000-4120.003 Predevelopment Kohr Building	3,243.50		3,243.50
14-1-000-000-4120.004 Predevelopment East Learning	-	8,006.40	8,006.40
14-1-000-000-4120.005 Predevelopment Arlington	-	-	600.00
14-1-000-000-4130.000 Legal Expenses	-	1,221.00	1,795.50
14-1-000-000-4140.000 Staff Training	-	-	2,139.00
14-1-000-000-4150.000 Travel	-	-	-
14-1-000-000-4160.001 Membership Dues	-	37.50	70.84
14-1-000-000-4182.000 SHCDC Admin. Employee Benefits	1,523.32	1,748.14	13,341.98
14-1-000-000-4190.000 Other Admin & Sundry	-	11.20	101.67
14-1-000-000-4190.002 Administrative Service Contracts	761.69	298.23	3,285.95
14-1-000-000-4190.005 Advertising & Marketing	-	1,150.00	1,150.00
14-1-000-000-4190.006 Office Expenses	-	37.50	1,248.75
14-1-000-000-4191.000 Telephone & Internet	69.43	206.59	276.02
14-1-000-000-4196.000 CBDG Grant Expenses	-	-	13,352.73
Total	10,837.99	22,595.36	109,945.73
Net Income(Loss)	(10,837.99)	(22,595.36)	140,054.27

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Payment Summary Report
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Payment Number	Payment Date	Vendor	Amount
2413	05/04/2023	AT&T Mobility	\$45.66
2414	05/04/2023	Bells Built	\$600.00
2415	05/04/2023	Duke Energy Payment Processin	\$3,517.31
2416	05/04/2023	Encova Insurance Company	\$337.35
2417	05/04/2023	Harpers Time & Attendance	\$15.11
2418	05/04/2023	Void / Jason Mermoud	\$0.00
2419	05/04/2023	ProStar Consulting Inc.	\$550.00
2420	05/04/2023	Visa	\$89.83
2421	05/04/2023	Wex Bank/Exxon	\$43.27
2422	05/11/2023	COMCAST	\$37.32
2423	05/11/2023	COMCAST	\$32.82
2424	05/11/2023	CenterPoint Energy	\$1,695.19
2425	05/11/2023	City Of Bloomington Utilities	\$6,444.31
2426	05/11/2023	Gordon Flesch Company	\$15.30
2427	05/11/2023	Indiana Underground Plant Prot	\$51.30
2428	05/11/2023	Void / Jason Mermoud	\$0.00
2429	05/11/2023	ProStar Consulting Inc.	\$341.65
2430	05/18/2023	April Clark	\$11.10
2431	05/18/2023	CenterPoint Energy	\$1,841.28
2432	05/18/2023	Comcast	\$111.44
2433	05/18/2023	LORI HARTMAN	\$11.10
2434	05/18/2023	Marta Hall	\$11.10
2435	05/18/2023	ProStar Consulting Inc.	\$284.15
2436	05/18/2023	Republic Services #694	\$936.51
2437	05/18/2023	Shelly Wright	\$11.10
2438	05/18/2023	Sherry Clay	\$11.10
2439	05/18/2023	Void / Indiana Housing & Com	\$0.00
2440	05/18/2023	Indiana Housing & Community	\$2,900.00
2441	05/25/2023	CallNet Call Center Services,Inc	\$118.00
2442	05/25/2023	Environmental Pest Control, Inc.	\$33.00
2443	05/25/2023	GE Appliances,General Electric	\$23.76
2444	05/25/2023	HD Supply Facilities Maintenanc	\$104.40
2445	05/25/2023	Heather's Cleaning Services LL	\$640.00
2446	05/25/2023	ODP Businuess Solutions	\$99.53
2447	05/25/2023	PC Max. Inc.	\$238.78
2448	05/25/2023	Pro Lawn Deck & Tree Care	\$1,760.00
2449	05/25/2023	ProStar Consulting Inc.	\$344.15
2450	05/25/2023	Tarisha Jones	\$50.00
40175	05/04/2023	AT&T Mobility	\$77.75
40176	05/04/2023	Duke Energy Payment Processin	\$6,410.56
40177	05/04/2023	Encova Insurance Company	\$584.74
40178	05/04/2023	Harpers Time & Attendance	\$15.11
40179	05/04/2023	Menards	\$51.70
40180	05/04/2023	ProStar Consulting Inc.	\$250.00
40181	05/04/2023	Visa	\$11.99
40182	05/04/2023	Wex Bank/Exxon	\$177.89
40183	05/04/2023	Jason Mermoud	\$137.00
40184	05/11/2023	American Tenant Screen, Inc.	\$23.85
40185	05/11/2023	BBM Serivce	\$525.00
40186	05/11/2023	COMCAST	\$37.32
40187	05/11/2023	CenterPoint Energy	\$5,642.15
40188	05/11/2023	City Of Bloomington Utilities	\$7,671.54

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Payment Number	Payment Date	Vendor	Amount
40189	05/11/2023	Duke Energy Payment Processin	\$33.02
40190	05/11/2023	Gordon Flesch Company	\$26.07
40191	05/11/2023	J & S Locksmith Shop	\$148.84
40192	05/11/2023	Kleindorfer's Hardware	\$95.85
40193	05/11/2023	Lowe's Companies Inc	\$241.46
40194	05/11/2023	ProStar Consulting Inc.	\$341.65
40195	05/11/2023	SCCAP	\$300.00
40196	05/11/2023	Taylor Lucas	\$1,072.00
40197	05/18/2023	April Clark	\$18.90
40198	05/18/2023	Bells Built	\$600.00
40199	05/18/2023	Comcast	\$111.44
40200	05/18/2023	Duke Energy Payment Processin	\$4,579.26
40201	05/18/2023	LORI HARTMAN	\$18.90
40202	05/18/2023	Larry Ruble	\$100.00
40203	05/18/2023	Marta Hall	\$18.90
40204	05/18/2023	ProStar Consulting Inc.	\$284.15
40205	05/18/2023	Republic Services #694	\$1,916.48
40206	05/18/2023	SCCAP	\$300.00
40207	05/18/2023	Shelly Wright	\$18.90
40208	05/18/2023	Sherry Clay	\$18.90
40209	05/25/2023	Artino Mayo	\$100.00
40210	05/25/2023	BBM Serivce	\$2,992.00
40211	05/25/2023	CallNet Call Center Services,Inc	\$176.24
40212	05/25/2023	Environmental Pest Control, Inc.	\$33.00
40213	05/25/2023	Leasing & Management Compan	\$2,400.00
40214	05/25/2023	Loren Mack	\$199.96
40215	05/25/2023	ODP Businssess Solutions	\$438.47
40216	05/25/2023	PC Max. Inc.	\$258.03
40217	05/25/2023	ProStar Consulting Inc.	\$344.15
40218	05/25/2023	Quadel Holding Corporation	\$1,275.00
61078	05/04/2023	AT&T Mobility	\$62.24
61079	05/04/2023	Daniel Harmon	\$40.61
61080	05/04/2023	Encova Insurance Company	\$1,326.91
61081	05/04/2023	Harpers Time & Attendance	\$63.48
61082	05/04/2023	ProStar Consulting Inc.	\$250.00
61083	05/04/2023	Void / State Farm	\$0.00
61084	05/04/2023	Visa	\$5,902.96
61085	05/04/2023	Wex Bank/Exxon	\$75.51
61086	05/05/2023	Void / Beacon Inc.	\$0.00
61087	05/04/2023	Beacon Inc.	\$121.00
61088	05/11/2023	American Tenant Screen, Inc.	\$362.70
61089	05/11/2023	Beacon Inc.	\$35.00
61090	05/11/2023	COMCAST	\$156.73
61091	05/11/2023	Cintas Location #529	\$224.23
61092	05/11/2023	Gordon Flesch Company	\$41.38
61093	05/11/2023	Mountain Glacier	\$89.61
61094	05/11/2023	ODP Businssess Solutions	\$469.90
61095	05/11/2023	ProStar Consulting Inc.	\$1,224.92
61097	05/18/2023	Cintas Location #529	\$407.81
61098	05/18/2023	Void / Comcast	\$0.00
61099	05/18/2023	Dhara Patel	\$1,314.99
61100	05/18/2023	Paramount Dental	\$1,425.30

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61101	05/18/2023	ProStar Consulting Inc.	\$1,193.42
61102	05/18/2023	Comcast	\$468.06
61103	05/25/2023	Beacon Inc.	\$35.00
61104	05/25/2023	Cintas Location #529	\$384.65
61105	05/25/2023	Complete Kits	\$915.00
61106	05/25/2023	Duke Energy	\$3,280.97
61107	05/25/2023	Elaine Amerson	\$25.00
61108	05/25/2023	IU Health Plans	\$19,514.94
61109	05/25/2023	Mary Morgan	\$25.00
61110	05/25/2023	Michelle Helmick	\$6.55
61111	05/25/2023	Mountain Glacier	\$68.03
61112	05/25/2023	Nordia McNish	\$25.00
61113	05/25/2023	PC Max. Inc.	\$995.89
61114	05/25/2023	ProStar Consulting Inc.	\$1,130.42
61115	05/25/2023	Quadel Holding Corporation	\$6,375.00
61116	05/25/2023	Sherry Clay	\$25.00
61117	05/25/2023	The Cincinnati Life Insurance C	\$162.68
61118	05/25/2023	Tonyas Touch Inc.	\$1,600.00
61119	05/25/2023	Tracee Lutes	\$25.00
61120	05/25/2023	Vision Service Plan	\$375.95
200045	05/04/2023	Harpers Time & Attendance	\$7.05
200046	05/04/2023	ProStar Consulting Inc.	\$250.00
200047	05/11/2023	COMCAST	\$17.41
200048	05/11/2023	ProStar Consulting Inc.	\$136.10
200049	05/18/2023	ProStar Consulting Inc.	\$132.60
200050	05/18/2023	Comcast	\$52.02
200051	05/25/2023	Nixon Peabody	\$3,243.50
200052	05/25/2023	PC Max. Inc.	\$99.18
200053	05/25/2023	ProStar Consulting Inc.	\$125.60
			<u>\$117,725.39</u>

EXTERIOR ELEVATION KEYNOTES

- 1 INSTALL NEW 30-YEAR WARRANTY ROOF SHINGLES OVER #30 FELT, INSTALL NEW ICE AND WATER SHIELD AT ALL VALLEYS AND TO 24" INSIDE EXTERIOR WALL AT ALL EAVES. AT ALL ROOF SLOPES 3:12 OR LESS, INSTALL ICE AND WATER SHIELD OVER ENTIRE ROOF AREA IN LEIU OF FELT.
- 2 PREFINISHED HARDIE PLANK LAP SIDING.
- 3 EXISTING STONE VENEER. POWER WASH.
- 4 REPLACE EXISTING DOOR AND FRAME. NEW DOOR WITH SIDELITE. SEE FRAME ELEVATION.
- 5 4/4x3.5" PREFINISHED HARDIE TRIM.
- 6 PREFINISHED ALUMINUM FASCIA AND GUTTERS. SEE ROOF PLAN FOR DOWNSPOUT LOCATIONS.
- 7 4/4x5.5" PREFINISHED HARDIE TRIM.
- 8 CAST STONE SILL WITH SLOPED TOP AND DRIP GROOVE ON UNDERSIDE. MATCH EXISTING.
- 9 BRICK TO MATCH EXISTING SITE. CONTRACTOR TO SUBMIT SAMPLES FOR OWNER AND ARCHITECT APPROVAL.
- 10 4/4 PREFINISHED HARDIE BEAM WRAP.
- 11 INSTALL NEW BLACK ADDRESS NUMBERS.
- 12 SEMI-CONCEALED RIDGE VENT.
- 13 COLUMN. SEE SECTION FOR WRAP DETAILS.
- 14 DURABRAC 0532 ARCHED BRACKET 36"x24"x3.5"
- 15 PREFINISHED HARDIE SHINGLE SIDING, STRAIGHT EDGE PANEL.

GEN. ELEVATION NOTES

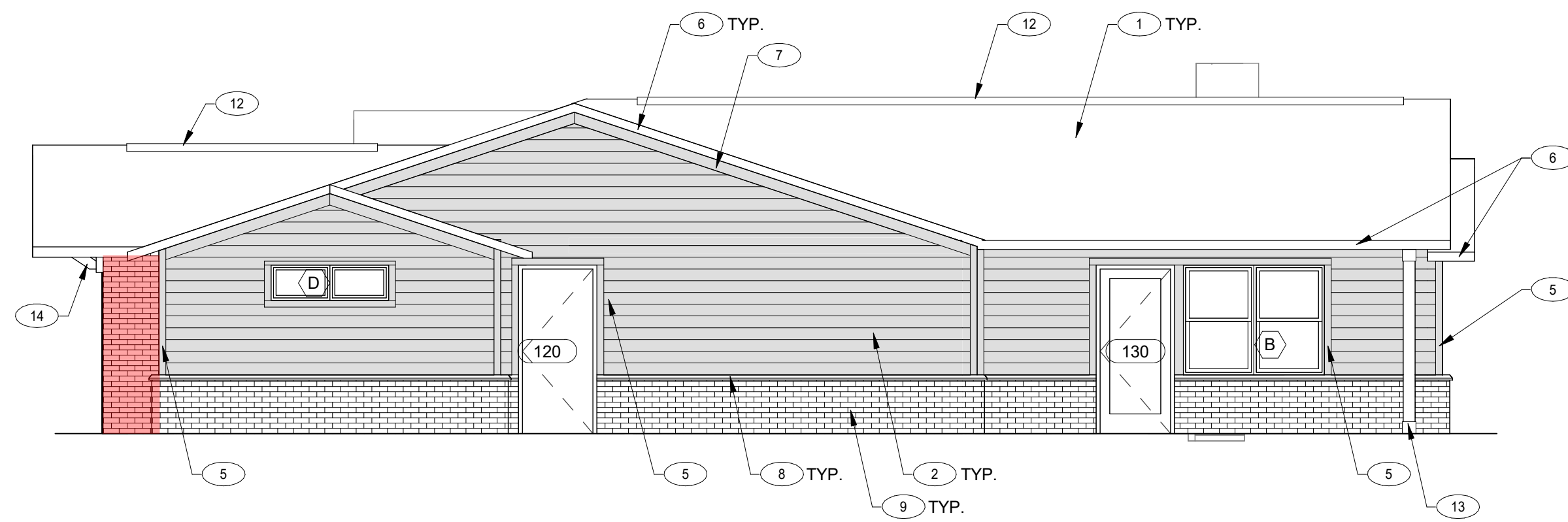
- A. CAULK ALL JOINTS AND FINISH TO MATCH ADJACENT MATERIALS.
- B. ALL NON-PREFINISHED EXTERIOR ITEMS SHALL BE PAINTED WITH ONE COAT OF TINTED PRIMER AND ONE COAT OF FINISH PAINT.
- C. ALL COLORS TO BE SELECTED BY ARCHITECT. SUPPLY SAMPLES TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
- D. MEP ROOF PENETRATIONS ARE NOT SHOWN. SEE MEP DRAWINGS FOR ACTUAL LOCATIONS AND TYPES. PAINT ALL NON-PVC ROOF PENETRATIONS TO MATCH ROOFING MATERIAL.
- E. DOWNSPOUTS NOT SHOWN FOR CLARITY.



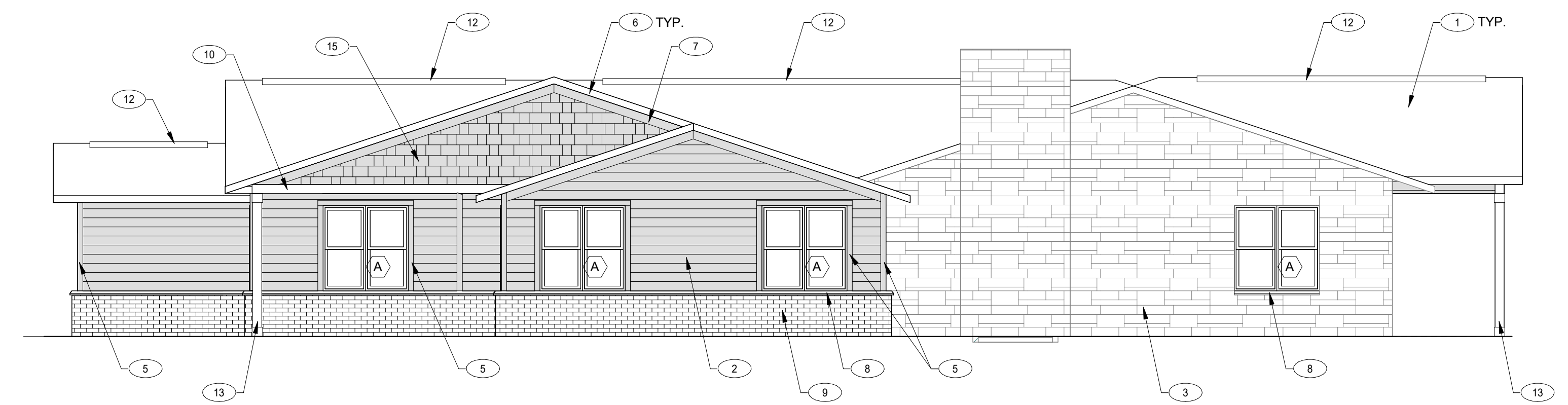
SCOPE DOCUMENT

THESE DOCUMENTS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS AND TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, TRADE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR PROPER EXECUTION AND COMPLETION OF THE WORK.

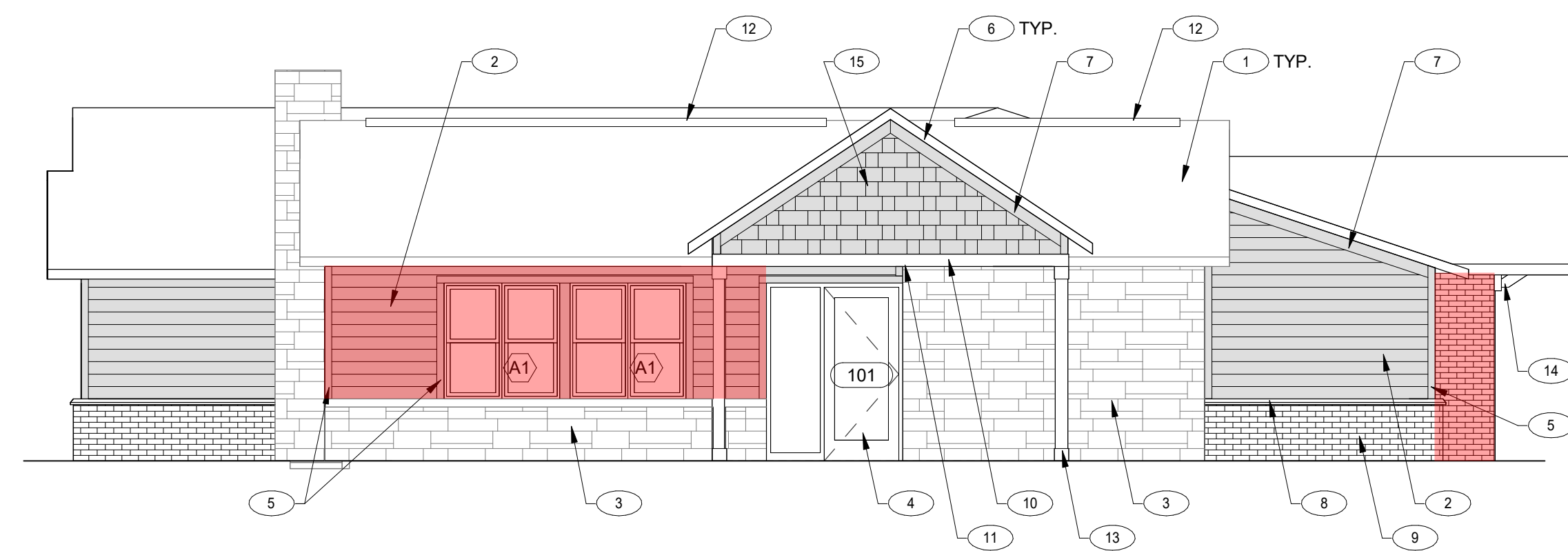
BLOOMINGTON HOUSING AUTHORITY
CRESTMONT COMMUNITY
BUILDING RENOVATION
 1002 NORTH SUMMIT ST
 BLOOMINGTON, IN 47404



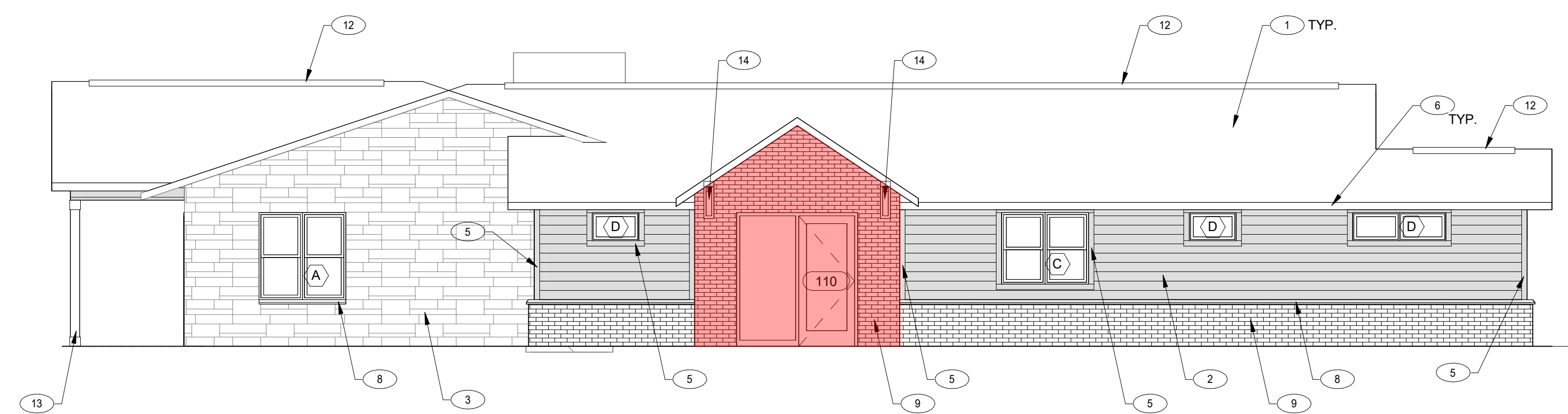
4 EAST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



1 SOUTH ELEVATION
3/16" = 1'-0"

REVISIONS

10-01-2021	75% REVIEW SET	
10-15-2021	CITY PERMIT SET	
11-19-2021	CITY & STATE REVISION	1
01-17-2022	FOR CONSTRUCTION SET	2
03-11-2022	ADDENDUM A3 - CLOSING	3
04-28-2022	ADDENDUM A4	4
05-27-2022	ADDENDUM A5	5
10-14-2022	PROPOSAL REQUEST	6

EXTERIOR ELEVATIONS

PROJECT NO. 20138

DATE 10-14-2022

SHEET

A3-1

Resolution 2023-05

Resolution Adopting Bloomington Housing Authority Drug Screening Policy

- Whereas,** The Bloomington Housing Authority (BHA), as a public housing authority, is required by Federal Regulation to refuse admission to a household if it determines that any household member is currently engaged in the use of illegal drugs and has reasonable cause to believe that any household member's current use or pattern of use of illegal drugs may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents; and
- Whereas,** All residents of BHA-owned or managed properties are entitled to health, safety, and peaceful enjoyment of the premises; and
- Whereas,** BHA does not discriminate against applicants or residents based on disability or other protected characteristics; and
- Whereas,** BHA desires to adopt a policy which meets its requirements under Federal Regulation and balances the rights and interests of its residents.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF COMMISSIONERS OF THE BLOOMINGTON HOUSING AUTHORITY THAT:

SECTION 1. The Board now adopts the Bloomington Housing Authority Drug Screening Policy (“Drug Screening Policy”), as attached to this Resolution.

SECTION 2. The Board authorizes BHA’s Executive Director and staff to implement and enforce the Drug Screening Policy and to take any and all actions necessary and consistent with the Drug Screening Policy.

This Resolution adopted by the Board of Commissioners at its June 22, 2023 meeting.

Elaine Amerson, Chair

Sherry M. Clay, Vice-Chair

Susan P. Wanzer, Commissioner

Tracee Lutes, Commissioner

Mary Morgan, Commissioner

Nordia McNish, Commissioner

Jerry Cravens, Commissioner

Katherine T. Gazunis, Secretary/Treasurer

**THE CITY OF BLOOMINGTON, INDIANA HOUSING AUTHORITY
DRUG SCREENING POLICY**

Policy Brief & Purpose

This drug screening policy explains how and when the Bloomington Housing Authority (BHA) tests prospective residents and adult household members (hereinafter collectively referred to as “applicants”) for eligibility for housing in any BHA-owned or managed property for substance use. **The sole purpose of implementing this Drug Screening Policy is to ensure that all residents are entitled to “health, safety, [and the] right to peaceful enjoyment of the premises” per federal law.**

Legal Basis for Policy

Based on Federal Regulation, a public housing authority (PHA) must refuse admission to a household if it determines that any household member is currently engaged in the use of illegal drugs and has reasonable cause to believe that any household member's current use or pattern of use of illegal drugs may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents. REQUIRED DENIAL OF ADMISSION [24 CFR 960.204]

Drug means a controlled substance as defined in section 802 of the Controlled Substances Act [21 U.S.C. 802]. *Currently engaged in the illegal use of a drug* means a person has engaged in the behavior recently enough to justify a reasonable belief that there is continuing illegal drug use by a household member [24 CFR 960.205(b)(1)].

BHA Policy further defines *currently engaged in* as any use of illegal drugs during the previous six months.

The PHA must further refuse admission of a household if the PHA determines that it has reasonable cause to believe that a household member's abuse or pattern of abuse of alcohol may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents. REQUIRED DENIAL OF ADMISSION [24 CFR 960.204]

POLICY

All residents are entitled to “health, safety, [and] peaceful enjoyment of the premises.” To achieve this, drug testing is mandatory when screening applicants for supported housing in BHA-owned or managed properties.

When screening applicants for eligibility to move into a BHA-owned or managed property, BHA requires them to pass a drug test for illegal substances. This drug test will be the final stage before eligibility to move in. Applicants have the right to refuse drug testing and thus decline residency at BHA properties.

Applicants who test positive for illegal substances fail our drug test, and will not be eligible for a housing unit.

Respecting individual rights

State-licensed laboratories and medical professionals will conduct drug tests. Results from any drug test will remain confidential. Applicants will receive a copy of their test results upon request.

We will use the most nonintrusive types of drug tests available. For example, we will choose hair sample tests over urine sample tests when possible.

Drugs BHA Tests For

Illegal drugs we test for include cocaine, methamphetamine, heroin, phencyclidine (PCP), and other drugs specified by law.

Non-Discrimination

BHA does not discriminate against people with disabilities who may need to take drugs for their conditions. But, BHA also wants to ensure that residents don't breach our policy and risk their and their neighbors' health or safety. This is why we have established drug screening procedures. We test all applicants based on their certification of eligibility for assistance. We do not single out applicants based on protected characteristics (e.g., race, disability.)

Marijuana

BHA treats marijuana as a special case. The following rules apply to marijuana testing:

- If an applicant tests positive for marijuana, and the applicant fails the drug test, BHA may refuse to offer them a housing unit, subject to current Indiana law
- If an applicant is using medical marijuana in a country or state that allows for legal, medical use, the applicant may be required to provide a doctor's note and a valid prescription. BHA won't ask the applicant to disclose their condition. Possession of medical marijuana on the property is subject to current Indiana law.

Keep in mind that BHA maintains drug-free/smoke-free residences and offices. This means that no one is allowed to smoke marijuana anywhere on the property, in any of the buildings, including the housing units, even if marijuana (or medical marijuana) becomes legal in this country/state.

Prescription Drugs

We do not test applicants for prescription drugs.

If an applicant's prescribed medication (e.g., types of opiates) brings about positive results, BHA may ask a medical professional to provide additional guidance.

Testing Residential Units

BHA will periodically test the units for evidence of illegal drug use. Additional tests may be conducted if there is reasonable suspicion of illegal drug use (for example, evidence observed in routine maintenance work or unit inspections) or if the BHA receives reports or complaints from neighbors or other residents.

Contesting False Positives

If an applicant tests positive for illegal drugs and disputes the validity of the results, BHA may order a retest at the applicant's expense, when appropriate, in BHA's sole discretion.

Alcohol

We do not test applicants for alcohol. If alcohol is suspected in *inappropriate behavior* directed toward other residents, guests, or BHA staff. In that case, it is the *behavior* that will warrant further action, up to and including termination of the lease.

Disclaimer: This drug testing policy is meant to provide general guidelines and should be used as a reference. It may not take into account all relevant local, state, or federal laws and is not a legal document.



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: June 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.

- The Walnut Woods solar installation project contract has been executed. I will issue the notice to proceed for MPI Solar to begin work as soon as I receive their assurance of completion. This is expected to be a payment and performance bond. MPI Solar will have ninety days to complete this project.
- RAD II Update:
 - BCM has completed three buildings, with a total of ten units, this month.
 - Building 6 renovations have resumed after receiving approval of revised plans for firewalls.
 - Snedegar Construction is almost done installing underground water lines. They have started repairing the grounds in areas where underground work has been completed. BCM will have CGR Services repair the sidewalks and grounds once all site work is completed. CGR is a minority, Section 3 business.
 - BCM will contract MPI Solar to install solar panels on the community building roof. Kate and I are working with the City of Bloomington Sustainability Department to secure additional solar panels and funding to install them on feasible buildings throughout Crestmont.

HCV Leasing and Spending Projection

IN022 Two-Year Voucher Forecasting Summary

6/14/2023

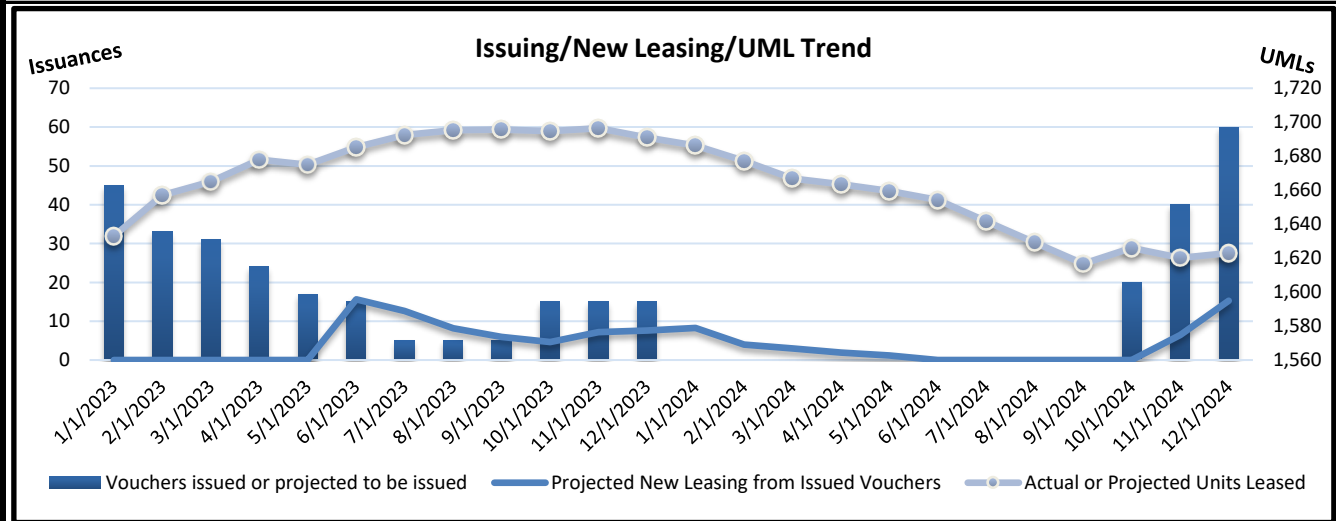
Prepared for: Board of Commissioners

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 \$438,204, or 3% 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 \$4,174, 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%	12%	Leased in	Percent
		0-30 Days	51%
		31-60 Days	18%
		61-90 Days	11%
		91-120 Days	8%
		121-150 Days	12%
Year 1 PUC	Year 2 PUC		
(Average monthly cost of a voucher - Year 1)	(Average monthly cost of a voucher - Year 2)		
\$687	\$729		

After deciding upon the above variables, the largest driver of the program revolves around the decision to issue vouchers. This scenario includes issuing 225 vouchers in the first year and 120 in the second year. In addition, the tool includes 173 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 62 new lease-ups this year and 40 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 (99.4%) or dollars (104.2%) is 104.2%, indicating full leasing indicator points in SEMAP. This is an estimate. Next year, the higher of leased units (99.3%) or dollars (103.4%) is 103.4%, 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 \$958,928 (or 74.9% of CY 2023 Earned Admin Fees) and a 2024 CYE UNP of \$1,067,749 (or 96.9% of CY 2024 Earned Admin Fees). This projection uses average monthly administrative expense and carries it forward for the remaining months.

IN022 HCV Leasing and Spending Projection - The Goods

				Utilization Report:		UtilizationReport (27)				Print	TYT Guide	TYT Videos		
PHA Name	Housing Authority of the City of Bloomington	PHA Number	IN022			Save	Access Additional Tools	Disclaimer						
ACC/Funding Information				Funding Proration/Offset Levels		Program Projection Variables				Leasing and Spending Outcomes: Current and Following Year Projections				
ACC	Current Year (2023)	Year 2 (2024)	Year 3 (2025)	HAP		Success Rate	64%	Annual Turnover Rate	12.4%	2023		2024		
Beginning ACC Vouchers	1,721	1,696	1,696	Year 2 (2024) Rebenchmark	100.0%			EOP Rate as of 4/30/2023 (190 TB.PB EOPs): 12.71%		UML % of ACC (UMA)	98.3%	97.1%		
Funding Components	Current Year (2023)	Year 2 (2024)	Year 3 (2025)	Year 3 (2025) Rebenchmark	100.0%	Time from Issuance to HAP Effective Date (Current: 2.13 months)				HAP Exp as % of All Funds	96.9%	100.0%		
Initial BA Funding (net offset)	\$12,759,560	\$13,854,541	\$14,400,324	Year 2 (2024) % 'Excess' Reserves Offset	0.0%	% leased in 30 days	51%			HAP Exp as % of Eligibility only	104.9%	103.9%		
Offset of HAP Reserves	\$0	\$0	\$0	Year 3 (2025) % 'Excess' Reserves Offset	0.0%	% leased in 30 to 60 days	18%			End of Year Results				
Set Aside Funding	\$230,307			Administrative Fees		% leased in 60 to 90 days	11%			Projected 12/31 Total HAP Reserves	\$438,204	\$4,174		
New ACC Units Funding	\$216,151	\$0	\$0	Year 1 (2023)	92.0%	% leased in 90 to 120 days	8%			HAP Reserves as % of ABA (Start: 7.4%)	3.4%	0.0%		
Total ABA Funding Provided	\$13,206,018	\$13,854,541	\$14,400,324	Year 2 (2024)	80.0%	% leased in 120 to 150 days	12%			"Excess" Reserves Subject To Offset	\$0	\$0		
PHA Income	\$111,753	\$111,753	\$111,753							End of Year 3 Results (2025)				
Total Cash-Supported Prior Year-End Reserves	\$974,974	\$438,204	\$4,174	HUD-Held Reconciliation - 12/31/2022 Cash Sufficiency Check				HUD-established CYE HHR	\$892,730	HUD-established CYE HHR		\$46,098	0.3%	Projected Total HAP Reserves ===== Reserves % BA
				HUD-estimated Restricted Net Position	\$222,443	\$1,752,233	PHA-Held Cash 12/31/2022 (VMS)							
Total Funding				HUD-Reconciled	\$1,115,173	\$2,644,963	HUD-Reconciled (Cash Capped)			Administrative Fees Analysis		See Detail	2023	2024
Total Funding Available	\$14,292,745	\$14,404,498	\$14,516,251	Lower of H17/I17 (May Override)	\$974,974	Lower of H17/I17 (May Override)	Reserve Adjustment due to PY VMS Changes.	<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$1,057,506)	\$1,279,649	\$1,101,547		
				HUD-Reconciled RNP v PHA-Reported RNP				\$68.22	\$63.68	Expense	\$1,170,828	\$1,224,852		
				HUD v. PHA difference: \$70,156.00 or 0.5% of Eligibility	\$152,287	<--EOY VMS RNP ===== HUD-estimated RNP-->		IN022 has a cost per UML of \$63.05 compared to its Earnings/UML & Size peer group of \$61.15 (a difference of 3%) and its state peer group (of all PHAs in the state) of \$48.83 (a difference of 22.6%).		Expense %	91.5%	111.2%		
						\$222,443	Based on the most recent, official (end of fiscal year) UNP, IN022 has a projected 2023 Calendar Year-End (CYE) UNP of \$958,928 (or 74.9% of CY 2023 Earned Admin Fees) and a 2024 CYE UNP of \$1,067,749 (or 96.9% of CY 2024 Earned Admin Fees).							

IN022 HCV Leasing and Spending Projection - The Goods

2023	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected to be Issued	Other Planned Additions/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	\$1,059,430	45				1,633	\$1,059,430	\$649		94.9%	96.3%	94.9%	96.3%
Feb-23	1,721	1,657	\$1,076,563	33				1,657	\$1,076,563	\$650		95.6%	97.0%	96.3%	97.8%
Mar-23	1,721	1,665	\$1,103,953	31				1,665	\$1,103,953	\$663		96.0%	98.1%	96.7%	100.3%
Apr-23	1,721	1,678	\$1,152,992	24				1,678	\$1,152,992	\$687		96.4%	99.8%	97.5%	104.8%
May-23	1,721	1,675	\$1,146,956	17				1,675	\$1,146,956	\$685		96.5%	100.7%	97.3%	104.2%
Jun-23	1,721	0	\$0	15	12	16	-17.3	1,685	\$1,161,328	\$689	\$689	96.8%	101.5%	97.9%	105.5%
Jul-23	1,696	0	\$0	5	12	13	-17.4	1,693	\$1,167,869	\$690	\$690	97.2%	102.1%	99.8%	106.1%
Aug-23	1,696	0	\$0	5	12	8	-17.5	1,695	\$1,173,114	\$692	\$692	97.5%	102.7%	100.0%	106.6%
Sep-23	1,696	0	\$0	5	12	6	-17.5	1,696	\$1,195,475	\$705	\$705	97.8%	103.4%	100.0%	108.6%
Oct-23	1,696	0	\$0	15	12	5	-17.5	1,695	\$1,203,316	\$710	\$710	98.0%	104.0%	99.9%	109.3%
Nov-23	1,696	0	\$0	15	12	7	-17.5	1,696	\$1,204,506	\$710	\$710	98.2%	104.5%	100.0%	109.5%
Dec-23	1,696	0	\$0	15	4	8	-17.5	1,691	\$1,209,039	\$715	\$715	98.3%	104.9%	99.7%	109.9%
Total	20,502	8,308	\$5,539,894	225	76	62	-122.3	20,159	\$13,854,541	\$687		98.3%	104.9%		
2024															
Jan-24	1,696			0	4	8	-17.5	1,686	\$1,205,640	\$715	\$715	99.4%	104.4%	99.4%	104.4%
Feb-24	1,696			0	4	4	-17.4	1,677	\$1,202,531	\$717	\$717	99.2%	104.3%	98.9%	104.2%
Mar-24	1,696			0	4	3	-17.3	1,667	\$1,200,112	\$720	\$720	98.9%	104.2%	98.3%	103.9%
Apr-24	1,696			0	12	2	-17.2	1,664	\$1,201,058	\$722	\$722	98.7%	104.1%	98.1%	104.0%
May-24	1,696			0	12	1	-17.2	1,659	\$1,201,460	\$724	\$724	98.5%	104.1%	97.8%	104.1%
Jun-24	1,696			0	12	0	-17.1	1,654	\$1,199,387	\$725	\$725	98.3%	104.1%	97.5%	103.9%
Jul-24	1,696			0	4	0	-17.1	1,642	\$1,201,686	\$732	\$732	98.1%	104.1%	96.8%	104.1%
Aug-24	1,696			0	4	0	-17.0	1,629	\$1,197,388	\$735	\$735	97.9%	104.0%	96.1%	103.7%
Sep-24	1,696			0	4	0	-16.8	1,617	\$1,189,877	\$736	\$736	97.6%	103.9%	95.3%	103.1%
Oct-24	1,696			20	26	0	-16.7	1,626	\$1,196,718	\$736	\$736	97.4%	103.9%	95.9%	103.7%
Nov-24	1,696			40	4	6	-16.8	1,620	\$1,197,216	\$739	\$739	97.2%	103.9%	95.5%	103.7%
Dec-24	1,696			60	4	15	-16.7	1,623	\$1,207,252	\$744	\$744	97.1%	103.9%	95.7%	104.6%
Total	20,352	0	\$0	120	97	40	-204.9	19,764	\$14,400,324	\$729		97.1%	103.9%		

Graphs

SPVs: Additional SPV leasing should focus on the 30 unleased VASH vouchers. FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$1,752,233 compares to RNP (VMS) of \$152,287. Current: VMS Cash & Investments of \$2,161,477 compares to VMS RNP plus UNP of \$181,620. PBVs: Currently, the PHA reports 373 leased PBVs, for a leased PBV rate of 79%. Additional leasing should focus on the 100 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.

Comments
(Hover for VMS Comments)

Bloomington Housing Authority - Dashboard Report for June 2023

Property Performance Measures

Occupancy

	Physical Units	Rentable Units	Vacant Units	Occupancy %	Unit Mix						Total
					Studio	1 bdrm	2 bdrm	3 bdrm	4 bdrm	5 bdrm	
RAD II-Crestmont	196	196	72	64	4	50	62	66	8	6	196
RAD I Rev Bulter	56	56	0	100	0	32	10	14	0	0	56
RAD 1 Walnut Woods	60	60	0	100	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
Residents	240	100%	3	54%	46%	19%	46%	18%	82%	0%	1%	0%	3%	98%
X- Ext. Low Income (30% AMI)	225			46%	6%	3%	12%	13%	72%	1%	1%	0%	1%	83%
V- Very Low Income (50% AMI)	13			20%	7%	2%	1%	1%	9%	0%	0%	0%	0%	10%
L- Low Income (80% AMI)	0			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	100	1%	12%	39%	21%	72%	0%	0%	0%	0%	100%
2 bedroom	118	0%	0%	20%	20%	30%	0	10%	0%	2%	80%
3 bedroom	82	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	3
Denials	1
New move ins	2
Transfers	8
Vacates	4
Eviction	0
# Work Orders received	66
# Work Orders completed	63
Avg Days to Respond	2.6
# Work Orders emergency	5

Notes:

May 2023 FSS Report

In May the BHA hosted the quarterly PCC Meeting. There was a strong turnout with the Community Room filled with many of our Community Partners. All community partners had the opportunity to share information and network together. It was nice to host an in-person meeting! It helps to place a name with a face.

May was a busy month for trainings and webinars. Below are some of the sessions we participated in.

PBV (Project-Based Voucher) - In early May both Brit and Liz participated in the Quadel RAD-PBV Specialist Training. It was helpful to get information on how FSS and RAD work together.

HOTMA (Housing Opportunities Through Modernization Act)- There were two HOTMA sessions through the HUD exchange website. Liz and Brit registered and logged in for both sessions. The sessions helped us have a better understanding of the changes that will be implemented in January.

Implicit Bias- The implicit bias training was also a two-part training. The purpose of implicit bias training is to help people to become aware of their implicit biases and to train them with appropriate information to act objectively.

Liz completed her Credit Counseling Certification renewal. The renewal consists of continuing education and takes place once every two years. The renewal allows Liz to continue being a certified credit counselor.

██████████ graduated from FSS in May. ██████████ completed the program because had met all of her goals. She was also Zero-HAP when she completed the program. We were excited to present a disbursement check for just over \$6,300.00!

██████████ received a disbursement for her storage unit for \$422.00 and was able to find housing. ██████████ also graduated from FSS in May. ██████████ met all of her goals and her disbursement check was for \$7,037.98.

██████████ should have graduated in May; however, she did not meet one of the required final goals to graduate from FSS, which was employment. ██████████ accrued escrow of \$944.25. That will be moved to the forfeited escrow account for FSS participants to use first.

██████████ has started working two jobs, one at Beacon as a case manager and the other at Cedar Hurst as a caregiver. ██████████ will be escrowing \$1,288.00 starting in July. We are very proud of ██████████ and are excited to see the amount she is escrowing.

██████████ was an FSS port-in from Georgia. ██████████ was previously a participant at the BHA when she ported out to Georgia. We welcome ██████████ back to Bloomington and hope that she has found the right place for her.

██████████ received an FSS disbursement in May. Her disbursement allowed her family to focus on health and save on costs related to health-related travel expenses.

██████████, an FSS graduate continued to work toward her goal of homeownership. The BHA is working closely with ██████████ to help her dream become a reality.

III. AGENCY ORGANIZATIONAL CHART

