

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

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**May 25, 2023**

**AGENDA**

	<u>Time</u>
▲ <u>CALL TO ORDER</u> 1. Roll Call	5 minutes
▲ <u>APPROVAL OF MINUTES</u> 1. Minutes from April 27, 2023, Board of Commissioners Meeting	10 minutes
▲ <u>FINANCIAL STATEMENTS</u> 1. April Financials	15 minutes
▲ <u>NEW BUSINESS</u> 1. Resolution 2023-04: Payment Standards for HCV Program	5 minutes
▲ <u>OLD BUSINESS</u> 1. Asset Management Report	5 minutes
▲ <u>DIRECTOR REPORT</u> 1. Development Updates 2. Administrative Updates 3. Staff Updates	20 minutes
▲ <u>MOTION TO ADJOURN</u>	

***Bloomington Housing Authority***  
***Board Meeting Minutes***

April 27, 2023

**I. Call to Order**

**Chair, Elaine Amerson** called to order the regular meeting of the **Bloomington Housing Authority Board of Commissioners at 8:31 A.M. on April 27, 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, Jerry Cravens, Nordia McNish, Sue Wanzer, and Tracee Lutes; Executive Director Kate Gazunis; Administrative Director Leon Gordon; Finance Manager Dhara Patel; Capital Assets Manager Rhonda Moore; HCV Program Supervisor Daniel Harmon; and Administrative Assistant Ashley Spradley.

Those Absent: Director of Real Estate, Nathan Ferreira

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

A motion was made to approve the regular board meeting minutes for March 23, 2023, by Sue Wanzer and seconded by Sherry Clay. All were in favor. None opposed. Motion approved.

**IV. Financial Statements**

Finance Manager, Dhara Patel gave a brief overview of the October 2022 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. We don't have the budget entered into HAB for COCC, HCV & RAD II.

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

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

### **1. Resolution 2023-03 Walnut Woods Solar Installation**

Capital Assets Manager, Rhonda Moore gave a brief overview of Resolution 2023-03. Rhonda explained that the installation was put out to public bid and as a result, MPI was awarded the contract.

A motion was made to approve Resolution 2023-03 by Sue Wanzer and seconded by Nordia McNish. All were in favor. None opposed. Motion approved.

## **VI. Old Business**

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

Capital Assets Manager, Rhonda Moore, briefly referenced the Capital Asset report sent to the board. No specific sections were read or honed in on for elaboration.

Commissioner Nordia McNish asked who was at fault for the roofing issue. Rhonda explained that the contractors were at fault and will fix it at their own expense.

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

### **1. Development Updates**

Executive Director, Kate Gazunis, briefly referenced the physical Director's report sent to the board. No specific sections were read or honed in on for elaboration.

Kate did discuss the Kohr building project being approved unanimously by the Board of Zoning Appeals. She went on to say that we now have everything needed to apply for all credits. The project has been scaled down from the original 40 units to 38 units.

Executive Director, Kate Gazunis stated that funding should be awarded in November 2024 and we anticipate breaking ground at the end of 2024.

### **2. Staff Updates**

#### ***Human Resources:***

Executive Director Kate Gazunis explained that we hired a new Assistant Property Manager that began work yesterday April 26<sup>th</sup>.

### **VIII. Adjournment**

A motion to adjourn was made by Sue Wanzer 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

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### Director's Report

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

**From:** Kate Gazunis

**Date:** May 25, 2023

The May 25, 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 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 I:** Amy Thomas with Cinnaire, the investor for RAD I, was here on Tuesday, May 16 to inspect the property and a random sample of the files for compliance, and everything appeared to go well. We expect a final report from them by the end of this month. The first Annual Owners Compliance (AOC) report to IHEDA was submitted and paid.
- **RAD II Crestmont:** The Town and the City have cleared the conversions of the buildings on 12th and Lindberg to 2-story apartments for this next phase of construction. Rearranging the order of buildings to accommodate this was a significant problem and will continue to affect the project in the coming months.

BCM is still awaiting approval from the state/city for two stoves in the Community Center. The roof on the new addition has been redone, but we are still waiting for approval of the electrical upgrades from the City. According to Brinshore Construction, the new completion date is estimated at the end of August.

- **Kohrs Building:** Waiting for BDC to submit the 9% tax credit application. Construction on this project is expected to be about 20 months.
- **Summit Hill CDC:** The Community Land Trust held its first learning session on May 18th. A small group attended but expressed a strong interest in the program. The next information session is tentatively scheduled for June 15<sup>th</sup> at 5:30. The City MOU for the Trinitas land transfer is in a final review, which leaves the single obstacle of Trinitas recording the

secondary plat. The Early Learning Center received a grading permit from city planning on April 21<sup>st</sup>. We have a target project bid date of August 1st. SCCAP, a childcare provider, has applied for the OECSL Childcare Expansion Grant, with a substantial amount going toward construction costs. The grant is highly competitive, but SHCDC has a very strong application. Nathan continues to work on securing low-interest-rate lending for the project. Stay tuned for Summit Hill CDC's social media presence in the next month. (*The complete Summit Hill reports are included in Summit Hill CDC Board packets.*)

[As housing in Indianapolis becomes unaffordable, community leaders eye a solution: community land trusts \(wfyi.org\)](https://www.wfyi.org/news/as-housing-in-indianapolis-becomes-unaffordable-community-leaders-eye-a-solution-community-land-trusts)

### **Administrative Updates:**

- **Financials:** The April 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.
- **Human Resources:**  
**Melanie Gardner** joined BHA this month to help with resident services. Five interns have started with BHA this month: **Yanely Lopez-Delgado** and **Jackson Wanninger** will be working on the new Affirmatively Furthering Fair Housing program for HUD, **Evy Luo** is scanning files for the voucher and property departments, **Cheyenne Lee** is working for Nathan in real estate development, and **Mary Moser** will be helping with the Landlord Risk Mitigation program. **Brent Anderson** is working with maintenance while **Mike Skiles** is out on leave.

The summer staff picnic is scheduled for June 21.

- **Family Self-Sufficiency:** Please see the board packet's FSS (Stages) report.

### **EHV Program Updates:**

The EHV program continues coordinating with the local Continuum of Care /Coordinated Entry (CE) system to receive client referrals when available. Currently, there are two program openings due to housing search clients porting out of our jurisdiction and being absorbed by the state EHV administrator, IHCDA. The EHV program will continue in duration through September of 2023.

**EHV Stats**  
(to date)

CE Referrals Received: 56  
 Vouchers Issued: 44  
 Utilization/Lease-Ups: 21  
 Active (Housing Search): 5

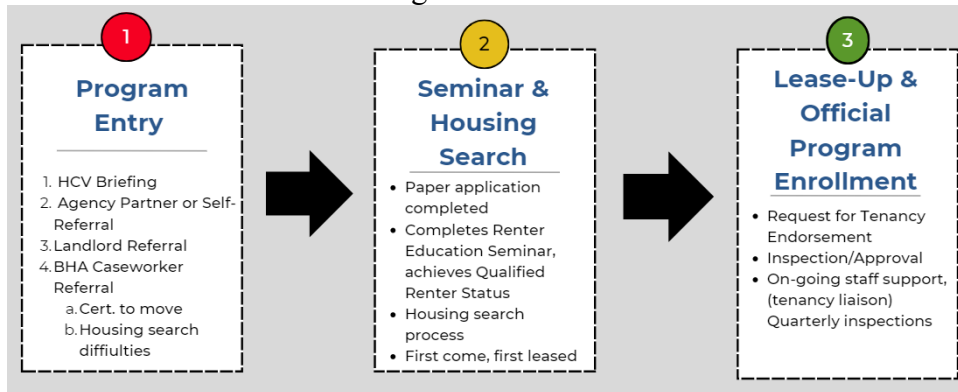
Referrals (awaiting enrollment): 0  
 Pending Lease-Ups: 0  
 Referrals Available: 2

**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 10 weeks. The Administrative Director has assumed all program duties with the support of summer interns. Please see the program data to date:

Program Stats	
Applicants (to date)	70 [44 HCV, 26 Non-HCV]
Qualified Renters (attended Seminar)	37 [15 HCV, 22 Non-HCV]
Leased (Endorsed)	5 [\$10,000 committed]
Deposit Assistance	5 [\$3,740 disbursed]

**Program Overview**



***Resident Services Updates:***

- **Community of Empowerment Resident Services Shuttle:** Melanie Gardner has joined the BHA as our Resident Service Coordinator Assistant. She is learning integral systems and working with Heidi to take over computer lab and pantry duties. They are working intently on the Grocery Shuttle rollout as well.
- **Events:** The Community of Empowerment will host a family barbecue/summer kickoff event in Crestmont Park on June 2<sup>nd</sup>, from 4 -7 pm. The event will feature food, music, games, and giveaways.

- **Headstart @ Walnut Woods:** The SCCAP agency gave notice that they have no plans to return to the Walnut Woods community building for at least another year. The Services Team plans to open the space as a computer lab and provide on-site office hours for resident support. We will apply for a Digital Equity Grant through the City to buy this space's new computers and printer equipment.

### **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 for the entire staff will include Implicit Bias Training from NAHRO.

- **Staff Kudos:**

Thanks to **Emily Castro**, our IU SPEA intern, for her hard work and support with the LRMF, EHV, and HCV programs this spring. Also, congratulations on earning her MPA from SPEA (graduating this month) and landing a job at IHCDA working in the tax-credit department. She will be missed!

Congratulations to **Jessica Craig** on the birth of her healthy baby boy!

Many thanks to **Shawntella Fries**, our Intake Specialist, who has done a phenomenal job growing into her role. She is diligent, incredibly responsive, and has impeccable attention to detail. All of this is anchored by a clear compassion for those we serve and passionate about our work. Thank you, madam.





## Bloomington Housing Authority

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**To:** Board of Commissioners  
**From:** Dhara Patel, Financial Manager  
**Date:** May 25, 2023  
**Re:** April 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 April 2023. April is the Seventh month of the fiscal year for HCV and COCC. It is the fourth 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 \$171,814 in April, Year-to-date revenue has been \$560,453. To date, we have collected more rent and RAD subsidies than budgeted.

For April, operating expenses for RAD II include administrative expenses of \$35,055, tenant services of \$2,241, utilities of \$27,174, maintenance of \$18,674, and general expenses of \$11,268. The total operating expenses for RAD II in April were \$94,412. The year-to-date expenses are \$405,712.

Overall, RAD II's revenue exceeded expenses by \$77,402 in April.

### **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 \$111,324 in April. Year-to-date revenue has been \$437,256, To date, we have collected more in rent and RAD subsidy than budgeted (RAD I is at 98% occupancy).

For April, operating expenses for RAD 1, include administrative expenses of \$30,608 and tenant services of \$313. Utilities of \$21,706, maintenance of \$13,571, and general expenses of \$33,340. The total operating expenses for RAD I in April were \$99,539. The year-to-date expenses are \$373,639.

Overall, RAD I's revenue exceeded expenses by \$11,785 in April. Year-to-date revenue has exceeded expenditures by 63,617.

**Housing Choice Voucher (HCV)**

The HCV program is primarily funded by HUD via Housing Assistance Payments (HAP) and administrative fees. In April, revenue for the HCV program was \$1,112,217. Year-to-date revenue has been \$8,036,613.

Operating expenses for the HCV program include administrative expenses of \$91,236, general expenses of \$3,346, and HAP expenses of \$1,207,930. In April, total operating expenses were \$1,302,512.

Overall, the HCV program’s expenses exceeded revenue by \$190,295. Year-to-date revenue has been \$20,072 in April. 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	\$1,026,652	\$85,565	Revenue	\$7,361,036	\$675,577
Expense	\$1,211,276	\$91,236	Expense	\$7,398,605	\$617,936
<b>Net Income</b>	<b>(\$184,624)</b>	<b>(\$5,671)</b>	<b>Net Income</b>	<b>(\$37,569)</b>	<b>\$57,641</b>

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

The COCC’s revenue consists primarily of voucher management fees, property management fees, and bookkeeping fees. In April, the COCC’s revenue was \$47,248, Year-to-date revenue has been \$589,058.

Operating expenses for the COCC include administrative expenses of \$62,841, tenant services of \$0, Maintenance and Operation expenses of \$3,419, and general expenses of \$1,551. Total operating expenses for the COCC for April were \$67,811. Year-to-date total operating expenses have been \$410,410.

Overall, the COCC’s expenses exceeded revenue in April by \$20,563.

**Bloomington RAD I, L.P.**  
**Balance Sheet - RAD 1**  
**April 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	726,954.85
13-0-000-000-1111.070 Cash-Project Fund	20.63
13-0-000-000-1111.090 Cash-Replacement Reserves	<u>809,183.53</u>
	1,551,191.27
<b>Accounts Receivable</b>	
13-0-000-000-1122.000 A/R - Tenants	22,289.32
13-0-000-000-1122.010 Allowance for Doubtful Accts.	<u>(6,210.85)</u>
	16,078.47
<b>Deferred Charges</b>	
13-0-000-000-1211.000 Prepaid Insurance	36,198.42
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)	(729.97)
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.	(188,951.66)
13-0-000-000-1300.000 Title Company Escrow	<u>50,862.55</u>
	20,795.28
<b>Fixed Assets</b>	
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
<b>TOTAL ASSETS</b>	<u><b>11,360,465.89</b></u>
<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	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	20,155.73
13-0-000-000-2119.000 A/P - Other	-
13-0-000-000-2119.200 A/P - BHA Voucher	<u>-</u>
	868,774.20
<b>Accrued Liabilities</b>	
13-0-000-000-2120.200 Construction Loan	2,454,095.31
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**  
**April 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>
	8,215,070.31
<b>TOTAL LIABILITIES</b>	<u><b>9,083,844.51</b></u>
<b>EQUITY</b>	
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.	66,247.09
13-1-000-000-7200.000 Memo Offset	<u>-</u>
	2,276,621.38
<b>TOTAL LIABILITIES AND EQUITY</b>	<u><b>11,360,465.89</b></u>

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

	Current Period	Prior Period	Variance	Current Year	YTD Budget
<b>OPERATING REVENUE</b>					
<b>Rental Revenue</b>					
13-1-000-000-3420.000 Tenant Rental Income	35,643.50	33,575.00		136,494.00	118,676.00
13-1-000-000-3422.000 Excess Utilities	-	-		-	6,601.00
13-1-000-000-3423.000 Nondwelling Rental Income	250.00	-		750.00	734.32
13-1-000-000-3710.000 Vacancy Loss	-	-		-	(22,043.68)
<b>Rental Revenue</b>	<b>35,893.50</b>	<b>33,575.00</b>	<b>6.91%</b>	<b>137,244.00</b>	<b>103,967.64</b>
<b>Nonrental Revenue</b>					
13-1-000-000-3440.000 Other ResInc for Tenant Charges	181.60	794.60		2,014.60	-
13-1-000-000-3441.000 Nontenant Other Income	5.83	4.44		30.75	-
13-1-000-000-3691.000 RAD Subsidy	65,517.00	66,557.80		264,899.00	322,401.00
13-1-000-000-3691.005 CDBG Grant income	-	-		-	-
13-1-000-000-3900.000 Other Income	9,725.70	7,899.91		33,067.53	-
<b>Nonrental Revenue</b>	<b>75,430.13</b>	<b>75,256.75</b>	<b>0.23%</b>	<b>300,011.88</b>	<b>322,401.00</b>
<b>TOTAL OPERATING REVENUE</b>	<b>111,323.63</b>	<b>108,831.75</b>	<b>2.29%</b>	<b>437,255.88</b>	<b>426,368.64</b>
<b>OPERATING EXPENSES</b>					
<b>Administration</b>					
13-1-000-000-4110.000 Administration Salaries	5,661.47	7,284.11		25,571.93	30,638.68
13-1-000-000-4120.000 Property Management Fee	5,566.18	5,441.59		21,780.31	21,318.32
13-1-000-000-4120.001 New Development Costs	-	-		-	366.68
13-1-000-000-4130.000 Legal Expense	12,592.75	-		12,592.75	533.32
13-1-000-000-4140.000 Staff Training	-	26.85		26.85	166.68
13-1-000-000-4150.000 Travel	68.12	141.48		209.60	166.68
13-1-000-000-4160.001 Membership Dues	-	-		473.05	191.32
13-1-000-000-4170.000 Accounting Fees	-	-		-	-
13-1-000-000-4171.000 Audit Fees	450.00	-		3,355.00	2,932.00
13-1-000-000-4173.000 Investor Service fees	2,319.03	-		2,319.03	-
13-1-000-000-4180.000 Office Rent	17.76	450.00		1,367.76	-
13-1-000-000-4182.000 Administrative Employee Benefits	1,819.94	2,576.47		9,187.16	11,384.00
13-1-000-000-4190.000 Other Admin and Sundry	-	108.36		223.60	900.00
13-1-000-000-4190.002 Administrative Service Contracts	1,150.00	3,565.62		10,988.46	4,500.00
13-1-000-000-4190.004 Court Costs	739.15	-		828.98	500.00
13-1-000-000-4190.005 Advertising & Marketing	224.06	-		224.06	50.00
13-1-000-000-4190.006 Office Expenses	-	270.97		556.56	666.68
13-1-000-000-4190.007 Temp Office Labor	-	-		-	-
13-1-000-000-4191.000 Telephone	-	125.20		684.01	1,083.32
13-1-000-000-4193.000 Third Party LIHTC Compliance	-	3,000.00		6,875.00	1,933.32
<b>Administration</b>	<b>30,608.46</b>	<b>22,990.65</b>	<b>-33.13%</b>	<b>97,264.11</b>	<b>77,331.00</b>
<b>OPERATING EXPENSES</b>					
<b>Tenant Services</b>					
13-1-000-000-4220.000 Resident Services- BHA Directed	257.62	-		360.93	1,220.00
13-1-000-000-4220.001 Resident Services- Resident Council Directed	55.50	33.30		199.80	1,413.32
13-1-000-000-4440.000 RAD Relocation Expense	-	-		-	-
<b>Tenant Services</b>	<b>313.12</b>	<b>33.30</b>	<b>-840.30%</b>	<b>560.73</b>	<b>2,633.32</b>
<b>Utilities</b>					
13-1-000-000-4310.000 Water	2,913.10	2,720.39		11,093.20	11,333.32
13-1-000-000-4320.000 Electricity	8,800.81	9,702.09		39,875.69	34,666.68
13-1-000-000-4330.000 Gas	6,185.34	6,817.29		30,282.52	15,800.00
13-1-000-000-4350.000 Sewer	3,806.83	3,386.18		13,786.01	13,665.32
<b>Utilities</b>	<b>21,706.08</b>	<b>22,625.95</b>	<b>4.07%</b>	<b>95,037.42</b>	<b>75,465.32</b>
<b>Maintenance and Operations</b>					
13-1-000-000-4410.000 Maintenance Salaries	5,027.72	6,395.95		21,714.40	27,582.32
13-1-000-000-4420.000 Maint. Materials	873.73	578.79		2,748.33	3,333.32
13-1-000-000-4420.001 Ranges & Refrigerators	-	-		-	666.68
13-1-000-000-4420.002 Vehicle Expense	146.42	80.97		303.99	474.00

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

	Current Period	Prior Period	Variance	Current Year	YTD Budget
13-1-000-000-4420.004 Attic Stocks -RADI	-			-	5,633.32
13-1-000-000-4430.000 Contract Costs	116.23	285.58		3,495.77	1,333.32
13-1-000-000-4430.001 Painting Contracts	2,200.00			2,200.00	2,166.68
13-1-000-000-4430.002 Lawn Care Contracts	1,760.00			3,111.00	1,333.32
13-1-000-000-4430.004 Pest Control Contracts	66.00			1,784.76	3,500.00
13-1-000-000-4430.005 Trash/Recycling Removal	996.50			1,936.50	166.68
13-1-000-000-4430.006 Camera Expense	191.84			575.52	500.00
13-1-000-000-4430.007 Heating & Cooling Contracts	-			265.00	1,000.00
13-1-000-000-4430.008 Electrical Contracts	-			-	2,000.00
13-1-000-000-4430.009 Plumbing Contracts	-			5,033.36	500.00
13-1-000-000-4430.010 Gas Contracts	-			-	3,000.00
13-1-000-000-4430.011 Landscaping Expense	-			1,275.00	266.68
13-1-000-000-4430.012 Security Contracts	-			-	-
13-1-000-000-4430.013 Cintas Janitorial Supplies	-			565.94	-
13-1-000-000-4430.015 Maint Other Contracts	-			-	5,000.00
13-1-000-000-4430.017 Plumbing Stack Replacement	-			-	-
13-1-000-000-4431.000 HQS Inspections- Third Party	-			175.00	5,000.00
13-1-000-000-4433.000 Maintenance Employee Benefits	2,192.52	2,280.45		9,733.72	11,508.32
<b>Maintenance and Operations</b>	<b>13,570.96</b>	<b>9,621.74</b>	<b>-41.04%</b>	<b>54,918.29</b>	<b>74,964.64</b>
<b>OPERATING EXPENSES</b>					
<b>General Expenses</b>					
13-1-000-000-4510.000 Auto Insurance	37.50	215.36		327.86	474.32
13-1-000-000-4510.008 Cyber Insurance	-			-	527.68
13-1-000-000-4510.010 Property Insurance	2,354.60	2,354.60		9,418.40	19,872.68
13-1-000-000-4510.020 General Liability Insurance	799.86	799.86		3,199.44	2,120.68
13-1-000-000-4510.040 Workers Comp Insurance	137.64	137.64		550.56	683.00
13-1-000-000-4510.050 Public Officials Liability Ins.	15.05	15.05		60.20	-
13-1-000-000-4510.060 Employ Practices Liability	22.55	22.55		90.20	106.32
13-1-000-000-4510.070 Commercial Umbrella Ins	243.27	243.27		973.08	1,319.00
13-1-000-000-4510.080 Pollution Insurance	1,225.99	1,225.99		4,903.96	7,064.68
13-1-000-000-4510.090 Surplus Commerical Liability	-			-	3,843.00
13-1-000-000-4570.000 Collection Losses	(497.00)			(3,181.96)	13,937.68
13-1-000-000-6823.000 Interest Expense -Construction Bridge 1	-			-	-
13-1-000-000-6824.000 Interest Exp.-Construction Bridge Loan 2	29,000.43	25,868.24		109,516.60	-
<b>General Expenses</b>	<b>33,339.89</b>	<b>30,882.56</b>	<b>-7.96%</b>	<b>125,858.34</b>	<b>49,949.04</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>99,538.51</b>	<b>86,154.20</b>	<b>-15.54%</b>	<b>373,638.89</b>	<b>280,343.32</b>
<b>NET INCOME (LOSS)</b>	<b>11,785.12</b>	<b>22,677.55</b>	<b>-48.03%</b>	<b>63,616.99</b>	<b>146,025.32</b>



2684.96



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

<b>ASSETS</b>	<b>Current Year</b>
<b>Cash</b>	
11-0-000-000-1111.050 German American Bank - Cash Unrestricted	1,530,254.44
<b>Accounts Receivable</b>	
11-0-000-000-1122.000 A/R - Tenants	28,079.77
11-0-000-000-1123.000 AR - Moveout	30.00
<b>Prepaid Expenses</b>	
11-0-000-000-1211.000 Prepaid Insurance	(36,300.78)
<b>Interfund Due to / Due 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	2,363.60
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	649.50
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.	(922,776.92)
	(1,109,844.55)
<b>Fixed Assets</b>	
11-0-000-000-1400.060 Land	-
11-0-000-000-1400.150 Accumulated Depreciation	(414,404.88)
<b>TOTAL ASSETS</b>	<b>(2,186.00)</b>
<b>LIABILITIES AND SURPLUS</b>	
<b>Accounts Payable</b>	
11-0-000-000-2114.000 Tenants Security Deposits	130.00
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)
	(6,935.69)
<b>Noncurrent Liabilities</b>	
11-0-000-000-2240.000 Tenants Prepaid Rent	3,100.08
<b>TOTAL LIABILITIES</b>	<b>(3,835.61)</b>
<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	(15,108.21)
11-0-000-000-2700.000 Inc. & Exp. Sum.	16,757.82
11-1-000-000-7200.000 Memo Offset	-
	1,649.61
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>(2,186.00)</b>

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

	Current Period	Prior Month	Variance %	Current Year	YTD Budget
<b>OPERATING REVENUE</b>					
<b>Rental Revenue</b>					
11-1-000-000-3420.000 Tenant Revenues - Rent	28,359.00	28,245.99		113,409.20	43,548.00
11-1-000-000-3422.000 Excess Utilities	-			-	2,868.00
11-1-000-000-3423.000 Nondwelling Rental Income	<u>1,666.66</u>	<u>1,666.66</u>		<u>6,666.64</u>	<u>5,000.00</u>
<b>Total</b>	<b>30,025.66</b>	<b>29,912.65</b>	<b>0.38%</b>	<b>120,075.84</b>	<b>51,416.00</b>
<b>Nonrental Revenue</b>					
11-1-000-000-3430.000 Investment Income	-	-		-	-
11-1-000-000-3440.000 Other Charges for Services	1,003.37	1,752.60		4,847.50	-
11-1-000-000-3441.000 Nontenant Other Income	9.92	7.56		33.10	-
11-1-000-000-3691.000 Operating Subsidy	<u>140,775.00</u>	<u>103,246.00</u>		<u>435,497.00</u>	<u>616,148.00</u>
<b>Total</b>	<b>141,788.29</b>	<b>105,006.16</b>	<b>35.03%</b>	<b>440,377.60</b>	<b>616,148.00</b>
<b>TOTAL OPERATING REVENUE</b>	<b>171,813.95</b>	<b>134,918.81</b>	<b>27.35%</b>	<b>560,453.44</b>	<b>667,564.00</b>
<b>OPERATING EXPENSES</b>					
<b>Administration</b>					
11-1-000-000-4110.000 Administration Salaries	9,588.53	12,338.16		40,018.68	52,633.00
11-1-000-000-4110.001 ROSS Salary/Benefits	4,833.25	5,724.59		21,898.98	-
11-1-000-000-4120.010 C.C. Mgt Fees	-	-		-	1,564.00
11-1-000-000-4120.020 C.C. Asset Mgt Fees	-	-		-	31,399.00
11-0-000-000-4120.030 C.C Bookkeeping Fee	-	-		-	2,192.00
11-1-000-000-4130.000 Legal Expense	980.50	-		1,073.00	816.00
11-1-000-000-4140.000 Staff Training	-	46.54		46.54	534.00
11-1-000-000-4150.000 Travel	-	2.30		2.30	54.00
11-1-000-000-4160.001 Membership Dues	-	-		819.96	166.00
11-1-000-000-4171.000 Audit Fees	-	-		3,335.00	1,837.00
11-1-000-000-4174.000 C.C Mgt Fees-RAD2	8,590.70	6,662.61		27,654.82	-
11-1-000-000-4182.000 Empl. Benefit Contrib.	3,806.00	4,258.93		16,186.32	14,292.00
11-1-000-000-4190.000 Other Admin and Sundry	211.24	320.10		583.92	3,189.00
11-1-000-000-4190.001 ROSS Administration Exp.	565.17	-		1,587.05	-
11-1-000-000-4190.002 Admin. Service Contracts	2,120.55	6,020.11		13,464.88	-
11-1-000-000-4190.004 Court Costs	-	-		179.66	468.00
11-1-000-000-4190.005 Advertising & Marketing	1,150.00	-		1,150.00	43.00
11-1-000-000-4190.006 Office Expenses	366.79	11.18		862.94	1,162.00
11-1-000-000-4191.000 Telephone	442.70	214.23		1,622.95	2,064.00
11-1-000-000-4193.000 Compliance Expenses	<u>2,400.00</u>	<u>2,400.00</u>		<u>9,600.00</u>	<u>3,267.00</u>
<b>Total</b>	<b>35,055.43</b>	<b>37,998.75</b>	<b>7.75%</b>	<b>140,087.00</b>	<b>115,680.00</b>
<b>Tenant Services</b>					
11-1-000-000-4220.000 RC Exp.- BHA Portion	77.09	-		253.37	720.00
11-1-000-000-4220.001 RC Exp - RC portion	94.50	56.74		340.20	913.00
11-1-000-000-4440.000 RAD Relocation Expense	<u>2,069.71</u>	<u>8,800.35</u>		<u>20,360.66</u>	<u>-</u>
<b>Total</b>	<b>2,241.30</b>	<b>8,857.09</b>	<b>74.69%</b>	<b>20,954.23</b>	<b>1,633.00</b>
<b>Utilities</b>					
11-1-000-000-4310.000 Water	3,227.51	3,352.75		12,814.70	17,411.00
11-1-000-000-4320.000 Electricity	8,733.33	11,777.54		41,487.63	40,145.00
11-1-000-000-4330.000 Gas	10,756.51	12,035.85		51,292.31	38,705.00
11-1-000-000-4340.000 Auto Fuel	168.04	202.65		559.67	1,295.00
11-1-000-000-4350.000 Sewer	<u>4,288.15</u>	<u>4,565.60</u>		<u>16,736.48</u>	<u>23,627.00</u>
<b>Total</b>	<b>27,173.54</b>	<b>31,934.39</b>	<b>14.91%</b>	<b>122,890.79</b>	<b>121,183.00</b>
<b>OPERATING EXPENSES</b>					
<b>Maintenance and Operations</b>					

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

	Current Period	Prior Month	Variance %	Current Year	YTD Budget
11-1-000-000-4410.000 Maint. Labor	6,597.20	8,437.67		28,511.30	24,043.00
11-1-000-000-4420.000 Maint. Materials	3,995.19	2,524.42		13,770.34	21,192.00
11-1-000-000-4420.002 Vehicle Repairs/Equipment	405.54	548.19		1,142.01	1,080.00
11-1-000-000-4430.000 Contract Costs	951.23	320.65		3,148.91	19,582.00
11-1-000-000-4430.001 Painting	-	-		-	11,139.00
11-1-000-000-4430.002 Lawn Care	1,200.00	-		2,139.00	5,467.00
11-1-000-000-4430.004 Pest Control	-	132.00		(8,233.24)	8,718.00
11-1-000-000-4430.005 Trash Removal	2,457.90	2,690.00		6,393.90	6,618.00
11-1-000-000-4430.007 Heating & Cooling Contracts	-	-		839.00	253.00
11-1-000-000-4430.009 Plumbing Contracts	-	556.00		4,784.72	6,160.00
11-1-000-000-4430.010 Gas Contracts	80.75	34.20		473.10	794.00
11-1-000-000-4430.011 Landscaping Expense	55.98	-		244.16	874.00
11-1-000-000-4430.012 Protective Service Contracts	-	-		-	10,380.00
11-1-000-000-4430.013 Cintas Contract Costs	-	-		-	1,454.00
11-1-000-000-4430.014 Cleaning Contract-Office	-	200.00		400.00	1,657.00
11-1-000-000-4431.000 HQS Inspections	-	300.00		600.00	6,750.00
11-1-000-000-4433.000 Empl. Benefit Contr. Maint.	2,930.00	3,029.64		12,649.99	9,624.00
<b>Total</b>	<b>18,673.79</b>	<b>18,772.77</b>	<b>0.53%</b>	<b>66,863.19</b>	<b>135,785.00</b>
<b>General Expense</b>					
11-1-000-000-4510.000 Auto Insurance	61.76	370.06		555.34	158.00
11-1-000-000-4510.008 Cyber Insurance	-	-		-	527.00
11-1-000-000-4510.010 Property Insurance	3,998.40	3,998.40		15,993.60	30,064.00
11-1-000-000-4510.020 General Liability Insurance	1,317.42	1,317.42		5,269.68	5,270.00
11-1-000-000-4510.040 Workers Comp Insurance	226.71	226.71		906.84	683.00
11-1-000-000-4510.050 Public Officials Liability Ins.	24.78	24.78		99.12	-
11-1-000-000-4510.060 Employ Practices Liability	37.15	37.15		148.60	106.00
11-1-000-000-4510.070 Commercial Umbrella Ins	400.68	400.68		1,602.72	1,320.00
11-1-000-000-4510.090 Surplus Commerical Liability	-	-		-	3,843.00
11-1-000-000-4570.000 Collection Losses	5,201.31	6,382.38		30,340.89	-
11-1-000-000-4590.010 Other Gen Exp - RAD Trx	-	-		-	-
<b>Total</b>	<b>11,268.21</b>	<b>12,757.58</b>	<b>11.67%</b>	<b>54,916.79</b>	<b>41,971.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>94,412.27</b>	<b>110,320.58</b>	<b>14.42%</b>	<b>405,712.00</b>	<b>416,252.00</b>
<b>OPER INC (LOSS) BEFORE DEPREC</b>	<b>77,401.68</b>	<b>24,598.23</b>	<b>214.66%</b>	<b>154,741.44</b>	<b>251,312.00</b>
Depreciation Expenses					
11-1-000-000-4800.000 Depreciation Expense	34,533.74	34,533.74		138,134.96	138,134.96
<b>Total</b>	<b>34,533.74</b>	<b>34,533.74</b>		<b>138,134.96</b>	<b>138,134.96</b>
<b>OPER INC (LOSS) AFTER DEPREC</b>	<b>42,867.94</b>	<b>(9,935.51)</b>	<b>531.46%</b>	<b>16,606.48</b>	<b>113,177.04</b>



**Bloomington Housing Authority - HCV**  
**Balance Sheet - HCV**  
**April 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	1,565,602.02
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>
	1,758,564.91
<b>Accounts Receivable</b>	
02-0-000-000-1121.000 A/R - Fraud Recovery	138,266.17
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>
	112,857.49
<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	207,417.38
02-0-000-000-1166.200 Cash restricted - FSS forfeiture	(1,668.63)
02-0-000-000-1211.000 Prepaid Insurance	38,691.29
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	(74,447.84)
02-0-000-000-1295.060 Interfund (due to)/from VASH	-
02-0-000-000-1295.090 Interfund (due to)/from COCC	(1,229,626.04)
02-0-000-000-1295.110 Interfund (due to)/due from RAD II	(2,363.60)
02-0-000-000-1295.120 Interfund (due to)/due from EHV	87,193.00
02-0-000-000-1295.130 Interfund (due to)/due from Bloomington RAD I	<u>(116,308.48)</u>
	(636,182.93)
<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>(25,234.29)</u>
	10,042.09
<b>TOTAL ASSETS</b>	<u><u>1,245,281.56</u></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>218,844.42</u>
	226,402.85
<b>TOTAL LIABILITIES</b>	<u>260,420.73</u>
<b>EQUITY</b>	
02-0-000-000-2700.000 CY Net Change	(18,030.33)
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>
	984,860.83
<b>TOTAL LIABILITIES AND EQUITY</b>	<u><u>1,245,281.56</u></u>

**Bloomington Housing Authority - Voucher Program**  
**Statement of Activities - Voucher**  
**April 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	991,667.00	1,082,501.00		7,127,483.00	8,136,688.00
02-1-000-000-3410.010 Revenues-Admin. Fees	85,565.00	85,965.00		675,577.00	617,509.69
02-1-000-000-3410.015 Revenues-RAD HAP	17,035.00	17,035.00		68,141.00	-
02-1-000-000-3411.000 Revenues - FSS Coord	-	-		56,352.57	117,110.00
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	33,045.81
02-1-000-000-3480.010 Other Rev - FSS Forfeit	(311.63)	-		(1,668.63)	-
<b>TOTAL OPERATING REVENUE</b>	<b>1,112,217.37</b>	<b>1,185,501.00</b>	<b>-6.18%</b>	<b>8,036,612.94</b>	<b>8,904,353.50</b>
<b>OPERATING EXPENSES</b>					
<b>Administration</b>					
02-1-000-000-4110.000 Administration Salaries	26,101.74	33,588.67		194,705.45	227,781.19
02-1-000-000-4111.000 FSS Expense	8,613.01	9,969.42		63,506.08	61,161.31
02-1-000-000-4130.000 Legal Expense	-	-		498.75	2,835.00
02-1-000-000-4140.000 Staff Training	120.00	425.23		570.22	2,916.69
02-1-000-000-4150.000 Travel	14.41	2.55		202.74	1,166.69
02-1-000-000-4160.000 Membership Dues	-	-		1,200.19	1,191.19
02-1-000-000-4170.000 Accounting Fees	-	-		-	1,458.31
02-1-000-000-4171.000 Audit Fees	-	-		-	3,500.00
02-1-000-000-4172.000 C.C Bookkeeping Fees	12,727.50	12,712.50		86,227.50	87,465.00
02-1-000-000-4174.000 C.C Mgt Fees	20,364.00	20,340.00		137,964.00	116,620.00
02-1-000-000-4180.000 Office Rent	483.33	483.33		3,383.31	3,383.31
02-1-000-000-4182.000 Empl. Benefit Contrib.	10,613.35	11,082.69		76,751.42	87,776.50
02-1-000-000-4190.000 Other Admin and Sundry	299.65	76.83		2,190.18	1,458.31
02-1-000-000-4190.002 Admin. Service Contracts	2,104.07	13,083.92		33,252.68	20,213.69
02-1-000-000-4190.005 Advertising & Marketing	6,900.00	-		6,900.00	583.31
02-1-000-000-4190.006 Office Expenses	1,685.03	1,005.73		6,154.27	4,725.00
02-1-000-000-4191.000 Telephone	1,210.03	207.94		4,429.52	4,666.69
Total	91,236.12	102,978.81	11.40%	617,936.31	628,902.19
<b>Maintenance and Operations</b>					
<b>General Expense</b>					
02-1-000-000-4340.000 Auto Fuel & Maintenance	72.67	155.47		501.10	2,625.00
02-1-000-000-4430.000 Contracts Costs	-	117.93		127.28	-
02-1-000-000-4510.000 Auto Insurance	75.00	513.73		963.73	1,107.19
02-1-000-000-4510.002 General Liability Insurance	1,599.73	1,599.73		11,198.11	12,833.31
02-1-000-000-4510.004 Workers Comp Insurance	275.29	275.29		1,927.03	1,912.19
02-1-000-000-4510.005 Public Officials Liability Ins.	30.09	30.09		210.63	249.69
02-1-000-000-4510.006 Employ Practices Liability	45.11	45.11		315.77	297.50
02-1-000-000-4510.007 Commercial Umbrella Ins	486.54	486.54		3,405.78	2,308.81
02-1-000-000-4510.008 Cyber Insurance	-	-		-	924.00
02-1-000-000-4590.000 Other General Expense	761.44	557.34		3,556.08	-
Total	3,345.87	3,781.23	11.51%	22,205.51	22,257.69
<b>Housing Assistance Payments</b>					
02-1-000-000-4715.010 Hap Occupied Unit Payments	1,103,100.00	1,041,217.00		6,799,825.38	7,124,246.50
02-1-000-000-4715.040 Hap Utility-Voucher	31,643.00	30,516.00		192,454.00	203,000.00
02-1-000-000-4715.060 Hap Port Out Payments	30,131.00	13,840.00		106,064.00	131,250.00
02-1-000-000-4715.080 VASH HAP	28,267.00	(31,693.00)		180,011.00	193,666.69
02-1-000-000-4715.100 HAP- RAD Rehab Assistance Payments	-	-		-	-
02-1-000-000-4719.000 FSS Contributions	14,789.00	-		98,045.00	87,500.00
Total	1,207,930.00	1,053,880.00	-14.62%	7,376,399.38	7,739,663.19
<b>TOTAL OPERATING EXPENSES</b>	<b>1,302,511.99</b>	<b>1,160,640.04</b>	<b>12.22%</b>	<b>8,016,541.20</b>	<b>8,390,823.07</b>
<b>OPER INC (LOSS) BEFORE DEPEC</b>	<b>(190,294.62)</b>	<b>24,860.96</b>	<b>-865.44%</b>	<b>20,071.74</b>	<b>513,530.43</b>
<b>Depreciation</b>					
02-1-000-000-4800.000 Depreciation Expense	238.16	238.16		1,667.12	
<b>OPER INC (LOSS) AFTER DEPREC</b>	<b>(190,532.78)</b>	<b>24,622.80</b>		<b>18,404.62</b>	<b>513,530.43</b>
<b>Nonoperating Revenue Expenses</b>					
02-1-000-000-3430.000 Interest Inc-Admin	2,617.26	2,226.48		13,561.06	250.02
<b>NET CHANGE</b>	<b>(187,915.52)</b>	<b>26,849.28</b>	<b>-799.89%</b>	<b>31,965.68</b>	<b>513,780.45</b>

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

<b>ASSETS</b>	<b>Current Year</b>
<b>Cash</b>	
90-0-000-000-111.050 GAB - Cash Unrestricted	307,821.99
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>
	2,227,337.77
<b>Other Current Assets</b>	
90-0-000-000-1162.000 General Fund Investments	58,655.85
90-0-000-000-1211.000 Prepaid Insurance	20,541.61
90-0-000-000-1295.001 Interfund (due to)/from Amp1	(961,853.25)
90-0-000-000-1295.016 Interfund (due to)/from Health Foundation	392.00
90-0-000-000-1295.020 Interfund (due to)/from Voucher	1,229,626.04
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	3,540.39
90-0-000-000-1295.110 Interfund (due to)/due from RAD II	1,032,876.03
90-0-000-000-1295.120 Interfund (due to)/due from EHV	22,694.14
90-0-000-000-1295.130 Interfund (due to)/due from Bloomington RAD I	315,176.03
90-0-000-000-1295.140 Interfund (due to)/from Summit Hill	28,000.41
90-0-000-000-1295.150 Interfund (due to)/from LRMF	7,314.17
90-0-000-000-1295.501 Interfund (due to)/from CFP	<u>(1,919,335.62)</u>
	(161,877.20)
<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>(210,619.41)</u>
	81,066.21
<b>TOTAL ASSETS</b>	<b><u>2,146,526.78</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	(6,252.00)
90-0-000-000-2117.062 Deferred Comp Deduction WH	10,384.00
90-0-000-000-2117.063 Child Support	625.57
90-0-000-000-2117.066 Health Deduction	9,464.49
90-0-000-000-2117.069 Supplemental Life Deductions	1,403.98
90-0-000-000-2117.071 Garnishment WH	20.00
90-0-000-000-2117.074 Dental WH	146.81
90-0-000-000-2117.075 Vision WH	161.02
90-0-000-000-2117.076 HSA WH	938.00
90-0-000-000-2117.077 Cincinnati Life Ins	1,230.50
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>
	44,604.24
<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>88,321.44</b>
<b>EQUITY</b>	
90-0-000-000-2700.000 CY Net Change	306,755.05
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>
	2,058,205.34
<b>TOTAL LIABILITIES AND EQUITY</b>	<b><u>2,146,526.78</u></b>

**Bloomington Housing Authority - Cost Center**  
**Statement of Activities - Cost Center**  
**April 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	14,156.88	12,104.20		82,129.67	94,158.19
90-1-000-000-3800.020 Mgt Fees Voucher	20,364.00	20,340.00		137,964.00	185,453.31
90-1-000-000-3800.030 Bookkeeping Fees	<u>12,727.50</u>	<u>12,712.50</u>		<u>86,227.50</u>	<u>87,465.00</u>
<b>Total</b>	<b>47,248.38</b>	<b>45,156.70</b>		<b>306,321.17</b>	<b>367,076.50</b>
<b>Nonrental Revenue</b>					
90-1-000-000-3690.010 Developer Fees Earned	-	-		<u>282,736.68</u>	<u>136,746.54</u>
<b>TOTAL OPERATING REVENUE</b>	<b>47,248.38</b>	<b>45,156.70</b>	<b>4.63%</b>	<b>589,057.85</b>	<b>503,823.04</b>
<b>OPERATING EXPENSES</b>					
<b>Administration</b>					
90-1-000-000-4110.000 Administration Salaries	28,391.86	36,751.21		239,355.03	234,936.31
90-1-000-000-4110.001 Ross Salary/Benefits	-	-		-	37,145.50
90-1-000-000-4120.000 New Development Costs	-	-		4.20	-
90-1-000-000-4130.000 Legal Expense	-	-		194.25	7,665.00
90-1-000-000-4140.000 Staff Training	2,200.00	1,241.82		4,702.27	5,833.31
90-1-000-000-4140.001 Ross Training Expenses	-	-		-	1,793.75
90-1-000-000-4150.000 Travel	762.75	(238.98)		571.29	4,666.69
90-1-000-000-4160.001 Membership Dues	-	799.00		2,425.12	583.31
90-1-000-000-4170.000 Accounting Fees	16,120.00	-		16,120.00	2,916.69
90-1-000-000-4171.000 Audit Fees	-	-		-	5,658.31
90-1-000-000-4180.000 Office Rent	733.33	733.33		5,133.31	-
90-1-000-000-4182.000 Empl. Benefit Contrib.	9,264.48	9,721.18		66,509.17	73,913.56
90-1-000-000-4190.000 Other Admin and Sundry	507.98	294.42		4,930.95	7,000.00
90-1-000-000-4190.001 HR Sundry Exp	415.22	214.00		947.06	-
90-1-000-000-4190.002 Admin. Service Contracts	1,158.22	20,394.14		29,332.62	2,333.31
90-1-000-000-4190.005 Advertising & Marketing	1,150.00	-		1,450.00	583.31
90-1-000-000-4190.006 Office Expenses	1,462.49	585.26		5,731.53	3,091.69
90-1-000-000-4190.008 Board Sundry Exp	24.94	350.02		436.56	-
90-1-000-000-4190.010 Ross Admin	-	-		-	1,793.75
90-1-000-000-4191.000 Telephone	649.28	49.63		2,351.03	2,333.31
90-1-000-000-4193.000 Compliance Expense	-	-		-	16,333.31
<b>Total</b>	<b>62,840.55</b>	<b>70,895.03</b>	<b>11.36%</b>	<b>380,194.39</b>	<b>408,581.11</b>
<b>Tenant Services</b>					
90-1-000-000-4220.000 Resident Services	-	-		<u>655.10</u>	<u>7,583.31</u>
<b>Total</b>	<b>-</b>	<b>-</b>		<b>655.10</b>	<b>7,583.31</b>
<b>OPERATING EXPENSES</b>					
<b>Maintenance and Operations</b>					
90-1-000-000-4421.000 Maint. Materials	221.78	228.14		718.60	2,916.69
90-1-000-000-4420.002 Vehicle Repair	-	-		-	729.19
90-1-000-000-4430.000 Contract Costs	-	70.13		3,761.18	-
90-1-000-000-4430.001 Painting	-	-		200.00	-
90-1-000-000-4430.004 Pest Control	-	-		-	904.19
90-1-000-000-4430.007 Heating & Cooling Contracts	-	-		-	583.31
90-1-000-000-4430.008 Electrical Contracts	-	-		-	583.31
90-1-000-000-4430.009 Plumbing Contracts	-	-		-	583.31
90-1-000-000-4430.011 Landscaping Expense	-	-		-	2,041.69
90-1-000-000-4430.013 Cintas Contract Costs	1,197.28	1,449.22		6,160.39	-
90-1-000-000-4430.014 Cleaning Contract Office	2,000.00	1,400.00		7,600.00	3,500.00
90-1-000-000-4431.000 Garbage & Trash Removal	-	-		-	1,283.31
<b>Total</b>	<b>3,419.06</b>	<b>3,147.49</b>	<b>-8.63%</b>	<b>18,440.17</b>	<b>13,125.00</b>
<b>General Expense</b>					
90-1-000-000-4510.000 Auto Insurance	46.32	307.19		585.11	1,750.00
90-1-000-000-4510.001 Property Insurance	-	-		-	2,333.31
90-1-000-000-4510.002 General Liability Insurance	988.07	988.07		6,916.49	4,666.69
90-1-000-000-4510.004 Workers Comp Insurance	170.03	170.03		1,190.21	1,750.00
90-1-000-000-4510.005 Public Officials Liability Ins.	18.59	18.59		130.13	145.81
90-1-000-000-4510.006 Employ Practices Liability	27.86	27.86		195.02	291.69
90-1-000-000-4510.007 Commercial Umbrella Ins	300.51	300.51		2,103.57	2,333.31
<b>Total</b>	<b>1,551.38</b>	<b>1,812.25</b>	<b>-14.39%</b>	<b>11,120.53</b>	<b>13,270.81</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>67,810.99</b>	<b>75,854.77</b>	<b>10.60%</b>	<b>410,410.19</b>	<b>442,560.23</b>
<b>OPER INC (LOSS) BEFORE DEPREC</b>	<b>(20,562.61)</b>	<b>(30,698.07)</b>	<b>33.02%</b>	<b>178,647.66</b>	<b>61,262.81</b>
<b>Depreciation Expenses</b>					
90-1-000-000-4800.000 Depreciation expense	223.36	223.36		1,563.52	-
<b>Total</b>	<b>223.36</b>	<b>223.36</b>		<b>1,563.52</b>	<b>-</b>
<b>OPER INC (LOSS) AFTER DEPREC</b>	<b>(20,785.97)</b>	<b>(30,921.43)</b>	<b>32.78%</b>	<b>177,084.14</b>	<b>61,262.81</b>
<b>Nonoperating Revenue Expenses</b>					
90-1-000-000-3430.000 Investment income	772.60	805.73		4,504.65	250.02
90-1-000-000-3441.000 Nontenant Other Income	-	-		19.25	-
<b>Total</b>	<b>772.60</b>	<b>805.73</b>		<b>4,523.90</b>	<b>250.02</b>
<b>NET INCOME (LOSS)</b>	<b>(20,013.37)</b>	<b>(30,115.70)</b>	<b>33.55%</b>	<b>181,608.04</b>	<b>61,512.83</b>



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

	Current Period	Prior Period	Current Year
<b>OPERATING INCOME</b>			
Income	-	250,000.00	250,000.00
<b>OPERATING EXPENSES</b>			
Administration			
14-1-000-000-4110.000 Administration Salaries	5,078.80	6,393.75	38,701.64
14-1-000-000-4120.000 New Development Costs	-	7,776.70	12,591.70
14-1-000-000-4120.001 Community Land Trust	4,800.00	-	4,800.00
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	33.34	70.84
14-1-000-000-4182.000 SHCDC Admin. Employee Benefits	1,748.14	1,767.56	11,818.66
14-1-000-000-4190.000 Other Admin & Sundry	11.20	90.47	101.67
14-1-000-000-4190.002 Administrative Service Contracts	298.23	978.03	2,524.26
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	206.59		206.59
14-1-000-000-4196.000 CBDG Grant Expenses	-	-	13,352.73
<b>Total</b>	22,595.36	17,039.85	99,107.74
<b>Net Income(Loss)</b>	22,595.36	267,039.85	150,892.26

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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>
2375	04/06/2023	Black Lumber Company Inc.	\$28.41
2376	04/06/2023	City Of Bloomington Utilities	\$6,719.93
2377	04/06/2023	Duke Energy Payment Processin	\$4,172.83
2378	04/06/2023	Environmental Pest Control, Inc.	\$66.00
2379	04/06/2023	Harpers Time & Attendance	\$14.62
2380	04/06/2023	Kleindorfer's Hardware	\$20.74
2381	04/06/2023	Roswell Construction Co.	\$2,200.00
2382	04/06/2023	Visa	\$637.72
2383	04/06/2023	Wex Bank/Exxon	\$49.47
2384	04/14/2023	CenterPoint Energy	\$3,296.40
2385	04/14/2023	Comcast	\$224.06
2386	04/14/2023	GE Appliances,General Electric	\$458.51
2387	04/14/2023	Gordon Flesch Company	\$73.42
2388	04/20/2023	Anita Korte	\$11.10
2389	04/20/2023	April Clark	\$11.10
2390	04/20/2023	COMCAST	\$11.78
2391	04/20/2023	COMCAST	\$32.82
2392	04/20/2023	CenterPoint Energy	\$2,888.94
2393	04/20/2023	Duke Energy Payment Processin	\$4,627.98
2394	04/20/2023	IU Health Plans	\$1,880.92
2395	04/20/2023	LORI HARTMAN	\$11.10
2396	04/20/2023	Marta Hall	\$11.10
2397	04/20/2023	Mike Skiles	\$68.12
2398	04/20/2023	PC Max. Inc.	\$307.45
2399	04/20/2023	Paramount Dental	\$187.69
2400	04/20/2023	ProStar Consulting Inc.	\$460.00
2401	04/20/2023	Sherry Clay	\$11.10
2402	04/20/2023	German American Insurance	\$31,860.70
2403	04/27/2023	CallNet Call Center Services,Inc	\$116.23
2404	04/27/2023	Dauby O'Connor & Zaleski, LL	\$9,000.00
2405	04/27/2023	David Ferguson - Atty	\$161.25
2406	04/27/2023	Granite Telecommunications	\$449.46
2407	04/27/2023	Keybridge Communications LL	\$1,150.00
2408	04/27/2023	Pro Lawn Deck & Tree Care	\$1,760.00
2409	04/27/2023	ProStar Consulting Inc.	\$860.15
2410	04/27/2023	Red Law Group LLC	\$570.00
2411	04/27/2023	Visa	\$387.01
2412	04/27/2023	Kuhl & Grant LLP	\$2,861.50
40131	04/06/2023	CenterPoint Energy	\$3.02
40132	04/06/2023	City Of Bloomington Utilities	\$7,515.66
40133	04/06/2023	Duke Energy Payment Processin	\$8,696.06
40134	04/06/2023	Harpers Time & Attendance	\$14.62
40135	04/06/2023	Kleindorfer's Hardware	\$266.60
40136	04/06/2023	Pro Lawn Deck & Tree Care	\$835.00
40137	04/06/2023	Visa	\$3,521.02
40138	04/06/2023	Wex Bank/Exxon	\$168.04
40139	04/14/2023	.	\$100.00
40140	04/14/2023	CenterPoint Energy	\$10,753.49
40141	04/14/2023	Comcast	\$224.06
40142	04/14/2023	Duke Energy Payment Processin	\$37.27
40143	04/14/2023	Gordon Flesch Company	\$125.02
40144	04/14/2023	HD Supply Facilities Maintenanc	\$375.19

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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>
40145	04/14/2023	Indiana Underground Plant Prot	\$80.75
40146	04/14/2023	Jason Mermoud	\$74.00
40147	04/14/2023	Kateland White	\$100.00
40148	04/14/2023	Lily Tolliver	\$100.00
40149	04/14/2023	Republic Services #694	\$3,454.40
40150	04/14/2023	Talitha Meder	\$100.00
40151	04/20/2023	Anita Kortea	\$18.90
40152	04/20/2023	April Clark	\$18.90
40153	04/20/2023	Bells Built	\$600.00
40154	04/20/2023	COMCAST	\$20.06
40155	04/20/2023	COMCAST	\$32.82
40156	04/20/2023	IU Health Plans	\$3,280.57
40157	04/20/2023	LORI HARTMAN	\$18.90
40158	04/20/2023	Marta Hall	\$18.90
40159	04/20/2023	PC Max. Inc.	\$307.45
40160	04/20/2023	Paramount Dental	\$313.13
40161	04/20/2023	ProStar Consulting Inc.	\$642.00
40162	04/20/2023	Sherry Clay	\$18.90
40163	04/20/2023	Void / German American Insura	\$0.00
40164	04/20/2023	German American Insurance	\$33,723.13
40165	04/27/2023	Bells Built	\$600.00
40166	04/27/2023	CallNet Call Center Services,Inc	\$116.23
40167	04/27/2023	David Ferguson - Atty	\$43.00
40168	04/27/2023	Duncan Supply Co.	\$259.70
40169	04/27/2023	Granite Telecommunications	\$1,280.39
40170	04/27/2023	Keybridge Communications LL	\$1,150.00
40171	04/27/2023	Leasing & Management Compan	\$2,400.00
40172	04/27/2023	ProStar Consulting Inc.	\$860.15
40173	04/27/2023	Red Law Group LLC	\$937.50
40174	04/27/2023	Visa	\$2,636.31
61026	04/06/2023	Country View Apartments	\$1,361.06
61027	04/06/2023	Duke Energy	\$220.00
61028	04/06/2023	Harpers Time & Attendance	\$61.43
61029	04/06/2023	Lowe's Companies Inc	\$64.20
61030	04/06/2023	Quadient,Inc.	\$134.78
61031	04/06/2023	Void / State Farm	\$0.00
61032	04/06/2023	Tonyas Touch Inc.	\$2,000.00
61033	04/06/2023	Visa	\$5,851.54
61034	04/06/2023	Wex Bank/Exxon	\$72.67
61035	04/14/2023	Alan Goodroad	\$50.00
61036	04/14/2023	American United Life Ins. Co.	\$5,030.74
61037	04/14/2023	Angie Wiles	\$50.00
61038	04/14/2023	Beacon Inc.	\$960.00
61039	04/14/2023	Cintas Location #529	\$414.44
61040	04/14/2023	Comcast	\$941.04
61041	04/14/2023	Country View Apartments	\$500.00
61042	04/14/2023	Elizabeth Hacker	\$50.00
61043	04/14/2023	Gordon Flesch Company	\$198.45
61044	04/14/2023	Michelle Helmick	\$14.41
61045	04/14/2023	Mike Bolton	\$50.00
61046	04/14/2023	Mountain Glacier	\$89.61
61047	04/14/2023	ODP Business Solutions	\$25.94

Date: 05/01/2023  
Time: 12:47:17 PM

**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>
61048	04/14/2023	Rhonda Moore	\$50.00
61049	04/20/2023	COMCAST	\$58.39
61050	04/20/2023	COMCAST	\$137.83
61051	04/20/2023	Cintas Location #529	\$576.52
61052	04/20/2023	GateHouse Media Indiana Holdi	\$7.35
61053	04/20/2023	IU Health Plans	\$10,565.17
61054	04/20/2023	ODP Business Solutions	\$19.94
61055	04/20/2023	PC Max. Inc.	\$1,291.37
61056	04/20/2023	Paramount Dental	\$897.79
61057	04/20/2023	ProStar Consulting Inc.	\$844.20
61058	04/20/2023	United States Postal Service	\$500.00
61059	04/20/2023	German American Insurance	\$44,796.15
61060	04/27/2023	American United Life Ins. Co.	\$1,768.37
61061	04/27/2023	Cintas Location #529	\$206.32
61062	04/27/2023	Country View Apartments	\$15.00
61063	04/27/2023	Elaine Amerson	\$25.00
61064	04/27/2023	Jerry Cravens	\$25.00
61065	04/27/2023	Void / Kate Gazunis	\$0.00
61066	04/27/2023	Keybridge Communications LL	\$8,050.00
61067	04/27/2023	Lowe's Companies Inc	\$10.96
61068	04/27/2023	Mary Morgan	\$25.00
61069	04/27/2023	Nan Mckay & Associates Inc.	\$359.00
61070	04/27/2023	Nordia McNish	\$25.00
61071	04/27/2023	ODP Business Solutions	\$327.03
61072	04/27/2023	ProStar Consulting Inc.	\$437.42
61073	04/27/2023	Sherry Clay	\$25.00
61074	04/27/2023	Tracee Lutes	\$25.00
61075	04/27/2023	Urlaub & Co., PLLC	\$16,120.00
61076	04/27/2023	Void / Visa	\$0.00
61077	04/27/2023	Vision Service Plan	\$397.84
200026	04/06/2023	Champlain Housing Trust, Inc	\$4,800.00
200027	04/06/2023	College Square Apartments	\$620.00
200028	04/06/2023	Harpers Time & Attendance	\$6.81
200029	04/06/2023	Jennifer Drudging	\$1,500.00
200030	04/06/2023	Visa	\$142.95
200031	04/14/2023	Comcast	\$104.56
200032	04/14/2023	Springpoint Architects, pc	\$8,006.40
200033	04/14/2023	Vicky Holdeman	\$700.00
200034	04/20/2023	COMCAST	\$15.31
200035	04/20/2023	College Square Apartments	\$620.00
200036	04/20/2023	College Square Apartments	\$620.00
200037	04/20/2023	IU Health Plans	\$1,177.40
200038	04/20/2023	PC Max. Inc.	\$143.49
200039	04/20/2023	Paramount Dental	\$26.68
200040	04/20/2023	ProStar Consulting Inc.	\$93.80
200041	04/20/2023	German American Insurance	\$4,977.35
200042	04/27/2023	David Ferguson - Atty	\$1,221.00
200043	04/27/2023	Keybridge Communications LL	\$1,150.00
200044	04/27/2023	ProStar Consulting Inc.	\$48.60
			<u>\$295,202.06</u>

## Resolution 2023-04

### Resolution Approving FY 2023 Payment Standards for Housing Choice Voucher Program

- Whereas,** The Housing Authority of the City of Bloomington, Indiana is entrusted with the duty of providing assistance within its jurisdiction;
- Whereas,** The Housing Authority of the City of Bloomington, Indiana is required to establish a payment standard within a “basic range” established by the Department of Housing and Urban Development (HUD) – between 90 and 110 percent, or up to 120 percent with HUD approval, of the published Fair Market Rent (FMR) for each unit size;
- Whereas,** The Department of Housing and Urban Development (HUD) requires those Housing Authorities participating in the Housing Choice Voucher (HCV) Program to have Board approval of HCV Program Payment Standards;
- Whereas,** The Housing Authority of the City of Bloomington, Indiana wishes to obtain Board approval of HCV Program Payment Standards for FY2023 in compliance with Department of Housing and Urban Development regulation;

**NOW THEREFORE BE IT RESOLVED,** that the establishment of FY2023 Payment Standards by the Board of Commissioners of the Housing Authority of the City of Bloomington on this 25<sup>th</sup> day of May 2023 to be effective August 1, 2023.

**Passed this 25<sup>th</sup> day of MAY 2023.**

\_\_\_\_\_  
Elaine Amerson, Chair

\_\_\_\_\_  
Sherry M. Clay, Vice-Chair

\_\_\_\_\_  
Tracee Lutes, Commissioner

\_\_\_\_\_  
Mary Morgan, Commissioner

\_\_\_\_\_  
Nordia McNish, Commissioner

\_\_\_\_\_  
Susan P. Wanzer, Commissioner

\_\_\_\_\_  
Jerry Cravens, Commissioner

\_\_\_\_\_  
Katherine T. Gazunis, Secretary/Treasurer

FMR/PS/RB Analysis - Housing Authority : IN022 Bloomington Housing Authority											
Voucher Size	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	7 Bedroom	8 Bedroom	9 Bedroom	10 Bedroom
Current											
Monroe County	\$817	\$957	\$1,124	\$1,573	\$1,864	\$2,144	\$2,423	\$2,703	\$2,982	\$3,262	\$3,542
Payment Standard	\$898	\$1,052	\$1,236	\$1,730	\$2,050	\$2,144	\$2,664	\$2,972	\$3,279	\$3,587	\$3,895
As % of FMR	109.9%	109.9%	110.0%	110.0%	110.0%	100.0%	110.0%	110.0%	110.0%	110.0%	110.0%
2023 - Year 1											
FMR	\$817	\$957	\$1,124	\$1,573	\$1,864	\$2,144	\$2,423	\$2,703	\$2,982	\$3,262	\$3,542
Payment Standard	\$980	\$1,148	\$1,348	\$1,887	\$2,236	\$2,572	\$2,906	\$3,242	\$3,577	\$3,913	\$4,249
As % of FMR	120.0%	120.0%	119.9%	120.0%	120.0%	120.0%	120.0%	120.0%	120.0%	120.0%	120.0%
2024 - Year 2											
FMR	\$817	\$957	\$1,124	\$1,573	\$1,864	\$2,144	\$2,423	\$2,703	\$2,982	\$3,262	\$3,542
Payment Standard	\$980	\$1,148	\$1,348	\$1,887	\$2,236	\$2,572	\$2,906	\$3,242	\$3,577	\$3,913	\$4,249
As % of FMR	120.0%	120.0%	119.9%	120.0%	120.0%	120.0%	120.0%	120.0%	120.0%	120.0%	120.0%

PST Guide

Tool Notes

Payment Standards via Percent

Move to Two-Year Tool

PIC Analysis

Subsidy Standard Analysis

Date of PS Change	8/1/2023
Start of Year 2	Date Annualized Rent
Start of Year 2	Date Annualized UA
Start of Year 2	Date Annualized Income

**Quick How-To**

1. Load PIC Data.
2. Select Current, Year 1, and Year 2 FMRs and PSs.
3. Input PS Change Date/annual rent/utility change.

If red, HUD has the regulatory ability to require an increase in payment standards.	Percent >31% rent burden:	11.7%	Percent >31% rent burden:	6.2%	Percent >31% rent burden:	4.7%	Percent >30% rent burden:	4.7%	
Voucher Bedroom Size	Regular Total (322 PBVs)	~Current Rent Burden		CYE 2023 - Year 1		CYE 2024 - Year 2		CYE 2025 - Year 3	
		% >= 41%	% >= 31%	% >= 41%	% >= 31%	% >= 41%	% >= 31%	% >= 41%	% >= 31%
Efficiency	0								
1 Bedroom	555	2.9%	9.2%	2.0%	2.9%	2.0%	2.5%	2.0%	2.5%
2 Bedroom	270	7.8%	15.9%	7.8%	11.1%	6.7%	8.9%	6.7%	8.9%
3 Bedroom	212	6.1%	12.7%	5.2%	8.0%	4.7%	5.7%	4.7%	5.7%
4 Bedroom	78	5.1%	12.8%	1.3%	6.4%	1.3%	2.6%	1.3%	2.6%
5 Bedroom	18	5.6%	11.1%	5.6%	11.1%	5.6%	5.6%	5.6%	5.6%
6 Bedroom	0								
7 Bedroom	0								
8 Bedroom	0								
9 Bedroom	0								
10 Bedroom	0								

Overall, by the end of 2024, your PUC will increase by \$4.92, or about 0.7%.

Program-Wide PUC Change from Current			
	2023	2024	2025
January	\$0.00	\$0.12	\$0.00
February	\$0.00	\$0.40	\$0.00
March	\$0.00	\$0.62	\$0.00
April	\$0.00	\$0.57	\$0.00
May	\$0.00	\$0.08	(\$0.45)
June	\$0.00	\$0.00	\$0.00
July	\$0.47	\$0.00	\$0.00
August	\$1.56	\$0.00	\$0.00
September	\$1.32	\$0.00	\$0.00
October	\$0.20	\$0.00	(\$0.21)
November	\$0.15	\$0.00	\$0.00
December	\$0.16	\$0.00	(\$0.07)

Roll-Up Summary				
Category	Current	CYE - Year 1	CYE - Year 2	CYE - Year 3
Monthly HAP	\$1,025,677	\$1,031,306	\$1,033,899	\$1,033,899
End of Year Change from Prior		\$5,629	\$2,593	\$0
End of Year Change (%)		0.5%	0.3%	0.0%

PUC Change Type: Program-Wide

## HCVP Payment Standards 2023-2

Efficiency	\$980 <sup>00</sup>
One Bedroom	\$1,148 <sup>00</sup>
Two Bedroom	\$1,348 <sup>00</sup>
Three Bedroom	\$1,887 <sup>00</sup>
Four Bedroom	\$2,236 <sup>00</sup>
Five Bedroom	\$2,570 <sup>00</sup>

**Please note:** Payment Standard amounts reflect *rent plus utilities* for units and are also dependent on rent reasonableness as compared to similar unassisted units in the area near the unit being considered for occupancy.

If these standards are exceeded, the tenant is responsible for all amounts over and above these standards in addition to their normal 30% of adjusted monthly income; but cannot exceed 40% of adjusted monthly income at the move-in.

Effective August 1, 2023



## 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: May 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).

- I received the MOU to proceed with the Walnut Woods solar installation project. MPI Solar will be awarded this contract as approved at the Board meeting last month.
- Cinnaire, our RAD I investor, sent an inspector to inspect a sampling of units and the grounds at Reverend Butler and Walnut Woods on May 16<sup>th</sup>. She said she was impressed with the property management.
- RAD II Update:
  - BCM has completed buildings 36 and 45. These are located at 1210-1216 W 12<sup>th</sup> and 914 to 920 Summit Streets. Building 6 revised firewall plans have been approved by the state. We are awaiting approval from the County Building Department. Janice is working with BCM to begin in additional buildings to make up for being behind on building 6.
  - Snedegar Construction is still working on underground water lines for BCM. They have started repairing the grounds in areas where underground work has been completed. BCM will repair the sidewalks and grounds once all site work is completed.
  - BCM is still framing the community building roof. The windows have been installed and exterior façade work will begin soon. Interior work is still being held up by the City Planning Department. Most interior work cannot begin until we receive final plan approval. The Architect met with the city to get clarification on how to proceed and we expect them to approve the plans soon.
  - BHA has a meeting scheduled for May 22<sup>nd</sup> to discuss solar installation on the community building. MPI Solar will be doing the solar installations.



# HCV Leasing and Spending Projection

## IN022 Two-Year Voucher Forecasting Summary

5/15/2023

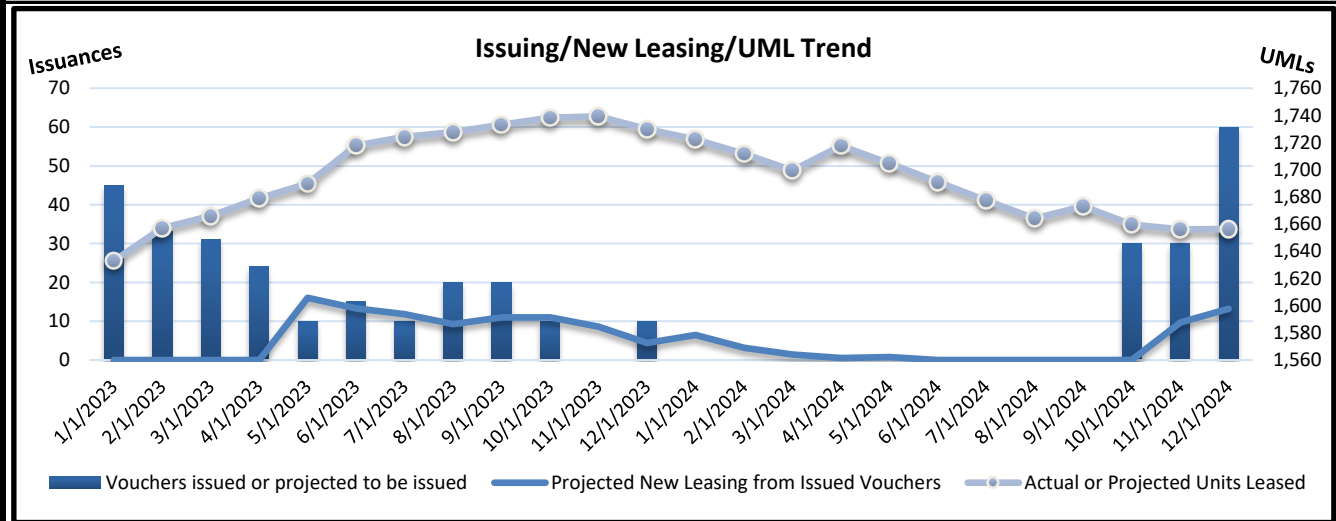
Prepared for: Board of Commissioners

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 \$230,521, 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 \$4,912, 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)		
\$681	\$699		

After deciding upon the above variables, the largest driver of the program revolves around the decision to issue vouchers. This scenario includes issuing 228 vouchers in the first year and 120 in the second year. In addition, the tool includes 205 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 85 new lease-ups this year and 35 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:



#REF!

## 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 \$919,806 (or 73.6% of CY 2023 Earned Admin Fees) and a 2024 CYE UNP of \$989,505 (or 91.1% 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**

PHA Name		PHA Number		IN022		Utilization Report:		UtilizationReport (26)		Print	TYT Guide	TYT Videos			
Housing Authority of the City of Bloomington		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	12.3%	2023		2024			
Beginning ACC Vouchers	1,691	1,696	1,696	Year 2 (2024) Rebenchmark	100.0%					PIC EOP % as of 3/31/2023 (200 EOPs): 12.08%	UML % of ACC (UMA)	99.7%	99.4%		
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: 2.12 months)					HAP Exp as % of All Funds	98.4%	100.0%		
Initial BA Funding (net offset)	\$12,759,560	\$13,924,588	\$14,150,196	Year 2 (2024) % 'Excess' Reserves Offset	0.0%	% leased in 30 days	51%				HAP Exp as % of Eligibility only	107.4%	101.6%		
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	\$0			Administrative Fees		% leased in 60 to 90 days	11%				Projected 12/31 Total HAP Reserves	\$230,521	\$4,912		
New ACC Units Funding	\$204,423	\$0	\$0	Year 1 (2023)	92.0%	% leased in 90 to 120 days	8%				HAP Reserves as % of ABA (Start: 7.5%)	1.8%	0.0%		
Total ABA Funding Provided	\$12,963,983	\$13,924,588	\$14,150,196	Year 2 (2024)	80.0%	% leased in 120 to 150 days	12%				"Excess" Reserves Subject To Offset	\$0	\$0		
PHA Income	\$216,151	\$0											End of Year 3 Results (2025)		
Total Cash-Supported Prior Year-End Reserves	\$974,974	\$230,521	\$4,912	HUD-Held Reconciliation - 12/31/2022 Cash Sufficiency Check								\$127,145	0.9%	Projected Total HAP Reserves ===== Reserves % BA	
Total Funding				HUD-established CYE HHR	\$892,730	HUD-established CYE HHR									
				HUD-Estimated Restricted Net Position	\$222,443	\$1,752,233	PHA-Held Cash 12/31/2022 (VMS)				Administrative Fees Analysis		See Detail	2023	2024
Total Funding Available	\$14,155,108	\$14,155,108	\$14,155,108	HUD-Reconciled	\$1,115,173	\$2,644,963	HUD-Reconciled (Cash Capped)				<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$1,057,506)	\$1,249,680	\$1,085,876
				Lower of H17/I17 (May Override)	\$974,974	Lower of H17/I17 (May Override)	Reserve Adjustment due to PY VMS Changes.				\$65.60	\$61.23	Expense	\$1,179,981	\$1,229,424
				HUD-Reconciled RNP v PHA-Reported RNP									Expense %	94.4%	113.2%
				HUD v. PHA difference: \$70,156.00 or 0.5% of Eligibility	\$152,287	<--EOY VMS RNP ===== HUD-estimated RNP-->	\$222,443				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%).		Based on the most recent, official (end of fiscal year) UNP, IN022 has a projected 2023 Calendar Year-End (CYE) UNP of \$919,806 (or 73.6% of CY 2023 Earned Admin Fees) and a 2024 CYE UNP of \$989,505 (or 91.1% 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	\$1,055,831	45				1,633	\$1,055,831	\$647		96.6%	97.7%	94.9%	97.7%
Feb-23	1,721	1,657	\$1,074,939	33				1,657	\$1,074,939	\$649		95.6%	98.6%	96.3%	99.5%
Mar-23	1,721	1,666	\$1,103,067	31				1,666	\$1,103,067	\$662		96.0%	99.8%	96.8%	102.1%
Apr-23	1,721	1,679	\$1,150,951	24				1,679	\$1,150,951	\$685		96.4%	101.5%	97.6%	106.5%
May-23	1,721	0	\$0	10	12	16	-17.2	1,690	\$1,157,560	\$685	\$685	96.7%	102.6%	98.2%	107.1%
Jun-23	1,721	0	\$0	15	32	13	-17.3	1,718	\$1,178,478	\$686	\$686	97.3%	103.7%	99.8%	109.1%
Jul-23	1,696	0	\$0	10	12	12	-17.5	1,724	\$1,187,007	\$688	\$688	97.9%	104.6%	101.7%	109.9%
Aug-23	1,696	0	\$0	20	12	9	-17.6	1,728	\$1,192,199	\$690	\$690	98.4%	105.3%	101.9%	110.4%
Sep-23	1,696	0	\$0	20	12	11	-17.6	1,733	\$1,201,646	\$693	\$693	98.8%	106.0%	102.2%	111.2%
Oct-23	1,696	0	\$0	10	12	11	-17.7	1,738	\$1,205,680	\$694	\$694	99.2%	106.5%	102.5%	111.6%
Nov-23	1,696	0	\$0	0	10	9	-17.8	1,739	\$1,210,019	\$696	\$696	99.5%	107.0%	102.6%	112.0%
Dec-23	1,696	0	\$0	10	4	4	-17.8	1,730	\$1,207,212	\$698	\$698	99.7%	107.4%	102.0%	111.7%
<b>Total</b>	<b>20,502</b>	<b>6,635</b>	<b>\$4,384,788</b>	<b>228</b>	<b>106</b>	<b>85</b>	<b>-140.5</b>	<b>20,435</b>	<b>\$13,924,588</b>	<b>\$681</b>		<b>99.7%</b>	<b>107.4%</b>		
<b>2024</b>															
Jan-24	1,696			0	4	6	-17.7	1,722	\$1,202,218	\$698	\$698	101.6%	103.6%	101.6%	103.6%
Feb-24	1,696			0	4	3	-17.6	1,712	\$1,195,461	\$698	\$698	101.2%	103.3%	100.9%	103.0%
Mar-24	1,696			0	4	1	-17.5	1,699	\$1,187,948	\$699	\$699	100.9%	103.0%	100.2%	102.4%
Apr-24	1,696			0	35	1	-17.4	1,718	\$1,201,614	\$700	\$700	101.0%	103.1%	101.3%	103.6%
May-24	1,696			0	4	1	-17.5	1,705	\$1,192,628	\$700	\$700	100.9%	103.1%	100.5%	102.8%
Jun-24	1,696			0	4	0	-17.4	1,691	\$1,183,075	\$700	\$700	100.7%	102.9%	99.7%	102.0%
Jul-24	1,696			0	4	0	-17.3	1,677	\$1,173,620	\$700	\$700	100.4%	102.6%	98.9%	101.1%
Aug-24	1,696			0	4	0	-17.1	1,664	\$1,164,261	\$700	\$700	100.2%	102.3%	98.1%	100.3%
Sep-24	1,696			0	26	0	-17.0	1,673	\$1,170,559	\$700	\$700	100.0%	102.2%	98.6%	100.9%
Oct-24	1,696			30	4	0	-17.1	1,660	\$1,161,231	\$700	\$700	99.8%	102.0%	97.9%	100.1%
Nov-24	1,696			30	4	10	-17.0	1,656	\$1,158,778	\$700	\$700	99.6%	101.8%	97.7%	99.9%
Dec-24	1,696			60	4	13	-16.9	1,656	\$1,158,802	\$700	\$700	99.4%	101.6%	97.7%	99.9%
<b>Total</b>	<b>20,352</b>	<b>0</b>	<b>\$0</b>	<b>120</b>	<b>99</b>	<b>35</b>	<b>-207.4</b>	<b>20,234</b>	<b>\$14,150,196</b>	<b>\$699</b>		<b>99.4%</b>	<b>101.6%</b>		

**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 \$2,043,434 compares to VMS RNP plus UNP of \$167,472. PBVs: Currently, the PHA reports 368 leased PBVs, for a leased PBV rate of 78%. Additional leasing should focus on the 105 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 6 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 May 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	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
<b>Residents</b>	242	100%	3	54%	46%	19%	46%	18%	82%	0%	1%	0%	3%	98%
X- Ext. Low Income (30% AMI)	208			46%	6%	3%	12%	13%	72%	1%	1%	0%	1%	83%
V- Very Low Income (50% AMI)	26			20%	7%	2%	1%	1%	9%	0%	0%	0%	0%	10%
L- Low Income (80% AMI)	6			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
2 bedroom	118
3 bedroom	82
4 bedroom	2
5 bedroom	0

1%	12%	39%	21%	72%	0%	0%	0%	0%	100%
0%	0%	20%	20%	30%	0	10%	0%	2%	80%
75%	0%	10%	55%	35%	1%	1%	1%	6%	94%
100%	0	0%	44%	55%	0	0	0	0	100%
100%	0	33%	100%	0	0	0	0	0	100%

**Other Activity**

Step Up participation	99
Names pulled from RAD WL	2
Denials	2
New move ins	1
Transfers	8
Vacates	2
Eviction	0
# Work Orders received	42
# Work Orders completed	40
Avg Days to Respond	1.8
# Work Orders emergency	1

Notes:

## April Report

Mailed out 2 applications

██████████ let Liz know he is currently enrolled at Ivy Tech. ██████████ also reached out regarding an interim disbursement. The process for the request has just started.

Liz and Brit registered and zoomed in for a training session called Financial Reporting for the FSS Program. The session gave us a better understanding of how the Finance Department interacts with the FSS Grant.

Liz and Brit zoomed in to a webinar called “Planting the Seeds for Economic Mobility” we learned more about the recourses that the Consumer Financial Protection Bureau (CFPB) offers. There are a variety of financial resources for both youth and adults. The website is user-friendly and is a good resource for our toolkit when providing clients with referrals <https://www.consumerfinance.gov/>

Liz registered for continuing education to maintain her certified credit-counseling certificate. The continuing education is titled: “Advanced Debt Collection”. The training provides the counselor with the tools needed to educate a client who is experiencing debt this is or is nearly in collections. I expect to take the test on or about May 1, 2023.

Liz and Brit planned to listen to HUD’s monthly FSS Office hours on Tuesday, April 18, 2023; however, office hours were canceled at the last minute.

April was a busy month for disbursements. ██████████ received a disbursement for \$2,000 to purchase transportation to help her maintain employment. ██████████ received a disbursement for \$1,500 to pay off her attorney and get out of legal trouble. Lastly, ██████████ received a disbursement for \$2,600 for a down payment for a home.

██████████ has signed the new contract of participation. ██████████ is working on credit, budget, and transportation-related goals. She is also currently seeking employment. Liz discussed a variety of employment options with her. ██████████ also requested an interim disbursement form for her escrow account. The disbursement will allow ██████████ to renew her license plates and registration as well as pay a ticket she received for having expired tags.

██████████ has signed the new contract of participation. ██████████ has goals of improving her credit, going back to school, and working toward homeownership. ██████████ has improved her credit score 100 points since 2019! The new contract is allowing ██████████ to escrow more per month. Starting May 1, she will escrow \$\$342.00 per month. Without the new contract, her escrow would have been \$72.00 per month. This is because ██████████ can now escrow at 80% AMI!

██████████ signed a new contract of participation. ██████████ has made significant progress on her goals meeting almost all except for transportation. She added a goal to further education by obtaining her CDA license, which will be beneficial for her career at Head Start. ██████████ currently has \$2, 56.57 in her escrow account and is currently escrowing \$244 a month. She will, however, be off work for the summer break, and by signing the new contract she now has an extra 3 months in the STAGES program.

██████████ was able to receive an extra 8 months to escrow by signing the new contract. ██████████ kept the same goals on the new contract that she signed. ██████████ currently has \$ 2536.88 in her escrow account after the \$2,000 she received from her disbursement to purchase a vehicle, and is escrowing \$902.00 each month.

██████████ has also signed a new contract of participation. ██████████ has goals of implementing a monthly budget, paying off debt, obtaining transportation that better suits her family and homeownership.

██████████ is making significant progress on her goals. ██████████ currently has \$15,214.20 in her escrow account. Unfortunately, ██████████ house burned down in April. Luckily, they were not at home at the time and everyone was okay. She is staying with family and is now looking for housing so her escrow and HAP is on hold.

██████████ graduated from FSS in April. ██████████ graduated with an escrow check for \$416.37. ██████████ worked while enrolled in FSS; however, her baseline was high at enrollment. This was ██████████ second time enrolled in FSS/STAGES.

██████████ informed Brit that she would be graduating from IVY TECH this May with her degree in medical assisting. She was offered a job once she graduates making \$19.35 hr. working full time. We are very proud of the progress that ██████████ has made during her time in FSS/STAGES. ██████████ is looking forward to start escrowing once she starts her career. She has also switched over to the new contract and by doing so received an extra few months to escrow.

██████████ has updated her goals. ██████████ is already participating in the STAGES program under the new contract, so a change did not need to be entered in HAB. We are excited to help ██████████ as they work on their goals of transportation, credit/debt, budget, school, and maintaining suitable housing.

██████████ enrolled in STAGES effective 5/1/202. ██████████ goals include going back to school, obtaining childcare, maintaining her current transportation while working toward something that is more suitable for her family, and maintaining her housing.