

BLOOMINGTON HOUSING AUTHORITY
1007 North Summit Street
Bloomington, Indiana 47404

February 22, 2024

AGENDA

	<u>Time</u>
▲ <u>CALL TO ORDER</u> 1. Roll Call	5 minutes
▲ <u>APPROVAL OF MINUTES</u> 1. Minutes from January 25, 2024 Board of Commissioners Meeting	5 minutes
▲ <u>FINANCIAL STATEMENTS</u> 1. January Financials	15 minutes
▲ <u>NEW BUSINESS</u> 1. Meth Contamination Challenge	7 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

January 25th, 2024

I. Call to Order

Chair Elaine Amerson called to order the regular meeting of the **Bloomington Housing Authority Board of Commissioners at 8:30 A.M. on Thursday, January 25th, 2024**, in person at the BHA Community Room, located at 1007 N Summit St., Bloomington, IN 47404.

II. Roll Call

Those present in person were: Chair Elaine Amerson; Vice Chair Sherry Clay; Commissioners Mary Morgan, Tracee Lutes, Sue Wanzer, Jerry Cravens, and Nordia McNish; Capital Assets Manager Rhonda Moore, Director of Real Estate Nathan Ferreira, Director of Finance Dhara Patel, HCV Supervisor Daniel Harmon, Housing Stability Coordinator Jessica Craig, ROSS Coordinator Heidi Flynn and Administrative Assistant Ashley Spradley.

Virtual Attendance: Executive Director Kate Gazunis

III. Approval of Minutes from the Last Meeting

A motion was made to approve the amended board meeting minutes for November 30th, 2023, by Jerry Cravens and Sherry Clay. All were in favor. None opposed. Motion approved.

IV. Financial Statements

1. Finance Manager, Dhara Patel gave a brief overview of the December 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). She states that December was the 3rd month of the fiscal year for HCV and COCC and the last month for RAD I and II.

Finance Director Dhara Patel stated that we received a RAD relocation reimbursement from Brinshore for RAD II.

Commissioner Trace Lutes asked who the Urlands were. Dhara explained that they are the BHA's fee accountants. Dhara said they were mentioned because we receive

repositioning fees for RAD II in the COCC and we are waiting on the Urlaub to advise us how to move the money from the COCC to RAD II.

2. HUD Audit correspondence

Commissioner Chair Elaine Amerson asked if there were any questions related to this material. There were not.

V. New Business/Resolutions

1. Resolution 2024-01 Revised 2024 Budget

Commissioner Chair Elaine Amerson says we need to send this resolution to HUD regarding the budget.

Commissioner Sue Wanzer asked if this was done every year. Commissioner Mary Morgan asked why the budget was amended. Director of Finance Dhara Patel says HUD refused the budget after it was originally sent. She says that HUD wants FSS separated from the HAP payments. Mary asks if we have seen the amended budget, Dhara says not yet.

A motion was made to approve Resolution 2024-01 by Sherry Clay and Jerry Cravens. All were in favor. None opposed. Motion approved.

2. 2024 Board Meeting Dates

Commissioner Chair Elaine Amerson states that the board has received all of the board dates for 2024. She says it has been proposed to have the November board meeting on November 21st, the Thursday before Thanksgiving, or the week after Thanksgiving on December 5th.

Commissioner Jerry Cravens asked to have the meeting on November 21st.

A motion was made to have the November 2024 board meeting on November 21st, 2024 by Jerry Cravens and Sue Wanzer. All were in favor. None opposed. Motion approved.

3. NAHRO Advocacy

Commissioner Chair Elaine Amerson stated that Commissioner Sue Wanzer has a new role within NAHRO and asked her to tell us about it. Sue says that NAHRO is asking that we become more involved legislatively. They are suggesting that we write to our congressman and the President. We would be asking to support housing and community developments in FY 2024. Sue says if you are interested, they will send you a link that you can click on, sign the form, edit it if need be, and send it back. Sue suggested that Kate send the link to everyone.

Elaine Amerson says Executive Director Kate Gazunis has arranged for four members of the board to attend the Nelrod training in April. She says that if anyone else wants to attend, they need to get in contact with Kate.

VI. Old Business

1. Asset Management Report

Capital Assets Manager, Rhonda Moore, gave the following updates to the Board: Rhonda says that BCM has made progress on cleaning up the site as the weather allows. She stated the parking lot has been poured but is not open until the weather permits the striping to be done and that have an occupancy permit for the community building. Rhonda invited the board members to see the building after the meeting. Rhonda says she attached the RAD building schedule and asked if the board would like to see that in the future. Elaine stated it was helpful.

VII. Director's Report

1. Development Updates

Commissioner Chair Elaine Amerson advised the board that they have had a chance to review the report. She asked Housing Stability Coordinator Jessica Craig to discuss the Landlord Risk Mitigation Program.

Housing Stability Coordinator Jessica Craig stated that in February she will begin interviews for a BSW intern. She hopes this will allow her to expand some of her engagement services.

She says HUD identified the BHA as one of the best agencies in the states in regard to landlord engagement. We were also selected by Prosperity Indiana to present in April on our landlord engagement practices.

ROSS Coordinator Heidi Flynn spoke with the President of the Bloomington Health Foundation Michelle Gilchrist. She says that Michelle liked Heidi's proposal but offered suggestions like making Rukus a full-time employee for the shuttle instead of part-time and then maybe getting another assistant. She wanted to clarify that medical appointments will not be possible in the van. She says non-medical appointments are fine. Heidi says that Michelle will be reaching out to Curry because the van is not wheelchair accessible.

2. Staff Updates

Commissioner Chair Elaine Amerson mentioned that what Rukus is doing is very important. She also mentioned that the work that Director of Real Estate Nathan Ferreira is doing with the homes from Clear Creek is great. She says that Brittany Willis has moved from FSS 1 to FSS II. She congratulated Julia and Shawna on getting the RAD units filled over the holidays. She added that Jessica's work has been great as well.

Commissioner Chair Elaine Amerson asked if there were any other questions. Commissioner Mary Morgan asked about the dates for the strategic planning sessions. Kate says that Sara Peterson will be in touch with each board member before the end of the month to coordinate planning sessions.

Executive Director Kate says that the BHA has kicked off the fair housing training sessions. She says these trainings are being recorded for future employees to watch as they onboard.

VIII. Adjournment

A motion to adjourn was made by Tracee Lutes and seconded by Sue Wanzer. The meeting adjourned at 9:05 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: February 22, 2024

The February 22, 2024, Board of Commissioners meeting will begin promptly at 8:30 AM in the BHA Community Room at 1007 N. Summit St., Bloomington, IN 47404.

Virtual Participation

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

Please contact Ashley Spradley at aspradley@blha.net to receive a copy of the Bylaws *or request a virtual meeting link.*

Development Updates:

- ***RAD II Crestmont:*** The Community Building is nearly complete, but the new fireplace still needs tile. The fencing and gutters are almost complete. We anticipate the furniture and final finishes to be the last week of February. Currently, BHA has received 134/204 completed units on the property. Our construction crews are actively working on 56 units and expect to have a few more available to start in the next few upcoming weeks. A little more than half the site has been fully converted to the new underground power utilities. Grass seed and straw have been applied to all areas of mud on the site with the intention to have grass growing for spring.
- ***Kohr Building:*** The Kohr project has secured multiple layers of financing, including a \$500,000 IHEDA Development Fund Loan, \$10.7M in Federal LIHTC Equity, a \$1,030,000 soft loan plus the land and improvements from the City of Bloomington, a \$1.5M National Housing Trust Fund Grant, and \$200K from the BHA. There will also be about \$1.1M in Historic Tax Credit Equity and a conventional mortgage of about \$1.8M. We expect to close on this financing and commence construction in late June or early July.
- ***Summit Hill CDC Real Estate:***¹ The first four houses of the CLT have a target completion date of March 1st. Our first buyer should close on her house in mid-March. We anticipate scheduling an open house to tour a CLT home in mid-March. CBU requires SH to take over the state Construction Stormwater General Permit (CSGP). Originally, CBU planned to take this over from Trinitas, but the Indiana Department of Environmental Mgmt. determined that the owner must be responsible. CBU has agreed to prepare the documentation and will complete all incomplete required storm water infrastructure work.

¹ There is no Summit Hill CDC Board of Director's meeting this month.

The Early Learning Center received HUD's blessing to bid on the project. The bid deadline will be March 26th. Our target groundbreaking will be in mid-March. Our application for IHCDA Development Lending goes before the IHCDA board on Feb 22. IHCDA lending approval will complete our capital stack. We have applied for city HOME and CDBG, which will significantly strengthen the project if awarded.

Administrative Updates:

- **Financials:** The January financial report is included in this packet. Copies will be available at the meeting if you request a copy BEFORE NOON on WEDNESDAY, February 21. The revised (final) budget for the RAD properties is a concern because rents did not increase as predicted, and our insurance policy costs increased by 130% from just over \$300K to over \$700K. We have negotiated a monthly payment plan with the insurance company for over \$70K.
- **Fair Housing Training:** BHA staff will have completed two of its two training sessions with Alison Bloodhart of Bloodhart Consulting before the date of this meeting. The training is being recorded if any current staff cannot participate on the scheduled dates, and this training is required for any new hires. The Maintenance Department worked as a team and completed all the assigned homework. Four Commissioners will take Fair Housing training at the Commissioner conference in April.
- **Strategic Planning:** The strategic planning consultant, Sara Peterson, has not contacted BHA (as of 2/15/24). After discussing the situation with the Executive Committee, and given the timeline to update the Admin Plan (for HCV) and the 5-year plan for HUD, BHA may need to contract with a different facilitator. The Commissioners will be kept updated about this situation via email, and any update will be included in the minutes of the March meeting.

All of the departments are working on 2024 goals, which include, but are not limited to

1. New Admin Plan for HCV.
2. Updates to the Tenant Selection Plan.
3. Updated 5-Year Plan to HUD.
4. Remodeling for the admin building.
5. An updated Salary Survey.
6. Updates to the Employee Handbook.
7. New computers.
8. Implementation of a new Affirmatively Furthering Fair Housing plan.
9. Hiring students as interns for various departments.
10. Completion of the Crestmont renovation and landscaping.
11. The start of construction of the Kohr apartments.
12. The start of construction of the Early Learning Center.
13. The construction and sale of affordable housing in the Arlington Park community.

- **HR:** Megan Choate has been hired as the new RAD voucher specialist. Pending the background checks, BHA has identified a candidate for the Maintenance Groundskeeper position. BHA is continuing to BHA interview for a Financial Assistant.
- **Internship Update:** BHA is currently in the process of adding interns from the Bachelor of Social Work program at Indiana University to work with the ROSS program, Landlord Risk Mitigation Fund, and Emergency Housing Voucher program. IU School of Social Work is working to identify students interested in applying for an internship position with BHA, and we expect to begin scheduling interviews at the end of February in anticipation of a fall 2024 placement.

- **HCV Program:** Please see the attached HUD’s Two Year Tool (TYT) and Board summary in the packet. BHA was selected to participate in the Beta-testing phase of a new HUD voucher reporting system eVMS (electronic voucher management system)
- **Property Management:** The waiting list for the properties is still open. Only 6 Crestmont families remain to move into newly renovated units. PM is working diligently to identify eligible families and fill 73 units at Crestmont. Please see the attached Occupancy Report for Property Management in the packet.
- **Family Self-Sufficiency:** Please see the board packet’s FSS (Stages) report.

Landlord Risk Mitigation Fund (LRMF): The LRMF program is making progress with enrollments, renter’s education seminars, client housing search initiatives, and deposit assistance requests. In 2024, one claim was filed for physical damage to a unit. Looking ahead to 2024, the LRMF aims to enhance community awareness of the program and provide more personalized housing search support by welcoming a BSW intern.

Furthermore, the Housing Stability Coordinator is set to attend two events to promote the LRMF in Indiana. The first event is a Landlord Engagement Webinar hosted by HUD on February 20th, followed by participation in Prosperity Indiana’s annual summit in April. Collaborating with Heading Home and SCCAP, BHA will discuss the LRMF and other landlord engagement initiatives in Region 10. Please see the program data to date:

Program Stats	
Applicants (to date)	158 [86 HCV, 72 Non-HCV]
Qualified Renters (attended Seminar)	108 [51 HCV, 57 Non-HCV]
Leased	22 [LRMF \$44,000 committed]
Deposit Assistance	29 [\$25,155.50 disbursed]
Claims	\$4,000 (Operational Loss) \$391.61 (Physical Damage)

EHV Program Updates: As of February 1st, the final EHV recipient has transitioned to their new residence. Looking ahead to 2024, the EHV program aims to investigate using HOME funds from the City of Bloomington to generate more vouchers. After February, we hope to gain more insight into the reallocation of EHV’s through HUD’s redistribution process from regions that did not employ them.

Resident Services Updates:

- **Community of Empowerment Resident Services Shuttle:** Rukus is up and running with the van. Last week, we took two residents to Walmart, who were thankful to be able to buy items they would have otherwise been unable to carry on the bus, such as large bags of pet food, larger packages of toilet paper and paper towels, etc. Rukus has another shuttle rider scheduled next week as well. We are working hard to show the benefit of the shuttle, which can save residents time on the bus route, allow them to purchase more than they could typically carry, etc.
- **Technology Grants:** BHA was awarded this grant and will be implementing a computer lab at the Walnut Woods complex in the future. After having PC Max look over the computers donated by the city, it appears it would cost more to get them up and running than purchasing newer refurbished computers from Tech Soup. It would make more sense to use the funds to buy the newer computers that would come with a 2-year warranty than to get them up and running, and they are so outdated they would operate slowly and not be efficient.

- **Computer Lab:** Rukus continues to help residents in the computer lab, signing up for RAD and helping with resume writing, job searches, etc. Note: Rukus and Heidi are hopefully preparing to move into the community building office, so they have been helping with the punch list, etc.
- **ROSS:** The HUD report due January 31 was completely updated and submitted by the deadline. ROSS reporting for 2023 was completed on time (January 31st) and submitted to HUD. BHA has not heard whether the grant application submitted for continued funding starting September 2024 was approved.

Computers and televisions are ordered to be installed upon arrival. It is unclear when we will have furniture in the community building. Once the building is in our possession, we will use Big Boys to empty the quad of efficiency to relocate the items from the until to the new building and the Walnut Woods building. Rukus and Heidi are eagerly awaiting the move day to start having more options for increased computer lab hours and the opportunity for programming.

Area 10 congregate meal: Area 10 is asking to do two evenings a week, but due to insurance policies, we are not sure we will be giving partnering agencies keys to the new building. Heidi has asked Area 10 to attempt to do a congregate meal during the lunch hour (which historically had more participants attend anyway). The evening congregate meal stopped when the pandemic started, so it's been quite some time since a strong congregate meal program occurred in Crestmont. Heidi also wants to work with MCCSC to see if an adult ED class can be established in the community once the building is furnished.

SCCAP is working on cleaning out the Walnut Woods Community Building and hopes to finish it on 2/16/2024. Once the building is cleaned out, Heidi and Rukus will utilize a room for storage (things currently in one of the efficiencies that have been temporary Crestmont community space). The tables and chairs used in the old community building will also be relocated to Walnut Woods. The idea is to set up a computer lab at Walnut Woods and utilize it as a community building that residents could use for things such as birthday parties, dinners, etc. There will need to be some updates to the building, but we can't access what needs to be completed until SCCAP has emptied the building. This will be an ongoing process to determine necessary repairs and remodeling needs for the building and to create a community building space for residents and the computer lab option.

Staff Kudos: An email from a resident about our maintenance person, **Bill Sims**, "I am writing to communicate some of the great career (sic) that Bill has always given me. In addition to always being polite and personable, he has also been extremely Knowledgeable in repairing anything that goes broken around here. Not only does he do a good job in repairing things, but everything that he has done seems to be above board, actually making my life better in my wonderful apartment here." Kudos and much appreciation to **Juwanna Brown** for serving at the front desk, learning a stressful new job, and her gracious approach to dealing with the public. **Mike Bolton** has done an extraordinary job on the new camera system. Finally, many thanks to the **entire HCV team** who have worked extra hours for months to cover Michelle Helmick's workload following her retirement.



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: February 22, 2024
Re: January 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 January 2024. January is the fourth month of the fiscal year for HCV and COCC. It is the first month of the calendar year for RAD I & RADII.

Bloomington RAD II (Crestmont)- CY

Operating revenue for RAD II consists mostly of tenant rent and HAP subsidy. Operating revenue for RAD II was \$168,215 in January. Year-to-date revenue is \$168,215.

For January, operating expenses for RAD II include administrative expenses of \$36,516, tenant services of \$4,339, utilities of \$25,363, maintenance of \$33,430, and general expenses of \$46,544. The total operating expenses for RAD II in January were \$146,191. The year-to-date expenses are \$146,191.

Overall, RAD II's revenue exceeded expenses by \$22,024 in January. Year-to-date revenue has exceeded expenses by \$22,024.

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 \$124,267 in January. Year-to-date revenue has been \$124,267. To date, we have collected more in rent and RAD subsidy than budgeted.

For January, operating expenses for RAD1, include administrative expenses of \$24,593 and tenant services of \$56, utilities of \$19,299, maintenance of \$29,179, and general expenses of \$56,190, The total operating expenses for RAD I in January were \$128,317. The year-to-date expenses are \$128,317.

Overall, RAD I's expenses exceeded revenue by \$4,051 in January. Year-to-date expenses have exceeded revenue by \$4,051.

Housing Choice Voucher (HCV)

HUD primarily funds the HCV program via Housing Assistance Payments (HAP) and administrative fees. In January, revenue for the HCV program was \$1,404,580. Year-to-date revenue has been \$5,651,884.

Operating expenses for the HCV program include administrative expenses of \$87,199, general expenses of \$1,654, and HAP expenses of \$1,263,021. In January, total operating expenses were \$1,351,874. The year-to-date expenses are \$5,397,471.

Overall, the HCV program’s revenue exceeded expenses by \$52,706. Year-to-date revenue exceeded expenses by \$254,414 in January. See below for a breakdown of HAP and administrative net income.

Current Month			Year to Date		
	HAP	Admin		HAP	Admin
Revenue	\$1,301,011	\$103,569	Revenue	\$5,241,358	\$410,526
Expense	\$1,264,675	\$87,199	Expense	\$4,999,252	\$398,218
Net Income	\$36,336	\$16,370	Net Income	\$242,106	\$12,308

Central Office Cost Center (COCC) -FY

The COCC’s revenue consists primarily of voucher management fees, property management fees, and bookkeeping fees. In January, the COCC’s revenue was \$47,092, Year-to-date revenue is \$659,958.

Operating expenses for the COCC include administrative expenses of \$50,438, tenant services of \$200, maintenance and operation expenses of \$623, and general expenses of \$1,064. Total operating expenses for the COCC for January were \$52,325. Year-to-date total operating expenses are \$224,351.

Overall, the COCC’s expenses exceeded revenue in January by \$5,233. Year-to-date revenue has exceeded expenses by \$453,607. (Repositioning fees received into COCC for AMP 1 will moved after we get an answer from Urlaub & Co.(Consultant).

Bloomington RAD I, L.P.
Balance Sheet - RAD 1
January 2024

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	907,954.89
13-0-000-000-1111.070 Cash-Project Fund	20.91
13-0-000-000-1111.090 Cash-Replacement Reserves	809,444.64
13-0-000-000-1111.091 Replacement Reserves	<u>67,341.86</u>
	1,799,794.56
Accounts Receivable	
13-0-000-000-1122.000 A/R - Tenants	45,837.29
13-0-000-000-1122.010 Allowance for Doubtful Accts.	<u>(6,210.85)</u>
	39,626.44
Deferred Charges	
13-0-000-000-1211.000 Prepaid Insurance	1,271.05
13-0-000-000-1260.000 Inventories - Materials	-
13-0-000-000-1295.010 Interfund (due to)/due from Amp 1	(91,448.74)
13-0-000-000-1295.011 Interfund (due to)/due from Amp 1 (Old PH)	(1,585.04)
13-0-000-000-1295.020 Interfund (due to)/due from Voucher	45.80
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.	(135,455.35)
13-0-000-000-1300.000 Title Company Escrow	<u>-</u>
	(227,172.28)
Fixed Assets	
13-0-000-000-1400.060 Land	-
13-0-000-000-1400.070 Buildings	4,010,000.00
13-0-000-000-1400.071 Building Improvements	8,614,377.11
13-0-000-000-1400.080 Furniture, Equip, and Mach. Dwell	-
13-0-000-000-1400.090 Furn., Equip., & Mach. - Admin	2,377,415.85
13-0-000-000-1400.100 Leasehold Improvements	135,540.00
13-0-000-000-1400.120 Construction in Progress	-
13-0-000-000-1400.150 Accumulated Depreciation	(1,699,745.26)
13-0-000-000-1410.000 Land Improvements	1,011,256.87
13-0-000-000-1450.000 Deferred Financing Costs	138,194.50
13-0-000-000-1450.998 Accumulated Depr - Financing	(9,483.99)
13-0-000-000-1451.000 Deferred Tax Credit Fees	42,338.54
13-0-000-000-1451.998 Amortization- Tax Credit Fees	-
13-0-000-000-1451.999 Accumulated Amortization- Tax Credit Fees	(11,292.00)
13-0-000-000-1550.000 Right to Use Asset	644,850.00
13-0-000-000-1550.001 Accumulated Amortization - Right to Use	(25,794.00)
13-0-000-000-1590.000 Interest Rate Swap	<u>645,619.36</u>
	15,873,276.98
TOTAL ASSETS	<u><u>17,485,525.70</u></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	-
13-0-000-000-2113.000 A/P- Due to Contractor	-
13-0-000-000-2113.001 Accrued Investor Services Fee	5,999.50

Bloomington RAD I, L.P.
Balance Sheet - RAD 1
January 2024

13-0-000-000-2114.000 Tenants Security Deposits	20,158.75
13-0-000-000-2119.000 A/P - Other	-
13-0-000-000-2119.200 A/P - BHA Voucher	-
	46,317.00
Accrued Liabilities	
13-0-000-000-2120.200 Construction Loan	5,973,839.50
13-0-000-000-2120.300 Seller Loan - BHA	4,650,000.00
13-0-000-000-2120.400 Loan - Bloomington Housing Authority	587,220.35
13-0-000-000-2120.500 City of Bloomington HAND Note	215,000.00
13-0-000-000-2120.600 HOME Loan	285,000.00
13-0-000-000-2125.000 Accrued Management Fees Payable	87,493.00
13-0-000-000-2131.000 Accrued Interest Payable- Construction Loan	30,314.99
13-0-000-000-2134.010 Accrued Comp Abs - Due within one year	-
13-0-000-000-2134.020 Accrued Comp Absences	-
13-0-000-000-2135.000 Accrued Payroll	3,827.65
13-0-000-000-2190.000 Accrued Developer Fee	395,714.57
13-0-000-000-2240.000 Tenants Prepaid Rents	24,223.49
13-0-000-000-2331.000 Accrued Interest Payable - Seller Loan	636,630.00
13-0-000-000-2332.000 Accrued Interest Payable - Sponsor Loan	52,898.02
13-0-000-000-2333.000 Accrued Interest Payable-HAND Note	6,493.00
	12,948,654.57
TOTAL LIABILITIES	12,994,971.57
EQUITY	
13-0-000-000-2810.512 Unrestricted Net Assets	(1,274,795.33)
13-0-000-000-2811.000 GP Contribution	274,665.70
13-0-000-000-2812.000 LP Contribution	5,494,733.29
13-0-000-000-2700.000 Inc. & Exp. Sum.	(4,049.53)
	4,490,554.13
TOTAL LIABILITIES AND EQUITY	17,485,525.70

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Bloomington RAD I, L.P.
Statement of Activities - RAD 1
January 2024

	Current Period	Prior Period	Variance	Current Year
OPERATING REVENUE				
Rental Revenue				
13-1-000-000-3420.000 Tenant Rental Income	33,295.78	34,956.63		33,295.78
13-1-000-000-3422.000 Excess Utilities	-	-		-
13-1-000-000-3423.000 Nondwelling Rental Income	-	-		-
13-1-000-000-3710.000 Vacancy Loss	-	17,563.00		-
	<u>33,295.78</u>	<u>52,519.63</u>	-36.60%	<u>33,295.78</u>
Nonrental Revenue				
13-1-000-000-3440.000 Other ResInc for Tenant Charges	(353.84)	3,746.00		(353.84)
13-1-000-000-3441.000 Nontenant Other Income	-	-		-
13-1-000-000-3691.000 RAD Subsidy	75,457.00	73,431.00		75,457.00
13-1-000-000-3691.005 CDBG Grant income	-	-		-
13-1-000-000-3692.000 NIP Grant Income	-	2,978.00		-
13-1-000-000-3900.000 Other Income	15,868.12	11,416.00		15,868.12
	<u>90,971.28</u>	<u>91,571.00</u>	-0.65%	<u>90,971.28</u>
TOTAL OPERATING REVENUE	<u>124,267.06</u>	<u>144,090.63</u>	-13.76%	<u>124,267.06</u>
OPERATING EXPENSES				
Administration				
13-1-000-000-4110.000 Administration Salaries	11,137.87	9,305.67		11,137.87
13-1-000-000-4120.000 Property Management Fee	6,213.35	7,204.53		6,213.35
13-1-000-000-4120.001 New Development Costs	-	-		-
13-1-000-000-4130.000 Legal Expense	-	8,559.00		-
13-1-000-000-4140.000 Staff Training	-	15.45		-
13-1-000-000-4150.000 Travel	-	1,087.78		-
13-1-000-000-4160.001 Membership Dues	-	479.04		-
13-1-000-000-4170.000 Accounting Fees	-	-		-
13-1-000-000-4171.000 Audit Fees	-	-		-
13-1-000-000-4173.000 Investor Service fees	-	-		-
13-1-000-000-4180.000 Office Rent	268.01	450.00		268.01
13-1-000-000-4182.000 Administrative Employee Benefits	3,271.46	1,611.19		3,271.46
13-1-000-000-4190.000 Other Admin and Sundry	277.07	1,273.26		277.07
13-1-000-000-4190.002 Administrative Service Contracts	2,386.91	2,204.81		2,386.91
13-1-000-000-4190.004 Court Costs	-	474.96		-
13-1-000-000-4190.005 Advertising & Marketing	-	-		-
13-1-000-000-4190.006 Office Expenses	636.08	1,431.79		636.08
13-1-000-000-4190.007 Temp Office Labor	-	340.59		-
13-1-000-000-4191.000 Telephone	402.33	413.22		402.33
13-1-000-000-4193.000 Third Party LIHTC Compliance	-	-		-
13-1-000-000-4197.000 NIP Grant Expenses	-	114.40		-
	<u>24,593.08</u>	<u>34,965.69</u>	29.67%	<u>24,593.08</u>
OPERATING EXPENSES				
Tenant Services				
13-1-000-000-4220.000 Resident Services- BHA Directed	-	-		-
13-1-000-000-4220.001 Resident Services- Resident Council Directed	55.50	-		55.50
13-1-000-000-4440.000 RAD Relocation Expense	-	-		-
	<u>55.50</u>	<u>-</u>	#DIV/0!	<u>55.50</u>
Utilities				
13-1-000-000-4310.000 Water	3,060.64	2,923.84		3,060.64
13-1-000-000-4320.000 Electricity	4,719.80	8,081.57		4,719.80
13-1-000-000-4330.000 Gas	6,407.74	5,140.63		6,407.74

Bloomington RAD I, L.P.
Statement of Activities - RAD 1
January 2024

	Current Period	Prior Period	Variance	Current Year
13-1-000-000-4350.000 Sewer	4,111.13	3,806.83		4,111.13
Utilities	18,299.31	19,952.87	8.29%	18,299.31
Maintenance and Operations				
13-1-000-000-4410.000 Maintenance Salaries	6,547.21	6,410.47		6,547.21
13-1-000-000-4420.000 Maint. Materials	772.37	3,457.32		772.37
13-1-000-000-4420.001 Ranges & Refrigerators	-	-		-
13-1-000-000-4420.002 Vehicle Expense	-	36.77		-
13-1-000-000-4420.004 Attic Stocks -RAD1	-	-		-
13-1-000-000-4430.000 Contract Costs	2,946.45	260.50		2,946.45
13-1-000-000-4430.001 Painting Contracts	-	-		-
13-1-000-000-4430.002 Lawn Care Contracts	-	-		-
13-1-000-000-4430.004 Pest Control Contracts	697.68	648.18		697.68
13-1-000-000-4430.005 Trash/Recycling Removal	2,036.60	222.45		2,036.60
13-1-000-000-4430.006 Camera Expense	-	95.00		-
13-1-000-000-4430.007 Heating & Cooling Contracts	-	254.50		-
13-1-000-000-4430.008 Electrical Contracts	-	-		-
13-1-000-000-4430.009 Plumbing Contracts	2,213.20	1,143.50		2,213.20
13-1-000-000-4430.010 Gas Contracts	-	-		-
13-1-000-000-4430.011 Landscaping Expense	-	80.57		-
13-1-000-000-4430.012 Security Contracts	-	-		-
13-1-000-000-4430.013 Cintas Janitorial Supplies	34.74	53.45		34.74
13-1-000-000-4430.014 Cleaning Contract	-	2,500.00		-
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	10,350.00	75.00		10,350.00
13-1-000-000-4433.000 Maintenance Employee Benefits	3,580.56	936.78		3,580.56
Maintenance and Operations	29,178.81	16,174.49	-80.40%	29,178.81
OPERATING EXPENSES				
General Expenses				
13-1-000-000-4510.000 Auto Insurance	49.51	37.50		49.51
13-1-000-000-4510.008 Cyber Insurance	98.91			98.91
13-1-000-000-4510.010 Property Insurance	14,332.47	2,354.60		14,332.47
13-1-000-000-4510.020 General Liability Insurance	3,535.35	799.86		3,535.35
13-1-000-000-4510.040 Workers Comp Insurance	125.49	137.64		125.49
13-1-000-000-4510.050 Public Officials Liability Ins.	-	15.05		-
13-1-000-000-4510.060 Employ Practices Liability	-	22.55		-
13-1-000-000-4510.070 Commercial Umbrella Ins	6,628.98	243.27		6,628.98
13-1-000-000-4510.080 Pollution Insurance	-	1,225.99		-
13-1-000-000-4510.090 Surplus Commerical Liability				-
13-1-000-000-4570.000 Collection Losses				-
13-1-000-000-6823.000 Interest Expense -Construction Bridge 1				-
13-1-000-000-6824.000 Interest Exp.-Construction Bridge Loan 2	31,419.18	30,362.22		31,419.18
General Expenses	56,189.89	35,198.68	-59.64%	56,189.89
TOTAL OPERATING EXPENSES	128,316.59	106,291.73	-20.72%	128,316.59
NET INCOME (LOSS)	(4,049.53)	37,798.90	-110.71%	(4,049.53)

Bloomington RAD II, L.P.
Balance Sheet - RAD 2
January 2024

ASSETS	Current Year
Cash	
11-0-000-000-1111.050 German American Bank - Cash Unrestricted	1,362,767.39
Accounts Receivable	
11-0-000-000-1122.000 A/R - Tenants	22,153.96
11-0-000-000-1123.000 AR - Moveout	30.00
Prepaid Expenses	
11-0-000-000-1210.000 Prepaid Expenses	-
11-0-000-000-1211.000 Prepaid Insurance	(97,376.17)
Interfund Due to / Due from	
11-0-000-000-1295.010 Interfund (due to)/due from Amp 1	(150.00)
11-0-000-000-1295.020 Interfund (due to)/due from Voucher	1,444.39
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	(46.13)
11-0-000-000-1295.130 Interfund (due to)/due from Bloomington RAD I	15,029.20
11-0-000-000-1295.140 Interfund (dueto)/due from Bloomington RAD 2	(26.68)
13-0-000-000-1295.900 Interfund (due to)/due from C.C.	(163,565.97)
	<u>(216,164.85)</u>
Fixed Assets	
11-0-000-000-1270.000 Inventories - Equipment	345,235.00
11-0-000-000-1400.070 Buildings	15,175,000.00
11-0-000-000-1400.071 Building Improvements	4,672,931.00
11-0-000-000-1400.080 Furniture, Equip, and Mach. Dwell	149.99
11-0-000-000-1400.150 Accumulated Depreciation	(799,912.66)
11-0-000-000-1450.000 Site Improvements	162,318.00
11-0-000-000-1490.000 Construction in Progress	9,555,760.45
11-0-000-000-1500.000 Right of Use Asset	1,570,000.00
11-0-000-000-1550.001 Accum Amortization Right of Use	(15,859.00)
11-0-000-000-1590.000 Tax Credit Fees	160,784.97
11-0-000-000-1590.001 Accum Amortization Tax Credit Fees	(10,719.00)
	<u>30,815,688.75</u>
Other Assets	
11-0-000-000-1111.080 Construction Period ODR	75,268.08
11-0-000-000-1111.090 Replacement Reserves	475,962.00
	<u>551,230.08</u>
TOTAL ASSETS	32,438,329.16
LIABILITIES AND SURPLUS	
Accounts Payable	
11-0-000-000-2111.001 A/P Construction	78,789.21
11-0-000-000-2111.002 A/P Contractors	2,185,990.54
11-0-000-000-2114.000 Tenants Security Deposits	392.00
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	(932.81)

2,258,268.74

Noncurrent Liabilities

11-0-000-000-2240.000 Tenants Prepaid Rent	3,100.08
11-0-000-000-2320.000 Note Payable - JP Morgan Chase	11,696,591.74
11-0-000-000-2320.001 Accrued Interest - Seller Note	204,707.63
11-0-000-000-2320.002 Note Payable - BHA	16,745,000.00
11-0-000-000-2320.003 Accrued Interest - JP Morgan	63,342.91
11-0-000-000-2340.000 Debt Issuance Fees	(671,128.50)
11-0-000-000-2390.000 Realized Developer Fees	786,388.97

TOTAL LIABILITIES

28,828,002.83

EQUITY

11-0-000-000-2810.000 Red Stone	1,103,457.00
11-0-000-000-2810.001 GP Equity	100.00
11-0-000-000-2812.900 Equity Reserve	261,010.75
11-0-000-000-2700.000 Inc. & Exp. Sum.	(12,510.16)
11-1-000-000-7200.000 Memo Offset	-

1,352,057.59

TOTAL LIABILITIES AND EQUITY

32,438,329.16

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Bloomington RAD II, L.P.
Statement of Activities - RAD II
January 2024

	Current Period	Prior Month	Variance %	Current Year
OPERATING REVENUE				
Rental Revenue				
11-1-000-000-3420.000 Tenant Revenues - Rent	38,826.27	46,832.00		38,826.27
11-1-000-000-3422.000 Excess Utilities	-	-		-
11-1-000-000-3423.000 Nondwelling Rental Income	-	-		-
Total	<u>38,826.27</u>	<u>46,832.00</u>	-17.09%	<u>38,826.27</u>
Nonrental Revenue				
11-1-000-000-3430.000 Investment Income	-	-		-
11-1-000-000-3440.000 Other Charges for Services	5,119.11	750.79		5,119.11
11-1-000-000-3441.000 Nontenant Other Income	-	-		-
11-1-000-000-3691.000 Operating Subsidy	<u>124,270.00</u>	<u>127,844.00</u>		<u>124,270.00</u>
Total	<u>129,389.11</u>	<u>128,594.79</u>	0.62%	<u>129,389.11</u>
TOTAL OPERATING REVENUE	<u>168,215.38</u>	<u>175,426.79</u>	-4.11%	<u>168,215.38</u>
OPERATING EXPENSES				
Administration				
11-1-000-000-4110.000 Administration Salaries	16,970.49	15,763.18		16,970.49
11-1-000-000-4110.001 ROSS Salary/Benefits	-	-		-
11-1-000-000-4120.010 C.C. Mgt Fees	-	-		-
11-1-000-000-4120.020 C.C. Asset Mgt Fees	-	-		-
11-0-000-000-4120.030 C.C Bookkeeping Fee	-	-		-
11-1-000-000-4130.000 Legal Expense	-	86.00		-
11-1-000-000-4140.000 Staff Training	-	20.00		-
11-1-000-000-4140.001 ROSS Training Exp	-	-		-
11-1-000-000-4150.000 Travel	-	1,130.87		-
11-1-000-000-4160.001 Membership Dues	-	830.34		-
11-1-000-000-4171.000 Audit Fees	-	-		-
11-1-000-000-4174.000 C.C Mgt Fees-RAD2	8,410.77	8,771.34		8,410.77
11-1-000-000-4180.000 Office Rent	589.63	733.33		589.63
11-1-000-000-4182.000 Empl. Benefit Contrib.	5,331.08	2,691.74		5,331.08
11-1-000-000-4190.000 Other Admin and Sundry	1,879.69	1,936.04		1,879.69
11-1-000-000-4190.001 ROSS Administration Exp.	-	-		-
11-1-000-000-4190.002 Admin. Service Contracts	2,584.49	2,375.02		2,584.49
11-1-000-000-4190.004 Court Costs	-	237.48		-
11-1-000-000-4190.005 Advertising & Marketing	-	72.22		-
11-1-000-000-4190.006 Office Expenses	443.87	1,948.13		443.87
11-1-000-000-4190.007 Temp Office Labor	-	579.91		-
11-1-000-000-4191.000 Telephone	306.31	225.81		306.31
11-1-000-000-4193.000 Compliance Expenses	-	2,568.00		-
Total	<u>36,516.33</u>	<u>39,969.41</u>	8.64%	<u>36,516.33</u>
Tenant Services				
11-1-000-000-4220.000 RC Exp.- BHA Portion	-	-		-
11-1-000-000-4220.001 RC Exp - RC portion	94.50	-		94.50
11-1-000-000-4440.000 RAD Relocation Expense	<u>4,244.66</u>	<u>(9,068.20)</u>		<u>4,244.66</u>
Total	<u>4,339.16</u>	<u>(9,068.20)</u>	147.85%	<u>4,339.16</u>
Utilities				
11-1-000-000-4310.000 Water	3,838.38	4,040.38		3,838.38
11-1-000-000-4320.000 Electricity	5,468.53	32.86		5,468.53
11-1-000-000-4330.000 Gas	10,765.24	7,987.71		10,765.24
11-1-000-000-4340.000 Auto Fuel	-	-		-
11-1-000-000-4350.000 Sewer	<u>5,290.77</u>	<u>5,738.27</u>		<u>5,290.77</u>
Total	<u>25,362.92</u>	<u>17,799.22</u>	-42.49%	<u>25,362.92</u>

Bloomington RAD II, L.P.
Statement of Activities - RAD II
January 2024

	Current Period	Prior Month	Variance %	Current Year
OPERATING EXPENSES				
Maintenance and Operations				
11-1-000-000-4410.000 Maint. Labor	9,092.58	8,816.65		9,092.58
11-1-000-000-4420.000 Maint. Materials	2,525.44	5,297.54		2,525.44
11-1-000-000-4420.001 Ranges&Refrig/Water Heat	529.65	-		529.65
11-1-000-000-4420.002 Vehicle Repairs/Equipment	-	317.26		-
11-1-000-000-4430.000 Contract Costs	5,442.33	772.56		5,442.33
11-1-000-000-4430.001 Painting	-	2,500.00		-
11-1-000-000-4430.002 Lawn Care	-	-		-
11-1-000-000-4430.004 Pest Control	1,388.38	1,322.38		1,388.38
11-1-000-000-4430.005 Trash Removal	4,063.25	1,177.50		4,063.25
11-1-000-000-4430.006 Camera & Security	-	263.00		-
11-1-000-000-4430.007 Heating & Cooling Contracts	-	-		-
11-1-000-000-4430.008 Electrical Contracts	-	-		-
11-1-000-000-4430.009 Plumbing Contracts	167.00	-		167.00
11-1-000-000-4430.010 Gas Contracts	52.25	79.80		52.25
11-1-000-000-4430.011 Landscaping Expense	-	-		-
11-1-000-000-4430.012 Protective Service Contracts	5,670.00	10,980.00		5,670.00
11-1-000-000-4430.013 Cintas Contract Costs	76.07	109.63		76.07
11-1-000-000-4430.014 Cleaning Contract-Office	-	200.00		-
11-1-000-000-4431.000 HQS Inspections	720.00	900.00		720.00
11-1-000-000-4433.000 Empl. Benefit Contr. Maint.	3,702.63	1,230.70		3,702.63
Total	33,429.58	33,967.02	1.58%	33,429.58
General Expense				
11-1-000-000-4510.000 Auto Insurancee	49.51	61.76		49.51
11-1-000-000-4510.008 Cyber Insurance	98.91	-		98.91
11-1-000-000-4510.010 Property Insurance	24,016.58	3,998.40		24,016.58
11-1-000-000-4510.020 General Liability Insurance	5,924.10	1,317.42		5,924.10
11-1-000-000-4510.040 Workers Comp Insurance	125.49	226.70		125.49
11-1-000-000-4510.050 Public Officials Liability Ins.	-	24.78		-
11-1-000-000-4510.060 Employ Practices Liability	-	37.15		-
11-1-000-000-4510.070 Commercial Umbrella Ins	11,108.02	400.68		11,108.02
11-1-000-000-4510.090 Surplus Commerical Liability	-	-		-
11-1-000-000-4570.000 Collection Losses	5,221.20	3,465.68		5,221.20
11-1-000-000-4590.010 Other Gen Exp - RAD Trx	-	-		-
Total	46,543.81	9,532.57	-388.26%	46,543.81
TOTAL OPERATING EXPENSES	146,191.80	92,200.02	-58.56%	146,191.80
OPER INC (LOSS) BEFORE DEPREC	22,023.58	83,226.77	-73.54%	22,023.58
Depreciation Expenses				
11-1-000-000-4800.000 Depreciation Expense	34,533.74	34,533.74		34,533.74
Total	34,533.74	34,533.74		34,533.74
OPER INC (LOSS) AFTER DEPREC	(12,510.16)	48,693.03	125.69%	(12,510.16)

Bloomington Housing Authority - HCV
Balance Sheet - HCV
January 2024

ASSETS	Current Year
Cash	
02-0-000-000-1111.040 Cash Unrestricted	(2,304.15)
02-0-000-000-111.050 GAB - Cash Unrestricted	1,290,628.08
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>
	1,483,590.97
Accounts Receivable	
02-0-000-000-1121.000 A/R - Fraud Recovery	181,939.93
02-0-000-000-1121.010 Allowance for Doubtful Accts.	(42,612.00)
02-0-000-000-1125.000 A/R - HUD	126,445.00
02-0-000-000-1125.001 A/R-HUD (FSS Grant)	<u>17,203.32</u>
	282,976.25
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	172,342.80
02-0-000-000-1166.200 Cash restricted - FSS forfeiture	-
02-0-000-000-1211.000 Prepaid Insurance	94,272.24
02-0-000-000-1295.010 Interfund (due to)/ from Amp1	26,509.92
02-0-000-000-1295.040 Interfund (due to)/from State/Local	(9,091.94)
02-0-000-000-1295.050 Interfund (due to)/from SRO	(20,460.59)
02-0-000-000-1295.060 Interfund (due to)/from VASH	-
02-0-000-000-1295.080 Interfund (due to)/from HOME	(3,424.51)
02-0-000-000-1295.090 Interfund (due to)/from COCC	(542,755.47)
02-0-000-000-1295.110 Interfund (due to)/due from RAD II	103,312.14
02-0-000-000-1295.120 Interfund (due to)/due from EHV	(23.03)
02-0-000-000-1295.130 Interfund (due to)/due from Bloomington RAD I	<u>-</u>
	143,094.44
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>(27,417.31)</u>
	7,859.07
TOTAL ASSETS	<u>1,917,520.73</u>
LIABILITIES AND SURPLUS	
Accounts Payable	
02-0-000-000-2111.000 A/P - HUD	459.51
Accrued Liabilities	
02-0-000-000-2135.000 Accrued Payroll	9,973.69
Noncurrent Liabilities	
02-0-000-000-2134.020 Accrued Comp Abs	19,955.37
02-0-000-000-2182.000 FSS Liability	<u>166,196.58</u>
	186,151.95
TOTAL LIABILITIES	<u>196,585.15</u>
EQUITY	
02-0-000-000-2700.000 CY Net Change	768,040.42
02-0-000-000-2802.508 Invested in Capital Assets	14,527.43
02-0-000-000-2810.001 Fund Balance HAP	123,333.48
02-0-000-000-2810.002 Fund Balance Admin Fee	<u>815,034.25</u>
	1,720,935.58
TOTAL LIABILITIES AND EQUITY	<u>1,917,520.73</u>

**Bloomington Housing Authority - Voucher Program
Statement of Activities - Voucher
January 2024**

	Current Period	Prior Month	Variance	Current Year
OPERATING REVENUE				
Operating Revenue				
02-1-000-000-3410.000 Revenues -HAP Subsidy	1,276,807.00	1,251,003.00		4,986,159.00
02-1-000-000-3410.010 Revenues-Admin. Fees	103,569.00	109,323.00		410,526.00
02-1-000-000-3410.015 Revenues-RAD HAP	-	76,495.00		110,566.00
02-1-000-000-3411.000 Revenues - FSS Coord	18,137.91	40,271.27		58,409.18
02-1-000-000-3450.000 Fraud Recovery HUD	3,033.05	10,101.44		22,380.63
02-1-000-000-3450.010 Fraud Recovery PHA	3,033.05	10,101.44		22,380.62
02-1-000-000-3480.010 Other Rev - FSS Forfeit	-	-		41,462.83
TOTAL OPERATING REVENUE	<u>1,404,580.01</u>	<u>1,497,295.15</u>	-6.19%	<u>5,651,884.26</u>
OPERATING EXPENSES				
Administration				
02-1-000-000-4110.000 Administration Salaries	29,253.04	33,796.38		130,823.00
02-1-000-000-4111.000 FSS Expense	11,929.90	10,186.41		44,686.18
02-1-000-000-4130.000 Legal Expense	-	-		-
02-1-000-000-4140.000 Staff Training	-	516.34		1,320.34
02-1-000-000-4140.001 FSS Training Expenses	-	3,239.46		4,722.07
02-1-000-000-4150.000 Travel	-	-		2,821.90
02-1-000-000-4160.000 Membership Dues	-	1,181.63		1,181.63
02-1-000-000-4170.000 Accounting Fees	-	-		-
02-1-000-000-4171.000 Audit Fees	-	-		-
02-1-000-000-4172.000 C.C Bookkeeping Fees	12,487.50	12,495.00		49,807.50
02-1-000-000-4174.000 C.C Mgt Fees	19,980.00	19,992.00		79,692.00
02-1-000-000-4180.000 Office Rent	929.11	483.33		2,379.10
02-1-000-000-4182.000 Empl. Benefit Contrib.	10,458.99	5,810.03		42,305.64
02-1-000-000-4190.000 Other Admin and Sundry	250.20	478.17		1,216.89
02-1-000-000-4190.002 Admin. Service Contracts	1,235.85	2,370.64		29,928.96
02-1-000-000-4190.004 FSS Sundry	-	-		-
02-1-000-000-4190.005 Advertising & Marketing	-	48.02		1,810.82
02-1-000-000-4190.006 Office Expenses	-	1,039.66		3,511.21
02-1-000-000-4191.000 Telephone	674.49	466.48		2,011.19
Total	<u>87,199.08</u>	<u>92,103.55</u>	5.32%	<u>398,218.43</u>
Maintenance and Operations				
General Expense				
02-1-000-000-4340.000 Auto Fuel & Maintenance	36.74	35.20		209.02
02-1-000-000-4430.000 Contracts Costs	285.00	-		2,053.50
02-1-000-000-4510.000 Auto Insurance	135.33	75.00		360.33
02-1-000-000-4510.002 General Liability Insurance	-	1,599.73		4,799.19
02-1-000-000-4510.004 Workers Comp Insurance	343.00	275.29		1,168.87
02-1-000-000-4510.005 Public Officials Liability Ins.	-	30.09		90.27
02-1-000-000-4510.006 Employ Practices Liability	-	45.11		135.33
02-1-000-000-4510.007 Commercial Umbrella Ins	-	486.54		1,459.62
02-1-000-000-4510.008 Cyber Insurance	270.36	-		270.36
02-1-000-000-4570.000 Collection Loss - Admin	-	-		-
02-1-000-000-4590.000 Other General Expense	583.54	706.93		1,917.77
Total	<u>1,653.97</u>	<u>3,253.89</u>	49.17%	<u>12,464.26</u>
Housing Assistance Payments				
02-1-000-000-4715.010 Hap Occupied Unit Payments	1,166,706.16	1,185,634.61		4,641,903.90
02-1-000-000-4715.040 Hap Utility-Voucher	39,806.58	39,255.00		157,981.58
02-1-000-000-4715.060 Hap Port Out Payments	17,388.91	21,761.00		75,667.71
02-1-000-000-4715.080 VASH HAP	25,036.00	26,122.77		97,151.77
02-1-000-000-4715.100 HAP- RAD Rehab Assistance Payments	-	-		-
02-1-000-000-4719.000 FSS Contributions	14,083.00	-		14,083.00
Total	<u>1,263,020.65</u>	<u>1,272,773.38</u>	0.77%	<u>4,986,787.96</u>
TOTAL OPERATING EXPENSES	<u>1,351,873.70</u>	<u>1,368,130.82</u>	-1.19%	<u>5,397,470.65</u>
OPER INC (LOSS) BEFORE DEPEC	<u>52,706.31</u>	<u>129,164.33</u>	-59.19%	<u>254,413.61</u>
Depreciation				
02-1-000-000-4800.000 Depreciation Expense	238.16	238.16		952.64
OPER INC (LOSS) AFTER DEPREC	<u>52,468.15</u>	<u>128,926.17</u>		<u>253,460.97</u>
Nonoperating Revenue Expenses				
02-1-000-000-3430.000 Interest Inc-Admin	-	-		-
NET CHANGE	<u>52,468.15</u>	<u>128,926.17</u>	-59.30%	<u>253,460.97</u>

Bloomington Housing Authority - COCC
Balance Sheet - COCC
January 2024

ASSETS	Current Year
Cash	
90-0-000-000-111.050 GAB - Cash Unrestricted	2,640,273.71
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>
	4,559,789.49
Other Current Assets	
90-0-000-000-1162.000 General Fund Investments	-
90-0-000-000-1211.000 Prepaid Insurance	48,122.89
90-0-000-000-1295.001 Interfund (due to)/from Amp 1	(1,214,616.50)
90-0-000-000-1295.016 Interfund (due to)/from Health Foundation	1,652.43
90-0-000-000-1295.020 Interfund (due to)/from Voucher	542,755.47
90-0-000-000-1295.040 Interfund (due to)/from Other Grants	-
90-0-000-000-1295.050 Interfund (due to)/from SRO	1,464.75
90-0-000-000-1295.110 Interfund (due to)/due from RAD II	110,353.24
90-0-000-000-1295.120 Interfund (due to)/due from EHV	15,899.81
90-0-000-000-1295.130 Interfund (due to)/due from Bloomington RAD I	262,949.68
90-0-000-000-1295.140 Interfund (due to)/from Summit Hill	41,094.14
90-0-000-000-1295.150 Interfund (due to)/from LRMF	33,226.49
90-0-000-000-1295.501 Interfund (due to)/from CFP	<u>(1,919,335.62)</u>
	(2,076,433.22)
Fixed Assets	
90-0-000-000-1400.060 Land	35,060.12
90-0-000-000-1400.070 Buildings	148,034.61
90-0-000-000-1400.080 Furn, Equip, Mach - Dwell	465.43
90-0-000-000-1400.090 Furn, Equip, Mach - Admin	108,590.89
90-0-000-000-1400.150 Accumulated Depreciation	<u>(218,081.53)</u>
	74,069.52
TOTAL ASSETS	<u>2,557,425.79</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	(19,948.00)
90-0-000-000-2117.062 Deferred Comp Deduction WH	24,164.00
90-0-000-000-2117.063 Child Support	739.31
90-0-000-000-2117.066 Health Deduction	9,271.38
90-0-000-000-2117.069 Supplemental Life Deductions	1,323.10
90-0-000-000-2117.071 Garnishment WH	410.00
90-0-000-000-2117.074 Dental WH	214.89
90-0-000-000-2117.075 Vision WH	254.21
90-0-000-000-2117.076 HSA WH	(37,952.00)
90-0-000-000-2117.077 Cincinnati Life Ins	1,067.64
90-0-000-000-2117.078 Short Term Disability Benefits	2,172.12
90-0-000-000-2117.080 County Tax	1,462.23
90-0-000-000-2117.100 401k Loan Repayment	-
90-0-000-000-2117.101 Long Term Disability	(179.73)
90-0-000-000-2117.102 Critical Illness	(220.56)
90-0-000-000-2117.103 Accident	(194.15)
90-0-000-000-2117.104 Hospital	<u>(113.79)</u>
	5,318.17
Accrued Liabilities	
90-0-000-000-2134.010 Accrued Comp Abs - Due within One year	7,692.51
Noncurrent Liabilities	
90-0-000-000-2134.020 Accrued Comp Abs	<u>20,703.40</u>
TOTAL LIABILITIES	33,714.08
EQUITY	
90-0-000-000-2700.000 CY Net Change	772,261.42
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>
	2,523,711.71
TOTAL LIABILITIES AND EQUITY	<u>2,557,425.79</u>

Bloomington Housing Authority - Cost Center
Statement of Activities - Cost Center
January 2024

	Current Period	Prior Month	Variance %	Current Year
OPERATING REVENUE				
Management Fee Revenue				
90-1-000-000-3800.000 Management Fees	14,824.12	15,975.87		59,689.61
90-1-000-000-3800.020 Mgt Fees Voucher	19,980.00	19,992.00		79,692.00
90-1-000-000-3800.030 Bookkeeping Fees	<u>12,487.50</u>	<u>12,495.00</u>		<u>49,807.50</u>
Total	47,091.62	48,462.87		189,189.11
Nonrental Revenue				
90-1-000-000-3690.010 Developer Fees Earned	-	-		-
90-1-000-000-3691.000 Operating Subsidy	-	-		421,750.00
90-1-000-000-3691.001 ROSS Grant Income	-	21,053.12		43,118.66
90-1-000-000-3691.002 Digital Equity Grant	-	-		<u>5,900.00</u>
TOTAL OPERATING REVENUE	47,091.62	69,515.99	-32.26%	659,957.77
OPERATING EXPENSES				
Administration				
90-1-000-000-4110.000 Administration Salaries	30,002.04	32,808.23		121,974.21
90-1-000-000-4110.001 Ross Salary/Benefits	-	-		-
90-1-000-000-4120.000 New Development Costs	-	-		-
90-1-000-000-4130.000 Legal Expense	150.50	451.50		2,611.25
90-1-000-000-4140.000 Staff Training	-	3,135.44		7,789.44
90-1-000-000-4140.001 Ross Training Expenses	-	-		500.00
90-1-000-000-4150.000 Travel	2,089.73	2,206.91		6,247.20
90-1-000-000-4160.001 Membership Dues	1,189.00	702.59		2,351.59
90-1-000-000-4170.000 Accounting Fees	-	-		-
90-1-000-000-4171.000 Audit Fees	150.00	-		150.00
90-1-000-000-4180.000 Office Rent	-	-		-
90-1-000-000-4182.000 Empl. Benefit Contrib.	7,184.71	5,591.34		26,924.41
90-1-000-000-4190.000 Other Admin and Sundry	482.26	(1,897.49)		(726.48)
90-1-000-000-4190.001 HR Sundry Exp	155.06	134.57		358.63
90-1-000-000-4190.002 Admin. Service Contracts	1,146.60	1,889.87		13,015.27
90-1-000-000-4190.005 Adverting & Marketing	-	-		293.80
90-1-000-000-4190.006 Office Expenses	339.68	698.40		1,859.68
90-1-000-000-4190.008 Board Sundry Exp	60.52	64.26		197.68
90-1-000-000-4190.010 Ross Admin	7,126.22	5,383.35		24,767.03
90-1-000-000-4191.000 Telephone	361.92	216.78		1,277.26
90-1-000-000-4193.000 Compliance Expense	-	-		-
Total	50,438.24	51,385.75	1.84%	209,590.97
Tenant Services				
90-1-000-000-4220.000 Resident Services	<u>200.00</u>	<u>63.59</u>		<u>1,574.65</u>
Total	200.00	63.59		1,574.65
OPERATING EXPENSES				
Maintenance and Operations				
90-1-000-000-4421.000 Maint. Materials	-	382.29		485.47
90-1-000-000-4420.002 Vehicle Repair	-	-		-
90-1-000-000-4430.000 Contract Costs	450.00	-		450.00
90-1-000-000-4430.001 Painting	-	-		-
90-1-000-000-4430.004 Pest Control	-	-		-
90-1-000-000-4430.007 Heating & Cooling Contracts	-	-		1,076.02
90-1-000-000-4430.008 Electrical Contracts	-	-		-
90-1-000-000-4430.009 Plumbing Contracts	-	-		-
90-1-000-000-4430.011 Landscaping Expense	-	-		-
90-1-000-000-4430.013 Cintas Contract Costs	172.88	453.51		1,255.78
90-1-000-000-4430.014 Cleaning Contract Office	-	1,400.00		4,200.00
90-1-000-000-4431.000 Garbage & Trash Removal	-	-		-
Total	622.88	2,235.80	72.14%	7,467.27
General Expense				
90-1-000-000-4510.000 Auto Insurance	72.62	46.32		211.58
90-1-000-000-4510.001 Property Insurance	387.36	-		387.36
90-1-000-000-4510.002 General Liability Insurance	95.55	988.07		3,059.76
90-1-000-000-4510.004 Workers Comp Insurance	184.05	170.03		694.14
90-1-000-000-4510.005 Public Officials Liability Ins.	-	18.59		55.77
90-1-000-000-4510.006 Employ Practices Liability	-	27.86		83.58
90-1-000-000-4510.007 Commercial Umbrella Ins	179.16	300.51		1,080.69
90-1-000-000-4510.008 Cyber Insurance	<u>145.07</u>	<u>-</u>		<u>145.07</u>
Total	1,063.81	1,551.38	-31.43%	5,717.95
TOTAL OPERATING EXPENSES	52,324.93	55,236.52	5.27%	224,350.84
OPER INC (LOSS) BEFORE DEPREC	(5,233.31)	14,279.47	136.65%	435,606.93
Depreciation Expenses				
90-1-000-000-4800.000 Depreciation expense	<u>223.36</u>	<u>223.36</u>		<u>893.44</u>
Total	223.36	223.36		893.44
OPER INC (LOSS) AFTER DEPREC	(5,456.67)	14,056.11	138.82%	434,713.49
Nonoperating Revenue Expenses				
90-1-000-000-3423.000 Nondwelling rent	1,786.75	1,666.66		6,786.73
90-1-000-000-3430.000 Investment income	3,639.50	3,739.24		12,964.84
90-1-000-000-3441.000 Nontenant Other Income	-	-		-
Total	5,426.25	5,405.90		19,751.57
NET INCOME (LOSS)	<u>(30.42)</u>	<u>19,482.01</u>	<u>100.16%</u>	<u>454,465.06</u>

**Summit Hill
Balance Sheet
January 2024**

ASSETS	Current Year
Cash	
14-0-000-000-1111.050 - Cash SHCDC Unrestricted	350,957.93
Other Current Assets	
14-0-000-000-1211.000 - Prepaid Insurance	17,755.40
14-0-000-000-1295.010 - Interfund (due to)/due from Amp1	-
14-0-000-000-1295.011 - Interfund (due to)/due from RAD2	-
14-0-000-000-1295.015 - Interfund (due to)/due from SHCDC to LRMF	(50,245.71)
14-0-000-000-1295.016 - Interfund (due to)/due from SHCDC to Health	(18,396.99)
14-0-000-000-1295.020 - Interfund (due to)/due from Voucher	(620.00)
14-0-000-000-1295.090 - Interfund (due to) due from C.C.	(41,074.87)
	(92,582.17)
Fixed Assets	
14-0-000-000-1400.090 - Vehicle ,Furn., Equip., & Mach. - Admin	24,936.00
14-0-000-000-1400.100 MPI Solar - WW	250,000.00
TOTAL ASSETS	533,311.76
LIABILITIES AND SURPLUS	
Noncurrent Liabilities	
14-0-000-000-2600.002 - RAD1 ACA Grant	127,991.42
TOTAL LIABILITIES	127,991.42
EQUITY	
14-0-000-000-2700.000 CY Net Change	(9,533.67)
14-0-000-000-2800.000 Equity	414,854.01
	405,320.34
TOTAL LIABILITIES AND EQUITY	533,311.76

0.00

Summit Hill
Statement of Activities - SHCDC
January 2024

	Current Period	Prior Period	Current Year
OPERATING INCOME			
Income	-	150,000.00	-
OPERATING EXPENSES			
Administration			
14-1-000-000-4110.000 Administration Salaries	5,878.99	6,934.25	5,878.99
14-1-000-000-4120.000 New Development Costs	-	-	-
14-1-000-000-4120.001 Community Land Trust	-	5,950.00	-
14-1-000-000-4120.002 Capacity Building	31.00	-	31.00
14-1-000-000-4120.003 Predevelopment Kohr Building	-	-	-
14-1-000-000-4120.004 Predevelopment Early Learning	-	119.00	-
14-1-000-000-4120.005 Predevelopment Arlington	-	460.00	-
14-1-000-000-4130.000 Legal Expenses	107.50	-	107.50
14-1-000-000-4140.000 Staff Training	-	-	-
14-1-000-000-4150.000 Travel	4.35	-	4.35
14-1-000-000-4160.001 Membership Dues	-	-	-
14-1-000-000-4182.000 SHCDC Admin. Employee Benefits	1,782.58	1,192.63	1,782.58
14-1-000-000-4190.000 Other Admin & Sundry	-	-	-
14-1-000-000-4190.002 Administrative Service Contracts	1,486.27	2,378.32	1,486.27
14-1-000-000-4190.005 Advertising & Marketing	-	-	-
14-1-000-000-4190.006 Office Expenses	-	25.00	-
14-1-000-000-4191.000 Telephone & Internet	115.15	68.99	115.15
14-1-000-000-4510.000 Auto Insurance	23.11		23.11
14-0-000-000-4510.008 Cyber Insurance	46.16		46.16
14-0-000-000-4510.040 Workers Comp Insurance	58.56		58.56
14-1-000-000-4196.000 CBDG Grant Expenses	-	-	-
Total	9,533.67	17,128.19	9,533.67
Net Income(Loss)	(9,533.67)	132,871.81	(9,533.67)

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

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Payment Number	Payment Date	Vendor	Amount
2803	01/04/2024	CallNet Call Center Services,Inc	\$118.00
2804	01/04/2024	Equity Builders Roofing	\$413.00
2805	01/04/2024	Granite Telecommunications	\$98.72
2806	01/04/2024	Heather's Cleaning Services LL	\$660.00
2807	01/04/2024	Marta Hall	\$11.10
2808	01/04/2024	ProStar Consulting Inc.	\$550.00
2809	01/04/2024	Republic Services #694	\$1,032.10
2810	01/04/2024	Shelly Wright	\$11.10
2811	01/11/2024	AT&T Mobility	\$34.97
2812	01/11/2024	AT&T	\$120.60
2813	01/11/2024	City Of Bloomington Utilities	\$7,171.77
2814	01/11/2024	Environmental Pest Control, Inc	\$648.18
2815	01/11/2024	Evans Cabinet Corporation	\$136.96
2816	01/11/2024	Harpers Time & Attendance	\$15.60
2817	01/11/2024	The Sherwin Williams Co	\$53.62
2818	01/11/2024	Visa	\$309.53
2819	01/18/2024	Anita Korte	\$11.10
2820	01/18/2024	CenterPoint Energy	\$6,333.37
2821	01/18/2024	Cintas Location #529	\$17.37
2822	01/18/2024	Gordon Flesch Company	\$86.47
2823	01/18/2024	Harrell-Fish Inc.	\$363.75
2824	01/18/2024	IUH Bloomington Occupational	\$150.00
2825	01/18/2024	Kleindorfer's Hardware	\$169.49
2826	01/18/2024	MRI Software LLC	\$105.45
2827	01/18/2024	Marta Hall	\$11.10
2828	01/18/2024	ProStar Consulting Inc.	\$945.00
2829	01/18/2024	Republic Services #694	\$1,004.50
2830	01/18/2024	SCCAP	\$10,350.00
2831	01/18/2024	Shelly Wright	\$11.10
2832	01/18/2024	Winsupply Bedford IN	\$119.16
2833	01/25/2024	Bells Built	\$1,650.00
2834	01/25/2024	Cintas Location #529	\$17.37
2835	01/25/2024	Comcast	\$114.71
2836	01/25/2024	Comcast	\$33.33
2837	01/25/2024	Eastern Alliance Insurance Grou	\$1,506.60
2838	01/25/2024	Environmental Pest Control, Inc	\$49.50
2839	01/25/2024	Evans Cabinet Corporation	\$163.75
2840	01/25/2024	GE Appliances,General Electric	\$21.30
2841	01/25/2024	Harrell-Fish Inc.	\$1,849.45
2842	01/25/2024	Miller Business Solutions	\$394.00
2843	01/25/2024	PC Max. Inc.	\$112.75
2844	01/25/2024	ProStar Consulting Inc.	\$600.00
2845	01/25/2024	Duke Energy Payment Processin	\$4,719.80
40661	01/04/2024	BBM Service	\$1,300.00
40662	01/04/2024	CallNet Call Center Services,Inc	\$157.78
40663	01/04/2024	Duke Energy Payment Processin	\$5,435.67
40664	01/04/2024	Equity Builders Roofing	\$2,855.00
40665	01/04/2024	GE Appliances,General Electric	\$595.50
40666	01/04/2024	Granite Telecommunications	\$98.72
40667	01/04/2024	J & S Locksmith Shop	\$17.55
40668	01/04/2024	Lowe's Companies Inc	\$1,116.38
40669	01/04/2024	Marta Hall	\$18.90

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

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Payment Number	Payment Date	Vendor	Amount
40670	01/04/2024	Menards	\$117.55
40671	01/04/2024	ProStar Consulting Inc.	\$700.00
40672	01/04/2024	Republic Services #694	\$1,137.50
40673	01/04/2024	Shelly Wright	\$18.90
40674	01/11/2024	AT&T Mobility	\$59.55
40675	01/11/2024	BBM Service	\$1,300.00
40676	01/11/2024	Cintas Location #529	\$2.27
40677	01/11/2024	City Of Bloomington Utilities	\$9,129.15
40678	01/11/2024	Duke Energy Payment Processin	\$32.86
40679	01/11/2024	Environmental Pest Control, Inc	\$1,388.38
40680	01/11/2024	Harpers Time & Attendance	\$15.60
40681	01/11/2024	Indiana Underground Plant Prot	\$52.25
40682	01/11/2024	Jason Mermoud	\$137.00
40683	01/11/2024	Marshall Security LLC	\$5,670.00
40684	01/11/2024	Visa	\$1,882.62
40685	01/18/2024	Anita Korte	\$18.90
40686	01/18/2024	CenterPoint Energy	\$10,652.84
40687	01/18/2024	Cintas Location #529	\$36.90
40688	01/18/2024	Gordon Flesch Company	\$147.22
40689	01/18/2024	HD Supply Facilities Maintenanc	\$536.78
40690	01/18/2024	Harrell-Fish Inc.	\$167.00
40691	01/18/2024	IUH Bloomington Occupational	\$150.00
40692	01/18/2024	Kleindorfer's Hardware	\$516.11
40693	01/18/2024	MRI Software LLC	\$179.55
40694	01/18/2024	Marta Hall	\$18.90
40695	01/18/2024	ODP Business Solutions	\$49.87
40696	01/18/2024	ProStar Consulting Inc.	\$642.16
40697	01/18/2024	Republic Services #694	\$2,777.25
40698	01/18/2024	Ronnie Chambers	\$100.00
40699	01/18/2024	Shelly Wright	\$18.90
40700	01/18/2024	Winsupply Bedford IN	\$36.47
40701	01/25/2024	American Tenant Screen, Inc.	\$200.90
40702	01/25/2024	Bells Built	\$2,250.00
40703	01/25/2024	Cintas Location #529	\$36.90
40704	01/25/2024	Comcast	\$114.71
40705	01/25/2024	Comcast	\$33.33
40706	01/25/2024	Eastern Alliance Insurance Grou	\$1,506.60
40707	01/25/2024	Environmental Pest Control, Inc	\$148.50
40708	01/25/2024	HD Supply Facilities Maintenanc	\$19.09
40709	01/25/2024	IUH Bloomington Occupational	\$1,050.00
40710	01/25/2024	Miller Business Solutions	\$394.00
40711	01/25/2024	PC Max. Inc.	\$213.34
40712	01/25/2024	ProStar Consulting Inc.	\$700.00
40713	01/25/2024	SCCAP	\$720.00
61415	01/04/2024	Granite Telecommunications	\$414.63
61416	01/04/2024	IU Health Plans	\$19,911.28
61417	01/04/2024	Paramount Dental	\$1,051.08
61418	01/04/2024	The Cincinnati Life Insurance C	\$81.34
61419	01/04/2024	Union At Crescent LP	\$35.00
61420	01/11/2024	Asher Nottingham	\$14.00
61421	01/11/2024	Dhara Patel	\$1,518.59
61422	01/11/2024	Harpers Time & Attendance	\$65.52

Date: 02/05/2024
Time: 1:21:10 PM

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

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Payment Number	Payment Date	Vendor	Amount
61423	01/11/2024	Indiana Dept. of Workforce Dev	\$390.00
61424	01/11/2024	Principal Life Insurance Compa	\$3,800.30
61425	01/11/2024	State Board Of Accounts	\$150.00
61426	01/11/2024	The Nelrod Company	\$799.00
61427	01/11/2024	Visa	\$735.77
61428	01/11/2024	Wex Bank/Exxon	\$36.74
61429	01/18/2024	American Minority Business Fo	\$158.08
61430	01/18/2024	Cintas Location #529	\$124.44
61431	01/18/2024	David Ferguson - Atty	\$150.50
61432	01/18/2024	Gordon Flesch Company	\$233.69
61433	01/18/2024	Kate Gazunis	\$571.14
61434	01/18/2024	MRI Software LLC	\$116.76
61435	01/18/2024	ProStar Consulting Inc.	\$819.00
61436	01/25/2024	American Tenant Screen, Inc.	\$150.20
61437	01/25/2024	American United Life Ins. Co.	\$100.00
61438	01/25/2024	Ashley Spradley	\$21.60
61439	01/25/2024	Bells Built	\$450.00
61440	01/25/2024	Cintas Location #529	\$48.44
61441	01/25/2024	Comcast	\$481.78
61442	01/25/2024	Comcast	\$140.00
61443	01/25/2024	Eastern Alliance Insurance Grou	\$6,327.72
61444	01/25/2024	Elaine Amerson	\$25.00
61445	01/25/2024	Jerry Cravens	\$25.00
61446	01/25/2024	Mary Morgan	\$25.00
61447	01/25/2024	Nordia McNish	\$25.00
61448	01/25/2024	PC Max. Inc.	\$1,024.12
61449	01/25/2024	Paramount Dental	\$1,316.56
61450	01/25/2024	Principal Life Insurance Compa	\$1,104.21
61451	01/25/2024	ProStar Consulting Inc.	\$100.00
61452	01/25/2024	Quadient,Inc.	\$155.00
61453	01/25/2024	Sherry Clay	\$25.00
61454	01/25/2024	Tracee Lutes	\$25.00
200184	01/04/2024	Granite Telecommunications	\$46.07
200185	01/04/2024	ProStar Consulting Inc.	\$450.00
200186	01/04/2024	Union At Crescent LP	\$1,074.00
200187	01/11/2024	Harpers Time & Attendance	\$7.28
200188	01/11/2024	Visa	\$2,036.35
200189	01/18/2024	Brrokwood 79 LLC	\$1,125.00
200190	01/18/2024	David Ferguson - Atty	\$107.50
200191	01/18/2024	ProStar Consulting Inc.	\$538.16
200192	01/25/2024	Comcast	\$53.52
200193	01/25/2024	Comcast	\$15.56
200194	01/25/2024	Eastern Alliance Insurance Grou	\$703.08
200195	01/25/2024	PC Max. Inc.	\$46.56
200196	01/25/2024	ProStar Consulting Inc.	\$425.00
			<u>\$148,345.59</u>



Bloomington Housing Authority

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

BEDROOMS: **2**

868 E. Miller Dr.

TENANT ID: MOVE IN DATE: **12/31/2021**
 MOVE OUT DATE: **6/30/2023**

DOES UNIT NEED PAINTED?	NO	\$ -
ENVIRONMENTAL CLEAN?	YES	\$ 1,500.00
BEDBUGS IN UNIT?	NO	\$ -
DO EXCESS CLEANING CHARGES APPLY DUE TO SMOKING?	NO	
DO ALL FLOORS NEED SWEEPED AND MOPPED?	NO	\$ -
CLEAN ENTIRE KITCHEN?	NO	\$ -
EMPTY ALL KITCHEN CABINETS?	NO	\$ -
CLEAN ENTIRE DOWNSTAIRS BATHROOM?	NO	\$ -
CLEAN ENTIRE UPSTAIRS BATHROOM?	NO	\$ -
MISC. CHARGES:	Replace all appliances	\$ 2,374.33
MISC. CHARGES:	Meth testing all rooms and appliances	\$ 640.00
MISC. CHARGES:		

TOTAL CHARGES FOR REPAIRS, CLEANING, AND/OR PAINTING: \$ 8,916.20

TENANT SIGNATURE: NOT PRESENT

AREA	CODE	ITEM	QTY	PRICE EACH	TOTAL
MISC.		Charges for total cleanout and Dumpste	1.00	\$ 1,500.00	\$ 1,500.00
MISC.		Heather's cleaning Service	1.00	\$ 560.00	\$ 560.00
MISC.		Rosewell Construction, painting unit	1.00	\$ 2,020.00	\$ 2,020.00
LIVING ROOM	BLIND	WINDOW BLIND DAMAGED	2.00	\$ 100.00	\$ 200.00
BEDROOM 2	BLIND	WINDOW BLIND DAMAGED	1.00	\$ 100.00	\$ 100.00
UPSTAIRS BATH	SHOWEROD	SHOWER ROD DAMAGED	1.00	\$ 21.87	\$ 21.87



Bloomington Housing Authority

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

BEDROOMS: **3**

1319 W. 13th St.		
ADDRESS 2		
Tenant ID:	MOVE IN DATE:	11/12/2014
	MOVE OUT DATE:	3/16/2021
DOES UNIT NEED PAINTED?	YES	\$ -
ENVIRONMENTAL CLEAN?	YES	\$ 1,500.00
BEDBUGS IN UNIT?	NO	\$ -
DO EXCESS CLEANING CHARGES APPLY DUE TO SMOKING?	YES	\$ 828.20
DO ALL FLOORS NEED SWEEP AND MOPPED?	YES	\$ 131.25
CLEAN ENTIRE KITCHEN?	YES	\$ 137.50
EMPTY ALL KITCHEN CABINETS?	YES	\$ 30.00
CLEAN ENTIRE DOWNSTAIRS BATHROOM?	NO	\$ -
CLEAN ENTIRE UPSTAIRS BATHROOM?	YES	\$ 720.00
MISC. CHARGES:	Replace all appliances	\$ 2,074.33
MISC. CHARGES:	Meth testing all rooms and appliances	\$ 80.00
MISC. CHARGES:	40 Yard Dumpster Rentals	\$ 800.00

TOTAL CHARGES FOR REPAIRS, CLEANING, AND/OR PAINTING: \$ 12,498.53

TENANT SIGNATURE: **NOT PRESENT**

AREA	CODE	ITEM	QTY	PRICE EACH	TOTAL
STORAGE/EXTERIOR	BAGS	TRASH BAGS OF ITEMS	6.00	\$ 5.00	\$ 30.00
LIVING ROOM	REPEXTERIOR	EXTERIOR DOOR REPLACE	1.00	\$ 280.60	\$ 280.60
LIVING ROOM	BAGS	TRASH BAGS OF ITEMS	10.00	\$ 5.00	\$ 50.00
LIVING ROOM	LARGE	LARGE ITEMS TO REMOVE	8.00	\$ 10.00	\$ 80.00
LIVING ROOM	CLWINDOW	CLEAN WINDOW	2.00	\$ 7.50	\$ 15.00
LIVING ROOM	SCREEN	WINDOW SCREEN DAMAGED	2.00	\$ 21.50	\$ 43.00
LIVING ROOM	FIXINTERIOR	INTERIOR DOOR DAMAGED	2.00	\$ 36.00	\$ 72.00
LIVING ROOM	SMALLHOLE	SMALL HOLE IN DRYWALL	4.00	\$ 18.00	\$ 72.00
LIVING ROOM	BLIND	WINDOW BLIND DAMAGED	2.00	\$ 17.37	\$ 34.74
LIVING ROOM	SABROKEN	SMOKE ALARM BROKEN	1.00	\$ 36.79	\$ 36.79
LIVING ROOM	REGISTER	HVAC REGISTER REPLACE	2.00	\$ 7.60	\$ 15.20
LIVING ROOM	HARDWARE	DOOR HARDWRE DAMAGED	1.00	\$ 6.50	\$ 6.50
LIVING ROOM	PAINTDOOR	PAINT EXTERIOR DOOR	1.00	\$ 40.00	\$ 40.00
LIVING ROOM	TRIM	COVE BASE MISSING	1.00	\$ 3.00	\$ 3.00
LIVING ROOM		REPLACE THERMOSTAT	1.00	\$ 70.90	\$ 70.90
KITCHEN	BLIND	WINDOW BLIND DAMAGED	2.00	\$ 17.37	\$ 34.74
KITCHEN	CLWINDOW	CLEAN WINDOW	2.00	\$ 7.50	\$ 15.00
KITCHEN	LARGE	LARGE ITEMS TO REMOVE	4.00	\$ 10.00	\$ 40.00
KITCHEN	BAGS	TRASH BAGS OF ITEMS	25.00	\$ 5.00	\$ 125.00
KITCHEN	FRIDGEREPLACE	REPLACE FRIDGE	1.00	\$ 552.00	\$ 552.00
KITCHEN	STOVEREPLACE	REPLACE STOVE	1.00	\$ 408.00	\$ 408.00
KITCHEN	LIGHTCOVER	LIGHT COVER DAMAGED	2.00	\$ 24.00	\$ 48.00
KITCHEN	GLASS	WINDOW GLASS DAMAGED	1.00	\$ 75.00	\$ 75.00
KITCHEN	HANDLE/LOCK	DOOR LOCK/HANDLE	1.00	\$ 23.00	\$ 23.00

CONTAMINATE
CONTAMINATE
CONTAMINATE
CONTAMINATE

KITCHEN	REGISTER	HVAC REGISTER REPLACE	2.00	\$	7.60	\$	15.20	
KITCHEN	LARGEHOLE	LARGE HOLE IN DRYWALL	1.00	\$	62.00	\$	62.00	
KITCHEN	HOOD	REPLACE RANGE HOOD	1.00	\$	102.00	\$	102.00	CONTAMINATE
KITCHEN	STRAINER	REPLACE SINK STRAINER	2.00	\$	3.81	\$	7.62	
	DOOR/DRAWERO							
KITCHEN	FF	CABINET DOOR/DRAWER OFF	1.00	\$	13.00	\$	13.00	
KITCHEN	FIREEXT	FIRE EXTINGUISHER USED	1.00	\$	22.26	\$	22.26	CONTAMINATE
KITCHEN	REPEXTERIOR	REPLACED BACK DOOR & HARDWARE	1.00	\$	660.00	\$	660.00	MAY & MAY LA
STAIRWAY	CLWALLS	CLEAN WALLS	2.00	\$	15.00	\$	30.00	
UPSTAIRS HALL	BAGS	TRASH BAGS OF ITEMS	3.00	\$	5.00	\$	15.00	
UPSTAIRS HALL	LARGE	LARGE ITEMS TO REMOVE	1.00	\$	10.00	\$	10.00	
UPSTAIRS HALL	TILE	FLOOR TILE DAMAGED	4.00	\$	27.50	\$	110.00	
UPSTAIRS HALL	SABROKEN	SMOKE ALARM BROKEN	1.00	\$	36.79	\$	36.79	CONTAMINATE
UPSTAIRS BATH	REPINTERIOR	INTERIOR DOOR REPLACE	1.00	\$	183.45	\$	183.45	
UPSTAIRS BATH	TOILETSEAT	REPLACE TOILET SEAT	1.00	\$	38.00	\$	38.00	
UPSTAIRS BATH	CLMEDCAB	CLEAN MEDICINE CABINET	1.00	\$	135.00	\$	135.00	MIRROR BROKE
UPSTAIRS BATH	SWITCH/RECEP	RECEP/SWITCH PLATE DAMAGED	1.00	\$	3.60	\$	3.60	
UPSTAIRS BATH	BSINK	SINK/DRAIN DAMAGED	1.00	\$	41.00	\$	41.00	BURN MARKS A
UPSTAIRS BATH		COVE BASE MISSING	1.00	\$	3.00	\$	3.00	
UPSTAIRS BATH	REGISTER	FLOOR VENT MISSING	1.00	\$	7.60	\$	7.60	
UPSTAIRS BATH		REPLACE TOILET	1.00	\$	225.00	\$	225.00	
UPSTAIRS BATH		REPLACE BATHROOM FLOOR	1.00	\$	900.00	\$	900.00	
UPSTAIRS BATH		COVE BASE MISSING	3.00	\$	3.00	\$	9.00	
BEDROOM 1	REPINTERIOR	INTERIOR DOOR REPLACE	1.00	\$	183.45	\$	183.45	
BEDROOM 1	CLWINDOW	CLEAN WINDOW	2.00	\$	7.50	\$	15.00	
BEDROOM 1	BLIND	WINDOW BLIND DAMAGED	2.00	\$	17.37	\$	34.74	
BEDROOM 1	LARGE	LARGE ITEMS TO REMOVE	5.00	\$	10.00	\$	50.00	
BEDROOM 1	BAGS	TRASH BAGS OF ITEMS	5.00	\$	5.00	\$	25.00	
BEDROOM 1	LIGHTCOVER	LIGHT COVER DAMAGED	1.00	\$	24.00	\$	24.00	
BEDROOM 1	TILE	FLOOR TILE DAMAGED	5.00	\$	27.50	\$	137.50	
BEDROOM 1	REGISTER	HVAC REGISTER REPLACE	1.00	\$	7.60	\$	7.60	
BEDROOM 2	BAGS	TRASH BAGS OF ITEMS	1.00	\$	5.00	\$	5.00	
BEDROOM 2	BLIND	WINDOW BLIND DAMAGED	1.00	\$	17.37	\$	17.37	
BEDROOM 2	LARGE	LARGE ITEMS TO REMOVE	4.00	\$	10.00	\$	40.00	
BEDROOM 2	REPINTERIOR	INTERIOR DOOR REPLACE	1.00	\$	183.45	\$	183.45	
BEDROOM 2	SCREEN	WINDOW SCREEN DAMAGED	1.00	\$	21.50	\$	21.50	
BEDROOM 2		COVE BASE MISSING	2.00	\$	3.00	\$	6.00	
BEDROOM 2	CLWINDOW	CLEAN WINDOW	1.00	\$	7.50	\$	7.50	
BEDROOM 2	REGISTER	HVAC REGISTER REPLACE	1.00	\$	7.60	\$	7.60	
BEDROOM 3	BAGS	TRASH BAGS OF ITEMS	5.00	\$	5.00	\$	25.00	
BEDROOM 3	REPINTERIOR	INTERIOR DOOR REPLACE	1.00	\$	183.45	\$	183.45	DOOR IS MISSIN
BEDROOM 3	LIGHTCOVER	LIGHT COVER DAMAGED	1.00	\$	24.00	\$	24.00	
BEDROOM 3	GLASS	WINDOW GLASS DAMAGED	1.00	\$	75.00	\$	75.00	
BEDROOM 3	LARGE	LARGE ITEMS TO REMOVE	6.00	\$	10.00	\$	60.00	
BEDROOM 3	SCREEN	WINDOW SCREEN DAMAGED	1.00	\$	21.50	\$	21.50	
BEDROOM 3	TILE	FLOOR TILE DAMAGED	4.00	\$	27.50	\$	110.00	
BEDROOM 3	REGISTER	HVAC REGISTER REPLACE	1.00	\$	7.60	\$	7.60	
STORAGE/EXTERIOR	BAGS	TRASH BAGS OF ITEMS	15.00	\$	5.00	\$	75.00	
STORAGE/EXTERIOR	LARGE	LARGE ITEMS TO REMOVE	5.00	\$	10.00	\$	50.00	

D [redacted]

D [redacted]

D [redacted]
D [redacted]

D [REDACTED]

D [REDACTED]
BOR AND DOOR [REDACTED]

D [REDACTED]

N [REDACTED]

LL OVER SINK TOP [REDACTED]

IG [REDACTED]



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: February 2024
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.

RAD II Update:

- BCM is still working on cleaning up the Crestmont grounds. Snedegar Construction has laid seed and stray mats in several locations.
- CGR Services will stripe the Monroe Street parking lot when it gets warmer and the weather allows.
- BCM has substantially completed the community building!
 - We plan to move out of the temporary building and move Heidi’s office, on February 26th.
 - Once we move out of the temporary location BCM will begin renovations of the previous four efficiency apartments and convert them into two bariatric units.
 - We selected Verkada to provide the camera system for coverage of this building, inside and out.
 - The dumpster enclosure behind the community building is currently being installed, so the dumpster can be moved out of the parking lot soon.

RAD Schedule:

- I included a copy of the current RAD II construction for February. The very last building to be renovated is scheduled for completion on August 2, 2024.

RAD II Schedule:

<u>Building 35 (1200-1202 12th and 903-905 Summit)</u>		
BCM Internal Punch	4 Days	Mon, 2/5/24
Initial Punch (Rhonda & Architect)	5 Days	Mon, 2/12/24
HAND Inspections	1 Day	2/28/24 @2:00
Follow-up Punch (Rhonda only)	3 Days	Thu, 2/15/24

HQS Inspections (SCCAP)	1 Day	Tue, 2/13/24
Turnover-Move in	1 Day	Fri, 2/16/24
<u>Building 49 (1025-1029 Summit)</u>		
BCM Internal Punch	5 Days	Fri, 2/9/24
Initial Punch (Rhonda & Architect)	5 Days	Fri, 2/16/24
HAND Inspections	1 Day	Mon 2/28/24 @ 11:00
Follow-up Punch (Rhonda only)	3 Days	Wed 2/21/24
HQS Inspections (SCCAP)	1 Day	Wed 2/21/24
Turnover-Move in	1 Day	Thu, 2/22/24

- Duke Energy set individual meters on six buildings this month and five or six buildings in January. They will be setting meters on three to four buildings most Wednesday mornings until they are installed on all the buildings. All residents will then have individual meters. C&M Electric will then hook up all underground electric services to house meters on several buildings. BHA will be able to see if residents are using excessive utilities, both gas and electric. Water/sewer services are master metered at Crestmont and Reverend Butler so we cannot monitor individual usage. At Walnut Woods, the utilities are individually metered.

IN022 HCV Leasing and Spending Projection - The Goods

				Utilization Report:		UtilizationReport (36)				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	61%	Annual Turnover Rate	14.0%	2023		2024		
Beginning ACC Vouchers	1,721	1,721	1,721	Year 2 (2024) Rebenchmark	96.4%			EOP Rate as of 1/31/2024 (217 TB.PB EOPs): 14%		UML % of ACC (UMA)	95.9%	98.0%		
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: 2.23 months)				HAP Exp as % of All Funds	98.8%	120.2%		
Initial BA Funding (net offset)	\$12,759,560	\$13,641,453	\$16,667,889	Year 2 (2024) % 'Excess' Reserves Offset	100.0%	% leased in 30 days	46%	*Estimated 2024 PHA-Specific Inflation*		HAP Exp as % of Eligibility only	106.9%	122.2%		
Offset of HAP Reserves	\$0	\$0	\$0	Year 3 (2025) % 'Excess' Reserves Offset	0.0%	% leased in 30 to 60 days	19%	0.0%		End of Year Results				
Set Aside Funding	\$53,736			Administrative Fees		% leased in 60 to 90 days	13%			Projected 12/31 Total HAP Reserves	\$168,809	-\$2,801,017		
New ACC Units Funding	\$420,574	\$0	\$0	Year 1 (2023)	97.0%	% leased in 90 to 120 days	9%			HAP Reserves as % of ABA (Start: 7.8%)	1.3%	-20.5%		
Total ABA Funding Provided	\$13,233,870	\$13,641,453	\$16,667,889	Year 2 (2024)	80.0%	% leased in 120 to 150 days	13%			"Excess" Reserves Subject To Offset	\$0	\$0		
PHA Income	\$56,610	\$56,610	\$56,610							End of Year 3 Results (2025)				
Total Cash-Supported Prior Year-End Reserves	\$1,029,213	\$168,809	\$0	HUD-Held Reconciliation - 12/31/2022 Cash Sufficiency Check						(\$1,639,698)	-9.8%	Projected Total HAP Reserves ===== Reserves % BA		
				HUD-established CYE HHR	\$892,730	HUD-established CYE HHR								
Total Funding				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	\$14,319,693	\$13,866,871	\$16,724,499	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)	\$1,325,413	\$1,127,059		
				Lower of H17/I17 (May Override)	\$1,029,213	Lower of H17/I17 (May Override)	Reserve Adjustment due to PY VMS Changes.	\$68.22	\$63.68	Expense	\$1,077,226	\$1,225,224		
				HUD-Reconciled RNP v PHA-Reported RNP								Expense %	81.3%	108.7%
				HUD v. PHA difference: \$208,158.00 or 1.6% of Eligibility	\$14,285	<--EOY VMS RNP ===== HUD-estimated RNP-->	\$222,443	IN022 has a cost per UML of \$61.74 compared to its Earnings/UML & Size peer group of \$63.45 (a difference of -2.8%) and its state peer group (of all PHAs in the state) of \$49.29 (a difference of 20.2%).		Based on the most recent, official (end of fiscal year) UNP, IN022 has a projected 2023 Calendar Year-End (CYE) UNP of \$791,833 (or 59.7% of CY 2023 Earned Admin Fees) and a 2024 CYE UNP of \$1,040,020 (or 92.3% 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	\$1,059,004	38				1,633	\$1,059,004	\$649		94.9%	96.0%	94.9%	96.0%
Feb-23	1,721	1,655	\$1,078,698	33				1,655	\$1,078,698	\$652		95.5%	96.9%	96.2%	97.8%
Mar-23	1,721	1,665	\$1,106,203	28				1,665	\$1,106,203	\$664		95.9%	98.0%	96.7%	100.3%
Apr-23	1,721	1,677	\$1,158,352	24				1,677	\$1,158,352	\$691		96.3%	99.8%	97.4%	105.0%
May-23	1,721	1,673	\$1,171,818	17				1,673	\$1,171,818	\$700		96.5%	101.1%	97.2%	106.3%
Jun-23	1,721	1,666	\$1,205,550	18				1,666	\$1,205,550	\$724		96.5%	102.5%	96.8%	109.3%
Jul-23	1,721	1,652	\$1,212,723	27				1,652	\$1,212,723	\$734		96.5%	103.5%	96.0%	110.0%
Aug-23	1,721	1,650	\$1,210,854	30				1,650	\$1,210,854	\$734		96.4%	104.3%	95.9%	109.8%
Sep-23	1,721	1,636	\$1,220,469	30				1,636	\$1,220,469	\$746		96.2%	105.0%	95.1%	110.7%
Oct-23	1,721	1,630	\$1,225,820	23				1,630	\$1,225,820	\$752		96.1%	105.6%	94.7%	111.2%
Nov-23	1,721	1,631	\$1,246,340	42				1,631	\$1,246,340	\$764		96.0%	106.3%	94.8%	113.0%
Dec-23	1,721	1,639	\$1,255,053	45				1,639	\$1,255,053	\$766		95.9%	106.9%	95.2%	113.8%
Total	20,652	19,807	\$14,150,884	355	0	0	0.0	19,807	\$14,150,884	\$714		95.9%	106.9%		
2024															
Jan-24	1,721	1,641	\$1,274,882	26				1,641	\$1,274,882	\$777		95.4%	112.1%	95.4%	112.1%
Feb-24	1,721	1,660	\$1,278,200	30				1,660	\$1,278,200	\$770		95.9%	112.3%	96.5%	112.4%
Mar-24	1,721			30	4	19	-19.4	1,664	\$1,299,677	\$781	\$781	96.2%	113.0%	96.7%	114.3%
Apr-24	1,721			30	4	20	-19.4	1,669	\$1,322,017	\$792	\$792	96.4%	113.8%	97.0%	116.3%
May-24	1,721			30	12	19	-19.5	1,681	\$1,350,479	\$804	\$804	96.6%	114.8%	97.7%	118.8%
Jun-24	1,721			30	4	18	-19.6	1,683	\$1,372,034	\$815	\$815	96.8%	115.8%	97.8%	120.7%
Jul-24	1,721			20	12	18	-19.6	1,694	\$1,400,540	\$827	\$827	97.1%	116.8%	98.4%	123.2%
Aug-24	1,721			20	12	16	-19.8	1,702	\$1,427,108	\$839	\$839	97.3%	117.9%	98.9%	125.5%
Sep-24	1,721			20	4	14	-19.9	1,701	\$1,446,515	\$851	\$851	97.5%	119.0%	98.8%	127.2%
Oct-24	1,721			40	12	14	-19.8	1,706	\$1,472,187	\$863	\$863	97.6%	120.0%	99.1%	129.5%
Nov-24	1,721			40	4	19	-19.9	1,709	\$1,495,956	\$875	\$875	97.8%	121.1%	99.3%	131.6%
Dec-24	1,721			40	12	20	-19.9	1,722	\$1,528,293	\$888	\$888	98.0%	122.2%	100.0%	134.4%
Total	20,652	3,301	\$2,553,082	356	81	177	-196.8	20,231	\$16,667,889	\$824		98.0%	122.2%		

Graphs

SPVs: Additional SPV leasing should focus on the 37 unleased VASH vouchers. FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$1,752,233 compares to RNP (VMS) of \$14,285. Current: VMS Cash & Investments of \$1,333,611 compares to VMS RNP plus UNP of \$-23,783. PBVs: Currently, the PHA reports 371 leased PBVs, for a leased PBV rate of 78%. Additional leasing should focus on the 102 unleased PBVs, for which the PHA is making vacancy payments on 7. 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)

HCV Leasing and Spending Projection

IN022 Two-Year Voucher Forecasting Summary

2/9/2024

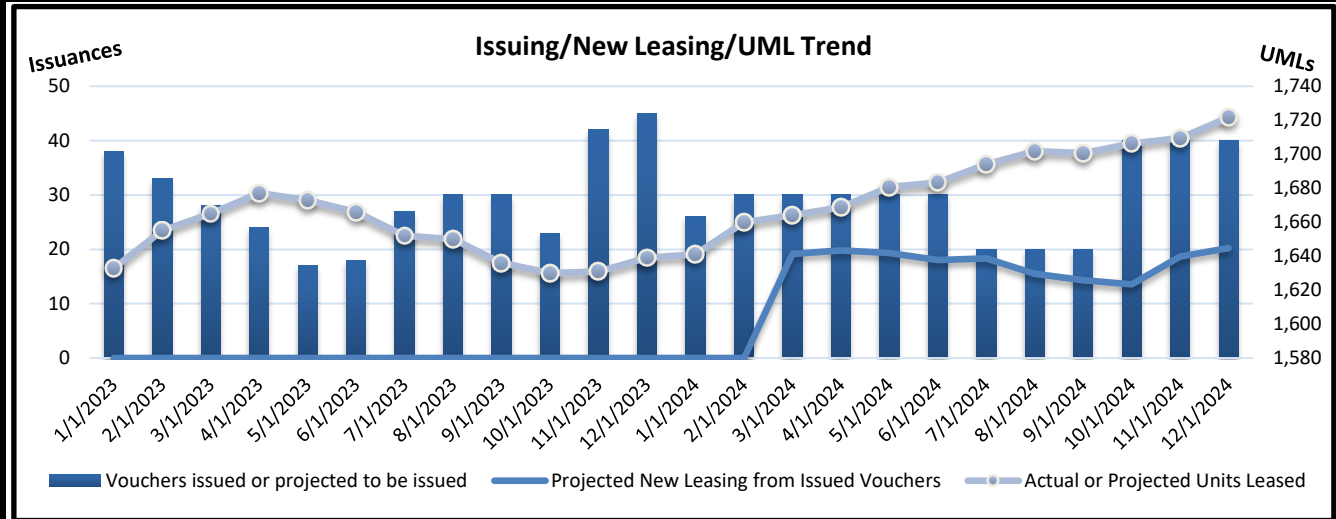
Prepared for: Board of Commissioners

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 \$168,809, or 1% 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 -\$2,801,017, or -21% 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)	
61%	14%	Leased in	Percent
		0-30 Days	46%
		31-60 Days	19%
		61-90 Days	13%
		91-120 Days	9%
		121-150 Days	13%
Year 1 PUC	Year 2 PUC		
(Average monthly cost of a voucher - Year 1)	(Average monthly cost of a voucher - Year 2)		
\$715	\$823		

After deciding upon the above variables, the largest driver of the program revolves around the decision to issue vouchers. This scenario includes issuing 355 vouchers in the first year and 356 in the second year. In addition, the tool includes 81 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 0 new lease-ups this year and 177 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 (97.7%) or dollars (106.8%) is 106.8%, indicating full leasing indicator points in SEMAP. This is an estimate. Next year, the higher of leased units (100.4%) or dollars (122.5%) is 122.5%, 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 \$791,833 (or 59.7% of CY 2023 Earned Admin Fees) and a 2024 CYE UNP of \$1,040,020 (or 92.3% of CY 2024 Earned Admin Fees). This projection uses average monthly administrative expense and carries it forward for the remaining months.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Indianapolis Field Office
Public Housing Program Center
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OFFICE OF PUBLIC HOUSING

Final Score Letter

Date: 02/07/2024

Ms. Kate Gazunis
Executive Director
Bloomington Housing Authority
1007 N. Summit Street
Bloomington, IN 47404

Dear Ms. Gazunis:

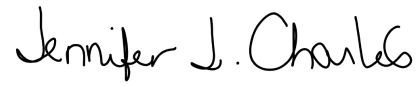
Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the **Bloomington Housing Authority**. We appreciate your time and attention to the SEMAP assessment process. SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying PHA capabilities and deficiencies related to the administration of the Section 8 program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The **Bloomington Housing Authority** final SEMAP score for the fiscal year ended **9/30/2023** is **100**. The following are your scores on each indicator:

Indicator	1	Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	15
Indicator	2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	20
Indicator	3	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	20
Indicator	4	Utility Allowance Schedule (24 CFR 982.517)	5
Indicator	5	HQS Quality Control (24 CFR 982.405(b))	5
Indicator	6	HQS Enforcement (24 CFR 982.404)	10
Indicator	7	Expanding Housing Opportunities	5
Indicator	8	Payment Standards (24 CFR 982.503)	5
Indicator	9	Timely Annual Reexaminations (24 CFR 5.617)	10
Indicator	10	Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	5
Indicator	11	Pre-Contract HQS Inspections (24 CFR 982.305)	5
Indicator	12	Annual HQS Inspections (24 CFR 982.405(a))	10
Indicator	13	Lease-Up	20
Indicator	14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	NA
Indicator	15	Deconcentration Bonus	0

Thank you for your cooperation with the SEMAP process.

Sincerely,

A handwritten signature in black ink that reads "Jennifer J. Charles". The signature is written in a cursive style with a large initial "J" and "C".

for

Bruce C. Nzerem

Director

Indianapolis Public Housing Program Center

Bloomington Housing Authority - Dashboard Report for February 2024

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	204	204	76	63	0	72	62	56	10	4	200
RAD I Rev Bulter/Walnut Woods	116	116	5	96	0	32	10	14	0	0	56

Demographics

	Households			% Family Type (head of household)				Race % (head of household)				Ethnicity % (HOH)		
	# House-holds	% of House-holds	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	238	100%	3	55%	45%	22%	48%	17%	83%	0%	1%	0%	3%	97%
X- Ext. Low Income (30% AMI)	201			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)	9			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	238													

Waiting List

	RAD	0%	12%	55%	21%	72%	0%	0%	0%	0%	100%
1 bedroom	336	0%	12%	55%	21%	72%	0%	0%	0%	0%	100%
2 bedroom	356	100%	0%	20%	20%	30%	0	10%	0%	2%	80%
3 bedroom	305	100%	0%	12%	40%	58%	1%	1%	1%	6%	94%
4 bedroom	4	100%	0	0%	44%	55%	0	0	0	0	100%
5 bedroom	1	100%	0	33%	100%	0	0	0	0	0	100%

Other Activity

Step Up participation	135
Names pulled from RAD WL	80
Denials	10
New move ins	3
Transfers (moved to reno unit)	8
Vacates	2
Eviction-non payment of rent	0
Eviction- lease violations	0
voluntary move outs	2
# Work Orders received	73
# Work Orders completed	69
Avg Days to Respond	2.56
# Work Orders emergency	3

Notes:

January 2024 FSS Report

January was a busy month! Brit and Liz mailed out FSS annual escrow statements to all FSS participants at the beginning of the month. Clients are mailed a copy of their escrow statement every January and at their annual reexamination. This helps clients track the funds in their accounts and serves as a reminder that they can request funds to help meet goals.

Annual tax information was also sent to all BHA clients participating in the homeownership program in early January. HOP clients are eligible to deduct only the percentage of mortgage interest and property taxes that they paid. The homeowner cannot deduct the BHA portion of mortgage interest and property taxes.

Both Liz and Brit have received FSS applications from prospective clients. Some of the folks who have submitted applications are still HCV applicants. When they have housed we will reach out to them for enrollment appointments. We are excited that HCV applicants are excited to enroll in the program.

██████████, a former BHA homeowner is transitioning back to homeownership. ██████████ enjoyed homeownership, however, his former home was located in a more rural area and transportation was a barrier for him. ██████████ new home is in a more suitable location for him.

██████████ is getting closer to becoming a first-time homeowner! ██████████ has been working with Nate to complete the process. ██████████ home has been built! She is just waiting for the financing process to be complete. She expects to be in her own home by spring!

██████████ requested and received an interim disbursement to pay her car note. Due to illness and the holidays, ██████████ experienced a decrease in income. This disbursement allowed ██████████ to maintain her transportation; which is vital to her employment. ██████████ primary source of income is from being an Uber driver.

██████████ recently switched to the new contract of participation. He is working on being certified as a personal trainer and has started up a business. He plans to get an interim disbursement to help cover the training.

██████████ reported a new job at Giving Back. Her increase will allow her a \$51.00 escrow credit starting March 2024.

██████████ reported a new job at IU dining hall, and starting March 1, 2024, she will be escrowing \$493.00 a month.

██████████ completed her FSS Contract of Participation and graduated from the FSS Program. We are proud of how hard ██████████ worked while she was an FSS participant. She graduated with over 12,000.00 in her escrow account.

██████████ inquired about and received an FSS interim disbursement. ██████████ is moving from being a RAD-assisted client to being an HCV client. Her disbursement helped her will her bills and with costs associated with moving.

██████████ recently graduated from FSS. While a FSS participant she increased her income to the point she no longer needed housing assistance. She has voluntarily withdrawn from Section 8 so that other families have the opportunity to receive housing assistance. ██████████ plans to pursue homeownership on her own!