

BLOOMINGTON HOUSING AUTHORITY
1007 North Summit Street
Bloomington, Indiana 47404

April 25, 2024

AGENDA

	<u>Time</u>
▲ <u>CALL TO ORDER</u>	5 minutes
1. Roll Call	
▲ <u>APPROVAL OF MINUTES</u>	5 minutes
1. Minutes from March 28, 2024 Board of Commissioners Meeting	
▲ <u>FINANCIAL STATEMENTS</u>	10 minutes
1. March Financials	
▲ <u>NEW BUSINESS</u>	40 minutes
1. Resolution 2024-02 FSS Action Plan Revision	
2. Audit Presentation – Audit Solutions, AB Khar	
▲ <u>OLD BUSINESS</u>	5 minutes
1. Asset Management Report	
2. Sick Bank Policy Vote	
▲ <u>DIRECTOR REPORT</u>	10 minutes
1. Development Updates	
2. Administrative Updates	
3. Staff Updates	
4. Succession Plan Outline	
▲ <u>PUBLIC COMMENT</u>	
▲ <u>MOTION TO ENTER INTO EXECUTIVE SESSION</u>	
▲ <u>MOTION TO END EXECUTIVE SESSION</u>	
▲ <u>MOTION TO ADJOURN</u>	

Bloomington Housing Authority

Board Meeting Minutes

March 28th, 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, March 28th, 2024**, in person at the Lindsey A. Smith Community Center, located at 1002 N Summit St., Bloomington, IN 47404.

II. Roll Call

Those present in person were: Chair Elaine Amerson; Vice Chair Sherry Clay; Commissioners Mary Morgan, and Nordia McNish; Executive Director Kate Gazunis Capital Assets Manager Rhonda Moore, Director of Real Estate Nathan Ferreira, Director of Finance Dhara Patel, Housing Stability Coordinator Jessica Craig, and Administrative Assistant Ashley Spradley.

Guests: Stephanie LaFontaine, HAND

Absent: Commissioner Sue Wanzer, Commissioner Tracee Lutes, and Commissioner Jerry Cravens.

III. Approval of Minutes from the Last Meeting

A motion was made to approve the amended board meeting minutes for February 22nd, 2024, by Sherry Clay and Mary Morgan. All were in favor. None opposed. Motion approved.

IV. Financial Statements

1. Finance Manager, Dhara Patel gave a brief overview of the February 2024 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 February was the 4th month of the fiscal year for HCV and COCC and the first month for RAD I and II.

Finance Director Dhara Patel stated that RAD II has exceeded expenses because the insurance premium is higher than last year's premium by 130%. She explained that we had to pay a down payment of three months of the insurance premium.

Executive Director Kate Gazunis asked for approval from the board for a single-purpose additional credit card. We would use the credit card to auto-pay the insurance premium each month. The bank says that they can code the credit card so that the only thing that is paid for by the credit card is the insurance. We would receive points for the reward dollars for using the credit card at the level it will be used.

Commissioner Nordia McNish asked what we would use the points for. Kate says last time we had points, we used them to buy a printer for an office. Director of Finance Dhara Patel says we will get cash rewards for using this card and that we can use that money for board expenses like sundry and/or travel and training.

A motion was made to approve the additional credit card by Sherry Clay and Mary Morgan. All were in favor. None opposed. Motion approved.

V. New Business

1. Kohr Community Flats Management

Executive Director Kate Gazunis stated there will be an issue managing Kohr Community Flats. She doesn't want our property management team to be taking on another building. Our maintenance department is already planning on doing all of the maintenance for the early learning center. Kate says she met with Danielle Sorden who made recommendations to Kate as to who to possibly speak with in regards to managing the Kohr building.

Stephanie LaFontaine with the City of Bloomington HAND department asked if there was an expectation to have at least one full-time staff on site. Executive Director Kate Gazunis said that with the building being 38 units, it cannot afford full-time staff. She said the budget will allow for two part-time staff, one part-time maintenance, and one part-time office personnel. She says she believes the key to its success is 24/7 security. She says we are looking for a person who can patrol the unit and cameras for the units.

Executive Director Kate Gazunis says she will send matrixes to the board members of who has been interviewed and who we recommend/have chosen to manage the property.

A motion was made to approve using a third-party management company to manage Kohr Community Flats by Sherry Clay and Mary Morgan. All were in favor. None opposed. Motion approved.

2. Sick Leave Bank

Executive Director Kate Gazunis explained that she would like to implement a sick leave share policy. She says that no one person would be able to donate more than a week of sick leave and that they could not go negative in their own sick leave or have less than a week's worth of time.

Commissioner Mary Morgan asked how the salary differential was relevant. Kate said the hours would be pooled together and then have those dollars there. Director of Finance Dhara Patel stated that when an employee leaves, we can take those hours and place them in the pool since they are not paid out to employees. Kate Gazunis says we will bring this back to a vote or resolution during the next board meeting.

VI. Old Business

1. Asset Management Report

Capital Assets Manager, Rhonda Moore, gave the following updates to the Board: Rhonda says the city is giving us the solar grant for \$100,000. It will cover the community building and the first four buildings on Summit St. Hoosier Net have been working on getting the fiber installed in the neighborhood and during renovations, we have been putting fiber in each unit. It is supposed to be ready next month. The city has given us a grant to pay the Comcast bill for this building until the fiber is fired up. Once it is fired up, we will receive free internet service for this building and community education.

VII. Director's Report

1. Development Updates

Executive Director Kate Gazunis stated that there will be a dedication ceremony on Tuesday, May 14th. Lindsey will be coming back into town for the event. She says that flyers will be going out later this afternoon for the event.

2. Staff Updates

Executive Director Kate Gazunis says we have new staff and will be getting some new interns soon.

Commissioner Mary Morgan wanted to thank Jessica Craig and Daniel Harmon for meeting with the Executive Director of the Bedford Housing Authority. She says she learned a lot from them.

VIII. Adjournment

A motion to adjourn was made by Sherry Clay and seconded by Nordia McNish. The meeting adjourned at 9:29 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: April 25, 2024

The April 2024 Board of Commissioners meeting will begin promptly at 8:30 AM in the **Smith Center Community Room** at 1002 N. Summit St., Bloomington, IN 47404. Parking is available in the lot behind the Center on North Monroe Street.

Virtual Participation¹

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 will be ready for the Grand Opening ceremony on May 14, from 11:30 until 1:30. The exterior has been completed except for landscaping, which will start on the Community Building first before the Grand Opening. Brinshore has completed and turned over 156/204 units to date. The landscaper will start with trees and then shrubs throughout the site. Final grass and groundwork will also begin after trees are planted.
- **Kohr Community Flats:** The Kohr paperwork and legal structuring have begun. Every other week, a team meeting includes the BHA, Brinshore, German American Bank, Ohio Community Capital Housing, and their respective attorneys. The BHA has secured Fox Rothchild's services based on their experience representing housing authorities throughout the country in their development efforts. Counsel for this project is Michael Syme, a partner with the firm. <https://www.foxrothschild.com/>
- **Summit Hill CDC Real Estate:**
 - The CLT open house is on Thursday, April 25, from 4 to 6 PM.
 - A factory tour at Volumod for potential modular Plex housing is tomorrow, Friday, April 26, leaving BHA at 8:00 AM.
 - We still hope to begin construction on the early learning center by the end of May. BHA is currently working on a contract for our GC and is waiting on the release of funds from the county and city.

Administrative Updates:

¹ 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.*

- **Financials:** The April financial report is included in this packet. If you request a copy BEFORE NOON on WEDNESDAY, April 24, copies will be available at the meeting. The final 2023 BHA audit, including its component entities, will be available before the meeting. AB Khar, Audit Solutions, will join the Board meeting via Zoom to present the audit to the Commissioners. Note: All of the findings in the 2022 audit have been resolved, with no further action needed. There were no findings at all in the 2023 audit. The highlights include over \$7mil in unrestricted cash (approx. one year's operating budget less HAP) and a \$29mil net worth.
- **Fair Housing Training:** Four BHA Commissioners attended Fair Housing training at the Nelrod Conference earlier this month. This now means that all staff and most commissioners have updated fair housing training as recommended by outside counsel with Kroger, Gardis & Regas.
- **Strategic Planning:** BHA continues negotiating with Carla Clark Consulting to update the strategic plan.
- **HR:** This month, **Ashley Spradley** joins the FSS team following Liz's departure and **Brittney Willis's** promotion. **Mike Skiles** returned to the maintenance department in April, but sadly, **Alan Goodroad** is retiring in May after being with BHA for nearly 12 years. It's also a bittersweet announcement that **Meghan Miller** is leaving the BHA to pursue a counseling career after receiving her Master's Degree next month. She has kindly offered to work part-time to train her replacement, who should also be starting next month.
- **Internship Update:** **Luca Tislow** and **Lauren Mondello** have accepted internship offers at BHA from the IU School of Social Work. Luca will work with Jessica to assist and expand the LRMF program, and Lauren will work with ROSS to create and implement the "Cool Kids" youth outreach program.
- **HCV Program:** Please see the attached HUD's Two Year Tool (TYT) and Board summary in the packet. The BHA is voluntarily entering into a shortfall for the voucher program this year to realize the goal of issuing 98% (100%) of its vouchers.
- **Property Management:** The waiting list for the RAD Properties is open. 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 has been steadily progressing, increasing enrollments, hosting renter education seminars, initiating client housing search efforts, and processing deposit assistance requests. In July, the LRMF will welcome its first BSW Intern, Luca Tislow. Luca will enter his senior year with the IU School of Social Work and has expressed a strong interest in housing and creating more equitable systems for individuals experiencing homelessness.

The Housing Stability Coordinator (Jessica Craig) is exploring adding eviction prevention services to the LRMF as a diversion to help households avoid homelessness. We are also exploring funding options and gathering eviction data for Monroe County to inform how the program would be shaped.

Program Stats	
Applicants (to date)	178 [96 HCV, 82 Non-HCV]
Qualified Renters (attended Seminar)	115 [57 HCV, 58 Non-HCV]
Leased	27 [LRMF \$54,000 committed]
Deposit Assistance	32 [\$26,755.50 disbursed]
Claims	\$4,000 (Operational Loss) \$391.61 (Physical Damage)

- *EHV*: No change. All EHV voucher participants are currently housed.

Resident Services Updates:

Events:

- Plans for the dedication of the Lindsey A. Smith Community Center on May 14th are ongoing. The HUD Indy Field Office Director, Kimberly Wize, will attend, and we are expecting four HUD representatives, the Mayor, and several former Board Commissioners at this event.
- Heidi coordinated with the Purdue Extension and scheduled a Community Conversation about community health needs at the Community Center this month.

- **Community of Empowerment**

- **Resident Services Shuttle:** Heidi and Rukus have worked to promote the grocery shuttle more. The shuttle has been running weekly, and the promotion of the shuttle will continue. More riders have signed up. The Health Foundation spoke with Heidi to discuss a triple SNAP/WIC offering at the Farmers Market for Area 10 and WIC participants this week. The Foundation will be doing an introduction email next week between Heidi, Rukus, and Leslie Benson from the Parks department to create a partnership for the Van to assist Area 10 and Wic participants in the RAD program to have access to triple market buckets.
- Area 10 will be applying to start a congregate meal at **Walnut Woods**; Heidi met with them so they could take measurements and pictures to send for federal approval of the location. Heidi met with Community Kitchen to check out the **Smith Community Center** so they can make use of our building while their building is under construction. Heidi has the back storage room prepared for the equipment they will need to store here once their construction begins in mid-May. Heidi and Rukus are making plans to stagger their schedules to ensure that a BHA staff member is present for the Community Kitchen meal handouts Monday-Saturday from 3:30-6:30. Heidi met with a local company to have the community center wired for sound and mics this will be at least six weeks out, which would not be ready for the dedication event. However, this company has equipment they are willing to loan us free of charge to have sound/mics for the event. Heidi and Ashley will go to their office next week to familiarize themselves with the equipment.
- **Community Safety Grant:** Jessica and Heidi interviewed potential interns from the IU School of Social Work last week. They offered positions to two interns, and both have accepted the positions. Heidi's intern will begin employment prior to the Fall semester. She will start working part-time at BHA on May 7th (Cool Kids youth program).

Staff Kudos: While we are all so happy to see **Alan Goodroad** back at work and doing well, we must now congratulate him on his pending retirement. Many thanks and congratulations to **Meghan Miller** as she moves into a new chapter of her life, having finished her Master's Degree in Counseling. Jessica Craig would like to I would like to thank Ryan and all of the interest and initiative he's taking to better connect BHA services to our homeless community. He's had a lot of good ideas, including his proposal to offer rental assistance via private donations to RAD Tenants with a homelessness preference point who are entering housing without income. Congratulations to **Ashley Spradley** as she continues her career with BHA with her new role in FSS. Congratulations to **Dhara Patel**, Director of Finance, on her perfect audit, and we are grateful for all her hard work this year to achieve this milestone.



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: April 25, 2024
Re: March 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 March 2024. March is the sixth month of the fiscal year for HCV and COCC. It is the third 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 \$189,422 in March, Year-to-date revenue has been \$517,782.

For March, operating expenses for RAD II include administrative expenses of \$45,742, tenant services of \$2,388, utilities of \$41,343 maintenance of \$18,886, and general expenses of 82,032. The total operating expenses for RAD II in March were \$190,392. The year-to-date expenses are \$627,702. (Three months insurance bill paid as a down payment)

	Current Month	Year to Date
	<i>Admin</i>	
Revenue	\$189,422	\$517,782
Expenses	\$190,392	\$627,702
<u>Net Income /Loss</u>	<u>(\$970)</u>	<u>(\$109,920)</u>

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 \$124,973 in March. Year-to-date revenue has been \$369,095. To date, we have collected more rent and RAD subsidy than budgeted.

For March, operating expenses for RAD I, include administrative expenses of \$20,099 and tenant services of \$40, utilities of \$17,785, maintenance of \$17,540, and general expenses of \$69,164. The total operating expenses for RAD I in March were \$124,627. The year-to-date expenses are \$440,947. (Three months Insurance bill paid as a down payment)

	Current Month	Year to Date
	<i>Admin</i>	
Revenue	\$124,973	\$369,095
Expenses	\$124,627	\$440,947
<u>Net Income /Loss</u>	<u>\$346</u>	<u>(\$71,852)</u>

Housing Choice Voucher (HCV)

HUD primarily funds the HCV program via Housing Assistance Payments (HAP) and administrative fees. In March, revenue for the HCV program was \$1,272,920. Year-to-date revenue has been \$8,314,854.

Operating expenses for the HCV program include administrative expenses of \$100,036, general expenses of \$1,265, and HAP expenses of \$1,317,385. In March, total operating expenses were \$1,418,686. The year-to-date expenses are \$8,270,371.

	Current Month			Year to Date	
	HAP	Admin		HAP	Admin
Revenue	\$1,169,351	\$103,569	Revenue	\$7,693,523	\$621,331
Expense	\$1,318,650	\$100,036	Expense	\$7,657,168	\$613,204
Net Income	(\$149,299)	3,533	Net Income	\$36,355	\$8,127

Central Office Cost Center (COCC) -FY

The COCC’s revenue consists primarily of voucher management fees, property management fees, and bookkeeping fees. In March, the COCC’s revenue was \$48,226, year-to-date revenue has been \$753,905.

Operating expenses for the COCC include administrative expenses of \$48,871, tenant services of \$0, maintenance and operation expenses of \$2,398, and general expenses of \$1,525. Total operating expenses for the COCC for March were \$52,793. Year-to-date total operating expenses have been \$313,461. (Three months Insurance bill paid as a down payment)

	Current Month	Year to Date
		<i>Admin</i>
Revenue	\$48,226	\$753,905
Expenses	\$52,793	\$313,461
Net Income /Loss	(\$4,567)	\$440,444

Bloomington RAD I, L.P.
Balance Sheet - RAD 1
March 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	900,147.30
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>74,411.09</u>
	1,799,056.20
Accounts Receivable	
13-0-000-000-1122.000 A/R - Tenants	42,182.71
13-0-000-000-1122.010 Allowance for Doubtful Accts.	<u>(6,210.85)</u>
	35,971.86
Deferred Charges	
13-0-000-000-1211.000 Prepaid Insurance	(33,557.43)
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 RAD 2	(1,119.88)
13-0-000-000-1295.014 Interfund (due to)/due from SHCDC	(28.43)
13-0-000-000-1295.020 Interfund (due to)/due from Voucher	52.79
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.	(185,999.82)
13-0-000-000-1300.000 Title Company Escrow	<u>-</u>
	(312,101.51)
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	1,424.17
13-0-000-000-1400.090 Furn., Equip., & Mach. - Admin	2,378,900.85
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	(1,852,418.02)
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>
	15,723,513.39
TOTAL ASSETS	<u><u>17,246,439.94</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	-

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

13-0-000-000-2113.001 Accrued Investor Services Fee	5,999.50
13-0-000-000-2114.000 Tenants Security Deposits	20,105.73
13-0-000-000-2119.000 A/P - Other	-
13-0-000-000-2119.200 A/P - BHA Voucher	-
	46,263.98
Accrued Liabilities	
13-0-000-000-2120.200 Construction Loan	5,955,199.50
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
	12,930,014.57
TOTAL LIABILITIES	12,976,278.55
EQUITY	
13-0-000-000-2810.512 Unrestricted Net Assets	(1,274,713.05)
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.	(224,524.55)
	4,270,161.39
TOTAL LIABILITIES AND EQUITY	17,246,439.94

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

	Current Period	Prior Period	Variance	Current Year	YTD Budget	Budget-Full Year
OPERATING REVENUE						
Rental Revenue						
13-1-000-000-3420.000 Tenant Rental Income	34,771.33	30,936.40		99,003.51	107,242.00	428,968.00
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	-	-		-	(12,733.50)	(50,934.00)
Rental Revenue	34,771.33	30,936.40	12.40%	99,003.51	94,508.50	378,034.00
Nonrental Revenue						
13-1-000-000-3440.000 Other ResInc for Tenant Charges	964.90	215.22		826.28	-	-
13-1-000-000-3441.000 Nontenant Other Income	-	-		-	6,300.00	25,200.00
13-1-000-000-3691.000 RAD Subsidy	78,221.00	77,193.00		230,871.00	245,720.25	982,881.00
13-1-000-000-3691.005 CDBG Grant income	-	-		-	-	-
13-1-000-000-3692.000 NIP Grant Income	-	-		-	-	-
13-1-000-000-3900.000 Other Income	11,015.72	11,510.40		38,394.24	31,250.00	125,000.00
Nonrental Revenue	90,201.62	88,918.62	1.44%	270,091.52	283,270.25	1,133,081.00
TOTAL OPERATING REVENUE	124,972.95	119,855.02	4.27%	369,095.03	377,778.75	1,511,115.00
OPERATING EXPENSES						
Administration						
13-1-000-000-4110.000 Administration Salaries	8,222.45	7,799.96		27,160.28	22,379.75	89,519.00
13-1-000-000-4120.000 Property Management Fee	6,248.65	5,992.75		18,454.75	18,890.00	75,560.00
13-1-000-000-4120.001 New Development Costs	-	-		-	-	-
13-1-000-000-4130.000 Legal Expense	-	-		-	-	-
13-1-000-000-4140.000 Staff Training	-	-		-	-	-
13-1-000-000-4150.000 Travel	-	30.54		30.54	1,000.00	4,000.00
13-1-000-000-4160.001 Membership Dues	-	-		-	-	-
13-1-000-000-4170.000 Accounting Fees	-	325.00		325.00	-	-
13-1-000-000-4171.000 Audit Fees	-	4,000.00		4,000.00	2,270.00	9,080.00
13-1-000-000-4173.000 Investor Service fees	-	-		-	-	-
13-1-000-000-4180.000 Office Rent	268.01	268.01		1,072.04	-	-
13-1-000-000-4182.000 Administrative Employee Benefits	2,337.52	3,061.85		8,670.83	8,678.75	34,715.00
13-1-000-000-4190.000 Other Admin and Sundry	-	164.62		441.69	650.00	2,600.00
13-1-000-000-4190.002 Administrative Service Contracts	2,405.49	4,112.22		8,904.62	-	-
13-1-000-000-4190.004 Court Costs	-	-		-	-	-
13-1-000-000-4190.005 Advertising & Marketing	-	-		-	51.00	204.00
13-1-000-000-4190.006 Office Expenses	320.63	436.59		1,393.30	4,260.00	17,040.00
13-1-000-000-4190.007 Temp Office Labor	-	-		-	-	-
13-1-000-000-4191.000 Telephone	295.90	281.18		979.41	-	-
13-1-000-000-4193.000 Third Party LIHTC Compliance	-	2,900.15		2,900.15	-	-
13-1-000-000-4197.000 NIP Grant Expenses	-	-		-	-	-
Administration	20,098.65	29,372.87	31.57%	74,332.61	58,179.50	232,718.00
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	39.60	-		95.10	-	-
13-1-000-000-4440.000 RAD Relocation Expense	-	-		-	-	-
Tenant Services	39.60	-	#DIV/0!	95.10	-	-
Utilities						
13-1-000-000-4310.000 Water	3,530.29	3,732.08		10,323.01	9,315.00	37,260.00
13-1-000-000-4320.000 Electricity	3,720.76	12,675.78		21,116.34	31,225.00	124,900.00
13-1-000-000-4330.000 Gas	5,876.67	7,753.05		20,037.46	14,270.00	57,080.00
13-1-000-000-4350.000 Sewer	4,657.08	5,068.78		13,836.99	12,010.00	48,040.00
Utilities	17,784.80	29,229.69	39.16%	65,313.80	66,820.00	267,280.00
Maintenance and Operations						
13-1-000-000-4410.000 Maintenance Salaries	6,847.33	5,045.63		18,440.17	15,408.25	61,633.00
13-1-000-000-4420.000 Maint. Materials	1,173.55	4,154.05		6,099.97	10,697.50	42,790.00

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

	Current Period	Prior Period	Variance	Current Year	YTD Budget	Budget-Full Year
13-1-000-000-4420.001 Ranges & Refrigerators	4,274.86	-		4,274.86	-	-
13-1-000-000-4420.002 Vehicle Expense	-	(29.30)		(29.30)	-	-
13-1-000-000-4420.004 Attic Stocks -RAD1	-	-		-	-	-
13-1-000-000-4430.000 Contract Costs	375.00	236.00		3,557.45	2,375.00	9,500.00
13-1-000-000-4430.001 Painting Contracts	-	-		-	-	-
13-1-000-000-4430.002 Lawn Care Contracts	-	225.00		225.00	-	-
13-1-000-000-4430.004 Pest Control Contracts	714.18	546.00		1,957.86	2,700.00	10,800.00
13-1-000-000-4430.005 Trash/Recycling Removal	1,167.04	1,695.66		4,434.14	3,300.00	13,200.00
13-1-000-000-4430.006 Camera Expense	-	-		-	-	-
13-1-000-000-4430.007 Heating & Cooling Contracts	-	229.00		229.00	300.00	1,200.00
13-1-000-000-4430.008 Electrical Contracts	-	-		-	-	-
13-1-000-000-4430.009 Plumbing Contracts	689.50	624.31		3,527.01	1,800.00	7,200.00
13-1-000-000-4430.010 Gas Contracts	-	-		-	-	-
13-1-000-000-4430.011 Landscaping Expense	-	34.30		34.30	825.00	3,300.00
13-1-000-000-4430.012 Security Contracts	-	-		-	-	-
13-1-000-000-4430.013 Cintas Janitorial Supplies	130.34	126.26		291.34	-	-
13-1-000-000-4430.014 Cleaning Contract	-	-		-	990.00	3,960.00
13-1-000-000-4430.015 Maint Other Contracts	-	-		-	5,712.50	22,850.00
13-1-000-000-4430.016 Snow Removal Contract	-	225.00		225.00	-	-
13-1-000-000-4430.017 Plumbing Stack Replacement	-	-		-	-	-
13-1-000-000-4431.000 HQS Inspections- Third Party	-	-		10,350.00	-	-
13-1-000-000-4433.000 Maintenance Employee Benefits	2,167.82	1,935.12		7,683.50	6,990.75	27,963.00
Maintenance and Operations	17,539.62	15,047.03	-16.57%	61,300.30	51,099.00	204,396.00
OPERATING EXPENSES						
General Expenses						
13-1-000-000-4510.000 Auto Insurance	44.01	-		137.53	-	-
13-1-000-000-4510.008 Cyber Insurance	87.92	-		274.75	-	-
13-1-000-000-4510.010 Property Insurance	24,532.84	38,349.05		89,997.38	55,627.50	222,510.00
13-1-000-000-4510.020 General Liability Insurance	4,266.35	6,545.14		16,528.55	6,545.00	26,180.00
13-1-000-000-4510.040 Workers Comp Insurance	111.54	-		348.57	335.00	1,340.00
13-1-000-000-4510.050 Public Officials Liability Ins.	-	-		-	-	-
13-1-000-000-4510.060 Employ Practices Liability	-	-		-	-	-
13-1-000-000-4510.070 Commercial Umbrella Ins	10,876.27	17,278.23		40,542.89	395.00	1,580.00
13-1-000-000-4510.080 Pollution Insurance	-	-		-	-	-
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	29,244.95	31,411.21		92,075.34	90,000.00	360,000.00
General Expenses	69,163.88	93,583.63	26.09%	239,905.01	152,902.50	611,610.00
TOTAL OPERATING EXPENSES	124,626.55	167,233.22	25.48%	440,946.82	329,001.00	1,316,004.00
OPER INC (LOSS) BEFORE DEPREC	346.40	(47,378.20)	-100.73%	(71,851.79)	48,777.75	195,111.00
Depreciation Expenses						
13-1-000-000-4800.000 Depreciation Expense	50,890.92	50,890.92		152,672.76	152,672.76	610,691.04
OPER INC (LOSS) AFTER DEPREC	(50,544.52)	(98,269.12)		(224,524.55)		(415,580.04)

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

ASSETS	Current Year
Cash	
11-0-000-000-1111.050 German American Bank - Cash Unrestricted	956,192.20
Accounts Receivable	
11-0-000-000-1122.000 A/R - Tenants	23,820.95
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	(165,256.49)
Interfund Due to / Due from	
11-0-000-000-1295.010 Interfund (due to)/due from Amp 1	1,495,383.75
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	14,564.04
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.	<u>(251,518.81)</u>
	1,190,950.90
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	2,574.93
13-0-000-000-1400.090 Furn., Equip., & Mach. - Admin	3,015.00
13-0-000-000-1400.100 Leasehold Improvements	-
13-0-000-000-1400.120 Construction in Progress	-
11-0-000-000-1400.150 Accumulated Depreciation	(1,025,547.42)
11-0-000-000-1450.000 Site Improvements	162,318.00
11-0-000-000-1450.998 Accum Depr - Financing	(297,835.11)
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	(31,718.00)
11-0-000-000-1590.000 Tax Credit Fees	160,784.97
11-0-000-000-1590.001 Accum Amortization Tax Credit Fees	<u>(21,438.00)</u>
	30,271,080.82
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
11-0-000-000-1111.100 Brinshore RAD2 Project Escrow	<u>423,802.25</u>
	975,032.33
TOTAL ASSETS	33,251,850.71
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	<u>(932.81)</u>
	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
11-0-000-000-2331.000 Accrued Interest Payable-Seller Loan	272,943.50
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

29,100,946.33

EQUITY

11-0-000-000-2810.000 Red Stone	1,103,457.00
11-0-000-000-2810.001 GP Equity	1,495,633.75
11-0-000-000-2812.900 Equity Reserve	(470,566.87)
11-0-000-000-2700.000 Inc. & Exp. Sum.	(235,888.24)
11-1-000-000-7200.000 Memo Offset	<u>-</u>
	1,892,635.64

TOTAL LIABILITIES AND EQUITY

33,251,850.71

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

	Current Period	Prior Month	Variance %	Current Year	YTD Budget
OPERATING REVENUE					
Rental Revenue					
11-1-000-000-3420.000 Tenant Revenues - Rent	52,732.33	25,799.00		117,357.60	239,656.50
11-1-000-000-3422.000 Excess Utilities	-	-		-	-
11-1-000-000-3423.000 Nondwelling Rental Income	-	-		-	-
Total	52,732.33	25,799.00	104.40%	117,357.60	239,656.50
Nonrental Revenue					
11-1-000-000-3430.000 Investment Income	-	-		-	-
11-1-000-000-3440.000 Other Charges for Services	850.37	3,860.84		9,830.32	19,750.00
11-1-000-000-3441.000 Nontenant Other Income	-	-		-	2,150.75
11-1-000-000-3691.000 Operating Subsidy	135,839.00	130,485.00		390,594.00	559,198.50
11-1-000-000-3710.000 Vacancy Loss	-	-		-	(239,656.50)
Total	136,689.37	134,345.84	1.74%	400,424.32	559,198.50
TOTAL OPERATING REVENUE	189,421.70	160,144.84	18.28%	517,781.92	798,855.00
OPERATING EXPENSES					
Administration					
11-1-000-000-4110.000 Administration Salaries	19,583.02	14,496.86		51,050.37	55,217.50
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	691.96	193.50		885.46	1,350.00
11-1-000-000-4140.000 Staff Training	162.15	-		162.15	-
11-1-000-000-4140.001 ROSS Training Exp	-	-		-	-
11-1-000-000-4150.000 Travel	-	14.35		14.35	1,425.00
11-1-000-000-4160.001 Membership Dues	-	-		-	-
11-1-000-000-4170.000 Accounting Fee	-	450.00		450.00	-
11-1-000-000-4171.000 Audit Fees	-	4,000.00		4,000.00	2,677.50
11-1-000-000-4174.000 C.C Mgt Fees-RAD2	9,471.09	8,007.24		25,889.10	29,055.00
11-1-000-000-4180.000 Office Rent	589.63	589.63		1,768.89	-
11-1-000-000-4182.000 Empl. Benefit Contrib.	5,564.87	6,098.30		16,994.25	21,098.00
11-1-000-000-4190.000 Other Admin and Sundry	2,189.19	4,731.02		8,799.90	-
11-1-000-000-4190.001 ROSS Administration Exp.	-	-		-	-
11-1-000-000-4190.002 Admin. Service Contracts	4,511.52	4,252.88		11,348.89	-
11-1-000-000-4190.004 Court Costs	-	-		-	-
11-1-000-000-4190.005 Advertising & Marketing	-	-		-	750.00
11-1-000-000-4190.006 Office Expenses	45.95	256.93		746.75	10,505.00
11-1-000-000-4190.007 Temp Office Labor	-	-		-	-
11-1-000-000-4191.000 Telephone	365.05	300.21		971.57	-
11-1-000-000-4193.000 Compliance Expenses	2,568.00	2,568.00		5,136.00	-
Total	45,742.43	45,958.92	0.47%	128,217.68	122,078.00
Tenant Services					
11-1-000-000-4220.000 RC Exp.- BHA Portion	50.92	-		50.92	-
11-1-000-000-4220.001 RC Exp - RC portion	80.40	-		174.90	-
11-1-000-000-4440.000 RAD Relocation Expense	2,256.65	4,507.00		11,008.31	-
Total	2,387.97	4,507.00	47.02%	11,234.13	-
Utilities					
11-1-000-000-4310.000 Water	3,778.98	4,081.20		11,698.56	10,567.50
11-1-000-000-4320.000 Electricity	23,047.29	7,836.47		36,352.29	27,257.50
11-1-000-000-4330.000 Gas	9,552.91	12,806.72		33,124.87	24,565.00
11-1-000-000-4340.000 Auto Fuel	246.29	61.80		308.09	395.00

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

	Current Period	Prior Month	Variance %	Current Year	YTD Budget
11-1-000-000-4350.000 Sewer	4,717.97	5,335.52		15,344.26	14,317.50
Total	41,343.44	30,121.71	-37.25%	96,828.07	77,102.50
OPERATING EXPENSES					
Maintenance and Operations					
11-1-000-000-4410.000 Maint. Labor	10,116.13	6,992.06		26,200.77	32,429.00
11-1-000-000-4420.000 Maint. Materials	1,772.06	5,184.17		9,481.67	15,395.00
11-1-000-000-4420.001 Ranges&Refrig/Water Heat	-	-		529.65	-
11-1-000-000-4420.002 Vehicle Repairs/Equipment	89.25	(49.88)		39.37	-
11-1-000-000-4430.000 Contract Costs	-	245.36		5,687.69	13,467.50
11-1-000-000-4430.001 Painting	-	-		-	-
11-1-000-000-4430.002 Lawn Care	-	-		-	-
11-1-000-000-4430.004 Pest Control	1,193.38	3,700.64		6,282.40	2,400.00
11-1-000-000-4430.005 Trash Removal	1,620.34	2,092.25		8,241.00	7,500.00
11-1-000-000-4430.006 Camera & Security	-	-		-	-
11-1-000-000-4430.007 Heating & Cooling Contracts	-	-		-	375.00
11-1-000-000-4430.008 Electrical Contracts	-	-		-	1,125.00
11-1-000-000-4430.009 Plumbing Contracts	-	832.63		999.63	3,000.00
11-1-000-000-4430.010 Gas Contracts	-	85.50		137.75	-
11-1-000-000-4430.011 Landscaping Expense	-	-		-	282.50
11-1-000-000-4430.012 Protective Service Contracts	-	5,670.00		11,340.00	-
11-1-000-000-4430.013 Cintas Contract Costs	297.24	298.08		671.39	-
11-1-000-000-4430.014 Cleaning Contract-Office	-	400.00		400.00	750.00
11-1-000-000-4430.022 Snow Removal Contract	-	450.00		450.00	-
11-1-000-000-4431.000 HQS Inspections	810.00	9,311.00		10,841.00	-
11-1-000-000-4433.000 Empl. Benefit Contr. Maint.	2,987.42	3,214.95		9,905.00	13,522.00
Total	18,885.82	38,426.76	50.85%	91,207.32	90,246.00
General Expense					
11-1-000-000-4510.000 Auto Insurance	88.02	-		225.55	-
11-1-000-000-4510.008 Cyber Insurance	175.84	-		450.59	-
11-1-000-000-4510.010 Property Insurance	50,167.22	76,698.22		176,448.06	115,705.00
11-1-000-000-4510.020 General Liability Insurance	8,728.15	13,090.28		32,105.96	13,615.00
11-1-000-000-4510.040 Workers Comp Insurance	223.09	-		571.67	347.50
11-1-000-000-4510.050 Public Officials Liability Ins.	-	-		-	-
11-1-000-000-4510.060 Employ Practices Liability	-	-		-	-
11-1-000-000-4510.070 Commercial Umbrella Ins	22,232.24	34,556.47		79,415.55	412.50
11-1-000-000-4510.090 Surplus Commerical Liability	-	-		-	-
11-1-000-000-4570.000 Collection Losses	417.27	5,359.10		10,997.68	3,355.00
11-1-000-000-4590.010 Other Gen Exp - RAD Trx	-	-		-	-
Total	82,031.83	129,704.07	36.75%	300,215.06	133,435.00
TOTAL OPERATING EXPENSES	190,391.49	248,718.46	23.45%	627,702.26	422,861.50
OPER INC (LOSS) BEFORE DEPREC	(969.79)	(88,573.62)	-98.91%	(109,920.34)	375,993.50
Depreciation Expenses					
11-1-000-000-4800.000 Depreciation Expense	45,717.08	45,717.08		125,967.90	88,834.44
Total	45,717.08	45,717.08		125,967.90	88,834.44
OPER INC (LOSS) AFTER DEPREC	(46,686.87)	(134,290.70)	65.23%	(235,888.24)	287,159.07

Budget-Full Year

958,626.00

-

-

958,626.00

79,000.00

8,603.00

2,236,794.00

(958,626.00)

1,365,771.00

2,324,397.00

220,870.00

-

-

-

-

5,400.00

-

-

5,700.00

-

10,710.00

116,220.00

-

84,392.00

-

-

-

-

3,000.00

42,020.00

-

-

-

488,312.00

-

-

-

-

42,270.00

109,030.00

98,260.00

1,580.00

Budget-Full Year

<u>57,270.00</u>
308,410.00
129,716.00
61,580.00
-
53,870.00
-
-
9,600.00
30,000.00
-
1,500.00
4,500.00
12,000.00
-
1,130.00
-
-
3,000.00
-
<u>54,088.00</u>
360,984.00
-
-
462,820.00
54,460.00
1,390.00
-
-
1,650.00
-
13,420.00
-
<u>533,740.00</u>
<u>1,691,446.00</u>
<u>632,951.00</u>
<u>355,337.74</u>
<u>355,337.74</u>
<u>277,613.26</u>

Bloomington Housing Authority - HCV
Balance Sheet - HCV
March 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	1,421,842.07
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>
	1,614,804.96
Accounts Receivable	
02-0-000-000-1121.000 A/R - Fraud Recovery	135,804.78
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>
	236,841.10
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	182,731.33
02-0-000-000-1166.200 Cash restricted - FSS forfeiture	-
02-0-000-000-1211.000 Prepaid Insurance	114,845.58
02-0-000-000-1295.010 Interfund (due to)/ from Amp1	26,509.92
02-0-000-000-1295.030 Interfund (due to)/ from Amp2	(6.99)
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	(16,104.62)
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	(804,764.13)
02-0-000-000-1295.110 Interfund (due to)/due from RAD II	86,224.14
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>
	(100,691.37)
Fixed Assets	
02-0-000-000-1400.080 Furn, Equip, and Mach Admin	44,796.38
02-0-000-000-1400.150 Accumulated Depreciation	<u>(27,893.63)</u>
	16,902.75
TOTAL ASSETS	<u><u>1,767,857.44</u></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>189,759.99</u>
	209,715.36
TOTAL LIABILITIES	<u><u>220,148.56</u></u>
EQUITY	
02-0-000-000-2700.000 CY Net Change	594,813.72
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>
	1,547,708.88
TOTAL LIABILITIES AND EQUITY	<u><u>1,767,857.44</u></u>

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

	Current Period	Prior Month	Variance	Current Year	YTD Budget
OPERATING REVENUE					
Operating Revenue					
02-1-000-000-3410.000 Revenues -HAP Subsidy	1,212,979.93	1,277,900.00		7,477,038.93	7,896,392.50
02-1-000-000-3410.010 Revenues-Admin. Fees	103,569.00	107,236.00		621,331.00	-
02-1-000-000-3410.015 Revenues-RAD HAP	-	-		110,566.00	-
02-1-000-000-3411.000 Revenues - FSS Coord	-	-		58,409.18	-
02-1-000-000-3450.000 Fraud Recovery HUD	(21,814.73)	2,457.11		3,023.01	-
02-1-000-000-3450.010 Fraud Recovery PHA	(21,814.73)	2,457.10		3,023.00	83,946.50
02-1-000-000-3480.010 Other Rev - FSS Forfeit	-	-		41,462.83	-
TOTAL OPERATING REVENUE	1,272,919.47	1,390,050.21	-8.43%	8,314,853.95	7,980,339.00
OPERATING EXPENSES					
Administration					
02-1-000-000-4110.000 Administration Salaries	37,609.13	26,458.18		194,890.31	243,353.00
02-1-000-000-4111.000 FSS Expense	13,962.94	13,593.52		72,242.64	-
02-1-000-000-4130.000 Legal Expense	-	480.00		480.00	2,430.00
02-1-000-000-4140.000 Staff Training	139.50	-		(35.16)	7,850.00
02-1-000-000-4140.001 FSS Training Expenses	-	3,350.00		10,620.54	-
02-1-000-000-4150.000 Travel	-	1.75		1,770.18	6,700.00
02-1-000-000-4160.000 Membership Dues	-	-		1,181.63	-
02-1-000-000-4170.000 Accounting Fees	448.95	15,920.00		16,368.95	-
02-1-000-000-4171.000 Audit Fees	-	-		-	7,184.00
02-1-000-000-4172.000 C.C Bookkeeping Fees	12,502.50	12,405.00		74,715.00	75,600.00
02-1-000-000-4174.000 C.C Mgt Fees	20,004.00	19,848.00		119,544.00	120,960.00
02-1-000-000-4180.000 Office Rent	929.11	1,858.22		4,237.32	-
02-1-000-000-4182.000 Empl. Benefit Contrib.	10,207.54	13,750.47		66,263.65	99,358.00
02-1-000-000-4190.000 Other Admin and Sundry	448.20	127.45		1,792.54	-
02-1-000-000-4190.002 Admin. Service Contracts	2,659.90	3,884.40		36,447.34	-
02-1-000-000-4190.004 FSS Sundry	-	-		-	-
02-1-000-000-4190.005 Advertising & Marketing	-	-		1,810.82	300.00
02-1-000-000-4190.006 Office Expenses	618.28	3,830.30		7,959.79	35,695.00
02-1-000-000-4191.000 Telephone	505.45	397.55		2,914.19	-
Total	100,035.50	115,904.84	13.69%	613,203.74	599,430.00
Maintenance and Operations					
General Expense					
02-1-000-000-4340.000 Auto Fuel & Maintenance	104.64	94.89		408.55	-
02-1-000-000-4430.000 Contracts Costs	-	-		2,053.50	1,100.00
02-1-000-000-4510.000 Auto Insurance	121.03	121.03		602.39	-
02-1-000-000-4510.002 General Liability Insurance	-	-		4,799.19	2,175.00
02-1-000-000-4510.004 Workers Comp Insurance	306.75	306.75		1,782.37	1,840.00
02-1-000-000-4510.005 Public Officials Liability Ins.	-	-		90.27	-
02-1-000-000-4510.006 Employ Practices Liability	-	-		135.33	-
02-1-000-000-4510.007 Commercial Umbrella Ins	-	-		1,459.62	-
02-1-000-000-4510.008 Cyber Insurance	241.79	241.79		753.94	-
02-1-000-000-4570.000 Collection Loss - Admin	-	-		-	-
02-1-000-000-4590.000 Other General Expense	490.54	536.13		2,944.44	4,350.00
Total	1,264.75	1,300.59	2.76%	15,029.60	9,465.00
Housing Assistance Payments					
02-1-000-000-4715.010 Hap Occupied Unit Payments	1,219,673.44	1,194,503.61		7,056,080.95	8,457,120.00
02-1-000-000-4715.040 Hap Utility-Voucher	37,704.00	39,924.00		235,609.58	-
02-1-000-000-4715.060 Hap Port Out Payments	15,207.00	16,089.00		106,963.71	-
02-1-000-000-4715.080 VASH HAP	32,075.00	26,909.00		156,135.77	-
02-1-000-000-4715.100 HAP- RAD Rehab Assistance Payments	-	-		-	-
02-1-000-000-4719.000 FSS Contributions	12,726.00	12,968.00		87,348.00	-
Total	1,317,385.44	1,290,393.61	-2.09%	7,642,138.01	8,457,120.00
TOTAL OPERATING EXPENSES	1,418,685.69	1,407,599.04	0.79%	8,270,371.35	9,066,015.00
OPER INC (LOSS) BEFORE DEPEC	(145,766.22)	(17,548.83)	730.63%	44,482.60	(1,085,676.00)
Depreciation					
02-1-000-000-4800.000 Depreciation Expense	238.16	476.32		1,428.96	-
OPER INC (LOSS) AFTER DEPREC	(146,004.38)	(18,025.15)		43,053.64	(1,085,676.00)
Nonoperating Revenue Expenses					
02-1-000-000-3430.000 Interest Inc-Admin	-	-		-	-
NET CHANGE	(146,004.38)	(18,025.15)	710.00%	43,053.64	(1,085,676.00)

Bloomington Housing Authority - COCC
Balance Sheet - COCC
March 2024

ASSETS	Current Year
Cash	
90-0-000-000-111.050 GAB - Cash Unrestricted	2,194,981.34
90-0-000-000-1111.070 RADII Seller Loan	479,868.52
90-0-000-000-1117.000 Petty Cash	<u>180.16</u>
	2,675,030.02
Other Current Assets	
90-0-000-000-1162.000 General Fund Investments	-
90-0-000-000-1211.000 Prepaid Insurance	56,326.09
90-0-000-000-1295.001 Interfund (due to)/from Amp1	(1,214,616.50)
90-0-000-000-1295.016 Interfund (due to)/from Health Foundation	2,582.51
90-0-000-000-1295.020 Interfund (due to)/from Voucher	804,764.13
90-0-000-000-1295.040 Interfund (due to)/from Other Grants	-
90-0-000-000-1295.050 Interfund (due to)/from SRO	4,722.27
90-0-000-000-1295.110 Interfund (due to)/due from RAD II	198,306.08
90-0-000-000-1295.120 Interfund (due to)/due from EHV	26,526.33
90-0-000-000-1295.130 Interfund (due to)/due from Bloomington RAD I	313,226.14
90-0-000-000-1295.140 Interfund (due to)/from Summit Hill	58,385.37
90-0-000-000-1295.150 Interfund (due to)/from LRMF	39,111.90
90-0-000-000-1295.501 Interfund (due to)/from CFP	<u>(423,801.87)</u>
	(134,467.55)
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	113,090.89
90-0-000-000-1400.150 Accumulated Depreciation	<u>(218,970.61)</u>
	77,680.44
TOTAL ASSETS	<u>2,618,242.91</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	(23,411.00)
90-0-000-000-2117.062 Deferred Comp Deduction WH	27,933.00
90-0-000-000-2117.063 Child Support	739.31
90-0-000-000-2117.066 Health Deduction	7,844.19
90-0-000-000-2117.069 Supplemental Life Deductions	1,327.94
90-0-000-000-2117.071 Garnishment WH	410.00
90-0-000-000-2117.074 Dental WH	214.97
90-0-000-000-2117.075 Vision WH	191.77
90-0-000-000-2117.076 HSA WH	(37,952.00)
90-0-000-000-2117.077 Cincinnati Life Ins	1,067.60
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	860.17
90-0-000-000-2117.101 Long Term Disability	(176.97)
90-0-000-000-2117.102 Critical Illness	(220.50)
90-0-000-000-2117.103 Accident	(150.65)
90-0-000-000-2117.104 Hospital	<u>(113.65)</u>
	5,046.05
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	33,441.96
EQUITY	
90-0-000-000-2700.000 CY Net Change	833,350.66
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>
	2,584,800.95
TOTAL LIABILITIES AND EQUITY	<u>2,618,242.91</u>

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

	Current Period	Prior Month	Variance %	Current Year	YTD Budget
OPERATING REVENUE					
Management Fee Revenue					
90-1-000-000-3800.000 Management Fees	15,719.74	13,999.99		88,877.56	120,960.00
90-1-000-000-3800.020 Mgt Fees Voucher	20,004.00	19,848.00		119,544.00	95,888.00
90-1-000-000-3800.030 Bookkeeping Fees	12,502.50	12,405.00		74,715.00	75,600.00
Total	48,226.24	46,252.99		283,136.56	292,448.00
Nonrental Revenue					
90-1-000-000-3423.000 Nondwelling Rent	-	-		-	44,405.00
90-1-000-000-3430.000 Investment Income	-	-		-	2,015.00
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	-	-		43,118.66	-
90-1-000-000-3691.002 Digital Equity Grant	-	-		5,900.00	-
TOTAL OPERATING REVENUE	48,226.24	46,252.99	4.27%	753,905.22	338,868.00
OPERATING EXPENSES					
Administration					
90-1-000-000-4110.000 Administration Salaries	26,134.17	21,396.64		169,505.02	188,616.50
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	709.50	-		3,320.75	500.00
90-1-000-000-4140.000 Staff Training	499.00	1,996.00		10,284.44	-
90-1-000-000-4140.001 Ross Training Expenses	-	-		480.00	-
90-1-000-000-4150.000 Travel	-	5,379.84		11,627.04	4,980.00
90-1-000-000-4160.001 Membership Dues	562.00	-		2,913.59	-
90-1-000-000-4170.000 Accounting Fees	31.25	-		31.25	7,500.00
90-1-000-000-4171.000 Audit Fees	-	-		150.00	7,185.00
90-1-000-000-4180.000 Office Rent	-	-		-	-
90-1-000-000-4182.000 Empl. Benefit Contrib.	5,743.68	3,912.94		36,581.03	55,938.50
90-1-000-000-4190.000 Other Admin and Sundry	1,220.18	566.05		1,395.45	8,795.00
90-1-000-000-4190.001 HR Sundry Exp	-	-		358.63	-
90-1-000-000-4190.002 Admin. Service Contracts	2,828.32	2,260.00		18,068.18	-
90-1-000-000-4190.005 Advertising & Marketing	-	-		293.80	500.00
90-1-000-000-4190.006 Office Expenses	353.11	908.79		3,121.58	35,125.00
90-1-000-000-4190.008 Board Sundry Exp	1,668.04	-		1,865.72	-
90-1-000-000-4190.010 Ross Admin	8,870.30	7,352.21		24,442.98	-
90-1-000-000-4191.000 Telephone	251.18	302.42		1,830.86	-
90-1-000-000-4193.000 Compliance Expense	-	-		-	-
Total	48,870.73	44,074.89	-10.88%	286,270.32	309,140.00
Tenant Services					
90-1-000-000-4220.000 Resident Services	-	41.46		724.35	-
90-1-000-000-4220.001 Resident Council Expenses	-	300.00		1,191.76	-
Total	-	341.46		1,916.11	-
OPERATING EXPENSES					
Maintenance and Operations					
90-1-000-000-4421.000 Maint. Materials	65.90	431.95		983.32	750.00
90-1-000-000-4420.002 Vehicle Repair	-	-		-	-
90-1-000-000-4430.000 Contract Costs	1,825.00	1,225.49		3,500.49	8,950.00
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	506.62	543.36		2,305.76	-
90-1-000-000-4430.014 Cleaning Contract Office	-	3,150.00		7,350.00	-
90-1-000-000-4431.000 Garbage & Trash Removal	-	-		-	9,700.00
Total	2,397.52	5,350.80	55.19%	15,215.59	9,700.00
General Expense					
90-1-000-000-4510.000 Auto Insurance	55.01	55.01		321.60	97.50
90-1-000-000-4510.001 Property Insurance	754.54	1,549.46		2,691.36	3,505.00
90-1-000-000-4510.002 General Liability Insurance	131.26	264.45		3,455.47	415.00
90-1-000-000-4510.004 Workers Comp Insurance	139.43	139.43		973.00	870.00
90-1-000-000-4510.005 Public Officials Liability Ins.	-	-		55.77	25.00
90-1-000-000-4510.006 Employ Practices Liability	-	-		83.58	37.50
90-1-000-000-4510.007 Commercial Umbrella Ins	334.43	698.11		2,113.23	820.00
90-1-000-000-4510.008 Cyber Insurance	109.90	109.90		364.87	50.00
Total	1,524.57	2,816.36	-45.87%	10,058.88	5,820.00
TOTAL OPERATING EXPENSES	52,792.82	52,583.51	-0.40%	313,460.90	324,660.00
OPER INC (LOSS) BEFORE DEPREX	(4,566.58)	(6,330.52)	27.86%	440,444.32	14,208.00
Depreciation Expenses					
90-1-000-000-4800.000 Depreciation expense	444.54	899.08		1,782.52	-
Total	444.54	899.08		1,782.52	-
OPER INC (LOSS) AFTER DEPREX	(5,011.12)	(7,219.60)	30.59%	438,661.80	14,208.00
Nonoperating Revenue Expenses					
90-1-000-000-3423.000 Nondwelling rent	1,786.75	3,573.50		10,360.23	-
90-1-000-000-3430.000 Investment income	2,942.73	3,385.83		75,430.05	-
90-1-000-000-3441.000 Nontenant Other Income	-	-		-	-
Total	4,729.48	6,959.33		85,790.28	-
NET INCOME (LOSS)	(281.64)	(260.27)	-8.21%	524,452.08	14,208.00

Summit Hill
Balance Sheet - Combined
March 2024

ASSETS

Cash

14-0-000-000-1111.050 - Cash SHCDC Unrestricted
15-0-000-000-1111.050 - Cash LRMF Unrestricted
17-0-000-000-1111.050 - Cash-Violence Reduction Unrestricted

Other Current Assets

14-0-000-000-1211.000 - Prepaid Insurance
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
14-0-000-000-1295.016 - Interfund (due to)/due from SHCDC to Health
14-0-000-000-1295.020 - Interfund (due to)/due from Voucher
14-0-000-000-1295.090 - Interfund (due to) due from C.C.
15-0-000-000-1295.010 - Interfund (due to)/due from Amp1
15-0-000-000-1295.012 - Interfund (due to)/due from LRMF to EHV
15-0-000-000-1295.014 - Interfund (due to)/due from LRMF to SHCDC
15-0-000-000-1295.020 - Interfund (due to)/due from Voucher
15-0-000-000-1295.090 - Interfund (due to) due from C.C.
16-0-000-000-1295.014 - Interfund (due to)/due from Health to SHCDC
16-0-000-000-1295.090 - Interfund (due to) due from C.C.

Fixed Assets

14-0-000-000-1400.090 - Vehicle ,Furn., Equip., & Mach. - Admin
14-0-000-000-1400.100 - MPI Solar - WW

TOTAL ASSETS

LIABILITIES AND SURPLUS

Noncurrent Liabilities

14-0-000-000-2600.002 - RAD1 ACA Grant

TOTAL LIABILITIES

EQUITY

14-0-000-000-2700.000 CY Net Change
15-0-000-000-2700.000 CY Net Change
16-0-000-000-2700.000 CY Net Change
14-0-000-000-2800.000 Equity
15-0-000-000-2800.000 Equity
16-0-000-000-2800.000 Equity

17-0-000-000-2800.000 Equity

TOTAL LIABILITIES AND EQUITY

Current Year

284,533.37

244,612.74

25,000.00

554,146.11

21,657.52

-

-

(45,861.18)

(18,396.86)

(620.00)

(58,366.10)

-

-

45,861.00

620.00

(39,131.17)

18,396.86

(2,582.51)

(78,422.44)

25,686.00

250,000.00

751,409.67

127,991.42

127,991.42

(84,185.89)

(19,669.72)

(930.08)

414,827.04

271,632.47

16,744.43

25,000.00

623,418.25

751,409.67

-

Summit Hill
Statement of Activities - SHCDC
March 2024

	Current Period	Prior Period
OPERATING INCOME		
Revenue		
14-0-000-000-3410.000 Revenue - SHDC	-	-
14-1-000-000-3690.010 Developer Fees Earned	-	-
14-1-000-000-3691.005 CDBG Grant Income	-	-
14-1-000-000-3900.000 Other Income	-	-
15-0-000-000-3410.000 AARPA Staff Funds	-	-
15-0-000-000-3410.010 Heading Home Grant	-	-
15-0-000-000-3410.020 Community Impact Gr	-	-
15-0-000-000-3900.030 Other Income-LRMF	-	-
15-1-000-000-3900.000 Other Income	-	-
16-1-000-000-3690.000 Health Foundation Grant Income	-	-
17-0-000-000-3410.000 Violence Reducation Grant	-	-
Total	-	-
OPERATING EXPENSES		
Administration		
14-1-000-000-4110.000 Administration Salaries	7,169.65	5,878.72
15-1-000-000-4110.000 LRMF Administration Salaries	2,822.55	2,273.04
16-1-000-000-4110.000 Administration Salaries	864.00	
14-1-000-000-4120.000 New Development Costs	-	-
14-1-000-000-4120.001 Community Land Trust	461.94	361.94
14-1-000-000-4120.002 Capacity Building	-	2.95
14-1-000-000-4120.003 Predevelopment Kohr Building	-	47,440.78
14-1-000-000-4120.004 Predevelopment Early Learning	1,078.56	2,580.25
14-1-000-000-4120.005 Predevelopment Arlington	-	1,159.00
14-1-000-000-4130.000 Legal Expenses	-	-
14-1-000-000-4140.000 Staff Training	530.00	-
15-1-000-000-4140.000 LRMF Staff Training	-	-
14-1-000-000-4150.000 Travel	-	-
15-1-000-000-4150.000 LRMF Travel	-	1,223.75
14-1-000-000-4160.001 Membership Dues	-	-
14-1-000-000-4182.000 SHCDC Admin. Employee Benefits	1,818.60	2,398.11
15-1-000-000-4182.000 LRMF Admin. Employee Benefits	739.40	42.84
16-1-000-000-4182.000 HF Admin Employee Benefits	66.08	
14-1-000-000-4190.000 Other Admin & Sundry	53.00	-
15-1-000-000-4190.000 LRMF Other Admin and Sundry	30.00	-
14-1-000-000-4190.002 Administrative Service Contracts	2,100.65	1,134.95
15-1-000-000-4190.003 Administrative Service Contracts	12.48	15.18
15-1-000-000-4190.004 LRMF Claim Payout	-	380.78
14-1-000-000-4190.005 Advertising & Marketing	-	-

15-1-000-000-4190.005 Deposit Assistance Payout	873.75	950.00
14-1-000-000-4190.006 Office Expenses	-	25.00
15-1-000-000-4190.006 Office Expenses	750.00	-
14-1-000-000-4191.000 Telephone & Internet	69.08	145.56
14-1-000-000-4510.000 Auto Insurance	22.01	22.01
14-0-000-000-4510.008 Cyber Insurance	43.96	43.96
14-0-000-000-4510.040 Workers Comp Insurance	55.77	55.77
14-1-000-000-4196.000 CBDG Grant Expenses	-	-
Total	<u>19,561.48</u>	<u>66,134.59</u>
Net Income(Loss)	<u>(19,561.48)</u>	<u>(66,134.59)</u>

Current Year	Budget YTD	Budget-Full Year
-	105,000.00	420,000.00
-	-	
-	-	
-	-	
-	50,000.00	200,000.00
-	25,000.00	100,000.00
-	27,500.00	110,000.00
-	-	
-	-	
-	-	
-	-	-
-	207,500.00	830,000.00
18,927.36	33,921.50	135,686.00
8,917.30	-	
864.00		
-	-	
823.88	-	
33.95	-	
47,440.78	-	
3,658.81	-	
1,159.00	-	
107.50	1,802.50	7,210.00
530.00	1,545.00	6,180.00
1,925.00	-	
4.35	515.00	2,060.00
1,223.75		
-	-	
5,999.29	10,417.50	41,670.00
2,317.29	-	
66.08		
53.00	-	
106.00	-	
4,721.87	309.00	1,236.00
46.93	-	
380.78		
-	-	

4,002.67	19,312.50	77,250.00
25.00	3,038.50	12,154.00
750.00		
329.79	463.50	1,854.00
67.13	66.00	264.00
134.08	132.25	529.00
170.10	167.25	669.00
-	-	-
104,785.69	71,690.50	286,762.00
(104,785.69)	135,809.50	543,238.00

Date: 04/01/2024

Time: 1:39:49 PM

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

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FAHMS\REPORTS\APPYSMCN.QRP

Payment Number	Payment Date	Vendor	Amount
2893	03/07/2024	August Road Design	\$59.40
2894	03/07/2024	Cintas Location #529	\$74.42
2895	03/07/2024	Comcast	\$28.43
2896	03/07/2024	First Insurance Funding	\$7,106.74
2897	03/07/2024	Harpers Time & Attendance	\$11.70
2898	03/07/2024	PC Max. Inc.	\$1,485.00
2899	03/07/2024	ProStar Consulting Inc.	\$500.00
2900	03/07/2024	Republic Services #694	\$168.84
2901	03/07/2024	Void / Visa	\$0.00
2902	03/07/2024	Visa	\$446.48
2903	03/14/2024	Void / AT&T	\$0.00
2904	03/14/2024	Void / Black Lumber Company I	\$0.00
2905	03/14/2024	Void / Bloomington Housing Au	\$0.00
2906	03/14/2024	Void / CenterPoint Energy	\$0.00
2907	03/14/2024	Void / Cintas Location #529	\$0.00
2908	03/14/2024	Void / City Of Bloomington Util	\$0.00
2909	03/14/2024	Void / Comcast	\$0.00
2910	03/14/2024	Void / Environmental Pest Contr	\$0.00
2911	03/14/2024	Void / Equity Builders of Bloom	\$0.00
2912	03/14/2024	Void / HD Supply Facilities Mai	\$0.00
2913	03/14/2024	Void / Harrell-Fish Inc.	\$0.00
2914	03/14/2024	Void / PC Max. Inc.	\$0.00
2915	03/14/2024	Void / ProStar Consulting Inc.	\$0.00
2916	03/14/2024	Void / Republic Services #694	\$0.00
2917	03/14/2024	Void / Environmental Pest Contr	\$0.00
2918	03/14/2024	Void / Equity Builders of Bloom	\$0.00
2919	03/14/2024	Void / HD Supply Facilities Mai	\$0.00
2920	03/14/2024	Void / Harrell-Fish Inc.	\$0.00
2921	03/14/2024	Void / PC Max. Inc.	\$0.00
2922	03/14/2024	Void / ProStar Consulting Inc.	\$0.00
2923	03/14/2024	Void / Republic Services #694	\$0.00
2924	03/14/2024	AT&T	\$120.60
2925	03/14/2024	Black Lumber Company Inc.	\$22.99
2926	03/14/2024	Bloomington Housing Authority	\$39.60
2927	03/14/2024	CenterPoint Energy	\$2,955.94
2928	03/14/2024	Cintas Location #529	\$18.64
2929	03/14/2024	City Of Bloomington Utilities	\$8,187.37
2930	03/14/2024	Comcast	\$26.67
2931	03/14/2024	Environmental Pest Control, Inc.	\$648.18
2932	03/14/2024	Equity Builders of Bloomington	\$375.00
2933	03/14/2024	HD Supply Facilities Maintenan	\$426.40
2934	03/14/2024	Harrell-Fish Inc.	\$689.50
2935	03/14/2024	PC Max. Inc.	\$128.90
2936	03/14/2024	ProStar Consulting Inc.	\$700.00
2937	03/14/2024	Republic Services #694	\$998.20
2938	03/21/2024	CenterPoint Energy	\$2,855.40
2939	03/21/2024	Cintas Location #529	\$18.64
2940	03/21/2024	First Insurance Funding	\$18,951.32
2941	03/21/2024	Void / Lowe's Companies Inc	\$0.00
2942	03/21/2024	ProStar Consulting Inc.	\$348.00
2943	03/21/2024	Void / Visa	\$0.00
2944	03/21/2024	Void / Lowe's Companies Inc	\$0.00

Payment Summary Report

By Payment Number

Payment Number	Payment Date	Vendor	Amount
2945	03/21/2024	Void / Lowe's Companies Inc	\$0.00
2946	03/21/2024	Lowe's Companies Inc	\$4,617.87
2947	03/28/2024	Cintas Location #529	\$18.64
2948	03/28/2024	Comcast	\$91.77
2949	03/28/2024	Environmental Pest Control, Inc.	\$66.00
2950	03/28/2024	ProStar Consulting Inc.	\$607.58
2951	03/28/2024	Duke Energy Payment Processin	\$3,720.76
40779	03/07/2024	August Road Design	\$133.65
40780	03/07/2024	Cintas Location #529	\$159.27
40781	03/07/2024	Comcast	\$49.29
40782	03/07/2024	Duke Energy Payment Processin	\$126.58
40783	03/07/2024	First Insurance Funding	\$15,990.16
40784	03/07/2024	Harpers Time & Attendance	\$26.33
40785	03/07/2024	IUH Bloomington Occupational	\$300.00
40786	03/07/2024	Loren Mack	\$300.00
40787	03/07/2024	PC Max. Inc.	\$3,015.00
40788	03/07/2024	ProStar Consulting Inc.	\$947.16
40789	03/07/2024	Void / Visa	\$0.00
40790	03/07/2024	Wex Bank/Exxon	\$246.29
40791	03/07/2024	Visa	\$1,309.63
40792	03/14/2024	Bloomington Housing Authority	\$80.40
40793	03/14/2024	CenterPoint Energy	\$9,383.29
40794	03/14/2024	Cintas Location #529	\$45.99
40795	03/14/2024	City Of Bloomington Utilities	\$8,496.95
40796	03/14/2024	Comcast	\$60.00
40797	03/14/2024	Environmental Pest Control, Inc.	\$1,193.38
40798	03/14/2024	HD Supply Facilities Maintenanc	\$242.57
40799	03/14/2024	Heather's Cleaning Services LL	\$400.00
40800	03/14/2024	IUH Bloomington Occupational	\$800.00
40801	03/14/2024	Kleindorfer's Hardware	\$109.45
40802	03/14/2024	PC Max. Inc.	\$813.15
40803	03/14/2024	ProStar Consulting Inc.	\$1,033.33
40804	03/14/2024	Republic Services #694	\$1,620.34
40805	03/14/2024	SCCAP	\$180.00
40806	03/21/2024	BBM Service	\$900.00
40807	03/21/2024	Cintas Location #529	\$45.99
40808	03/21/2024	Void / Duncan Supply Co.	\$0.00
40809	03/21/2024	First Insurance Funding	\$39,679.32
40810	03/21/2024	IUH Bloomington Occupational	\$650.00
40811	03/21/2024	Leasing & Management Compan	\$2,568.00
40812	03/21/2024	Lowe's Companies Inc	\$772.65
40813	03/21/2024	ProStar Consulting Inc.	\$408.00
40814	03/21/2024	Lowe's Companies Inc	\$653.01
40815	03/28/2024	CenterPoint Energy	\$169.62
40816	03/28/2024	Cintas Location #529	\$45.99
40817	03/28/2024	Comcast	\$206.47
40818	03/28/2024	Comcast	\$49.29
40819	03/28/2024	David Ferguson - Atty	\$391.96
40820	03/28/2024	Void / ProStar Consulting Inc.	\$0.00
40821	03/28/2024	SCCAP	\$630.00
40822	03/28/2024	ProStar Consulting Inc.	\$1,042.05
40823	03/28/2024	Duke Energy Payment Processin	\$22,920.71

Payment Summary Report

By Payment Number

<u>Payment Number</u>	<u>Payment Date</u>	<u>Vendor</u>	<u>Amount</u>
40824	03/28/2024	IUH Bloomington Occupational	\$200.00
61502	03/07/2024	August Road Design	\$301.95
61503	03/07/2024	Cintas Location #529	\$90.44
61504	03/07/2024	Comcast	\$111.84
61505	03/07/2024	First Insurance Funding	\$31,980.36
61506	03/07/2024	Harpers Time & Attendance	\$52.65
61507	03/07/2024	Latasha M Clark	\$75.07
61508	03/07/2024	ODP Business Solutions	\$292.20
61509	03/07/2024	PC Max. Inc.	\$17,020.00
61510	03/07/2024	ProStar Consulting Inc.	\$447.16
61511	03/07/2024	Visa	\$2,823.19
61512	03/07/2024	Visa	\$634.57
61513	03/14/2024	American Tenant Screen, Inc.	\$367.50
61514	03/14/2024	Cintas Location #529	\$176.44
61515	03/14/2024	Comcast	\$120.00
61516	03/14/2024	Gannett Media Corp	\$7.50
61517	03/14/2024	J & S Locksmith Shop	\$9.90
61518	03/14/2024	ODP Business Solutions	\$326.08
61519	03/14/2024	PC Max. Inc.	\$1,320.05
61520	03/14/2024	ProStar Consulting Inc.	\$166.67
61521	03/21/2024	First Insurance Funding	\$592.23
61522	03/21/2024	IU Health Plans	\$15,325.61
61523	03/21/2024	ProStar Consulting Inc.	\$1,716.00
61524	03/28/2024	Cintas Location #529	\$239.74
61525	03/28/2024	Comcast	\$412.95
61526	03/28/2024	Comcast	\$111.84
61527	03/28/2024	David Ferguson - Atty	\$709.50
61528	03/28/2024	Elaine Amerson	\$304.32
61529	03/28/2024	Jerry Cravens	\$279.32
61530	03/28/2024	Kate Gazunis	\$212.84
61531	03/28/2024	Mary Morgan	\$25.00
61532	03/28/2024	Nordia McNish	\$25.00
61533	03/28/2024	Paramount Dental	\$1,385.74
61534	03/28/2024	Principal Life Insurance Compa	\$2,546.87
61535	03/28/2024	Sherry Clay	\$279.32
61536	03/28/2024	Tonyas Touch Inc.	\$1,825.00
61537	03/28/2024	ProStar Consulting Inc.	\$1,284.10
61538	03/28/2024	Sherry Clay	\$25.00
61539	03/28/2024	Jerry Cravens	\$161.64
61540	03/28/2024	Kate Gazunis	\$385.67
200217	03/07/2024	First Insurance Funding	\$4,145.60
200218	03/07/2024	Harpers Time & Attendance	\$6.82
200219	03/07/2024	PC Max. Inc.	\$1,500.00
200220	03/07/2024	ProStar Consulting Inc.	\$250.00
200221	03/07/2024	Visa	\$583.00
200222	03/07/2024	Visa	\$30.00
200223	03/14/2024	Comcast	\$15.55
200224	03/14/2024	Gannett Media Corp	\$118.56
200225	03/14/2024	PC Max. Inc.	\$53.32
200226	03/14/2024	ProStar Consulting Inc.	\$894.32
200227	03/14/2024	Union At Crescent LP	\$25.00
200228	03/21/2024	Crescent Pointe	\$950.00

Date: 04/01/2024

Time: 1:39:50 PM

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

<u>Payment Number</u>	<u>Payment Date</u>	<u>Vendor</u>	<u>Amount</u>
200229	03/21/2024	ProStar Consulting Inc.	\$820.96
200230	03/28/2024	Champlain Housing Trust, Inc	\$461.94
200231	03/28/2024	Comcast	\$53.53
200232	03/28/2024	Comcast	\$28.43
200233	03/28/2024	ProStar Consulting Inc.	\$62.75
200234	03/28/2024	Springpoint Architects, pc	\$960.00
			<u>\$270,041.29</u>

Chapter 4

SELECTING AND SERVING FSS FAMILIES

4-II.C. SELECTION FACTORS

Previous Participation Selection Factor

A PHA may refuse to select a family for participation in the FSS program a second time if that family previously participated unsuccessfully (i.e., the family participated, did not meet its FSS obligations, and was terminated from the FSS program) [Notice PIH 93-24, B-14].

PHA Policy

The PHA will not refuse to select a family for participation in the FSS program a second time if that family previously participated and did not complete.

~~The PHA will enroll a family for participation in the FSS program a second time if that family previously participated, completed the COP, and received a final distribution of their escrow account if their employment skills or wages are below the level needed to achieve economic self-sufficiency (a wage that pays for basic needs without the use of subsidies).~~

Resolution 2024-02

Resolution Approving Updates to the Family Self Sufficiency (FSS) Action Plan

- Whereas,** The Housing Authority of The City of Bloomington, Indiana is entrusted with the duty of providing assistance within its jurisdiction and;
- Whereas,** The Department of Housing and Urban Development requires those Housing Authorities participating in the Family Self Sufficiency (FSS) Program to have “Board” approval of policy changes and;
- Whereas,** The Housing Authority of the City of Bloomington, Indiana wishes to revise the FSS Action Plan to be in compliance with the Department of Housing and Urban Development rules and regulations and clarify certain sections;

NOW THEREFORE BE IT RESOLVED, That The Board of Commissioners for The Housing Authority of The City of Bloomington, Indiana approves the revision to the FSS Action Plan this 25th day of April 2024 to be effective May 1, 2024.

Elaine Amerson, Chair

Sherry Clay, Vice-Chair

Tracee Lutes, Commissioner

Nordia McNish, Commissioner

Mary Morgan, Commissioner

Susan P. Wanzer, Commissioner

Katherine T. Gazunis, Secretary/Treasurer

Jerry Cravens, Commissioner

Sick Leave Share Policy

Overview of Sick Leave Share Policy:

The Sick Leave Share Policy allows employees to donate a portion of their accrued sick leave to fellow employees facing medical emergencies or prolonged illnesses. This policy is designed to promote a supportive work environment and ensure the equitable distribution of sick leave benefits among employees. This policy aims to foster a supportive work environment, promote employee well-being, and ensure equitable access to sick leave benefits. Through a transparent and structured process, employees can contribute to a collective pool of sick leave hours, providing crucial support to colleagues in need while maintaining safeguards to manage usage and eligibility.

Membership Committee Criteria:

- The Sick Leave Share Committee shall comprise representatives from each department within the organization. Committee members shall be appointed by their peers or they may volunteer. Committee members must demonstrate their understanding of the policy.
- Membership committee application must be completed.
 - Members to include one staff member from HCV, RAD/Maintenance, and COCC.
 - There is to be a total of 3 members at all times.
- If there are multiple applicants from a specific department then Executive Director will review the applications and decide on this year's committee.

Membership Committee Regulations:

- The membership committee will review each application, donor and recipient, within 3 business days and make a decision in writing to the recipient, their immediate supervisor, and a member in finance.
- The membership committee will send out emails to the BHA 30 days prior to open enrollment reminding staff that open enrollment for the Sick Share Leave program will be opening soon.
 - They will send another reminder on opening day and a final notice to all staff on closing day.
- Members must and will have to openly communicate with administrative assistant to verify employee statements such as if an employee has used STD or LTD. Also to verify if the recipient has LTD benefits.
- Committee may deny an application when then amount of requested hours are not available or if/when an applicant is not able to fulfill their work obligations.

Donor Membership Criteria:

1. Minimum of one year of service with the company.
 - a. New employees can become a member within their first year but are exempt from donation due to lack of accrued sick time.
2. Demonstrated reliability and responsibility in previous sick leave usage.

- a. Employees cannot have used unscheduled sick time more than 7 days or 49 hours in the last 12 months.
3. Understanding of the organization's values and commitment to employee well-being.
 - a. The employee must read the policy and ensure they have a full understanding of the policy as a donor and as a recipient.
4. Once donor has donated hours, they cannot ask for hours to be returned to them.
 - a. Hours will remain in sick leave share even if original donor chooses not to renew membership the following year(s).

Donor Membership Application Renewal:

- Membership applications must be completed annually. The renewal period shall occur during the first month of each calendar year. Applications will be accepted from January 2nd -16th. This time period shall be called open enrollment.
 - If a donor is not eligible at the beginning of the year, the donor can apply during a mini open enrollment period from June 1-15.

Donor Membership Requirements:

- To join the Sick Leave Share Program, an employee must donate a minimum of seven (7) hours of their accrued sick leave.
 - Donors must have a minimum of 42 hours of sick time pto before the 7 hour donation.
 - There is max donation amount of 35 hours per year.
- New employees are exempt from this requirement for the first year of employment. After completing one year of service, they must donate hours to become a member.

Recipient Application/Usage/Rules/Restrictions:

- Recipients must complete an application to apply for the use of donated sick leave hours. The application must include the reason for the leave and any relevant supporting documentation.
- Recipients must have exhausted all of their own, personal, sick and vacation hours before they are eligible to receive donated hours.
 - ****Per the BHA Employee handbook "Employees not actively working at least one-half of their normally scheduled hours (excluding the use of vacation time) over any four-week period will not earn sick leave during that time. For example, an employee on an approved medical leave of absence will not accumulate sick leave during the leave.**
- Recipients cannot use more than two (2) weeks of donated sick leave over a rolling 12-month period. Equal to 10 days, equal to 70 hours.
- Recipients must have applied to use STD and or LTD prior to using sick leave share.
- Any unused hours must be returned to the sick leave share.

Coordination with STD/LTD:

- Employees cannot use donated sick leave hours simultaneously with Short-Term Disability (STD) or Long-Term Disability (LTD) benefits.
 - The membership committee will verify with the administrative assistant when a leave recipient's STD and/or LTD benefits are no longer eligible for use.

Minimum and Maximum Donation Hours:

The minimum annual donation requirement is seven (7) hours per year.

There is no maximum limit on the number of hours an employee can donate, as long as they maintain a minimum balance of thirty-five (35) hours in their own sick leave bucket.

Definitions:

- Medical Emergency: a medical condition of either the employee or the employee's family member that is likely to require the employee to be absent from duty for a prolonged period and to result in a substantial loss of income because of the employee's lack of available paid leave.
 - Substantial loss of income or prolonged absence is defined as 3 days or 21 hours.
 - Family member is defined as spouse or domestic partner, parent, parent-in-law, child(ren) stepchildren, foster children, guardianship children, brother, sister
- Major Disaster: major disaster or emergency as declared by the President that results in severe adverse effects for a substantial number of employees.

Review and Amendments:

This policy shall be reviewed annually at minimum or as needed by the Sick Leave Share Committee and may be amended as necessary to ensure its effectiveness and relevance to the organization's needs. Amendments shall be communicated to all employees in a timely manner.



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: April 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.

Solar Installations:

- The City of Bloomington (COB) Economic and Sustainable Development Department will award BHA a solar grant of \$100,000 to install solar panels on the community building and the four two-story buildings on Summit Street from Monroe Street to our office. In addition to this funding, they will provide the solar panels. The MOU will be issued once it is approved by the COB Attorney. I am hopeful we will be able to start this work in May.
- Hoosier Net Fiber: HNET will be installing fiber in all three of our complexes. I am working on finalizing the agreement with them, which should be ready by the end of April. They plan to have Crestmont and Reverend Butler live within the next month. They have not given a timeframe for Walnut Woods yet. They will supply free internet at our community building and provide community educational events.

RAD II Update:

- BCM is still working on cleaning up the Crestmont grounds. They have contracted Nature's Way to repair grounds, lay new seed and straw, and provide plants and mulch around the community building.
- CGR Services will stripe the Monroe Street parking lot when it gets warmer and the weather permits.

RAD II Schedule:

I included a copy of the current RAD II construction for March/April.

The very last building to be renovated is scheduled for completion on August 23, 2024.

Building 30	(1301-1307 13th)	
Initial Punch	5 Days	Tue, 3/12/24
HAND Inspections	1 Day	3/21/24 @9:30
Follow up Punch	3 Days	Tue 3/18/24
HQS Inspections	1 Day	Tue 3/19/24

Turnover-Move in	1 Day	Fri, 3/22/24
Building 44	(908-912 Summit)	
Initial Punch	5 Days	Mon, 3/19/24
HAND Inspections	1 Day	3/28/24 @10:30
Follow up Punch	3 Days	Mon 3/25/24
HQS Inspections	1 Day	Mon 3/25/24
Turnover-Move in	1 Day	Thu, 3/28/24
Building 1	(1112-1118 Lindbergh)	
Initial Punch	5 Days	Wed, 3/26/24
HAND Inspections	1 Day	4/4/24 at 9:00
Follow up Punch	3 Days	Tue 4/2/24
HQS Inspections	1 Day	Fri 3/29/24
Turnover-Move in	1 Day	Fri, 4/5/24

Bloomington Housing Authority - Dashboard Report for April 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	55	73	0	72	62	56	10	4	200
RAD I Rev Bulter/Walnut Woods	116	116	4	97	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	259	100%	3	43%	57%	21%	48%	17%	83%	0%	1%	0%	3%	97%
X- Ext. Low Income (30% AMI)	217			44%	6%	3%	12%	13%	72%	1%	1%	0%	1%	83%
V- Very Low Income (50% AMI)	29			20%	7%	2%	1%	1%	9%	0%	0%	0%	0%	10%
L- Low Income (80% AMI)	12			2%	0%	1%	1%	1%	3%	0%	0%	0%	0%	3%
N-not low	1			0%	0%	0%	0%	0%	1%	0%	0%	0%	0	0%
All incomes	259													

Waiting List

	RAD	0%	12%	55%	21%	72%	0%	0%	0%	0%	100%
1 bedroom	533	0%	12%	55%	21%	72%	0%	0%	0%	0%	100%
2 bedroom	491	100%	0%	20%	20%	30%	0	10%	0%	2%	80%
3 bedroom	404	100%	0%	12%	40%	58%	1%	1%	1%	6%	94%
4 bedroom	0	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	35
Denials	10
New move ins	14
Transfers (moved to reno unit)	4
Vacates	2
Eviction-non payment of rent	1
Eviction- lease violations	0
voluntary move outs	1
# Work Orders received	84
# Work Orders completed	68
Avg Days to Respond	4.51
# Work Orders emergency	3

Notes:

HCV Leasing and Spending Projection

IN022 Two-Year Voucher Forecasting Summary

4/18/2024

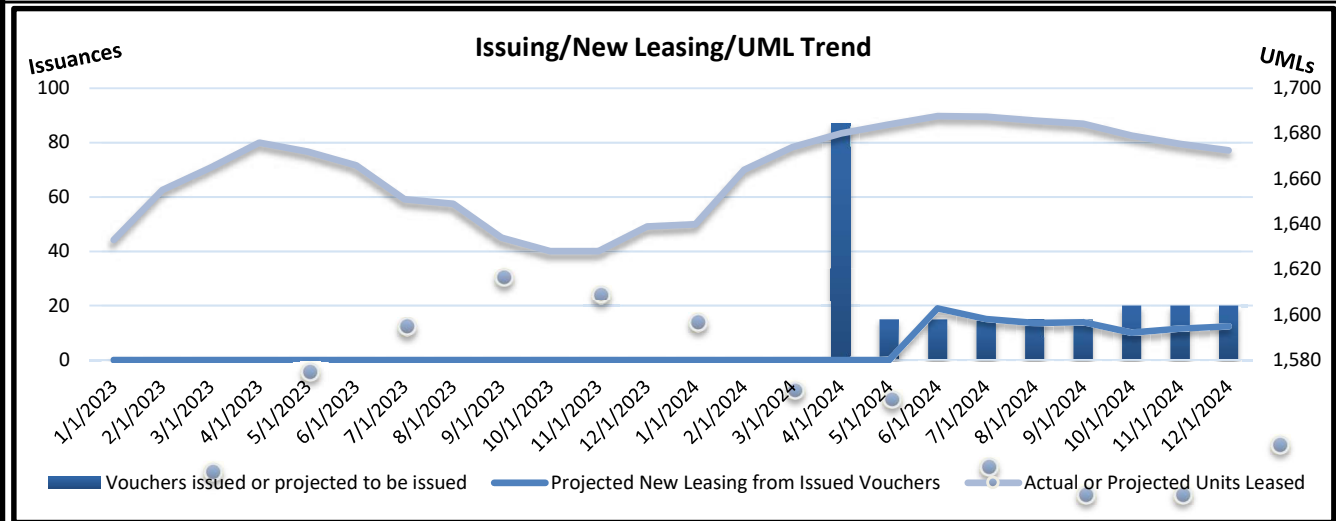
Prepared for: Board of Commissioners

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 \$232,256, 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 - \$1,641,897, or -12% 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)	
67%	14%	Leased in	Percent
		0-30 Days	44%
		31-60 Days	25%
		61-90 Days	14%
		91-120 Days	9%
		121-150 Days	8%
Year 1 PUC	Year 2 PUC		
(Average monthly cost of a voucher - Year 1)	(Average monthly cost of a voucher - Year 2)		
\$716	\$798		

After deciding upon the above variables, the largest driver of the program revolves around the decision to issue vouchers. This scenario includes issuing 0 vouchers in the first year and 222 in the second year. In addition, the tool includes 31 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 96 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 (106.2%) is 106.2%, indicating full leasing indicator points in SEMAP. This is an estimate. Next year, the higher of leased units (99.4%) or dollars (113.4%) is 113.4%, indicating full leasing indicator points in SEMAP. This is an estimate.

IN022 Administrative Fee Overview

Based on the most recent, official (end of fiscal year) UNP, IN022 has a 2023 Calendar Year-End (CYE) UNP of \$1,558,115 (or 119.5% of CY 2023 Earned Admin Fees) and a 2024 CYE UNP of \$1,811,951 (or 144.1% of CY 2024 Earned Admin Fees). This projection uses average monthly administrative expense and carries it forward for the remaining months.

HCV Leasing and Spending Projection - The Goods

2023	UMAs	Actual UMILs	Actual HAP	Vouchers Issued/Projected to be Issued	Other Planned Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMILs: 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	\$1,061,790					1,633	\$1,061,790	\$660		94.9%	95.8%	94.9%	95.8%
Feb-23	1,721	1,655	\$1,079,071					1,655	\$1,079,071	\$652		95.5%	96.8%	95.5%	97.4%
Mar-23	1,721	1,665	\$1,106,637					1,665	\$1,106,637	\$665		95.9%	97.7%	96.2%	99.9%
Apr-23	1,721	1,676	\$1,158,643					1,676	\$1,158,643	\$691		96.3%	99.4%	96.5%	104.6%
May-23	1,721	1,672	\$1,171,987					1,672	\$1,171,987	\$701		96.5%	100.7%	97.2%	105.8%
Jun-23	1,721	1,666	\$1,205,819					1,666	\$1,205,819	\$724		96.5%	102.1%	96.8%	108.9%
Jul-23	1,721	1,651	\$1,221,508					1,651	\$1,221,508	\$740		96.4%	103.2%	95.9%	110.3%
Aug-23	1,721	1,649	\$1,216,118					1,649	\$1,216,118	\$737		96.4%	104.1%	95.6%	108.8%
Sep-23	1,721	1,634	\$1,228,190					1,634	\$1,228,190	\$752		96.2%	104.8%	94.6%	110.9%
Oct-23	1,721	1,628	\$1,234,325					1,628	\$1,234,325	\$758		96.0%	105.5%	94.6%	111.4%
Nov-23	1,721	1,628	\$1,245,389					1,628	\$1,245,389	\$765		95.9%	106.1%	94.6%	112.4%
Dec-23	1,721	1,639	\$1,236,767					1,639	\$1,236,767	\$755		95.9%	106.6%	95.2%	111.6%
Total	20,652	19,796	\$14,166,244	0	0	0	0.0	19,796	\$14,166,244	\$716		95.9%	106.6%		
2024															
Jan-24	1,721	1,640	\$1,280,429					1,640	\$1,280,429	\$781		95.3%	108.5%	95.3%	108.5%
Feb-24	1,721	1,664	\$1,293,351					1,664	\$1,293,351	\$777		96.0%	109.0%	96.7%	109.6%
Mar-24	1,721	1,674	\$1,304,325					1,674	\$1,304,325	\$779		96.4%	109.5%	97.3%	110.5%
Apr-24	1,721	1,680	\$1,320,480	87				1,680	\$1,320,480	\$786		96.7%	110.1%	97.6%	111.9%
May-24	1,721	1,684	\$1,343,832	15				1,684	\$1,343,832	\$788		96.9%	110.8%	97.6%	113.8%
Jun-24	1,721	0	\$0	15	4	19	-19.6	1,688	\$1,350,169	\$800	\$800	97.1%	111.4%	98.1%	114.4%
Jul-24	1,721	0	\$0	15	4	15	-19.7	1,687	\$1,353,359	\$802	\$802	97.3%	111.9%	98.1%	114.6%
Aug-24	1,721	0	\$0	15	4	14	-19.7	1,686	\$1,355,338	\$804	\$804	97.3%	112.3%	98.0%	114.8%
Sep-24	1,721	0	\$0	15	4	14	-19.7	1,684	\$1,357,585	\$806	\$806	97.4%	112.6%	97.9%	115.0%
Oct-24	1,721	0	\$0	20	4	10	-19.7	1,679	\$1,360,080	\$810	\$810	97.4%	112.8%	97.6%	115.2%
Nov-24	1,721	0	\$0	20	4	12	-19.6	1,675	\$1,362,108	\$813	\$813	97.4%	113.1%	97.4%	115.4%
Dec-24	1,721	0	\$0	20	4	12	-19.5	1,673	\$1,364,831	\$816	\$816	97.4%	113.3%	97.2%	115.6%
Total	20,652	8,342	\$6,542,417	222	31	96	-137.5	20,114	\$16,045,887	\$798		97.4%	113.3%		

Graphs

FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$1,752,233 compares to RNP (VMS) of \$14,285. Current: VMS Cash & Investments of \$1,508,688 compares to VMS NRP plus UNP of \$3,478,040. SPVs: Additional SPV leasing should focus on the 32 unleased VASH vouchers. PBVs: Currently, the PHA reports 383 leased PBVs, for a leased PBV rate of 84%. Additional leasing should focus on the 75 unleased PBVs, for which the PHA is making vacancy payments on 1. Finally, the PHA reports 20 PBVs under AHAP.

Comments
(Hover for VMS Comments)

March 2024 FSS Report

The Community Building is now complete! We are excited that the PCC meeting can now be hosted in a larger space as the meeting had outgrown the capacity of the previous space. We have scheduled the PCC meeting for Wednesday, April 10, 2024.

██████████ enrolled in FSS. Her contract effective date is April 1, 2024. ██████████ currently works full-time and has goals of paying off her transportation, improving her credit, continuing to work full-time, and becoming a homeowner. We are excited to ██████████ work toward her goals.

██████████ reported a new job with CSL Plasma. Her change was processed this month and is effective May 1, 2024. ██████████ will be escrowing \$491.00 per month. She let us know that she loves her new job!

██████████ reported a new job with Alternative Care Solutions, and effective May 1, 2024 she will be escrowing \$549.00. This is ██████████ first income change since she enrolled in FSS effective October 1, 2023. Therefore, the 5-year clock has started and she will have until May of 2029 to continue to work on her goals.

██████████ also had an increase in his earned income. ██████████ works for a security company. He stated this is the perfect job for him! ██████████ is escrowing \$188.00 per month. We are excited for ██████████ he has experienced numerous health challenges and has worked hard to continue on his path toward self-sufficiency.

██████████, who enrolled in FSS effective 3/1/25 has already had an increase in her earned income! Effective May 1, 2024 she will escrow \$184.00 per month! We are excited for ██████████.

██████████ received three interim disbursements this month totaling \$1,585.54. The disbursements were to help her pay off a creditor, a one-time payment of her rent, and Duke. The disbursements will help ██████████ improve her credit score, and maintain housing. ██████████ has kept steady employment at IU for over three years now, and we are proud of the progress that she has made maintaining her employment.

██████████ recently received an extension on her FSS Contract of Participation. ██████████ experienced an involuntary loss of employment around the time she was about to complete her contract. She is working with unemployment regarding this situation.

██████████ recently came in for a FSS appointment and goals update. She is looking for new employment as her current employer hasn't scheduled any hours for her or responded to her inquiries regarding her employment status.

We also have homeownership news this month. Please look at the information below for those updates.

██████████ met with Liz the first week of March to discuss her progress toward homeownership. ██████████ is in the final steps with her lender, once the last few things are wrapped up she should be good to close. We are excited that ██████████ has been able to work with Summit Hill to have a home she can call her very own.

██████████ and her family are also working on becoming homeowners. The family was granted a reasonable accommodation for homeownership.