

ANNISTON HOUSING AUTHORITY



**BOARD REPORTS
FOR THE
BOARD OF COMMISSIONERS
February 23, 2023**

Cynthia Calix
Chairwoman

Gregg Fortner
Executive Director

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
February 17, 2023**

Members Present: Cynthia Calix, Chairwoman
John Wilson, Vice Chairman
Marcus Dunn, Commissioner
Jim Williams, Commissioner
Kenneth Winsley, Commissioner

Staff Present: Gregg Fortner, Executive Director
Shazmine Gullett, Executive Assistant
Doug Brooks, Technical Advisor

Call to Order

The meeting was called to order by Chairwoman Calix.

Invocation

Invocation was given by Doug Brooks, Technical Advisor.

Changes to Agenda

There were no changes to the agenda.

Board Resolutions AHA-23-002 Potential contract award for work at Constantine Homes

Mr. Fortner explained that we are still learning new things and potential hazards in and on our properties every day. This project was already going to take place but was brought up to a sooner date due to us having to obligate or lose money from our 2021 capital funds. The board was sent an obligation sheet which shows funds need to be obligated by February 22, which is next week. This is the first time HUD has asked for contracts along with the obligation. Mr. Brooks added that Constantine was supposed to be demolished, but due to unforeseen circumstances, Cooper came down, and Glen Addie will come down next. Preventive measures have been put into place to make sure our units don't have potential hazards in the future. We will be doing testing for asbestos and/or mold in the near future as well. Information should be given to residents on how to detect as well as prevent mold. For the March board meeting, we will do a work order inventory and see how many calls have been for mold related issues. Commissioner Wilson wants to confirm that our maintenance staff is familiar with how to treat mold.

Residents in Constantine will have to clear out certain rooms of their units where the ceilings are being worked on. Belongings will be stored in other rooms or in pods onsite.

Residents will have to be relocated if this cannot be done. There are no other structural issues with Constantine that we are aware of at the moment. We are going to perform a needs assessment soon. Typically, *every* unit is not assessed, but if this needs to be done, it can be put in as a specification. The board will review the needs assessment contract. Commissioner Williams motioned to approve the resolution and Commissioner Winsley seconded. All voted unanimously.

Other Business

There was no other business.

Executive Director's Comments

Mr. Fortner thanked the Board for their prompt response to having to fast track this work.

Adjournment

A motion was made by Vice Chairman Wilson to adjourn the meeting. The motion was seconded by Commissioner Dunn. All voted unanimously.

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
January 26, 2023**

Members Present: John Wilson, Vice Chairman
Marcus Dunn, Commissioner
Jim Williams, Commissioner
Kenneth Winsley, Commissioner

Staff Present: Gregg Fortner, Executive Director
Alan Brown, Finance Director
Shazmine Gullett, Executive Assistant
Lisa Willingham, Senior Property Manager
Terri Lloyd, Planning & Development Officer
Clarence Copeland, Resident Safety Manager
Antionette Tatum, HCV Coordinator
Doug Brooks, Technical Advisor
Phillip Keith, Youth/ROSS Coordinator
Donsquiria Thornton, Fatherhood Coordinator

Others Present: Jim Moody, Moody & Company
Walter White, Fatherhood Board Member
Paul Roden, Fatherhood Board Member

Call to Order

The meeting was called to order by Chairman Wilson.

Invocation

Invocation was given by Commissioner Dunn.

Changes to Agenda

There were no changes to the agenda. A motion to approve the agenda was made by Commissioner Dunn and seconded by Commissioner Winsley. All voted unanimously.

2022 Audit Presentation

Jim Moody, Moody & Company, reported that there are no audit findings for the audit year. He believes that AHA is in good shape and commended AHA for being a Housing Authority that actually makes money. The financial data schedule has been accepted by HUD and the bottom-line equity is over \$14M. Mr. Fortner pointed out the balance sheet, stating that the main contributor to the high balance was the AMPS. He thanked and congratulated the staff

on making this a successful audit. Commissioner Williams verified that the balance for the pension is a liability and Fortner confirmed that we will reconcile with the state and as long as everyone doesn't retire at the same time, we will be ok. We may also look at refinancing the loan we have for Hobson City.

Approval of Minutes—November 17, 2022

A motion was made by Commissioner Williams to approve the minutes. Commissioner Winsley seconded. All voted unanimously.

Approval of Minutes—September 22, 2022

Commissioner Winsley motioned to approve the minutes. Commissioner Dunn seconded. All voted unanimously.

Board Resolutions AHA-23-001 Collection Loss write offs for the period ending July 31, 2022

There were no questions or comments regarding collection loss. Commissioner Dunn motioned to approve the resolution. Commissioner Winsley seconded. All voted unanimously.

Police Report

There were no questions, or comments from the board.

Resident Safety Report

Mr. Copeland reported that we have an Anonymous Tip flyer that we will be given out to the residents very soon. It has been out in Hobson City for about two weeks, but we have not received any calls yet. The calls will be anonymous and will go to both Mr. Copeland and Mr. Fortner. Clarence met with Lt. Suits of Anniston Police Department to discuss our future partnership with them. We may be going in a different direction as our needs have changed within the authority. We will keep the board updated.

Financial Report

October & November is reported. Alan Brown reported that our cash has increased as of October. The COCC received funds from the developer fee for the Barber Terrace project, which helped our bottom line. As of these reports, we haven't drawn down the CFP admin fee or operations fee due to not having approval. We got approval this week, so we will be drawing those funds down soon. We received additional subsidy after HUD closed out the final appropriations for the years 2021 and 2022. Our bottom line for this month (October) looks really good. We have increased our leasing, admin fees and proration for the HCV program. We are currently in a positive unrestricted balance.

November shows a decrease in cash and a loss in the COCC. A retiring employee was paid their remaining leave, which increased our maintenance costs. Barber was a loss as well and HCV made \$91 for the month.

Planning & Development Report

Terri Lloyd reported that Barber Terrace 'Save the Date' cards have been mailed out. Six residents from Barber have been moved from the bottom to the top and nine more will be moving in February 1st, followed by one more round for the remainder of everyone in public housing. There should be around 33 units left, once everyone is moved in and these will be leased from the Barber waiting list. AHA received over 200 applications for the property so far.

Doug Brooks reported that the Tinsley project roofs are complete. Four units are being worked on right now, and residents will be moved around as needed. We are going out for bid next month (March) for the demolition of Glen Addie. This is strictly for the units. All other buildings, such as the main building and resident services buildings, will not be demolished. We will also be looking at putting a community building in Norwood soon. We will have an update on Capital Funds Program soon.

Management Report

December & November are in the packet. The occupancy is 93.53% for November. We received a notice from HUD about the score which will be discussed during the Executive Director's Comments. Since then, we have put different strategies in place and now we are up to 95% as of today.

Housing Choice Voucher (Section 8) Report

Numbers are going up and we are currently at 402. Eleven participants were moved in in November and seven in December. We have also had about five new landlords to come on the program. The Section 8 waiting list is open and will close February 28, 2023. Barber Terrace's waiting list is open indefinitely.

Resident Services Report/Fatherhood Presentation

Donnie Thornton introduced himself and AFI Board. In 2019 AHA received a grant from the Community Foundation of NE Alabama and started Anniston Fatherhood Initiative. Mr. Thornton was hired on as the Program Coordinator in February 2020. He has implemented the 24/7 Dad program and created a youth mentoring program. The 24/7 Dad Program encourages men to be full time, present fathers. Twenty one men have since graduated from the program and more are on their way to completing the program. The youth mentoring program, entitled R.Y.S.E., stands for Realizing Your Self-Worth Everyday, has 29 young men and one young lady. The program partners with Anniston City Schools and ASAP (Agency for Substance Abuse Program), to give children mentorship and guidance. All, with the exception of two, are public housing/section 8 residents. Mr. Fortner mentioned that the public always asks about AFI and plans for AFI to expand and have more female mentees in the future.

Other Business

There was no other business.

Executive Director's Comments

Mr. Fortner commended staff that went out over the Christmas holiday to assist at Barber where ceilings had collapsed and Wilmer Avenue where there was a fire.

Fortner sent information to the Board on AHA's PHAS (Public Housing Assessment System) score that HUD uses to score PH's. We received word from HUD in December that even though we had an overall passing score, the individual systems (financial, physical, management and residential) we were less than 60% in the management component. As we were preparing our action plan for occupancy, we realized that the reason our score fell was because the incorrect vacate code was used after residents were moved out of Glen Addie Homes. HUD has since been notified and we are waiting to hear back from them on how to proceed. The Board was given out pamphlets for understanding public housing PHAS systems for more information.

We have a rendering of 13 units that we are trying to get funded and built right below Barber Terrace through HDC (Housing Development Corporation). We have been working with the city on this and hope for a favorable outcome. We will be attending a workshop hosted by the City on February 21, 2023, in which they will present our project along with others. Commissioners are welcome and encouraged to attend. Commissioner Williams asked for a reminder.

Barber Terrace's grand opening will be April 20, 2023, at 10am. Several City officials will be in attendance.

A revised board meeting calendar has been provided in the packet, as well as information on the 2023 NAHRO Conference.

Adjournment

A motion was made by Commissioner Williams to adjourn the meeting. The motion was seconded by Commissioner Winsley. All voted unanimously.

ANNISTON HOUSING AUTHORITY

MEMORANDUM

TO: Board of Commissioners

FROM: Gregg Fortner, Executive Director

DATE: 2/7/2023

SUBJECT: Resolution Authorizing the Write-Off of Conventional Housing Collection Losses which will be shown in the financial reports on February 28, 2023.

1 STATEMENT OF ISSUE

Anniston Housing Authority requires that vacated tenant account balances be written off monthly for public housing residents.

2 BACKGROUND

The attached Collection Loss Report represents the total amount of losses from all Conventional Housing programs administered by AHA. The amounts to be written off by AMP for residents who vacated units between August 01, 2022 and August 31, 2022 are as follows:

AMP #	Budget	Written Off YTD	Current Write-Off	New Total	% of Budget Used After Current Write-Off is Applied
1	\$ 10,000.00	\$ 15,524.42	\$ -	\$ 15,524.42	155%
2	\$ 25,000.00	\$ 33,409.49	\$ 540.46	\$ 33,949.95	136%
3	\$ 33,800.00	\$ 17,307.97	\$ 2,471.43	\$ 19,779.40	59%
TOTALS	\$ 68,800.00	\$ 66,241.88	\$ 3,011.89	\$ 69,253.77	101%

3 RECOMMENDATION

It is recommended that the Board of Commissioners consider and approve the write off of collection losses in the amount of \$ 3,011.89 for Conventional Housing.

COLLECTION LOSSES

Public Housing		Tenant #	Property Name	Monthly Rent	Security Deposit	Pro Rated Rent	Past Due Rent	Utilities	Repair Charges	Court Costs	Late Fees	To Be Written Off	Move In Date	Move Out Date	Reasons for Vacating
1	Dorward, Jessica A	3-16-B-16	Horwood Homes	\$ 46.00	\$ (100.00)	\$ (2.54)	\$ 184.00	\$ -	\$ 359.00	\$ -	\$ 100.00	\$ 540.46	9/23/2019	8/29/2022	Moved due to personal reasons.
2	Coleman, Kimberlye Tiana	4-30-C-13	Constantine Homes	\$ 121.00	\$ (100.00)	\$ (45.24)	\$ 363.00	\$ -	\$ 227.00	\$ -	\$ 75.00	\$ 519.76	3/23/2017	8/19/2022	Evicted due to nonpayment of rent.
3	Quiley, Ciera	4-23-C-15	Horwood Homes	\$ 249.00	\$ (100.00)	\$ (216.81)	\$ 897.00	\$ 19.18	\$ 35.00	\$ -	\$ 75.00	\$ 709.37	10/18/2021	8/11/2022	Moved due to job relocation.
4	Harris, Victoria Lynn	4-16-C-12	Constantine Homes	\$ 181.00	\$ (100.00)	\$ (46.16)	\$ 724.00	\$ 32.66	\$ 101.00	\$ -	\$ 100.00	\$ 811.50	8/23/2021	8/23/2022	Tenant abandoned unit.
5	Willie, Leatrice K	4-03-A-13	Horwood Homes	\$ (121.00)	\$ (100.00)	\$ 34.40	\$ -	\$ 32.40	\$ 464.00	\$ -	\$ -	\$ 490.80	1/19/2021	8/23/2022	Tenant abandoned unit.
SUB TOTALS				\$ 476.00	\$ (500.00)	\$ (276.39)	\$ 2,168.00	\$ 84.24	\$ 1,186.00	\$ -	\$ 350.00	\$ 3,011.89			

TOTAL WRITE OFF \$ 3,011.89

FYE 09/30/2023

RECOVERIES For October and December 2022

Amp1 \$204.93
 Amp2 \$0.00
 Amp3 \$0.00
 TOTAL \$204.93

ANNISTON HOUSING AUTHORITY

COMMUNITY POLICING UNIT

FOOT PATROLS/CITIZEN CONTACTS

January 2023

Glen Addie

100 MIN = 1.66 HRS

Norwood

285 MIN = 4.75 HRS

Constantine

450 MIN = 7.50 HRS

Barber Terrace

315 MIN = 5.25 HRS

Washington

60 MIN = 1.00 HRS

Parkwin

45 MIN = .75 HRS

Tinsley Manor

115 MIN = 1.91 HRS

Fairview Terrace

60 MIN = 1.00 HRS

TOTAL

1430 MIN = 23.83 HOURS

ANNISTON HOUSING AUTHORITY COMMUNITY POLICE UNIT

MONTHLY BOARD REPORT

PERIOD COVERED: Jan. 2023

Authority Wide	City Wide	Percentage of Crimes
Assaults	Assaults-	Assaults
Domestic Violence	Domestic Violence-	Domestic Violence
Drug Arrests	Drug Arrests-	Drug Arrests
Violent Crimes	Violent Crimes-	Violent Crimes
Complex- Fairview	Complex- Tinsley	Complex- Barber Terrace
Assaults-	Assaults-	Assaults-
Domestic Violence-	Domestic Violence-	Domestic Violence-
Drug Arrests-	Drug Arrests-	Drug Arrests-
Violent Crimes-	Violent Crimes-	Violent Crimes-
Complex- Norwood	Complex- Constantine	
Assaults-	Assaults-	
Domestic Violence-	Domestic Violence-	
Drug Arrests-	Drug Arrests-	
Violent Crimes-	Violent Crimes-	

ANNISTON HOUSING AUTHORITY
COMMUNITY POLICE UNIT

MONTHLY BOARD REPORT

PERIOD COVERED: Jan. 2023

Complex- Parkwin		Complex- Washington
Assaults-	0	0
Domestic Violence-	1	0
Drug Arrests-	0	0
Violent Crimes-	0	1

ANNISTON HOUSING AUTHORITY
COMMUNITY POLICE UNIT

MONTHLY BOARD REPORT

Reporting Period: January 2023

HOUSING COMMUNITY: 4-1

DATE	CASE #	MI	IO	AR	OFFENSE	UNIT	SUSPECT NAME	VICTIM NAME
01/27/2023	230127105	X			VEHICLE FIRE		N/A	
ACTION : had vehicle towed off property								

Total Reports by Type

Total M/I: 1 Total I/O: 0 Total AR: 0

HOUSING COMMUNITY: 4-3

DATE	CASE #	MI	IO	AR	OFFENSE	UNIT	SUSPECT NAME	VICTIM NAME
01/04/2023	230104136		X		ASSAULT 3RD		UNKNOWN	
ACTION : no action needed / no suspect								
01/06/2023	230109080		X		ASSAULT 3RD		UNKNOWN JUVENILES	
ACTION : same as above								
01/07/2023	230107116		X		ATTEMPT TO ELUDE / POSS OF MARIJUANA / TRAFFIC VIOL.	3A		CITY OF ANNISTON
ACTION : no action needed / suspect jumped out of vehicle and ran								
01/31/2023	230131131		X		DISCH FIREARM IN CITY LIMITS	13 BLDG	UNKNOWN	CITY OF ANNISTON
ACTION : no action needed / no suspect								

Total Reports by Type

Total M/I: 1 Total I/O: 3 Total AR: 0

HOUSING COMMUNITY: 4-4

DATE	CASE #	MI	IO	AR	OFFENSE	UNIT	SUSPECT NAME	VICTIM NAME
01/04/2023	230104160	X			MAKE INVESTIGATION / DISTURBANCE	11E	UNKNOWN	
ACTION :								
no action needed / no suspect								
01/12/2023	230112052	X			HARASSMENT	5A	UNKNOWN	
ACTION :								
no action needed / no suspect								
01/12/2023	230112068	X			DV3 ASSAULT	28F		
ACTION :								
suspect left the premises and victim did not want to pursue any further								
01/19/2023	230119123	X			THEFT 4TH	29D		
ACTION :								
no action needed								
01/22/2023	230122053	X			DV3 HARASSMENT	18A		
ACTION :								
victim already has been submitted for eviction								

Total Reports by Type

Total M/I: 3 Total I/O: 2 Total AR: 0

HOUSING COMMUNITY: 4-6A

DATE	CASE #	MI	IO	AR	OFFENSE	UNIT	SUSPECT NAME	VICTIM NAME
01/30/2023	230130064		X		RAPE 1ST	1113		
ACTION : under investigation								

Total Reports by Type

Total M/I: 0 Total I/O: 1 Total AR: 0

HOUSING COMMUNITY: 4-6B

DATE	CASE #	MI	IO	AR	OFFENSE	UNIT	SUSPECT NAME	VICTIM NAME
01/14/2023	230114080	X	X		DV I BURGLARY / VIOLATION OF PROTECTION ORDER	1805		
					ACTION :			
01/14/2023	230114081	X	X		ATTEMPT TO ELUDE / RESISTING ARREST / DISORDERLY CONDUCT	1805		CITY OF ANNISTON
					ACTION :			
					same as above			

Total Reports by Type

Total M/I: 0 Total I/O: 2 Total AR: 2

HOUSING COMMUNITY: 4-7B

DATE	CASE #	MI	IO	AR	OFFENSE	UNIT	SUSPECT NAME	VICTIM NAME
01/15/2023	230115035	X			MISSING PERSON	1F	N/A	
ACTION : investigated by APD								

Total Reports by Type

Total M/I:	1	Total I/O:	0	Total AR:	0
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RESIDENT SAFETY REPORT

JANUARY 2023

1. During the month of January, there was one drug offense involving an AHA resident, off property.
2. There were two incidents involving gun fire in Norwood Homes. One victim had a minor injury and the suspect has been arrested. The incident is under investigation.

Clarence Copeland
Resident Safety

RESIDENT SAFETY JANUARY 2023 REPORT

INVESTIGATIONS	MONTHLY TOTAL	REFERRED TO MANAGEMENT
Glen Addie Homes	0	0
Washington Homes	0	0
Parkwin Homes	0	0
Norwood Homes	0	0
Fairview Terrace	0	0
Constantine Homes	0	0
Barber Terrace	0	0
Tinsley Manor	0	0
RESIDENT ID PROGRAM		
	Pending ID's	
Glen Addie Homes	0	
Washington Homes	0	
Parkwin Homes	0	
Norwood Homes	0	
Fairview Terrace	0	
Constantine Homes	0	
Barber Terrace	0	
Tinsley Manor	0	
TRESPASS LIST		
	Added to List	
Glen Addie Homes	0	
Washington Homes	0	
Parkwin Homes	0	
Norwood Homes	0	
Fairview Terrace	0	
Constantine Homes	0	
Barber Terrace	0	
Tinsley Manor	0	
Removed from List	0	

December 2022 FSS Participants.xlsx

Number	FSS Start Date	FSS Stop Date	Extended Date	Current Credit	Interest Paid	Disbursed	Balance
26	08/2021	08/2026		0.00	0.02	0.00	2402.58
25	11/2019	11/2024		0.00	0.00	0.00	0.00
6	03/2019	03/2024		418.00	0.02	0.00	4,027.74
17	06/2018	06/2023		0.00	0.00	0.00	0.00
19	11/2018	11/2018		46.00	0.01	0.00	92.01
27	08/2021	08/2026		0.00	0.00	0.00	0.00
2	08/2019	08/2024		0.00	0.00	0.00	0.00
28	08/2021	08/2026		0.00	0.00	0.00	0.00
12	11/2020	11/2025		0.00	0.01	0.00	110.03
5	03/2019	03/2024		0.00	0.02	0.00	488.14
23	06/2018	06/2023		0.00	0.00	0.00	0.00
PHA Tenants		12 Totals		464.00	0.08	0.00	7,120.50
HCV Tenants		0 Totals		0.00	0.00	0.00	0.00

Anniston Housing Authority
Summary of Cash Balances Report
For the Months of November 2022 & December 2022

	<u>Previous Month Ended November 2022</u>	<u>Current Month Ended December 2022</u>	<u>Difference</u>
Regions Bank - Asset Management Project (AMP) Account	7,338,418.65	7,167,757.51	(170,661.14)
Regions Bank - Interfund Account	161,871.08	367,890.09	206,019.01
Regions Bank - Central Office Cost Center (COCC) Account	878,291.83	812,499.88	(65,791.95)
Regions Bank - FSS Escrow Account	5,019.89	6,160.03	1,140.14
Regions Bank - Barber Terrace Management Account	570,415.80	607,498.57	37,082.77
Regions Bank - Total Cash	<u>8,954,017.25</u>	<u>8,961,806.08</u>	<u>7,788.83</u>
Truist Bank - Section 8 Operating Account	339,574.60	153,956.47	(185,618.13)
Truist Bank - Section 8 FSS Escrow Account	-	-	-
Truist Bank - Total Cash	<u>339,574.60</u>	<u>153,956.47</u>	<u>(185,618.13)</u>
F&M Bank-Anniston Fatherhood Initiative	23,122.98	27,153.78	4,030.80
Anniston Housing Authority - Cash in Banks	<u><u>9,316,714.83</u></u>	<u><u>9,142,916.33</u></u>	<u><u>(173,798.50)</u></u>

	December 2022 Actual Results	December 2021 Prior Year Results	Variance	Nine Months ended December 2022 Actual Results	Nine Months ended December 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Nine Months Ended 12/31/2022
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Central Office Cost Center

Management Fees - Public Housing	28,544.16	29,843.38	(1,299.22)	259,892.80	872,670.12	(612,777.32)	358,858.09	269,143.57
HCV Program Fees	2,927.50	2,467.50	360.00	24,082.50	21,295.00	2,787.50	20,400.00	15,300.00
Miscellaneous Income	-	-	-	17,547.72	-	17,547.72	319,442.97	239,582.23
CFP Grant Administration Income	-	21.38	(21.38)	-	179,095.40	(179,095.40)	150,000.00	112,500.00
Gain/Loss on Investments	-	-	-	-	250.40	(250.40)	31,000.00	23,250.00
Interest/Dividend Income	-	-	-	-	-	-	350.00	262.50
Other Income	-	2,243.00	(2,243.00)	105,000.00	26,879.00	78,121.00	1,500.00	1,125.00
Total Income	31,371.66	34,575.26	(3,203.60)	406,523.02	1,100,189.92	(693,666.90)	881,551.06	661,163.30

Administrative Expense

Admin. Payroll Costs	66,437.99	46,164.19	20,273.80	399,821.77	345,650.19	54,171.58	447,334.61	335,500.96
Admin. Payroll Benefits	14,964.52	9,828.32	5,136.20	92,972.86	90,126.71	2,846.15	110,252.28	82,688.21
E.D. - Recruit. & Relocation	-	-	-	41,497.31	-	41,497.31	75,000.00	56,250.00
Office Supplies	645.50	516.49	129.01	3,640.34	4,657.14	(1,016.80)	20,000.00	15,000.00
Other Admin. Expenses	14,579.07	5,444.17	9,134.90	32,376.16	51,801.09	(19,424.93)	87,298.32	65,473.74
Travel & Training - Staff	2,254.51	1,152.90	1,101.61	14,207.84	17,494.75	(3,286.91)	20,000.00	15,000.00
Travel & Training - Board	-	-	-	2,913.08	7,353.32	(4,440.24)	15,000.00	11,250.00
Telephone, Cable & Internet	2,947.17	3,493.19	(546.02)	20,868.22	14,643.08	6,225.14	20,000.00	15,000.00
Total Administrative Expense	101,828.76	66,599.26	35,229.50	608,297.58	531,726.28	76,571.30	794,885.21	596,163.91

Other Expense

Auto - Fuel & Maintenance	65.59	105.50	(39.91)	1,207.23	2,409.31	(1,202.08)	2,200.00	1,650.00
Compensated Absences	-	-	-	-	-	-	13,420.04	10,065.03
Contracts	1,263.20	113.97	1,149.23	9,296.12	3,550.89	5,745.23	4,500.00	3,375.00
Equipment (Operations)	-	-	-	-	-	-	4,200.00	3,150.00
Insurance Expense	2,279.86	2,064.66	215.20	22,692.39	21,068.44	1,623.95	21,700.00	16,275.00
Janitorial Expense	-	-	-	239.62	185.50	54.12	250.00	187.50
Miscellaneous Expense	1,193.89	-	1,193.89	7,506.45	7,506.45	-	7,500.00	5,625.00
Utilities Expense	570.56	855.75	(285.19)	15,500.42	5,607.40	9,893.02	53,770.04	40,327.53
Total Other Expense	5,373.10	3,139.88	2,233.22	56,442.23	32,821.54	23,620.69	79,000.00	56,000.00
COCC - Surplus <Deficit>	(75,830.20)	(35,163.88)	(40,666.32)	(258,216.79)	535,642.10	(793,858.89)	32,895.81	24,671.86

NOTES:

2022 CFP Admin Fee \$202,353 not yet drawn down due to HUD approval
 Barber Terrace Developer Fee \$105,000.00 earned.
 Leave Time Paid- \$22,237.80
 Audit Fees- \$6,073.00

	December 2022 Actual Results	December 2021 Prior Year Results	Variance	Nine Months ended December 2022 Actual Results	Nine Months ended December 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Nine Months Ended 12/31/2022
Net Dwelling Rent	24,565.30	23,259.46	1,305.84	246,817.81	193,388.88	53,428.93	244,267.92	183,200.94
Non-Dwelling Income	5,849.47	6,857.97	(1,008.50)	64,014.36	62,019.29	1,995.07	106,095.59	79,571.69
HUD Operating Subsidies	251,345.00	259,705.53	(8,360.53)	2,513,052.98	1,992,716.75	520,336.23	2,577,417.60	1,933,063.20
HUD COVID-19 Appropriations	-	-	-	-	338,531.72	(338,531.72)	-	-
Capital Fund Grant - Operations Fee	-	-	-	-	358,190.80	(358,190.80)	-	-
Other Revenue	37,000.46	9,156.55	27,843.91	136,298.34	68,518.60	67,779.74	300,000.00	225,000.00
Total Income	318,760.23	298,979.51	19,780.72	2,960,183.49	3,013,366.04	(53,182.55)	3,260,151.11	2,445,113.33
Administrative Expenses								
Admin. Payroll Costs	20,595.88	26,495.80	(5,899.92)	188,203.41	192,617.54	(4,414.13)	278,229.71	208,672.28
Admin. Benefit Costs	14,051.52	5,526.78	8,524.74	61,329.98	52,401.40	8,928.58	74,940.05	56,205.04
Other Admin. Costs	66,657.71	47,896.79	18,760.92	410,202.66	429,703.76	(19,501.10)	533,538.09	400,153.57
Total Administrative Costs	101,305.11	79,919.37	21,385.74	659,736.05	674,722.70	(14,986.65)	886,707.85	665,030.89
Resident & Protective Services Expense								
Resident Services Payroll/Benefits Cost	9,362.68	9,087.94	294.74	64,611.38	78,436.74	(13,825.36)	83,054.47	62,230.85
Other Resident Service Costs	5,471.20	5,500.50	(29.30)	39,774.67	50,963.47	(11,188.80)	63,650.00	47,737.50
Protective Services Payroll/Benefits Cost	6,424.48	8,663.24	(2,238.76)	59,908.08	62,348.80	(2,440.72)	75,942.82	56,957.12
Protective Services - Other	3,431.82	4,027.48	(595.66)	41,191.59	50,469.60	(9,278.01)	66,895.74	50,171.81
Total Resident & Protective Serv. Expense	26,710.18	27,279.16	(568.98)	205,485.72	242,218.61	(36,732.89)	288,543.03	217,157.27
Maintenance Expense								
Maintenance Payroll/Benefits Cost	63,481.17	66,654.89	(3,173.72)	529,268.95	493,476.45	35,792.50	639,102.68	479,327.01
Maint. Materials & Contracts	37,254.40	32,654.19	4,600.21	477,597.34	373,452.28	104,145.06	414,600.00	310,950.00
Total Maintenance Expense	100,735.57	99,309.08	1,426.49	1,006,866.29	866,928.73	139,937.56	1,053,702.68	790,277.01
Other Expense								
Collection Losses	7,032.99	-	7,032.99	64,948.54	16,355.50	48,593.04	68,600.00	51,600.00
Other Expenses	49,690.53	39,611.16	10,079.37	352,789.08	376,785.14	(23,996.06)	475,217.32	356,412.99
Total Other Expense	56,723.52	39,611.16	17,112.36	417,747.62	393,140.64	24,606.98	544,017.32	408,012.99
Total AMP EXPENSE	285,474.38	246,118.77	39,355.61	2,289,835.68	2,177,010.68	112,825.00	2,773,970.88	2,080,478.16
Total AMPS - Surplus <Deficit>	33,285.85	52,860.74	(19,574.89)	670,347.81	836,355.36	(166,007.55)	486,180.23	364,635.17

NOTES:

2022 CFP Operations Fee \$404,706 not yet drawn down due to HUD approval

Audit Costs - \$14,716.80

	December 2022 Actual Results	December 2021 Prior Year Results	Variance	Nine Months ended December 2022 Actual Results	Nine Months ended December 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Nine Months Ended 12/31/2022
Net Dwelling Rent	10,819.77	9,565.00	1,254.77	98,755.42	92,705.95	6,045.47	112,778.40	84,583.80
Non-Dwelling Income	1,125.88	1,042.00	83.88	9,971.74	10,487.20	(525.46)	22,595.59	16,946.69
HUD Operating Subsidies	85,813.00	99,527.00	(13,714.00)	1,005,463.00	722,019.00	283,444.00	892,684.75	689,513.56
HUD COVID-19 Appropriations	-	-	-	-	142,535.02	(142,535.02)	-	-
Capital Fund Grant - Operations Fee	-	-	-	-	85,897.07	(85,897.07)	-	-
Other Revenue	23,534.07	4,969.31	18,564.76	31,680.73	12,488.17	19,192.56	72,000.00	54,000.00
Investment Income	-	41.96	(41.96)	-	812.03	(812.03)	510.00	382.50
Total Income	121,282.72	115,145.27	6,147.45	1,145,870.89	1,066,969.44	78,902.45	1,100,568.74	825,426.55
Administrative Expenses								
Admin Payroll Costs	3,703.54	5,106.06	(1,402.52)	34,883.31	39,378.22	(4,494.91)	45,598.79	34,199.09
Admin Benefit Costs	1,581.21	956.64	614.57	10,008.87	10,557.17	(548.30)	13,024.80	9,768.66
Office Supplies	392.62	864.66	(472.04)	2,055.75	2,483.78	(437.03)	3,000.00	2,250.00
Staff Training	-	10.56	(10.56)	1,796.97	1,684.60	114.37	10,000.00	7,500.00
Fees for Services - COCC	7,093.64	7,282.00	(188.46)	63,904.68	75,200.04	(11,295.36)	86,630.16	64,972.62
Telephone, Cable & Internet	929.97	1,355.19	(425.22)	6,193.25	11,038.86	(4,845.61)	6,000.00	4,500.00
Other Admin Costs	6,351.74	1,005.66	5,346.08	18,196.31	24,381.43	(6,185.12)	22,500.00	16,875.00
Total Administrative Costs	20,052.62	16,590.77	3,461.85	137,042.14	164,734.10	(27,691.96)	186,753.85	140,065.39
Resident & Protective Services Expense								
Resident Services Payroll Cost	1,505.97	2,096.46	(590.49)	11,362.95	20,353.48	(8,990.53)	14,525.97	10,894.48
Resident Services Benefit Cost	654.10	413.73	240.37	3,540.64	5,146.50	(1,605.86)	4,205.38	3,154.04
Other Resident Service Costs	1,461.50	1,035.98	425.52	8,831.48	17,883.66	(9,052.18)	25,460.00	19,065.00
Protective Services Payroll Cost	1,321.88	2,969.79	(1,647.91)	10,791.68	17,983.97	(7,202.29)	13,952.17	10,464.13
Protective Services Benefit Cost	784.23	630.06	154.17	4,193.46	5,456.39	(1,262.93)	1,361.73	1,021.30
Protective Services - Other	1,408.96	1,787.85	(378.89)	17,387.34	22,203.98	(4,816.64)	29,695.74	22,271.81
Total Resident & Protective Serv. Expense	7,136.64	8,933.87	(1,797.23)	56,107.55	89,047.98	(32,940.43)	89,200.99	66,900.74
Maintenance Expense								
Maintenance Payroll Cost	7,430.54	11,991.85	(4,561.31)	70,251.89	103,646.38	(33,394.39)	114,486.39	85,864.79
Maintenance Benefits Cost	8,122.67	3,086.11	5,026.56	37,417.05	28,387.50	9,029.55	39,499.37	29,584.53
Maint. Materials & Contracts	5,153.63	6,089.04	(935.41)	140,691.29	101,275.37	39,415.83	112,900.00	84,675.00
Total Maintenance Expense	20,706.84	21,177.00	(470.16)	248,360.24	233,308.25	15,052.00	266,845.76	200,134.32
Other Expense								
Compensated Absences	-	-	-	-	3,366.51	(3,366.51)	12,289.45	9,224.59
Collection Losses	3,334.92	-	3,334.92	14,021.20	3,905.32	10,115.88	10,000.00	7,500.00
Insurance Expense	3,350.13	5,793.11	(2,442.98)	53,472.85	57,613.13	(4,140.28)	54,518.23	40,888.67
Utilities	8,519.15	9,902.02	(1,382.87)	76,244.96	40,800.00	35,444.96	40,800.00	30,600.00
Other Expenses	1,593.12	11.00	1,582.12	2,150.12	2,420.00	(269.88)	13,150.00	9,862.50
Total Other Expense	16,797.32	15,706.13	1,091.19	119,680.22	143,548.92	(23,869.70)	130,767.69	98,075.76
Total AMP EXPENSE	64,593.42	62,407.77	2,285.65	581,190.15	630,641.25	(69,451.10)	673,568.28	505,176.21
AMP 1 - Surplus <Deficit>	56,599.30	52,737.50	3,861.80	584,660.74	436,327.19	148,333.55	427,000.46	320,250.95

NOTES:
B. Insurance Proceeds-Fire loss (2010 Parkwin)
A. Audit Costs-\$2,803.20

AV
Norwood Homes
Fairview Terrace Apartments

Annisto
Monthly

ing Authority
/Loss Report

	December 2022 Actual Results	December 2021 Prior Year Results	Variance	Nine Months ended December 2022 Actual Results	Nine Months ended December 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Nine Months Ended 12/31/2022
Net Dwelling Rent	4,788.74	7,309.40	(2,525.66)	65,589.85	45,822.79	19,761.06	77,472.48	58,104.36
Non-Dwelling Income	1,279.48	2,901.44	(1,621.96)	30,233.09	25,549.63	4,683.46	36,500.00	28,875.00
HUD Operating Subsidies	65,119.00	64,523.00	596.00	600,732.00	493,989.50	106,732.50	662,588.85	496,942.39
HUD COVID-19 Appropriations	-	-	-	-	55,716.40	(55,716.40)	-	-
Capital Fund Grant - Operations Fee	-	-	-	-	105,653.40	(105,653.40)	87,000.00	65,250.00
Other Revenue	3,238.33	2,120.06	1,118.27	78,242.41	36,003.20	42,239.21	24,890.00	18,667.50
Investment Income	-	53.71	(53.71)	-	488.05	(488.05)	550.00	412.50
Total Income	74,420.55	76,907.61	(2,487.06)	774,791.35	763,232.97	11,558.38	891,002.33	668,251.75
Administrative Expenses								
Admin Payroll Costs	7,782.93	5,803.56	1,979.37	71,653.16	53,955.50	17,697.26	97,682.92	73,262.19
Admin Benefit Costs	8,329.04	1,927.40	6,401.64	27,015.80	18,655.60	8,360.20	28,488.82	21,366.62
Office Supplies	512.14	1,088.82	(576.78)	2,050.64	3,078.12	(1,027.48)	3,750.00	2,812.50
Staff Training	-	12.76	(12.76)	1,523.50	3,189.75	(1,670.25)	4,500.00	3,375.00
Fees for Services - COCC	8,579.94	8,665.58	(105.64)	77,853.30	77,592.02	361.28	105,627.87	79,220.90
Telephone, Cable & Internet	1,412.07	1,913.09	(501.02)	8,519.46	11,955.90	(3,436.44)	13,500.00	10,125.00
Other Admin. Costs	9,365.98	2,187.73	7,178.25	37,865.27	25,935.13	12,030.14	29,930.00	22,447.50
Total Administrative Costs	35,982.10	21,619.04	14,363.06	226,681.13	194,366.42	32,314.71	283,479.61	212,609.71
Resident & Protective Services Expense								
Resident Services Payroll Cost	2,590.04	2,088.83	501.21	19,542.44	16,663.99	2,878.45	24,975.39	19,731.54
Resident Services Benefit Cost	996.57	537.66	458.91	5,245.10	6,320.83	(1,075.73)	7,186.17	5,389.63
Other Resident Services Costs	1,119.07	1,266.75	(167.68)	10,260.58	10,500.32	(239.74)	12,730.00	9,547.50
Protective Services Payroll Cost	1,744.90	1,451.90	293.00	14,245.18	10,508.30	3,736.88	18,416.87	13,812.65
Protective Services Benefit Cost	1,035.18	632.13	403.05	5,502.92	5,651.18	(148.26)	8,259.86	6,194.90
Protective Services - Other	800.15	725.31	74.84	9,464.44	10,871.48	(1,407.04)	12,400.00	9,300.00
Total Resident & Protective Serv. Expense	8,285.91	6,722.58	1,563.33	64,260.66	60,516.10	3,744.56	83,968.29	62,976.22
Maintenance Expense								
Maintenance Payroll Cost	13,631.81	20,481.36	(6,849.57)	160,995.93	129,442.38	31,553.55	168,508.30	126,381.23
Maintenance Benefits Cost	7,321.77	4,778.45	2,543.32	46,272.69	40,188.18	6,084.51	53,888.28	40,416.21
Maint Materials & Contracts	8,715.17	12,035.15	(3,319.98)	154,252.43	133,809.85	20,442.58	133,950.00	100,462.50
Total Maintenance Expense	29,668.75	37,284.98	(7,626.23)	361,521.05	303,440.41	58,080.64	356,346.58	267,259.94
Other Expenses								
Compensated Absences	-	-	-	-	-	-	15,479.17	11,609.38
Collection Losses	563.99	-	563.99	32,527.60	4,831.28	27,696.32	25,000.00	18,750.00
Insurance Expense	4,435.05	3,157.69	1,277.36	34,734.79	34,605.03	129.76	36,200.00	27,150.00
Utilities	7,855.52	5,774.83	2,080.59	53,678.60	49,708.87	3,969.73	66,750.80	50,063.10
Other Expenses	152.00	943.00	(791.00)	760.00	5,748.00	(4,988.00)	14,750.00	11,062.50
Total Other Expense	13,106.56	9,875.62	3,230.94	121,700.99	94,893.18	26,807.81	158,179.97	118,634.98
Total AMP EXPENSE	87,043.32	75,512.22	11,531.10	774,163.83	653,216.11	120,947.72	881,974.45	661,480.84
AMP 2 - Surplus <Deficit>	(12,622.77)	1,395.39	(14,018.16)	627.52	110,016.86	(109,389.34)	9,027.88	6,770.91

A. Auditing Fees-\$5,139.20

	December 2022 Actual Results	December 2021 Prior Year Results	Variance	Nine Months ended December 2022 Actual Results	Nine Months ended December 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Nine Months Ended 12/31/2022
Net Dwelling Rent	8,961.79	6,385.06	2,576.73	82,476.54	54,856.14	27,622.40	54,017.04	40,512.78
Non-Dwelling Income	3,444.11	2,914.53	529.58	23,809.53	25,972.46	(2,162.93)	45,000.00	33,750.00
HUD Operating Subsidies	100,413.00	95,655.53	4,757.47	906,657.98	776,698.25	130,159.73	1,022,143.00	766,607.25
HUD COVID-19 Appropriations	-	-	-	-	140,280.30	(140,280.30)	-	-
Capital Fund Grant - Operations Fee	-	-	-	-	166,640.33	(166,640.33)	141,000.00	105,750.00
Other Revenue	10,228.06	1,899.69	8,328.37	26,375.20	17,945.90	8,429.30	5,500.00	4,125.00
Investment Income	-	81.82	(81.82)	771.25	771.25	(771.25)	920.00	690.00
Total Income	123,046.96	106,926.63	16,120.33	1,039,521.25	1,183,164.63	(143,643.38)	1,288,560.04	951,435.03
Administrative Expenses								
Admin. Payroll Costs	9,109.41	15,586.18	(6,476.77)	81,666.94	99,263.42	(17,616.48)	134,948.00	101,211.00
Admin. Benefit Costs	4,141.27	2,632.74	1,508.53	24,305.31	23,188.63	1,116.68	33,426.33	25,069.75
Office Supplies	984.10	1,860.72	(876.62)	3,875.15	6,581.74	(2,706.59)	7,200.00	5,400.00
Staff Training	-	20.68	(20.68)	-	3,431.56	(3,431.56)	6,200.00	4,650.00
Fees for Services - COCC	12,870.68	13,875.80	(1,005.12)	118,034.82	124,295.54	(6,260.72)	166,600.06	124,950.05
Telephone, Cable & Internet	2,421.67	3,294.76	(873.09)	15,198.94	17,467.70	(2,268.76)	19,500.00	14,625.00
Other Admin. Costs	15,743.26	4,438.88	11,304.38	50,347.77	41,373.59	8,974.18	48,600.00	36,450.00
Total Administrative Costs	45,270.39	41,709.56	3,560.83	296,012.79	315,622.18	(19,609.40)	416,474.39	312,355.79
Resident & Protective Services Expense								
Resident Services Payroll Cost	2,590.04	3,372.32	(782.28)	19,542.44	22,687.54	(3,145.10)	24,975.39	18,731.54
Resident Services Benefit Cost	1,045.96	578.94	467.02	5,377.81	7,264.40	(1,886.59)	7,186.17	5,389.63
Other Resident Service Costs	2,890.63	3,177.77	(287.14)	20,692.61	22,569.49	(1,886.88)	25,460.00	19,095.00
Protective Services Payroll Cost	2,220.73	2,117.84	102.89	16,127.85	15,142.88	2,986.97	23,439.65	17,579.74
Protective Services Benefit Cost	1,317.56	861.52	456.04	7,044.99	7,596.08	(551.09)	10,512.54	7,884.41
Protective Services - Other	1,222.71	1,514.32	(291.61)	14,339.81	17,394.14	(3,054.33)	24,800.00	18,600.00
Total Resident & Protective Serv. Expense	11,287.63	11,622.71	(335.08)	85,117.51	92,654.53	(7,537.02)	116,373.75	87,280.31
Maintenance Expense								
Maintenance Payroll Cost	16,168.67	21,049.71	(4,881.04)	155,117.78	142,381.26	12,736.52	192,372.05	144,279.04
Maintenance Benefits Cost	10,805.71	5,257.39	5,548.32	59,213.51	49,430.75	9,782.76	70,366.29	52,791.22
Maint. Materials & Contracts	23,385.60	14,530.00	8,855.60	182,653.71	138,367.06	44,286.65	167,750.00	125,812.50
Total Maintenance Expense	50,359.98	40,837.10	9,522.88	396,985.00	330,179.07	66,805.93	430,510.34	322,882.76
Other Expense								
Compensated Absences	-	-	-	-	-	-	-	-
Collection Losses	3,134.08	-	3,134.08	18,389.74	7,618.90	10,770.84	16,786.75	14,090.06
Insurance Expense	6,732.06	4,617.45	2,114.61	52,501.00	52,501.00	173.31	46,350.00	36,262.50
Utilities	16,953.50	9,298.96	7,654.54	105,292.36	88,522.64	16,769.72	134,932.92	101,124.69
Other Expenses	-	113.00	(113.00)	-	6,055.00	(6,055.00)	19,300.00	14,475.00
Total Other Expense	26,819.64	14,029.41	12,790.23	176,366.41	154,697.54	21,668.87	255,069.67	191,302.25
Total AMP EXPENSE	133,737.64	109,198.78	25,538.86	954,481.70	893,153.32	61,328.38	1,218,428.15	913,821.11
AMP 3 - Surplus <Deficit>	(10,690.68)	(1,272.15)	(9,418.53)	85,039.55	290,011.31	(204,971.76)	50,151.89	37,613.92

A. Audit Costs - \$6,774.40

	December 2022 Actual Results	December 2021 Prior Year Results	Variance	Nine Months ended December 2022 Actual Results	Nine Months ended December 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Nine Months Ended 12/31/2022
Net Dwelling Rent	2,554.00	3,694.00	(1,140.00)	30,878.98	28,432.94	2,446.04	28,670.40	21,502.80
Non-Dwelling Income	100.00	175.00	(75.00)	1,525.00	1,325.00	200.00	1,600.00	1,200.00
HUD HAP Subsidies	46,288.08	73,967.22	(27,679.14)	303,104.42	344,362.00	(41,277.58)	488,772.00	366,579.00
LESS: HAP PAYMENTS	(3,700.17)	(983.00)	(2,717.17)	(3,700.17)	(8,963.00)	5,262.83	-	-
Other Revenue	-	18.50	(18.50)	1,104.65	1,508.25	(403.40)	2,000.00	1,500.00
Total Income	45,241.91	76,871.72	(31,629.81)	332,913.08	366,665.19	(33,772.11)	521,042.40	390,781.80
<u>Administrative Expenses</u>								
Office Supplies	-	19.00	(19.00)	40.70	2,251.56	(2,210.86)	3,000.00	2,250.00
Other Admin. Costs	317.24	2,195.59	(1,878.35)	1,239.69	21,381.39	(20,141.70)	34,606.80	25,955.10
Total Administrative Costs	317.24	2,214.59	(1,897.35)	1,280.39	23,632.95	(22,352.56)	37,606.80	28,205.10
<u>Maintenance Expense</u>								
Maintenance Payroll Cost	-	-	-	-	-	-	-	-
Maint. Materials & Contracts	2,089.84	1,214.56	875.28	23,375.66	10,791.53	12,584.13	27,659.84	20,744.88
Total Maintenance Expense	2,089.84	1,214.56	875.28	23,375.66	10,791.53	12,584.13	27,900.00	20,925.00
<u>Other Expense</u>								
Compensated Absences	-	-	-	-	-	-	-	-
Collection Losses	-	-	-	(450.21)	(596.05)	145.84	5,000.00	3,750.00
Insurance Expense	3,710.21	-	3,710.21	33,391.89	33,391.89	-	80,000.00	60,000.00
Utilities	2,145.14	2,907.32	(762.18)	21,977.88	17,683.12	4,294.76	23,600.00	17,700.00
Other Expenses	(562.43)	-	(562.43)	(562.43)	-	(562.43)	6,800.00	5,100.00
Total Other Expense	5,292.92	2,907.32	2,385.60	54,357.13	17,087.07	37,270.06	117,612.79	88,209.59
Total BT EXPENSE	7,700.00	6,336.47	1,363.53	79,013.18	51,511.55	27,501.63	210,779.43	158,084.57
Barber Terrace - Surplus <Deficit>	37,541.91	70,535.25	(32,993.34)	253,899.90	315,173.64	(61,273.74)	310,262.97	232,697.23

NOTES

HCV CHOICE VOUCHER PROGRAM - HCV
(Folio known as Section - 8)

Annistor
Monthl
ing Authority
/Loss Report

	December 2022 Actual Results	December 2021 Prior Year Results	Variance	Nine Months ended December 2022 Actual Results	Nine Months ended December 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Nine Months Ended 12/31/2022
<i>Unrestricted HCV - Program</i>								
Administrative Fees Income	51,994.00	13,647.00	38,347.00	246,857.00	146,726.00	100,131.00	251,339.77	188,504.83
Other Income	-	2,060.06	(2,060.06)	569.50	37,813.48	(37,243.98)	3,605.69	2,704.27
Investment Income	1.65	3.35	(1.70)	30.86	24.43	6.43	55.13	41.35
Total Unrestricted Income	51,995.65	15,710.41	36,285.24	247,457.36	184,563.91	62,893.45	255,000.59	191,250.44
<i>Administrative Expense</i>								
Admin. Payroll/Benefits Costs	23,017.54	21,625.25	1,392.29	173,106.25	162,867.50	10,238.75	211,806.46	158,854.85
Other Admin. Expenses	8,430.40	6,612.80	1,817.60	59,170.13	61,380.38	(2,210.25)	62,404.96	46,803.72
Management Fees	2,827.50	2,467.50	360.00	24,082.50	33,795.00	(9,712.50)	25,400.00	19,050.00
Total Unrestricted Expenses	34,275.44	30,705.55	3,569.89	256,358.88	258,042.88	(1,684.00)	299,611.42	224,708.57
Net Unrestricted Surplus <Deficit>	17,720.21	(14,995.14)	32,715.35	(8,901.52)	(73,478.97)	64,577.45	(44,610.83)	(33,458.12)
<i>Restricted HCV - Program</i>								
Housing Assistance - HAP Income	51,700.00	215,020.00	(163,320.00)	1,541,450.50	1,719,413.00	(177,962.50)	2,073,686.96	1,555,265.22
Other Income	-	-	-	-	-	-	500.00	375.00
Investment Income	-	-	-	-	-	-	-	-
Total Restricted Income	51,700.00	215,020.00	(163,320.00)	1,541,450.50	1,719,413.00	(177,962.50)	2,074,186.96	1,555,640.22
Less: Restricted HAP Payments	226,629.76	163,992.36	62,637.40	1,916,666.69	1,479,308.22	437,358.47	2,072,695.82	1,554,521.87
Other Restricted Expense	-	-	-	-	-	-	3,400.00	2,550.00
Total Restricted Expenses	226,629.76	163,992.36	62,637.40	1,916,666.69	1,479,308.22	437,358.47	2,076,095.82	1,557,071.87
Net Restricted Surplus <Deficit>	(174,929.76)	51,027.64	(225,957.40)	(375,216.19)	240,104.78	(615,320.97)	(1,908.86)	(1,431.65)
Net Surplus <Deficit> - HCV PROGRAM	(157,209.55)	36,032.50	(193,242.05)	(384,117.71)	166,625.81	(550,743.52)	(46,519.69)	(34,889.77)

NOTES:

Note HCV Unrestricted Net Profit due to increase in vouchers leased and admin rate.
A. HUD Reduced HAP Funding Due To Excess HAP Funds on Hand at PHA Level.
These Funds Are Moved to A.H.A's HUD-Held Reserves for Future Use.

ANNISTON FATHERHOOD INITIATIVE, INC.
Statement of Activities
Month & Nine Months ended December 31, 2022

	Month Ended Dec. 31, 2022	Year to Date Ended Dec. 31, 2022
Contributions - Unrestricted		
Individual and Corporate Contributions	\$ -	\$ 9,218.00
Restricted Income		
Grants - Community Foundation	<u>6,625.00</u>	<u>13,250.00</u>
Total Restricted Income	<u>6,625.00</u>	<u>13,250.00</u>
Total Contributions & Grants	<u>\$ 6,625.00</u>	<u>\$ 22,468.00</u>
Expenses		
Operations		
Advertisement & Promotion	\$ -	\$ 1,778.69
Credit Card Fees	-	11.40
Insurance Expense	-	3,440.00
Employee Benefits	1,106.88	4,375.50
Supplies	-	812.48
Salaries - Coordinator	<u>1,502.03</u>	<u>13,669.79</u>
Total Operations	2,608.91	24,087.86
Program Expenses		
Anniston Changers Event	-	29.37
Community Outreach	-	326.32
Fatherhood Luncheons	<u>-</u>	<u>1,496.15</u>
Total Program Expenses	<u>-</u>	<u>1,851.84</u>
Total Expenses	<u>2,608.91</u>	<u>25,939.70</u>
Net Surplus <Deficit> - Year to Date	<u>\$ 4,016.09</u>	<u>\$ (3,471.70)</u>
Net Assets - Beginning of Year		38,706.72
Net Surplus <Deficit> - Year to Date		<u>(3,471.70)</u>
Net Assets - Ending of Year		<u>\$ 35,235.02</u>

OST PROGRAM

DUE FROM STATE OF ALABAMA

As of December 31, 2022

Month	(A) Original Invoice	(B) Unreimbursed Cost	(A-B) Revised Invoice	Deposit from State	Date Deposit Rec'd
Jul-21	2,517.90	-	2,517.90	2,517.90	4/11/2022
21-Aug	7,652.54	1,541.58	6,110.96	6,110.96	5/19/2022
Sep-21	18,138.08	7,914.67	10,223.41	10,223.41	6/24/2022
Oct-21	12,028.94	45.37	11,983.57	11,983.57	8/8/2022
Nov-21	16,879.92	6,735.28	10,144.64	10,144.64	8/8/2022
Dec-21	19,437.08	5,170.96	14,266.12	14,266.12	8/8/2022
Jan-22	11,398.81	1,754.90	9,643.91	9,643.91	8/9/2022
Feb-22	14,356.31	2,717.40	11,638.91	11,638.87	9/8/2022
Mar-22	7,476.70	1,484.93	5,991.77	5,991.77	9/8/2022
Apr-22	10,478.39	579.32	9,899.07	9,899.07	10/28/2022
May-22	18,455.90	2,869.97	15,585.93	15,585.93	10/28/2022
Jun-22	11,968.66	4,509.35	7,459.31	7,459.31	10/28/2022
Jul-22	22,012.27	9,222.60	12,789.67	12,789.67	12/5/2022
July 22 - Amended		(12,084.67)	12,084.67		
	<u>172,801.50</u>	<u>32,461.66</u>	<u>140,339.84</u>	<u>128,255.13</u>	

UNREIMBURSED COSTS BREAKDOWN (COLUMN B):

Salaries	3,338.25
Payroll Taxes	-
Supplies	1,216.78
Computers(EQUIP)	10,848.30
Graduation	1,125.00
Instructors	1,454.40
Subscriptions	2,011.11
OSHA Courses	1,560.00
Travel(participates)	3,769.21
Communications	97.14
Disability	5.76
Background Checks	238.50
Printer Allocations	402.93
Painting Costs	838.00
WAF Labor	5,556.32
Total-unreimbursed	<u>32,461.70</u>

ROSS GRANT
Nine Months ended 12/31/2022

Grant Revenue \$ 35,433.07

EXPENSES

Administrative Salaries	\$ 27,826.03
Communications	580.01
Consulting	158.57
Employee Benefits	5,877.88
Office Supplies	385.11
Postage & Printing	362.59
Training	34.73
Travel	50.31
Utilities	157.84
Total Expenses	<u>35,433.07</u>
Net Surplus/Deficit	-

**Planning & Development
Monthly Board Report
Period ending January 2023**

Capital Fund Procured:

Tinsley Manor: Roof replacement has been completed. There are currently 8 vacant apartments with interior improvements being done.

Norwood Homes: New Community Bldg. plans are completed. Expansion of parking area are in the planning stage. Original designs and specifications will be submitted to the city inspector. The Independent Cost Estimate (ICE) for this project is \$375,000.00. This is budgeted. The Parking lot expansion has been procured. Jones Quality Concrete was the low bidder at \$26,600.00.

Operational Fund Activity:

Glen Addie Homes- Glen Addie Section 18 demolition was approved on 9/28/19. A request for Tenant Relocation Vouchers was submitted to HUD on 1/17/2020 and approved. All residents have been relocated. The Independent Cost Estimate (ICE) for the demolition is \$750,000.00. This is budgeted. Estimated time to go out for sealed bids is early March. It will take approximately 6 months to complete the demolition.

Cooper Homes site: Seeking Board direction on the plans of the Cooper Homes site.

Barber Terrace – Rental Assistance Demonstration (RAD)- in December we had 8 units that needed to be temporarily relocated due to pipes that had burst due to inclement weather. All new units passed the city inspection for occupancy on January 4th, 2023. There are 10 current residents to relocate to the new site that qualify for the “First Right to Return” due to the conversion to RAD.

Constantine Homes – Selective Ceiling replacement has been Bid. The low bidder was Kilgore Construction at \$839,786.00.

Affordable Housing Strategy

The following chart reflects a schedule of properties to be considered for HUD's Rental Assistance Demonstration Program (RAD).

Rental Assistance Demonstration

Property	Year Built	# of units	Year of submission	Status
Barber Terrace	1954	60	2018	Closed 4/30/21
Tinsley Manor	1985	24		Eligible
Washington Homes	1961	47		Eligible
Parkwin Homes	1961	53		Eligible
Fairview Terrace	1985	26		Eligible
Norwood Home	1953	97		Eligible

Approved Demolition status update 11/02/2021

Property	Year Built	# of units	Occupied	Vacant
Glen Addie	1940	164	0	164

Waiting List Summary 1/10/23

	Applicants	Elderly	Disabled
AHA	1328	64	51
Housing Choice Voucher	342	6	88
Hobson City	58	2	7
Barber Terrace	129	3	11

Barber Terrace Resident relocation 2/01/2023

Property	Current	Relocation complete
Residents currently at Barber Terrace	9	13
Resident relocations that did not qualify to go to new site.	0	4
Tinsley Manor	1	1

Line Item	Project #	AMP	Project Name	Original Budget Amount	Expensed	(Date Drawn from CFP) Receivables	TOTAL Remaining in Budget
1406		11	Operations 20%	139,152.89	139,152.89		-
1406		12	Operations	67,468.07	67,468.07		-
1406		13	Operations	134,409.04	134,409.04		-
1410		11	Mgmt Administration 10% to 15%	104,364.00	104,364.00		-
1410		12	Mgmt Administration	50,601.00	50,601.00		-
1410		13	Mgmt Administration	100,807.00	100,807.00		-
1480		12	Tinsley Manor - Interior Project Subfloors	236,666.69	236,666.69		-
1480		13	Barber Terrace - Relocation Costs	6,127.89	6,127.89		-
1480		13	Constantine - Exterior (siding/paint)	102,265.52	102,265.52		-
1504		13	Barber Terrace - RAD Investment pre dev cost--HUD request	496,798.00	496,798.00		-
1501		11	Early Bond Payoff final payment -	108,737.76	108,737.76		-
1501		12	Early Bond Payoff final payment -	52,721.34	52,721.34		-
1501		13	Early Bond Payoff final payment -	105,030.80	105,030.80		-
ACC			AS OF 02/09/2023	1,705,150.00	1,705,150.00		-
			OBLIGATION END DATE	4/15/2023			
			ENDING EXPENSE DATE	4/15/2025			

Line Item	Project #	AMP	Project Name	Original Budget Amount	Funds Expensed	(Date Drawn from CFP) Receivables	TOTAL Remaining in Budget
1406		11	Operations 20%	149,431.47	149,431.47		-
1406		12	Operations	72,893.40	72,893.40		-
1406		13	Operations	142,142.13	142,142.13		-
1410		11	Mgmt Administration 15%	112,073.60	112,073.60		-
1410		12	Mgmt Administration	54,670.05	54,670.05		-
1410		13	Mgmt Administration	106,606.60	106,606.60		-
1480		11	Glenn Addie Demolition Costs	378,154.00	-		378,154.00
1480		11	Washington/Parkwin HVAC Project	27,967.00	27,967.00		-
1480		12	Cooper Site Prep - Environmental Testing Clearance	100,000.00	100,000.00		-
1480		12	Cooper Homes Enviro cleanum - DDT FUNDS Housing Factor	254,548.00	-		254,548.00
1480		13	Tinsley Manor - Interior Project	170,756.00	89,381.31		81,374.69
1501		11	Early Bond Payoff final payment -	108,641.95	108,641.95		-
1501		12	Early Bond Payoff final payment-	52,752.28	52,752.28		-
9001		13	Early Bond Payoff final payment -	104,937.28	104,937.28		-
9001				-			-
9001				-			-
ACC				1,835,573.76	1,121,497.07	-	714,076.69
			OBLIGATION END DATE	3/25/2024			
			ENDING EXPENSE DATE	3/25/2026			

Line Item	Project #	AMP	Project Name	Original Budget Amount	Funds Expended	(Date Drawn from CFP) Receivables	TOTAL Remaining in Budget
1406		11	Operations 20%	85,897.07	85,897.07		-
1406		12	Operations	105,653.40	105,653.40		-
1406		13	Operations	166,640.33	166,640.33		-
1410		11	Mgmt Administration 10%	42,948.54	42,948.54		-
1410		12	Mgmt Administration	52,826.70	52,826.70		-
1410		13	Mgmt Administration	83,320.16	83,320.16		-
1480		13	Constantine Interior Proj. 25 paints, 115 ceiling fans, 80 fridg	839,786.00	*		839,786.00
1480		13	Tinsley Manor - Interior Project	172,473.00	*		172,473.00
1503		13	Barber Terrace - RAD Operations	96,779.00	96,779.00		-
1501		11	FINAL BOND PAYMENT	34,273.00	34,273.00		-
1501		12	FINAL BOND PAYMENT	43,524.45	43,524.45		-
1501		13	FINAL BOND PAYMENT	66,832.35	66,832.35		-
				1,790,954.00	778,695.00		1,012,259.00
			OBLIGATION END DATE	2/22/2023			
			ENDING EXPENSE DATE	2/22/2025			

Line Item	Project #	AMP	Project Name	Original Budget Amount	Funds Expended	(Date Drawn from CFP) Receivables	TOTAL Remaining in Budget	
1406		11	Operations	97,051.70			97,051.70	
1406		12	Operations	119,373.59			119,373.59	
1406		13	Operations	188,280.30			188,280.30	
1410		11	Administration	48,525.85			48,525.85	
1410		12	Administration	59,686.80			59,686.80	
1410		13	Administration	94,140.15			94,140.15	
1480		11	Glenn Addie Demolition Costs	296,378.00			296,378.00	
1480		11	Washington/Parkwin HVAC Project	90,000.00	90,000.00		-	
1480		12	Norwood Homes - Community Center	151,481.66			151,481.66	
1480		13	Constantine - Appliances, Fans, Heaters	125,467.97	125,467.97		-	
1480		13	Tinsley Manor - Interior Project	154,123.00			154,123.00	
1480		13	Tinsley Manor - Relocation Costs	48,000.00			48,000.00	
1480		13	Tinsley Manor - Exterior Project	501,018.98			501,018.98	
1408			Management Improvements - NEW COMPUTER SERVER SYSTEM	50,000.00			50,000.00	
ACC				2,023,528.00	215,467.97	-	1,808,060.03	
			OBLIGATION END DATE			5/11/2024		
			ENDING EXPENSE DATE			5/11/2026		
			FUNDS NOT YET DRAWN DOWN DUE TO HUD ALLOCATION TO EIOCCS					

Public Housing Management Report

Jan 2023

Occupancy

Property	Total #	Total DU	# Occ DU	# Vac DU	% DU Occ	# of Ins	# of Transfers	Net Change	Avg DU Turn-around Days	Total Charges	Total Collected	TAR Increase/Decrease	TARS %
AMPA MANAGED PROPERTIES													
AMP 1													
Glen Addie					0.00%								
Washington & Parkwin Horn	100	100	96	4	96.00%	0	2	0	851	14,377.08	11,259.00	3,118.08	78.31%
AMP 2													
Norwood	97	97	94	3	96.91%	3	1	2	2428	8,994.25	7,243.13	1,751.12	80.53%
Fairview Terrace	26	26	26	0	100.00%	1	1	0	143	4,000.49	4,937.99	(937.50)	123.43%
AMP 3													
Constantine *	171	170	164	6	96.47%	11	0	11	4579	19,385.15	13,335.82	6,049.33	68.79%
Tinsley Manor	24	24	20	4	83.33%	0	0	0	36	4,246.25	2,038.00	2,208.25	48.00%
Total	418	417	400	17	94.54%	15	4	22	1607.40	51,003.22	38,813.94	12,189.28	49.88%

* DU - Dwelling Units

**1 Unit Parkwin/Washington Offline until 12/31/22

Year to Date - Financial

Property	# Vac DU	10 % Occupancy points	Occupancy value indicator	Beginning of FY TAR value	Charged	Collected	TARS %	Tenant Acct Receivable	TAR Value	Management Operation Indicator Pts
Glen Addie	275	0		374.91	0.00	0.00	0.0%	374.91		
Washington & Parkwin	7	1000		16,126.93	152,411.93	173,223.40	113.7%	-4,684.54		
AMP 1 Subtotal	282	1000		16,501.84	152,411.93	173,223.40	113.7%	-4,309.63		500.00%
Norwood	59	970		30,790.06	93,995.54	124,310.49	132.3%	475.13		
Fairview Terrace	2	260		-4,998.06	38,827.80	36,136.86	93.1%	-2,307.12		
AMP 2 Subtotal	61	1230		25,792.02	132,823.34	160,447.35	120.8%	-1,831.99		500.00%
Constantine	76	1700		31,722.49	164,372.09	166,537.53	101.3%	29,557.05		
Tinsley Manor	14	240		6,870.93	40,380.49	37,793.33	93.6%	9,458.09		
AMP 3 Subtotal	90	1940		38,593.42	204,752.58	204,330.86	99.8%	39,015.14		0.00%
Total	444	4170	89.4%	80887.28	489987.85	538001.61	111.4%	32,873.52	6.71	

HCV Department

JANUARY 2023

Monthly Update

Closed with 380 + 23 (RAD) = **403**

Moved into the Program	9	
Moved off the Program	4	(0 Port Out / 0 TPV)
Transfer to another unit	3	
Cooper TPV*	12	
Glen Addie TPV*	20	
Vouchers outstanding	84	
Vouchers issued (New)	3	
Re-certifications completed	15	
Annual Inspections	13	
New unit inspections	30	
Currently on Waiting list	594	

*HCV = Housing Choice Voucher

*RAD = Rental Assistance Demonstration

*TPV = Tenant Protected Voucher/Cooper & Glen Addie Relocation

Program Highlights:

Waiting list reopened January 23, for HCV/Section 8 and Barber Terrace.

By: Antionette Tatum, HCV Program Coordinator

RESIDENT SERVICES MONTHLY REPORT
 February 2023
 Sharon Dunson-Resident Initiative Coordinator

I. Programs

- a. Mailed public housing residents between ages 19 and 62 a flyer on the City of Anniston Job Fair on February 23, 2023 and a flyer on a Job Fair Preparation Workshop on Tuesday, February 21, 2023 from 9 a.m. to 12 p.m. in the AHA Employment Center. Topics of discussion are:
 - i. resume Writing
 - ii. Completing Job Applications
 - iii. Interviewing Techniques
- b. FYI. 49.2% of the residents living in AHA’s public housing ages 19 to 62 years report no income.
- c. Family Self-Sufficiency (FSS)
 - i. HUD approved program size-25
 - ii. Current Program Participants-10
- d. Lost participants due to graduation, and relocation
- e. Resident Opportunity Self-Sufficiency (ROSS)- Service Coordinator (SC)
 - i. HUD approved program size-50 Households
 - ii. Current Program Participants
 - a) 32 participants (AHA’s ROSS program in its 2nd year; have 3 years to reach 50 households)
- f. Resident Council discussed the Draft Residents Memorandum of Understanding (MOU) and Bylaws. Phillip explained to the council the following timeline:
 - (i) by the end of February 2023 the plan is to have the drafts completed
 - (ii) by March 2023 the Resident Council will host a meeting in their community
 - (iii) Resident Council will adopt the MOU and Bylaws by the end of March for them to be official by April 1, 2023.
- g. Youth Activities Boys & Girls Club

Month	Club	Monthly Total	Days	Daily Average Attendance
January 2023	Constantine	270	18	15
	Norwood	507	17	30
	Norwood -AHA	193	17	11

- h. Constantine Homes Laundry Facility
 - i. January 2023- \$ 134.50
- i. Anniston Fatherhood Initiative (AFI)
 - i. AFI completed seven (7) home visits.
 - ii. AFI transported mentee to work 4 times.
 - iii. AFI started the 24/7 Dad program on January 24, 2023
 - iv. AFI visited the Anniston Middle School for a meeting on February 3, 2023

II. Upcoming Event

- a. FSS Orientation-February 2023; recruitment from HCV program only.



Budget Highlights

- 1) Dwelling Rent budgeted to increase due to flat rent increase.
- 2) Subsidies are budgeted to increase due to inflation factor increase from 2.9 to 6.5 and utilities expense level increase across the board.
- 3) Glenn Addie ARF 3rd year 25% = \$167,000.
- 4) COCC budgeted surplus due to Barber Terrace RAD proceeds transfer.
- 5) HCV admin surplus due to proration increase and admin rate increase.
- 6) Painting contracts budgeted at \$50,000 authority wide.
- 7) Restructure Public Housing Management
- 8) Overall Staff Reduction and Repositioning

ANNISTON HOUSING AUTHORITY

OPERATING BUDGET

(Authority - Wide)

FOR THE FISCAL YEAR

APRIL 01, 2023 - MARCH 31, 2024

Including Supplementary Schedules

DRAFT COPY

*Prepared by Finance Director
Alan Brown*

*Presented to the Board of Commissioners
February 23, 2023 •*

Anniston Housing Authority
Budget
Fiscal Year Ended
03/31/2024

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DRAFT

**Anniston Housing Authority
Budget
Fiscal Year Ended
03/31/2024**

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Budget Calendar - Fiscal Year Ending 03-31-2024

Tentative Dates

- | | |
|--|-----------------------------|
| I. Initial Budget Meeting - Executive Director | Wednesday, December 7, 2022 |
| II. Budget meeting with Staff | Wednesday, January 11, 2023 |
| III. Draft Budget meeting with Executive Director | Tuesday, February 21, 2023 |
| IV. Budget Work Session - Board (First) | Thursday, February 23, 2023 |
| V. Budget Work Session - Board (Second) | Thursday, March 09, 2023 |
| VI. Final Budget presented to Board of Commissioners | Tuesday, March 23, 2023 |

STAFFING PLAN		
Public Housing Cost Center	2022-2023	2023-2024
AMP 1	4, .5	3, .5
AMP 2	5	4, .5
AMP 3	8, .5	6
Director of Housing		1
Technical Services	1	1
Resident Services	1	1, .5
Protective Services	1	1
Receptionist		1
Housing Clerk	1, .5	3
Subtotal	22, .5	22, .5
Central Office Cost Center		
Director's Office	2	2
Accounting	3	2
Human Resources		1
Planning & Development Officer	1	1
Subtotal	6	6
Housing Choice Voucher		
Subtotal	5	5
GRANTS		
ROSS	1	1
OST	1, .5, .5	0
Anniston Fatherhood	0	0.5
Subtotal	3	1, .5
Total Positions	36, .5	35
**.5 denotes part-time employees		

1 Maintenance Position lost due to retirement

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Anniston Housing Authority
Budget by Cost Center
FYE
03/31/2023 & 03/31/2024

<u>Cost Center</u>	<u>Final FYE</u> <u>03/31/2023</u> <u>Budget</u>	<u>%</u>	<u>Proposed FYE</u> <u>03/31/2024</u> <u>Budget</u>	<u>%</u>	<u>Variance</u>	<u>Comments</u>
Central Office Cost Center						
Management Fee Income	698,701.07	79.26%	720,510.32	82.59%	21,809.25	
CFP Grant Income	150,000.00	17.02%	150,000.00	17.19%	-	est (CFP award 1.5m!!!)
Other Miscellaneous Income	32,850.00	3.73%	1,850.00	0.21%	(31,000.00)	
Total Income	881,551.07	100.00%	872,360.32	100.00%	(9,190.75)	
Less: Admin. Payroll Costs	557,586.88	63.25%	565,144.67	64.78%	7,557.79	
Other Admin. Expenses	237,298.33	26.92%	137,295.00	15.74%	(100,003.33)	See FOOTNOTE A
Other Expenses	53,770.04	6.10%	77,105.76	8.84%	23,335.72	Insurance & Utilities
Total Expenses	848,655.25	96.27%	779,545.43	89.36%	(69,109.82)	
COCC - Increase <Deficit>	32,895.82	3.73%	92,814.89	10.53%	59,919.07	See FOOTNOTE B
Asset Management Projects (AMPS)						
Net Dwelling Rent	244,267.92	7.49%	363,174.03	9.73%	118,906.11	Flat rent increase
Non-Dwelling Income	136,485.59	4.19%	142,542.18	3.82%	6,056.59	
HUD Subsidies	2,577,417.60	79.06%	2,924,794.75	78.39%	347,377.15	See FOOTNOTE C
Capital Fund Grant - Admin. Income	300,000.00	9.20%	300,000.00	8.04%	-	
Interest Income	1,980.00	0.06%	350.00	0.01%	(1,630.00)	Bank Rate Drop
Total Income	3,260,151.11	100.00%	3,730,860.96	100.00%	470,709.85	
Less: Admin. Payroll Costs	353,169.75	10.83%	321,384.55	8.61%	(31,785.20)	
Other Admin. Expenses	174,680.00	5.36%	176,610.00	4.73%	1,930.00	
Management Fees	358,858.09	11.01%	345,281.44	9.25%	(13,576.65)	Glenn Addie & B.T. dem
Resident Services Payroll Cost	83,054.45	2.55%	115,352.51	3.09%	32,298.06	
Other Resident Service. Exp	63,650.00	1.95%	42,500.00	1.14%	(21,150.00)	Post - Covid return
Utilities Expense	216,949.24	6.65%	253,350.00	6.79%	36,400.76	
Maintenance Payroll Cost	639,102.67	19.60%	615,690.57	16.50%	(23,412.10)	
Maint. Materials & Contracts	414,600.00	12.72%	545,390.00	14.62%	130,790.00	
Protective Services Payroll Costs	80,838.55	2.48%	84,027.90	2.25%	3,189.35	
Other Protective Service Exp.	62,000.00	1.90%	58,830.00	1.58%	(3,170.00)	COPS reduced 1
Insurance Expense	139,068.23	4.27%	137,600.00	3.69%	(1,468.23)	
Collection Losses	68,800.00	2.11%	45,000.00	1.21%	(23,800.00)	Post - Covid
Other Expenses	119,199.86	3.66%	68,265.49	1.83%	(50,934.37)	
Total Expenses	2,773,970.84	85.09%	2,809,282.44	75.30%	35,311.60	
AMPS - Increase <Deficit>	486,180.27	14.91%	921,578.52	24.70%	435,398.25	

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Anniston Housing Authority

Budget by Cost Center

FYE

03/31/2023 & 03/31/2024

Cost Center

Cost Center	Final FYE	%	Proposed FYE	%	Variance	Comments
	03/31/2023		03/31/2024			
	Budget		Budget			
Housing Choice Voucher Program						
Unrestricted HCV - Program						
Administrative Fees Income	327,794.86	99.68%	379,248.25	99.99%	51,453.39	Proration incr 88-91%
Other Income	1,000.00	0.30%	-	0.00%	(1,000.00)	
Investment Income	55.13	0.02%	40.00	0.01%	(15.13)	
Total Unrestricted Income	328,849.99	100.00%	379,288.25	100.00%	50,438.26	
Less: Admin. Payroll Costs	247,679.02	75.32%	235,633.29	62.13%	(12,045.73)	
Other Admin. Expenses	59,577.64	18.12%	96,010.11	25.31%	36,432.47	
Management Fees	25,400.00	7.72%	33,728.89	8.89%	8,328.89	
Total Unrestricted Expenses	332,656.66	101.16%	365,372.29	96.33%	32,715.63	
Net Unrestricted Increase <Deficit>	(3,806.67)	-1.16%	13,915.96	3.67%	17,722.63	
Restricted HCV - Program						
Housing Assistance - HAP Income	2,206,185.44	99.98%	2,926,824.33	99.97%	720,638.89	500 vouchers 3/31/24
Other Income	500.00	0.02%	800.00	0.03%	300.00	
Investment Income	50.00	0.00%	40.00	0.00%	(10.00)	
Total Restricted Income	2,206,735.44	100.00%	2,927,664.33	100.00%	720,928.89	
Less: Restricted HAP Payments	2,206,185.44	99.98%	2,926,824.33	99.97%	720,638.89	
Other Restricted Expense	2,458.86	0.11%	1,700.00	0.06%	(758.86)	
Total Restricted Expenses	2,208,644.30	100.09%	2,928,524.33	100.03%	719,880.03	
Net Restricted Increase <Deficit>	(1,908.86)	-0.09%	(860.00)	-0.03%	1,048.86	
Net Incr <Decr> - HCV PROGRAM	(5,715.53)	-0.23%	13,055.96	0.39%	18,771.49	
GRAND TOTALS -						
AUTHORITY WIDE REVENUE	6,677,287.61	100.00%	7,910,173.87	100.00%	1,232,886.26	
AUTHORITY WIDE EXPENSE	6,163,927.05	92.31%	6,882,724.50	87.01%	718,797.45	
AUTHORITY WIDE Increase <Deficit>	513,360.56	7.69%	1,027,449.37	12.99%		
Sum of Increases <Deficits>	513,360.56		1,027,449.37		514,088.81	

ESTIMATED NET POSITION

	Actual Net	Budgeted Results		Estimated Net
	Reserve Audited Balance FYE 03/31/2022	FYE 03/31/2023	FYE 03/31/2024	Reserve Balance FYE 03/31/2024
Central Office Cost Center	1,381,931.00	32,895.62	92,814.89	1,507,641.71
Asset Management Projects	10,906,769.00	486,180.27	921,578.52	12,314,527.79
HCV Program - Unrestricted (Admin)	(47,693.00)	(3,806.67)	13,915.96	(37,583.71)
HCV Program - Restricted (HAP)	547,986.00	(1,908.86)	(860.00)	545,217.14
Authority Wide Reserve Balance-	12,788,993.00	513,360.56	1,027,449.37	14,329,802.93

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**Anniston Housing Authority
Budget by Cost Center
FYE**

03/31/2023 & 03/31/2024

Cost Center	Final FYE		Proposed FYE		Variance	Comments
	03/31/2023	%	03/31/2024	%		
	Budget		Budget			

FOOTNOTES

FOOTNOTE - A

Reduction in Other Expenses Due to:

Recruitment & Relocation (E.D. Search)	\$	75,000.00
Transition period (60 days salaries & benefits)		24,553.33
Total E.D. Search Expense	\$	<u>99,553.33</u>

FOOTNOTE - B

Current Cash Reserve COCC	\$	731,109.87
Add - HCV Program Funding Loan(admin) -		50,000.00
Add - OST Grant Reimbursements- due from state:		12,084.67
Add - OST Grant Reimbursements- due from AMPS;		32,461.70
Add - Transfer of Mgmt. Acct Funds- Barber Terrace Const. Completion:		643,578.50
Add - Net Budgeted Incr. in Reserves FYE 03/31/2024		92,814.89
Expected Cash Reserve COCC 03/31/2024	\$	<u>1,562,049.63</u>

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FOOTNOTE - C

Glen Addie Estimated ARF - 2023 \$167,814.00 Reduction of \$214,203 from 2022

Positioning Fee - ARF

Pursuit to 24 CFR S 990.190 (h), public housing agencies that transition entire buildings or projects out of their inventories are eligible for ARF funding which is a add-on component of the operating subsidy calculation. The calculation is based on the project's (PEL) project expense level and is phased down over three years 75,50 and 25 percent respectively.

Inflation Factor

Subsidies increased approximately \$82,355 due to HUD's increase in inflation factor for 2023 Subsidy calculation from 2.9% to 6.5%

Utilities Expense Level Factor

Electricity, Gas and Water rates increased during 2022 which resulted in approximately \$196,611 additional subsidy funding

	Current Year		Prior Year	
	PER UNIT MONTH (PUM)	Rate/PUM	PER UNIT MONTH (PUM)	Rate/PUM
AMP1	1,200 PUM	114.25	1,200 PUM	38.95
AMP2	1,466 PUM	80.51	1,405 PUM	63.92
AMP3	2,283 PUM	84.28	2,187 PUM	52.3

Project Expense Level Factor

Project Expenses (not including) utilities increased across all three AMPS resulting in approximately \$218,666 additional subsidy funding

	Current Year		Prior Year	
	PER UNIT MONTH (PUM)	Rate/PUM	PER UNIT MONTH (PUM)	Rate/PUM
AMP1	1,200 PUM	445.42	1,200 PUM	432.87
AMP2	1,466 PUM	471.76	1,405 PUM	460.91
AMP3	2,283 PUM	465.42	2,187 PUM	452.3

SUBSIDY INCREASE CALCULATION:	Inflation Rate	82,355.00
	Utility Rate Increase	196,611.00
	Project Expense Increase	218,666.00
	ARF Reduction	(214,203.00)
	Other Add-ons	<u>63,948.15</u>
	Increase In Subsidy	<u><u>347,377.15</u></u>

**Anniston Housing Authority
Budgeted Fee for Service Schedule
FYE 03/31/2024**

FT

	Units	UML Months	Occupancy Rate	UML Occupied	Current HUD		Current HUD		PUM	
					Approved Property Mgt Fee	Property Management Fees	Approved Bookkeeping Fee	Bookkeeping Fees	Approved Asset Mgmt Fee	Asset Management Fees
<u>Washington - Parkwin Homes</u>										
Property Management Fees	100	1200	97%	1164	\$ 55.32	\$ 64,392.48	\$ 7.50	\$ 8,730.00	\$ 10.00	\$ 12,000.00
Bookkeeping Fees	100	1200	97%	1164						
Asset Management Fees	100	1200								
<u>Norwood Homes</u>										
Property Management Fees	97	1164	93%	1082.52	\$ 55.32	\$ 59,885.01	\$ 7.50	\$ 8,118.90	\$ 10.00	\$ 11,640.00
Bookkeeping Fees	97	1164	93%	1082.52						
Asset Management Fees	97	1164								
<u>Fairview Terrace</u>										
Property Management Fees	26	312	98%	305.76	\$ 55.32	\$ 16,914.64	\$ 7.50	\$ 2,293.20	\$ 10.00	\$ 3,120.00
Bookkeeping Fees	26	312	98%	305.76						
Asset Management Fees	26	312								
<u>Constantine Homes</u>										
Property Management Fees	170	2040	92%	1876.8	\$ 55.32	\$ 103,824.58	\$ 7.50	\$ 14,076.00	\$ 10.00	\$ 20,400.00
Bookkeeping Fees	170	2040	92%	1876.8						
Asset Management Fees	170	2040								
<u>Iinsley Manor</u>										
Property Management Fees	24	288	94%	270.72	\$ 55.32	\$ 14,976.23	\$ 7.50	\$ 2,030.40	\$ 10.00	\$ 2,880.00
Bookkeeping Fees	24	288	94%	270.72						
Asset Management Fees	24	288								
SUBTOTALS - COCC FEES						\$ 259,992.94		\$ 35,248.50		\$ 50,040.00

**Anniston Housing Authority
Budgeted Fee for Service Schedule
FYE 03/31/2024**

Units	UML Months	Occupancy Rate	UML Occupied	Current HUD		Property Management Fees	Current HUD Approved Bookkeeping Fee	Bookkeeping Fees	Current HUD Approved Asset Mgmt Fee	Asset Management Fees
				Approved Property Mgt Fee	PUM					
					\$ 6.00	\$ 33,728.89				
						<u>\$ 293,721.82</u>		<u>\$ 35,248.50</u>		<u>\$ 50,040.00</u>
TOTALS - FEE FOR SERVICES										
GRAND TOTAL - Central Office Cost Center Fees										
<u><u>\$ 379,010.32</u></u>										

HCV PROGRAM - Management Fees to COCC
Admin 6.00/per voucher Fees AVG 468

Budget

FYE 03/31/2024

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 3/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
REVENUE:						
<u>Fee for Service Revenue</u>						
PHA - Management Fees	317,425.60	268,744.56	271,948.69	174,368.64	261,552.96	259,992.94
PHA - Bookkeeping Fees	43,080.00	36,435.00	36,869.40	23,640.00	35,460.00	35,248.50
PHA - Asset Management Fees	57,440.00	58,360.00	50,040.00	33,340.00	50,010.00	50,040.00
HUD - Cares Act Revenue	72,038.38	12,500.00	-	-	-	-
Barber Terrace - Management Fees	-	-	310,262.97	-	310,262.97	341,500.00
Heflin H.A. - Management Fees	18,360.00	16,830.00	9,180.00	-	-	-
HCV Program - Management Fees	21,870.00	28,855.00	20,400.00	21,255.00	31,882.50	33,728.89
<i>Total Fee for Service Revenue</i>	530,213.98	421,724.56	698,701.07	252,603.64	689,168.43	720,510.32
<u>Other Revenue</u>						
Capital Fund Program Fees - HUD	529,122.25	179,095.40	150,000.00	-	-	150,000.00
Miscellaneous Income	2,877.00	598,465.52	1,500.00	105,000.00	105,000.00	1,500.00
Gain <Loss> on Investments	24,155.20	15,314.22	31,000.00	-	-	-
Interest/Dividend Income	1,384.28	274.20	350.00	-	-	350.00
<i>Total Other Revenue</i>	557,538.73	793,149.34	182,850.00	105,000.00	105,000.00	151,850.00
TOTAL REVENUE	1,087,752.71	1,214,873.90	881,551.07	357,603.64	794,168.43	872,360.32
EXPENSES:						
Administrative Expense						
<u>Administrative Payroll Costs</u>						
Administrative Salaries	431,691.32	457,735.25	447,334.61	333,383.78	500,075.67	460,192.09
Administrative - Hazard Pay	22,474.46	-	-	-	-	-
Administrative - Employee Benefits	83,557.06	77,492.75	70,926.11	70,495.57	105,743.36	65,593.14
Admin. - Employee Benefits - Hazard Pay	1,861.71	-	-	-	-	-
Administrative - Pension Benefits	48,206.55	45,230.11	39,326.17	7,512.77	11,269.16	39,359.44

**Central Office st Center Program
Budget**

FYE 03/31/2024

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 3/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
Subtotal - Admin Payroll Costs	587,791.10	580,458.11	557,586.88	411,392.12	617,088.18	565,144.67
Other Administrative Expenses						
Advertisement & Marketing	1,146.00	550.80	1,500.00	550.80	826.20	1,500.00
Annual Board Meeting/Retreat	-	-	1,900.00	-	-	1,900.00
Annual Christmas Luncheon	611.27	2,793.87	1,000.00	-	-	1,500.00
Annual Employee Fun Day	-	1,140.34	800.00	1,156.73	1,735.10	2,000.00
Audit Expense	-	11,680.00	6,000.00	-	-	6,000.00
Auto - Personal Use	1,104.21	1,128.42	1,200.00	1,728.90	2,593.35	2,600.00
Bank Services Charges	2,858.59	3,216.22	2,350.00	228.44	342.66	500.00
Computer & Support	7,444.34	5,764.84	5,500.00	2,874.96	4,312.44	5,000.00
Compliance Posters	2,035.57	-	1,995.00	-	-	1,995.00
Consulting Fees	1,925.00	1,503.00	5,000.00	-	-	18,000.00
Contract Labor	-	-	-	4,815.96	7,223.94	-
Dues & Memberships	3,623.54	3,509.95	3,000.00	1,974.99	2,962.49	3,000.00
Donations	-	10,250.00	2,000.00	-	-	2,000.00
Employee Team-Building Activities	-	-	1,000.00	-	-	1,000.00
Fee Accounting Services	-	-	5,000.00	-	-	-
Legal Expense	11,519.75	1,515.00	5,000.00	440.00	660.00	2,000.00
Misc Admin Expense	1,785.75	3,134.56	1,500.00	126.70	190.05	1,000.00
Offices Supplies	10,330.93	14,497.44	20,000.00	7,653.69	11,480.54	13,000.00
Recruitment & Relocation - E.D.	-	-	75,000.00	-	-	-
E.D. - Transition Expense	-	24,553.33	24,553.33	-	-	-
Supplies & Materials - COVID19	5,314.28	2,478.16	2,500.00	-	-	-
Postage Expense	9,193.75	6,345.29	5,500.00	2,248.24	3,372.36	3,500.00
Printing Expense	9,228.37	12,995.35	8,000.00	7,671.59	11,507.39	12,000.00
Staff & Board Meetings	427.06	2,084.27	1,000.00	478.22	717.33	800.00
Telephone, Cable & Internet	9,844.96	19,785.17	20,000.00	17,921.05	26,881.58	27,000.00
Tenant Background Checks	1,160.50	1,046.50	1,000.00	500.49	750.74	1,000.00
Subtotal	79,553.87	105,419.18	202,298.33	50,370.76	75,556.14	107,295.00

**Central Office st Center Program
Budget**

FYE 03/31/2024

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 3/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
Staff Training & Travel	2,785.50	17,521.63	20,000.00	7,922.35	11,883.53	20,000.00
Board Training & Travel	300.00	10,488.78	15,000.00	6,944.06	10,416.09	10,000.00
<i>Subtotal - Training & Travel</i>	<i>3,085.50</i>	<i>28,010.41</i>	<i>35,000.00</i>	<i>14,866.41</i>	<i>22,299.62</i>	<i>30,000.00</i>
<i>Subtotal - Other Admin Expenses</i>	<i>82,639.37</i>	<i>133,429.59</i>	<i>237,298.33</i>	<i>65,237.17</i>	<i>97,855.76</i>	<i>137,295.00</i>
Total Administrative Expense	670,430.47	713,887.70	794,885.21	476,629.29	714,943.94	702,439.67
Other Expenses						
<u>Insurance Expense</u>						
Liability Insurance	4,649.24	4,440.97	4,100.00	3,694.24	5,541.36	6,000.00
Other Insurance	6,172.77	7,096.72	5,400.00	6,508.21	9,762.32	10,000.00
Property Insurance	8,016.34	3,920.46	9,000.00	6,892.80	10,339.20	10,500.00
Worker's Compensation Insurance	5,143.23	3,903.03	3,200.00	3,317.28	4,975.92	5,000.00
<i>Subtotal - Insurance Expense</i>	<i>23,981.58</i>	<i>19,361.18</i>	<i>21,700.00</i>	<i>20,412.53</i>	<i>30,618.80</i>	<i>31,500.00</i>
Automobile Expense (Fuel & Repairs)	843.54	1,932.38	2,200.00	1,576.78	2,365.17	2,400.00
Compensated Absences	7,265.05	4,984.47	13,420.04	-	-	13,805.76
Contracts - Maintenance	488.93	7,946.09	4,000.00	2,781.82	4,172.73	4,000.00
Contracts - COVID19	4,732.48	1,059.62	500.00	-	-	-
Cleaning Supplies	316.86	185.50	250.00	239.62	359.43	400.00
Utilities	(1,902.72)	8,780.09	7,500.00	14,929.86	22,394.79	23,000.00
Equipment Replacement *(SEE SCHEDULE)	-	-	4,200.00	-	-	2,000.00
Total Other Expenses	35,725.72	44,249.33	53,770.04	39,940.61	59,910.92	77,105.76
TOTAL EXPENSE	706,156.19	758,137.03	848,655.25	516,569.90	774,854.85	779,545.43
NET INCREASE <DECREASE> in RESERVES	381,596.52	456,736.87	32,895.82	(158,966.26)	19,313.58	92,814.89

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Anniston Housing Authority
Federal HUD Operating Subsidies Analysis
Budget
Fiscal Year Ended
03/31/2024

	<u>Amp 1</u>	<u>Amp 2</u>	<u>Amp 3</u>
Units	100	123	195
Units Months Leased (UML)	1,200	1,488	2,340
HUD - Eligible Operating Subsidy	\$800,424	\$823,868	\$1,277,793
Estimated Proration %	95.00%	95.00%	95.00%
Estimated Operating Subsidy Funding	\$760,402.80	\$782,674.60	\$1,213,903.35
 <i><u>Project Level Funding - (based on units)</u></i>			
G.A will receive ASSET REPOSITIONING FUNDING			
Glenn Addie Homes - 164 (ARP FEE) <i>(25%-PEL for 3rd year funding)</i>	\$167,814.00		
Washington & Parkwin Homes - 100 units	<u>\$760,402.80</u>		
Total Operation Subsidy Funding - AMP1	<u><u>\$928,216.80</u></u>		
Norwood Homes - 97 units		\$612,253.52	
Fairview Terrace - 26 units		<u>\$170,421.08</u>	
Total Operation Subsidy Funding - AMP2		<u><u>\$782,674.60</u></u>	
Constantine Homes - 170 units			\$1,064,499.86
Tinsley Manor Apts - 24 units			<u>\$149,403.49</u>
Total Operation Subsidy Funding - AMP3			<u><u>\$1,213,903.35</u></u>
Total Estimated Operating Subsidies			\$2,924,794.75

Asset Management Projects Budget (AMPS)

	AMP 1 March 31, 2024	Per Unit Months 1200	AMP 2 March 31, 2024	Per Unit Months 1476	AMP 3 March 31, 2024	Per Unit Months 2328	Total AMPS Budget 3/31/2024	Per Unit Months 5004
REVENUE:								
Budgeted Dwelling Rent	150,804.00	125.67	89,004.72	60.30	142,155.60	61.06	381,964.32	76.33
Less: Budgeted Vacancy Loss	(4,649.79)	(3.87)	(3,881.92)	(2.63)	(10,258.58)	(4.41)	(18,790.29)	(3.76)
<i>Net Dwelling Rental Income</i>	146,154.21	121.80	85,122.80	57.67	131,897.02	56.66	363,174.03	72.58
Retro Rent Fraud Recovery	4,500.00	3.75	8,000.00	5.42	7,950.00	3.41	20,450.00	4.09
Excess Utilities	630.00	0.53	1,600.00	1.08	3,680.00	1.58	5,910.00	1.18
Revenue - Workorders (other properties)	7,000.00	5.83	31,000.00	21.00	14,900.00	6.40	52,900.00	10.57
Workorders - Tenants	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Garbage Fee Income	9,300.00	7.75	11,100.00	7.52	17,180.00	7.38	37,580.00	7.51
Late Fees	3,400.00	2.83	4,500.00	3.05	9,400.00	4.04	17,300.00	3.46
Pet Fees	150.00	0.13	100.00	0.07	150.00	0.06	400.00	0.08
Return Check Fees	50.00	0.04	0.00	0.00	100.00	0.04	150.00	0.03
Court Payments	500.00	0.42	950.00	0.64	1,000.00	0.43	2,450.00	0.49
Other Income	100.00	0.08	3,752.18	2.54	1,550.00	0.67	5,402.18	1.08
<i>Non Dwelling Income</i>	25,630.00	21.36	61,002.18	41.33	55,910.00	24.02	142,542.18	28.49
HUD - Operating Subsidies	928,216.80	773.51	782,674.60	530.27	1,213,903.35	521.44	2,924,794.75	584.49
HUD - COVID19 Appropriation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CFP - Capital Administrative	72,000.00	60.00	87,000.00	58.94	141,000.00	60.57	300,000.00	59.95
<i>Government - Subsidies</i>	1,000,216.80	833.51	869,674.60	589.21	1,354,903.35	582.00	3,224,794.75	644.44
Investment Income - Unrestricted	100.00	0.08	130.00	0.09	110.00	0.05	340.00	0.07
Investment Income - Restricted	10.00	0.01	0.00	0.00	0.00	0.00	10.00	0.00
<i>Subtotal - Investment Income</i>	110.00	0.09	130.00	0.09	110.00	0.05	350.00	0.07
Total Revenue	1,172,111.01	976.76	1,015,929.58	688.30	1,542,820.37	662.72	3,730,860.96	745.58

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AMPS

Asset Management Projects Budget (AMPS)

FYE 03/31/2024

	AMP 1 March 31, 2024	Per Unit Months 1200	AMP 2 March 31, 2024	Per Unit Months 1476	AMP 3 March 31, 2024	Per Unit Months 2328	Total AMPS Budget 3/31/2024	Per Unit Months 5004
EXPENSES:								
Administrative Salaries	71,862.45	59.89	95,409.30	64.64	82,072.64	35.25	249,344.39	49.83
Administrative - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pension Expense - Admin	7,546.46	6.29	8,154.77	5.52	6,704.52	2.88	22,405.75	4.48
Employee Benefits - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Employee Benefit Adm	8,916.97	7.43	20,186.24	13.68	20,531.20	8.82	49,634.41	9.92
Subtotal - Administrative Salaries Co:	88,325.88	73.60	123,750.31	83.84	109,308.36	46.95	321,384.55	64.23
COCC COVID19 Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bookkeeping Fee	8,730.00	7.28	10,412.10	7.05	16,106.40	6.92	35,248.50	7.04
Asset Management Fee	12,000.00	10.00	14,760.00	10.00	23,280.00	10.00	50,040.00	10.00
Property Management Fee	64,392.48	53.66	76,799.65	52.03	118,800.81	51.03	259,992.94	51.96
Subtotal - Fee For Services	85,122.48	70.94	101,971.75	69.09	158,187.21	67.95	345,281.44	69.00
Advertising and Marketing	1,300.00	1.08	760.00	0.51	700.00	0.30	2,760.00	0.55
Auditing Fee	2,350.00	1.96	5,200.00	3.52	8,200.00	3.52	15,750.00	3.15
Banking Fees & Finance Charges	2,300.00	1.92	3,000.00	2.03	4,110.00	1.77	9,410.00	1.88
Bond Fiscal Agent Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Computer and Support	2,000.00	1.67	3,200.00	2.17	6,600.00	2.84	11,800.00	2.36
Consulting Services	1,000.00	0.83	1,200.00	0.81	1,720.00	0.74	3,920.00	0.78
Dues & Memberships	300.00	0.25	260.00	0.18	400.00	0.17	960.00	0.19
Fee Accounting Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Legal Expense	2,500.00	2.08	4,800.00	3.25	12,200.00	5.24	19,500.00	3.90
Office Supplies	2,500.00	2.08	3,250.00	2.20	3,800.00	1.63	9,550.00	1.91
Supplies - COVID19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Personal Travel - Auto Use	150.00	0.13	310.00	0.21	150.00	0.06	610.00	0.12
Postage & Postage Fees	1,200.00	1.00	1,530.00	1.04	2,120.00	0.91	4,850.00	0.97
Printer Expenses	2,500.00	2.08	3,950.00	2.68	4,800.00	2.06	11,250.00	2.25
Misc Admin Expenses	1,000.00	0.83	1,300.00	0.88	5,600.00	2.41	7,900.00	1.58
Staff Training w travel	10,000.00	8.33	4,500.00	3.05	4,100.00	1.76	18,600.00	3.72
Staff Training w travel - Rental Office	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Telephone, Cable & Internet	7,900.00	6.58	10,800.00	7.32	19,000.00	8.16	37,700.00	7.53
Tenant Background Checks	3,500.00	2.92	7,000.00	4.74	10,200.00	4.38	20,700.00	4.14
Travel aka Personal auto use (admin)	400.00	0.33	700.00	0.47	250.00	0.11	1,350.00	0.27
Subtotal - Other Admin Expenses	40,900.00	34.08	51,760.00	35.07	83,950.00	36.06	176,610.00	35.29
Administrative Expense	214,348.36	178.62	277,482.06	188.00	351,445.57	150.96	843,275.98	168.52

Asset Management Projects Budget (AMPS)

	AMP 1 March 31, 2024	Per Unit Months 1200	AMP 2 March 31, 2024	Per Unit Months 1476	AMP 3 March 31, 2024	Per Unit Months 2328	Total AMPS Budget 3/31/2024	Per Unit Months 5004
Tenant Service Salaries	21,497.58	17.91	32,155.97	21.79	32,155.97	13.81	85,809.52	17.15
Tenant Service - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Service Benefits	5,400.21	4.50	7,433.12	5.04	7,433.12	3.19	20,266.46	4.05
Tenant Service Benefits - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Service - Pension	2,194.11	1.83	3,541.21	2.40	3,541.21	1.52	9,276.53	1.85
Resident Services - Salaries Cost	29,091.90	24.24	43,130.30	29.22	43,130.30	18.53	115,352.51	23.05
Tenant Service Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Services - COVID19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Service Materials	10,000.00	8.33	13,500.00	9.15	19,000.00	8.16	42,500.00	8.49
Laundry Facility - Net Profit <Loss>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Resident Services Expense	39,091.90	32.58	56,630.30	38.37	62,130.30	26.69	157,852.51	31.55
Water	12,000.00	10.00	19,300.00	13.08	32,100.00	13.79	63,400.00	12.67
Electricity	26,000.00	21.67	25,100.00	17.01	54,800.00	23.54	105,900.00	21.16
Lighting Equipment Lease	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gas	700.00	0.58	3,750.00	2.54	6,000.00	2.58	10,450.00	2.09
Sewer	16,500.00	13.75	19,600.00	13.28	37,500.00	16.11	73,600.00	14.71
Utilities Expense	55,200.00	46.00	67,750.00	45.90	130,400.00	56.01	253,350.00	50.63
Maintenance Labor	94,989.14	79.16	152,538.27	103.35	195,110.30	83.81	442,637.70	88.46
Maintenance Labor - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pension Expense - Maint	8,687.87	7.24	14,139.46	9.58	18,769.81	8.06	41,597.14	8.31
Maintenance Benefits - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maintenance Benefits	27,150.15	22.63	40,253.42	27.27	64,052.15	27.51	131,455.72	26.27
Subtotal - Maintenance Salaries	130,827.16	109.02	206,931.15	140.20	277,932.26	119.39	615,690.57	123.04
Materials	15,000.00	12.50	24,000.00	16.26	17,500.00	7.52	56,500.00	11.29
Materials - COVID19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal - Materials	15,000.00	12.50	24,000.00	16.26	17,500.00	7.52	56,500.00	11.29

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Asset Management Projects Budget (AMPS)

	AMP 1 March 31, 2024	AMP 2 March 31, 2024	AMP 3 March 31, 2024	Per Unit Months 1200	Per Unit Months 1476	Per Unit Months 2328	Total AMPS Budget 3/31/2024	Per Unit Months 5004
Automobile-Gas, Oil, Etc.	13,000.00	26,500.00	9,400.00	10.83	17.95	4.04	48,900.00	9.77
Employee Tool Reimbursement	900.00	650.00	450.00	0.75	0.44	0.19	2,000.00	0.40
Other Maintenance Costs	15,000.00	12,350.00	11,900.00	12.50	8.37	5.11	39,250.00	7.84
Misc Contract Costs	15,000.00	5,700.00	1,500.00	12.50	3.86	0.64	22,200.00	4.44
Contracts - COVID19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Equipment Maintenance Contract	1,100.00	500.00	900.00	0.92	0.34	0.39	2,500.00	0.50
Janitorial Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electrical	500.00	1,500.00	1,500.00	0.42	1.02	0.64	3,500.00	0.70
Elevator Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Extermination Contract	4,500.00	5,500.00	10,300.00	3.75	3.73	4.42	20,300.00	4.06
HVAC	5,000.00	3,000.00	6,500.00	4.17	2.03	2.79	14,500.00	2.90
Landscape Contract	34,000.00	36,500.00	26,600.00	28.33	24.73	11.43	97,100.00	19.40
Painting & cleaning Contract	10,000.00	20,000.00	20,000.00	8.33	13.55	8.59	50,000.00	9.99
Tub Repairs	500.00	700.00	1,000.00	0.42	0.47	0.43	2,200.00	0.44
Plumbing	16,000.00	6,200.00	13,000.00	13.33	4.20	5.58	35,200.00	7.03
Garbage Contracts	31,000.00	36,500.00	60,800.00	25.83	24.73	26.12	128,300.00	25.64
Vehicle Maintenance	1,500.00	710.00	2,000.00	1.25	0.48	0.86	4,210.00	0.84
REAC prep	5,000.00	3,200.00	6,700.00	4.17	2.17	2.88	14,900.00	2.98
Trash Removal - Grounds	800.00	1,280.00	1,750.00	0.67	0.87	0.75	3,830.00	0.77
Contract Costs & Maintenance	153,800.00	160,790.00	174,300.00	128.17	108.94	74.87	488,890.00	97.70
COPS Unit	7,500.00	8,850.00	13,900.00	6.25	6.00	5.97	30,250.00	6.05
Protective Services - Other	19,600.00	2,980.00	6,000.00	16.33	2.02	2.58	28,580.00	5.71
Protective Services - Salary	14,266.10	18,831.26	23,967.05	11.89	12.76	10.30	57,064.41	11.40
Protective Services - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Benefits - Protective Services	5,164.67	6,817.36	8,676.64	4.30	4.62	3.73	20,658.67	4.13
Benefits - Protective Serv. Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pension Expense - PS	1,576.20	2,080.59	2,648.02	1.31	1.41	1.14	6,304.82	1.26
Protective Services	48,106.97	39,559.21	55,191.72	40.09	26.80	23.71	142,857.90	28.55

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Asset Management Projects Budget (AMPS)

	AMP 1 March 31, 2024	Per Unit Months 1200	AMP 2 March 31, 2024	Per Unit Months 1476	AMP 3 March 31, 2024	Per Unit Months 2328	Total AMPS Budget 3/31/2024	Per Unit Months 5004
Property Insurance	48,000.00	40.00	26,000.00	17.62	41,500.00	17.83	115,500.00	23.08
Liability Insurance	300.00	0.25	500.00	0.34	550.00	0.24	1,350.00	0.27
Worker's Compensation Insurance	1,500.00	1.25	2,900.00	1.96	4,000.00	1.72	8,400.00	1.68
Insurance All Other Types	2,100.00	1.75	4,950.00	3.35	5,300.00	2.28	12,350.00	2.47
<i>Insurance Expense</i>	51,900.00	43.25	34,350.00	23.27	51,350.00	22.06	137,600.00	27.50
Payment in Lieu of Taxes	9,750.00	8.13	0.00	0.00	0.00	0.00	9,750.00	1.95
Collection Losses	5,000.00	4.17	16,000.00	10.84	24,000.00	10.31	45,000.00	8.99
Interest Exp Bond Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest EPC Old Ntl	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Expense on Bond	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<i>Subtotal - Interest Expense</i>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Compensated Absences	15,903.45	13.25	14,946.74	10.13	16,665.30	7.16	47,515.49	9.50
Dwelling Units Rent Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other General Expenses - FSS	1,000.00	0.83	1,700.00	1.15	2,700.00	1.16	5,400.00	1.08
Extraordinary maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Replacement of Equipment ***	0.00	0.00	3,300.00	2.24	2,300.00	0.99	5,600.00	1.12
Betterments & Additions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Improvements - COVID19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Security Camera Lease	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<i>Other Miscellaneous Expenses</i>	16,903.45	14.09	19,946.74	13.51	21,665.30	9.31	58,515.49	11.69
Total Expenses	739,927.84	616.61	903,439.46	612.09	1,165,915.14	500.82	2,809,282.44	561.41
Excess (Deficit) in Reserves	432,183.17	360.15	112,490.12	76.21	376,905.23	161.90	921,578.52	184.17

AMP - 1

	Glen Addie March 31, 2024	Per Unit Months	Washington/Parkwin March 31, 2024	Per Unit Months 1200	AMP - 1 Budget 3/31/2024	Per Unit Months 1200
REVENUE:						
Budgeted Dwelling Rent	0.00	0.00	150,804.00	125.67	150,804.00	125.67
Less: Budgeted Vacancy Loss	0.00	0.00	(4,649.79)	(3.87)	(4,649.79)	(3.87)
Net Dwelling Rental Income	0.00	0.00	146,154.21	121.80	146,154.21	121.80
Retro Rent Fraud Recovery	0.00	0.00	4,500.00	3.75	4,500.00	3.75
Excess Utilities	0.00	0.00	630.00	0.53	630.00	0.53
Revenue - Workorders (other properties)	0.00	0.00	7,000.00	5.83	7,000.00	5.83
Workorders - Tenants	0.00	0.00	0.00	0.00	0.00	0.00
Garbage Fee Income	0.00	0.00	9,300.00	7.75	9,300.00	7.75
Late Fees	0.00	0.00	3,400.00	2.83	3,400.00	2.83
Pet Fees	0.00	0.00	150.00	0.13	150.00	0.13
Return Check Fees	0.00	0.00	50.00	0.04	50.00	0.04
Court Payments	0.00	0.00	500.00	0.42	500.00	0.42
Other Income	0.00	0.00	100.00	0.08	100.00	0.08
Non Dwelling Income	0.00	0.00	25,630.00	21.36	25,630.00	21.36
HUD - Operating Subsidies	167,814.00	0.00	760,402.80	633.67	928,216.80	773.51
HUD - COVID19 Appropriation	0.00	0.00	0.00	0.00	0.00	0.00
CFP - Operations Fee	0.00	0.00	72,000.00	60.00	72,000.00	60.00
Government - Subsidies	167,814.00	0.00	832,402.80	693.67	1,000,216.80	833.51
Investment Income - Unrestricted	0.00	0.00	100.00	0.08	100.00	0.08
Investment Income - Restricted	0.00	0.00	10.00	0.01	10.00	0.01
Subtotal - Investment Income	0.00	0.00	110.00	0.09	110.00	0.09
Total Revenue	167,814.00	0.00	1,004,297.01	836.91	1,172,111.01	976.76

Anniston Housing Authority
 Asset Management Project Budget - AMP 1
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AFT

AMP - 1

	Glen Addie March 31, 2024	Per Unit Months	Washington/Parkwin March 31, 2024	Per Unit Months 1200	AMP - 1 Budget 3/31/2024	Per Unit Months 1200
EXPENSES:						
Administrative Salaries	0.00	0.00	71,862.45	59.89	71,862.45	59.89
Administrative - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Pension Expense - Admin	0.00	0.00	7,546.46	6.29	7,546.46	6.29
Employee Benefit - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Employee Benefit Adm	0.00	0.00	8,916.97	7.43	8,916.97	7.43
Subtotal - Administrative Salaries Co:	0.00	0.00	88,325.88	73.60	88,325.88	73.60
COCC- COVID 19 Fee	0.00	0.00	0.00	0.00	0.00	0.00
Bookkeeping Fee	0.00	0.00	8,730.00	7.28	8,730.00	7.28
Asset Management Fee	0.00	0.00	12,000.00	10.00	12,000.00	10.00
Property Management Fee	0.00	0.00	64,392.48	53.66	64,392.48	53.66
Subtotal - Fee For Services	0.00	0.00	85,122.48	70.94	85,122.48	70.94
Advertising and Marketing	0.00	0.00	1,300.00	1.08	1,300.00	1.08
Auditing Fee	0.00	0.00	2,350.00	1.96	2,350.00	1.96
Banking Fees & Finance Charges	0.00	0.00	2,300.00	1.92	2,300.00	1.92
Bond Fiscal Agent Fees	0.00	0.00	0.00	0.00	0.00	0.00
Computer and Support	0.00	0.00	2,000.00	1.67	2,000.00	1.67
Consulting Services	0.00	0.00	1,000.00	0.83	1,000.00	0.83
Dues & Memberships	0.00	0.00	300.00	0.25	300.00	0.25
Fee Accounting Services	0.00	0.00	0.00	0.00	0.00	0.00
Legal Expense	0.00	0.00	2,500.00	2.08	2,500.00	2.08
Office Supplies	0.00	0.00	2,500.00	2.08	2,500.00	2.08
Supplies - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
Personal Travel - Auto Use	0.00	0.00	150.00	0.13	150.00	0.13
Postage & Postage Fees	0.00	0.00	1,200.00	1.00	1,200.00	1.00
Printer Expenses	0.00	0.00	2,500.00	2.08	2,500.00	2.08
Misc Admin Expenses	0.00	0.00	1,000.00	0.83	1,000.00	0.83
Staff Training w travel	0.00	0.00	10,000.00	8.33	10,000.00	8.33
Staff Training w travel - Rental Office	0.00	0.00	0.00	0.00	0.00	0.00
Telephone, Cable & Internet	0.00	0.00	7,900.00	6.58	7,900.00	6.58
Tenant Background Checks	0.00	0.00	3,500.00	2.92	3,500.00	2.92
Travel aka Personal auto use (admin)	0.00	0.00	400.00	0.33	400.00	0.33

AMP - 1

	Glen Addie March 31, 2024	Per Unit Months	Washington/Parkwin March 31, 2024	Per Unit Months 1200	AMP - 1 Budget 3/31/2024	Per Unit Months 1200
<i>Subtotal - Other Admin Expenses</i>	0.00	0.00	40,900.00	34.08	40,900.00	34.08
<i>Administrative Expense</i>	0.00	0.00	214,348.36	178.62	214,348.36	178.62
Tenant Service Salaries	0.00	0.00	21,497.58	17.91	21,497.58	17.91
Tenant Service - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Service Benefits	0.00	0.00	5,400.21	4.50	5,400.21	4.50
Tenant Service Benefits - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Service - Pension	0.00	0.00	2,194.11	1.83	2,194.11	1.83
<i>Resident Services - Salaries Cost</i>	0.00	0.00	29,091.90	24.24	29,091.90	24.24
Tenant Service Contract	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Service - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Service Materials	0.00	0.00	10,000.00	8.33	10,000.00	8.33
<i>Resident Services Expense</i>	0.00	0.00	39,091.90	32.58	39,091.90	32.58
Water	0.00	0.00	12,000.00	10.00	12,000.00	10.00
Electricity	13,000.00	0.00	13,000.00	10.83	26,000.00	21.67
Lighting Equipment Lease	0.00	0.00	-	-	0.00	0.00
Gas	0.00	0.00	700.00	0.58	700.00	0.58
Sewer	0.00	0.00	16,500.00	13.75	16,500.00	13.75
<i>Utilities Expense</i>	13,000.00	0.00	42,200.00	35.17	55,200.00	46.00
Maintenance Labor	0.00	0.00	94,989.14	79.16	94,989.14	79.16
Maintenance Labor - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Pension Expense - Maint	0.00	0.00	8,687.87	7.24	8,687.87	7.24
Maintenance Benefits - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Maintenance Benefits	0.00	0.00	27,150.15	22.63	27,150.15	22.63
<i>Subtotal - Maintenance Salaries</i>	0.00	0.00	130,827.16	109.02	130,827.16	109.02
Materials	0.00	0.00	15,000.00	12.50	15,000.00	12.50
Materials - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
<i>Subtotal - Materials</i>	0.00	0.00	15,000.00	12.50	15,000.00	12.50

AMP - 1

	Glen Addie March 31, 2024	Per Unit Months	Washington/Parkwin March 31, 2024	Per Unit Months 1200	AMP - 1 Budget 3/31/2024	Per Unit Months 1200
Automobile-Gas, Oil, Etc.	0.00	0.00	13,000.00	10.83	13,000.00	10.83
Employee Tool Reimbursement	0.00	0.00	900.00	0.75	900.00	0.75
Other Maintenance Costs	0.00	0.00	15,000.00	12.50	15,000.00	12.50
Misc Contract Costs	0.00	0.00	15,000.00	12.50	15,000.00	12.50
Contracts - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
Equipment Maintenance Contract	0.00	0.00	1,100.00	0.92	1,100.00	0.92
Janitorial Contract	0.00	0.00	0.00	0.00	0.00	0.00
Electrical	0.00	0.00	500.00	0.42	500.00	0.42
Elevator Contract	0.00	0.00	0.00	0.00	0.00	0.00
Extermination Contract	0.00	0.00	4,500.00	3.75	4,500.00	3.75
HVAC	0.00	0.00	5,000.00	4.17	5,000.00	4.17
Landscape Contract	9,000.00	0.00	25,000.00	20.83	34,000.00	28.33
Painting & cleaning Contract	0.00	0.00	10,000.00	8.33	10,000.00	8.33
Tub Repairs	0.00	0.00	500.00	0.42	500.00	0.42
Plumbing	0.00	0.00	16,000.00	13.33	16,000.00	13.33
Garbage Contracts	0.00	0.00	31,000.00	25.83	31,000.00	25.83
Vehicle Maintenance	0.00	0.00	1,500.00	1.25	1,500.00	1.25
REAC prep	0.00	0.00	5,000.00	4.17	5,000.00	4.17
Trash Removal - Grounds	0.00	0.00	800.00	0.67	800.00	0.67
Contract Costs & Maintenance	9,000.00	0.00	144,800.00	120.67	153,800.00	128.17
COPS Unit	2,500.00	0.00	5,000.00	4.17	7,500.00	6.25
Protective Services - Other	12,000.00	0.00	7,600.00	6.33	19,600.00	16.33
Protective Services - Salary	4,422.49	0.00	9,843.61	8.20	14,266.10	11.89
Protective Services - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Benefits - Protective Services	1,601.05	0.00	3,563.62	2.97	5,164.67	4.30
Benefits - Protective Serv. Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Pension Expense - PS	488.62	0.00	1,087.58	0.91	1,576.20	1.31
Protective Services	21,012.16	0.00	27,094.81	22.58	48,106.97	40.09

Anniston Housing Authority
 Asset Management Project Budget - AMP 1
 Fiscal Year Ended 03/31/2024

AFT

AMP - 1

	Glen Addie March 31, 2024	Per Unit Months	Washington/Parkwin March 31, 2024	Per Unit Months 1200	AMP - 1 Budget 3/31/2024	Per Unit Months 1200
Property Insurance	28,000.00	0.00	20,000.00	16.67	48,000.00	40.00
Liability Insurance	100.00	0.00	200.00	0.17	300.00	0.25
Worker's Compensation Insurance	0.00	0.00	1,500.00	1.25	1,500.00	1.25
Insurance All Other Types	0.00	0.00	2,100.00	1.75	2,100.00	1.75
Insurance Expense	28,100.00	0.00	23,800.00	19.83	51,900.00	43.25
Payment in Lieu of Taxes	0.00	0.00	9,750.00	8.13	9,750.00	8.13
Collection Losses	0.00	0.00	5,000.00	4.17	5,000.00	4.17
Interest Exp Bond Pool	0.00	0.00	0.00	0.00	0.00	0.00
Interest EPC Old Ntl	0.00	0.00	0.00	0.00	0.00	0.00
Interest Expense on Bond	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal - Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00
Compensated Absences	88.45	0.00	15,815.00	13.18	15,903.45	13.25
Dwelling Units Rent Expense	0.00	0.00	0.00	0.00	0.00	0.00
Other General Expenses - FSS	0.00	0.00	1,000.00	0.83	1,000.00	0.83
Extraordinary maintenance	0.00	0.00	0.00	0.00	0.00	0.00
Replacement of Equipment ***	0.00	0.00	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00	0.00	0.00
Improvements - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
Security Camera Lease	0.00	0.00	0.00	0.00	0.00	0.00
Other Miscellaneous Expenses	88.45	0.00	16,815.00	14.01	16,903.45	14.09
Total Expenses	71,200.61	0.00	668,727.23	557.27	739,927.84	616.61
Excess (Deficit) in Reserves	96,613.39	0.00	335,569.78	279.64	432,183.17	360.15

PROJECT - Glenn Addie Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
REVENUE:						
Budgeted Dwelling Rent 4-1	-	-	-	-	-	-
Less : Budgeted Vacancy Loss Dwelling Rent 4-1	49,490.41	4,842.65	-	0.00	0.00	-
Net Dwelling Rental Income	<u>49,490.41</u>	<u>4,842.65</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Retro Rent Fraud Recovery 4-1	2,046.00	0.00	0.00	0.00	0.00	0.00
Excess Utilities 4-1	51.78	518.00	0.00	0.00	0.00	0.00
Revenue - Workorders (other properties)	5,869.28	0.00	0.00	1,511.89	2,267.84	0.00
Workorders - Tenants	0.00	0.00	0.00	0.00	0.00	0.00
Garbage Fee Income	6,312.00	0.00	0.00	0.00	0.00	0.00
Late Fees	1,900.00	0.00	0.00	0.00	0.00	0.00
Pet Fees	0.00	0.00	0.00	0.00	0.00	0.00
Return Check Fees	0.00	0.00	0.00	0.00	0.00	0.00
Court Payments	0.00	0.00	0.00	0.00	0.00	0.00
Other Income	209.91	14,163.01	0.00	0.00	0.00	0.00
Non Dwelling Income	<u>16,388.97</u>	<u>14,681.01</u>	<u>0.00</u>	<u>1,511.89</u>	<u>2,267.84</u>	<u>0.00</u>
HUD - Operating Subsidies	707,095.21	92,783.46	382,017.00	0.00	0.00	167,814.00
HUD - COVID19 Appropriation	32,311.90	4,177.21	0.00	0.00	0.00	0.00
CFP - Operations Fee	178,922.30	0.00	0.00	0.00	0.00	0.00
Government - Subsidies	<u>918,329.41</u>	<u>96,960.67</u>	<u>382,017.00</u>	<u>0.00</u>	<u>0.00</u>	<u>167,814.00</u>
Investment Income - Unrestricted	2,064.02	430.73	0.00	0.00	0.00	0.00
Investment Income - Restricted	45.28	0.00	0.00	0.00	0.00	0.00
Subtotal - Investment Income	<u>2,109.30</u>	<u>430.73</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Revenue	<u>986,318.09</u>	<u>116,915.06</u>	<u>382,017.00</u>	<u>1,511.89</u>	<u>2,267.84</u>	<u>167,814.00</u>

PROJECT - Glenn Addie Homes

FYE 03/31/2024 Proposed Budget

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
EXPENSES:						
Administrative Salaries	65,398.39	17,155.22	14,135.62	0.00	0.00	0.00
Administrative - Contract	2,402.72	0.00	0.00	0.00	0.00	0.00
Pension Expense - Admin	6,488.21	0.00	1,130.80	0.00	0.00	0.00
Employee Benefit - Hazard Pay	199.03	0.00	0.00	0.00	0.00	0.00
Employee Benefit Adm	15,339.68	5,237.09	2,906.92	0.00	0.00	0.00
Subtotal - Administrative Salaries Co:	89,828.03	22,392.31	18,173.34	0.00	0.00	0.00
COCC- COVID 19 Fee	7681.51	0	-	0.00	0.00	0.00
Bookkeeping Fee	5,287.50	255.00	0.00	0.00	0.00	0.00
Asset Management Fee	7,050.00	8,310.00	0.00	1,000.00	1,500.00	0.00
Property Management Fee	38,941.40	1,880.88	0.00	0.00	0.00	0.00
Subtotal - Fee For Services	58,960.41	10,445.88	0.00	1,000.00	1,500.00	0.00
Advertising and Marketing	505.76	328.66	0.00	0.00	0.00	0.00
Auditing Fee	0.00	3,737.60	0.00	0.00	0.00	0.00
Banking Fees & Finance Charges	3,335.59	1,833.56	200.00	0.00	0.00	0.00
Bond Fiscal Agent Fees	0.00	0.00	0.00	0.00	0.00	0.00
Computer and Support	2,992.93	3,217.27	3,200.00	0.00	0.00	0.00
Consulting Services	476.15	0.00	0.00	0.00	0.00	0.00
Dues & Memberships	0.00	223.50	0.00	0.00	0.00	0.00
Fee Accounting Services	0.00	0.00	0.00	0.00	0.00	0.00
Legal Expense	2,636.90	1,225.84	500.00	0.00	0.00	0.00
Office Supplies	4,675.37	1,044.34	1,000.00	0.00	0.00	0.00
Supplies - COVID19	2,582.25	131.29	0.00	0.00	0.00	0.00
Personal Travel - Auto Use	62.91	(8.45)	0.00	139.73	209.60	0.00
Postage & Postage Fees	1,242.74	536.23	200.00	0.00	0.00	0.00
Printer Expenses	1,612.97	416.03	200.00	0.00	0.00	0.00
Misc Admin Expenses	2,789.70	237.91	0.00	0.00	0.00	0.00
Staff Training w travel	739.35	444.43	0.00	74.52	111.78	0.00
Staff Training w travel - Rental Office	0.00	0.00	0.00	0.00	0.00	0.00
Telephone, Cable & Internet	9,776.29	3,649.63	0.00	0.00	0.00	0.00
Tenant Background Checks	1,203.08	543.74	0.00	35.98	53.97	0.00
Travel aka Personal auto use (admin)	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal - Other Admin Expenses	34,631.99	17,561.58	5,300.00	250.23	375.35	0.00

PROJECT - Glenn Addie Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
<i>Administrative Expense</i>	183,420.43	50,399.77	23,473.34	1,250.23	1,875.35	0.00
Tenant Service Salaries	22,843.84	9,746.42	4,503.05	0.00	0.00	0.00
Tenant Service-Hazard Pay	261.67	0.00	0.00	0.00	0.00	0.00
Tenant Service Benefits	6,237.10	3,031.36	864.17	504.06	756.09	0.00
Tenant Service Benefits-Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Service - Pension	2,479.15	0.00	439.49	0.00	0.00	0.00
<i>Resident Services - Salaries Cost</i>	31,821.76	12,777.78	5,806.72	504.06	756.09	0.00
Tenant Service Contract	99.17	0.00	850.00	0.00	0.00	0.00
Tenant Service - COVID19	4.95	0.00	0.00	0.00	0.00	0.00
Tenant Service Materials	13,110.51	9,072.18	2,332.50	0.00	0.00	0.00
<i>Resident Services Expense</i>	45,036.39	21,849.96	8,989.22	504.06	756.09	0.00
Water	7,766.58	3,925.68	0.00	2,622.02	3,933.03	0.00
Electricity	54,612.39	39,013.42	0.00	8,168.75	12,253.13	13,000.00
Lighting Equipment Lease	-	-	-	-	-	0.00
Gas	4,717.94	1,479.77	0.00	159.50	239.25	0.00
Sewer	10,787.20	5,323.02	0.00	3,517.06	5,275.59	0.00
<i>Utilities Expense</i>	77,884.11	49,741.89	0.00	14,467.33	21,701.00	13,000.00
Maintenance Labor	53,738.29	46,034.28	10,647.23	0.00	0.00	0.00
Maintenance Labor - Hazard Pay	3,900.50	0.00	0.00	0.00	0.00	0.00
Pension Expense - Maint	4,350.44	0.00	864.46	0.00	0.00	0.00
Maintenance Benefits-Hazard Pay	323.10	0.00	0.00	0.00	0.00	0.00
Maintenance Benefits	12,842.42	13,359.52	2,805.26	0.00	0.00	0.00
<i>Subtotal - Maintenance Salaries</i>	75,154.75	59,393.80	14,316.96	0.00	0.00	0.00
Materials	23,953.18	5,826.01	0.00	0.00	0.00	0.00
Materials - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
<i>Subtotal - Materials</i>	23,953.18	5,826.01	0.00	0.00	0.00	0.00

PROJECT - Glenn Addie Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
Automobile-Gas, Oil, Etc.	5,287.38	0.00	0.00	209.55	314.33	0.00
Employee Tool Reimbursement	57.87	0.00	0.00	0.00	0.00	0.00
Other Maintenance Costs	3,178.41	25,889.01	0.00	0.00	0.00	0.00
Misc Contract Costs	1,053.01	0.00	0.00	0.00	0.00	0.00
Contracts - COVID19	5,660.26	0.00	0.00	0.00	0.00	0.00
Equipment Maintenance Contract	0.00	0.00	0.00	702.99	1,054.49	0.00
Janitorial Contract	0.00	0.00	0.00	0.00	0.00	0.00
Electrical	0.00	0.00	0.00	0.00	0.00	0.00
Elevator Contract	3,442.35	0.00	0.00	683.82	1,025.73	0.00
Extermination Contract	0.00	0.00	0.00	0.00	0.00	0.00
HVAC	0.00	0.00	0.00	0.00	0.00	0.00
Landscape Contract	13,743.33	0.00	6,500.00	8,779.38	13,169.07	9,000.00
Painting & cleaning Contract	0.00	0.00	0.00	0.00	0.00	0.00
Tub Repairs	0.00	0.00	0.00	0.00	0.00	0.00
Plumbing	3,255.00	0.00	0.00	687.50	1,031.25	0.00
Garbage Contracts	25,613.17	0.00	0.00	0.00	0.00	0.00
Vehicle Maintenance	0.00	0.00	0.00	93.59	140.39	0.00
REAC prep	0.00	0.00	0.00	0.00	0.00	0.00
Trash Removal - Grounds	873.94	0.00	0.00	96.72	145.08	0.00
Contract Costs & Maintenance	62,164.72	25,889.01	6,500.00	11,253.55	16,880.33	9,000.00
COPS Unit	1,710.95	1,158.58	2,500.00	1,465.42	2,198.13	2,500.00
Protective Services - Other	15,388.44	12,749.30	600.00	7,451.43	11,177.15	12,000.00
Protective Services - Salary	13,395.72	14,203.41	4,325.17	5,871.24	8,806.86	4,422.49
Protective Services - Hazard Pay	171.70	0.00	0.00	0.00	0.00	0.00
Benefits - Protective Services	5,233.65	3,501.16	1,517.68	1,357.91	2,036.87	1,601.05
Benefits - Protective Services Hazard Pa	0.00	0.00	0.00	0.00	0.00	0.00
Pension Expense - PS	1,579.16	0.00	422.14	152.50	228.75	488.62
Protective Services	37,479.62	31,612.45	9,364.99	16,298.50	24,447.75	21,012.16

PROJECT - Glenn Addie Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
Property Insurance	31,476.68	21,678.56	25,207.78	27,251.84	27,251.84	28,000.00
Liability Insurance	232.80	213.40	392.23	73.92	73.92	100.00
Worker's Compensation Insurance	2,842.42	244.28	0.00	0.00	0.00	0.00
Insurance All Other Types	2,522.13	1,624.56	4,218.22	0.00	0.00	0.00
<i>Insurance Expense</i>	<u>37,074.03</u>	<u>23,760.80</u>	<u>29,818.23</u>	<u>27,325.76</u>	<u>27,325.76</u>	<u>28,100.00</u>
Payment in Lieu of Taxes	2,930.42	2,779.96	9,750.00	0.00	0.00	0.00
Collection Losses	4,499.81	(129.34)	2,000.00	(15.49)	(23.24)	0.00
Interest Exp Bond Pool	3,321.34	0.00	0.00	0.00	0.00	0.00
Interest EPC Old Ntl	0.00	0.00	0.00	0.00	0.00	0.00
Interest Expense on Bond	0.00	0.00	0.00	0.00	0.00	0.00
<i>Subtotal - Interest Expense</i>	<u>3,321.34</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Compensated Absences	(4,657.01)	538.68	299.45	0.00	0.00	88.45
Dwelling Units Rent Expense	0.00	0.00	0.00	0.00	0.00	0.00
Other General Expenses - FSS	81.73	845.04	0.00	845.04	1,267.56	0.00
Extraordinary maintenance	0.00	0.00	0.00	0.00	0.00	0.00
Replacement of Equipment ***	0.00	0.00	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00	0.00	0.00
Improvements - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
Security Camera Lease	0.00	0.00	0.00	0.00	0.00	0.00
<i>Other Miscellaneous Expenses</i>	<u>(4,575.28)</u>	<u>1,383.72</u>	<u>299.45</u>	<u>845.04</u>	<u>1,267.56</u>	<u>88.45</u>
Total Expenses	<u>548,343.52</u>	<u>272,508.03</u>	<u>104,512.19</u>	<u>71,928.98</u>	<u>94,230.59</u>	<u>71,200.61</u>
Excess (Deficit) in Reserves	<u><u>437,974.57</u></u>	<u><u>(155,592.97)</u></u>	<u><u>277,504.81</u></u>	<u><u>(70,417.09)</u></u>	<u><u>(91,962.76)</u></u>	<u><u>96,613.39</u></u>

PROJECT - Washington/Parkwin Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
REVENUE:						
Budgeted Dwelling Rent 4-60	-	-	115,080.00	-	-	150,804.00
Less : Budgeted Vacancy Loss Dwelling Rent 4-60	-	-	(2,301.60)	-	-	(4,649.79)
	108,414.94	113,070.68	-	87,935.65	131,903.48	-
Net Dwelling Rental Income	<u>108,414.94</u>	<u>113,070.68</u>	<u>112,778.40</u>	<u>87,935.65</u>	<u>131,903.48</u>	<u>146,154.21</u>
Retro Rent Fraud Recovery 4-60	1,800.76	0.00	1,127.72	2,979.00	4,468.50	4,500.00
Excess Utilities 4-60	570.52	284.31	167.87	415.86	623.79	630.00
Revenue - Workorders (other properties)	4,421.45	13,476.11	10,500.00	4,431.65	6,647.48	7,000.00
Workorders - Tenants	0.00	0.00	0.00	0.00	0.00	0.00
Garbage Fee Income	8,368.00	9,375.00	7,500.00	6,180.00	9,270.00	9,300.00
Late Fees	2,200.00	3,698.00	2,500.00	2,250.00	3,375.00	3,400.00
Pet Fees	150.00	0.00	150.00	0.00	0.00	150.00
Return Check Fees	0.00	0.00	50.00	0.00	0.00	50.00
Court Payments	0.00	1,053.71	500.00	0.00	0.00	500.00
Other Income	688.33	10,658.09	100.00	(775.88)	(1,163.82)	100.00
Non Dwelling Income	<u>18,199.06</u>	<u>38,545.22</u>	<u>22,595.59</u>	<u>15,480.63</u>	<u>23,220.95</u>	<u>25,630.00</u>
HUD - Operating Subsidies	431,150.79	804,993.54	510,667.75	919,650.00	1,379,475.00	760,402.80
HUD - Covid-19 Appropriation	19,804.08	138,367.81	0.00	0.00	0.00	0.00
CFP - Operations Fee	109,662.06	85,897.07	72,000.00	0.00	0.00	72,000.00
Government - Subsidies	<u>560,616.93</u>	<u>1,029,248.42</u>	<u>582,667.75</u>	<u>919,650.00</u>	<u>1,379,475.00</u>	<u>832,402.80</u>
Investment Income - Unrestricted	1,258.56	431.74	500.00	0.00	0.00	100.00
Investment Income - Restricted	27.76	0.00	10.00	0.00	0.00	10.00
Subtotal - Investment Income	<u>1,286.32</u>	<u>431.74</u>	<u>510.00</u>	<u>0.00</u>	<u>0.00</u>	<u>110.00</u>
Total Revenue	<u>688,517.25</u>	<u>1,181,296.06</u>	<u>718,551.74</u>	<u>1,023,066.28</u>	<u>1,534,599.42</u>	<u>1,004,297.01</u>

PROJECT - Washington/Parkwin Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
EXPENSES:						
Administrative Salaries	40,282.28	32,229.37	31,463.16	31,179.77	46,769.66	71,862.45
Administrative - Hazard Pay	1,472.64	0.00	0.00	0.00	0.00	-
Pension Expense - Admin	3,976.62	2,311.54	2,516.95	669.25	1,003.88	7,546.46
Employee Benefits - Hazard Pay	121.99	0.00	0.00	0.00	0.00	-
Employee Benefit Adm	9,595.75	6,036.17	6,470.23	7,639.61	11,459.42	8,916.97
Subtotal - Administrative Salaries Co:	55,449.28	40,577.08	40,450.34	39,488.63	59,232.95	88,325.88
COCC- COVID 19 Fee	13,993.59	-	-	0.00	0.00	-
Bookkeeping Fee	8,430.00	8,827.50	8,910.00	5,827.50	8,741.25	8,730.00
Asset Management Fee	11,240.00	11,970.00	12,000.00	7,000.00	10,500.00	12,000.00
Property Management Fee	62,120.80	65,111.64	65,720.16	42,983.64	64,475.46	64,392.48
Subtotal - Fee For Services	95,784.39	85,909.14	86,630.16	55,811.14	83,716.71	85,122.48
Advertising and Marketing	307.60	834.62	400.00	868.62	1,302.93	1,300.00
Auditing Fee	0.00	5,139.20	2,350.00	0.00	0.00	2,350.00
Banking Fees & Finance Charges	2,044.40	2,236.19	2,300.00	1,402.67	2,104.01	2,300.00
Bond Fiscal Agent Fees	0.00	0.00	0.00	0.00	0.00	0.00
Computer and Support	1,770.97	2,744.58	3,100.00	900.20	1,350.30	2,000.00
Consulting Services	520.82	3,138.09	3,000.00	577.20	865.80	1,000.00
Dues & Memberships	0.00	288.65	300.00	82.10	123.15	300.00
Fee Accounting Services	0.00	0.00	0.00	0.00	0.00	0.00
Legal Expense	1,666.10	4,481.19	3,200.00	1,387.10	2,080.65	2,500.00
Office Supplies	2,214.16	2,413.82	2,000.00	1,664.13	2,496.20	2,500.00
Supplies - COVID 19	1,564.79	80.06	100.00	0.00	0.00	-
Personal Travel - Auto Use	0.00	140.98	150.00	9.28	13.92	150.00
Postage & Postage Fees	761.27	711.67	750.00	814.98	1,222.47	1,200.00
Printer Expenses	988.60	1,208.35	1,000.00	1,722.66	2,583.99	2,500.00
Misc Admin Expenses	1,960.97	305.28	200.00	746.77	1,120.16	1,000.00
Staff Training w travel	453.15	1,715.04	10,000.00	1,724.45	2,586.68	10,000.00
Staff Training w travel - Rental Office	0.00	0.00	0.00	0.00	0.00	0.00
Telephone, Cable & Internet	6,144.35	7,869.17	6,000.00	5,263.28	7,894.92	7,900.00
Tenant Background Checks	737.39	1,366.55	1,350.00	2,926.64	4,389.96	3,500.00
Travel aka Personal auto use (admin)	153.55	0.00	0.00	230.64	345.96	400.00

PROJECT - Washington/Parkwin Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
<i>Subtotal - Other Admin Expenses</i>	21,288.12	34,673.44	36,200.00	20,320.72	30,481.08	40,900.00
<i>Administrative Expense</i>	172,521.79	161,159.66	163,280.50	115,620.49	173,430.74	214,348.36
Tenant Service Salaries	14,600.38	14,339.68	10,022.92	9,856.98	14,785.47	21,497.58
Tenant Service - Hazard Pay	160.39	0.00	0.00	0.00	0.00	-
Tenant Service Benefits	4,065.20	2,452.47	1,923.48	2,126.41	3,189.62	5,400.21
Tenant Service Benefits - Hazard Pay	0.00	0.00	0.00	0.00	0.00	-
Tenant Service - Pension	1,519.49	1,117.19	978.23	256.07	384.11	2,194.11
<i>Resident Services - Salaries Cost</i>	20,345.46	17,909.34	12,924.63	12,239.46	18,359.19	29,091.90
Tenant Service Contract	0.00	2,626.37	5,950.00	0.00	0.00	0.00
Tenant Service - COVID19	50.73	0.00	0.00	0.00	0.00	-
Tenant Service Materials	8,285.87	10,921.16	16,327.50	7,369.98	11,054.97	10,000.00
<i>Resident Services Expense</i>	28,682.06	31,456.87	35,202.13	19,609.44	29,414.16	39,091.90
Water	12,678.81	13,049.52	14,000.00	7,609.70	11,414.55	12,000.00
Electricity	15,750.26	9,149.99	13,000.00	8,181.38	12,272.07	13,000.00
Gas	2,999.21	21.30	300.00	407.75	611.63	700.00
Sewer	10,601.00	16,041.67	13,500.00	10,850.74	16,276.11	16,500.00
<i>Utilities Expense</i>	42,029.28	38,262.48	40,800.00	27,049.57	40,574.36	42,200.00
Maintenance Labor	32,910.87	79,672.60	103,839.15	62,821.63	94,232.45	94,989.14
Maintenance Labor - Hazard Pay	2,390.64	0.00	0.00	0.00	0.00	-
Pension Expense - Maint	2,666.28	5,579.74	8,430.77	2,095.64	3,143.46	8,687.87
Maintenance Benefits - Hazard Pay	198.03	0.00	0.00	0.00	0.00	-
Maintenance Benefits	7,869.41	19,599.21	27,358.87	27,198.74	40,798.11	27,150.15
<i>Subtotal - Maintenance Salaries</i>	46,035.23	104,851.55	139,628.80	92,116.01	138,174.02	130,827.16
Materials	16,987.00	42,362.57	15,000.00	11,863.69	17,795.54	15,000.00
Materials - COVID19	0.00	0.00	200.00	0.00	0.00	-
<i>Subtotal - Materials</i>	16,987.00	42,362.57	15,200.00	11,863.69	17,795.54	15,000.00

PROJECT - Washington/Parkwin Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
Automobile-Gas, Oil, Etc.	3,170.51	10,620.59	7,500.00	8,358.23	12,537.35	13,000.00
Employee Tool Reimbursement	72.13	16.55	200.00	557.70	836.55	900.00
Other Maintenance Costs	6,089.12	6,644.48	5,500.00	13,122.50	19,683.75	15,000.00
Misc Contract Costs	645.39	1,824.00	2,000.00	13,072.56	19,608.84	15,000.00
Contracts - COVID19	3,433.85	0.00	0.00	0.00	0.00	-
Equipment Maintenance Contract	0.00	320.33	500.00	702.99	1,054.49	1,100.00
Janitorial Contract	0.00	0.00	0.00	0.00	0.00	0.00
Electrical	0.00	0.00	500.00	0.00	0.00	500.00
Elevator Contract	0.00	0.00	0.00	0.00	0.00	0.00
Extermination Contract	0.00	6,450.16	6,000.00	2,932.00	4,398.00	4,500.00
HVAC	414.62	5,853.00	4,500.00	4,785.00	7,177.50	5,000.00
Landscape Contract	25,771.95	14,033.00	20,000.00	19,815.88	29,723.82	25,000.00
Painting & cleaning Contract	21,202.00	12,819.75	15,000.00	16,864.00	25,296.00	10,000.00
Tub Repairs	0.00	0.00	500.00	0.00	0.00	500.00
Plumbing	2,920.00	8,192.00	10,000.00	10,253.74	15,380.61	16,000.00
Garbage Contracts	15,379.35	9,387.05	13,000.00	20,583.11	30,874.67	31,000.00
Vehicle Maintenance	0.00	0.00	500.00	898.82	1,348.23	1,500.00
REAC prep	0.00	0.00	5,000.00	0.00	0.00	5,000.00
Trash Removal - Grounds	504.19	604.81	500.00	473.62	710.43	800.00
Contract Costs & Maintenance	79,603.11	76,765.72	91,200.00	112,420.15	168,630.23	144,800.00
COPS Unit	1,026.61	7,768.87	17,500.00	2,031.31	3,046.97	5,000.00
Protective Services - Other	9,617.78	811.57	4,200.00	5,030.22	7,545.33	7,600.00
Protective Services - Salary	8,558.62	8,630.68	9,627.00	3,598.56	5,397.84	9,843.61
Protective Services - Hazard Pay	105.24	0.00	0.00	0.00	0.00	-
Benefits - Protective Services	3,033.02	3,148.86	3,378.05	1,805.36	2,708.04	3,563.62
Benefits - Protective Serv Hazard Pay	44.41	0.00	0.00	0.00	0.00	-
Pension Expense - PS	967.90	551.60	939.60	93.46	140.19	1,087.58
Protective Services	23,353.58	20,911.58	35,644.65	12,558.91	18,838.37	27,094.81

PROJECT - Washington/Parkwin Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
Property Insurance	19,026.87	14,082.58	22,000.00	19,291.05	19,291.05	20,000.00
Liability Insurance	145.56	133.43	200.00	95.88	95.88	200.00
Worker's Compensation Insurance	2,044.07	1,805.04	1,500.00	1,372.64	1,372.64	1,500.00
Insurance All Other Types	1,444.61	1,477.36	1,000.00	2,037.39	2,037.39	2,100.00
<i>Insurance Expense</i>	22,661.11	17,498.41	24,700.00	22,796.96	22,796.96	23,800.00
Payment in Lieu of Taxes	1,796.07	1,703.84	0.00	0.00	0.00	9,750.00
Collection Losses	384.90	10,678.71	8,000.00	10,701.77	16,052.66	5,000.00
Interest Exp Bond Pool	2,035.66	0.00	900.00	0.00	0.00	0.00
Interest EPC Old Ntl	0.00	0.00	0.00	0.00	0.00	0.00
Interest Expense on Bond	0.00	0.00	0.00	0.00	0.00	0.00
<i>Subtotal - Interest Expense</i>	2,035.66	0.00	900.00	0.00	0.00	0.00
Compensated Absences	(2,333.47)	(3,774.97)	12,000.00	0.00	0.00	15,815.00
Dwelling Units Rent Expense	0.00	0.00	0.00	0.00	0.00	0.00
Other General Expenses - FSS	164.81	684.14	2,500.00	557.00	835.50	1,000.00
Extraordinary maintenance	0.00	0.00	0.00	0.00	0.00	0.00
Replacement of Equipment ***	0.00	0.00	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00	0.00	0.00
Improvements - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
Security Camera Lease	0.00	0.00	0.00	0.00	0.00	0.00
<i>Other Miscellaneous Expenses</i>	(2,168.66)	(3,090.83)	14,500.00	557.00	835.50	16,815.00
Total Expenses	433,921.13	502,560.56	569,056.08	425,293.99	626,542.51	668,727.23
Excess (Deficit) in Reserves	<u>254,596.12</u>	<u>678,735.50</u>	<u>149,495.66</u>	<u>597,772.29</u>	<u>908,056.92</u>	<u>335,569.78</u>

AMP - 2

	Norwood Homes March 31, 2024	Per Unit Months 1164	Fairview Terrace March 31, 2024	Per Unit Months 312	AMP - 2 Budget 3/31/2024	Per Unit Months 1476
REVENUE:						
Budgeted Dwelling Rent	49,842.48	42.82	39,162.24	125.52	89,004.72	60.30
Less: Budgeted Vacancy Loss	(3,254.32)	(2.80)	(627.60)	(2.01)	(3,881.92)	(2.63)
Net Dwelling Rental Income	46,588.16	40.02	38,534.64	123.51	85,122.80	57.67
Retro Rent Fraud Recovery	5,000.00	4.30	3,000.00	9.62	8,000.00	5.42
Excess Utilities	1,500.00	1.29	100.00	0.32	1,600.00	1.08
Revenue - Workorders (other properties)	25,000.00	21.48	6,000.00	19.23	31,000.00	21.00
Workorders - Tenants	0.00	0.00	0.00	0.00	0.00	0.00
Garbage Fee Income	8,700.00	7.47	2,400.00	7.69	11,100.00	7.52
Late Fees	3,500.00	3.01	1,000.00	3.21	4,500.00	3.05
Pet Fees	100.00	0.09	0.00	0.00	100.00	0.07
Return Check Fees	0.00	0.00	0.00	0.00	0.00	0.00
Court Payments	350.00	0.30	600.00	1.92	950.00	0.64
Other Income	3,000.00	2.58	752.18	2.41	3,752.18	2.54
Non Dwelling Income	47,150.00	40.51	13,852.18	44.40	61,002.18	41.33
HUD - Operating Subsidies	612,253.52	525.99	170,421.08	546.22	782,674.60	530.27
HUD - COVID19 Appropriation	0.00	0.00	0.00	0.00	0.00	0.00
GFP - Operations Fee	68,730.00	59.05	18,270.00	58.56	87,000.00	58.94
Government - Subsidies	680,983.52	585.04	188,691.08	604.78	869,674.60	589.21
Investment Income - Unrestricted	100.00	0.09	30.00	0.10	130.00	0.09
Investment Income - Restricted	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal - Investment Income	100.00	0.09	30.00	0.10	130.00	0.09
Total Revenue	774,821.68	665.65	241,107.90	772.78	1,015,929.58	688.30

AMP - 2

	Nonwood Homes March 31, 2024	Per Unit Months 1164	Fairview Terrace March 31, 2024	Per Unit Months 312	AMP - 2 Budget 3/31/2024	Per Unit Months 1476
EXPENSES:						
Administrative Salaries	75,373.35	64.75	20,035.95	64.22	95,409.30	64.64
Administrative - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Pension Expense - Admin	6,442.27	5.53	1,712.50	5.49	8,154.77	5.52
Employee Benefits - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Employee Benefit Adm	15,947.13	13.70	4,239.11	13.59	20,186.24	13.68
Subtotal - Administrative Salaries Co:	97,762.75	83.99	25,987.57	83.29	123,750.31	83.84
COCC- COVID 19 Fee	0.00	0.00	0.00	0.00	0.00	0.00
Bookkeeping Fee	8,118.90	6.98	2,293.20	7.35	10,412.10	7.05
Asset Management Fee	11,640.00	10.00	3,120.00	10.00	14,760.00	10.00
Property Management Fee	59,885.01	51.45	16,914.64	54.21	76,799.65	52.03
Subtotal - Fee For Services	79,643.91	68.42	22,327.84	71.56	101,971.75	69.09
Advertising and Marketing	600.00	0.52	160.00	0.51	760.00	0.51
Auditing Fee	3,600.00	3.09	1,600.00	5.13	5,200.00	3.52
Banking Fees & Finance Charges	2,100.00	1.80	900.00	2.88	3,000.00	2.03
Bond Fiscal Agent Fees	0.00	0.00	0.00	0.00	0.00	0.00
Computer and Support	2,000.00	1.72	1,200.00	3.85	3,200.00	2.17
Consulting Services	1,000.00	0.86	200.00	0.64	1,200.00	0.81
Dues & Memberships	200.00	0.17	60.00	0.19	260.00	0.18
Fee Accounting Services	0.00	0.00	0.00	0.00	0.00	0.00
Legal Expense	4,000.00	3.44	800.00	2.56	4,800.00	3.25
Office Supplies	2,500.00	2.15	750.00	2.40	3,250.00	2.20
Supplies - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
Personal Travel - Auto Use	300.00	0.26	10.00	0.03	310.00	0.21
Postage & Postage Fees	1,200.00	1.03	330.00	1.06	1,530.00	1.04
Printer Expenses	3,100.00	2.66	850.00	2.72	3,950.00	2.68
Misc Admin Expenses	1,000.00	0.86	300.00	0.96	1,300.00	0.88
Staff Training w travel	3,500.00	3.01	1,000.00	3.21	4,500.00	3.05
Staff Training w travel - Rental Office	0.00	0.00	0.00	0.00	0.00	0.00
Telephone, Cable & Internet	8,500.00	7.30	2,300.00	7.37	10,800.00	7.32
Tenant Background Checks	5,500.00	4.73	1,500.00	4.81	7,000.00	4.74
Travel aka Personal auto use (admin)	500.00	0.43	200.00	0.64	700.00	0.47

AMP - 2

	Norwood Homes March 31, 2024	Per Unit Months 1164	Fairview Terrace March 31, 2024	Per Unit Months 312	AMP - 2 Budget 3/31/2024	Per Unit Months 1476
<i>Subtotal - Other Admin Expenses</i>	39,600.00	34.02	12,160.00	38.97	51,760.00	35.07
<i>Administrative Expense</i>	217,006.65	186.43	60,475.41	193.83	277,482.06	188.00
Tenant Service Salaries	25,403.22	21.82	6,752.75	21.64	32,155.97	21.79
Tenant Service - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Service Benefits	5,872.17	5.04	1,560.96	5.00	7,433.12	5.04
Tenant Service Benefits - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Service - Pension	2,797.56	2.40	743.65	2.38	3,541.21	2.40
<i>Resident Services - Salaries Cost</i>	34,072.94	29.27	9,057.36	29.03	43,130.30	29.22
Tenant Service Contract	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Service - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Service Materials	10,500.00	9.02	3,000.00	9.62	13,500.00	9.15
<i>Resident Services Expense</i>	44,572.94	38.29	12,057.36	38.65	56,630.30	38.37
Water	16,000.00	13.75	3,300.00	10.58	19,300.00	13.08
Electricity	22,600.00	19.42	2,500.00	8.01	25,100.00	17.01
Lighting Equipment Lease	0.00	0.00	-	-	0.00	0.00
Gas	3,600.00	3.09	150.00	0.48	3,750.00	2.54
Sewer	19,000.00	16.32	600.00	1.92	19,600.00	13.28
<i>Utilities Expense</i>	61,200.00	52.58	6,550.00	20.99	67,750.00	45.90
Maintenance Labor	120,505.23	103.53	32,033.04	102.67	152,538.27	103.35
Maintenance Labor - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Pension Expense - Maint	11,170.18	9.60	2,969.29	9.52	14,139.46	9.58
Maintenance Benefits - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Maintenance Benefits	31,800.20	27.32	8,453.22	27.09	40,253.42	27.27
<i>Subtotal - Maintenance Salaries</i>	163,475.61	140.44	43,455.54	139.28	206,931.15	140.20
Materials	22,000.00	18.90	2,000.00	6.41	24,000.00	16.26
Materials - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
<i>Subtotal - Materials</i>	22,000.00	18.90	2,000.00	6.41	24,000.00	16.26

AMP - 2

	Norwood Homes March 31, 2024	Per Unit Months 1164	Fairview Terrace March 31, 2024	Per Unit Months 312	AMP - 2 Budget 3/31/2024	Per Unit Months 1476
Automobile-Gas, Oil, Etc.	21,000.00	18.04	5,500.00	17.63	26,500.00	17.95
Employee Tool Reimbursement	500.00	0.43	150.00	0.48	650.00	0.44
Other Maintenance Costs	10,000.00	8.59	2,350.00	7.53	12,350.00	8.37
Misc Contract Costs	1,700.00	1.46	4,000.00	12.82	5,700.00	3.86
Contracts - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
Equipment Maintenance Contract	0.00	0.00	500.00	1.60	500.00	0.34
Janitorial Contract	0.00	0.00	0.00	0.00	0.00	0.00
Electrical	1,000.00	0.86	500.00	1.60	1,500.00	1.02
Elevator Contract	0.00	0.00	0.00	0.00	0.00	0.00
Extermination Contract	4,100.00	3.52	1,400.00	4.49	5,500.00	3.73
HVAC	1,500.00	1.29	1,500.00	4.81	3,000.00	2.03
Landscape Contract	24,500.00	21.05	12,000.00	38.46	36,500.00	24.73
Painting & cleaning Contract	15,000.00	12.89	5,000.00	16.03	20,000.00	13.55
Tub Repairs	500.00	0.43	200.00	0.64	700.00	0.47
Plumbing	5,000.00	4.30	1,200.00	3.85	6,200.00	4.20
Garbage Contracts	30,000.00	25.77	6,500.00	20.83	36,500.00	24.73
Vehicle Maintenance	500.00	0.43	210.00	0.67	710.00	0.48
REAC prep	2,000.00	1.72	1,200.00	3.85	3,200.00	2.17
Trash Removal - Grounds	1,000.00	0.86	280.00	0.90	1,280.00	0.87
Contract Costs & Maintenance	118,300.00	101.63	42,490.00	136.19	160,790.00	108.94
COPS Unit	8,000.00	6.87	850.00	2.72	8,850.00	6.00
Protective Services - Other	2,500.00	2.15	480.00	1.54	2,980.00	2.02
Protective Services - Salary	14,876.69	12.78	3,954.56	12.67	18,831.26	12.76
Protective Services - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Benefits - Protective Services	5,385.71	4.63	1,431.65	4.59	6,817.36	4.62
Benefits - Protective Serv. Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Pension Expense - PS	1,643.67	1.41	436.92	1.40	2,080.59	1.41
Protective Services	32,406.07	27.84	7,153.13	22.93	39,559.21	26.80

Anniston Housing Authority
 Asset Management Project Budget - AMP 2
 Fiscal Year Ended 03/31/2024

AMP - 2

	Norwood Homes March 31, 2024	Per Unit Months 1164	Fairview Terrace March 31, 2024	Per Unit Months 312	AMP - 2 Budget 3/31/2024	Per Unit Months 1476
Property Insurance	19,000.00	16.32	7,000.00	22.44	26,000.00	17.62
Liability Insurance	400.00	0.34	100.00	0.32	500.00	0.34
Worker's Compensation Insurance	1,900.00	1.63	1,000.00	3.21	2,900.00	1.96
Insurance All Other Types	3,150.00	2.71	1,800.00	5.77	4,950.00	3.35
Insurance Expense	24,450.00	21.01	9,900.00	31.73	34,350.00	23.27
Payment in Lieu of Taxes	0.00	0.00	0.00	0.00	0.00	0.00
Collection Losses	15,000.00	12.89	1,000.00	3.21	16,000.00	10.84
Interest Exp Bond Pool	0.00	0.00	0.00	0.00	0.00	0.00
Interest EPC Old Ntl	0.00	0.00	0.00	0.00	0.00	0.00
Interest Expense on Bond	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal - Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00
Compensated Absences	11,807.92	10.14	3,138.82	10.06	14,946.74	10.13
Dwelling Units Rent Expense	0.00	0.00	0.00	0.00	0.00	0.00
Other General Expenses - FSS	1,500.00	1.29	200.00	0.64	1,700.00	1.15
Extraordinary maintenance	0.00	0.00	0.00	0.00	0.00	0.00
Replacement of Equipment ***	2,600.00	2.23	700.00	2.24	3,300.00	2.24
Betterments & Additions	0.00	0.00	0.00	0.00	0.00	0.00
Improvements - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
Security Camera Lease	0.00	0.00	0.00	0.00	0.00	0.00
Other Miscellaneous Expenses	15,907.92	13.67	4,038.82	12.94	19,946.74	13.51
Total Expenses	714,319.20	613.68	189,120.26	606.15	903,439.46	612.09
Excess (Deficit) in Reserves	60,502.48	51.98	51,987.64	166.63	112,490.12	76.21

PROJECT - Norwood Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
REVENUE:						
Budgeted Dwelling Rent 4-30	-	-	51,507.00	-	-	49,842.48
Less: Budgeted Vacancy Loss Dwelling Rent 4-30	-	-	(4,779.00)	-	-	(3,254.32)
	30,121.81	43,995.98	-	39,493.96	59,240.94	-
Net Dwelling Rental Income	30,121.81	43,995.98	46,728.00	39,493.96	59,240.94	46,588.16
Retro Rent Fraud Recovery 4-30	(8,663.59)	15,051.87	10,000.00	3,610.13	5,415.20	5,000.00
Excess Utilities 4-30	3,174.10	1,206.44	750.00	1,016.00	1,524.00	1,500.00
Revenue - Workorders (other properties)	7,282.00	12,707.62	10,000.00	17,711.39	26,567.09	25,000.00
Workorders - Tenants	0.00	0.00	0.00	0.00	0.00	0.00
Garbage Fee Income	8,080.00	8,268.50	7,200.00	5,776.00	8,664.00	8,700.00
Late Fees	2,625.00	4,125.00	3,500.00	2,475.00	3,712.50	3,500.00
Pet Fees	0.00	0.00	100.00	0.00	0.00	100.00
Return Check Fees	0.00	0.00	0.00	0.00	0.00	0.00
Court Payments	(195.13)	2,862.03	350.00	0.00	0.00	350.00
Other Income (Heflin HA Mgmt. Fee)	19,094.41	23,643.93	19,500.00	16,218.59	24,327.89	3,000.00
Non Dwelling Income	31,396.79	67,865.39	51,400.00	46,807.11	70,210.67	47,150.00
HUD - Operating Subsidies	566,602.49	519,373.84	518,316.25	418,987.59	628,481.39	612,253.52
HUD - COVID19 Appropriation	42,472.44	43,633.99	0.00	0.00	0.00	0.00
CFF - Operations Fee	110,885.55	83,466.19	68,730.00	0.00	0.00	68,730.00
Government - Subsidies	719,960.48	646,474.02	587,046.25	418,987.59	628,481.39	680,983.52
Investment Income - Unrestricted	1,271.14	436.05	400.00	0.00	0.00	100.00
Investment Income - Restricted	27.97	0.00	0.00	0.00	0.00	0.00
Subtotal - Investment Income	1,299.11	436.05	400.00	0.00	0.00	100.00
Total Revenue	782,778.19	758,771.44	685,574.25	505,288.66	757,932.99	774,821.68

PROJECT - Norwood Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
EXPENSES:						
Administrative Salaries	84,540.28	54,933.98	77,169.51	49,966.26	74,949.39	75,373.35
Administrative - Hazard Pay	5,158.45	0.00	0.00	0.00	0.00	0.00
Pension Expense - Admin	8,350.09	5,754.88	6,192.09	1,136.31	1,704.47	6,442.27
Employee Benefit - Hazard Pay	427.30	0.00	0.00	0.00	0.00	0.00
Employee Benefit Adm	11,346.21	14,165.75	16,314.08	13,592.76	20,389.14	15,947.13
Subtotal - Administrative Salaries Co:	109,822.33	74,854.61	99,675.67	64,695.33	97,043.00	97,762.75
COCC- COVID 19 Fee	14,752.67	-	-	0.00	0.00	-
Bookkeeping Fee	7,755.00	8,190.00	8,555.40	5,565.00	8,347.50	8,118.90
Asset Management Fee	10,340.00	11,460.00	11,640.00	7,740.00	11,610.00	11,640.00
Property Management Fee	57,145.84	60,409.44	63,104.63	41,047.44	61,571.16	59,885.01
Subtotal - Fee For Services	89,993.51	80,059.44	83,300.03	54,352.44	81,528.66	79,643.91
Advertising and Marketing	501.44	102.00	200.00	390.96	586.44	600.00
Auditing Fee	0.00	7,241.60	3,600.00	0.00	0.00	3,600.00
Banking Fees & Finance Charges	1,795.58	2,231.24	1,800.00	1,375.17	2,062.76	2,100.00
Computer and Support	2,999.09	3,833.02	4,000.00	0.00	0.00	2,000.00
Consulting Services	434.36	322.46	350.00	553.15	829.73	1,000.00
Dues & Memberships	0.00	545.84	600.00	123.15	184.73	200.00
Legal Expense	3,245.61	7,120.97	6,000.00	1,725.53	2,588.30	4,000.00
Office Supplies	9,535.10	3,131.86	3,000.00	1,203.02	1,804.53	2,500.00
Supplies - COVID19	1,720.14	120.35	1,500.00	0.00	0.00	0.00
Personal Travel - Auto Use	0.00	78.61	100.00	187.02	280.53	300.00
Postage & Postage Fees	1,078.00	970.39	800.00	744.20	1,116.30	1,200.00
Printer Expenses	2,661.80	1,330.29	1,200.00	2,028.15	3,042.23	3,100.00
Misc Admin Expenses	321.72	959.60	400.00	715.33	1,073.00	1,000.00
Staff Training w travel	1,226.74	3,274.30	3,500.00	1,131.90	1,697.85	3,500.00
Telephone, Cable & Internet	9,521.73	11,944.79	10,000.00	5,655.95	8,483.93	8,500.00
Tenant Background Checks	1,249.47	2,573.40	2,500.00	3,635.77	5,453.66	5,500.00
Travel aka Personal auto use (admin)	95.05	0.00	500.00	0.00	0.00	500.00
Subtotal - Other Admin Expenses	36,385.83	45,780.72	40,050.00	19,469.30	29,203.95	39,600.00

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PROJECT - Norwood Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
<i>Administrative Expense</i>	236,201.67	200,694.77	223,025.70	138,517.07	207,775.61	217,006.65
Tenant Service Salaries	15,874.80	16,623.21	19,730.55	13,261.32	19,891.98	25,403.22
Tenant Service - Hazard Pay	612.21	0.00	0.00	0.00	0.00	0.00
Tenant Service Benefits	4,198.93	4,258.49	3,751.39	2,966.49	4,449.74	5,872.17
Tenant Service Benefits - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Service - Pension	1,638.17	2,129.33	1,925.69	347.83	521.75	2,797.56
<i>Resident Services - Salaries Cost</i>	22,324.11	23,011.03	25,407.63	16,575.64	24,863.46	34,072.94
Tenant Service Contract	63.28	0.00	2,720.00	0.00	0.00	0.00
Tenant Service - COVID19	330.06	0.00	0.00	0.00	0.00	0.00
Tenant Service Materials	8,493.16	10,650.35	7,464.00	7,033.11	10,549.67	10,500.00
<i>Resident Services Expense</i>	31,210.61	33,661.38	35,591.63	23,608.75	35,413.13	44,572.94
Water	17,139.38	16,707.05	16,000.00	10,584.48	15,876.72	16,000.00
Electricity	30,352.77	12,921.95	20,000.00	15,068.82	22,603.23	22,600.00
Electric Equipment Lease	4,411.16	1,294.78	1,900.80	2,136.79	3,205.19	3,600.00
Gas	14,746.33	19,254.59	18,000.00	12,625.27	18,937.91	19,000.00
Sewer	66,649.64	50,178.37	59,500.80	40,415.36	60,623.04	61,200.00
<i>Utilities Expense</i>						
Maintenance Labor	82,906.67	140,175.24	133,121.55	117,051.28	175,576.92	120,505.23
Maintenance Labor - Hazard Pay	10,310.39	0.00	0.00	0.00	0.00	0.00
Pension Expense - Maint	11,477.81	3,915.42	11,976.53	2,323.85	3,485.78	11,170.18
Maintenance Benefits - Hazard Pay	854.07	0.00	0.00	0.00	0.00	0.00
Maintenance Benefits	31,735.22	33,265.62	30,595.21	28,460.80	42,691.20	31,800.20
<i>Subtotal - Maintenance Salaries</i>	137,284.16	177,356.28	175,693.29	147,835.93	221,753.90	163,475.61
Materials	21,195.68	27,799.20	15,000.00	14,441.00	21,661.50	22,000.00
Materials - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
<i>Subtotal - Materials</i>	21,195.68	27,799.20	15,000.00	14,441.00	21,661.50	22,000.00

PROJECT - Norwood Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
Automobile-Gas, Oil, Etc.	3,580.40	6,023.02	4,000.00	13,642.44	20,463.66	21,000.00
Employee Tool Reimbursement	0.00	0.00	500.00	378.83	568.25	500.00
Other Maintenance Costs	4,389.69	40,753.69	10,000.00	5,747.86	8,621.79	10,000.00
Misc Contract Costs	0.00	1,317.48	1,700.00	1,388.00	2,082.00	1,700.00
Contracts - COVID19	4,047.53	0.00	1,200.00	0.00	0.00	0.00
Equipment Maintenance Contract	0.00	253.06	1,000.00	0.00	0.00	0.00
Janitorial Contract	0.00	0.00	50.00	0.00	0.00	0.00
Electrical	0.00	180.00	1,000.00	400.00	600.00	1,000.00
Elevator Contract	0.00	0.00	0.00	0.00	0.00	0.00
Extermination Contract	0.00	2,758.11	3,000.00	2,725.00	4,087.50	4,100.00
HVAC	1,290.82	417.52	1,500.00	2,137.50	3,206.25	1,500.00
Landscape Contract	16,853.42	14,561.54	22,000.00	16,155.89	24,233.84	24,500.00
Painting & cleaning Contract	19,291.00	37,455.90	24,000.00	26,499.09	39,748.64	15,000.00
Tub Repairs	0.00	0.00	500.00	0.00	0.00	500.00
Plumbing	2,734.00	638.87	3,000.00	6,351.50	9,527.25	5,000.00
Garbage Contracts	16,385.54	9,529.28	13,000.00	19,725.48	29,588.22	30,000.00
Vehicle Maintenance	0.00	112.82	500.00	486.41	729.62	500.00
REAC prep	0.00	0.00	2,000.00	0.00	0.00	2,000.00
Trash Removal - Grounds	537.80	645.40	600.00	647.53	971.30	1,000.00
Contract Costs & Maintenance	69,110.20	114,646.69	89,550.00	96,285.53	144,428.30	118,300.00
COPS Unit	10,258.96	7,855.22	8,000.00	4,748.58	7,122.87	8,000.00
Protective Services - Other	1,326.95	801.37	1,920.00	1,983.68	2,975.52	2,500.00
Protective Services - Salary	9,057.52	10,682.06	14,549.33	9,776.70	14,665.05	14,876.69
Protective Services - Hazard Pay	288.80	0.00	0.00	0.00	0.00	0.00
Benefits - Protective Services	3,314.35	4,702.38	5,105.27	3,259.70	4,889.55	5,385.71
Benefits - Protective Serv. Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Pension Expense - PS	1,242.07	1,405.39	1,420.02	256.48	384.72	1,643.67
Protective Services	25,488.65	25,446.42	30,994.61	20,025.14	30,037.71	32,406.07

PROJECT - Norwood Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
Property Insurance	22,229.83	15,374.92	23,000.00	18,576.41	18,576.41	19,000.00
Liability Insurance	336.78	318.59	400.00	117.51	117.51	400.00
Worker's Compensation Insurance	3,046.24	3,878.18	3,200.00	1,830.24	1,830.24	1,900.00
Insurance All Other Types	2,518.16	2,603.13	2,000.00	3,140.79	3,140.79	3,150.00
<i>Insurance Expense</i>	28,131.01	22,174.82	28,600.00	23,664.95	23,664.95	24,450.00
Payment in Lieu of Taxes	678.67	3,544.92	0.00	0.00	0.00	0.00
Collection Losses	1,190.59	7,463.38	20,000.00	31,981.41	47,972.12	15,000.00
Interest Exp Bond Pool	2,051.63	0.00	0.00	0.00	0.00	0.00
Interest EPC Old Ntl	0.00	0.00	0.00	0.00	0.00	0.00
Interest Expense on Bond	0.00	0.00	0.00	0.00	0.00	0.00
<i>Subtotal - Interest Expense</i>	2,051.63	0.00	0.00	0.00	0.00	0.00
Compensated Absences	2,816.03	(7,810.88)	12,228.55	0.00	0.00	11,807.92
Dwelling Units Rent Expense	0.00	0.00	0.00	0.00	0.00	0.00
Other General Expenses - FSS	4,744.95	5,446.51	6,000.00	608.00	912.00	1,500.00
Extraordinary maintenance	0.00	0.00	0.00	0.00	0.00	0.00
Replacement of Equipment ***	0.00	0.00	5,925.00	0.00	0.00	2,600.00
Betterments & Additions	0.00	0.00	0.00	0.00	0.00	0.00
Improvements - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
Security Camera Lease	0.00	0.00	0.00	0.00	0.00	0.00
<i>Other Miscellaneous Expenses</i>	7,560.98	(2,364.37)	24,153.55	608.00	912.00	15,907.92
Total Expenses	626,753.49	660,601.86	702,109.58	537,383.14	794,242.24	714,319.20
Excess (Deficit) in Reserves	<u>156,024.70</u>	<u>98,169.58</u>	<u>(16,535.33)</u>	<u>(32,094.48)</u>	<u>(36,309.24)</u>	<u>60,502.48</u>

DRAFT

Anniston Housing Authority
 Budgeted Dwelling Rent Schedule
 Norwood Homes
 FYE 03/31/2024

Norwood Homes

	Jan	Feb	March	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2023 Actual Occupancy Rate	89.69%	89.69%	92.78%	94.85%	95.88%	92.78%	91.75%	91.75%	93.81%	97.94%	96.91%	93.81%
2024 Budgeted Occupancy Rate	89.69%	89.69%	92.78%	94.85%	95.88%	92.78%	91.75%	91.75%	93.81%	97.94%	96.91%	93.81%
2023 Average Gross Rent	189.17	189.17	189.17	189.17	189.17	189.17	189.17	189.17	189.17	189.17	189.17	189.17
2024 Budgeted Gross Rent	189.17	189.17	189.17	189.17	189.17	189.17	189.17	189.17	189.17	189.17	189.17	189.17
2023 Credit Rents	146.35	146.35	146.35	146.35	146.35	146.35	146.35	146.35	146.35	146.35	146.35	146.35
Inflation Factor	0	0	0	0	0	0	0	0	0	0	0	0
2023 Net Dwelling Rent	42.82	42.82	42.82	42.82	42.82	42.82	42.82	42.82	42.82	42.82	42.82	42.82
2024 Net Budgeted Rent	42.82	42.82	42.82	42.82	42.82	42.82	42.82	42.82	42.82	42.82	42.82	42.82
Total Unit Months	1,164	1,164	1,164	1,164	1,164	1,164	1,164	1,164	1,164	1,164	1,164	1,164
Estimate Unit Months Leased	1,044	1,044	1,080	1,104	1,116	1,080	1,068	1,068	1,092	1,140	1,128	1,092
Vacancy %	10.31%	10.31%	7.22%	5.15%	4.12%	7.22%	8.25%	8.25%	6.19%	2.06%	3.09%	6.19%
Units Vacant	10	10	7	5	4	7	8	8	6	2	3	6

Average

Month	Units Input	Occupancy Rate	Gross Rent	Vacancy Loss	Credit Rents	Net Rent
January	97	89.69%	18,349.49	428.20	14,195.95	3,725.34
February	97	89.69%	18,349.49	428.20	14,195.95	3,725.34
March	97	92.78%	18,349.49	299.74	14,195.95	3,853.80
April	97	94.85%	18,349.49	214.10	14,195.95	3,939.44
May	97	95.88%	18,349.49	171.28	14,195.95	3,982.26
June	97	92.78%	18,349.49	299.74	14,195.95	3,853.80
July	97	91.75%	18,349.49	342.56	14,195.95	3,810.98
August	97	91.75%	18,349.49	342.56	14,195.95	3,810.98
September	97	93.81%	18,349.49	256.92	14,195.95	3,896.62
October	97	97.94%	18,349.49	85.64	14,195.95	4,067.90
November	97	96.91%	18,349.49	128.46	14,195.95	4,025.08
December	97	93.81%	18,349.49	256.92	14,195.95	3,896.62
			220,193.88	3,254.32	170,351.40	46,588.16

supplemental information

PROJECT - Fairview Terrace Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
REVENUE:						
Budgeted Dwelling Rent 4-72	-	-	30,744.48	-	-	39,162.24
Less: Budgeted Vacancy Loss Dwelling Rent 4-72	20,958.07	21,664.63	-	21,306.15	31,959.23	(627.60)
Net Dwelling Rental Income	20,958.07	21,664.63	30,744.48	21,306.15	31,959.23	38,534.64
Retro Rent Fraud Recovery 4-1	488.00	472.00	500.00	2,116.25	3,174.38	3,000.00
Excess Utilities 4-1	19.76	27.44	100.00	24.64	36.96	100.00
Revenue - Workorders (other properties)	1,507.45	2,282.10	2,000.00	4,236.81	6,355.22	6,000.00
Workorders - Tenants	0.00	0.00	0.00	0.00	0.00	0.00
Garbage Fee Income	2,448.00	2,480.00	2,400.00	1,489.25	2,233.88	2,400.00
Late Fees	850.00	1,650.00	1,000.00	625.00	937.50	1,000.00
Pet Fees	0.00	0.00	0.00	0.00	0.00	0.00
Return Check Fees	0.00	0.00	0.00	0.00	0.00	0.00
Court Payments	0.00	0.00	600.00	0.00	0.00	600.00
Other Income (Heflin HA Mgmt. Fee)	5,806.12	6,312.00	5,390.00	4,963.63	7,445.45	752.18
Non Dwelling Income	11,119.33	13,223.54	11,990.00	13,455.58	20,183.37	13,852.18
HUD - Operating Subsidies	151,468.01	143,129.66	144,273.60	116,625.41	174,938.12	170,421.08
HUD - COVID19 Appropriation	11,290.16	12,082.41	0.00	0.00	0.00	0.00
CFP - Operations Fee	29,475.92	22,187.21	18,270.00	0.00	0.00	18,270.00
Government - Subsidies	192,234.09	177,399.28	162,543.60	116,625.41	174,938.12	188,691.08
Investment Income - Unrestricted	339.81	116.56	150.00	0.00	0.00	30.00
Investment Income - Restricted	7.44	0.00	0.00	0.00	0.00	0.00
Subtotal - Investment Income	347.25	116.56	150.00	0.00	0.00	30.00
Total Revenue	224,658.74	212,404.01	205,428.08	151,387.14	227,080.71	241,107.90

PROJECT - Fairview Terrace Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
EXPENSES:						
Administrative Salaries	22,345.61	14,889.08	20,513.41	13,903.97	20,855.96	20,035.95
Administrative - Hazard Pay	1,371.24	0.00	0.00	0.00	0.00	0.00
Pension Expense - Admin	2,219.63	1,529.77	1,646.00	3,655.63	5,483.45	1,712.50
Employee Benefits - Hazard Pay	113.59	0.00	0.00	0.00	0.00	0.00
Employee Benefit Adm	3,084.60	3,787.55	4,336.65	302.06	453.09	4,239.11
Subtotal - Administrative Salaries Co:	29,134.67	20,206.40	26,496.07	17,861.66	26,792.49	25,987.57
COCC- COVID 19 Fee	3,921.60	-	-	0.00	0.00	-
Bookkeeping Fee	2,295.00	2,317.50	2,293.20	1,545.00	2,317.50	2,293.20
Asset Management Fee	3,060.00	3,110.00	3,120.00	2,080.00	3,120.00	3,120.00
Property Management Fee	16,911.28	17,093.88	16,914.64	11,395.92	17,093.88	16,914.64
Subtotal - Fee For Services	26,187.88	22,521.38	22,327.84	15,020.92	22,531.38	22,327.84
Advertising and Marketing	131.44	26.62	100.00	106.36	159.54	160.00
Auditing Fee	0.00	2,336.00	1,600.00	0.00	0.00	1,600.00
Banking Fees & Finance Charges	477.31	598.22	550.00	568.72	853.08	900.00
Bond Fiscal Agent Fees	0.00	0.00	0.00	0.00	0.00	0.00
Computer and Support	799.27	1,135.48	1,200.00	783.58	1,175.37	1,200.00
Consulting Services	112.71	92.10	200.00	144.30	216.45	200.00
Dues & Memberships	0.00	52.91	60.00	32.84	49.26	60.00
Fee Accounting Services	0.00	0.00	0.00	0.00	0.00	0.00
Legal Expense	772.59	823.75	800.00	530.15	795.23	800.00
Office Supplies	2,573.96	921.63	750.00	335.48	503.22	750.00
Supplies - COVID19	1,450.47	32.11	100.00	0.00	0.00	0.00
Personal Travel - Auto Use	0.00	(0.04)	10.00	0.00	0.00	10.00
Postage & Postage Fees	286.72	263.30	310.00	214.10	321.15	330.00
Printer Expenses	707.57	338.69	350.00	561.84	842.76	850.00
Misc Admin Expenses	85.52	236.74	200.00	193.88	290.82	300.00
Staff Training w travel	326.10	808.57	1,000.00	391.60	587.40	1,000.00
Staff Training w travel - Rental Office	0.00	0.00	0.00	0.00	0.00	0.00
Telephone, Cable & Internet	2,524.88	3,419.70	3,500.00	1,451.44	2,177.16	2,300.00
Tenant Background Checks	332.15	695.79	700.00	896.71	1,345.07	1,500.00
Travel aka Personal auto use (admin)	22.90	0.00	200.00	35.58	53.37	200.00
Subtotal - Other Admin Expenses	10,603.59	11,781.57	11,630.00	6,246.58	9,369.87	12,160.00

PROJECT - Fairview Terrace Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
<i>Administrative Expense</i>	65,926.14	54,509.35	60,453.91	39,129.16	58,693.74	60,475.41
Tenant Service Salaries	3,998.95	4,559.78	5,244.83	3,691.08	5,536.62	6,752.75
Tenant Service - Hazard Pay	162.74	0.00	0.00	0.00	0.00	-0.00
Tenant Service Benefits	1,127.69	1,139.09	997.20	841.75	1,262.63	1,560.96
Tenant Service Benefits - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Service - Pension	405.99	566.02	511.89	92.46	138.69	743.65
<i>Resident Services - Salaries Cost</i>	5,695.37	6,264.89	6,753.93	4,625.29	6,937.94	9,057.36
Tenant Service Contract	16.11	0.00	680.00	0.00	0.00	0.00
Tenant Service - COVID19	87.69	0.00	0.00	0.00	0.00	0.00
Tenant Service Materials	2,358.28	3,128.52	1,866.00	2,108.40	3,162.60	3,000.00
<i>Resident Services Expense</i>	8,157.45	9,393.41	9,299.93	6,733.69	10,100.54	12,057.36
Water	4,662.78	4,028.58	4,100.00	2,135.01	3,202.52	3,300.00
Electricity	2,214.17	320.44	2,300.00	1,637.46	2,456.19	2,500.00
Gas	239.97	(101.85)	350.00	17.17	25.76	150.00
Sewer	576.26	266.11	500.00	369.19	553.79	600.00
<i>Utilities Expense</i>	7,693.18	4,513.28	7,250.00	4,158.83	6,238.25	6,550.00
Maintenance Labor	22,106.62	37,730.82	35,386.74	30,312.84	45,469.26	32,033.04
Maintenance Labor - Hazard Pay	2,740.74	0.00	0.00	0.00	0.00	0.00
Pension Expense - Maint	3,051.07	10,074.93	3,183.64	655.45	983.18	2,969.29
Maintenance Benefits - Hazard Pay	227.04	0.00	0.00	0.00	0.00	0.00
Maintenance Benefits	7,781.84	8,871.49	8,132.90	7,510.82	11,266.23	8,453.22
<i>Subtotal - Maintenance Salaries</i>	35,907.31	56,677.24	46,703.28	38,479.11	57,718.67	43,455.54
Materials	5,739.00	6,516.66	4,000.00	1,333.85	2,000.78	2,000.00
Materials - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
<i>Subtotal - Materials</i>	5,739.00	6,516.66	4,000.00	1,333.85	2,000.78	2,000.00

PROJECT - Fairview Terrace Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
Automobile-Gas, Oil, Etc.	949.36	1,301.29	1,200.00	3,651.49	5,477.24	5,500.00
Employee Tool Reimbursement	0.00	0.00	100.00	100.00	150.00	150.00
Other Maintenance Costs	1,581.45	1,619.05	1,900.00	1,542.86	2,314.29	2,350.00
Misc Contract Costs	0.00	506.52	500.00	3,997.00	5,995.50	4,000.00
Contracts - COVID19	1,048.19	0.00	200.00	0.00	0.00	0.00
Equipment Maintenance Contract	0.00	67.27	500.00	0.00	0.00	500.00
Janitorial Contract	0.00	0.00	0.00	0.00	0.00	0.00
Electrical	0.00	0.00	500.00	0.00	0.00	500.00
Elevator Contract	0.00	0.00	0.00	0.00	0.00	0.00
Extermination Contract	0.00	1,845.00	1,400.00	795.00	1,192.50	1,400.00
HVAC	0.00	721.58	1,000.00	1,119.00	1,678.50	1,500.00
Landscape Contract	7,950.00	6,937.03	9,500.00	8,811.90	13,217.85	12,000.00
Painting & cleaning Contract	1,275.00	1,413.00	2,000.00	3,297.50	4,946.25	5,000.00
Tub Repairs	0.00	0.00	200.00	0.00	0.00	200.00
Plumbing	0.00	32.13	1,200.00	0.00	0.00	1,200.00
Garbage Contracts	4,101.18	2,702.33	3,600.00	5,145.78	7,718.67	6,500.00
Vehicle Maintenance	0.00	20.84	200.00	137.50	206.25	210.00
REAC prep	0.00	0.00	1,200.00	0.00	0.00	1,200.00
Trash Removal - Grounds	134.53	175.37	200.00	172.18	258.27	280.00
Contract Costs & Maintenance	17,039.71	17,341.41	25,400.00	28,770.21	43,155.32	42,490.00
COPS Unit	331.77	236.34	2,000.00	547.08	820.62	850.00
Protective Services - Other	0.00	0.00	480.00	0.00	0.00	480.00
Protective Services - Salary	2,278.16	3,067.04	3,867.54	2,723.58	4,085.37	3,954.56
Protective Services - Hazard Pay	76.77	0.00	0.00	0.00	0.00	0.00
Benefits - Protective Services	872.02	1,268.82	1,357.10	883.38	1,325.07	1,431.65
Benefits - Protective Serv. Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Pension Expense - PS	330.15	373.59	377.47	68.18	102.27	436.92
Protective Services	3,888.87	4,945.79	8,082.11	4,222.22	6,333.33	7,153.13

PROJECT - Fairview Terrace Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
Property Insurance	6,631.36	4,064.71	6,000.00	4,691.92	7,037.88	7,000.00
Liability Insurance	89.70	84.85	100.00	31.88	47.82	100.00
Worker's Compensation Insurance	809.61	1,030.72	900.00	686.32	1,029.48	1,000.00
Insurance All Other Types	718.34	856.42	600.00	1,224.67	1,837.01	1,800.00
<i>Insurance Expense</i>	8,249.01	6,036.70	7,600.00	6,634.79	9,952.19	9,900.00
Payment in Lieu of Taxes	180.41	942.32	0.00	0.00	0.00	0.00
Collection Losses	627.32	5,618.76	5,000.00	0.00	0.00	1,000.00
Interest Exp Bond Pool	545.37	0.00	0.00	0.00	0.00	0.00
Interest EPC Old Ntl	0.00	0.00	0.00	0.00	0.00	0.00
Interest Expense on Bond	0.00	0.00	0.00	0.00	0.00	0.00
<i>Subtotal - Interest Expense</i>	545.37	0.00	0.00	0.00	0.00	0.00
Compensated Absences	748.56	(2,174.16)	3,250.63	0.00	0.00	3,138.82
Dwelling Units Rent Expense	0.00	0.00	0.00	0.00	0.00	0.00
Other General Expenses - FSS	2,183.18	916.72	1,250.00	0.00	0.00	200.00
Extraordinary maintenance	0.00	0.00	0.00	0.00	0.00	0.00
Replacement of Equipment ***	0.00	0.00	1,575.00	0.00	0.00	700.00
Betterments & Additions	0.00	0.00	0.00	0.00	0.00	0.00
Improvements - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
Security Camera Lease	0.00	0.00	0.00	0.00	0.00	0.00
<i>Other Miscellaneous Expenses</i>	2,931.74	(1,257.44)	6,075.63	0.00	0.00	4,038.82
Total Expenses	156,885.51	165,237.48	179,864.85	129,461.86	194,192.79	189,120.26
Excess (Deficit) in Reserves	<u>67,773.23</u>	<u>47,166.53</u>	<u>25,563.22</u>	<u>21,925.28</u>	<u>32,887.92</u>	<u>51,987.64</u>

Anniston Housing Authority
 Budgeted Dwelling Rent Schedule
 Fairview Terrace Apartments
 FYE 03/31/2024

DRAFT

Fairview Terrace Apartments

	Jan	Feb	March	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2023 Actual Occupancy Rate	100.00%	96.15%	96.15%	96.15%	100.00%	100.00%	100.00%	100.00%	96.15%	96.15%	100.00%	100.00%
2024 Budgeted Occupancy Rate	100.00%	96.15%	96.15%	96.15%	100.00%	100.00%	100.00%	100.00%	96.15%	96.15%	100.00%	100.00%
2023 Average Gross Rent	218.44	218.44	218.44	218.44	189.94	218.44	218.44	218.44	218.44	218.44	218.44	218.44
2024 Budgeted Gross Rent	218.44	218.44	218.44	218.44	218.44	218.44	218.44	218.44	218.44	218.44	218.44	218.44
2023 Credit Rents	92.92	92.92	92.92	92.92	92.92	92.92	92.92	92.92	92.92	92.92	92.92	92.92
Inflation Factor	0	0	0	0	0	0	0	0	0	0	0	0
2023 Net Dwelling Rent	125.52	125.52	125.52	125.52	125.52	125.52	125.52	125.52	125.52	125.52	125.52	125.52
2024 Net Budgeted Rent	125.52	125.52	125.52	125.52	125.52	125.52	125.52	125.52	125.52	125.52	125.52	125.52
Total Unit Months	312	312	312	312	312	312	312	312	312	312	312	312
Estimate Unit Months Leased	300	300	300	300	300	312	312	312	300	300	312	312
Vacancy %	0.00%	3.85%	3.85%	3.85%	3.85%	0.00%	0.00%	0.00%	3.85%	3.85%	0.00%	0.00%
Units Vacant	0	1	1	1	1	0	0	0	1	1	0	0

Average

Month	Units Input	Occupancy Rate	Gross Rent	Vacancy Loss	Credit Rents	Net Rent
January	26	100.00%	5,679.44	-	2,415.92	3,263.52
February	26	96.15%	5,679.44	125.52	2,415.92	3,138.00
March	26	96.15%	5,679.44	125.52	2,415.92	3,138.00
April	26	96.15%	5,679.44	125.52	2,415.92	3,263.52
May	26	100.00%	5,679.44	-	2,415.92	3,263.52
June	26	100.00%	5,679.44	-	2,415.92	3,263.52
July	26	100.00%	5,679.44	-	2,415.92	3,263.52
August	26	100.00%	5,679.44	-	2,415.92	3,263.52
September	26	96.15%	5,679.44	125.52	2,415.92	3,138.00
October	26	96.15%	5,679.44	125.52	2,415.92	3,138.00
November	26	100.00%	5,679.44	-	2,415.92	3,263.52
December	26	100.00%	5,679.44	-	2,415.92	3,263.52
			68,153.28	627.60	28,991.04	38,534.64

supplemental information

AMP - 3

	Constantine Homes March 31, 2024	Per Unit Months 2040	Tinsley Manor March 31, 2024	Per Unit Months 288	AMP - 3 Budget 3/31/2024	Per Unit Months 2328
REVENUE:						
Budgeted Dwelling Rent	91,453.20	44.83	50,702.40	176.05	142,155.60	61.06
Less: Budgeted Vacancy Loss	(7,441.78)	(3.65)	(2,816.80)	(9.78)	(10,258.58)	(4.41)
Net Dwelling Rental Income	84,011.42	41.18	47,885.60	166.27	131,897.02	56.66
Retro Rent Fraud Recovery	4,250.00	2.08	3,700.00	12.85	7,950.00	3.41
Excess Utilities	2,300.00	1.13	1,380.00	4.79	3,680.00	1.58
Revenue - Workorders (other properti	13,700.00	6.72	1,200.00	4.17	14,900.00	6.40
Workorders - Tenants	0.00	0.00	0.00	0.00	0.00	0.00
Garbage Fee Income	15,000.00	7.35	2,180.00	7.57	17,180.00	7.38
Late Fees	8,000.00	3.92	1,400.00	4.86	9,400.00	4.04
Pet Fees	150.00	0.07	0.00	0.00	150.00	0.06
Return Check Fees	100.00	0.05	0.00	0.00	100.00	0.04
Court Payments	500.00	0.25	500.00	1.74	1,000.00	0.43
Other Income	1,500.00	0.74	50.00	0.17	1,550.00	0.67
Non Dwelling Income	45,500.00	22.30	10,410.00	36.15	55,910.00	24.02
HUD - Operating Subsidies	1,064,499.86	521.81	149,403.49	518.76	1,213,903.35	521.44
HUD - COVID19 Appropriation	0.00	0.00	0.00	0.00	0.00	0.00
CFP - Operations Fee	124,080.00	60.82	16,920.00	58.75	141,000.00	60.57
Government - Subsidies	1,188,579.86	582.64	166,323.49	577.51	1,354,903.35	582.00
Investment Income - Unrestricted	100.00	0.05	10.00	0.03	110.00	0.05
Investment Income - Restricted	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal - Investment Income	100.00	0.05	10.00	0.03	110.00	0.05
Total Revenue	1,318,191.28	646.17	224,629.09	779.96	1,542,820.37	662.72

Anniston Housing Authority
 Asset Management Project Budget - AMP 3
 Fiscal Year Ended 03/31/2024

AMP - 3

	Constantine Homes March 31, 2024	Per Unit Months 2040	Tinsley Manor March 31, 2024	Per Unit Months 288	AMP - 3 Budget 3/31/2024	Per Unit Months 2328
EXPENSES:						
Administrative Salaries	72,223.92	35.40	9,848.72	34.20	82,072.64	35.25
Administrative - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Pension Expense - Admin	5,899.98	2.89	804.54	2.79	6,704.52	2.88
Employee Benefit - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Employee Benefit Adm	18,067.45	8.86	2,463.74	8.55	20,531.20	8.82
Subtotal - Administrative Salaries	96,191.36	47.15	13,117.00	45.55	109,308.36	46.95
COCC COVID19 Fee	0.00	0.00	0.00	0.00	0.00	0.00
Bookkeeping Fee	14,076.00	6.90	2,030.40	7.05	16,106.40	6.92
Asset Management Fee	20,400.00	10.00	2,880.00	10.00	23,280.00	10.00
Property Management Fee	103,824.58	50.89	14,976.23	52.00	118,800.81	51.03
Subtotal - Fee For Services	138,300.58	67.79	19,886.63	69.05	158,187.21	67.95
Advertising and Marketing	600.00	0.29	100.00	0.35	700.00	0.30
Auditing Fee	6,700.00	3.28	1,500.00	5.21	8,200.00	3.52
Banking Fees & Finance Charges	3,600.00	1.76	510.00	1.77	4,110.00	1.77
Bond Fiscal Agent Fees	0.00	0.00	0.00	0.00	0.00	0.00
Computer and Support	5,000.00	2.45	1,600.00	5.56	6,600.00	2.84
Consulting Services	1,500.00	0.74	220.00	0.76	1,720.00	0.74
Dues & Memberships	300.00	0.15	100.00	0.35	400.00	0.17
Fee Accounting Services	0.00	0.00	0.00	0.00	0.00	0.00
Legal Expense	9,500.00	4.66	2,700.00	9.38	12,200.00	5.24
Office Supplies	3,000.00	1.47	800.00	2.78	3,800.00	1.63
Supplies - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
Personal Travel - Auto Use	100.00	0.05	50.00	0.17	150.00	0.06
Postage & Postage Fees	1,800.00	0.88	320.00	1.11	2,120.00	0.91
Printer Expenses	4,200.00	2.06	600.00	2.08	4,800.00	2.06
Misc Admin Expenses	5,000.00	2.45	600.00	2.08	5,600.00	2.41
Staff Training w travel	3,500.00	1.72	600.00	2.08	4,100.00	1.76
Staff Training w travel - Rental Office	0.00	0.00	0.00	0.00	0.00	0.00
Telephone, Cable & Internet	16,500.00	8.09	2,500.00	8.68	19,000.00	8.16
Tenant Background Checks	8,900.00	4.36	1,300.00	4.51	10,200.00	4.38
Travel aka Personal auto use (admin)	200.00	0.10	50.00	0.17	250.00	0.11
Subtotal - Other Admin Expenses	70,400.00	34.51	13,550.00	47.05	83,950.00	36.06

Anniston Housing Authority
 Asset Management Project Budget - AMP 3
 Fiscal Year Ended 03/31/2024

AMP - 3

	Constantine Homes March 31, 2024	Per Unit Months 2040	Tinsley Manor March 31, 2024	Per Unit Months 288	AMP - 3 Budget 3/31/2024	Per Unit Months 2328
Administrative Expense	304,891.93	149.46	46,553.63	161.64	351,445.57	150.96
Tenant Service Salaries	28,297.25	13.87	3,858.72	13.40	32,155.97	13.81
Tenant Service - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Service Benefits	6,541.15	3.21	891.97	3.10	7,433.12	3.19
Tenant Service Benefits - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Service - Pension	3,116.27	1.53	424.95	1.48	3,541.21	1.52
Resident Services - Salaries Cost	37,954.67	18.61	5,175.64	17.97	43,130.30	18.53
Tenant Service Contract	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Services - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Service Materials	16,500.00	8.09	2,500.00	8.68	19,000.00	8.16
Laundry Facility - Net Profit <Loss>	0.00	0.00	0.00	0.00	0.00	0.00
Resident Services Expense	54,454.67	26.69	7,675.64	26.65	62,130.30	26.69
Water	30,000.00	14.71	2,100.00	7.29	32,100.00	13.79
Electricity	50,000.00	24.51	4,800.00	16.67	54,800.00	23.54
Lighting Equipment Lease	0.00	0.00	-	-	0.00	0.00
Gas	5,000.00	2.45	1,000.00	3.47	6,000.00	2.58
Sewer	35,000.00	17.16	2,500.00	8.68	37,500.00	16.11
Utilities Expense	120,000.00	58.82	10,400.00	36.11	130,400.00	56.01
Maintenance Labor	171,697.06	84.17	23,413.24	81.30	195,110.30	83.81
Maintenance Labor - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Pension Expense - Maint	16,517.43	8.10	2,252.38	7.82	18,769.81	8.06
Maintenance Benefits - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Maintenance Benefits	56,365.89	27.63	7,686.26	26.69	64,052.15	27.51
Subtotal - Maintenance Salaries	244,580.39	119.89	33,351.87	115.81	277,932.26	119.39
Materials	15,000.00	7.35	2,500.00	8.68	17,500.00	7.52
Materials - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal - Materials	15,000.00	7.35	2,500.00	8.68	17,500.00	7.52

AMP - 3

	Constantine Homes March 31, 2024	Per Unit Months 2040	Tinsley Manor March 31, 2024	Per Unit Months 288	AMP - 3 Budget 3/31/2024	Per Unit Months 2328
Automobile-Gas, Oil, Etc.	8,200.00	4.02	1,200.00	4.17	9,400.00	4.04
Employee Tool Reimbursement	400.00	0.20	50.00	0.17	450.00	0.19
Other Maintenance Costs	6,200.00	3.04	5,700.00	19.79	11,900.00	5.11
Misc Contract Costs	1,000.00	0.49	500.00	1.74	1,500.00	0.64
Contracts - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
Equipment Maintenance Contract	400.00	0.20	500.00	1.74	900.00	0.39
Janitorial Contract	0.00	0.00	0.00	0.00	0.00	0.00
Electrical	1,000.00	0.49	500.00	1.74	1,500.00	0.64
Elevator Contract	0.00	0.00	0.00	0.00	0.00	0.00
Extermination Contract	9,500.00	4.66	800.00	2.78	10,300.00	4.42
HVAC	5,000.00	2.45	1,500.00	5.21	6,500.00	2.79
Landscape Contract	21,000.00	10.29	5,600.00	19.44	26,600.00	11.43
Painting & cleaning Contract	15,000.00	7.35	5,000.00	17.36	20,000.00	8.59
Tub Repairs	500.00	0.25	500.00	1.74	1,000.00	0.43
Plumbing	10,000.00	4.90	3,000.00	10.42	13,000.00	5.58
Garbage Contracts	53,000.00	25.98	7,800.00	27.08	60,800.00	26.12
Vehicle Maintenance	1,500.00	0.74	500.00	1.74	2,000.00	0.86
REAC prep	6,200.00	3.04	500.00	1.74	6,700.00	2.88
Trash Removal - Grounds	1,500.00	0.74	250.00	0.87	1,750.00	0.75
Contract Costs & Maintenance	140,400.00	68.82	33,900.00	117.71	174,300.00	74.87
COPS Unit	12,100.00	5.93	1,800.00	6.25	13,900.00	5.97
Protective Services - Other	5,250.00	2.57	750.00	2.60	6,000.00	2.58
Protective Services - Salary	21,091.01	10.34	2,876.05	9.99	23,967.05	10.30
Protective Services - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Benefits - Protective Services	7,635.44	3.74	1,041.20	3.62	8,676.64	3.73
Benefits - Protective Serv. Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Pension Expense - PS	2,330.26	1.14	317.76	1.10	2,648.02	1.14
Protective Services	48,406.71	23.73	6,785.01	23.56	55,191.72	23.71

AMP - 3

	Constantine Homes March 31, 2024	Per Unit Months 2040	Tinsley Manor March 31, 2024	Per Unit Months 288	AMP - 3 Budget 3/31/2024	Per Unit Months 2328
Property Insurance	37,000.00	18.14	4,500.00	15.63	41,500.00	17.83
Liability Insurance	500.00	0.25	50.00	0.17	550.00	0.24
Worker's Compensation Insurance	3,000.00	1.47	1,000.00	3.47	4,000.00	1.72
Insurance All Other Types	4,000.00	1.96	1,300.00	4.51	5,300.00	2.28
Insurance Expense	44,500.00	21.81	6,850.00	23.78	51,350.00	22.06
Payment in Lieu of Taxes	0.00	0.00	0.00	0.00	0.00	0.00
Collection Losses	20,000.00	9.80	4,000.00	13.89	24,000.00	10.31
Interest Exp Bond Pool	0.00	0.00	0.00	0.00	0.00	0.00
Interest EPC Old Ntl	0.00	0.00	0.00	0.00	0.00	0.00
Interest Expense on Bond	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal - Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00
Compensated Absences	14,665.46	7.19	1,999.84	6.94	16,665.30	7.16
Dwelling Units Rent Expense	0.00	0.00	0.00	0.00	0.00	0.00
Other General Expenses - FSS	2,000.00	0.98	700.00	2.43	2,700.00	1.16
Extraordinary maintenance	0.00	0.00	0.00	0.00	0.00	0.00
Replacement of Equipment ***	2,025.00	0.99	275.00	0.95	2,300.00	0.99
Betterments & Additions	0.00	0.00	0.00	0.00	0.00	0.00
Improvements - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
Security Camera Lease	0.00	0.00	0.00	0.00	0.00	0.00
Other Miscellaneous Expenses	18,690.46	9.16	2,974.84	10.33	21,665.30	9.31
Total Expenses	1,010,924.16	495.55	154,990.98	538.16	1,165,915.14	500.82
Excess (Deficit) in Reserves	307,267.12	150.62	69,638.10	241.80	376,905.23	161.90

PROJECT - Constantine Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
REVENUE:						
Budgeted Dwelling Rent 4-40	-	-	47,756.40	-	-	91,453.20
Less: Budgeted Vacancy Loss Dwelling Rent 4-40	-	-	(5,618.40)	-	-	(7,441.78)
	36,683.38	49,693.16	-	50,938.39	76,407.59	-
Net Dwelling Rental Income	36,683.38	49,693.16	42,138.00	50,938.39	76,407.59	84,011.42
Retro Rent Fraud Recovery 4-1	437.00	7,554.60	2,500.00	2,822.32	4,233.48	4,250.00
Excess Utilities 4-1	5,137.86	5,086.83	4,600.00	1,517.39	2,276.09	2,300.00
Revenue - Workorders (other properties)	14,576.62	10,955.89	12,000.00	9,074.56	13,611.84	13,700.00
Workorders - Tenants	0.00	0.00	0.00	0.00	0.00	0.00
Garbage Fee Income	14,852.24	14,742.00	14,000.00	9,984.00	14,976.00	15,000.00
Late Fees	4,950.00	7,475.00	4,500.00	5,400.00	8,100.00	8,000.00
Pet Fees	0.00	300.00	300.00	0.00	0.00	150.00
Return Check Fees	0.00	0.00	100.00	0.00	0.00	100.00
Court Payments	978.36	3,093.76	1,500.00	150.00	225.00	500.00
Other Income	973.17	9,201.31	5,000.00	981.75	1,472.63	1,500.00
Non Dwelling Income	41,905.25	58,409.39	44,500.00	29,930.02	44,895.03	45,500.00
HUD - Operating Subsidies	976,392.24	850,904.94	896,340.78	707,190.22	1,060,785.33	1,064,499.86
HUD - COVID19 Appropriation	53,740.49	123,140.94	0.00	0.00	0.00	0.00
CFP - Operations Fee	185,289.27	146,643.49	124,080.00	0.00	0.00	124,080.00
Government - Subsidies	1,215,422.00	1,120,689.37	1,020,420.78	707,190.22	1,060,785.33	1,188,579.86
Investment Income - Unrestricted	2,152.12	738.26	800.00	0.00	0.00	100.00
Investment Income - Restricted	47.27	0.00	0.00	0.00	0.00	0.00
Subtotal - Investment Income	2,199.39	738.26	800.00	0.00	0.00	100.00
Total Revenue	1,296,210.02	1,229,530.18	1,107,858.78	788,058.63	1,182,087.95	1,318,191.28
EXPENSES:						
Administrative Salaries	59,418.03	111,670.08	118,754.24	63,625.25	95,437.88	72,223.92
Administrative - Hazard Pay	2,373.88	0.00	0.00	0.00	0.00	0.00

PROJECT - Constantine Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
Pension Expense - Admin	5,589.99	6,745.98	8,296.05	1,520.44	2,280.66	5,899.98
Employee Benefit - Hazard Pay	196.64	0.00	0.00	0.00	0.00	0.00
Employee Benefit Adm	9,629.22	19,943.95	21,119.12	16,303.34	24,455.01	18,067.45
Subtotal - Administrative Salaries Cos	77,207.76	138,360.01	148,169.41	81,449.03	122,173.55	96,191.36
COCC COVID19 Fee	23078.12	-	-	0.00	0.00	-
Bookkeeping Fee	13,875.00	14,475.00	14,994.00	9,345.00	14,017.50	14,076.00
Asset Management Fee	18,500.00	20,280.00	20,400.00	13,600.00	20,400.00	20,400.00
Property Management Fee	102,239.28	106,767.60	110,595.74	68,928.72	103,393.08	103,824.58
Subtotal - Fee For Services	157,692.40	141,522.60	145,989.74	91,873.72	137,810.58	138,300.58
Advertising and Marketing	808.41	1,540.22	1,700.00	346.79	520.19	600.00
Auditing Fee	0.00	9,344.00	6,700.00	0.00	0.00	6,700.00
Banking Fees & Finance Charges	2,785.57	3,724.30	3,300.00	2,398.55	3,597.83	3,600.00
Bond Fiscal Agent Fees	0.00	0.00	0.00	0.00	0.00	0.00
Computer and Support	3,361.11	5,187.29	5,000.00	2,733.20	4,099.80	5,000.00
Consulting Services	503.49	559.97	700.00	986.05	1,479.08	1,500.00
Dues & Memberships	0.00	948.19	950.00	155.99	233.99	300.00
Fee Accounting Services	0.00	0.00	0.00	0.00	0.00	0.00
Legal Expense	5,008.88	11,920.83	9,500.00	8,271.99	12,407.99	9,500.00
Office Supplies	3,642.26	6,577.04	6,000.00	1,058.76	1,588.14	3,000.00
Supplies - COVID19	5,588.78	136.88	300.00	0.00	0.00	0.00
Personal Travel - Auto Use	0.00	0.00	100.00	0.00	0.00	100.00
Postage & Postage Fees	1,277.09	1,786.78	1,500.00	1,161.84	1,742.76	1,800.00
Printer Expenses	2,659.01	5,119.73	4,200.00	2,737.89	4,106.84	4,200.00
Misc Admin Expenses	727.63	887.17	500.00	3,860.31	5,790.47	5,000.00
Staff Training w travel	0.00	4,677.34	5,000.00	2,263.62	3,395.43	3,500.00
Staff Training w travel - Rental Office	0.00	0.00	0.00	0.00	0.00	0.00
Telephone, Cable & Internet	12,024.55	18,980.18	16,000.00	10,844.35	16,266.53	16,500.00
Tenant Background Checks	4,853.73	8,665.75	6,000.00	5,913.52	8,870.28	8,900.00
Travel aka Personal auto use (admin)	77.65	118.93	200.00	0.00	0.00	200.00
Subtotal - Other Admin Expenses	43,318.16	80,174.60	67,650.00	42,732.86	64,099.29	70,400.00
Administrative Expense	278,218.32	360,057.21	361,809.15	216,055.61	324,083.42	304,891.93

PROJECT - Constantine Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
Tenant Service Salaries	24,510.93	24,059.38	21,978.34	14,867.82	22,301.73	28,297.25
Tenant Service - Hazard Pay	519.22	0.00	0.00	0.00	0.00	0.00
Tenant Service Benefits	6,686.11	5,211.61	4,178.76	3,389.79	5,084.69	6,541.15
Tenant Service Benefits - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Service - Pension	2,385.55	2,406.93	2,145.07	386.08	579.12	3,116.27
Resident Services - Salaries Cost	34,101.81	31,677.92	28,302.17	18,643.69	27,965.54	37,954.67
Tenant Service Contract	103.13	0.00	5,780.00	0.00	0.00	0.00
Tenant Service - COVID19	299.80	0.00	0.00	0.00	0.00	0.00
Tenant Service Materials	13,757.41	26,602.56	15,861.00	16,133.42	24,200.13	16,500.00
-- Resident Services - Laundry Facility						
Coin-Operated Collections	-	-	9,900.00	8,411.60	12,617.40	9,900.00
Laundry Expenses:						
Utilities	-	-	1,500.00	1,263.47	1,895.21	1,500.00
Attendant	-	-	4,800.00	3,600.00	5,400.00	4,800.00
Telephone & Cable/Misc	-	-	3,600.00	3,548.13	5,322.20	3,600.00
-- Laundry Facility Expenses	-	-	9,900.00	8,411.60	12,617.40	9,900.00
--Laundry Facility Profit/(Loss)						
Resident Services Expense	48,262.15	58,280.48	49,943.17	34,777.11	52,165.67	54,454.67
Water	24,750.71	25,400.54	24,000.00	19,693.96	29,540.94	30,000.00
Electricity	43,173.64	27,362.53	43,500.00	32,810.29	49,215.44	50,000.00
Lighting Equipment Lease	-	-	3,598.44	0.00	-	0.00
Gas	14,456.95	10,676.49	5,000.00	3,212.99	4,819.49	5,000.00
Sewer	21,404.58	29,754.21	23,000.00	23,976.28	35,964.42	35,000.00
Utilities Expense	103,785.88	93,193.77	99,098.44	79,693.52	119,540.28	120,000.00
Maintenance Labor	98,557.97	162,289.21	169,287.40	121,844.91	182,767.37	171,697.06
Maintenance Labor - Hazard Pay	13,111.55	0.00	0.00	0.00	0.00	0.00
Pension Expense - Maint	8,643.11	11,978.66	14,335.84	2,256.23	3,384.35	16,517.43
Maintenance Benefits - Hazard Pay	1,086.11	0.00	0.00	0.00	0.00	0.00
Maintenance Benefits	41,153.53	46,524.73	47,605.86	40,192.82	60,289.23	56,365.89

PROJECT - Constantine Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
Subtotal - Maintenance Salaries	162,552.27	220,792.60	231,229.10	164,293.96	246,440.94	244,580.39
Materials	46,782.89	10,857.39	15,000.00	7,911.18	11,866.77	15,000.00
Materials - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal - Materials	46,782.89	10,857.39	15,000.00	7,911.18	11,866.77	15,000.00
Automobile-Gas, Oil, Etc.	3,348.71	4,633.82	3,000.00	5,413.00	8,119.50	8,200.00
Employee Tool Reimbursement	0.00	105.23	200.00	225.23	337.85	400.00
Other Maintenance Costs	6,317.27	23,916.27	10,000.00	4,109.48	6,164.22	6,200.00
Misc Contract Costs	3,000.00	0.00	6,500.00	125.68	188.52	1,000.00
Contracts - COVID19	6,005.39	0.00	500.00	0.00	0.00	0.00
Equipment Maintenance Contract	0.00	280.89	400.00	0.00	0.00	400.00
Janitorial Contract	0.00	0.00	0.00	0.00	0.00	0.00
Electrical	81.00	600.00	1,000.00	0.00	0.00	1,000.00
Elevator Contract	0.00	0.00	0.00	0.00	0.00	0.00
Extermination Contract	0.00	7,379.15	8,000.00	6,122.72	9,184.08	9,500.00
HVAC	91.00	852.55	1,500.00	3,765.80	5,648.70	5,000.00
Landscape Contract	8,775.00	15,270.00	18,000.00	13,493.75	20,240.63	21,000.00
Painting & cleaning Contract	19,657.00	57,313.86	45,000.00	41,446.00	62,169.00	15,000.00
Tub Repairs	0.00	0.00	500.00	0.00	0.00	500.00
Plumbing	0.00	3,378.00	3,500.00	10,320.00	15,480.00	10,000.00
Garbage Contracts	26,638.44	16,071.77	22,000.00	35,162.81	52,744.22	53,000.00
Vehicle Maintenance	0.00	0.00	1,500.00	893.69	1,340.54	1,500.00
REAC prep	0.00	0.00	3,000.00	4,100.00	6,150.00	6,200.00
Trash Removal - Grounds	873.94	1,116.47	1,200.00	982.79	1,474.19	1,500.00
Contract Costs & Maintenance	74,787.75	130,918.01	125,800.00	126,160.95	189,241.43	140,400.00
COPS Unit	16,670.81	13,279.87	17,000.00	8,044.43	12,066.65	12,100.00
Protective Services - Other	1,779.40	1,417.39	4,080.00	3,468.01	5,202.02	5,250.00
Protective Services - Salary	14,292.75	16,579.23	20,626.89	13,950.90	20,926.35	21,091.01
Protective Services - Hazard Pay	311.72	0.00	0.00	0.00	0.00	0.00
Benefits - Protective Services	5,423.73	6,731.57	7,237.85	4,660.08	6,990.12	7,635.44
Benefits- Protective Serv. Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Pension Expense - PS	1,644.08	1,948.43	2,013.19	362.33	543.50	2,330.26

PROJECT - Constantine Homes

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
<i>Protective Services</i>	40,122.49	39,956.49	50,957.93	30,485.75	45,728.63	48,406.71
Property Insurance	33,231.69	23,900.54	37,000.00	33,332.29	49,998.44	37,000.00
Liability Insurance	247.32	226.71	500.00	172.73	259.10	500.00
Worker's Compensation Insurance	4,863.34	3,314.12	3,000.00	2,402.16	3,603.24	3,000.00
Insurance All Other Types	2,701.66	2,698.42	2,000.00	3,761.89	5,642.84	4,000.00
<i>Insurance Expense</i>	41,044.03	30,139.79	42,500.00	39,669.07	59,503.61	44,500.00
Payment in Lieu of Taxes	0.00	0.00	0.00	0.00	0.00	0.00
Collection Losses	19,428.26	19,607.72	30,000.00	10,701.88	16,052.82	20,000.00
Interest Exp Bond Pool	3,466.58	0.00	0.00	0.00	0.00	0.00
Interest EPC Old Ntl	0.00	0.00	0.00	0.00	0.00	0.00
Interest Expense on Bond	0.00	0.00	0.00	0.00	0.00	0.00
<i>Subtotal - Interest Expense</i>	3,466.58	0.00	0.00	0.00	0.00	0.00
Compensated Absences	6,067.86	(8,200.11)	16,532.34	0.00	0.00	14,665.46
Dwelling Units Rent Expense	0.00	0.00	0.00	0.00	0.00	0.00
Other General Expenses - FSS	(1,383.21)	5,314.82	5,500.00	0.00	0.00	2,000.00
Extraordinary maintenance	0.00	0.00	0.00	0.00	0.00	0.00
Replacement of Equipment ***	0.00	0.00	11,528.00	0.00	0.00	2,025.00
Betterments & Additions	0.00	0.00	0.00	0.00	0.00	0.00
Improvements - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
Security Camera Lease	0.00	0.00	25,434.48	0.00	0.00	0.00
<i>Other Miscellaneous Expenses</i>	4,684.65	(2,885.29)	58,994.82	0.00	0.00	18,690.46
Total Expenses	823,135.27	960,918.17	1,065,332.61	709,749.03	1,064,623.55	1,010,924.16
Excess (Deficit) in Reserves	<u>473,074.75</u>	<u>268,612.01</u>	<u>42,526.17</u>	<u>78,309.60</u>	<u>117,464.40</u>	<u>307,267.12</u>

*** (see accompanying schedule)

Annistr- Housing Authority
 Budgetec ing Rent Schedule
 Consultant Homes
 FYE 03/31/2024

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Constantine Homes

	Jan	Feb	March	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2023 Actual Occupancy Rate	93.53%	92.94%	93.53%	91.76%	92.94%	92.94%	92.94%	91.18%	91.18%	90.00%	89.11%	90.59%
2024 Budgeted Occupancy Rate	93.53%	92.94%	93.53%	91.76%	92.94%	92.94%	92.94%	91.18%	91.18%	90.00%	89.11%	90.59%
2023 Average Gross Rent	200.67	200.67	200.67	200.67	200.67	200.67	200.67	200.67	200.67	200.67	200.67	200.67
2024 Budgeted Gross Rent	155.84	155.84	155.84	155.84	155.84	155.84	155.84	155.84	155.84	155.84	155.84	155.84
2023 Credit Rents	0	0	0	0	0	0	0	0	0	0	0	0
Inflation Factor	44.83	44.83	44.83	44.83	44.83	44.83	44.83	44.83	44.83	44.83	44.83	44.83
2023 Net Dwelling Rent	44.83	44.83	44.83	44.83	44.83	44.83	44.83	44.83	44.83	44.83	44.83	44.83
2024 Net Budgeted Rent	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040
Total Unit Months	1,908	1,896	1,908	1,872	1,896	1,896	1,896	1,860	1,860	1,836	1,818	1,848
Estimate Unit Months Leased	6.47%	7.06%	6.47%	8.24%	7.06%	7.06%	7.06%	8.82%	8.82%	10.00%	10.89%	9.41%
Vacancy %	11	12	11	14	12	12	12	15	15	15	17	16
Units Vacant												

Average

Month	Units input	Occupancy Rate	Gross Rent	Vacancy Loss	Credit Rents	Net Rent
January	170	93.53%	34,113.90	493.13	26,492.80	7,127.97
February	170	92.94%	34,113.90	537.96	26,492.80	7,083.14
March	170	93.53%	34,113.90	493.13	26,492.80	7,127.97
April	170	91.76%	34,113.90	627.62	26,492.80	6,993.48
May	170	92.94%	34,113.90	537.96	26,492.80	7,083.14
June	170	92.94%	34,113.90	537.96	26,492.80	7,083.14
July	170	92.94%	34,113.90	537.96	26,492.80	7,083.14
August	170	91.18%	34,113.90	672.45	26,492.80	6,948.65
September	170	91.18%	34,113.90	672.45	26,492.80	6,948.65
October	170	90.00%	34,113.90	762.11	26,492.80	6,858.99
November	170	89.11%	34,113.90	851.77	26,492.80	6,769.33
December	170	90.59%	34,113.90	717.28	26,492.80	6,903.82
			409,366.80	7,441.78	317,913.60	84,011.42

supplemental information

PROJECT - Tinsley Manor

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
REVENUE:						
Budgeted Dwelling Rent 4-71	-	-	12,395.52	-	-	50,702.40
Less: Budgeted Vacancy Loss Dwelling Rent 4-71	11,646.38	26,470.32	(516.48)	22,578.36	33,867.54	(2,816.80)
Net Dwelling Rental Income	11,646.38	26,470.32	11,879.04	22,578.36	33,867.54	47,885.60
Retro Rent Fraud Recovery 4-1	4,011.92	(567.00)	100.00	2,468.41	3,702.62	3,700.00
Excess Utilities 4-1	208.24	617.75	100.00	917.03	1,375.55	1,380.00
Revenue - Workorders (other properties)	679.25	1,255.21	1,500.00	800.10	1,200.15	1,200.00
Workorders - Tenants	0.00	0.00	0.00	0.00	0.00	0.00
Garbage Fee Income	2,056.00	2,136.00	2,000.00	1,456.00	2,184.00	2,180.00
Late Fees	1,050.00	1,643.00	1,300.00	941.00	1,411.50	1,400.00
Pet Fees	0.00	0.00	0.00	0.00	0.00	0.00
Return Check Fees	0.00	0.00	0.00	0.00	0.00	0.00
Court Payments	0.00	484.13	500.00	0.00	0.00	500.00
Other Income	90.68	1,044.76	500.00	0.00	0.00	50.00
Non Dwelling Income	8,096.09	6,613.85	6,000.00	6,582.54	9,873.81	10,410.00
HUD - Operating Subsidies	137,037.50	119,581.50	125,802.22	99,254.76	148,882.14	149,403.49
HUD - COVID19 Appropriation	7,218.89	17,139.36	0.00	0.00	0.00	0.00
CFP - Operations Fee	24,889.63	19,996.84	16,920.00	0.00	0.00	16,920.00
Government - Subsidies	169,146.02	156,717.70	142,722.22	99,254.76	148,882.14	166,323.49
Investment Income - Unrestricted	302.04	103.63	120.00	0.00	0.00	10.00
Investment Income - Restricted	6.35	0.00	0.00	0.00	0.00	0.00
Subtotal - Investment Income	308.39	103.63	120.00	0.00	0.00	10.00
Total Revenue	189,196.88	189,905.50	160,721.26	128,415.66	192,623.49	224,629.09

PROJECT - Tinsley Manor

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
EXPENSES:						
Administrative Salaries	7,964.69	15,698.35	16,193.76	8,932.28	13,398.42	9,848.72
Administrative - Hazard Pay	318.88	0.00	0.00	0.00	0.00	0.00
Pension Expense - Admin	750.90	942.05	1,131.28	213.44	320.16	804.54
Employee Benefit - Hazard Pay	26.42	0.00	0.00	0.00	0.00	0.00
Employee Benefit Adm	1,319.30	2,794.15	2,879.88	2,126.82	3,190.23	2,463.74
Subtotal - Administrative Salaries Co:	10,380.19	19,434.55	20,204.92	11,272.54	16,908.81	13,117.00
COCC COVID19 Fee	3,100.05	-	-	0.00	0.00	-
Bookkeeping Fee	1,950.00	2,107.50	2,116.80	1,357.50	2,036.25	2,030.40
Asset Management Fee	2,600.00	2,880.00	2,880.00	1,920.00	2,880.00	2,880.00
Property Management Fee	14,369.44	15,544.92	15,613.52	10,012.92	15,019.38	14,976.23
Subtotal - Fee For Services	22,019.49	20,532.42	20,610.32	13,290.42	19,935.63	19,886.63
Advertising and Marketing	119.67	215.74	300.00	48.58	72.87	100.00
Auditing Fee	0.00	3,270.40	1,500.00	0.00	0.00	1,500.00
Banking Fees & Finance Charges	374.19	515.13	500.00	336.63	504.95	510.00
Bond Fiscal Agent Fees	0.00	0.00	0.00	0.00	0.00	0.00
Computer and Support	405.21	1,494.76	1,600.00	944.06	1,416.09	1,600.00
Consulting Services	73.15	77.98	100.00	144.30	216.45	220.00
Dues & Memberships	0.00	71.13	100.00	49.26	73.89	100.00
Fee Accounting Services	0.00	0.00	0.00	0.00	0.00	0.00
Legal Expense	422.00	1,382.87	1,500.00	1,822.90	2,734.35	2,700.00
Office Supplies	541.40	1,197.19	1,200.00	110.24	165.36	800.00
Supplies - COVID19	719.66	19.21	100.00	0.00	0.00	0.00
Personal Travel - Auto Use	0.00	0.00	50.00	0.00	0.00	50.00
Postage & Postage Fees	172.12	280.04	300.00	206.31	309.47	320.00
Printer Expenses	357.15	716.73	700.00	376.69	565.04	600.00
Misc Admin Expenses	71.01	171.25	150.00	526.02	789.03	600.00
Staff Training w travel	0.00	602.69	1,200.00	320.23	480.35	600.00
Staff Training w travel - Rental Office	0.00	0.00	0.00	0.00	0.00	0.00
Telephone, Cable & Internet	1,617.12	3,624.95	3,500.00	1,601.63	2,402.45	2,500.00
Tenant Background Checks	895.44	1,212.18	1,000.00	834.58	1,251.87	1,300.00
Travel aka Personal auto use (admin)	11.33	15.66	50.00	0.00	0.00	50.00
Subtotal - Other Admin Expenses	5,779.45	14,867.91	13,850.00	7,321.43	10,982.15	13,550.00

PROJECT - Tinsley Manor

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
<i>Administrative Expense</i>	38,179.13	54,834.88	54,665.24	31,884.39	47,826.59	46,553.63
Tenant Service Salaries	3,754.60	3,411.96	2,997.05	2,084.58	3,126.87	3,858.72
Tenant Service - Hazard Pay	69.75	0.00	0.00	0.00	0.00	0.00
Tenant Service Benefits	931.95	729.00	569.83	501.78	752.67	891.97
Tenant Service Benefits - Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Service - Pension	320.47	335.06	292.51	54.20	81.30	424.95
<i>Resident Services - Salaries Cost</i>	5,076.77	4,476.02	3,859.39	2,640.56	3,960.84	5,175.64
Tenant Service Contract	15.92	0.00	1,020.00	0.00	0.00	0.00
Tenant Service - COVID19	40.38	0.00	0.00	0.00	0.00	0.00
Tenant Service Materials	2,225.67	2,963.13	2,799.00	1,658.56	2,487.84	2,500.00
<i>Resident Services Expense</i>	7,358.74	7,439.15	7,678.39	4,299.12	6,448.68	7,675.64
Water	4,496.56	1,532.48	2,000.00	1,375.81	2,063.72	2,100.00
Electricity	8,194.91	2,827.32	5,000.00	3,179.56	4,769.34	4,800.00
Gas	296.76	638.08	300.00	654.66	981.99	1,000.00
Sewer	5,052.61	2,032.49	3,000.00	1,633.87	2,450.81	2,500.00
<i>Utilities Expense</i>	18,040.84	7,030.37	10,300.00	6,843.90	10,265.85	10,400.00
Maintenance Labor	13,336.75	22,709.55	23,084.65	17,104.20	25,656.30	23,413.24
Maintenance Labor - Hazard Pay	1,761.26	0.00	0.00	0.00	0.00	0.00
Pension Expense - Maint	1,158.03	1,672.25	1,954.89	316.73	475.10	2,252.38
Maintenance Benefits - Hazard Pay	145.91	0.00	0.00	0.00	0.00	0.00
Maintenance Benefits	5,950.77	6,500.69	6,491.71	5,642.02	8,463.03	7,686.26
<i>Subtotal - Maintenance Salaries</i>	22,352.72	30,882.49	31,531.24	23,062.95	34,594.43	33,351.87
Materials	6,011.17	1,861.18	2,500.00	(142.53)	(213.80)	2,500.00
Materials - COVID19	0.00	0.00	200.00	0.00	0.00	0.00
<i>Subtotal - Materials</i>	6,011.17	1,861.18	2,700.00	(142.53)	(213.80)	2,500.00

PROJECT - Tinsley Manor

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
Automobile-Gas, Oil, Etc.	453.17	649.50	500.00	778.28	1,167.42	1,200.00
Employee Tool Reimbursement	0.00	14.77	50.00	14.77	22.16	50.00
Other Maintenance Costs	1,240.18	4,155.64	4,000.00	3,787.50	5,681.25	5,700.00
Misc Contract Costs	779.05	0.00	1,000.00	0.00	0.00	500.00
Contracts - COVID19	862.30	0.00	200.00	0.00	0.00	0.00
Equipment Maintenance Contract	0.00	39.43	500.00	0.00	0.00	500.00
Janitorial Contract	0.00	0.00	0.00	0.00	0.00	0.00
Electrical	0.00	0.00	500.00	0.00	0.00	500.00
Elevator Contract	0.00	0.00	0.00	0.00	0.00	0.00
Extermination Contract	0.00	1,696.17	1,600.00	290.28	435.42	800.00
HVAC	0.00	625.04	1,500.00	0.00	0.00	1,500.00
Landscape Contract	2,689.76	2,352.63	3,000.00	3,681.39	5,522.09	5,600.00
Painting & cleaning Contract	5,083.00	4,781.41	5,500.00	4,128.00	6,192.00	5,000.00
Trub Repairs	0.00	0.00	500.00	0.00	0.00	500.00
Plumbing	0.00	0.00	1,000.00	2,745.00	4,117.50	3,000.00
Garbage Contracts	5,107.37	2,275.64	3,200.00	5,145.78	7,718.67	7,800.00
Vehicle Maintenance	0.00	0.00	500.00	112.53	168.80	500.00
REAC prep	0.00	0.00	500.00	650.00	975.00	500.00
Trash Removal - Grounds	134.42	158.75	200.00	141.58	212.37	250.00
Contract Costs & Maintenance	16,349.25	16,748.98	24,250.00	21,475.11	32,212.67	33,900.00
COPS Unit	3,205.91	2,110.35	3,000.00	1,109.91	1,664.87	1,800.00
Protective Services - Other	273.72	194.59	720.00	494.75	742.13	750.00
Protective Services - Salary	2,189.29	2,295.77	2,812.76	1,958.22	2,937.33	2,876.05
Protective Services - Hazard Pay	41.88	0.00	0.00	0.00	0.00	0.00
Benefits - Protective Services	747.41	934.88	986.98	654.15	981.23	1,041.20
Benefits - Protective Serv. Hazard Pay	0.00	0.00	0.00	0.00	0.00	0.00
Pension Expense - PS	220.86	271.88	274.53	50.87	76.31	317.76
Protective Services	6,679.07	5,807.47	7,794.26	4,267.90	6,401.85	6,785.01

PROJECT - Tinsley Manor

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
Property Insurance	4,926.01	3,408.75	5,000.00	4,157.27	6,235.91	4,500.00
Liability Insurance	29.16	26.73	50.00	39.68	59.52	50.00
Worker's Compensation Insurance	652.50	384.37	350.00	915.12	1,372.68	1,000.00
Insurance All Other Types	359.18	716.09	450.00	1,161.11	1,741.67	1,300.00
<i>Insurance Expense</i>	5,966.85	4,535.94	5,850.00	6,273.18	9,409.77	6,850.00
Payment in Lieu of Taxes	0.00	0.00	0.00	0.00	0.00	0.00
Collection Losses	2,142.70	2,011.63	3,800.00	4,563.78	6,845.67	4,000.00
Interest Exp Bond Pool	465.66	0.00	0.00	0.00	0.00	0.00
Interest EPC Old Ntl	0.00	0.00	0.00	0.00	0.00	0.00
Interest Expense on Bond	0.00	0.00	0.00	0.00	0.00	0.00
<i>Subtotal - Interest Expense</i>	465.66	0.00	0.00	0.00	0.00	0.00
Compensated Absences	815.08	(1,150.89)	2,254.41	0.00	0.00	1,999.84
Dwelling Units Rent Expense	0.00	0.00	0.00	0.00	0.00	0.00
Other General Expenses - FSS	(185.80)	492.84	700.00	0.00	0.00	700.00
Extraordinary maintenance	0.00	0.00	0.00	0.00	0.00	0.00
Replacement of Equipment ***	0.00	0.00	1,572.00	0.00	0.00	275.00
Betterments & Additions	0.00	0.00	0.00	0.00	0.00	0.00
Improvements - COVID19	0.00	0.00	0.00	0.00	0.00	0.00
Security Camera Lease	0.00	0.00	0.00	0.00	0.00	0.00
<i>Other Miscellaneous Expenses</i>	629.28	(658.05)	4,526.41	0.00	0.00	2,974.84
Total Expenses	124,175.41	130,494.04	153,095.54	102,527.80	153,791.70	154,990.98
Excess (Deficit) in Reserves	<u>65,021.47</u>	<u>59,411.46</u>	<u>7,625.72</u>	<u>25,887.86</u>	<u>38,831.79</u>	<u>69,638.10</u>

Tinsley Manor Apartments

	Jan	Feb	March	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2023 Actual Occupancy Rate	95.83%	100.00%	100.00%	95.83%	100.00%	95.83%	95.83%	95.83%	95.83%	91.67%	83.33%	83.33%
2024 Budgeted Occupancy Rate	95.83%	100.00%	100.00%	95.83%	100.00%	95.83%	95.83%	95.83%	95.83%	91.67%	83.33%	83.33%
2023 Average Gross Rent	238.38	238.38	238.38	238.38	238.38	238.38	238.38	238.38	238.38	238.38	238.38	238.38
2024 Budgeted Gross Rent	238.38	238.38	238.38	238.38	238.38	238.38	238.38	238.38	238.38	238.38	238.38	238.38
2023 Credit Rents	62.33	62.33	62.33	62.33	62.33	62.33	62.33	62.33	62.33	62.33	62.33	62.33
Inflation Factor	0	0	0	0	0	0	0	0	0	0	0	0
2023 Net Dwelling Rent	176.05	176.05	176.05	176.05	176.05	176.05	176.05	176.05	176.05	176.05	176.05	176.05
2024 Net Budgeted Rent	176.05	176.05	176.05	176.05	176.05	176.05	176.05	176.05	176.05	176.05	176.05	176.05
Total Unit Months	288	288	288	288	288	288	288	288	288	288	288	288
Estimate Unit Months Leased	276	288	288	276	288	276	276	276	276	264	240	240
Vacancy %	4.17%	0.00%	0.00%	4.17%	0.00%	4.17%	4.17%	4.17%	4.17%	8.33%	16.67%	16.67%
Units Vacant	1	0	0	1	0	1	1	1	1	2	4	4

Month	Units	Occupancy Rate	Average Gross Rent			Net Rent
			Gross Rent	Vacancy Loss	Credit Rents	
January	24	95.83%	5,721.12	176.05	1,495.92	4,049.15
February	24	100.00%	5,721.12	-	1,495.92	4,225.20
March	24	100.00%	5,721.12	-	1,495.92	4,225.20
April	24	95.83%	5,721.12	176.05	1,495.92	4,049.15
May	24	100.00%	5,721.12	-	1,495.92	4,225.20
June	24	95.83%	5,721.12	176.05	1,495.92	4,049.15
July	24	95.83%	5,721.12	176.05	1,495.92	4,049.15
August	24	95.83%	5,721.12	176.05	1,495.92	4,049.15
September	24	95.83%	5,721.12	176.05	1,495.92	4,049.15
October	24	91.67%	5,721.12	352.10	1,495.92	3,873.10
November	24	83.33%	5,721.12	704.20	1,495.92	3,521.00
December	24	83.33%	5,721.12	704.20	1,495.92	3,521.00
			68,653.44	2,816.80	17,951.04	47,885.60

**Anniston Housing Authority
Resident Services Budget
FYE 03/31/2024**

	2022 Spending Eight Months 11/30/2022	FYE 03/31/2023 Predicted Spending	FYE 03/31/2024 Budget (based on spending)	FYE 03/31/2024 Budget Proposed	Comments
Revenue					
HUD Set aside for Resident Services	6,950.00	10,425.00	10,300.00	9,950.00	Per HUD-52723 Operating Subsidy
Additional AMP Donation	81,418.77	126,246.79	104,415.89	169,052.51	
Revenue TOTAL	88,368.77	136,671.79	114,715.89	179,002.51	
Expenses					
Tenant Service Salaries	43,761.78	65,642.67	65,642.67	85,809.52	
Employee Benefit Contributions - & Pension	11,466.92	17,200.38	17,200.38	29,542.99	
Admin Costs/Supplies					
Supplies/Meetings/Resident Activities	4,219.68	6,329.52	6,329.52	3,000.00	
Building maintenance/security	1,836.46	2,754.69	2,754.69	4,000.00	
Utilities	2,905.16	4,357.74	4,357.74	3,200.00	
Laundry Stipends	1,524.33	2,286.50	2,286.50	1,500.00	
Technology	4,322.08	6,483.12	6,483.12	3,700.00	
Travel/training	1,962.62	2,943.93	2,943.93	7,200.00	
Printing	337.13	505.70	505.70	1,250.00	
Postage	184.64	276.96	276.96	400.00	
Resident Council Expenses	1,356.06	2,034.09	2,034.09	1,200.00	
Admin Costs/Supplies subtotal	18,648.16	27,972.24	27,972.25	25,450.00	
Initiatives/Events/Programs					
Health * Job Fair	-	2,361.08	2,361.08	2,400.00	
Pumpkin Patch	-	1,197.23	1,197.23	1,200.00	
Trunk - n - Treat	300.00	925.01	925.01	1,000.00	
December - Envision Ctr.	-	1,675.00	1,675.00	2,500.00	
Christmas Tree Lighting	-	1,873.18	1,873.18	1,900.00	
May Day Event	-	825.00	825.00	2,000.00	
Elderly Appreciation	858.63	-	-	10,000.00	
Section 3 Initiative	-	-	-	200.00	
Family Self-Sufficiency Supplies	-	-	-	-	
Initiatives/Events/Programs subtotal	1,158.63	8,856.50	8,856.50	21,200.00	
Tenant Service Materials/Programs-Subtotal	19,806.79	36,828.74	36,828.75	46,650.00	
Agency Partnerships					
East AI Regional Planning & Dev	-	-	-	-	

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**Anniston Housing Authority
Resident Services Budget
FYE 03/31/2024**

2/17/2023

	2022 Spending Eight Months 11/30/2022	FYE 03/31/2023 Predicted Spending	FYE 03/31/2024 Budget (based on spending)	FYE 03/31/2024 Budget Proposed	Comments
Anniston Fatherhood Initiative	-	2,000.00	2,000.00	2,000.00	
Anniston Parks & Rec	-	-	-	-	
Boys & Girls Club	13,333.28	15,000.00	15,000.00	15,000.00	
Opportunity Center	-	-	-	-	
Tenant Service Contract	13,333.28	17,000.00	17,000.00	17,000.00	
Total Tenant Services Expenses	88,368.77	136,671.79	136,671.80	179,002.51	

Capital Expenditures

Total

**Anniston Housing Authority
Protective Services Budget
FYE 03/31/2024**

	2022 Spending Eight Months 11/30/2022	FYE 03/31/2023 Predicted Spending	FYE 03/31/2024 Budget based on spending	FYE 03/31/2024 Budget Proposed	Comments
Revenue					
Additional AMP Donation	79,253.12	118,879.68	118,879.68	140,427.90	
Revenue TOTAL	79,253.12	118,879.68	118,879.68	140,427.90	
Expenses					
Protective Services - Salaries	37,879.20	56,818.80	56,818.80	57,064.41	
Protective Services - Other Contract Costs (COPS Unit)	27,769.52	41,654.28	41,654.28	40,000.00	5 COPS
<u>Initiatives/Events/Programs</u>					
August - National Night Out	-	-	-	2,500.00	Moved from resident services
<i>Initiatives/Events/Programs subtotal</i>	-	-	-	2,500.00	
Office Supplies	673.58	1,010.37	1,010.37	800.00	
Fuel	1,257.35	1,886.03	1,886.03	1,900.00	
Telephone, Cable, Internet, Security	5,420.72	8,131.08	8,131.08	8,200.00	
Vehicle Maintenance	1,357.38	2,036.07	2,036.07	1,500.00	
Travel & Training	1,281.22	1,921.83	1,921.83	1,500.00	AAHRA/ crime prevention
Protective services - other	9,990.25	14,985.38	14,985.38	16,400.00	
Employee Benefit Contributions - & Pension	13,604.40	20,406.60	20,406.60	26,963.49	
Total Expenses	79,253.12	118,879.68	118,879.68	140,427.90	

Capital Expenditures

<u>Item</u>	<u>Amount</u>	<u>Explanation</u>
Printer	-	

Housing C/ Voucher Program
Budget
FYE 03/31/2024

UNRESTRICTED REVENUE:

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
Administrative Fee Income - HUD	171,593.00	211,742.00	295,844.02	194,863.00	292,294.50	378,448.25
Barber Terrace Admin Fee	-	21,668.44	29,206.80	-	-	-
Fraud Recovery Admin	2,259.50	(836.58)	2,744.04	569.50	854.25	800.00
Investment Income	16.27	37.11	55.13	29.21	43.82	40.00
Other Income	24,944.16	50,218.28	1,000.00	-	-	-
Total Unrestricted Revenue	198,812.93	282,829.25	328,849.99	195,461.71	293,192.57	379,288.25

91% Proration

UNRESTRICTED EXPENSES :

Administrative Expense

Administrative Payroll Costs

Administrative Salaries	88,429.37	174,932.00	190,797.80	114,945.72	172,418.58	179,336.92
Administrative - Hazard Pay	8,741.20	-	-	-	-	-
Administrative - Employee Benefits	19,170.56	31,646.65	40,461.82	32,978.56	49,467.84	41,570.89
Administrative - Benefits Hazard Pay	724.09	-	-	-	-	-
Administrative - COVID Childcare	-	-	-	-	-	-
Administrative - Pension Benefits	-	9,342.69	16,419.41	2,164.43	3,246.65	14,725.49
Subtotal - Admin Payroll Costs	117,065.22	215,921.34	247,679.02	150,088.71	225,133.07	235,633.29

Other Administrative Expenses

Advertisement & Marketing	1,310.00	5,115.51	7,000.00	540.00	810.00	1,000.00
Audit Expense	-	1,402.00	788.91	-	-	1,500.00
Automobile Expense (Fuel & Repairs)	860.56	860.56	1,000.00	942.66	1,413.99	1,500.00
Bank Services Charges	1,370.05	1,965.79	1,500.00	1,625.90	2,438.85	2,500.00
Computer & Support	4,267.20	2,675.33	2,000.00	211.04	316.56	1,500.00
Compensated Absences	7,478.76	(5,117.51)	5,723.93	-	-	5,380.11
Consulting Fees	2,182.70	2,734.00	-	1,120.00	1,680.00	1,200.00
Contracts	-	709.40	-	10,471.60	15,707.40	16,000.00
Contract labor	7,894.67	-	-	-	-	-
Liability Insurance	29.16	-	29.16	9.28	13.92	30.00
Worker's Compensation Insurance	1,869.30	2,635.00	2,835.63	457.60	686.40	1,000.00
Miscellaneous Insurance Expense	1,606.34	97.00	1,600.00	1,296.25	1,944.38	2,000.00
Legal Expense	4,441.50	44.00	500.00	-	-	500.00
Misc Admin Expense	581.05	932.64	500.00	3,418.78	5,128.17	4,500.00
Offices Supplies	(593.86)	9,674.41	5,000.00	4,430.04	6,645.06	6,000.00

Housing Ct Voucher Program Budget

FYE 03/31/2024

	Fiscal Year March 31, 2021 Actual Results	Fiscal Year March 31, 2022 Actual Results	BUDGET YEAR March 31, 2023 Final	Nov 2022 Year to Date 8 months	FYE 03/31/2023 Annualized 12 months	FYE 03/31/2024 Proposed Budget
Supplies - COVID19	3,089.75	-	500.00	-	-	-
Port Outs - 50%	1,666.77	1,070.02	3,000.00	801.17	1,201.76	1,300.00
Postage Expense	3,447.59	1,522.75	3,800.00	2,323.26	3,484.89	3,500.00
Printing Expense	4,734.79	6,791.94	4,800.00	6,137.17	9,205.76	9,300.00
Repairs & Maintenance	783.43	1,467.18	500.00	2,652.19	3,978.29	4,000.00
Staff Training & Travel	2,325.22	14,347.88	9,000.00	3,020.54	4,530.81	9,000.00
Telephone, Cable & Internet	1,912.62	5,117.17	2,000.00	3,106.21	4,659.32	4,800.00
Tenant Background Checks	5,604.00	12,523.45	5,000.00	8,176.04	12,264.06	12,500.00
Utilities	-	3,643.37	-	4,444.58	6,666.87	7,000.00
Improvements - COVID19	8,900.00	-	2,500.00	-	-	-
Replacement of Equipment ***	-	-	-	-	-	-
Subtotal - Other Admin Expenses	65,761.60	70,211.89	59,577.64	50,739.73	76,109.60	96,010.11
Fee for Services	-	-	-	-	-	-
Bookkeeping Fee - COCC	21,870.00	41,355.00	5,000.00	21,255.00	31,882.50	33,728.89
Admin Fee - COCC	-	-	20,400.00	-	-	\$6.00/voucher
Subtotal - Fee for Services	21,870.00	41,355.00	25,400.00	21,255.00	31,882.50	33,728.89
Total - Administrative Expense	204,696.82	327,488.23	332,656.66	222,083.44	333,125.16	365,372.29
Total Unrestricted Increase <Decrease> in Reserves	(5,883.89)	(44,658.98)	(3,806.67)	(26,621.73)	(39,932.60)	13,915.96
RESTRICTED REVENUE :						
Housing Assistance Payments - HUD	1,751,195.28	2,521,301.08	2,206,185.44	1,489,260.00	2,233,890.00	2,526,824.33
Fraud Recovery - (HAP)	2,259.50	(836.58)	500.00	490.50	735.75	800.00
Other Restricted Income	-	-	50.00	-	-	40.00
Total Restricted Revenue	1,753,454.78	2,520,464.50	2,206,735.44	1,489,750.50	2,234,625.75	2,927,664.33
RESTRICTED EXPENSE :						
Housing Assistance Payments - Tenants	1,667,798.32	2,106,821.00	2,206,185.44	1,690,036.93	2,535,055.40	2,926,824.33
Utility Payments	-	-	(941.14)	-	-	-
Port Outs - 50%	1,666.78	1,070.02	3,000.00	801.17	1,201.76	1,300.00
Bad Debt	-	-	400.00	-	-	400.00
Total Restricted Expenses	1,669,465.10	2,107,891.02	2,208,644.30	1,690,838.10	2,536,257.15	2,928,524.33
Total Restricted Increase <Decrease> in Reserves	83,989.68	412,573.48	(1,908.86)	(201,087.60)	(301,631.40)	(860.00)
NET INCREASE <DECREASE> in RESERVES	78,105.79	367,914.50	(5,715.53)	(227,709.33)	(341,564.00)	13,055.96

Leasing Schedule						
	Apr-23	May-23	Jun-23	2nd qtr avg	Jul-23	
1	Vouchers on the Street					
2	425	450	455	443	465	
3	Portable Paid					
4	Portable Received					
5	Tenant Protection - Relocation					
6	Tenant Protection					
7	Total # of All Vouchers					
8	425	450	455	443	465	
9	Total Monthly HAP subsidy					
10	520.65	520.65	520.65	521	520.65	
11	221,276.25	234,292.50	236,895.75	230,821.50	242,102.25	
12	Total Monthly HAP Expenses					
13	2,550.00	2,700.00	2,730.00	2,660.00	2,790.00	
14	73.98	73.98	73.98	69.54	73.98	
15	91.000%	91.000%	91.000%	91.000%	91.000%	
16	28,611.77	30,294.81	30,631.42	29,846.00	31,304.64	
	Total Admin Fee Earned					

INSTRUCTIONS

Fill in lines shaded lines

DO NOT FILL IN LINES 2,9,10,12,13,14,15,16

DO NOT FILL IN (QTR AVG) COLUMNS OR (TOTAL YEAR) COLUMN

	Aug-23	Sep-23	3rd qtr avg	Oct-23	Nov-23	Dec-23
Vouchers on the Street						
Total Other Vouchers	448	470	461	480	466	485
Portable Paid						
Portable Received						
Tenant Protection - Relocation						
Tenant Protection						
Total # of All Vouchers	448	470	461	480	466	485
Total Monthly HAP subsidy	-	-	-	-	-	-
Avg HAP expense per Voucher	520.65	520.65	521	520.65	520.65	520.65
Total Monthly HAP Expenses	233,424.75	244,705.50	240,077.50	249,912.00	242,680.75	252,515.25
Admin Fee to COCC (\$6.00 per voucher)	2,690.00	2,820.00	2,766.67	2,880.00	2,796.67	2,910.00
2021 Admin Fee Column A Rate	73.98	73.98	69.54	73.98	73.98	73.98
Proration	91.0000%	91.0000%	91.0000%	91.0000%	91.0000%	91.0000%
Total Admin Fee Earned	30,182.61	31,641.25	31,042.83	32,314.46	31,379.44	32,651.07

	4th qtr avg	Jan-24	Feb-24	Mar-24	1st qtr avg	Annual Total
Vouchers on the Street						
Total Other Vouchers	477	495	482	500	492	5621
Portable Paid						0
Portable Received						0
Tenant Protection - Relocation						0
Tenant Protection						0
Total # of All Vouchers	477	495	482	500	492	5621
Total Monthly HAP subsidy	-	-	-	-	-	-
Avg HAP expense per Voucher	521	520.65	520.65	520.65	521	
Total Monthly HAP Expenses	248,369.33	257,721.75	250,972.58	260,325.00	256,339.78	2,926,824.33
Admin Fee to COCC (\$6.00 per voucher)	2,862.22	2,970.00	2,892.22	3,000.00	2,954.07	33,728.89
2021 Admin Fee Column A Rate	69.54	73.98	73.98	73.98	69.54	
Proration	91.000%	91.000%	91.000%	91.000%	91.000%	
Total Admin Fee Earned	32,114.99	33,324.29	32,451.60	33,660.90	33,145.60	378,448.25

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Anniston Housing Authority

ROSS Grant Budget

Resident Opportunities Self Sufficiency Program

Grant Year - 1 (July 2022 - June 2023)

3 - Year Grant

	<u>Grant - Year 2</u>	<u>Total Grant 3 - Years</u>
Revenue		
Awarded Grant Revenue	\$ 55,407.71	\$ 166,255.39
Program Expenses		
<u>Program Salaries -</u>		
Program Administrator	<u>35,975.35</u>	<u>102,356.80</u>
Total - Program Salaries	35,975.35	102,356.80
<u>Program Benefits -</u>		
Insurance - Health	4,671.58	15,353.52
Payroll Tax (FICA Match)	2,752.12	7,830.30
Retirement	4,569.28	10,235.68
Other	<u>129.59</u>	<u>8,546.79</u>
Total - Program Benefits	<u>12,122.57</u>	<u>41,966.29</u>
Total Program Payroll Costs	48,097.92	144,323.09
<u>Other Program Expense -</u>		
Supplies & Sundry	4,809.79	14,432.30
Travel & Training	<u>2,500.00</u>	<u>7,500.00</u>
Total Other Program Costs	<u>7,309.79</u>	<u>21,932.30</u>
Total Grant Expense	55,407.71	166,255.39
Program Budget Surplus<Deficit>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

Anniston Housing Authority
Anniston Fatherhood Initiative Budget

Calendar Year January - December 2023

Revenue

Awarded Grant Revenue	\$ 35,000.00
Direct Public Support	10,000.00
Fundraising	<u>12,000.00</u>
Total Revenue	57,000.00

Program Expenses

Program Salaries and Benefits

Program Administrator	35,000.00
Payroll Tax (FICA Match)	<u>2,678.00</u>
Total Program Payroll Costs	37,678.00

Other Program Expense -

Annual Fatherhood Banquet	4,000.00
Community Activities	1,000.00
Insurance	5,000.00
Miscellaneous Expense	2,000.00
Office Supplies	2,300.00
Training & Publications	500.00
Travel	500.00
Support Services	422.00
Website Development	600.00
Youth Retreat	<u>3,000.00</u>
Total Other Program Costs	<u>19,322.00</u>
Total Program Expense	<u>57,000.00</u>
Program Budget Surplus	<u><u>\$ -</u></u>



Budget Highlights

- 1) Dwelling Rent budgeted to increase due to flat rent increase.
- 2) Subsidies are budgeted to increase due to inflation factor increase from 2.9 to 6.5 and utilities expense level increase across the board.
- 3) Glenn Addie ARF 3rd year 25% = \$167,000.
- 4) COCC budgeted surplus due to Barber Terrace RAD proceeds transfer.
- 5) HCV admin surplus due to proration increase and admin rate increase.
- 6) Painting contracts budgeted at \$50,000 authority wide.
- 7) Restructure Public Housing Management
- 8) Overall Staff Reduction and Repositioning