

ANNISTON HOUSING AUTHORITY



BOARD REPORTS FOR THE BOARD OF COMMISSIONERS JANUARY 26, 2023

Cynthia Calix
Chairwoman

Gregg Fortner
Executive Director

ANNISTON HOUSING AUTHORITY

January 26, 2023

3:00PM

AGENDA

- I. Call to Order
- II. Invocation
- III. Changes to Agenda
- IV. 2022 Audit Presentation
- V. Action Items
 - **Approval of Minutes—November 17, 2022** pg. 1
 - **Approval of Minutes—September 22, 2022** pg. 4
 - **Board Resolution AHA-23-001** pg. 7
 - **Collection Loss write-offs for the period ending July 31, 2022**
- VI. Reports
 - Police Report pg. 9
 - Resident Safety Report pg. 25
 - Financial Report pg. 29
 - Planning & Development Report pg. 53
 - Management Report pg. 60
 - Housing Choice Voucher Report (Section 8) pg. 63
 - Resident Services Report pg. 65
- VII. Other Business
- VIII. Executive Director's Comments
- IX. Adjournment

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
November 17, 2022**

Members Present: Cynthia Calix, Chairwoman via Zoom
Marcus Dunn, Commissioner via Zoom
Jim Williams, Commissioner
Kenneth Winsley, Commissioner

Staff Present: Gregg Fortner, Executive Director
Shazmine Gullett, Executive Assistant
Lisa Willingham, Senior Property Manager
Terri Lloyd, Planning & Development Officer
Antionette Tatum, HCV Coordinator
Doug Brooks, Technical Advisor
Ashley Warren, Senior Accounting Clerk

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.

Public Hearing

Chairwoman Calix opened the public hearing for public comment. We have received something in writing, and it is already included in the plan. There was no one from the public present. Commissioner Winsley motioned to close the hearing. The motion was seconded by Commissioner Williams. All voted unanimously.

Approval of Minutes—October 13, 2022

After a brief review, a motion was made by Commissioner Winsley to approve the minutes. The motion was seconded by Commissioner Williams. All voted unanimously.

Approval of Minutes—September 22, 2022

Chairwoman Calix had to recuse herself, as she was not present for this meeting and the minutes were tabled.

Approval of Minutes—September 8, 2022

After a brief review, Commissioner Winsley motioned to approve the minutes. Commissioner Williams seconded. All voted unanimously.

Board Resolutions AHA-22-021, (Collection Loss write offs for the period ending June 30, 2022) 022 (Collection Loss write offs for the period ending May 31, 2022),023 (Proposed Utility Allowances), 024 (Proposed Flat Rents),025 (5 Year and Annual Plan)

There were no questions or comments regarding any of the remaining action items. All action items were voted on collectively. Commissioner Winsley motioned to approve

Police Report

There were no questions or comments from the Board. Mr. Fortner pointed out that the names of the individuals on the police report have been removed.

Resident Safety Report

There were no questions or comments from the Board.

Financial Report

In the absence of Alan Brown, Finance Director, Mr. Fortner informed the Board of the \$222K difference from the previous month due to a \$70K charge for HVAC replacement at Washington & Parkwin Homes. There were also \$12K worth of plumbing repairs across the agency and an extra payroll in the month of September as well. We are also waiting on a \$200K draw down from our capital funds and it will compensate for most of our extraordinary expenditures. We have an AMP surplus of \$240K and the HCV Program is still in a deficit, however, we are expecting an increase in the admin fee for the program. There is also a surplus in RAD due to Barber Terrace. There are unreimbursed charges through the Occupational Skills Training (OST) Program of about \$40K. We may be able to recoup around 70% of those funds.

Planning & Development Report

Mr. Fortner explained that in the new report for Planning & Development, the funding years that we have received capital funds are broken down

Management Report

Mr. Fortner pointed out that the report shows that we have collected more funds than we've billed and that is due to the rental assistance program, which pays rent in advance.

Housing Choice Voucher (Section 8) Report

This report is still in progress and being reengineered to show the exact numbers needed by the board.

Resident Services Report

This report has been reengineered by Ms. Dunson. Chairwoman Calix commended Ms. Dunson on how the new report looks.

2023 Board Meeting Schedule

There was no discussion Board.

2023 Holiday Schedule

There was no discussion from the Board.

Executive Director's Comments

Mr. Fortner will be sending the Board FYI emails like the housing stock breakdown and the national schedule for the Capital fund program.

As a follow up from the previous board meeting, pertaining to a public housing resident who left the program to go to Section 8, but had a public housing balance; the balance was from maintenance charges that were not accrued until the resident moved out of their public housing unit. We are looking into it to put the participant on a repayment agreement.

The Fatherhood Initiative presentation was supposed to be today, but will have to be postponed due to the employee being out.

Barber Terrace grand opening will not be in February because a portion of the property at the bottom set to be demolished won't be finished by then. We are looking to move it back a few months; possibly April or May. Mr. Fortner will keep the Board updated. Save the date cards and the guest list will be shared with the Board.

We are looking to schedule a budget work session with the Board in the first quarter of the new year.

This is our last meeting of the year.

Executive Session

There was no Executive Session.

Adjournment

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

**BOARD OF COMMISSIONERS
OF THE
ANNISTON HOUSING AUTHORITY
September 22, 2022**

Members Present: John Wilson, Vice Chairman
Marcus Dunn, Commissioner via Zoom
Kenneth Winsley, Commissioner

Staff Present: Gregg Fortner, Executive Director
Alan Brown, Finance Director
Shazmine Gullett, Executive Assistant
Terri Lloyd, Planning & Development Officer
Clarence Copeland, Resident Safety Manager
Lisa Willingham, Senior Property Manager
Doug Brooks, Technical Advisor
Sharon Dunson, Resident Initiatives Coordinator
Antionette Tatum, HCV Coordinator

Call to Order

The meeting was called to order by Vice Chairman Wilson.

Invocation

Invocation was given by Clarence Copeland, Resident Safety Manager.

Changes to the Agenda

There were no changes to the agenda. The agenda could not be accepted by the board, due to there not being a quorum at the time.

Commissioner Williams was present via Zoom but could not hear nor respond during the meeting.

Due to not having a quorum and not being able to vote on Action Items, Collection Loss was discussed. Commissioner Wilson expressed concern about the timeline in which evictions are taking place. Management will follow up with the board with an explanation as to why a public housing resident was able to go to the HCV program while owing a balance. Management will also follow up with Jacksonville Housing Authority on a resident that moved out and left a balance. We will see if there can be some sort of collaboration to collect funds.

Financial Report

Alan Brown, Finance Director, went over the financial report and explained that we have yet to draw down HUD funds because they are behind on getting the CFP approved. OST has not been reimbursed for all funds spent out. We lack \$37K.

Mr. Fortner mentioned that we will set up a workshop with the Board to cover reports, what the Board would like to see on paper and what they would like to hear. He also wants to give user friendly reports so that they are not overwhelmed with numbers. We are looking to improve our strategy with Section 8 and help the department get out of the red.

Commissioner Dunn joined the meeting at 3:23pm, giving us a quorum for action items.

Board Resolution AHA-22-021 Housing Choice Voucher (HCV) Program Administrative Plan

Antionette Tatum, HCV Coordinator, explained that the Administrative Plan is the guideline for the program and because there has been a change within the policy, it has to go before the board for approval. Terri Lloyd, Planning & Development Officer, elaborated on the process of Barber Terrace having project-based vouchers and the role of AHA in the process. The reason for the amendment is because our current Admin Plan does not address a project-based move, or the waiting list. A motion was made by Commissioner Winsley to approve the resolution. Commissioner Dunn seconded. All voted unanimously.

Approval of Minutes June 16, 2022 & August 10, 2022

After a brief review, Commissioner Winsley made a motion to approve the minutes. The motion was seconded by Commissioner Dunn. All voted unanimously. The minutes for September 8, 2022, could not be voted on in the absence of Commissioners Calix & Williams.

Board Resolutions AHA-22-019 & AHA-22-020—Collection Loss ending April & March 2022

The Anniston Housing Authority requires that vacated tenant account balances be written off monthly for public housing residents. It is recommended that the Board of Commissioners consider and approve the write off collection losses in the amount of \$3,228.13 for Conventional Housing for the month ending April 30, 2022 and \$1,435.43 for the month ending March 31, 2022. A motion was made by Commissioner Winsley and seconded by Commissioner Dunn to approve the collection loss write off. All voted unanimously.

Resident Safety Report

Clarence Copeland, Resident Safety Manager, reported no drug offenses for the month of August, however, there was a shooting in Norwood involving a resident's guest. The

resident was recommended for eviction and the incident is still under investigation from APD.

Planning & Development Report

No new projects have started since the last board meeting, and we have yet to receive a response from the City on the information sent last month.

Housing Choice Voucher (HCV) Program Report

Mr. Fortner explained that we have some work to do within the program. The department will go through some extensive training and strategizing to get our utilization up to where it should be and get the entire admin fee for the program and eliminate the deficit.

Other Business

Occupational Skills Training (OST) Program Report

The program was designed in 2020 and we were approved in September 2021. There were 21 participants. There were 5 public housing/HCV participants received online certifications. We will prepare a document to show participants and their progress for the next meeting. It will also show the old grant requirements, what our challenges were, and our new requirements. For the new Request for Proposal, we will have a target of 20 people who will be enrolled in the certification of their choice. Ms. Dunson would like to do on the job training. Mr. Brown explained what AHA was not reimbursed for within the grant.

Executive Director's Comments

Mr. Fortner is looking forward to assisting in approving the Authority. A Board Workshop will take place so that we can design reports for the commissioners to be more user friendly and get them into a format that is understandable not only to the board, but also to the general public.

Executive Session

There was no Executive Session.

Adjournment

There was no adjournment for this meeting.

ANNISTON HOUSING AUTHORITY

MEMORANDUM

TO: Board of Commissioners

FROM: Gregg Fortner, Executive Director

DATE: 12/9/2022

SUBJECT: Resolution Authorizing the Write-Off of Conventional Housing Collection Losses which will be shown in the financial reports on December 31, 2022.

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 July 01, 2022 and July 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	\$ 33,305.59	\$ 103.90	\$ 33,409.49	134%
3	\$ 33,800.00	\$ 17,307.97	\$ -	\$ 17,307.97	51%
TOTALS	\$ 68,800.00	\$ 66,137.98	\$ 103.90	\$ 66,241.88	96%

3 RECOMMENDATION

It is recommended that the Board of Commissioners consider and approve the write off of collection losses in the amount of \$ 103.90 for Conventional Housing.

ANNISTON HOUSING AUTHORITY

COMMUNITY POLICING UNIT

FOOT PATROLS/CITIZEN CONTACTS

November 2022

Glen Addie

340 MIN = 5.66 HRS

Norwood

300 MIN = 5.00 HRS

Constantine

620 MIN = 10.33 HRS

Barber Terrace

465 MIN = 7.75 HRS

Washington

135 MIN = .2.25 HRS

Parkwin

45 MIN = .75 HRS

Tinsley Manor

205 MIN = 3.41 HRS

Fairview Terrace

60 MIN = 1.00 HRS

TOTAL

2170 MIN = 36.16 HOURS

ANNISTON HOUSING AUTHORITY COMMUNITY POLICE UNIT

MONTHLY BOARD REPORT

PERIOD COVERED: Nov. 2022

Authority Wide		City Wide		Percentage of Crimes	
Assaults	1	Assaults-	16	Assaults	6%
Domestic Violence	4	Domestic Violence-	14	Domestic Violence	29%
Drug Arrests	0	Drug Arrests-	22	Drug Arrests	0%
Violent Crimes	0	Violent Crimes-	6	Violent Crimes	0%
Complex- Fairview		Complex- Tinsley		Complex- Barber Terrace	
Assaults-	0	Assaults-	0	Assaults-	1
Domestic Violence-	0	Domestic Violence-	0	Domestic Violence-	0
Drug Arrests-	0	Drug Arrests-	0	Drug Arrests-	0
Violent Crimes-	0	Violent Crimes-	0	Violent Crimes-	0
Complex- Norwood		Complex- Constantine			
Assaults-	0	Assaults-	0		
Domestic Violence-	1	Domestic Violence-	3		
Drug Arrests-	0	Drug Arrests-	0		
Violent Crimes-	0	Violent Crimes-	0		

ANNISTON HOUSING AUTHORITY COMMUNITY POLICE UNIT

MONTHLY BOARD REPORT

PERIOD COVERED: Nov. 2022

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

ANNISTON HOUSING AUTHORITY COMMUNITY POLICE UNIT

Housing Crime Reports Enhanced

Reporting Period: Nov. 01, 2022 - Nov. 30, 2022

HOUSING COMMUNITY: 4-3

DATE	CASE #	MI	IO	AR	OFFENSE	UNIT
11/01/2022	221101024		X		HARASSMENT	12A

ACTION : no action needed

11/13/2022	221113045		X		DAMAGE TO PROPERTY	1F
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ACTION : no action needed

11/30/2022	221130056		X		DOMESTIC VIOLENCE 3RD CRIMINAL MISCHIEF	9A
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ACTION : referred to management

Total Reports by Type

Total M/I:	1	Total I/O:	2	Total AR:	0
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HOUSING COMMUNITY: 4-4

DATE	CASE #	MI IO AR	OFFENSE	UNIT
11/03/2022	221103054	X	HARASSMENT	14B
ACTION : no action needed				
11/07/2022	221108063	X	THEFT OF PROPERTY 4TH.	9B
ACTION : no action needed				
11/13/2022	221113026	X	RUNAWAY JUVENILE	9B
ACTION : no action needed				
11/17/2022	221117045	X	DV3 HARASSMENT	18A
ACTION : referred to management				
11/22/2022	221122130	X	MENACING	5A
ACTION : no action needed				
11/27/2022	221127070	X	DV3 MENACING	18A
ACTION : referred to management				
11/27/2022	221127089	X	DOMESTIC VIOLENCE ASSAULT	24A
ACTION : referred to management				

Total Reports by Type

Total M/I: 1 Total I/O: 6 Total AR: 0

Sunday, December 4, 2022

HOUSING COMMUNITY: 4-5

DATE	CASE #	MI	IO	AR	OFFENSE	UNIT
11/04/2022	221104054	X			HARASSMENT	1B
ACTION :						
					no action needed	
11/06/2022	221106015	X			ASSAULT 3RD	3D
ACTION :						
					referred to management	

Total Reports by Type

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

ANNISTON HOUSING AUTHORITY

COMMUNITY POLICING UNIT

FOOT PATROLS/CITIZEN CONTACTS

December 2022

Glen Addie

340 MIN = 5.66 HRS

Norwood

225 MIN = 3.75 HRS

Constantine

590 MIN = 9.83 HRS

Barber Terrace

475 MIN = 7.91 HRS

Washington

90 MIN = 1.5 HRS

Parkwin

75 MIN = 1.25 HRS

Tinsley Manor

235 MIN = 3.91 HRS

Fairview Terrace

90 MIN = 1.50 HRS

TOTAL

2120 MIN = 35.33 HOURS

ANNISTON HOUSING AUTHORITY COMMUNITY POLICE UNIT

MONTHLY BOARD REPORT

PERIOD COVERED: Dec. 2022

Authority Wide		City Wide		Percentage of Crimes
Assaults-	0	Assaults-	20	0%
Domestic Violence	4	Domestic Violence-	14	29%
Drug Arrests	0	Drug Arrests-	21	0%
Violent Crimes	2	Violent Crimes-	31	6%
Complex- Fairview		Complex- Tinsley		Complex- Barber Terrace
Assaults-	0	Assaults-	0	0
Domestic Violence-	0	Domestic Violence-	0	0
Drug Arrests-	0	Drug Arrests-	0	0
Violent Crimes-	0	Violent Crimes-	0	0
Complex- Norwood		Complex- Constantine		
Assaults-	0	Assaults-	0	
Domestic Violence-	1	Domestic Violence-	2	
Drug Arrests-	0	Drug Arrests-	0	
Violent Crimes-	0	Violent Crimes-	1	

ANNISTON HOUSING AUTHORITY COMMUNITY POLICE UNIT

MONTHLY BOARD REPORT

PERIOD COVERED: Dec. 2022

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

ANNISTON HOUSING AUTHORITY COMMUNITY POLICE UNIT

MONTHLY BOARD REPORT

Reporting Period: December 2022

HOUSING COMMUNITY: 4-1

DATE	CASE #	MI	IO	AR	OFFENSE	UNIT
12/07/2022	221207127	X			CRIMINAL MISCHIEF 3RD	PARKING
ACTION :						
		no action needed				
12/14/2022	221214145	X	X		CRIMINAL TRESPASS 2ND	F2
ACTION :						
		no action needed				
12/14/2022	221214145	X	X		CRIMINAL TRESPASS 2ND	F2
ACTION :						
		no action needed				
12/14/2022	221214145	X	X		CRIMINAL TRESPASS 2ND	F2
ACTION :						
		no action needed				
12/14/2022	221214150	X	X		OBSTRUCT JUSTICE/ FALSE ID	F2
ACTION :						
		no action needed				

Total Reports by Typ e

Total M/I: 0 Total I/O: 5 Total AR: 4

Friday, January 6, 2023

HOUSING COMMUNITY: 4-3

DATE	CASE #	MI	IO	AR	OFFENSE	UNIT
12/04/2022	221204088	X			HARASSMENT	9C
ACTION :						
12/08/2022	221208076	X			referred to management THEFT 4TH	6C
ACTION :						
12/30/2022	221230085	X			no action needed DV STRANGULATION	8F
ACTION :						
					referred to management	

Total Reports by Type

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

HOUSING COMMUNITY: 4-4

DATE	CASE #	MI	IO	AR	OFFENSE	UNIT
12/10/2022	221210032	X			DAMAGE TO PROPERTY	15C
ACTION : no action needed						
12/10/2022	221210036	X			BURGLARY 3RD	32F
ACTION : no action needed						
12/11/2022	221211077	X			MAKE INVESTIGATION / CHILD ABUSE / UNFOUNDED	14B
ACTION : no action needed						
12/12/2022	221212179	X			CRIMINAL TRESPASS 3RD	19D
ACTION : no action needed						
12/17/2022	221217197	X			DV3 HARASSMENT	18D
ACTION : referred to management						
12/17/2022	221217198	X			DV3 CRIMINAL MISCHIEF	18D
ACTION : referred to management						
12/18/2022	221218064	X			DAMAGE TO PROPERTY	OFFICE
ACTION : no action needed						
12/25/2022	221225076	X			BURGLARY 1ST	3B
ACTION : no action needed						
12/26/2022	221226003	X			RECOVERED STOLEN PROPERTY	3B
ACTION : no action needed						

Total Reports by Type

Total M/I: 2 Total I/O: 7 Total AR: 0

Friday, January 6, 2023

HOUSING COMMUNITY: 4-5

DATE	CASE #	MI	IO	AR	OFFENSE	UNIT
12/05/2022	221205132		X		CRIMINAL MISCHIEF 1ST	8 BLDG
ACTION : no action needed						

Total Reports by Type

Total M/I:	0	Total I/O:	1	Total AR:	0
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HOUSING COMMUNITY: 4-6A

DATE	CASE #	MI	IO	AR	OFFENSE	UNIT
12/31/2022	221231013		X		DV3 MENACING / CRIMINAL MISCHIEF 3RD	1100

ACTION : referred to management

Total Reports by Type

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

HOUSING COMMUNITY: 4-6B

DATE	CASE #	MI	IO	AR	OFFENSE	UNIT
12/14/2022	221214138	X			SHOOTING INTO OCC DWELLING	2007
ACTION :						
12/31/2022	230105105	X			SHOOTING INTO UNOCC AUTO	2008
ACTION :						
under investigation						
under investigation						

Total Reports by Type

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

HOUSING COMMUNITY: 4-7A

DATE	CASE #	MI	IO	AR	OFFENSE	UNIT
12/12/2022	221212063	X			THEFT 1ST	
ACTION :					no action needed	

Total Reports by Type

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

RESIDENT SAFETY REPORT

DECEMBER 2022

1. During the month of December there were no drug offenses involving AHA residents. There were shots fired in Parkwin Homes, but no one was injured and the incident is under investigation.

Clarence Copeland
Resident Safety

RESIDENT SAFETY REPORT

DECEMBER 2022

INVESTIGATIONS	MONTHLY TOTAL	REFERRED TO MANAGEMENT
Glen Addie Homes	0	0
Washington Homes	1	1
Parkwin Homes	2	2
Norwood Homes	2	2
Fairview Terrace	0	0
Constantine Homes	2	2
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	

RESIDENT SAFETY REPORT

NOVEMBER 2022

1. During the month of November there were no drug offenses involving AHA residences. There were several different domestic violence cases, but no warrants or arrests were made.

Clarence Copeland
Resident Safety

RESIDENT SAFETY NOVEMBER 2022 REPORT

INVESTIGATIONS	MONTHLY TOTAL	REFERRED TO MANAGEMENT
Glen Addie Homes	0	0
Washington Homes	0	0
Parkwin Homes	1	0
Norwood Homes	1	1
Fairview Terrace	0	0
Constantine Homes	3	3
Barber Terrace	1	1
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	

November 2022 FSS Participants.xlsx

Number	FSS	FSS	Extended	Current	Interest	Disbursed	Balance
	Start Date	Stop Date	Date	Credit	Paid		
26	08/2021	08/2026		152.00	0.00	0.00	2402.00
25	11/2019	11/2024		0.00	0.00	0.00	0.00
6	03/2019	03/2024		418.00	0.00	0.00	3,190.00
17	06/2018	06/2023		0.00	0.00	0.00	0.00
19	11/2018	11/2018		0.00	0.00	0.00	0.00
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	0.00	0.00	110.00
5	03/2019	03/2024		0.00	0.02	0.00	488.02
23	06/2018	06/2023		0.00	0.00	0.00	0.00
PHA Tenants		12 Totals		570.00	0.02	0.00	6,190.02
HCV Tenants		0 Totals		0.00	0.00	0.00	0.00

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

	Previous Month Ended October 2022	Current Month Ended November 2022	Difference
Regions Bank - Asset Management Project (AMP) Account	7,065,466.59	7,338,418.65	272,952.06
Regions Bank - Interfund Account	572,855.64	161,871.08	(410,984.56)
Regions Bank - Central Office Cost Center (COCC) Account	867,499.67	878,291.83	10,792.16
Regions Bank - FSS Escrow Account	5,019.89	5,019.89	-
Regions Bank - Barber Terrace Management Account	568,678.43	570,415.80	1,737.37
Regions Bank - Total Cash	<u>9,079,520.22</u>	<u>8,954,017.25</u>	<u>(125,502.97)</u>
Truist Bank - Section 8 Operating Account	474,273.87	339,574.60	(134,699.27)
Truist Bank - Section 8 FSS Escrow Account	-	-	-
Truist Bank - Total Cash	<u>474,273.87</u>	<u>339,574.60</u>	<u>(134,699.27)</u>
F&M Bank-Anniston Fatherhood Initiative	24,951.59	23,122.98	(1,828.61)
Anniston Housing Authority - Cash in Banks	<u><u>9,578,745.68</u></u>	<u><u>9,316,714.83</u></u>	<u><u>(262,030.85)</u></u>

	November 2022 Actual Results	November 2021 Prior Year Results	Variance	Eight Months ended November 2022 Actual Results	Eight Months ended November 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Eight Months Ended 11/30/2022
Central Office Cost Center								
Management Fees - Public Housing	28,669.80	29,466.46	(796.66)	231,348.64	247,244.22	(15,895.58)	358,858.09	239,238.73
HCV Program Fees	2,835.00	2,452.50	382.50	21,255.00	18,827.50	2,427.50	20,400.00	13,600.00
Miscellaneous Income	-	(1,413.38)	1,413.38	17,547.72	23,210.00	(5,662.28)	319,442.97	212,961.98
CFP Grant Administration Income	-	-	-	-	179,095.40	(179,095.40)	150,000.00	100,000.00
Gain/Loss on Investments	-	-	-	-	197.18	(197.18)	31,000.00	20,666.67
Interest/Dividend Income	-	31.84	(31.84)	-	31.84	(31.84)	350.00	233.33
Other Income	-	-	-	105,000.00	597,008.52	(492,008.52)	1,500.00	1,000.00
Total Income	31,504.80	30,537.42	967.38	375,151.36	1,065,614.66	(690,463.30)	881,551.06	587,700.71
Administrative Expense								
Admin. Payroll Costs	46,067.45	34,463.58	11,603.87	333,383.78	299,486.00	33,897.78	447,334.61	298,223.07
Admin. Payroll Benefits	12,296.17	8,711.23	3,584.94	78,008.34	80,298.39	(2,290.05)	110,252.28	73,501.52
E.D. - Recruit. & Relocation	-	-	-	41,497.31	-	41,497.31	75,000.00	50,000.00
Office Supplies	45.04	20.51	24.53	7,268.82	18,221.73	(10,952.91)	20,000.00	13,333.33
Other Admin. Expenses	2,301.64	5,180.54	(2,878.90)	18,455.71	32,826.65	(14,370.94)	87,298.32	58,198.88
Travel & Training - Staff	1,510.38	550.81	959.57	11,953.33	16,341.85	(4,388.52)	20,000.00	13,333.33
Travel & Training - Board	-	-	-	2,913.08	7,353.32	(4,440.24)	15,000.00	10,000.00
Telephone, Cable & Internet	5,957.12	1,238.92	4,718.20	18,254.68	11,149.89	7,104.79	20,000.00	13,333.33
Total Administrative Expense	68,177.80	50,165.59	18,012.21	511,735.05	465,677.83	46,057.22	794,885.21	529,923.47
Other Expense								
Auto - Fuel & Maintenance	185.74	238.26	(52.52)	1,728.90	1,753.00	(24.10)	2,200.00	1,466.67
Compensated Absences	-	-	-	-	-	-	13,420.04	8,946.69
Contracts	463.81	432.82	30.99	7,060.08	3,436.92	3,623.16	4,500.00	3,000.00
Equipment (Operations)	-	-	-	-	-	-	4,200.00	2,800.00
Insurance Expense	2,314.81	2,571.54	(256.73)	20,412.53	19,003.78	1,408.75	21,700.00	14,466.67
Janitorial Expense	77.98	-	77.98	77.98	185.50	(107.52)	250.00	166.67
Miscellaneous Expense	972.84	-	972.84	3,805.81	-	3,805.81	-	-
Utilities Expense	107.43	1,712.93	(1,605.50)	14,929.86	4,751.65	10,178.21	7,500.00	5,000.00
Total Other Expense	4,122.61	4,955.55	(832.94)	48,015.16	29,130.85	18,884.31	53,770.04	35,846.69
COCC - Surplus <Deficit>	(40,795.61)	(24,583.72)	(16,211.89)	(184,598.85)	570,805.98	(755,404.83)	32,895.81	21,930.54

NOTES:

Barber Terrace Developer Fee \$105,000.00 earned
2022 CFP Admin Fee \$292,353 not yet drawn down due to HUD approval
November Wages paid to Consulting E.D. - \$10,354.96

AMPS - TOTAL

Anniston Housing Authority
Monthly Profit/Loss Report

	November 2022 Actual Results	November 2021 Prior Year Results	Variance	Eight Months ended November 2022 Actual Results	Eight Months ended November 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Eight Months Ended 11/30/2022
Net Dwelling Rent	32,291.51	20,472.13	11,819.38	222,252.51	170,129.42	52,123.09	244,267.92	182,845.28
Non-Dwelling Income	5,621.20	6,715.91	(1,094.71)	58,164.89	55,161.32	3,003.57	106,095.59	70,730.39
HUD Operating Subsidies	233,685.00	233,680.32	4.68	2,261,707.98	1,733,011.22	528,696.76	2,577,417.60	1,718,278.40
HUD COVID-19 Appropriations		102,107.04	(102,107.04)		338,531.72	(338,531.72)		
Capital Fund Grant - Operations Fee					358,190.80	(358,190.80)	300,000.00	200,000.00
Other Revenue	931.64	2,540.38	(1,608.74)	99,297.88	59,362.05	39,935.83	32,370.00	21,580.00
Total Income	272,529.35	385,515.78	(92,986.43)	2,841,423.26	2,714,386.53	(72,963.27)	3,260,151.11	2,173,434.07
<u>Administrative Expenses</u>								
Admin. Payroll Costs	18,041.81	17,386.92	654.89	167,607.53	166,121.74	1,485.79	278,229.71	185,486.47
Admin. Benefit Costs	5,699.90	3,972.61	1,727.29	47,278.46	46,874.62	403.84	74,940.05	49,960.03
Other Admin. Costs	51,302.85	46,898.62	4,404.23	341,255.79	381,970.40	(40,713.61)	533,538.09	355,692.06
Total Administrative Costs	75,044.56	68,058.15	6,986.41	556,142.78	594,966.76	(38,823.98)	886,707.85	591,138.57
<u>Resident & Protective Services Expense</u>								
Resident Services Payroll/Benefits Cost	6,356.40	5,922.51	433.89	55,228.70	69,348.80	(14,120.10)	83,054.47	55,369.65
Other Resident Service Costs	3,229.29	4,498.36	(1,269.07)	34,303.47	45,462.97	(11,159.50)	63,660.00	42,433.33
Protective Services Payroll/Benefits Cost	5,916.67	5,194.95	721.72	51,552.70	53,625.59	(2,072.89)	75,942.82	50,628.55
Protective Services - Other	4,032.05	3,833.56	198.49	37,690.67	46,442.12	(8,751.45)	66,895.74	44,597.16
Total Resident & Protective Serv. Expense	19,534.41	19,449.38	85.03	178,775.54	214,879.48	(36,103.94)	289,543.03	193,028.69
<u>Maintenance Expense</u>								
Maintenance Payroll/Benefits Cost	56,332.33	46,693.88	9,638.45	465,787.96	426,821.56	38,966.40	639,102.88	426,068.45
Maint. Materials & Contracts	42,699.66	36,101.27	6,598.39	442,630.92	340,798.08	101,832.84	414,600.00	276,400.00
Total Maintenance Expense	99,031.99	82,795.15	16,236.84	908,418.88	767,619.64	140,799.24	1,053,702.68	702,468.45
<u>Other Expense</u>								
Collection Losses	(519.05)	5,913.38	(6,432.43)	57,915.55	16,252.07	41,663.48	68,800.00	45,866.67
Other Expenses	37,023.41	39,117.65	(2,094.24)	303,108.55	337,173.99	(34,065.44)	475,217.32	316,811.55
Total Other Expense	36,504.36	45,031.03	(8,526.67)	361,024.10	353,426.06	7,598.04	544,017.32	362,678.21
Total AMP EXPENSE	230,115.12	215,333.71	14,781.41	2,004,361.30	1,930,891.94	73,469.36	2,773,970.88	1,849,313.92
Total AMPS - Surplus <Deficit>	42,414.23	150,182.07	(107,767.84)	637,061.96	783,494.59	(146,432.63)	486,180.23	324,120.15

NOTES:

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

Increase in dwelling rent \$11,819.38 due to Emergency Rental Assistance Funds

Decrease in Total AMP Surplus primarily due to CARES ACT FUNDS - \$102,107.04 received in prior year

AMP - 1

Glen Addie Homes

Washington & Parkwin Homes

Anniston Housing Authority
Monthly Profit/Loss Report

	November 2022 Actual Results	November 2021 Prior Year Results	Variance	Eight Months ended November 2022 Actual Results	Eight Months ended November 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Eight Months Ended 11/30/2022
Net Dwelling Rent	12,043.46	7,955.14	4,088.32	87,935.65	83,144.95	4,790.70	112,778.40	75,185.60
Non-Dwelling Income	1,084.06	975.00	109.06	8,845.98	9,455.20	(609.34)	22,595.59	15,063.73
HUD Operating Subsidies	79,796.00	89,553.50	(9,757.50)	919,650.00	622,492.00	297,158.00	892,684.75	595,123.17
HUD COVID-19 Appropriations	-	54,813.68	(54,813.68)	-	142,535.02	(142,535.02)	-	-
Capital Fund Grant - Operations Fee	(4,454.75)	(1,866.80)	(2,588.15)	8,146.66	85,897.07	(85,897.07)	72,000.00	48,000.00
Other Revenue	-	46.88	(46.88)	-	7,528.96	617.80	-	-
Investment Income	-	-	-	-	770.07	(770.07)	510.00	340.00
Total Income	88,468.77	151,477.60	(63,008.83)	1,024,578.17	951,823.17	72,755.00	1,100,588.74	733,712.49
Administrative Expenses								
Admin. Payroll Costs	3,321.21	3,254.09	67.12	31,179.77	34,272.16	(3,092.39)	45,598.79	30,399.19
Admin. Benefit Costs	917.72	724.65	193.07	8,427.66	9,590.53	(1,162.87)	13,024.90	8,683.27
Office Supplies	176.86	161.73	15.13	1,616.51	1,629.12	(12.61)	3,000.00	2,000.00
Staff Training	-	625.78	(625.78)	1,798.97	1,674.04	124.93	10,000.00	6,666.67
Fees for Services - COCC	7,156.36	7,218.18	(62.82)	56,811.14	67,918.04	(11,106.90)	86,630.16	57,753.44
Telephone, Cable & Internet	855.80	920.74	(64.94)	5,263.28	9,683.67	(4,420.39)	6,000.00	4,000.00
Other Admin. Costs	1,109.11	1,907.15	(798.04)	11,343.03	23,375.77	(12,032.74)	22,500.00	15,000.00
Total Administrative Costs	13,537.06	14,813.32	(1,276.26)	116,440.36	148,143.33	(31,702.97)	186,763.85	124,502.57
Resident & Protective Services Expense								
Resident Services Payroll Cost	1,085.22	1,292.86	(197.64)	9,856.98	18,257.02	(8,400.04)	14,525.97	9,683.98
Resident Services Benefit Cost	360.70	322.52	38.18	2,866.54	4,732.77	(1,866.23)	4,205.38	2,803.59
Other Resident Service Costs	587.82	823.33	(235.51)	7,369.98	16,867.68	(9,497.70)	25,460.00	16,973.33
Protective Services Payroll Cost	1,052.20	1,852.30	(800.10)	9,489.80	15,024.18	(5,534.38)	13,952.17	9,301.45
Protective Services Benefit Cost	426.96	356.67	71.29	3,409.23	4,826.36	(1,417.13)	1,361.73	907.82
Protective Services - Other	1,543.87	1,711.53	(167.66)	15,978.38	20,416.13	(4,437.75)	29,685.74	19,797.16
Total Resident & Protective Serv. Expense	5,066.77	6,358.21	(1,291.44)	48,970.91	80,114.14	(31,143.23)	89,200.99	59,487.33
Maintenance Expense								
Maintenance Payroll Cost	6,661.71	8,791.77	(2,130.06)	62,821.63	91,654.53	(28,832.90)	114,486.39	76,324.26
Maintenance Benefits Cost	3,230.11	1,927.58	1,302.53	29,294.38	25,291.39	4,002.99	39,459.37	26,306.25
Maint. Materials & Contracts	11,655.85	9,053.17	2,602.68	136,088.89	95,186.33	40,902.56	112,900.00	75,266.67
Total Maintenance Expense	21,547.67	19,772.52	1,775.15	228,204.90	212,132.25	16,072.65	266,845.76	177,897.17
Other Expense								
Compensated Absences	-	323.40	(323.40)	-	3,366.51	(3,366.51)	12,299.45	8,199.63
Collection Losses	-	6,618.65	(346.09)	10,686.28	3,905.32	6,780.96	10,000.00	6,666.67
Insurance Expense	6,272.56	6,920.39	(2,766.10)	50,122.72	51,820.02	(1,697.30)	54,518.23	36,345.49
Utilities	4,134.29	11.00	(4,123.29)	41,516.90	66,342.94	(24,826.04)	40,800.00	27,200.00
Other Expenses	-	-	-	557.00	2,409.00	(1,852.00)	13,150.00	8,766.67
Total Other Expense	10,408.85	13,973.44	(3,564.59)	102,882.90	127,843.79	(24,960.89)	130,767.68	87,178.45
Total AMP EXPENSE	50,558.35	54,817.49	(4,259.14)	498,499.07	568,233.51	(71,734.44)	673,568.28	449,045.52
AMP 1 - Surplus <Deficit>	37,910.42	96,660.11	(58,749.69)	528,079.10	383,589.66	144,489.44	427,000.46	284,666.97

AMP - 2
Norwood Homes
Fairview Terrace Apartments

Anniston Housing Authority
Monthly Profit/Loss Report

	November 2022 Actual Results	November 2021 Prior Year Results	Variance	Eight Months ended November 2022 Actual Results	Eight Months ended November 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Eight Months Ended 11/30/2022
Net Dwelling Rent	7,108.21	6,793.11	315.10	60,800.11	36,513.39	22,286.72	77,472.48	51,648.32
Non-Dwelling Income	1,646.16	2,830.67	(1,184.51)	28,953.61	22,648.19	6,305.42	38,500.00	25,686.67
HUD Operating Subsidies	60,523.00	58,056.50	2,466.50	535,613.00	428,476.50	106,136.50	862,589.85	441,726.57
HUD COVID-19 Appropriations	-	6,378.73	(6,378.73)	-	55,716.40	(55,716.40)	-	-
Capital Fund Grant - Operations Fee	-	-	-	-	105,653.40	(105,653.40)	-	-
Other Revenue	4,612.80	2,862.79	1,750.01	75,004.08	33,883.14	41,120.94	87,000.00	58,000.00
Investment Income	-	60.01	(60.01)	-	434.34	(434.34)	24,890.00	16,593.33
Total Income	73,890.17	76,981.81	(3,091.64)	700,370.80	686,325.36	14,045.44	891,002.33	594,001.55
Administrative Expenses								
Admin. Payroll Costs	7,111.00	3,802.00	3,309.00	69,870.23	48,152.34	15,717.89	97,682.92	65,121.95
Admin. Benefit Costs	2,270.23	1,298.86	971.37	18,666.76	16,728.20	1,938.56	28,468.82	18,992.55
Office Supplies	216.11	89.08	127.03	1,509.41	1,989.20	(479.79)	3,750.00	2,500.00
Staff Training	-	775.96	(775.96)	1,523.50	3,180.99	(1,657.49)	4,500.00	3,000.00
Fees for Services - COCC	8,768.40	8,685.58	82.82	69,373.36	68,906.44	466.92	105,627.87	70,418.58
Telephone, Cable & Internet	1,220.98	1,101.95	119.03	6,355.30	10,042.81	(3,687.51)	13,500.00	9,000.00
Other Admin. Costs	12,666.90	3,544.84	9,122.15	28,716.90	23,850.83	4,866.07	29,930.00	19,953.33
Total Administrative Costs	32,253.71	19,298.27	12,955.44	190,035.46	172,860.81	17,184.65	283,479.61	188,966.41
Resident & Protective Services Expense								
Resident Services Payroll Cost	1,883.60	1,291.86	591.74	16,952.40	14,575.16	2,377.24	24,975.39	16,650.26
Resident Services Benefit Cost	553.85	412.97	140.88	4,248.53	9,213.17	(5,064.64)	7,186.17	4,790.78
Other Resident Service Costs	710.27	1,013.81	(303.54)	9,141.51	9,213.57	(72.06)	12,730.00	8,486.67
Protective Services Payroll Cost	1,388.92	905.56	483.36	12,500.28	9,056.40	3,443.88	18,416.87	12,277.91
Protective Services Benefit Cost	563.58	308.71	254.87	4,467.74	5,019.05	(551.31)	8,259.86	5,508.57
Protective Services - Other	977.24	847.91	129.33	8,664.29	10,146.17	(1,481.88)	12,400.00	8,266.67
Total Resident & Protective Serv. Expense	6,077.46	4,780.82	1,296.64	55,974.75	53,793.52	2,181.23	83,968.29	55,978.86
Maintenance Expense								
Maintenance Payroll Cost	19,124.91	13,616.79	5,508.12	147,364.12	108,961.00	38,403.12	168,508.30	112,338.87
Maintenance Benefits Cost	5,743.64	3,112.46	2,631.18	38,950.92	35,409.73	3,541.19	53,888.28	35,925.52
Maint. Materials & Contracts	11,061.33	11,921.58	(860.25)	146,196.15	121,774.70	24,421.45	133,950.00	89,300.00
Total Maintenance Expense	35,929.88	28,650.83	7,079.05	332,511.19	266,145.43	66,365.76	356,346.58	237,564.39
Other Expense								
Compensated Absences	-	-	-	-	-	-	15,479.17	10,319.45
Collection Losses	-	-	-	-	-	-	25,000.00	16,666.67
Insurance Expense	3,643.90	4,046.97	(203.07)	31,963.61	4,727.85	27,235.76	36,200.00	24,133.33
Utilities	5,775.32	5,348.55	426.77	30,299.74	31,447.34	(1,147.60)	66,750.80	44,500.53
Other Expenses	-	943.00	(943.00)	608.00	4,805.00	(4,197.00)	14,750.00	9,633.33
Total Other Expense	9,619.22	10,338.52	(719.30)	108,594.43	84,914.13	23,680.30	158,179.97	105,453.31
Total AMP EXPENSE	83,880.27	63,268.44	20,611.83	687,115.83	577,703.89	109,411.94	881,974.45	587,982.97
AMP 2 - Surplus <Deficit>	(9,990.10)	13,713.37	(23,703.47)	13,254.97	108,621.47	(95,366.50)	9,027.88	6,016.59

Personal Leave Paid - Retiring Employee \$5,885.16
Consulting Fees - Capital Expenses \$10,743.00

AMP - 3

Constantine Homes

Tinsley Manor Apartments

Annisston Housing Authority
Monthly Profit/Loss Report

	November 2022 Actual Results	November 2021 Prior Year Results	Variance	Eight Months ended November 2022 Actual Results	Eight Months ended November 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Eight Months Ended 11/30/2022
Net Dwelling Rent	13,139.84	5,723.88	7,415.96	73,516.75	48,471.08	25,045.67	54,017.04	38,011.36
Non-Dwelling Income	2,890.98	2,910.24	(19.26)	20,365.42	23,057.93	(2,692.51)	45,000.00	30,000.00
HUD Operating Subsidies	93,366.00	86,070.32	7,295.68	806,444.98	691,042.72	125,402.26	1,022,143.00	681,428.67
Capital Fund Grant - Operations Fee	-	40,914.63	(40,914.63)	-	140,280.30	(140,280.30)	-	94,000.00
Other Revenue	773.59	1,345.88	(572.29)	16,147.14	166,640.33	(166,640.33)	141,000.00	3,666.67
Investment Income	-	91.42	(91.42)	-	90.93	-	6,500.00	613.33
Total Income	110,170.41	137,056.37	(26,885.96)	916,474.29	1,076,238.00	(159,763.71)	1,268,580.04	845,720.03
<u>Administrative Expenses</u>								
Admin. Payroll Costs	7,609.60	10,330.83	(2,721.23)	72,557.53	83,697.24	(11,139.71)	134,948.00	89,865.33
Admin. Benefit Costs	2,511.95	1,949.10	562.85	20,164.04	20,555.89	(391.85)	33,426.33	22,284.22
Office Supplies	-	452.36	(452.36)	2,640.98	4,721.02	(2,080.04)	7,200.00	4,800.00
Staff Training	-	1,220.26	(1,220.26)	2,583.65	3,410.88	(827.03)	6,200.00	4,133.33
Fees for Services - COCC	12,745.04	13,551.70	(806.66)	105,164.14	110,419.74	(5,255.60)	166,600.06	111,066.71
Telephone, Cable & Internet	1,827.64	2,242.24	(414.60)	12,777.27	14,172.94	(1,395.67)	19,500.00	13,000.00
Other Admin. Costs	4,559.36	4,190.07	369.29	33,779.15	36,934.91	(3,215.76)	48,600.00	32,400.00
Total Administrative Costs	28,253.59	33,946.56	(4,692.97)	249,666.95	273,972.62	(24,305.66)	416,474.39	277,849.59
<u>Resident & Protective Services Expense</u>								
Resident Services Payroll Cost	1,883.60	2,085.78	(202.18)	16,952.40	19,315.22	(2,362.82)	24,975.39	16,650.26
Resident Services Benefit Cost	579.43	516.52	62.91	4,331.85	6,685.46	(2,353.61)	7,186.17	4,790.78
Other Resident Service Costs	1,931.20	2,661.22	(730.02)	17,791.98	19,391.72	(1,599.74)	25,460.00	16,973.33
Protective Services Payroll Cost	1,767.68	1,358.32	409.36	15,909.12	12,965.04	2,944.08	23,438.65	15,626.43
Protective Services Benefit Cost	717.33	414.39	302.94	5,796.53	6,734.56	(938.03)	10,512.54	7,008.36
Protective Services - Other	1,510.94	1,274.12	236.82	13,048.00	15,879.82	(2,831.82)	24,800.00	15,533.33
Total Resident & Protective Serv. Expense	8,390.18	8,310.35	79.83	73,629.88	80,971.82	(7,141.94)	116,373.75	77,582.50
<u>Maintenance Expense</u>								
Maintenance Payroll Cost	15,557.08	15,620.47	(63.39)	138,949.11	121,331.55	17,617.56	192,372.05	128,248.03
Maintenance Benefits Cost	6,014.88	3,424.81	2,590.07	48,407.80	44,173.36	4,234.44	70,388.29	46,925.53
Maint. Materials & Contracts	19,982.48	15,126.52	4,855.96	160,345.88	123,837.05	36,508.83	167,750.00	111,833.33
Total Maintenance Expense	41,554.44	34,171.80	7,382.64	347,702.79	289,341.96	58,360.83	430,510.34	287,006.89
<u>Other Expense</u>								
Compensated Absences	-	-	-	-	-	-	-	-
Collection Losses	(519.05)	5,589.98	(6,109.03)	15,265.66	7,618.90	7,646.76	16,786.75	12,524.50
Insurance Expense	5,553.50	5,924.57	(371.07)	45,942.25	47,883.56	(1,941.31)	33,800.00	22,533.33
Utilities	11,443.84	9,191.52	2,252.32	88,338.86	79,223.68	9,115.18	134,832.92	89,888.61
Other Expenses	-	113.00	(113.00)	-	5,942.00	(5,942.00)	19,300.00	12,866.67
Total Other Expense	16,478.29	20,819.07	(4,340.78)	149,548.77	140,668.14	8,879.63	255,069.67	170,046.45
Total AMP EXPENSE	95,676.50	97,247.78	(1,571.28)	820,748.40	784,954.54	35,793.86	1,218,428.15	812,285.43
AMP 3 - Surplus <Deficit>	14,493.91	39,808.59	(25,314.68)	95,727.89	291,283.46	(195,555.57)	50,151.89	33,434.59

Plumbing Leaks - Constantine Homes \$5,185.00

	November 2022 Actual Results	November 2021 Prior Year Results	Variance	Eight Months ended November 2022 Actual Results	Eight Months ended November 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Eight Months Ended 11/30/2022
Net Dwelling Rent	3,113.27	3,390.00	(276.73)	28,324.98	24,738.94	3,586.04	28,670.40	19,113.60
Non-Dwelling Income	167.52	265.77	(98.25)	1,451.85	1,190.77	261.08	1,600.00	1,066.67
HUD HAP Subsidies		26,483.18	(26,483.18)	256,816.34	270,414.78	(13,598.44)	486,772.00	325,848.00
LESS: HAP PAYMENTS		(1,162.00)	1,162.00		(7,960.00)	7,960.00		
Other Revenue				1,078.00	1,448.98	(370.98)	2,000.00	1,333.33
Total Income	3,280.79	28,976.95	(25,696.16)	287,671.17	289,813.47	(2,142.30)	521,042.40	347,361.60
<u>Administrative Expenses</u>								
Office Supplies	40.70	805.96	(765.26)	40.70	805.96	(765.26)	3,000.00	2,000.00
Other Admin. Costs	240.13	3,289.06	(3,048.93)	922.45	20,612.40	(19,689.95)	34,606.80	23,071.20
Total Administrative Costs	280.83	4,095.02	(3,814.19)	963.15	21,418.36	(20,455.21)	37,606.80	25,071.20
<u>Maintenance Expense</u>								
Maintenance Payroll Cost								
Maint. Materials & Contracts	1,539.94	1,446.58	93.36	21,265.82	9,576.97	11,708.85	27,659.84	18,439.89
Total Maintenance Expense	1,539.94	1,446.58	93.36	21,265.82	9,576.97	11,708.85	27,900.00	18,600.00
<u>Other Expense</u>								
Compensated Absences								
Collection Losses	100.00	(336.20)	436.20	(450.21)	(596.05)	145.84	2,212.79	1,475.19
Insurance Expense	3,710.21		3,710.21	29,681.68		29,681.68	5,000.00	3,333.33
Utilities	3,415.02	2,330.95	1,084.07	19,832.74	14,775.80	5,056.94	80,000.00	53,333.33
Other Expenses							23,600.00	15,733.33
Total Other Expense	7,225.23	1,994.75	5,230.48	49,064.21	14,179.75	34,884.46	6,800.00	4,533.33
Total AMP EXPENSE	9,046.00	7,536.35	1,509.65	71,313.18	45,175.08	26,138.10	117,612.79	78,408.53
AMP 3 - Surplus <Deficit>	(5,765.21)	21,440.60	(27,205.81)	216,357.99	244,638.39	(28,280.40)	210,779.43	140,519.62
							310,262.97	206,841.98

NOTES

HAP for November not yet transferred

HOUSING CHOICE VOUCHER PROGRAM - HCV
(Formerly known as Section - 8)

Anniston Housing Authority
Monthly Profit/Loss Report

	November 2022 Actual Results	November 2021 Prior Year Results	Variance	Eight Months ended November 2022 Actual Results	Eight Months ended November 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Eight Months Ended 11/30/2022
<u>Unrestricted HCV - Program</u>								
Administrative Fees Income	25,865.00	13,647.00	12,218.00	194,863.00	133,079.00	61,784.00	251,339.77	167,559.85
Other Income	-	2,060.06	(2,060.06)	582.82	35,753.42	(35,170.60)	3,605.69	2,403.79
Investment Income	3.00	2.70	0.30	15.89	21.08	(5.19)	55.13	36.75
Total Unrestricted Income	25,868.00	15,709.76	10,158.24	195,461.71	168,853.50	26,608.21	255,000.59	170,000.39
<u>Administrative Expense</u>								
Admin. Payroll/Benefits Costs	19,379.51	16,003.99	3,375.52	150,088.71	141,242.25	8,846.46	211,806.46	141,204.31
Other Admin. Expenses	3,561.74	3,340.82	220.92	50,739.70	54,767.58	(4,027.88)	62,404.96	41,603.31
Management Fees	2,835.00	2,452.50	382.50	21,255.00	31,327.50	(10,072.50)	25,400.00	16,933.33
Total Unrestricted Expenses	25,776.25	21,797.31	3,978.94	222,083.41	227,337.33	(5,253.92)	299,611.42	199,740.95
Net Unrestricted Surplus <Deficit>	91.75	(6,087.55)	6,179.30	(26,621.70)	(58,483.83)	31,862.13	(44,610.83)	(29,740.55)
<u>Restricted HCV - Program</u>								
Housing Assistance - HAP Income	45,816.00	61,896.00	(16,080.00)	1,489,280.00	1,504,393.00	(15,133.00)	2,073,686.96	1,382,457.97
Other Income	-	-	-	490.50	-	490.50	500.00	333.33
Investment Income	-	-	-	-	-	-	-	-
Total Restricted Income	45,816.00	61,896.00	(16,080.00)	1,489,750.50	1,504,393.00	(14,642.50)	2,074,186.96	1,382,791.31
Less: Restricted HAP Payments	205,373.81	164,072.00	41,301.81	1,690,036.93	1,315,315.86	374,721.07	2,072,695.82	1,381,797.21
Other Restricted Expense	-	-	-	-	-	-	3,400.00	2,266.67
Total Restricted Expenses	205,373.81	164,072.00	41,301.81	1,690,036.93	1,315,315.86	374,721.07	2,076,095.82	1,384,063.88
Net Restricted Surplus <Deficit>	(159,557.81)	(102,176.00)	(57,381.81)	(200,286.43)	189,077.14	(389,363.57)	(1,908.86)	(1,272.57)
Net Surplus <Deficit> - HCV PROGRAM	(159,466.06)	(108,263.55)	(51,202.51)	(226,908.13)	130,593.31	(357,501.44)	(46,519.69)	(31,013.13)

NOTES:

Note HCV Unrestricted Net Profit due to increase in vouchers leased and admin rate

ANNISTON FATHERHOOD INITIATIVE, INC.
Statement of Activities
Month & Eight Months ended November 30, 2022

	Month Ended Nov. 30, 2022	Year to Date Ended Nov. 30, 2022
Contributions - Unrestricted		
Corporate Contributions	\$ -	\$ 3,500.00
Restricted Income		
Grants - Community Foundation	-	12,343.00
Total Restricted Income	-	12,343.00
Total Contributions & Grants	<u>\$ -</u>	<u>\$ 15,843.00</u>
Expenses		
Operations		
Advertisement & Promotion	\$ 1,050.00	\$ 1,778.69
Credit Card Fees	11.40	11.40
Insurance Expense	-	3,440.00
Employee Benefits	602.71	3,268.62
Supplies	-	812.48
Salaries - Coordinator	459.43	12,167.76
Total Operations	2,123.54	21,478.95
Program Expenses		
Anniston Changers Event	-	29.37
Community Outreach	-	326.32
Fatherhood Luncheons	767.21	1,496.15
Total Program Expenses	767.21	1,851.84
Total Expenses	<u>2,890.75</u>	<u>23,330.79</u>
Net Surplus <Deficit> - Year to Date	<u>\$ (2,890.75)</u>	<u>\$ (7,487.79)</u>
Net Assets - Beginning of Year		38,706.72
Net Surplus <Deficit> - Year to Date		<u>(7,487.79)</u>
Net Assets - Ending of Year		<u>\$ 31,218.93</u>

OST PROGRAM

DUE FROM STATE OF ALABAMA

As of November 30, 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	-	
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>115,465.46</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
Eight Months ended 11/30/2022

Grant Revenue	\$ 30,252.23
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EXPENSES

Administrative Salaries	\$ 24,120.49
Communications	452.96
Consulting	158.57
Employee Benefits	4,596.48
Office Supplies	385.11
Postage & Printing	295.74
Training	34.73
Travel	50.31
Utilities	157.84
Total Expenses	<u>30,252.23</u>

Net Surplus/Deficit

October 2022 FSS Participants.xlsx

Number	FSS	FSS	Extended	Current	Interest	Disbursed	Balance
	Start Date	Stop Date	Date	Credit	Paid		
26	08/2021	08/2026		152.00	0.00	0.00	2250.00
25	11/2019	11/2024		0.00	0.00	0.00	0.00
6	03/2019	03/2024		418.00	0.00	0.00	2,772.00
17	06/2018	06/2023		0.00	0.00	0.00	0.00
19	11/2018	11/2018		0.00	0.00	0.00	0.00
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	0.00	0.00	110.00
5	03/2019	03/2024		0.00	0.02	0.00	488.02
23	06/2018	06/2023		0.00	0.00	0.00	0.00
PHA Tenants		12 Totals		570.00	0.02	0.00	5,620.02
HCV Tenants		0 Totals		0.00	0.00	0.00	0.00

Anniston Housing Authority
Summary of Cash Balances Report
For the Months of September 2022 & October 2022

	Previous Month Ended September 2022	Current Month Ended October 2022	Difference
Regions Bank - Asset Management Project (AMP) Account	6,854,890.81	7,065,466.59	210,575.78
Regions Bank - Interfund Account	367,890.09	572,855.64	204,965.55
Regions Bank - Central Office Cost Center (COCC) Account	796,834.69	867,499.67	70,664.98
Regions Bank - FSS Escrow Account	5,019.89	5,019.89	-
Regions Bank - Barber Terrace Management Account	661,221.70	568,678.43	(92,543.27)
Regions Bank - Total Cash	<u>8,685,857.18</u>	<u>9,079,520.22</u>	<u>393,663.04</u>
Truist Bank - Section 8 Operating Account	420,831.14	474,273.87	53,442.73
Truist Bank - Section 8 FSS Escrow Account	-	-	-
Truist Bank - Total Cash	<u>420,831.14</u>	<u>474,273.87</u>	<u>53,442.73</u>
F&M Bank-Anniston Fatherhood Initiative	24,736.91	24,951.59	214.68
Anniston Housing Authority - Cash in Banks	<u><u>9,131,425.23</u></u>	<u><u>9,578,745.68</u></u>	<u><u>447,320.45</u></u>

	October 2022 Actual Results	October 2021 Prior Year Results	Variance	Seven Months ended October 2022 Actual Results	Seven Months ended October 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Seven Months Ended 10/31/2022
Central Office Cost Center								
Management Fees - Public Housing	28,983.90	29,466.46	(482.56)	202,678.84	217,777.76	(15,098.92)	358,858.09	209,333.89
HCV Program Fees	2,797.50	2,452.50	345.00	18,420.00	16,375.00	2,045.00	20,400.00	11,900.00
Miscellaneous Income			9,897.72	17,547.72	24,623.38	(7,075.66)	319,442.97	186,341.73
CFP Grant Administration Income					179,095.40	(179,095.40)	150,000.00	87,500.00
Gain/Loss on Investments		22.00	(22.00)		197.18	(197.18)	31,000.00	18,083.33
Interest/Dividend Income							350.00	204.17
Other Income	105,000.00		105,000.00	105,000.00	597,008.52	(492,008.52)	1,500.00	875.00
Total Income	146,679.12	31,940.96	114,738.16	343,646.56	1,035,077.24	(691,430.68)	881,551.06	514,238.12
Administrative Expense								
Admin. Payroll Costs	46,789.39	51,691.31	(4,901.92)	287,316.33	265,022.42	22,293.91	447,334.61	260,945.19
Admin. Payroll Benefits	8,695.13	4,297.80	4,397.33	65,712.17	71,587.16	(5,874.99)	110,252.28	64,313.83
E.D. - Recruit. & Relocation	997.31		997.31	41,497.31		41,497.31	75,000.00	43,750.00
Office Supplies	759.45	3,916.91	(3,157.46)	7,223.78	18,201.22	(10,977.44)	20,000.00	11,666.67
Other Admin. Expenses	2,333.96	5,112.05	(2,778.09)	16,154.07	27,646.11	(11,492.04)	87,298.32	50,924.02
Travel & Training - Staff		1,633.28	(1,633.28)	10,442.95	15,791.04	(5,348.09)	20,000.00	11,666.67
Travel & Training - Board				2,913.08	7,353.32	(4,440.24)	15,000.00	8,750.00
Telephone, Cable & Internet	1,616.35	652.24	964.11	12,297.56	9,910.97	2,386.59	20,000.00	11,666.67
Total Administrative Expense	61,191.59	67,303.59	(6,112.00)	443,557.25	415,512.24	28,045.01	794,885.21	463,683.04
Other Expense								
Auto - Fuel & Maintenance	138.49	845.16	(706.67)	1,543.16	1,514.74	28.42	2,200.00	1,283.33
Compensated Absences							13,420.04	7,828.36
Contracts	2,174.50	1,125.34	1,049.16	6,596.27	3,004.10	3,592.17	4,500.00	2,625.00
Equipment (Operations)							4,200.00	2,450.00
Insurance Expense	2,279.86	1,774.40	505.46	18,097.72	16,432.24	1,665.48	21,700.00	12,658.33
Janitorial Expense	143.64		143.64	2,832.97	185.50	2,832.97	250.00	145.83
Miscellaneous Expense	2,785.12	323.98	2,461.14	14,822.43	3,038.72	11,783.71	7,500.00	4,375.00
Utilities Expense		4,068.88	(4,068.88)	43,892.55	24,175.30	19,717.25	53,770.04	31,365.86
Total Other Expense	7,521.61	(39,431.51)	117,397.43	(143,803.24)	595,389.70	(739,192.94)	32,895.81	19,189.22
COCC - Surplus <Deficit>								

NOTES:

Barber Terrace Developer Fee \$105,000.00 earned.
 2022 CFP Admin Fee \$202,353 not yet drawn down due to HUD approval
 Other Income: Barter.com 5% Invoice due from Helin H.A. \$9,897.72

AMPS - TOTAL

Anniston Housing Authority
Profit/Loss Report
Period Ending October 2022 & 2021

	October 2022 Actual Results	October 2021 Prior Year Results	Variance	Seven Months ended October 2022 Actual Results	Seven Months ended October 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Seven Months Ended 10/31/2022
Net Dwelling Rent	26,552.45	17,132.01	9,420.44	189,961.00	149,657.29	40,303.71	244,267.92	142,489.62
Non-Dwelling Income	14,849.13	4,548.85	10,300.28	52,543.69	48,445.41	4,098.28	106,095.59	61,889.09
HUD Operating Subsidies	527,182.00	233,680.32	293,501.68	2,028,022.98	1,499,330.90	528,692.08	2,577,417.60	1,503,493.60
HUD COVID-19 Appropriations					236,424.68	(236,424.68)		
Capital Fund Grant - Operations Fee					358,190.80	(358,190.80)		
Other Revenue	16,891.75	10,338.23	6,553.52	98,365.24	56,821.67	41,543.57	300,000.00	175,000.00
Total Income	585,475.33	265,699.41	319,775.92	2,368,883.91	2,348,870.75	20,023.16	3,260,151.11	1,901,754.81
Administrative Expenses								
Admin. Payroll Costs	17,803.28	25,029.77	(7,226.49)	149,565.72	148,734.82	830.90	278,225.71	162,300.66
Admin. Benefit Costs	3,452.83	2,761.24	691.59	41,578.56	42,902.01	(1,323.45)	74,940.05	43,715.03
Other Admin. Costs	47,890.61	45,658.03	2,232.58	289,954.14	335,271.78	(45,317.64)	533,538.09	311,230.55
Total Administrative Costs	69,146.72	73,449.04	(4,302.32)	481,098.42	526,908.61	(45,810.19)	886,707.85	517,246.25
Resident & Protective Services Expense								
Resident Services Payroll/Benefits Cost	5,882.19	7,539.22	(1,657.03)	48,872.30	63,426.29	(14,553.99)	83,054.47	48,448.44
Other Resident Service Costs	3,505.87	3,764.38	(258.51)	31,074.18	40,964.61	(9,890.43)	63,850.00	37,129.17
Protective Services Payroll/Benefits Cost	5,154.27	7,541.82	(2,387.55)	45,636.03	48,430.64	(2,794.61)	75,942.82	44,299.98
Protective Services - Other	2,724.16	5,391.51	(2,667.35)	33,858.62	42,608.56	(8,749.94)	66,895.74	39,022.52
Total Resident & Protective Serv. Expense	17,268.49	24,236.93	(6,970.44)	159,241.13	195,430.10	(36,188.97)	289,543.03	168,900.10
Maintenance Expense								
Maintenance Payroll/Benefits Cost	44,057.32	64,833.74	(20,776.42)	409,455.63	380,127.68	29,327.95	639,102.68	372,809.90
Maint. Materials & Contracts	59,081.33	39,941.63	19,149.70	389,931.26	304,696.81	85,234.45	414,600.00	241,850.00
Total Maintenance Expense	103,148.65	104,775.37	(1,626.72)	809,386.89	684,824.49	124,562.40	1,053,702.68	614,659.90
Other Expense								
Collection Losses	(120.02)	12,491.24	(12,611.26)	58,434.60	10,338.69	48,095.91	68,800.00	40,133.33
Other Expenses	42,703.37	40,526.47	2,176.90	266,085.14	298,056.34	(31,971.20)	475,217.32	277,210.10
Total Other Expense	42,583.35	53,017.71	(10,434.36)	324,519.74	308,395.03	16,124.71	544,017.32	317,343.44
Total AMP EXPENSE	232,145.21	255,479.05	(23,333.84)	1,774,246.18	1,715,558.23	58,687.95	2,773,970.88	1,618,149.68
Total AMPS - Surplus <Deficit>	353,330.12	10,220.36	343,109.76	594,647.73	633,312.52	(38,664.79)	486,180.23	283,605.13

NOTES:

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

A.H.A. received add'l subsidy from HUD due to final proration allocations as follows:

- AMP 1 \$214,901

- AMP 2 \$ 36,553

- AMP 3 \$ 42,043

Total \$293,497 add'l subsidies

Water & Fire damage remediation apt 2010 Parkwin Ave - \$7,124.00

Constantine - Sewer Line Repairs \$4,450.00

Norwood Homes - HVAC Replacement \$2,464.00

Collection Losses increase due to COVID19 writeoffs

Anniston Housing Authority
Profit/Loss Report
Period Ending October 2022 & 2021

AMP - 1
Glen Addie Homes
Washington & Parkwin Homes

	October 2022 Actual Results	October 2021 Prior Year Results	Variance	Seven Months ended October 2022 Actual Results	Seven Months ended October 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Seven Months Ended 10/31/2022
Net Dwelling Rent	11,609.00	9,676.00	1,933.00	75,892.19	75,189.81	702.38	112,778.40	65,787.40
Non-Dwelling Income	1,093.00	1,035.00	58.00	7,761.80	8,480.20	(718.40)	22,596.59	13,180.76
HUD Operating Subsidies	294,697.00	89,553.50	205,143.50	839,854.00	532,938.50	306,915.50	892,684.75	520,732.77
HUD COVID-19 Appropriations	-	-	-	-	87,721.34	(87,721.34)	-	-
Capital Fund Grant - Operations Fee	-	-	-	-	85,897.07	(85,897.07)	72,000.00	42,000.00
Other Revenue	6,274.66	(59.63)	6,334.29	12,601.41	9,395.46	3,205.95	-	-
Investment Income	-	29.80	(29.80)	-	723.19	(723.19)	510.00	297.50
Total Income	313,673.66	100,234.67	213,438.99	936,109.40	800,345.57	135,763.83	1,100,568.74	641,998.43
Administrative Expenses								
Admin. Payroll Costs	3,299.15	5,209.02	(1,909.87)	27,858.56	31,018.07	(3,159.51)	45,598.79	26,599.29
Admin. Benefit Costs	596.78	464.01	132.77	7,509.94	8,865.88	(1,355.94)	13,024.90	7,597.86
Office Supplies	296.34	362.19	(65.85)	1,439.65	1,467.39	(27.74)	3,000.00	1,750.00
Staff Training	-	331.47	(331.47)	1,798.97	1,048.26	750.71	10,000.00	5,833.33
Fees for Services - COCC	7,156.36	7,282.00	(125.64)	49,654.78	60,698.86	(11,044.08)	86,630.16	50,534.26
Telephone, Cable & Internet	766.85	565.86	200.99	4,407.48	8,762.93	(4,355.45)	6,000.00	3,500.00
Other Admin. Costs	1,916.46	3,147.97	(1,231.51)	10,233.92	21,468.62	(11,234.70)	22,500.00	13,125.00
Total Administrative Costs	14,031.94	17,362.52	(3,330.58)	102,903.30	133,330.01	(30,426.71)	186,753.85	108,939.75
Resident & Protective Services Expense								
Resident Services Payroll Cost	1,095.22	2,344.89	(1,249.67)	8,761.76	16,964.16	(8,202.40)	14,525.97	8,473.48
Resident Services Benefit Cost	242.09	103.35	138.74	2,525.84	4,410.25	(1,884.41)	4,205.38	2,453.14
Other Resident Service Costs	803.38	762.27	41.11	6,782.16	16,034.35	(9,252.19)	25,460.00	14,851.67
Protective Services Payroll Cost	1,052.20	2,778.45	(1,726.25)	8,417.60	13,171.88	(4,754.28)	13,952.17	8,138.77
Protective Services Benefit Cost	219.09	369.13	(150.04)	2,982.27	4,470.69	(1,488.42)	1,361.73	794.34
Protective Services - Other	1,257.00	2,398.77	(1,141.77)	14,434.51	18,704.60	(4,270.09)	29,695.74	17,322.52
Total Resident & Protective Serv. Expense	4,668.98	8,756.86	(4,087.88)	43,904.14	73,755.93	(29,851.79)	89,200.99	52,033.91
Maintenance Expense								
Maintenance Payroll Cost	6,960.16	15,008.76	(8,048.60)	56,159.92	82,862.76	(26,702.84)	114,486.39	66,783.73
Maintenance Benefits Cost	1,425.92	1,933.41	(507.49)	26,064.27	23,363.81	2,700.46	39,459.37	23,017.97
Maint. Materials & Contracts	24,854.48	11,786.43	13,068.05	124,433.04	86,133.16	38,299.88	112,900.00	65,858.33
Total Maintenance Expense	33,240.56	28,728.60	4,511.96	206,657.23	192,359.73	14,297.50	286,845.76	155,660.03
Other Expense								
Compensated Absences	-	-	-	-	3,366.51	(3,366.51)	12,299.45	7,174.68
Collection Losses	(119.53)	3,917.56	(4,037.09)	10,686.28	3,581.92	7,104.36	10,000.00	5,833.33
Insurance Expense	6,263.59	6,304.58	(40.99)	43,850.16	45,201.37	(1,351.21)	54,518.23	31,802.30
Utilities	6,724.66	7,494.31	(769.65)	37,422.61	59,422.55	(22,039.94)	40,800.00	23,800.00
Other Expenses	418.00	210.00	208.00	557.00	2,398.00	(1,841.00)	13,150.00	7,670.83
Total Other Expense	13,286.72	17,926.45	(4,639.73)	92,476.05	113,970.35	(21,494.30)	130,767.68	76,281.15
Total AMP EXPENSE	65,228.20	72,774.43	(7,546.23)	445,940.72	513,416.02	(67,475.30)	673,568.28	392,914.83
AMP 1 - Surplus <Deficit>	248,445.46	27,460.24	220,985.22	490,168.68	286,929.55	203,239.13	427,000.46	249,083.60

AMP - 2

Norwood Homes

Fairview Terrace Apartments

Anniston Housing Authority
Profit/Loss Report
Period Ending October 2022 & 2021

	October 2022 Actual Results	October 2021 Prior Year Results	Variance	Seven Months ended October 2022 Actual Results	Seven Months ended October 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Seven Months Ended 10/31/2022
Net Dwelling Rent	8,178.74	4,421.80	3,756.94	53,691.90	31,720.28	21,971.62	77,472.48	45,192.28
Non-Dwelling Income	11,204.02	1,051.04	10,152.98	27,307.45	19,817.52	7,489.93	38,500.00	22,458.33
HUD Operating Subsidies	97,076.00	58,056.50	39,019.50	475,090.00	371,420.00	103,670.00	662,589.85	386,510.75
HUD COVID-19 Appropriations	-	-	-	-	49,337.87	(49,337.87)	-	-
Capital Fund Grant - Operations Fee	4,576.65	7,760.99	(3,184.34)	70,391.28	105,653.40	(105,653.40)	87,000.00	50,750.00
Other Revenue	-	38.14	(38.14)	-	31,020.35	39,370.93	24,890.00	14,519.17
Investment Income	-	-	-	-	374.33	(374.33)	550.00	320.83
Total Income	121,035.41	71,328.47	49,706.94	626,480.63	609,343.55	17,137.08	891,002.33	519,751.36
Administrative Expenses								
Admin. Payroll Costs	7,060.96	6,224.05	836.91	56,759.23	44,350.34	12,408.89	97,682.92	56,981.70
Admin. Benefit Costs	1,416.88	1,041.67	375.21	16,416.53	15,429.34	987.19	28,488.82	16,618.48
Office Supplies	362.19	300.78	61.41	1,293.30	1,900.12	(606.82)	3,750.00	2,187.50
Staff Training	-	411.03	(411.03)	1,523.50	2,405.03	(881.53)	4,500.00	2,625.00
Fees for Services - COCC	8,956.86	8,559.94	396.92	60,604.96	60,220.86	384.10	105,627.87	61,616.26
Telephone, Cable & Internet	1,403.43	670.13	733.30	5,134.32	8,940.86	(3,806.54)	13,500.00	7,875.00
Other Admin. Costs	5,277.13	3,119.53	2,157.60	16,049.91	20,305.99	(4,256.08)	29,930.00	17,459.17
Total Administrative Costs	24,477.45	20,327.13	4,150.32	157,781.75	153,552.54	4,229.21	283,479.61	165,363.11
Resident & Protective Services Expense								
Resident Services Payroll Cost	1,883.60	1,802.58	81.02	15,068.80	13,283.30	1,785.50	24,975.39	14,568.98
Resident Services Benefit Cost	381.79	204.63	177.16	3,694.68	5,370.20	(1,675.52)	7,186.17	4,191.93
Other Resident Service Costs	608.24	725.26	(117.02)	8,431.24	8,199.76	231.48	12,730.00	7,425.83
Protective Services Payroll Cost	1,388.92	1,356.34	30.58	11,111.36	8,150.84	2,960.52	18,416.87	10,743.17
Protective Services Benefit Cost	289.22	436.31	(147.09)	3,904.16	4,710.34	(806.18)	6,259.86	4,818.25
Protective Services - Other	614.44	1,195.27	(580.83)	7,687.05	9,298.26	(1,611.21)	12,400.00	7,233.33
Total Resident & Protective Serv. Expense	5,166.21	5,722.39	(556.18)	49,897.29	49,012.70	884.59	83,968.29	48,981.50
Maintenance Expense								
Maintenance Payroll Cost	15,384.85	20,021.04	(4,636.19)	128,239.21	95,144.21	33,095.00	168,508.30	98,296.51
Maintenance Benefits Cost	2,957.09	2,658.68	298.41	33,207.28	32,297.27	910.01	53,888.28	31,434.83
Maint. Materials & Contracts	16,500.65	13,492.93	3,007.73	135,134.82	109,853.12	25,281.70	133,950.00	78,137.50
Total Maintenance Expense	34,842.60	36,172.65	(1,330.05)	296,581.31	237,294.60	59,286.71	356,346.58	207,868.84
Other Expense								
Compensated Absences	(0.49)	6,385.15	(6,385.64)	31,963.61	4,727.85	27,235.76	15,479.17	9,029.52
Collection Losses	3,760.87	3,719.02	41.85	26,455.84	27,400.37	(944.53)	36,200.00	14,583.33
Insurance Expense	6,562.79	5,910.53	652.26	39,947.76	36,585.39	3,362.37	66,750.80	21,116.67
Utilities	152.00	499.00	(347.00)	608.00	3,862.00	(3,254.00)	14,750.00	38,937.97
Other Expenses	10,475.17	16,514.70	(6,039.53)	98,975.21	74,575.61	24,399.60	158,179.97	8,604.17
Total Other Expense	74,961.43	78,736.87	(3,775.44)	603,235.56	514,435.45	88,800.11	881,974.45	92,271.65
Total AMP EXPENSE	46,073.98	(7,408.40)	53,482.38	23,245.07	94,908.10	(71,663.03)	9,027.88	5,266.26
AMP 2 - Surplus <Deficit>								

**Anniston Housing Authority
Profit/Loss Report
Period Ending October 2022 & 2021**

**AMP - 3
Constantine Homes
Tinsley Manor Apartments**

	October 2022 Actual Results	October 2021 Prior Year Results	Variance	Seven Months ended October 2022 Actual Results	Seven Months ended October 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Seven Months Ended 10/31/2022
Net Dwelling Rent	6,764.71	3,034.21	3,730.50	60,378.91	42,747.20	17,629.71	54,017.04	31,509.94
Non-Dwelling Income	2,552.11	2,462.81	89.30	17,474.44	20,147.69	(2,673.25)	45,000.00	26,250.00
HUD Operating Subsidies	135,409.00	86,070.32	49,338.68	713,078.98	594,972.40	118,106.58	1,022,143.00	596,250.08
HUD COVID-19 Appropriations	-	-	-	-	99,365.67	(99,365.67)	-	-
Capital Fund Grant - Operations Fee	6,040.44	2,510.82	3,529.62	15,373.55	166,640.33	(166,640.33)	141,000.00	82,250.00
Other Revenue	-	58.11	(58.11)	-	14,710.33	663.22	5,500.00	3,208.33
Investment Income	-	-	-	-	598.01	(598.01)	920.00	536.67
Total Income	150,766.26	94,136.27	56,629.99	806,303.88	939,181.63	(132,877.75)	1,268,580.04	740,005.02
Administrative Expenses								
Admin. Payroll Costs	7,443.17	13,596.70	(6,153.53)	64,947.93	73,366.41	(8,418.48)	134,948.00	78,719.67
Admin. Benefits Costs	1,439.17	1,255.56	183.61	17,652.09	18,606.79	(954.70)	33,426.33	19,498.69
Office Supplies	1,438.49	466.97	971.52	2,640.98	4,268.66	(1,627.68)	7,200.00	4,200.00
Staff Training	-	384.22	(384.22)	2,583.85	2,190.62	393.23	6,200.00	3,616.67
Fees for Services - COCC	12,870.68	13,624.52	(753.84)	92,419.10	96,858.04	(4,438.94)	166,600.06	97,183.37
Telephone, Cable & Internet	2,158.04	888.06	1,259.98	10,949.63	11,930.70	(981.07)	19,500.00	11,375.00
Other Admin. Costs	5,287.78	5,533.36	(245.58)	29,219.79	32,804.84	(3,585.05)	48,600.00	28,350.00
Total Administrative Costs	30,637.33	35,759.39	(5,122.06)	220,413.37	240,026.06	(19,612.69)	416,474.39	242,943.39
Resident & Protective Services Expense								
Resident Services Payroll Cost	1,883.60	2,868.27	(974.67)	15,068.80	17,229.44	(2,160.64)	24,975.39	14,568.98
Resident Services Benefit Cost	395.89	225.50	170.39	3,752.42	6,188.94	(2,416.52)	7,186.17	4,191.93
Other Resident Service Costs	2,084.25	2,276.85	(192.60)	15,880.78	16,730.50	(869.72)	25,460.00	14,851.67
Protective Services Payroll Cost	1,767.68	2,037.48	(269.80)	14,141.44	11,606.72	2,534.72	23,439.65	13,673.13
Protective Services Benefit Cost	437.16	562.11	(124.95)	5,079.20	6,320.17	(1,240.97)	10,512.54	6,132.32
Protective Services - Other	852.72	1,797.47	(944.75)	11,537.06	14,605.70	(3,068.64)	24,800.00	14,466.67
Total Resident & Protective Serv. Expense	7,431.30	9,757.68	(2,326.38)	65,439.70	72,681.47	(7,221.77)	116,373.75	67,884.69
Maintenance Expense								
Maintenance Payroll Cost	14,483.12	21,571.46	(7,088.34)	123,392.03	105,711.08	17,680.95	192,372.05	112,217.03
Maintenance Benefits Cost	2,848.18	3,640.39	(794.21)	42,392.92	40,748.55	1,644.37	70,388.29	41,059.84
Maint. Materials & Contracts	17,736.19	14,662.27	3,073.92	140,363.40	108,710.53	31,652.87	167,750.00	97,854.17
Total Maintenance Expense	35,066.49	39,874.12	(4,808.63)	308,148.35	255,170.16	50,978.19	430,510.34	251,131.03
Other Expense								
Compensated Absences	-	2,187.53	(2,187.53)	15,784.71	2,028.92	13,755.79	18,786.75	10,958.94
Collection Losses	5,771.39	5,534.56	236.84	40,388.75	41,958.99	(1,570.24)	48,350.00	28,204.17
Insurance Expense	13,050.07	10,741.48	2,308.59	76,895.02	70,032.16	6,862.86	134,832.92	78,652.54
Utilities	-	113.00	(113.00)	-	5,829.00	(5,829.00)	19,300.00	11,258.33
Other Expenses	-	-	-	-	113,849.07	13,219.41	255,089.67	148,790.64
Total Other Expense	18,821.46	18,576.56	244.90	133,068.48	113,849.07	13,219.41	1,218,428.15	710,749.75
Total AMP EXPENSE	91,855.58	103,967.75	(12,012.17)	725,089.90	687,706.76	37,383.14	50,151.89	29,255.27
AMP 3 - Surplus <Deficit>	58,810.68	(9,831.48)	68,642.16	81,233.98	251,474.87	(170,240.89)		

HOUSING CHOICE VOUCHER PROGRAM - HCV
(Formerly known as Section - 8)

Anniston Housing Authority
Profit/Loss Report
Period Ending October 2022 & 2021

	October 2022 Actual Results	October 2021 Prior Year Results	Variance	Seven Months ended October 2022 Actual Results	Seven Months ended October 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Seven Months Ended 10/31/2022
<u>Unrestricted HCV - Program</u>								
Administrative Fees Income	22,819.00	14,179.00	8,640.00	168,998.00	119,432.00	49,566.00	251,339.77	146,614.87
Other Income	-	2,060.06	(2,060.06)	582.82	33,693.36	(33,110.54)	3,605.69	2,103.32
Investment Income	-	3.90	(3.90)	12.89	18.38	(5.49)	55.13	32.16
Total Unrestricted Income	22,819.00	16,242.96	6,576.04	169,593.71	153,143.74	16,449.97	255,000.59	148,750.34
<u>Administrative Expense</u>								
Admin. Payroll/Benefits Costs	14,339.74	21,216.70	(6,876.96)	130,709.20	125,239.26	5,470.94	211,806.46	123,553.77
Other Admin. Expenses	4,343.59	11,242.90	(6,899.31)	47,177.96	51,426.76	(4,248.80)	62,404.96	36,402.89
Management Fees	2,797.50	2,452.50	345.00	18,420.00	28,875.00	(10,455.00)	25,400.00	14,816.67
Total Unrestricted Expenses	21,480.83	34,912.10	(13,431.27)	196,307.16	205,540.02	(9,232.86)	299,611.42	174,773.33
Net Unrestricted Surplus <Deficit>	1,338.17	(18,669.14)	20,007.31	(26,713.45)	(52,396.28)	25,682.83	(44,610.83)	(26,022.98)
<u>Restricted HCV - Program</u>								
Housing Assistance - HAP Income	262,130.00	224,679.00	37,451.00	1,443,444.00	1,442,497.00	947.00	2,073,686.96	1,209,650.73
Other Income	-	-	-	490.50	-	490.50	500.00	291.67
Investment Income	-	-	-	-	-	-	-	-
Total Restricted Income	262,130.00	224,679.00	37,451.00	1,443,934.50	1,442,497.00	1,437.50	2,074,186.96	1,209,942.39
Less: Restricted HAP Payments	209,442.82	169,114.00	40,328.82	1,484,663.12	1,151,243.86	333,419.26	2,072,695.82	1,209,072.56
Other Restricted Expense	-	-	-	-	-	-	3,400.00	1,983.33
Total Restricted Expenses	209,442.82	169,114.00	40,328.82	1,484,663.12	1,151,243.86	333,419.26	2,076,095.82	1,211,055.90
Net Restricted Surplus <Deficit>	52,687.18	55,565.00	(2,877.82)	(40,728.62)	291,253.14	(331,981.76)	(1,908.86)	(1,113.50)
Net Surplus <Deficit> - HCV PROGRAM	54,025.35	36,895.86	17,129.49	(67,442.07)	238,856.86	(306,298.93)	(46,519.69)	(27,136.49)

NOTES:

Note HCV Unrestricted Net Profit due to increase in vouchers leased and admin rate.

	October 2022 Actual Results	October 2021 Prior Year Results	Variance	Seven Months ended October 2022 Actual Results	Seven Months ended October 2021 Actual Results	Variance	Budget FYE 03/31/2022	Budget Seven Months Ended 10/31/2022
Net Dwelling Rent	3,383.00	3,108.00	275.00	25,211.71	21,348.94	3,862.77	28,870.40	16,724.40
Non-Dwelling Income	60.00	-	60.00	1,284.33	925.00	359.33	1,600.00	933.33
HUD HAP Subsidies	15,448.00	26,483.18	(11,035.18)	256,816.34	243,931.80	12,884.74	488,772.00	285,117.00
LESS: HAP PAYMENTS	-	(1,165.00)	1,165.00	-	(6,818.00)	6,818.00	-	-
Other Revenue	(104,875.00)	-	(104,875.00)	1,078.00	1,448.98	(370.98)	2,000.00	1,166.67
Total Income	(85,984.00)	28,426.18	(114,410.18)	284,390.38	260,836.52	23,553.86	521,042.40	303,941.40
<u>Administrative Expenses</u>								
Office Supplies	-	-	-	-	-	-	3,000.00	1,750.00
Other Admin. Costs	82.05	2,304.76	(2,222.71)	682.32	17,323.34	(16,641.02)	34,606.80	20,187.30
Total Administrative Costs	82.05	2,304.76	(2,222.71)	682.32	17,323.34	(16,641.02)	37,606.80	21,937.30
<u>Maintenance Expense</u>								
Maintenance Payroll Cost	2,754.00	932.31	1,821.69	19,745.88	8,130.39	11,615.49	27,659.84	16,134.91
Maint. Materials & Contracts	-	-	-	-	-	-	27,900.00	16,275.00
Total Maintenance Expense	2,754.00	932.31	1,821.69	19,745.88	8,130.39	11,615.49	55,559.84	32,409.91
<u>Other Expense</u>								
Compensated Absences	-	-	-	-	-	-	2,212.79	1,290.79
Collection Losses	(263.40)	-	(263.40)	(550.21)	(259.85)	(290.36)	5,000.00	2,916.87
Insurance Expense	3,710.21	-	3,710.21	25,971.47	12,444.85	13,526.62	80,000.00	46,666.67
Utilities	2,141.00	2,435.48	(294.48)	16,417.72	12,444.85	3,972.87	23,600.00	13,766.67
Other Expenses	-	-	-	-	-	-	6,800.00	3,966.67
Total Other Expense	5,587.81	2,435.48	3,152.33	41,838.98	12,185.00	29,653.98	117,612.79	68,607.46
Total AMP EXPENSE	8,423.86	5,672.55	2,751.31	82,267.18	37,638.73	44,628.45	210,779.43	122,954.67
AMP 3 - Surplus <Deficit>	(94,407.86)	22,753.63	(117,161.49)	222,123.20	223,197.79	(1,074.59)	310,262.97	180,986.73

NOTES

HAP for vacant units yet to transferred

Barber Terrace Development Fee deposited into wrong account

ANNISTON FATHERHOOD INITIATIVE, INC.
Statement of Activities
Month & Seven Months ended October 31, 2022

	Month Ended Oct. 31, 2022	Year to Date Ended Oct. 31, 2022
Contributions - Unrestricted		
Corporate Contributions	\$ 3,500.00	\$ 3,500.00
Restricted Income		
Grants - Community Foundation	<u>-</u>	<u>12,343.00</u>
Total Restricted Income	<u>-</u>	<u>12,343.00</u>
Total Contributions & Grants	<u>\$ 3,500.00</u>	<u>\$ 15,843.00</u>
Expenses		
Operations		
Advertisement & Promotion	\$ -	\$ 728.69
Insurance Expense	-	3,440.00
Employee Benefits	160.05	2,665.91
Supplies	-	812.48
Salaries - Coordinator	<u>1,372.01</u>	<u>11,708.33</u>
Total Operations	1,532.06	19,355.41
Program Expenses		
Anniston Changers Event	-	29.37
Community Outreach	-	326.32
Fatherhood Luncheons	<u>-</u>	<u>728.94</u>
Total Program Expenses	<u>-</u>	<u>1,084.63</u>
Total Expenses	<u>1,532.06</u>	<u>20,440.04</u>
Net Surplus <Deficit> - Year to Date	<u>\$ 1,967.94</u>	<u>\$ (4,597.04)</u>
Net Assets - Beginning of Year		38,706.72
Net Surplus <Deficit> - Year to Date		<u>(4,597.04)</u>
Net Assets - Ending of Year		<u>\$ 34,109.68</u>

OST PROGRAM

DUE FROM STATE OF ALABAMA

As of October 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	-	
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>115,465.46</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
Seven Months ended 10/31/2022

Grant Revenue	\$ 26,599.19
---------------	--------------

EXPENSES

Administrative Salaries	\$ 21,428.11
Communications	370.16
Consulting	158.57
Employee Benefits	3,933.03
Office Supplies	244.11
Postage & Printing	222.33
Training	34.73
Travel	50.31
Utilities	157.84
Total Expenses	<u>26,599.19</u>

Net Surplus/Deficit

**Planning & Development
Monthly Board Report
Period ending December 2022**

Capital Fund Procured:

Tinsley Manor: Roof replacement has been completed. There are currently 4 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.

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 21 current residents to relocate to the new site that qualify for the “First Right to Return” due to the conversion to RAD.

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	1265	56	48
Housing Choice Voucher	386	6	106
Hobson City	2	0	0
Barber Terrace	127	3	10

Barber Terrace Resident relocation 1/10/2023

Property	Current	Relocation complete
Residents currently at Barber Terrace	18	6
Resident relocations that did not qualify to go to new site.	0	2
Tinsley Manor	3	0

1/4/23 Barber Terrace has passed the city inspection for occupancy.

CFP Breakdown

Year	CFP Amount	Obligation Date	Expend Date	Dollars Spent	Dollars Available
2018	1,642,831	5/28/22	5/28/24	1,642,831	0
2019	1,705,150	4/15/23	4/15/25	1,469,683.31	235,466.69
2020	1,835,574	3/25/24	3/25/26	904,148.76	931,425.24
2021	1,790,954	2/22/23	2/22/25	875,475	915,479.00
2022	2,023,528	5/11/24	5/11/26	0	2,023,528.00
2023	1,250,000	2025	2027	0	1,250,000
2024	1,250,000	2026	2028	0	1,250,000
2025	1,250,000	2027	2029	0	1,250,000
2026	1,250,000	2028	2030	0	1,250,000

Security Grant

Year	CFP Amount	Obligation Date	Expend Date	Dollars Spent	Dollars Available
2019	246,198	9/3/22	9/3/24	246,198.00	0

CFP Summary

Amp	Year	Obligation	Expend by	Location	Notes	AMP Total	Spent	Available	Project total
AMP 1									
	2020	3/25/24	3/25/26	Glen Addie	GA demolition	378,154.00	0	378,154.00	
	2021	2/22/23	2/22/25	Glen Addie	GA demolition	378,354.00	0	378,354.00	756,508.00
	2020	3/25/24	3/25/26	Pk/Wash	HVAC replacement all one-bedroom units	27,967.00	27,967.00	0	
	2022	5/11/24	5/11/26	Pk/Wash	HVAC replacement continued	90,000.00	90,000.00	0	117,967.00
Sub Total									
AMP 2	2020	3/25/24	3/25/26	Cooper	Environmental clearance	100,000.00		100,000.00	
	2021	2/22/23	2/22/25	Cooper	Environmental clearance	302,005.65		302,005.65	402,005.65
	2022	5/11/24	5/11/26	Cooper	Environmental clearance	320,764.00		320,764.00	
	2023	*		Cooper	*Environmental clearance	875,000.00		875,000.00	
	2024	*		Cooper	*Environmental clearance	875,000.00		875,000.00	
	2025	*		Cooper	*Environmental clearance	875,000.00		875,000.00	
	2026	*		Cooper	*Environmental clearance	875,000.00		875,000.00	4,477,317.65
	2022	5/11/24	5/11/26	Norwood	Door & screen replacement	182,841.30		182,841.30	
	2022	5/11/24	5/11/26	Norwood	Community center	175,000.00		175,000.00	
	2022	5/11/24	5/11/26	Norwood	Create parking	90,000.00		90,000.00	
	2022	5/11/24	5/11/26	Norwood	Electrical panel upgrades	50,500.00		50,500.00	
	2022	5/11/24	5/11/26	Fairview	Siding replacement	55,109.62		55,109.62	
					*estimated funding level, HUD has not allocated yet				

1/17/23

Sub Total Amp	Year	Obligation	Expend by	Location	Notes	AMP Total	Spent	Available	Project total
AMP 3	2019	4/15/23	4/15/25	Tinsley	Interior improvements - subfloors	233,513.69	0	233,513.69	
	2020	3/25/24	4/15/25	Tinsley	Roof replacement	170,756.22	0	170,756.22	
	2021	2/22/23	2/22/25	Tinsley	Interior Improvements	206,432.85	0	206,432.85	
	2022	5/11/24	5/11/26	Tinsley	Interior improvements	224,000.00	0	224,000.00	834,702.76
	2022	5/11/24	5/11/26	Constantine	Interior improvements ceilings	180,254.90	0	180,254.90	
	2019	4/15/23	4/15/25	Constantine	Exterior improvement completed	102,266.00			
other	2019	4/15/23	4/15/26		Energy Audit	3153.00	3153.00	0	
					Final Bond Payment 2018-2021			0	943,656.73
	2019	9/3/22	9/3/24		* Safety Grant		246198.00	0	246,198.00

*Safety Grant Analysis is the next page

Security Grant Analysis

Draw Number	AMP	Items	Original contract	CFP Expended	Operations Expense	Draw total	Comments
1	3	Mayer Electric Co2 detectors	22428.23	22428.23			
Totals			22428.23	22428.23		22428.23	
2	1	Key pads training center	980.78	980.78			
	3	CO2 Detectors	22428.23	22428.23			
	3	3 camera's – Envision center	827.18	827.18			
		7 LED canopy lights	1631.50	1631.50			
		4 dome cameras	2160.90	2160.90			
	3	Mayer Electric service boxes	22428.23	22428.23			
	3	Tree removal	700.00	700.00			
Totals			7721.08	7721.08		7721.08	
3		McCleod Electric					
	1	Poles	10350.00	10350.00			
	2	Poles	5060.00	5060.00			
	3	Poles	7590.00	7590.00			
		Alabama Power					
	1	Lighting	8675.44				
	2	Lighting	9504.00				
	3	Lighting	17992.20				
		Mayer Electric					
	1	Co2 detectors	12527.13				
	2	Co2 detectors	15158.88				
	3	Fence- Liberty	17830.00	17830.00	8915.00		
Totals			104687.65	95772.65	8915.00	95772.65	Note operations expense
4		Security Camera's – Vetted Security Solutions					
	1	12 cameras	55173.21	54124.22	1048.99		
	2	12 cameras	26973.57	26460.73	512.84		
	3	12 cameras	40460.36	39691.09	769.27		
Totals			122607.14	120276.04	2331.10	120276.04	Note operations expense
		Total contracts	257444.10				
		Total CFP Draws				246198.00	
		Total operations			11246.10		

Public Housing Management Report

Dec 2022

Occupancy

AHA MANAGED PROPERTIES	Total # units	Total DU	# Occ DU	# Vac DU	% DU Occ	# of Ins	# of Transfers	Net Change In Occup	Avg DU Turn-around Days	Total Charges	Collected	Monthly Balance Owed	TARS %
AMP 1					0.00%			0					0.00%
Glen Addie					97.00%	0	1	0	-1	817	14,949.77	22,477.46	150.35%
Washington & Parkwin Horn	100	100	97										
AMP 2													
Norwood	95	97	91	6	93.81%	1	4	0	-3	2246	7,528.90	13,679.60	181.69%
Fairview Terrace	26	26	26	0	100.00%	0	0	0	0	123	3,741.00	2,850.00	76.18%
AMP 3													
Constantine *	171	170	154	16	90.59%	6	4	0	2	3667	20,368.60	20,002.54	98.20%
Tinsley Manor	24	24	20	4	83.33%	0	0	0	0	36	4,994.44	4,703.38	94.17%
Total	416	417	386	29	92.95%	7	9	0	-2	1377.80	51,582.71	63,712.63	75.08%

* Constantine has 1 unit off line

* DU - Dwelling Units

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

Year to Date-Occupancy

Year to Date - Financial

	# Vac DU	9 % Occupancy indicator	Occupancy value	Beginning of FY TAR	Charged	Collected	TARS %	Tenant Act Receivable	TAR Value	Management Operation Indicator Pts
Glen Addie	275	0		374.91	0.00	0.00	0.0%	374.91		
Washington & Parkwin	7	900		16,126.93	138,034.85	161,964.40	117.3%	-7,802.62		
AMP 1 Subtotal	282	900	68.7%	16,501.84	138,034.85	161,964.40	117.3%	-7,427.71		500.00%
Norwood	59	873		30,790.08	85,001.29	117,067.36	137.7%	-1,275.99		
Fairview Terrace	2	234		-4,998.06	34,827.31	31,198.87	89.6%	-1,369.62		
AMP 2 Subtotal	61	1107	94.5%	25,792.02	119,828.60	148,266.23	123.7%	-2,645.61		500.00%
Constantine	76	1530		31,722.49	144,986.94	153,201.71	105.7%	23,507.72		
Tinsley Manor	14	216		6,870.93	36,134.24	35,755.33	99.0%	7,249.84		
AMP 3 Subtotal	90	1746	94.8%	38,593.42	181,121.18	188,957.04	104.3%	30,757.56		0.00%
Total	433	3753	86.5%	80887.28	438984.63	499187.67	115.1%	20,684.24		4.71

Public Housing Management Report

Nov 2022

Occupancy

Total #		Total DU		# Occ DU		# Vac DU		% DU Occ		# of Ins		# of Trans- fers		Net Change In Occup		Avg DU Turn-around Days		Total Charges		Collected		Monthly Balance Owed		TARS %	
AHA MANAGED PROPERTIES units																									
AMP 1																									
Glen Addie								0.00%																0.00%	
Washington & Parkwin Hom	100		100		98		2	98.00%		0		1		0		-1		817		15,775.05		17,871.06		(2,096.01)	113.29%
AMP 2																									
Nonwood	95		97		94		3	96.91%		1		2		1		-1		2165		8,548.14		10,517.50		(1,969.36)	123.04%
Fairview Terrace	26		26		26		0	100.00%		1		0		0		1		123		4,282.80		6,368.62		(2,085.82)	148.70%
AMP 3																									
Constantine *	171		170		152		18	89.41%		4		8		2		-4		3114		17,351.78		13,178.97		4,172.81	75.95%
Tinsley Manor	24		24		20		4	83.33%							0			36		4,650.94		3,210.25		1,440.69	69.02%
Total	416		417		390		27	93.53%		6		11		3		-5		1251.00		50,608.71		51,146.40		(537.69)	66.25%

* Constantine has 1 unit off line

* DU - Dwelling Units

**1 Unit ParkwinWashington Offline until 12/31/22

Year to Date- Occupancy

Year to Date - Financial

# Vac DU		% Occupancy		Occupancy value indicator points		Beginning of FY TAR		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		900			16,126.93		123,085.08		139,486.94		113.3%		-274.93					
AMP 1 Subtotal	282		900		68.7%	16,501.84		123,085.08		139,486.94		113.3%		99.98			0.08		500.00%
Nonwood	59		873			30,790.08		77,472.39		103,387.76		133.5%		4,874.71					
Fairview Terrace	2		234			-4,998.06		31,086.31		28,348.87		91.2%		-2,260.62					
AMP 2 Subtotal	61		1107		94.5%	25,792.02		108,558.70		131,736.63		121.4%		2,614.09			2.41		200.00%
Constantine	76		1530			31,722.49		124,618.34		133,199.17		106.9%		23,141.66					
Tinsley Manor	14		216			6,870.93		31,139.80		31,051.95		99.7%		6,958.78					
AMP 3 Subtotal	90		1746		94.8%	38,593.42		155,758.14		164,251.12		105.5%		30,100.44			19.33		0.00%
Total	433		3753		88.5%	80887.28		387401.92		435474.69		113.4%		32,814.51			8.47		



Management Acronyms/Abbreviations

DU – Dwelling Unit

Occ DU – Occupied Dwelling Unit

Vac DU – Vacant Dwelling Unit

TAR – Tenant Account Receivables

HCV Department

DECEMBER 2022

Monthly Update

Closed with $375 + 24 \text{ (RAD)} = \underline{399}$

Moved into the Program	7	
Moved off the Program	8	(0 Port Out / 0 TPV)
Transfer to other unit	2	
Cooper TPV*	12	
Glen Addie TPV*	20	
Vouchers outstanding	97	
Vouchers issued (New)	0	
Re-certifications completed	24	
Annual Inspections	22	
New unit inspections	10	
Currently on Waiting list	0	

*HCV = Housing Choice Voucher

*RAD = Rental Assistance Demonstration

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

Program Highlights:

Waiting list closed December 13, 2022, for HCV/Section 8 and Barber Terrace.

By: Antionette Tatum, HCV Program Coordinator

HCV Department

NOVEMBER 2022

Monthly Update

Closed with 374 + 24 (RAD) = **398**

Moved into the Program	11	
Moved off the Program	2	(1 Port Out / 0 TPV)
Transfer to other unit	3	
Cooper TPV*	12	
Glen Addie TPV*	20	
Vouchers outstanding	109	
Vouchers issued (New)	7	
Re-certifications completed	24	
Annual Inspections	27	
New unit inspections	16	
Currently on Waiting list	0	

*HCV = Housing Choice Voucher

*RAD = Rental Assistance Demonstration

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

Program Highlights:

Waiting list opened November 29, 2022 for HCV/Section 8 and Barber Terrace.

By: Antionette Tatum, HCV Program Coordinator

RESIDENT SERVICES MONTHLY REPORT

January 2023

Sharon Dunson-Resident Initiative Coordinator

I. Programs

- a. Received 54 Questionnaires out of the 392 that were mailed out to public housing residents. The purpose of the Questionnaire was to find out the needs of residents living in the housing communities and how we can assist them.
- b. Family Self-Sufficiency (FSS)
 - i. HUD approved program size-25
 - ii. Current Program Participants-10
- c. Lost participants due to graduation, and relocation
- d. 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)
 - iii. December 13, 2022, participated in a webinar training from the American Association of Service Coordinator on Exploring Alzheimer's and other Dementias to help better serve elderly residents.
 - iv. January 24-25, 2023. Fair Housing and Reasonable Accommodation Training
- e. Resident Council hosted a Christmas Toy give-away, Saturday, December 17, 2022 at the AHA EnVision Center. Over 300 toys were given away.
- f. Youth Activities Boys & Girls Club

Month	Club	Monthly Total	Days	Daily Average Attendance
December 2022	Constantine	214	14	15
	Norwood	362	15	24
	Norwood -AHA	153	15	10

- g. Constantine Homes Laundry Facility
 - i. December- \$ 93.00
- h. Anniston Fatherhood Initiative (AFI)
 - i. AFI monthly meeting discussed the 2023 Action Plan and the 2023 Budget
 - ii. AFI sponsored 2 (two) families for Christmas @ \$200.00/family
 - iii. AFI. January 7, 2023. R.Y.S. E. Youth Mentoring Program presentation to the Snow Creek District Laymen at Mount Calvary Baptist Church, 1600 Dooley Ave., Anniston, AL 36201. Purpose of this presentation was to recruit volunteers for the R.Y.S.E. Youth Mentoring Program
- i. Section 3 Webinar. January 11, 2023

II. Upcoming Event

- a. FSS Orientation-February 2023