



MONTHLY REPORTS

MARCH 2024

ASSISTED HOUSING



Housing Authority of the City of Austin

To: Michael Gerber, President & CEO
 From: Lisa Garcia, Vice President of Assisted Housing
 Subject: Monthly Report
 Date: March 7, 2024

Summary of Total Families Housed for all Rental Assistance Programs February 2024				
Housing Choice Voucher Program				5,526
Stability Vouchers (SV)				2
Mainstream Vouchers for persons with disabilities				358
Emergency Housing Voucher Program (EHV)				211
TBRA Homeless Program - ECHO				90
Continuum of Care Grant (COC)				62
SRO				50
Total Housed all Rental Assistance Programs				6,299
Total Rental Assistance Paid all Programs				\$7,576,313
Housing Choice Voucher Program				
ACC	Vouchers	Current Vouchers Leased	Current Monthly HAP	Voucher Type
V01	4,544	4,587	\$5,580,007	V01 – regular vouchers
VPO	91	93	\$135,152	VPO – Portable out vouchers
TPV	3	3	\$2,141	TPV – Tenant protection
VASH- tenant-based	542	388	\$345,463	VASH – Homeless Veterans
FUP	85	74	\$99,730	FUP – Family Unification
NED	36	33	\$36,192	NED – Non-Elderly Disabled
ICV	7	7	\$4,205	ICV – Conversion Vouchers
CHE- PBV	42	40	\$52,517	CHE – Chalmers East PBV
CHEV-PBV	8	7	\$4,964	CHEV – Chalmers VASH PBV
OAK – PBV	25	22	\$21,402	OAK – Oak Springs PBV
OAKV - PBV	25	22	\$21,708	OAKV - Oak Springs VASH
ELY-PBV	25	23	\$27,164	ELY – Elysium PBV VASH
WAT-PBV	15	15	\$16,826	Waterloo Terrace PBV
CAP-PBV	10	10	\$10,542	CAP - Capitol Studios
CER-PBV	8	7	\$11,441	CER – Cambrian
FYI	75	51	\$63,816	FYI – Foster Youth
VPI	90	135	\$203,349	VPI – Incoming Ports
SKY	10	9	\$10,278	SKY -Skyline Terrace
PBV allocated need HAP	584	0		
VASH PBV allocated need HAP	181	0		
Total Leased	6,415	5,526	\$6,646,897	
VMS	488	358	\$428,370	VMS – Mainstream Vouchers
EHV	230	211	\$285,334	EHV – Emergency Housing
SV	44	2	\$4,038	SV - Stability Voucher

Issued Vouchers By Increment For CY 2024																	
Month	V01	Homeless	Family	Disability	Elderly	FUP Youth	VAWA	RAD Relocate	Choice Mobility	PH*	*PBV	*PBV VASH	VASH	NED	FUP	FYI	MVP
January	49	46	1	0	0	0	1	0	0	1	5	7	22	1	1	0	4
February	1	1	0	0	0	0	0	0	0	0	4	3	19	1	1	4	2
March																	
April																	
May																	
June																	
July																	
Aug																	
Sept																	
Oct																	
Nov																	
Dec																	
Total	50	47	1	0	0	0	1	0	0	1	9	10	41	2	2	4	6

Vouchers HCV programs CY 2024 = 50 Mainstream vouchers issued = 6 total vouchers issued = 124

Applicants on 2018 HCV Waiting List: 573

Applicants on Mainstream Waiting List: 79

Issued Vouchers By Increment For CY 2023																	
Month	V01	Homeless	Family	Disability	Elderly	FUP Youth	VAWA	RAD Relocate	Choice Mobility	PH*	*PBV	*PBV VASH	VASH	NED	FUP	FYI	MVP
January	45	6	13	3	1	0	0	0	20	2	0	1	0	2	2	4	3
February	56	17	11	4	3	0	3	0	17	1	1	1	0	0	3	1	4
March	74	12	33	12	6	0	2	0	5	4	1	1	3	0	2	2	5
April	64	22	26	4	5	0	1	0	6	0	2	1	4	0	0	9	1
May	53	12	29	7	2	0	1	0	2	0	1	4	5	0	0	0	7
June	26	5	11	1	2	0	0	0	6	1	1	1	5	0	0	5	6
July	28	8	10	5	1	0	1	1	0	2	2	2	7	0	0	1	0
Aug	18	6	10	1	1	0	0	0	0	0	2	1	9	3	1	2	2
Sept	13	0	7	2	2	0	0	0	1	1	0	1	4	0	0	3	4
Oct	12	1	5	2	0	0	1	0	0	3	3	1	6	1	0	1	4
Nov	15	6	5	0	2	0	0	0	0	2	16	1	3	1	0	0	2
Dec	13	12	0	0	0	0	0	0	0	1	1	0	11	2	0	1	12
Total	417	107	160	41	25	0	9	1	57	17	30	15	57	9	8	29	50

Vouchers HCV programs CY 2023 - 417 Mainstream vouchers issued = 50 total vouchers issued = 588

Applicants on 2018 HCV Waiting List: 650

Applicants on Mainstream Waiting List: 118

Issued Vouchers By Increment For CY 2022																	
Month	V01	Homeless	Family	Disability	Elderly	FUP Youth	VAWA	RAD Relocate	Choice Mobility	PH*	*PBV	*PBV VASH	VASH	NED	FUP	FYI	MVP
January	33	14	1	1	0	1	2	7	4	3	1	0	6	0	0	4	5
February	74	3	0	2	1	0	0	66	1	1	0	0	13	0	0	2	2
March	43	8	0	0	0	0	2	22	9	2	1	0	3	2	4	3	11
April	6	0	0	0	0	0	1	3	2	0	3	0	8	0	4	2	3
May	16	3	3	3	0	0	3	0	3	1	1	0	3	0	1	6	7
June	4	1	1	1	0	0	0	0	1	0	1	3	2	1	0	7	14
July	14	0	7	1	1	0	0	0	5	0	4	0	3	0	0	7	18
Aug	27	8	6	4	2	0	2	0	4	1	1	2	6	1	0	7	10
Sept	45	10	16	8	0	0	0	0	11	0	2	2	6	1	1	5	7
Oct	29	2	5	2	0	0	0	0	20	0	1	1	7	4	0	1	7
Nov	42	6	16	4	1	0	2	0	13	0	2	0	12	0	1	0	4
Dec	46	10	14	6	1	0	1	0	13	1	3	2	5	3	7	3	7
Total	369	55	69	32	6	1	13	98	86	9	20	10	74	12	18	47	95

Issued Vouchers By Increment For CY 2021

Month	V01	Homeless	Family	Disability	Elderly	VAWA	RAD Relocate	Choice Mobility	PH*	*PBV	*PBV VASH	VASH	NED	FUP	MVP
January	3	1	0	0	0	0	0	2	0	0	8	16	0	3	20
February	25	9	6	0	1	0	0	9	0	1	2	11	0	0	24
March	6	1	2	2	0	0	0	1	0	1	7	8	0	2	40
April	10	0	0	2	2	2	0	3	1	11	4	19	1	1	35
May	77	15	19	8	2	1	0	25	7	17	4	14	1	1	16
June	47	11	14	8	3	0	0	10	1	1	1	12	2	1	12
July	60	5	20	15	1	0	0	19	0	1	1	12	3	2	20
Aug	77	1	38	15	4	3	0	16	0	4	2	13	3	2	7
Sept	44	1	13	2	1	1	0	26	0	14	0	5	1	0	9
Oct	20	7	0	0	0	0	0	13	0	32	0	12	0	1	11
Nov	42	23	4	1	0	1	0	13	0	6	0	11	0	2	4
Dec	58	28	6	6	0	0	0	15	3	0	0	5	0	1	11
Total	469	102	122	59	14	8	0	152	12	88	29	138	11	16	209

Homeless Assistance Programs

SRO (Single Room Occupancy)

- * 50 units approved
- * Partnership with Foundation Communities
- * Serves homeless individuals at Garden Terrace

ACC	Total Leased	Checks Paid (HAP)
SRO	50	\$28,593

TBRA (Tenant Based Assistance Program – ECHO)

- * Partnership with the City of Austin and ECHO (Ending Community Homeless Coalition).
- * Temporary rental assistance for homeless families; up to 24 months maximum
 - * Expiration Date of Contract: 09/30/2024
 - * Budget for Rental Assistance: \$1,264,779

ACC	Total Leased	Checks Paid (HAP)
TBRA	90	\$119,016

Continuum of Care Grant (COC) #1

- * Grant renewed for an additional year for \$772,710
- * 6/1/2023 to 5/31/2024
- * Partnership with Integral Care and AIDS Services of Austin
- * and/or HIV related disease.
- *

ACC	Total Leased	Checks Paid (HAP)
S08	62	\$64,065

HACA's Project-Based Voucher Summary March 2024

Currently, HACA has 739 project-based vouchers allocated to serve the homeless, with 239 dedicated to serving homeless veterans. These project-based vouchers reflect HACA's dedication to expanding supportive housing and services for the homeless. In addition, HACA has 192 project-based vouchers allocated to PBRA developments at Pathways at Chalmers East, Chalmers West, Cambrian, and Rosewood Courts. Combined, HACA has allocated 931 project-based vouchers.

<i>Current PBVs</i>						
Development name	Address	AHAP Effective date	PBV HAP Contract effective date or estimated completion date	Regular PBV units dedicated to serving the homeless	VASH PBV units	Total PBV units
Terrace at Oak Springs	3000 Oak Springs, 78721		11/15/2019	25	25	50
Elysium Grand	3300 Oak Creek Drive, 78727		10/6/2020		25	25
Chalmers East	1700 E 3 rd 78702		4/1/2021		8	8
Capital Studios	309 E 11 th St, 78701		8/5/2021	10		10
Waterloo Terrace	12190 N Mopac, 78758		9/8/2021	15		15
Espero at Rutland	1934 Rutland Dr, 78758	7/13/2021	12/21/23	25	25	50
Bungalows at Century Park	13311 Burnet Rd, 78727	Need AHAP/SLR approved	2024	50		50
Balcones Terrace	10024 N. Capital TX Hwy 78759	7/11/2022	April 2024	25	25	50
Libertad	900 Gardner Rd 78721	3/8/2023	2024	25	25	50
Pecan Gardens	10811 Pecan Park Blvd #2 78750	5/4/2023	May 2024	50		50

Chalmers West	1700 E 3 rd 78702	12/1/2020	March 2024		8	8
Cady Lofts	1004-1008 E 39 th St 78731	6/7/2023	2024	75		75
Burleson Studios (Foundation Communities)	7905 Burleson Rd, 78744	Need SLR and AHAP	2025	30	20	50
Skyline Terrace (Foundation Communities)	1212 W Ben White, 78704		10/1/2023	10		10
Cairn Point (Caritas & Vecino Group)	7205 Cameron Rd, 78752	7/17/2023	2025	30	20	50
The Lancaster (Safe Alliance)	5111-5115 Lancaster, 78723	Need SLR and AHAP	2025	30		30
The Sasha (Safe Alliance)	1401 Grove Blvd, 78741	Need SLR and AHAP	2025	25		25
The Works at Tillery (Lifeworks)	701 Tillery St, 78702	Need SLR and AHAP	2025	25		25
Real Gardens (Family Eldercare)	2824/2826 Real St, 78722	Need SLR and AHAP	2025	25	10	35
The Roz (SGI Ventures)	3435 Parker Ln, 78741	Need SLR and AHAP	2025	25	15	40
Kensington Apart. (Elizabeth Properties)	3300 Manor Rd, 78723	7/28/2023	2024		25	25
The Rhett	1000 East Yager Ln. Austin, TX 78753	7/28/2023	2025		8	
Total PBV to serve the homeless				500	239	739

Development Name	Address	AHAP effective date	PBV HAP Contract effective date or estimated completion date	Regular PBV	Tenant-protection PBV	Total PBRA PBV units
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Cambrian East Riverside	1806 Clubview Ave 78741		3/1/2022	8		8
Pathways at Chalmers East	1700 E 3 rd 78702		4/1/2021	42		42
Pathways Chalmers West	1700 E 3 rd 78702	12/1/2020	March 2024	42	50	92
Pathways at Rosewood Courts	1141 Chicon St 78702	11/8/2022	2024	50		50
Total PBV at PBRA properties non-homeless				142	50	192
Grand total allocated Project-based vouchers	(739 + 192 = 931)					931

Effective dates highlighted in green are active PBV HAP Contracts for a total of 168

Summary of the Housing Authority of the City of Austin’s Rental Assistance Programs for the Homeless – March 2024

This summary outlines the Housing Authority of the City of Austin’s (HACA) activities to house the homeless in the Austin Metropolitan area. HACA dedicates 2,411 rental assistance vouchers to serve the homeless each month. In addition, HACA has a homeless wait list preference, with 25% of vouchers issued dedicated to individuals or families experiencing homelessness. In 2023, HACA issued 107 HCVs through the homeless preference.

On February 1, 2024, HACA issued a Request for Proposal (RFP) to project-base additional vouchers for permanent supportive housing (PSH) projects for persons experience homelessness. Nine proposals were received. On March 21, 2024, HACA’s Board will be asked to approve project-based voucher allocations for the nine projects, for a total of 292 additional project-based vouchers. The recommended new project-based vouchers include 140 housing choice vouchers (HCV), 77 Veteran Affairs Supportive Housing (VASH), 50 Mainstream, and 25 Foster Youth to Independence (FYI) vouchers. Currently, HACA has a total of 739 project-based vouchers dedicated to serve the unhoused. The additional 292 project-based voucher will bring the total to 1,031 project-based vouchers dedicated to provide a stable home and supportive services to persons experiencing homelessness.

The Espero PBV HAP Contract with HACA was executed with an effective date of December 21, 2023. Espero will have a total of 101 project-based voucher rental subsidies administered by HACA, including 25 VASH, 25 HCV, and 51 Local Voucher Program PBVs. The property has begun housing individuals and HACA will make its first rental assistance payments in March. HACA’s 25 housing choice vouchers and 25 VASH project-based vouchers equal approximately \$17M in rental subsidies over 20 years.

HACA was awarded 50 new Family Unification Program vouchers in December 2024. In partnership with ECHO, Lifeworks, and the Department of Family and Protective Services, HACA will issue these vouchers to help families with children and former foster youth establish housing stability. The effective date of the vouchers will be May 1, 2024.

HACA received an award of 44 Stability Vouchers. These new vouchers will serve people experiencing homelessness with referrals received through the Coordinated Entry System. HACA has completed a community engagement process to develop a voucher prioritization plan and has identified service partners to support program participants. Integral Care, Downtown Austin Community Court, Family Eldercare, and Lifeworks will provide Permanent Supportive Housing Services to Stability Voucher participants, which will create 44 new PSH beds in our community. The effective date of these new vouchers was December 1, 2023. HACA has received 39 Stability Voucher referrals and issued 19 vouchers to date. The first Stability Voucher family was housed effective January 22, 2024, with three more housed in February and two pending initial inspection.

The number of HACA EHV program participants has begun to decrease after the September 30, 2023 deadline for issuing new vouchers. The program remains highly utilized as HUD reduces HACA’s baseline.

Program	Total Vouchers
Veteran Affairs Supportive Housing (VASH) tenant-based vouchers	540
Project-based VASH vouchers	239
Project-based regular vouchers	500
Mainstream vouchers	488
Emergency Housing Vouchers	242
Foster Youth to Independence	150
Onward – Continuum of Care	58
Tenant-Based Rental Assistance (HOME)	100
Mod-rehab Single-room Occupancy	50
Stability Vouchers	44
Total vouchers to serve the homeless	2,411

Emergency Vouchers (242 monthly)

HACA received 242 emergency housing vouchers (EHV) to serve homeless individuals or families fleeing domestic violence or human trafficking and those at risk of homelessness. HACA signed a Memorandum of Understanding with the Ending Community Homeless Coalition (ECHO). ECHO refers qualified individuals and families to HACA and establishes case management services for EHV participants in coordination with other partner agencies. Partnerships with Caritas of Austin, Integral Care, Front Steps, and Downtown Austin Community Court align case management services with housing. The EHV program created more than 120 new Permanent Supportive Housing units.

Project-based Housing Choice Vouchers to serve the homeless (739 allocated)

Foster Youth to Independence Vouchers (150 monthly)

In September 2021, HACA received 75 Foster Youth to Independence vouchers (FYI) worth \$1,045,917. These housing vouchers will help young people aging out of foster care find safe and stable housing. LifeWorks Austin and the Ending Community Homeless Coalition (ECHO) partnered with HACA to secure these vouchers and provide support services to foster youth.

Veterans Affairs Supportive Housing (VASH) vouchers (542 tenant-based + 239 project-based = 781 monthly)

The program provides rental assistance for homeless veterans, with case management and clinical services provided by the Austin Veteran Administration Outpatient clinics.

Mainstream Vouchers for persons with disabilities (488 monthly)

Mainstream vouchers assist homeless non-elderly disabled individuals. HACA collaborates with Austin Travis County Integral Care, Area Resource Center for Independent Living, and other service providers. HACA provides rental assistance, and partners offer supportive services.

Stability Vouchers (44)

Serve people experiencing homelessness with referrals received through the Coordinated Entry System and support services provided by community partners.

Onward - HUD Continuum of Care (58 monthly)

HACA administers *HUD Continuum of Care* grants in partnership with Austin Travis County Integral Care. The grant provides rental assistance for disabled individuals or families with supportive services provided by partner agencies.

Tenant-Based Rental Assistance (TBRA) (100 annually)

The partnership between the City of Austin's Housing and Planning Department, HACA, and the Ending Community Homeless Coalition. The program provides temporary rental assistance for 12 months combined with supportive services provided by Caritas of Austin, The Salvation Army, and The Other Ones Foundation.

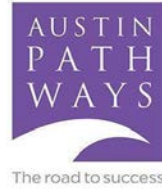
Moderate Rehab Single Room Occupancy (SRO) (50 monthly)

The partnership between HACA and Foundation Communities. The program provides rental assistance to homeless individuals in a single-room occupancy setting.

Homeless Preference

In 2016, HACA established a homeless preference, with 25% of vouchers issued dedicated to individuals or families experiencing homelessness. The waitlist remains open only for those experiencing homelessness.

AUSTIN PATHWAYS



Housing Authority of the City of Austin

Established in 1937

AUSTIN PATHWAYS REPORT FOR FEBRUARY 2024

AUSTIN PATHWAYS GRANTS

Awarded/Pending Grants

FCC Grants: The goal of the program is to support eligible PBRA residents on their journey towards self-sufficiency. To achieve this goal, the FSS Coordinator will provide the following services.

1. Pathways at Santa Rita Courts, LLC & Pathways at Rosewood Courts, LLC
2. Pathways at Coronado Hill, LLC, Pathways at Northgate, Pathways at Georgian Manor
3. Thurmond Heights

Renewal Awards:

1. Chalmers East & Chalmers West
2. Bouldin Oaks & Shadowbend
3. Booker T. Washington

Possible Additional Funding: St. David's, A Digital Pulse: Connecting Communities to Better Health: +\$243,000
To ensure continuity for high-performing grantees amidst St. David's Foundation (SDF) launch of its 2024-2030 Strategic Plan, SDF is allocating an additional \$243,000 to enhance our Digital Pulse contract with Austin Pathways. Operating under the ethos of "trust-based philanthropy," SDF pledges no requirement for reapplication and grants "maximum flexibility" to foster innovation. Apart from the required reporting, they promise a streamlined process to avoid adding any additional administrative burden. SDF simply requests alignment with its 2024-2030 Strategic Plan and support for AP's foremost needs.

This increased funding elevates our total contribution from \$300,000 to \$543,000, granting us creative autonomy to expand A Digital Pulse: Connecting Communities to Better Health, provided that our efforts align with St. David's strategic plan.

In Process or Being Considered: i-DADS - Submitted 3/4/2024 for \$199,000 and with an increased ask from \$150,000.

In Closeout: Neighborhood Safety Initiative

WORKFORCE DEVELOPMENT

Jobs Plus: Located at BTW and Chalmers. Grant ended June 30, 2020; some grant activities ended 12/31/20. In April 2022, the Jobs Plus *Termination of Disbursements* letter was submitted to HUD. After many nudges, we finally received a closeout letter from HUD in April 2023. HACA then submitted the financial audit and final budget, which

was the required next step. We hope to hear about the final closure of the Jobs Plus grant soon.

Family Self Sufficiency for PBRA/Multifamily Residents: Pathways Management in collaborations with Austin Pathways accepted **four** Family Self Sufficiency grants, which fund FSS Coordinators at several PBRA properties. In December of 2023, Austin Pathways was notified that HUD had approved the 2nd year of funding for the PBRA FSS program for all four FSS coaches. Family Self Sufficiency Coaches continue enrolling residents into the FSS program at the following PBRA properties: Booker T. Washington, Chalmers East and West, Goodrich, Manchaca Village, Manchaca II, Bouldin, Shadowbend Meadowbrook and Thurmond Heights.

We also learned on February 14 that HACA PBRA properties have been awarded FSS grants/funding for three additional FSS coaches who will be located at the following properties:

- Santa Rita
- Coronado, Georgian Manor and Northgate
- Thurmond Heights

Escrow Account details:

- Total number of FSS PBRA Residents that have earned escrow to date– **11**
- Total amount of escrow earned to date - **\$7257.53**

Workforce Continuum Contract: The Workforce Continuum contract was awarded to Goodwill Industries of Central Texas. The Goodwill case manager has office space at BTW while providing services to residents at all HACA properties. Goodwill case manager started office hours at Meadowbrook in July. .

Literacy Coalition Contract: HACA completed an agreement with the Literacy Coalition of Central Texas (LCCT) to provide residents at HACA communities with adult education programs, high school equivalency / GED, student case management and counseling support. The LCCT classes and programs will be held at Pathways at Meadowbrook which have started and Pathways at Chalmers Courts South starting March 2024.

2-Gen Grant: HACA just executed the grant agreement for year two of a three-year \$90,000 grant from United Way for 2-gen programming. In September, recruitment began for residents for our next 2-Gen certification class, which is being conducted by Austin Community College which began in November 2023 This is an Administrative Assistant Certification class held at Booker T Washington over an 8-week period. 7 students graduated from the class and 11 children completed classes in STEM consisting of you tube marketing and social media marketing. This certified Administrative Assistant class was prioritized for parents with children ages 5-12, per the grant requirement.

I-DADS: Fatherhood program educates and supports **7-10** fathers and father figures each month. A \$150,000 grant from DSHS Prevention and Early Intervention (PEI) funds the i-DADS program and services.

- The i-DADS program created an *i-DADS Fatherhood Job Board*. The Fatherhood Job Board represents an innovative and proactive approach to addressing the employment needs of fathers residing in subsidized housing. With a centralized hub for job postings and facilitating targeted job alerts, this platform enhances employment prospects for fathers, contributing to their economic stability and overall well-being. 12 new companies posted to the Job Board in February and **11** new residents engaged and searched for opportunities via the Job Board including **2** i-DADS participants.
- 1 IDAD was able to get an apartment and i-DADS was able to support basic needs
- i-DADS was able to support a father in need with educational basic needs support
- The i-DADS staff and ambassadors have ramped up recruitment efforts resulting in 3 new enrollment for the month of February .
- The i-DADS newsletter and magazine has been reestablished and will begin producing content and resource information to draw more interest and participation. Other state wide fatherhood programs have been contacted and will be featured in the upcoming newsletters for 2024 as community/resource building across the state.
- i-DADS participated in the Hope Rising event in March 2024
- i-DADS program coordinator completed the 8 hour racial equity training for engagement purpose to better understand systemic issues that affects

- i-DADS has developed and completed an MOU with Child Inc which is set to be a resource for fathers and father figures who have children or connections
- **i-MOMS:** which stands for INVOLVED MOMS OF MANY STRENGTHS is a HACA resident led program, which educates and supports mothers and women residing at HACA properties
- i-MOMS program graduated 40 residents from their program. The graduates received computers courtesy of the Austin pathways Digital Inclusion Team
- i-MOMS continue to volunteer monthly throughout the community.

YOUTH EDUCATIONAL SUCCESS

Resident Scholarship Programs including the Austin Pathways HACA Resident Scholarship Program:

- The 2024-25 scholarship season has started. The 2024-25 Austin Pathways Scholarship application and posting on the HACA website was updated January 15, 2024. Austin Pathways HACA Resident scholarship applications are due March 20, 2024.
- The HACA scholarship webpage has been updated for 2024 with information on the Texas NAHRO, SW NAHRO, Texas Affiliation of Affordable Housing Providers (TAAHP), the National Affordable Housing Management Association (NAHMA) Educational Foundation and the Housing Authority Insurance (HAI) Group's Resident Scholarship Program information and application links.
- Over 10 applications were submitted for both the Texas NAHRO and the SW NAHRO scholarships with the assistance of CIS Compass to College staff, as well as Austin Pathways staff outreach.
- HACA staff and partners are currently conducting outreach to encourage residents to apply for the 2024-25 Austin Pathways HACA Resident Scholarship. Staff will assist residents with applications as needed.

YES Incentive Program: Provides incentives for students with good grades and attendance. HACA students receive a \$15 gift card for making the Honor Roll or having Perfect Attendance.

- In January, Austin Pathways staff sent out 219 gift card incentives to HACA youth that made A/B Honor Roll or had perfect attendance for the second quarter of the 2023/24 academic year. This includes 166 students that made the A/B honor roll and 90 students with perfect attendance. 37 students had both A/B honor roll and perfect attendance.

HACA Parent and Child Literacy: The HACA Board awarded funds for a pilot program to support parent/child literacy and reading. BookSpring was the top bidder for the contract. Goodrich Place, Booker T. Washington, Santa Rita, Meadowbrook and Goodrich have hosted a Family Reading Club thus far. Thirteen (13) Family Reading Clubs are to be delivered in-person, onsite at HACA communities.

- In February, BookSpring continued the Family Reading Club at Georgian Manor.
- Austin Pathways and BookSpring met to discuss the Family Reading club model. Over the contract year, BookSpring delivered five Family Reading Club cohorts. This is less than half of the contracted number of Family Reading Clubs. Austin Pathways staff and BookSpring did extensive outreach. Despite the outreach and incentives, it was very difficult to engage families in the clubs. Each club took about two months of outreach to reach the required 6-10 families enrolled. BookSpring is proposing to provide alternative family reading programs to 125 HACA families at no additional cost. Staff is taking a further look at this proposal.
- Two Austin area Eagle Scout candidates are building bookshelves for the families participating in the Family Reading Clubs. The small children's bookcases allow children to start their own libraries. In December of 2023, 15 bookshelves were delivered to Austin Pathways. These bookshelves were awarded to families at the four Reading Club sites - Goodrich Place, Booker T. Washington, Santa Rita and Meadowbrook. The families that won a bookshelf were very pleased to have a bright, sturdy place to start their children's personal library. The second batch of bookshelves should be completed soon for distribution to Family Book Club participants at Georgian. We will also give away bookshelves to families that participate in any additional BookSpring program.

\$40,000 was awarded by the TX Methodist Foundation for programs to provide academic/tutoring support, monthly character building activities and a digital learning assessment for 45 participating families/youth at three HACA communities: Northgate, Georgian Manor and Thurmond Heights. In August, HACA was approved by the

funder to use unexpended funds to continue STEAM programming until the end of 2023.

- Creative Action and HACA completed a contract extension for twice-weekly afterschool classes in the fall semester. Classes began September 29, 2023 and continued through December.
- Creative Action continued the Thurmond program for the 2nd semester with funding from Travis County.
- Creative Action has submitted a grant proposal to fund summer camp at Thurmond.
- Tutoring sessions with AISD Victory Tutoring, which began in late November, resumed in February for the remainder of the 2023-24 academic year.

Partner (Active)	HACA Resident Services	Paid/ Unpaid	Location for Onsite (and Remote) Services
Any Baby Can	Parenting classes	Unpaid	Home visits and parenting (remote);
Austin ISD, Victory Tutoring Program	After school tutoring	Unpaid	Onsite at Thurmond Heights one day per week during school year, starting in November of 2023.
BookSpring	Books and reading groups	Paid contract for the Family Literacy pilot program	Contracted 13 Family Book Clubs be delivered at PBRA sites. Includes 6 weekly one-hour family gatherings.
Boys and Girls Club	Youth development activities afterschool and summer	Paid – Contract rebid via an RFP in Jan/Feb of 2024	Meadowbrook, Chalmers and BTW Club open; currently serving 35-45 youth per site
Communities in Schools	In-school case management and on-site afterschool tutoring;	Paid	In person counseling and support at BTW, Santa Rita, Bouldin Oaks and Meadowbrook.
Creative Action	Art based programming including anti-bullying programs	Unpaid at present; Program is paid for through a grant from Travis County.	Currently at Thurmond one day per week until May 22, 2024.
Girl Scouts	Twice – monthly meetings of a community based Girl Scout troop focused on youth development, service and skill building.	HACA is supporting the troop with minimal funds for meeting snacks and fees	Currently operating at Santa Rita only. Troop leaders are resident volunteers who are also members of i-MOMS and recruited by the i-MOMS leader, Lupe Garcia.
Artly World	Music and visual arts and STEM program for youth.	Paid through 2-Gen grant funding	Serve youth whose parents attend 2-gen Administrative Assistant certification course provided by ACC and funded by United Way.
Mainspring School	Provides childcare and Early Childhood Education onsite at Meadowbrook. Parenting classes for residents also provided.	Unpaid - HACA does provide paid vouchers (6 months) for residents with children who are working or attending school.	Meadowbrook Flores Education and Training Center (FETC) and the Early Head Start Center.

Westlake Rotary and Westlake High school	Building, installing and stocking books for “Little Libraries” on several HACA sites	Unpaid	Little Libraries have been installed at Goodrich and Santa Rita. The Rotary would like to install 4 more this spring.
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BRINGING HEALTH HOME

Bringing Health Home, February Impact: In February, the Bringing Health Home (BHH) Team launched the fifth cohort of the UHC-funded Community Catalyst initiative to increase patient activation within our HACA communities; launched the second cohort of “Matter of Balance” series focusing on falls prevention; continued outreach discussions with CommUnityCare to increase clinic usage; and began new exercise classes at three additional properties.

In February, the BHH team began hosting the second cohort of the 8-week evidence-based falls prevention class titled “A Matter of Balance” through Travis County at Lakeside. The classes are led by four DPt students from St. Augustine University and are designed to manage falls and increase activity levels in older adults. The curriculum holds group discussions to promote mutual problem solving and provides hands-on activities such as exercise training, assertiveness training. Through the 8 week series, participants learn why exercise is important and how it aids in preventing falls. It incorporates knowledge on how to get up and down safely and practice exercises that improve strength, coordination, and balance. Given the demographics of the Lakeside community, we believe this will be a valuable program for the residents. The participation rate has been high and resident response has been positive thus far.

In collaboration with United Healthcare, People’s Community Clinic, CommUnityCare, and AUTMHQ, the BHH team successfully launched the fifth cohort of the Digital Literacy & Health program on February 27th at North Loop. In this cohort, we are incorporating exercise and brain aerobics as a part of the program, in addition to the computer skills and chronic conditions classes. The digital portion continues to be led by two AUTMHQ instructors and the evidence-based chronic conditions series is taught by a different team of two HACA CHWs, who have newly been trained and certified in teaching the workshop to our residents. The exercise component of the program is guided by an instructor from Aging is Cool and the brain aerobics program is led by a team member from Healthy Connections. Aging is Cool and Family Eldercare’s Healthy Connections are existing community partnerships BHH maintains outside of the Community Catalyst program. Other properties served through these partnerships are Salina, Lakeside, North Loop, Chalmers, Bouldin, and Gaston. In February, BHH launched three new exercise programs at Salina, Chalmers and Bouldin hosted by Aging is Cool.

In December, BHH identified a critical absence of a process that was heavily contributing to the low usage of the Chalmer’s CUC Clinic since its opening in August. The CUC call center lacked the necessary process that can properly identify and schedule a HACA resident to the Chalmers Clinic. Additionally, the data reporting process was not accurately depicting HACA resident usage of the clinic. These issues have since been corrected and resulted in a significant reduction in the wait time for HACA residents to be seen by the provider, even as an unestablished/new patient. BHH and CUC teams are now collaborating on best practices for reaching our residents. Furthermore, BHH will also soon launch an incentive program for Chalmers and Santa Rita properties to increase patient activation. With the changes and new processes in place, we are hopeful that many more HACA residents will make the Chalmers clinic their primary care home.

DIGITAL INCLUSION

Funding: (1) Remaining \$190,000 FCC ACP grant will wind down unless Congress votes to extend; (2) St. David’s Foundation that secured an additional \$243,000 for Digital Pulse through 2025. (3) Austin Energy agreed to support Lakeside events with \$3,500 of remaining 2021 grant. (4) Spend Down Done.

St. David's Foundation Digital Pulse. Austin Energy presented MetroBike to Lakeside Resident Council (2/14); Travis County Homeland Security Emergency Management (HSEM) led Emergency Preparedness Training at Gaston (2/16), Lakeside (2/16), with ACC Intern and Digital Ambassador hands-on training for 22+ residents:

1. Install and activate the ReadyCentralTexas.gov app on their phones
2. Subscribe to Austin Energy alerts
3. Bookmark and navigate to austintexas.gov/alerts
4. Take a picture of Emergency Contacts worksheet, save to favorites, and navigate



FCC Your Home Your Internet Affordable Connectivity Program (ACP)

On January 16, the FCC issued a Wind Down Order for the Affordable Connectivity Program; HACA residents can't enroll as of February 8, enrollees may lose benefits by May 1 if Congress doesn't vote.

- Frances Kelley, DI ACP Coord, presented to PAMI Managers (2/20) about the ACP Wind Down, misrepresentation by third-parties on properties, and potential impact to residents.
- Completed budget revision, fulfilled several Wind Down obligations (acknowledgements, etc.)
- Provided FCC with details regarding third-party misrepresentation to HACA residents.
- Developed and promoted ACP Wind Down information via social media:
-

Channel	Impressions	Reach	Engagement
Facebook	961	903	59
X (Twitter)	30	Unknown	Unknown
Newsletter	Unknown	845	10
In Person: Lakeside (2/5) and Santa Rita (2/6)	Unknown	260	30



Deployments: Completed 2nd of 2 FSS deployments (2/9); Health & Digital Literacy Community Catalyst Cohort #5 deployment (2/27). Prepared & deployed laptops.

Google Fiber Deployment @ 3 Properties 70% Complete; New Business Model = New Procedures

- Northgate: (1) Installing office Google Fiber service; (2) property being added to "free" database
- Thurmond: (1) 80% complete outside construction; 20% complete splicing. Est ETA 3/29/24
- Lakeside: (1) Escalated right-of-way permit with City of Austin, pending.
- All: Due to new Google Fiber business operation: (1) New procedure for fiber jack - network box distribution WIP; (2) New registration process must be documented and streamlined for HACA residents.

HOMEOWNERSHIP PROGRAM

The HACA Homeownership Program engages and supports HACA resident families as they seek to purchase their first home, either via the Rosewood Townhome initiative or through other city and community programs. Over the past month, the homeownership team:

- Responded to incoming inquiries via the homeownership program email. During February 2024, the Homeownership program received a total of 15 inquiries.
- The HACA Homeownership held eligibility and determination appointments with 25 individual families.
- Continued outreach and follow-up efforts to HCV and PBRA families whose income fell between 50-80%. In January 2024, the HACA Homeownership team officially began reaching out to past FSS graduates from 2013 - 2023 via email.
- Collected intake and eligibility documentation from 7 unique households.
- Referred 3 households to the Habitat for Humanity intake team upon meeting debt-to-income, income, and credit eligibility requirements.
- Of the 3 households referred, 2 families are moving forward to speak with lenders
- Unfortunately, 1 family that was speaking with lenders is no longer interested in the HACA homeownership program.
- Homeownership program goals for the next month include:
- Follow up with FSS graduates from 2013 - 2023 that we did not hear from during the first round of outreach. This may be due to dated emails.
- Meet with families who are currently working on action plans to better their eligibility to qualify for the program.

As of February 2024:

- 13 families have been referred to Habitat for Humanity
- 3 families are working on an action plan
- 3 families are meeting with lenders
- 1 family is over-income

For questions or comments, please contact Leilani Lim-Villegas, Senior Director of Community Development - Austin Pathways at (512) 773-0165 or leilani@hacanet.org.

FINANCE



Housing Authority of the City of Austin

Established in 1937

INTEROFFICE MEMORANDUM

DATE: March 21, 2024

TO: Board of Commissioners
Michael G. Gerber, President and CEO

FROM: Barbara Chen, CFO

SUBJECT: January 2024 Finance Report - Unaudited

This monthly report contains the unaudited financial status of all programs administered by the Housing Authority of the City of Austin (HACA) and its blended component unit (subsidiary) corporations but not including the PBRA Properties. The RAD PBRA properties have been reported in a separate report due to the difference in fiscal year. The entities included in this report all have a fiscal year of March 31.

ALL FY2024 PROGRAMS COMBINED – FINANCIALS

Summary: For the tenth month in FY2024, ended January 31, 2024, HACA had net income of \$24.1M. This is favorable to the budget by \$10.8M which is due to higher other revenue from AAHC properties and a higher HUD proration rate for administrative fees.

Detail: As of January 31, 2024, all programs combined (not including the RAD PBRA Properties) produced a net income of \$25.6M compared to the budgeted net income of \$14.7M for the tenth month in FY2024, resulting in a net favorable variance of \$10.9M. Of that \$10.9M bottom-line variance, \$29.0M was higher revenue than budget and \$21.5M higher expenses than budget.

Cash in Reserve: As of January 31, 2024, consolidated HACA (including all subsidiaries) had an estimated non-federal reserve balance of \$56.0M. HACA additionally has: (1) \$1.3M HACA management operating reserve for all RAD properties, (2) approximately \$4.3M in restricted reserves available for affordable housing purposes, and (3) fully funded compensated absences.

During the past three years, HACA has had sufficient unrestricted, non-federalized dollars to pay approximately twelve months of normal operating expenses (rounded). We also manage other large receivables and payables not paid or received in 30-day cycles.

HACA CENTRAL OFFICE

The Central Office reflects an unfavorable variance of \$0.7M for the Net Income for the tenth month of FY2024. Cash was transferred in from AAHC and SHCC to fund the expenses incurred by the COCC. We typically transfer donations from AAHC and SHCC to support COCC operations.

ASSISTED HOUSING (HOUSING CHOICE VOUCHER PROGRAM)

For the tenth month ended January 31, 2024, the Housing Choice Voucher (HCV) Programs had bottom line, Provision for Reserve, of \$596K unfavorable to budget. This is mainly due to lower housing assistance payments received to offset HAP reserves. This Department includes half of Admissions operating expenses. In addition, this report includes other HCV programs such as the Emergency Housing Voucher (EHV), Foster Youth to Independence (FYI) and the traditional programs that the Assisted Housing has been providing such as the TBRA, SRO and ROSS.

AAHC (Austin Affordable Housing Corporation) PROGRAMS COMBINED

For the tenth month ended January 31, 2024, all AAHC programs combined produced bottom line, Provision for Reserve, of \$25.6M compared to a budget of \$7.92M. Revenue was \$9.76M higher than the budget for the tenth month ended January 31, 2024. Total operating expenses are \$239K higher than budget. Other Revenue includes the distributions and development fees paid to AAHC from the joint ventures. These are usually made on a quarterly basis.

BLUEPRINT HOUSING SOLUTIONS

Blueprint Housing Solutions produced YTD net income of \$105.1K for the tenth month, ended January 31, 2024, compared to the budgeted YTD profit of \$51.4K.

AUSTIN PATHWAYS

Austin Pathways has a net loss of \$311.1K. We typically transfer donations from AAHC and SHCC to Austin Pathways to support Austin Pathways' mission. In addition to the usual donation from SHCC, we have been using the Austin Pathway's reserve from special grants to cover eligible expenses. Austin Pathways continues to work with external donors as well to help our tenants of all ages and abilities.

Grant Report

The Grant Report shows the different grants HACA is managing during the FY2024. These grants have been granted to Austin Pathways and Assisted Housing. They have been granted to HACA by private and public grantors, and from the State of Texas and HUD.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

January 31, 2024

FY2024 Board Report Contents

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4E	Leisure Time Condominiums
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4G	Sterling Village
4H	Sweet Water Apartments

All Programs Combined January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	10,523,023	10,290,559	232,464	2.26
Operating Grants	533,492,936	515,941,272	17,551,664	3.40
Interest/Investment Income	2,854,207	2,661,074	193,133	7.26
Other Revenue	24,934,210	13,894,358	11,039,852	79.46
Total Revenue	571,804,376	542,787,263	29,017,113	5.35
EXPENSES				
Administrative Expenses				
Salaries	12,972,291	13,938,742	966,451	6.93
Legal Expenses	163,019	405,625	242,606	59.81
Travel & Training	344,615	515,820	171,205	33.19
Audit Fees	177,696	183,333	5,637	3.07
Office Expenses	3,842,631	5,102,579	1,259,948	24.69
Management Fees	1,841,755	1,001,325	-840,430	-83.93
Total Administrative Expenses	19,342,007	21,147,424	1,805,417	8.54
Tenant Services				
Tenant Services - Salaries	866,541	532,008	-334,534	-62.88
Tenant Services - Youth Educational Success	791,314	832,493	41,179	4.95
Tenant Services - Workforce Development	135,541	268,843	133,302	49.58
Tenant Services - Community Initiatives	369,455	454,542	85,087	18.72
Tenant Services - Digital Inclusion	0	78,542	78,542	100.00
Total Tenant Services - FSS Support Services	51,502	35,833	-15,669	-43.73
Total Tenant Services - Other	1,787	2,083	296	14.22
Total Tenant Services	2,216,140	2,204,343	-11,797	-0.54
Total Utilities	770,777	752,624	-18,154	-2.41
Ordinary Maintenance & Operations				
Maintenance Labor	1,093,579	1,179,914	86,335	7.32
Maintenance Materials	84,709	77,319	-7,390	-9.56
Maintenance Contracts	1,809,490	1,467,344	-342,146	-23.32
Total Ordinary Maintenance & Operations	2,987,778	2,724,576	-263,202	-9.66
Total Protective Services	177,326	212,190	34,864	16.43
General Expenses				
Insurance	898,622	927,862	29,240	3.15
Employee Benefits Contribution	5,975,233	6,320,564	345,331	5.46
Interest Expense	1,189,505	1,215,117	25,612	2.11
Other General Expenses	375,492	86,381	-289,111	-334.69
Total General Expenses	8,438,852	8,549,924	111,072	1.30
Total Operating Expenses	33,932,879	35,591,081	1,658,202	4.66
NET OPERATING INCOME (LOSS)	537,871,497	507,196,182	30,675,314	6.05
Total HAP Payments	511,271,917	491,947,020	-19,324,897	-3.93
Total Donations & Transfers	959,300	509,554	-449,746	-88.26
Net Income (Loss)	25,640,280	14,739,608	10,900,671	73.95

HACA Central Office

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	1,052,693	786,393	266,300	33.86
Interest/Investment Income	664,163	646,737	17,426	2.69
Other Revenue	2,512,090	1,325,093	1,186,997	89.58
Total Revenue	4,228,946	2,758,222	1,470,723	53.32
EXPENSES				
Administrative Expenses				
Salaries	5,633,193	5,529,088	-104,105	-1.88
Legal Expenses	46,676	65,208	18,533	28.42
Travel & Training	98,147	196,715	98,568	50.11
Audit Fees	87,518	104,167	16,649	15.98
Office Expenses	1,534,548	2,022,939	488,391	24.14
Total Administrative Expenses	7,400,082	7,918,117	518,035	6.54
Tenant Services				
Tenant Services - Community Initiatives	337	20,833	20,496	98.38
Total Tenant Services - Other	489	0	-489	0.00
Total Tenant Services	826	20,833	20,007	96.03
Total Utilities	129,632	53,214	-76,418	-143.61
Ordinary Maintenance & Operations				
Maintenance Labor	386,637	521,422	134,784	25.85
Maintenance Materials	65,975	64,267	-1,708	-2.66
Maintenance Contracts	471,834	385,178	-86,656	-22.50
Total Ordinary Maintenance & Operations	924,447	970,867	46,420	4.78
Total Protective Services	23,436	33,333	9,897	29.69
General Expenses				
Insurance	233,472	297,698	64,226	21.57
Employee Benefits Contribution	2,265,347	2,619,006	353,659	13.50
Other General Expenses	285,373	0	-285,373	0.00
Total General Expenses	2,784,191	2,916,704	132,512	4.54
Total Operating Expenses	11,262,615	11,913,068	650,453	5.46
NET OPERATING INCOME (LOSS)	-7,033,670	-9,154,846	2,121,176	-23.17
Total Donations & Transfers	-7,270,000	-10,127,960	-2,857,960	28.22
Net Income (Loss)	236,330	973,114	-736,784	-75.71

Assisted Housing Programs January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Operating Grants	76,787,377	75,257,797	1,529,580	2.03
Other Revenue	46,196	51,039	-4,843	0.00
Total Revenue	76,833,572	75,308,836	1,524,737	2.02
EXPENSES				
Administrative Expenses				
Salaries	2,707,340	3,009,968	302,628	10.05
Legal Expenses	0	4,583	4,583	100.00
Travel & Training	50,996	61,000	10,004	16.40
Audit Fees	17,482	20,833	3,351	16.09
Office Expenses	329,375	441,782	112,408	25.44
Management Fees	999,687	429,750	-569,937	-132.62
Total Administrative Expenses	4,104,880	3,967,918	-136,963	-3.45
Tenant Services				
Tenant Services - Salaries	249,748	255,636	5,887	2.30
Tenant Services - Community Initiatives	139,547	176,458	36,912	20.92
Total Tenant Services	389,295	432,094	42,799	9.91
Ordinary Maintenance & Operations				
Maintenance Materials	6,591	10,417	3,826	36.73
Maintenance Contracts	11,407	20,833	9,426	45.24
Total Ordinary Maintenance & Operations	17,999	31,250	13,251	42.40
Total Protective Services	8,353	0	-8,353	0.00
General Expenses				
Insurance	57,787	58,684	897	1.53
Employee Benefits Contribution	1,406,406	1,533,471	127,065	8.29
Total General Expenses	1,464,193	1,592,156	127,962	8.04
Total Operating Expenses	5,984,720	6,023,418	38,698	0.64
NET OPERATING INCOME (LOSS)	70,848,853	69,285,418	-1,563,434	-2.26
Total HAP Payments	71,445,659	69,325,357	-2,120,303	-3.06
Total Donations & Transfers	0	-40,000	-40,000	100.00
Net Income (Loss)	-596,807	61	-596,868	-973,683

AAHC All Properties January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	9,470,330	9,504,167	-33,837	-0.36
Interest/Investment Income	2,098,028	2,014,338	83,690	4.15
Other Revenue	22,094,188	12,380,311	9,713,877	78.46
Total Revenue	33,662,546	23,898,815	9,763,731	40.85
EXPENSES				
Administrative Expenses				
Salaries	1,175,728	1,291,096	115,368	8.94
Legal Expenses	0	2,500	2,500	100.00
Travel & Training	4,511	14,542	10,031	68.98
Audit Fees	40,000	33,333	-6,667	-20.00
Office Expenses	1,116,188	1,267,035	150,846	11.91
Management Fees	452,733	466,720	13,987	3.00
Total Administrative Expenses	2,789,160	3,075,226	286,066	9.30
Tenant Services				
Tenant Services - Community Initiatives	49,309	2,083	-47,225	0.00
Total Tenant Services	49,309	2,083	-47,225	0.00
Total Utilities	641,145	699,410	58,265	8.33
Ordinary Maintenance & Operations				
Maintenance Labor	706,942	658,492	-48,450	-7.36
Maintenance Materials	11,796	2,417	-9,379	-388.10
Maintenance Contracts	1,313,647	1,056,367	-257,281	-24.36
Total Ordinary Maintenance & Operations	2,032,385	1,717,275	-315,110	-18.35
Total Protective Services	145,294	178,440	33,146	18.58
General Expenses				
Insurance	498,037	379,606	-118,431	-31.20
Employee Benefits Contribution	622,482	464,077	-158,405	-34.13
Interest Expense	1,189,505	1,215,117	25,612	2.11
Other General Expenses	90,119	86,381	-3,738	-4.33
Total General Expenses	2,400,143	2,145,180	-254,962	-11.89
Total Operating Expenses	8,057,435	7,817,615	-239,820	-3.07
NET OPERATING INCOME (LOSS)	25,605,110	16,081,200	9,523,910	59.22
Total Donations & Transfers	0	8,159,976	8,159,976	100.00
Net Income (Loss)	25,605,110	7,921,225	17,683,886	223.25

Blueprint Department

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Other Revenue	192,952	137,915	55,037	0.00
Total Revenue	192,952	137,915	55,037	39.91
EXPENSES				
Administrative Expenses				
Salaries	38,431	50,000	11,569	23.14
Travel & Training	3,200	417	-2,783	-667.89
Office Expenses	15,005	8,975	-6,030	-67.18
Management Fees	12,000	0	-12,000	0.00
Total Administrative Expenses	68,635	59,392	-9,244	-15.56
General Expenses				
Insurance	266	160	-106	-65.94
Employee Benefits Contribution	18,909	27,000	8,091	29.97
Total General Expenses	19,175	27,160	7,985	29.40
Total Operating Expenses	87,810	86,552	-1,259	-1.45
NET OPERATING INCOME (LOSS)				
Net Income (Loss)	105,141	51,363	53,778	104.70

Austin Pathways, LTD

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Operating Grants	901,109	1,360,535	-459,426	-33.77
Interest Income	14,951	0	14,951	0.00
Other Revenue	121,585	0	121,585	0.00
Total Revenue	1,037,645	1,360,535	-322,890	-23.73
EXPENSES				
Administrative Expenses				
Salaries	441,839	522,761	80,922	15.48
Travel & Training	24,786	40,777	15,991	39.22
Audit Fees	8,000	6,667	-1,333	-20.00
Office Expenses	315,851	458,443	142,592	31.10
Total Administrative Expenses	790,477	1,028,648	238,171	23.15
Tenant Services				
Tenant Services - Salaries	616,792	626,372	9,580	1.53
Tenant Services - Youth Educational Success	791,314	832,493	41,179	4.95
Tenant Services - Workforce Development	130,423	268,843	138,419	51.49
Tenant Services - Community Initiatives	185,380	257,250	71,870	27.94
Tenant Services - Digital Inclusion	0	78,542	78,542	100.00
Tenant Services - FSS Support Services	51,502	35,833	-15,669	-43.73
Total Tenant Services - Other	1,298	0	-1,298	0.00
Total Tenant Services	1,776,710	2,099,332	322,622	15.37
Ordinary Maintenance & Operations				
Maintenance Materials	347	0	-347	0.00
Maintenance Contracts	10,856	1,667	-9,190	-551.37
Total Ordinary Maintenance & Operations	11,203	1,667	-9,537	-572.20
Total Protective Services	243	417	174	41.77
General Expenses				
Insurance	6,906	3,501	-3,405	-97.26
Employee Benefits Contribution	441,282	459,432	18,149	3.95
Total General Expenses	448,188	462,933	14,744	3.18
Total Operating Expenses	3,026,821	3,592,996	566,175	15.76
NET OPERATING INCOME (LOSS)	-1,989,176	-2,232,461	243,285	-10.90
Total Donations & Transfers	-1,678,000	-2,232,462	-554,462	24.84
Net Income (Loss)	-311,176	0	-311,176	0.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Financial Status of Grants

Grant/Program	Awarding Agency	Program Year	Grant Amount	Actual as of 12/31/23	Balance
AP-Saatva Mattress 2020	Saatva Mattress	Jan 1, 2021 - December 2023	79,500	62,641	16,859
2023 TX DFPS - iDADs Program	DFPS		150,308	28,422	121,886
UW CIG 2022	United Way	Jan 1, 2023 - December 2024	30,000	11,759	18,241
COVID-19 Vaccine Outreach	Texas A&M University Health Science	November 10, 2021 - August 10, 2022	114,469	68,545	45,924
IDADS	IDADS-TX State	October 1,2023 - September 30, 2024	150,308	28,422	121,886
CLPHA & CSH Health & Wellness Planning Grant	St. David's Foundation	October 1,2019 - December 31, 2020	10,413	3,483	6,930
CLPHA/United Healthcare	United Healthcare	April 2021	200,000	113,139	86,861
Connecting Communities to Better Health	St. Davids	July 1, 2022 - June 30, 2024	300,000	72,882	227,118
Health & Wellness	St. David's Foundation	Decemer 2019	15,000	11,175	3,825
FCC ACP	Federal Communications Commission		250,980	51,937	199,044
Neighborhood Safety Initiative	Austin Public Health	September 1, 2022 - September 30, 2023	65,000	57,246	7,754
AP-ACF Evaluation Grants	Austin Public Health	September 1, 2022 - September 30, 2023	301,845	292,384	9,461
Continuum of CARE Program	Pass-thru' from COA	June 1,20223 - May 31, 2024	772,710	500,226	272,484
Ross FSS 2023	U.S. Dept of HUD	January 1, 2023 - December 31, 2023	460,229	431,942	28,287
PBRA FSS 2023	U.S. Dept of HUD	January 1, 2023 - December 31, 2023	334,712	285,591	49,121
Mainstream Care	U.S. Dept of HUD	September 2022 - December 2023	219,000	219,000	-
Family Youth to Independence - FYI	U.S. Dept of HUD	Jan 1, 2022 - Dec 31, 2023	1,045,917	569,540	476,377

AAHC Bent Tree

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	1,193,338	1,175,000	18,338	1.56
Other Revenue	173,144	139,000	34,144	24.56
Total Revenue	1,366,482	1,314,000	52,482	3.99
EXPENSES				
Administrative Expenses				
Salaries	87,258	111,570	24,312	21.79
Office Expenses	170,190	127,990	-42,200	-32.97
Management Fees	62,120	56,000	-6,120	-10.93
Total Administrative Expenses	319,568	295,560	-24,008	-8.12
Total Utilities	77,212	86,250	9,038	10.48
Ordinary Maintenance & Operations				
Maintenance Labor	101,924	93,250	-8,674	-9.30
Maintenance Contracts	261,455	101,800	-159,655	-156.83
Total Ordinary Maintenance & Operations	363,379	195,050	-168,329	-86.30
Total Protective Services	511	530	19	3.64
General Expenses				
Insurance	61,649	46,650	-14,999	-32.15
Employee Benefits Contribution	65,904	28,050	-37,854	-134.95
Interest Expense	127,160	126,745	-415	-0.33
Total General Expenses	254,713	201,445	-53,268	-26.44
Total Operating Expenses	1,015,382	778,835	-236,547	-30.37
NET OPERATING INCOME (LOSS)	351,101	535,165	-184,065	-34.39
Net Income (Loss)	351,101	535,165	-184,065	-34.39

AAHC Bridges at South Point

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	1,564,023	1,625,500	-61,477	-3.78
Other Revenue	274,746	278,000	-3,254	-1.17
Total Revenue	1,838,770	1,903,500	-64,730	-3.40
EXPENSES				
Administrative Expenses				
Salaries	93,486	96,050	2,564	2.67
Office Expenses	193,761	175,900	-17,861	-10.15
Management Fees	57,148	59,570	2,422	4.07
Total Administrative Expenses	344,394	331,520	-12,874	-3.88
Total Utilities	121,152	120,190	-962	-0.80
Ordinary Maintenance & Operations				
Maintenance Labor	85,494	105,880	20,386	19.25
Maintenance Contracts	153,602	158,230	4,628	2.92
Total Ordinary Maintenance & Operations	239,096	264,110	25,014	9.47
Total Protective Services	9,500	10,240	740	7.23
General Expenses				
Insurance	94,039	95,130	1,091	1.15
Employee Benefits Contribution	70,390	33,330	-37,060	-111.19
Interest Expense	417,044	414,985	-2,058	-0.50
Total General Expenses	581,473	543,445	-38,028	-7.00
Total Operating Expenses	1,295,615	1,269,505	-26,110	-2.06
NET OPERATING INCOME (LOSS)	543,155	633,995	-90,840	-14.33
Net Income (Loss)	543,155	633,995	-90,840	-14.33

AAHC Eastland Plaza

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	836,721	842,750	-6,029	-0.72
Other Revenue	202,736	225,630	-22,894	-10.15
Total Revenue	1,039,457	1,068,380	-28,923	-2.71
EXPENSES				
Administrative Expenses				
Office Expenses	4,000	19,509	15,509	79.50
Management Fees	45,000	46,350	1,350	2.91
Total Administrative Expenses	49,000	65,859	16,859	25.60
Total Utilities				
Total Utilities	52,472	51,330	-1,142	-2.22
Ordinary Maintenance & Operations				
Maintenance Labor	12,785	16,690	3,905	23.40
Maintenance Contracts	125,819	88,680	-37,139	-41.88
Total Ordinary Maintenance & Operations	138,604	105,370	-33,234	-31.54
Total Protective Services				
Total Protective Services	90,807	98,760	7,953	8.05
General Expenses				
Insurance	78,116	23,530	-54,586	-231.99
Employee Benefits Contribution	787	1,520	733	48.19
Interest Expense	88,107	73,422	-14,684	-20.00
Total General Expenses	167,010	98,472	-68,538	-69.60
Total Operating Expenses	497,894	419,791	-78,103	-18.61
NET OPERATING INCOME (LOSS)				
NET OPERATING INCOME (LOSS)	541,563	648,589	-107,026	-16.50
Net Income (Loss)				
Net Income (Loss)	541,563	648,589	-107,026	-16.50

AAHC Lexington

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	2,140,860	2,261,000	-120,140	-5.31
Other Revenue	365,401	267,500	97,901	36.60
Total Revenue	2,506,261	2,528,500	-22,239	-0.88
EXPENSES				
Administrative Expenses				
Salaries	151,997	145,400	-6,597	-4.54
Office Expenses	283,394	255,700	-27,694	-10.83
Management Fees	100,841	111,500	10,659	9.56
Total Administrative Expenses	536,232	512,600	-23,632	-4.61
Total Utilities	164,676	194,300	29,624	15.25
Ordinary Maintenance & Operations				
Maintenance Labor	177,065	161,500	-15,565	-9.64
Maintenance Materials	10,631	0	-10,631	0.00
Maintenance Contracts	291,187	255,100	-36,087	-14.15
Total Ordinary Maintenance & Operations	478,884	416,600	-62,284	-14.95
Total Protective Services	16,241	13,750	-2,491	-18.12
General Expenses				
Insurance	95,071	71,810	-23,261	-32.39
Employee Benefits Contribution	85,687	58,331	-27,357	-46.90
Interest Expense	371,928	370,712	-1,216	-0.33
Other General Expenses	148	12,958	12,810	98.86
Total General Expenses	552,834	513,811	-39,023	-7.59
Total Operating Expenses	1,748,866	1,651,061	-97,805	-5.92
NET OPERATING INCOME (LOSS)	757,394	877,439	-120,044	-13.68
Net Income (Loss)	757,394	877,439	-120,044	-13.68

AAHC Leisure Time Condos

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	144,505	147,500	-2,996	-2.03
Other Revenue	704	750	-46	-6.12
Total Revenue	145,209	148,250	-3,041	-2.05
EXPENSES				
Administrative Expenses				
Office Expenses	29,397	29,630	233	0.79
Management Fees	12,500	12,750	250	1.96
Total Administrative Expenses	41,897	42,380	483	1.14
Total Utilities				
	2,064	0	-2,064	0.00
Ordinary Maintenance & Operations				
Maintenance Labor	9,634	14,200	-234	-2.51
Maintenance Contracts	28,609	28,750	-10,917	-107.24
Total Ordinary Maintenance & Operations	38,242	42,950	-11,151	-57.17
Total Protective Services				
	6,880	5,000	-1,880	-37.60
General Expenses				
Employee Benefits Contribution	1,191	3,000	1,809	60.30
Other General Expenses	1,014	0	-1,014	0.00
Total General Expenses	2,205	3,000	795	26.49
Total Operating Expenses	91,288	93,330	2,042	2.19

AAHC Single Family Homes

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	218,102	235,000	-16,898	-7.19
Other Revenue	2,425	1,000	1,425	142.46
Total Revenue	220,527	236,000	-15,473	-6.56
EXPENSES				
Administrative Expenses				
Office Expenses	2,241	3,500	1,259	35.96
Management Fees	12,500	12,500	0	0.00
Total Administrative Expenses	14,741	16,000	1,259	7.87
Total Utilities				
	1,483	0	-1,483	0.00
Ordinary Maintenance & Operations				
Maintenance Labor	11,165	21,380	10,215	47.78
Maintenance Contracts	36,641	19,200	-17,441	-90.84
Total Ordinary Maintenance & Operations	47,806	40,580	-7,226	-17.81
General Expenses				
Insurance	1,026	1,600	574	35.88
Employee Benefits Contribution	2,060	4,780	2,720	56.91
Total General Expenses	3,086	6,380	3,294	51.63
Total Operating Expenses	67,116	62,960	-4,156	-6.60
NET OPERATING INCOME (LOSS)				
	153,411	173,040	-19,629	-11.34
Net Income (Loss)				
	153,411	173,040	-19,629	-11.34

AAHC Sterling Village

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	1,909,307	1,810,917	98,391	5.43
Other Revenue	258,559	265,000	-6,441	-2.43
Total Revenue	2,167,866	2,075,917	91,950	4.43
EXPENSES				
Administrative Expenses				
Salaries	173,983	149,203	-24,780	-16.61
Office Expenses	213,508	175,750	-37,758	-21.48
Management Fees	97,058	100,600	3,542	3.52
Total Administrative Expenses	484,550	425,553	-58,997	-13.86
Total Utilities	125,891	147,950	967	11.22
Ordinary Maintenance & Operations				
Maintenance Labor	194,099	152,452	-41,647	-27.32
Maintenance Contracts	139,706	172,890	33,184	19.19
Total Ordinary Maintenance & Operations	333,805	325,342	-8,463	-2.60
Total Protective Services	6,737	34,730	27,993	80.60
General Expenses				
Insurance	94,669	86,250	-8,419	-9.76
Employee Benefits Contribution	139,751	58,000	-81,752	-140.95
Interest Expense	143,314	158,670	15,356	9.68
Total General Expenses	377,734	302,920	-74,814	-24.70
Total Operating Expenses	1,328,717	1,236,495	-92,222	-7.46
NET OPERATING INCOME (LOSS)	839,149	839,422	-273	-0.03
Net Income (Loss)	839,149	839,422	-273	-0.03

AAHC Sweetwater

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	1,291,624	1,265,000	26,624	2.10
Other Revenue	166,877	196,500	-29,623	-15.08
Total Revenue	1,458,500	1,461,500	-3,000	-0.21
EXPENSES				
Administrative Expenses				
Salaries	123,673	117,700	-5,973	-5.07
Office Expenses	170,543	167,560	-2,983	-1.78
Management Fees	65,567	67,450	1,883	2.79
Total Administrative Expenses	359,783	352,710	-7,073	-2.01
Total Utilities	89,784	99,390	967	11.22
Ordinary Maintenance & Operations				
Maintenance Labor	114,776	93,140	-21,636	-23.23
Maintenance Contracts	218,671	201,050	-17,621	-8.76
Total Ordinary Maintenance & Operations	333,447	294,190	-39,257	-13.34
Total Protective Services	10,763	14,180	3,417	24.10
General Expenses				
Insurance	66,745	52,240	-14,505	-27.77
Employee Benefits Contribution	51,424	37,750	-13,674	-36.22
Interest Expense	130,059	144,005	13,946	9.68
Total General Expenses	248,227	233,995	-14,233	-6.08
Total Operating Expenses	1,042,004	994,465	-47,539	-4.78
NET OPERATING INCOME (LOSS)	416,496	467,035	-50,539	-10.82
Net Income (Loss)	416,496	467,035	-50,539	-10.82

HOUSING AUTHORITY OF THE CITY OF AUSTIN

January 31, 2024

FY2024 Board Report Contents

Schedule No. Report Name

1	All Programs Combined
2	Central Office
3	Housing Choice Voucher Program
4	AAHC Programs Combined
5	Blueprint Housing Solutions
6	Austin Pathways
7	Financial Status of Grants
4A	Bent Tree Apartments
4B	Bridge at South Point
4C	Eastland Plaza
4D	Lexington Hills
4E	Leisure Time Condominiums
4F	Single Family Homes
4G	Sterling Village
4H	Sweet Water Apartments



Housing Authority of the City of Austin

Established in 1937

INTEROFFICE MEMORANDUM

DATE: March 21, 2024

TO: Board of Commissioners
Michael G. Gerber, President and CEOP

FROM: Barbara Chen, CFO

SUBJECT: January 2024 Finance Report- PBRA Properties - Unaudited

This monthly report contains the unaudited financial status of all PBRA (Project Based Rental Assistance) properties. Tax credit property revenues and expenses are included from a stewardship standpoint. Reports have been separated by Fiscal Year. This report will be a calendar year (January 2022 thru December 2022)

SUBSIDY OVERVIEW

CY2022 is the second year that HACA is operating with all LIPH (Low Income Public Housing) properties converted to PBRA properties, where subsidy is based on the units (not the property) through the RAD (Rental Assistance Demonstration) program.

ALL PBRA PROPERTIES COMBINED – FINANCIALS

Summary: For the twelfth month ended December 31, 2022, the PBRA properties had a consolidated Net Income of \$228K, and an estimated cash flow of \$110K.

Detail: As of December 31, 2022, the RAD PBRA properties combined have produced a Provision for reserve of \$228K which is \$1.9M unfavorable to budget. Revenue during the period that ending December 31, 2022, had a increase of only 0.1% than budget. There was an increase of 15% in actual expenses, due to the COLA increase to salaries and maintenance labor, which was implemented after the budgets were approved. Also, there was an increase to maintenance materials, contracts, and utilities due to retro payments. Another increase of \$210K in general expenses is due to the relocation costs for the tenants to move out of the property.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

January 31, 2024

CY2024 Board Report Contents

<u>Schedule No.</u>	<u>Report Name</u>
1	All PAMI Properties Combined
tx003	Pathways at Santa Rita
tx004	Pathways at Meadowbrooks
tx005	Pathways at BTW
tx007	Pathways at Lakeside
tx008	Pathways at Salina Courts
tx009	Pathways at Gaston
tx010	Pathways at Bouldin Oaks
tx011	Pathways at Thurmond Hills
tx012	Pathways at Georgian Manor
tx015	Pathways at North Loop
tx016	Pathways at Northgates
tx017	Pathways at Shadowbend
tx018	Pathways at Manchaca II
tx019	Pathways at Manchaca Village
tx022	Pathways at Coronado Hills

Consolidated PAMI Properties

January 2024 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	494,436	482,115	12,321	3
Rent Permanent Loss	(11,164)	380	(11,544)	(3,038)
Installment Agreement - Rent	495	2,578	(2,083)	(81)
Vacancies	(40,576)	(46,096)	5,520	12
Write-Off / Bad Debt	(28,383)	(26,339)	(2,044)	(8)
Security Deposit Forfeit	(755)	0	(755)	N/A
Legal Charges	22,965	5,169	17,796	344
Maintenance/Damages Chargeback Income	2,114	19,212	(17,098)	(89)
Late Fee	4,603	4,282	321	8
Cable/Internet Charge	(56)	0	(56)	N/A
Non-Dwelling Rental	5,850	5,767	83	1
Excess Utilities	1,777	913	864	95
Total Tenant Revenue	451,305	447,981	3,324	1
Operating Grants				
HAP Subsidy	811,710	834,890	(23,180)	(3)
Special Claims Income	13,965	9,550	4,415	46
Utility Reimbursement	1,245	736	509	69
Repayment Agreement Expense Recovery	170	179	(9)	(5)
Total Operating Grants	827,090	845,355	(18,265)	(2)
Interest Income				
Interest on Bank Accounts	4,242	0	4,242	N/A
Interest on Replacement Reserve	18,159	0	18,159	N/A
Total Interest Income	22,401	0	22,401	N/A
Other Revenue				
Miscellaneous Income	3,910	0	3,910	N/A
Other Income - Misc	395	1,279	(884)	(69)
Total Other Revenue	4,305	1,279	3,026	237
Total Revenue	1,305,101	1,294,615	10,486	1
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	123,543	119,645	(3,898)	(3)
Admin Salaries - Overtime	133	409	276	68
Incentive Pay	0	2,168	2,168	100
Total Salaries	123,675	122,222	(1,453)	(1)
Legal Expense				

Consolidated PAMI Properties

January 2024 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
Legal Expense	8,099	17,759	9,661	54
Court Costs	2,405	1,618	(787)	(49)
Total Legal Expenses	10,503	19,377	8,874	46
Travel & Training				
Staff Training	265	2,602	2,337	90
Travel - Mileage	0	154	154	100
Total Travel & Training	265	2,756	2,491	90
Auditing Fees				
Auditing Fees	8,500	9,517	1,017	11
Total Audit Fees	8,500	9,517	1,017	11
Office Expenses				
Office Supplies	6,065	1,228	(4,837)	(394)
Postage, Couriers, Express Mail	0	723	723	100
Printing	0	42	42	100
Telephone	10,105	9,496	(609)	(6)
Internet / Cable	375	307	(375)	N/A
Maint. Agreement - Office Equipment	562	0	(562)	N/A
Equipment Leases	1,633	1,594	(39)	(2)
Office Equipment Repair	0	4	4	100
Meeting	0	156	156	100
Bank Charges	100	94	(6)	(6)
Answering Service	2,602	1,127	(1,475)	(131)
Consultants	0	126	126	100
Criminal Check	794	0	(794)	N/A
Employee Physical /Drug Test	0	12	12	100
Interpreter Fee	344	626	282	45
Software	4,968	5,353	385	7
Storage Lease	740	0	(740)	N/A
Document Shredding	0	233	233	100
Permits, Licenses & Certificates	0	32	32	100
Inspections	0	413	413	100
Annual Compliance Fee	0	1,523	1,523	100
Collection Agency Fees	269	0	(269)	N/A
Total Office Expenses	28,557	23,089	(5,468)	(24)
Management Fees				
Management Fees	51,268	51,785	517	1
Partnership Management Fees	0	798	798	100
Asset Management Fees	2,306	862	(1,444)	(168)
Total Management Fees	53,574	53,445	(129)	(0)

Consolidated PAMI Properties

January 2024 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
Total Administrative Expenses	225,074	230,406	5,332	2
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	664	1,869	1,205	64
Tenant Participation - HACA	1,300	1,165	(135)	(12)
Total Tenant Services - Other	1,965	3,034	1,069	35
Total Tenant Services	1,965	3,034	1,069	35
Utilities				
Water	122,760	113,661	(9,099)	(8)
Electricity	34,210	44,991	10,781	24
Gas	76,837	57,003	(19,834)	(35)
Total Utilities	233,808	215,655	(18,153)	(8)
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	116,030	112,110	(3,920)	(4)
Ordinary Maint. & Operations- Labor OT	10,706	11,668	962	8
Ordinary Maint. & Operations- Labor Temp	12,349	0	(12,349)	N/A
Ordinary Maint. & Operations- Labor Standby	9,334	8,196	(1,138)	(14)
Total Maintenance Labor	148,419	131,974	(16,445)	(12)
Ordinary Maint. & Operations- Materials				
Materials - Custodial	2,007	2,548	541	21
Materials - Electrical	4,989	4,750	(239)	(5)
Materials - Plumbing	3,255	4,829	1,574	33
Materials - Lawn Care/ Grounds	349	1,221	872	71
Materials - Tools & Equipment	12,305	1,999	(10,306)	(516)
Materials - HVAC / Heating / Cooling	10,626	5,000	(5,626)	(113)
Materials - Gas & Oil	3,374	1,552	(1,822)	(117)
Materials - Auto Parts	748	242	(506)	(209)
Materials - Exterior Lighting	0	727	727	100
Materials - Paint and Painting Supplies	7,492	5,933	(1,559)	(26)
Materials - Flooring & Ceiling	0	1,367	1,367	100
Materials - Glass & Window	149	376	227	60
Materials - Windows Covering	2,515	1,008	(1,507)	(150)
Materials - Appliances & Parts	8,294	8,621	327	4
Materials - Smoke/CO Detectors/Fire Ext.	2,261	1,540	(721)	(47)
Materials - Roofing	0	33	33	100
Materials - Hardware/Locks	1,343	2,875	1,532	53
Materials - Safety Equipment	631	683	52	8

Consolidated PAMI Properties

January 2024 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
Materials - Pest Control	125	301	176	58
Materials - Lumber Sheetrock	338	363	25	7
Materials - Doors	581	727	146	20
Materials - Fencing	20	294	274	93
Materials - Refrigerators	2,930	9,832	6,902	70
Materials - Ranges	900	5,132	4,232	82
Materials - Dishwashers	0	33	33	100
Materials - Reasonable Accommodations	477	594	117	20
Materials - Water Heaters/Boilers & Parts	335	502	167	33
Materials - Countertops /Cabinets	589	345	(244)	(71)
Materials - Tenant Property Damage	(40)	0	40	N/A
Materials Charge Back-Tenant Property Damage	9,047	13,909	4,862	35
Total Materials	75,641	77,336	1,695	2
Contracts - Maintenance				
Contracts - Trash Removal	28,241	31,851	3,610	11
Contracts - In-House Bulk Trash	3,206	6,101	2,895	47
Contracts - HVAC	9,116	5,212	(3,904)	(75)
Contracts - Elevator Maint.	3,646	4,825	1,179	24
Contracts - Landscape/Grounds	12,301	27,164	14,863	55
Contracts - Tree Trimming	3,350	11,134	7,784	70
Contracts - Make Ready Cleaning	17,657	19,730	2,073	11
Contracts - Make Ready Repairs	0	125	125	100
Contracts - Electrical Contracts	4,759	2,090	(2,669)	(128)
Contracts - Plumbing Contracts	39,210	13,155	(26,055)	(198)
Contracts - Pest Control	5,812	14,809	8,997	61
Contracts - Janitorial Contracts	1,965	6,890	4,925	71
Contracts - Fire Protection	1,091	4,001	2,910	73
Contracts - Door & Window Repairs	4,700	1,526	(3,174)	(208)
Contracts - Building & Equipment Repairs	3,200	1,863	(1,337)	(72)
Contracts - Painting	1,580	337	(1,243)	(369)
Contracts - Equipment Rental	1,345	37	(1,308)	(3,535)
Contracts - Maintenance & Repairs	1,680	0	(1,680)	N/A
Contracts - Key & Lock Services	0	212	212	100
Contract - Vehicle Repairs/ Maintenance	382	1,442	1,060	74
Contracts - Asbestos Abatement	5,865	109	(5,756)	(5,281)
Contracts - Uniforms	1,230	2,293	1,063	46
Contract - Reasonable Accommodations	0	785	785	100
Contracts - Water Treatment Services	410	410	0	0
Contract - Flooring	8,505	167	(8,338)	(4,993)
Contracts - Masonry Work	0	174	174	100
Contracts - Roofing	0	83	83	100
Contracts - Tenant Property Damage	475	0	(475)	N/A

Consolidated PAMI Properties

January 2024 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
Contracts Charge Back-Tenant Property Damage	850	4,802	3,952	82
Total Maintenance Contracts	160,576	161,327	751	0
Total Ordinary Maintenance & Operations	384,636	370,637	(13,999)	(4)
Protective Services				
Police Officers	12,500	2,581	(9,919)	(384)
Crime Prevention/Safety	61	2,800	2,739	98
Police Liaison	0	200	200	100
Protective Services- Equipments	1,930	2,829	899	32
Protective Services- Contracts	54,810	19,635	(35,175)	(179)
Prop Mgmt - Security Contracts/Services	28,710	0	(28,710)	N/A
Total Protective Services	98,011	28,045	(69,966)	(249)
General Expenses				
Insurance				
Property Insurance	47,858	63,787	15,929	25
Liability Insurance	8,532	0	(8,532)	N/A
Workmen's Compensation	1,896	0	(1,896)	N/A
Total Insurance	58,286	63,787	5,501	9
Employee Benefits Contribution				
Employee Benefits Contribution	0	93,860	93,860	100
FICA Employers Share - Admin	9,129	0	(9,129)	N/A
FICA Employers Share - Maintenance	11,053	0	(11,053)	N/A
Medical Benefits - Admin	29,419	0	(29,419)	N/A
Medical Benefits - Maintenance	25,183	0	(25,183)	N/A
Fed & State Unemployment - Admin	108	0	(108)	N/A
Fed & State Unemployment - Maintenance	119	0	(119)	N/A
Life Insurance - Admin	94	0	(94)	N/A
Life Insurance - Maintenance	113	0	(113)	N/A
Disability Insurance - Admin	269	0	(269)	N/A
Disability Insurance - Maintenance	251	0	(251)	N/A
Total Employee Benefits Contribution	75,738	93,860	18,122	19
Interest Expense				
Interest on Notes Payable	172,401	168,221	(4,180)	(2)
Total Interest Expense	172,401	168,221	(4,180)	(2)
Other General Expense				
Land Lease Expense	5,556	5,627	71	1
Tax Credit Fees Expense	0	999	999	100
Franchise Taxes	0	1,210	1,210	100
Other General Expenses	1,250	0	(1,250)	N/A

Consolidated PAMI Properties

January 2024 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
Total Other General Expenses	6,806	7,836	1,030	13
Total General Expenses	313,230	333,704	20,474	6
Total Operating Expenses	1,256,723	1,181,481	(75,242)	(6)
NET OPERATING INCOME (LOSS)	48,378	113,134	(64,756)	(57)
Net Income (Loss)	48,378	113,134	(64,756)	(57)

Pathways at Santa Rita

January 2024 Income Statement

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	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	26,707	28,991	(2,284)	(8)
Rent Permanent Loss	(1,284)	0	(1,284)	N/A
Installment Agreement - Rent	11	192	(181)	(94)
Vacancies	(3,433)	(3,495)	62	2
Write-Off / Bad Debt	(3,716)	(1,997)	(1,719)	(86)
Legal Charges	461	246	215	87
Maintenance/Damages Chargeback Income	3,401	1,293	2,108	163
Late Fee	242	278	(36)	(13)
Excess Utilities	(720)	59	(779)	(1,320)
Total Tenant Revenue	21,669	25,567	(3,898)	(15)
Operating Grants				
HAP Subsidy	67,586	70,860	(3,274)	(5)
Special Claims Income	0	1,548	(1,548)	(100)
Utility Reimbursement	60	67	(7)	(10)
Repayment Agreement Expense Recovery	3	16	(13)	(81)
Total Operating Grants	67,649	72,491	(4,842)	(7)
Interest Income				
Interest on Bank Accounts	326	0	326	N/A
Interest on Replacement Reserve	1,729	0	1,729	N/A
Total Interest Income	2,054	0	2,054	N/A
Other Revenue				
Other Income - Misc	0	83	(83)	(100)
Total Other Revenue	0	83	(83)	(100)
Total Revenue	91,372	98,141	(6,769)	(7)
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	9,797	9,331	(466)	(5)
Admin Salaries - Overtime	2	25	23	91
Incentive Pay	0	167	167	100
Total Salaries	9,800	9,523	(277)	(3)
Legal Expense				
Legal Expense	0	813	813	100
Court Costs	276	83	(193)	(232)
Total Legal Expenses	276	896	620	69

Pathways at Santa Rita

January 2024 Income Statement

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	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	217	217	100
Travel - Mileage	0	4	4	100
Total Travel & Training	0	221	221	100
Auditing Fees				
Auditing Fees	1,200	1,000	(200)	(20)
Total Audit Fees	1,200	1,000	(200)	(20)
Office Expenses				
Office Supplies	439	73	(366)	(502)
Postage, Couriers, Express Mail	0	47	47	100
Printing	0	1	1	100
Telephone	658	639	(19)	(3)
Equipment Leases	117	117	0	0
Meeting	0	17	17	100
Bank Charges	5	6	1	9
Answering Service	169	73	(96)	(132)
Criminal Check	52	0	(52)	N/A
Interpreter Fee	0	42	42	100
Software	318	348	30	9
Document Shredding	0	25	25	100
Total Office Expenses	1,758	1,388	(370)	(27)
Management Fees				
Management Fees	3,567	3,926	359	9
Total Management Fees	3,567	3,926	359	9
Total Administrative Expenses	16,600	16,954	354	2
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	65	121	56	46
Total Tenant Services - Other	65	121	56	46
Total Tenant Services	65	121	56	46
Utilities				
Water	13,943	14,513	570	4
Electricity	1,866	1,992	126	6
Gas	8,934	5,066	(3,868)	(76)
Total Utilities	24,744	21,571	(3,173)	(15)

Ordinary Maintenance & Operations

Pathways at Santa Rita

January 2024 Income Statement

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	PTD Actual	PTD Budget	Variance	% Var
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	10,502	8,320	(2,182)	(26)
Ordinary Maint. & Operations- Labor OT	229	757	528	70
Ordinary Maint. & Operations- Labor Standby	517	532	15	3
Total Maintenance Labor	11,247	9,609	(1,638)	(17)
Ordinary Maint. & Operations- Materials				
Materials - Custodial	0	250	250	100
Materials - Electrical	365	150	(215)	(144)
Materials - Plumbing	698	375	(323)	(86)
Materials - Lawn Care/ Grounds	0	167	167	100
Materials - Tools & Equipment	564	100	(464)	(464)
Materials - HVAC / Heating / Cooling	948	417	(531)	(127)
Materials - Gas & Oil	51	125	74	59
Materials - Exterior Lighting	0	25	25	100
Materials - Paint and Painting Supplies	198	125	(73)	(58)
Materials - Flooring & Ceiling	0	42	42	100
Materials - Glass & Window	0	63	63	100
Materials - Windows Covering	0	125	125	100
Materials - Appliances & Parts	879	208	(671)	(323)
Materials - Smoke/CO Detectors/Fire Ext.	0	42	42	100
Materials - Hardware/Locks	0	208	208	100
Materials - Safety Equipment	244	33	(211)	(639)
Materials - Pest Control	0	25	25	100
Materials - Lumber Sheetrock	0	8	8	100
Materials - Doors	155	83	(72)	(87)
Materials - Fencing	0	8	8	100
Materials - Refrigerators	1,172	923	(249)	(27)
Materials - Ranges	900	479	(421)	(88)
Materials - Reasonable Accommodations	0	83	83	100
Materials - Water Heaters/Boilers & Parts	0	125	125	100
Materials - Countertops /Cabinets	409	13	(396)	(3,044)
Materials Charge Back-Tenant Property Damage	1,175	970	(205)	(21)
Total Materials	7,758	5,172	(2,586)	(50)
Contracts - Maintenance				
Contracts - Trash Removal	3,852	4,424	572	13
Contracts - In-House Bulk Trash	244	471	227	48
Contracts - HVAC	0	208	208	100
Contracts - Landscape/Grounds	650	1,909	1,259	66
Contracts - Tree Trimming	0	1,167	1,167	100
Contracts - Make Ready Cleaning	12,005	1,038	(10,967)	(1,057)
Contracts - Electrical Contracts	0	63	63	100

Pathways at Santa Rita

January 2024 Income Statement

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	PTD Actual	PTD Budget	Variance	% Var
Contracts - Plumbing Contracts	0	1,250	1,250	100
Contracts - Pest Control	364	766	402	53
Contracts - Fire Protection	0	75	75	100
Contracts - Door & Window Repairs	0	167	167	100
Contracts - Building & Equipment Repairs	0	542	542	100
Contracts - Key & Lock Services	0	42	42	100
Contract - Vehicle Repairs/ Maintenance	0	42	42	100
Contracts - Uniforms	92	177	85	48
Contract - Reasonable Accommodations	0	42	42	100
Contracts Charge Back-Tenant Property Damage	0	323	323	100
Total Maintenance Contracts	17,207	12,706	(4,501)	(35)
Total Ordinary Maintenance & Operations	36,212	27,487	(8,725)	(32)
Protective Services				
Police Officers	700	63	(637)	(1,011)
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	0	123	123	100
Protective Services- Contracts	0	417	417	100
Total Protective Services	700	803	103	13
General Expenses				
Insurance				
Property Insurance	3,900	4,759	859	18
Liability Insurance	585	0	(585)	N/A
Workmen's Compensation	145	0	(145)	N/A
Total Insurance	4,630	4,759	129	3
Employee Benefits Contribution				
Employee Benefits Contribution	0	7,149	7,149	100
FICA Employers Share - Admin	741	0	(741)	N/A
FICA Employers Share - Maintenance	887	0	(887)	N/A
Medical Benefits - Admin	2,419	0	(2,419)	N/A
Medical Benefits - Maintenance	1,595	0	(1,595)	N/A
Fed & State Unemployment - Admin	9	0	(9)	N/A
Fed & State Unemployment - Maintenance	9	0	(9)	N/A
Life Insurance - Admin	7	0	(7)	N/A
Life Insurance - Maintenance	6	0	(6)	N/A
Disability Insurance - Admin	21	0	(21)	N/A
Disability Insurance - Maintenance	19	0	(19)	N/A
Total Employee Benefits Contribution	5,713	7,149	1,436	20
Interest Expense				
Interest on Notes Payable	14,733	14,372	(361)	(3)

Pathways at Santa Rita

January 2024 Income Statement

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	PTD Actual	PTD Budget	Variance	% Var
Total Interest Expense	14,733	14,372	(361)	(3)
Other General Expense				
Land Lease Expense	0	8	8	100
Other General Expenses	250	0	(250)	N/A
Total Other General Expenses	250	8	(242)	(3,025)
Total General Expenses	25,326	26,288	962	4
Total Operating Expenses	103,648	93,224	(10,424)	(11)
NET OPERATING INCOME (LOSS)	(12,276)	4,917	(17,193)	(350)
Net Income (Loss)	(12,276)	4,917	(17,193)	(350)

Pathways at Meadowbrooks

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	51,795	56,260	(4,465)	(8)
Rent Permanent Loss	(5,693)	317	(6,010)	(1,896)
Installment Agreement - Rent	279	0	279	N/A
Vacancies	(8,026)	(5,371)	(2,655)	(49)
Write-Off / Bad Debt	(2,693)	(3,069)	376	12
Security Deposit Forfeit	(222)	0	(222)	N/A
Legal Charges	18,501	824	17,677	2,145
Maintenance/Damages Chargeback Income	(5,848)	2,133	(7,981)	(374)
Late Fee	690	458	232	51
Non-Dwelling Rental	636	850	(214)	(25)
Excess Utilities	1,239	98	1,141	1,165
Total Tenant Revenue	50,658	52,500	(1,842)	(4)
Operating Grants				
HAP Subsidy	103,650	97,209	6,441	7
Special Claims Income	1,998	1,059	939	89
Utility Reimbursement	39	110	(71)	(65)
Repayment Agreement Expense Recovery	0	27	(27)	(100)
Total Operating Grants	105,687	98,405	7,282	7
Interest Income				
Interest on Bank Accounts	196	0	196	N/A
Interest on Replacement Reserve	2,386	0	2,386	N/A
Total Interest Income	2,582	0	2,582	N/A
Other Revenue				
Other Income - Misc	0	137	(137)	(100)
Total Other Revenue	0	137	(137)	(100)
Total Revenue	158,927	151,042	7,885	5
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	12,869	14,097	1,228	9
Admin Salaries - Overtime	0	50	50	100
Incentive Pay	0	272	272	100
Total Salaries	12,869	14,419	1,550	11
Legal Expense				
Legal Expense	3,013	3,453	441	13
Court Costs	170	133	(37)	(28)

Pathways at Meadowbrooks

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Total Legal Expenses	3,182	3,586	404	11
Travel & Training				
Staff Training	0	289	289	100
Travel - Mileage	0	8	8	100
Total Travel & Training	0	297	297	100
Auditing Fees				
Auditing Fees	1,400	1,000	(400)	(40)
Total Audit Fees	1,400	1,000	(400)	(40)
Office Expenses				
Office Supplies	611	225	(386)	(172)
Postage, Couriers, Express Mail	0	83	83	100
Printing	0	17	17	100
Telephone	849	877	28	3
Maint. Agreement - Office Equipment	356	0	(356)	N/A
Equipment Leases	117	117	0	0
Office Equipment/Furniture	0	104	104	100
Office Equipment Repair	0	4	4	100
Bank Charges	9	10	1	13
Answering Service	278	121	(157)	(130)
Criminal Check	85	0	(85)	N/A
Employee Physical /Drug Test	0	7	7	100
Interpreter Fee	0	42	42	100
Software	527	573	46	8
Document Shredding	0	25	25	100
Collection Agency Fees	38	0	(38)	N/A
Total Office Expenses	2,869	2,205	(664)	(30)
Management Fees				
Management Fees	5,855	6,042	187	3
Total Management Fees	5,855	6,042	187	3
Total Administrative Expenses	26,176	27,549	1,373	5
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	57	200	143	72
Tenant Participation - HACA	0	133	133	100
Total Tenant Services - Other	57	333	276	83
Total Tenant Services	57	333	276	83

Pathways at Meadowbrooks

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Utilities				
Water	14,997	12,238	(2,759)	(23)
Electricity	3,875	2,900	(975)	(34)
Gas	10,772	7,708	(3,064)	(40)
Total Utilities	29,644	22,846	(6,798)	(30)
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	13,694	12,659	(1,035)	(8)
Ordinary Maint. & Operations- Labor OT	508	1,249	741	59
Ordinary Maint. & Operations- Labor Temp	3,095	0	(3,095)	N/A
Ordinary Maint. & Operations- Labor Standby	595	878	283	32
Total Maintenance Labor	17,892	14,786	(3,106)	(21)
Ordinary Maint. & Operations- Materials				
Materials - Custodial	107	333	226	68
Materials - Electrical	780	667	(113)	(17)
Materials - Plumbing	0	667	667	100
Materials - Lawn Care/ Grounds	209	83	(126)	(152)
Materials - Tools & Equipment	1,242	250	(992)	(397)
Materials - HVAC / Heating / Cooling	0	500	500	100
Materials - Gas & Oil	253	250	(3)	(1)
Materials - Auto Parts	390	42	(348)	(828)
Materials - Exterior Lighting	0	167	167	100
Materials - Paint and Painting Supplies	3,424	1,167	(2,257)	(193)
Materials - Flooring & Ceiling	0	83	83	100
Materials - Glass & Window	0	29	29	100
Materials - Windows Covering	0	83	83	100
Materials - Appliances & Parts	558	750	192	26
Materials - Smoke/CO Detectors/Fire Ext.	0	250	250	100
Materials - Roofing	0	4	4	100
Materials - Hardware/Locks	0	333	333	100
Materials - Safety Equipment	0	83	83	100
Materials - Pest Control	0	42	42	100
Materials - Lumber Sheetrock	0	67	67	100
Materials - Doors	0	125	125	100
Materials - Fencing	0	50	50	100
Materials - Refrigerators	0	1,519	1,519	100
Materials - Ranges	0	1,357	1,357	100
Materials - Reasonable Accommodations	0	67	67	100
Materials - Water Heaters/Boilers & Parts	0	63	63	100
Materials - Countertops /Cabinets	0	67	67	100
Materials Charge Back-Tenant Property Damage	0	1,600	1,600	100

Pathways at Meadowbrooks

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Total Materials	6,964	10,698	3,734	35
Contracts - Maintenance				
Contracts - Trash Removal	4,418	5,182	764	15
Contracts - In-House Bulk Trash	244	553	309	56
Contracts - HVAC	0	417	417	100
Contracts - Landscape/Grounds	3,604	3,487	(117)	(3)
Contracts - Tree Trimming	0	1,250	1,250	100
Contracts - Make Ready Cleaning	4,127	2,792	(1,335)	(48)
Contracts - Electrical Contracts	1,695	250	(1,445)	(578)
Contracts - Plumbing Contracts	1,109	1,292	183	14
Contracts - Pest Control	0	1,263	1,263	100
Contracts - Janitorial Contracts	1,965	265	(1,700)	(642)
Contracts - Fire Protection	360	500	140	28
Contracts - Door & Window Repairs	4,700	375	(4,325)	(1,153)
Contracts - Building & Equipment Repairs	0	208	208	100
Contracts - Equipment Rental	1,345	4	(1,341)	(33,525)
Contracts - Key & Lock Services	0	42	42	100
Contract - Vehicle Repairs/ Maintenance	0	583	583	100
Contracts - Asbestos Abatement	5,865	29	(5,836)	(20,124)
Contracts - Uniforms	137	288	151	52
Contract - Reasonable Accommodations	0	42	42	100
Contracts - Masonry Work	0	42	42	100
Contracts - Roofing	0	83	83	100
Contracts Charge Back-Tenant Property Damage	0	533	533	100
Total Maintenance Contracts	29,569	19,480	(10,089)	(52)
Total Ordinary Maintenance & Operations	54,424	44,964	(9,460)	(21)
Protective Services				
Police Officers	200	729	529	73
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	265	276	11	4
Protective Services- Contracts	44,880	317	(44,563)	(14,058)
Prop Mgmt - Security Contracts/Services	22,950	0	(22,950)	N/A
Total Protective Services	68,295	1,522	(66,773)	(4,387)
General Expenses				
Insurance				
Property Insurance	5,130	8,313	3,183	38
Liability Insurance	950	0	(950)	N/A
Workmen's Compensation	205	0	(205)	N/A
Total Insurance	6,285	8,313	2,028	24

Pathways at Meadowbrooks

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Employee Benefits Contribution				
Employee Benefits Contribution	0	10,836	10,836	100
FICA Employers Share - Admin	936	0	(936)	N/A
FICA Employers Share - Maintenance	1,207	0	(1,207)	N/A
Medical Benefits - Admin	1,661	0	(1,661)	N/A
Medical Benefits - Maintenance	2,902	0	(2,902)	N/A
Fed & State Unemployment - Admin	11	0	(11)	N/A
Fed & State Unemployment - Maintenance	13	0	(13)	N/A
Life Insurance - Admin	10	0	(10)	N/A
Life Insurance - Maintenance	14	0	(14)	N/A
Disability Insurance - Admin	28	0	(28)	N/A
Disability Insurance - Maintenance	28	0	(28)	N/A
Total Employee Benefits Contribution	6,810	10,836	4,026	37
Interest Expense				
Interest on Notes Payable	25,109	24,441	(668)	(3)
Total Interest Expense	25,109	24,441	(668)	(3)
Other General Expense				
Land Lease Expense	0	8	8	100
Other General Expenses	250	0	(250)	N/A
Total Other General Expenses	250	8	(242)	(3,025)
Total General Expenses	38,454	43,598	5,144	12
Total Operating Expenses	217,050	140,812	(76,238)	(54)
NET OPERATING INCOME (LOSS)	(58,123)	10,230	(68,353)	(668)
Net Income (Loss)	(58,123)	10,230	(68,353)	(668)

Pathways at BTW

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	86,804	85,890	914	1
Installment Agreement - Rent	205	428	(223)	(52)
Vacancies	(4,712)	(7,602)	2,890	38
Write-Off / Bad Debt	(4,100)	(4,344)	244	6
Security Deposit Forfeit	(532)	0	(532)	N/A
Legal Charges	0	816	(816)	(100)
Maintenance/Damages Chargeback Income	890	2,880	(1,990)	(69)
Late Fee	887	619	268	43
Excess Utilities	834	132	702	532
Total Tenant Revenue	80,275	78,819	1,456	2
Operating Grants				
HAP Subsidy	122,724	131,302	(8,578)	(7)
Special Claims Income	3,570	1,376	2,194	159
Utility Reimbursement	443	149	294	197
Repayment Agreement Expense Recovery	43	36	7	19
Total Operating Grants	126,780	132,863	(6,083)	(5)
Interest Income				
Interest on Bank Accounts	93	0	93	N/A
Interest on Replacement Reserve	4,202	0	4,202	N/A
Total Interest Income	4,295	0	4,295	N/A
Other Revenue				
Other Income - Misc	395	185	210	114
Total Other Revenue	395	185	210	114
Total Revenue	211,745	211,867	(122)	(0)
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	14,438	17,573	3,135	18
Admin Salaries - Overtime	(68)	50	118	236
Incentive Pay	0	333	333	100
Total Salaries	14,370	17,956	3,586	20
Legal Expense				
Legal Expense	0	2,278	2,278	100
Court Costs	572	360	(212)	(59)
Total Legal Expenses	572	2,638	2,066	78

Pathways at BTW

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	321	321	100
Total Travel & Training	0	321	321	100
Auditing Fees				
Auditing Fees	1,600	1,000	(600)	(60)
Total Audit Fees	1,600	1,000	(600)	(60)
Office Expenses				
Office Supplies	480	162	(318)	(196)
Postage, Couriers, Express Mail	0	104	104	100
Printing	0	2	2	100
Telephone	814	981	167	17
Equipment Leases	117	117	0	0
Bank Charges	16	15	(1)	(4)
Answering Service	377	161	(216)	(134)
Criminal Check	115	0	(115)	N/A
Interpreter Fee	0	33	33	100
Software	739	774	35	5
Document Shredding	0	25	25	100
Inspections	0	360	360	100
Collection Agency Fees	232	0	(232)	N/A
Total Office Expenses	2,889	2,734	(155)	(6)
Management Fees				
Management Fees	8,411	8,475	64	1
Total Management Fees	8,411	8,475	64	1
Total Administrative Expenses	27,841	33,124	5,283	16
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	0	270	270	100
Tenant Participation - HACA	0	180	180	100
Total Tenant Services - Other	0	450	450	100
Total Tenant Services	0	450	450	100
Utilities				
Water	30,786	27,421	(3,365)	(12)
Electricity	1,997	3,007	1,010	34
Gas	16,912	10,767	(6,145)	(57)

Pathways at BTW

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Total Utilities	49,695	41,195	(8,500)	(21)
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	16,724	16,127	(597)	(4)
Ordinary Maint. & Operations- Labor OT	1,050	1,687	637	38
Ordinary Maint. & Operations- Labor Standby	1,492	1,185	(307)	(26)
Total Maintenance Labor	19,266	18,999	(267)	(1)
Ordinary Maint. & Operations- Materials				
Materials - Custodial	135	375	240	64
Materials - Electrical	0	625	625	100
Materials - Plumbing	696	833	137	17
Materials - Lawn Care/ Grounds	0	58	58	100
Materials - Tools & Equipment	1,929	292	(1,637)	(561)
Materials - HVAC / Heating / Cooling	3,802	833	(2,969)	(356)
Materials - Gas & Oil	93	208	115	55
Materials - Auto Parts	0	42	42	100
Materials - Exterior Lighting	0	83	83	100
Materials - Paint and Painting Supplies	209	1,833	1,624	89
Materials - Flooring & Ceiling	0	833	833	100
Materials - Glass & Window	0	42	42	100
Materials - Windows Covering	1,415	208	(1,207)	(580)
Materials - Appliances & Parts	473	500	27	5
Materials - Smoke/CO Detectors/Fire Ext.	0	63	63	100
Materials - Hardware/Locks	220	542	322	59
Materials - Safety Equipment	0	83	83	100
Materials - Pest Control	50	63	14	21
Materials - Lumber Sheetrock	338	33	(305)	(925)
Materials - Doors	0	63	63	100
Materials - Fencing	0	42	42	100
Materials - Refrigerators	0	1,111	1,111	100
Materials - Ranges	0	585	585	100
Materials - Reasonable Accommodations	0	42	42	100
Materials - Water Heaters/Boilers & Parts	0	63	63	100
Materials - Countertops /Cabinets	0	75	75	100
Materials - Tenant Property Damage	(36)	0	36	N/A
Materials Charge Back-Tenant Property Damage	7,026	2,160	(4,866)	(225)
Total Materials	16,349	11,690	(4,659)	(40)
Contracts - Maintenance				
Contracts - Trash Removal	7,004	8,002	998	12

Pathways at BTW

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - In-House Bulk Trash	300	873	573	66
Contracts - HVAC	0	167	167	100
Contracts - Landscape/Grounds	1,962	5,085	3,123	61
Contracts - Tree Trimming	0	833	833	100
Contracts - Make Ready Cleaning	0	6,025	6,025	100
Contracts - Electrical Contracts	0	125	125	100
Contracts - Plumbing Contracts	10,583	2,500	(8,083)	(323)
Contracts - Pest Control	854	1,706	853	50
Contracts - Janitorial Contracts	0	152	152	100
Contracts - Fire Protection	0	154	154	100
Contracts - Building & Equipment Repairs	3,200	250	(2,950)	(1,180)
Contracts - Equipment Rental	0	21	21	100
Contracts - Maintenance & Repairs	1,680	0	(1,680)	N/A
Contracts - Key & Lock Services	0	58	58	100
Contract - Vehicle Repairs/ Maintenance	245	250	5	2
Contracts - Asbestos Abatement	0	13	13	100
Contracts - Uniforms	182	353	171	48
Contract - Reasonable Accommodations	0	63	63	100
Contract - Flooring	8,505	0	(8,505)	N/A
Contracts Charge Back-Tenant Property Damage	0	720	720	100
Total Maintenance Contracts	34,514	27,350	(7,164)	(26)
Total Ordinary Maintenance & Operations	70,130	58,039	(12,091)	(21)
Protective Services				
Police Officers	200	219	19	9
Police Liaison	0	200	200	100
Protective Services- Equipments	800	384	(416)	(108)
Protective Services- Contracts	0	1,250	1,250	100
Total Protective Services	1,000	2,053	1,053	51
General Expenses				
Insurance				
Property Insurance	7,671	10,263	2,592	25
Liability Insurance	1,272	0	(1,272)	N/A
Workmen's Compensation	252	0	(252)	N/A
Total Insurance	9,195	10,263	1,068	10
Employee Benefits Contribution				
Employee Benefits Contribution	0	13,649	13,649	100
FICA Employers Share - Admin	1,074	0	(1,074)	N/A
FICA Employers Share - Maintenance	1,615	0	(1,615)	N/A
Medical Benefits - Admin	2,430	0	(2,430)	N/A

Pathways at BTW

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Medical Benefits - Maintenance	4,379	0	(4,379)	N/A
Fed & State Unemployment - Admin	13	0	(13)	N/A
Fed & State Unemployment - Maintenance	18	0	(18)	N/A
Life Insurance - Admin	12	0	(12)	N/A
Life Insurance - Maintenance	19	0	(19)	N/A
Disability Insurance - Admin	32	0	(32)	N/A
Disability Insurance - Maintenance	36	0	(36)	N/A
Total Employee Benefits Contribution	9,627	13,649	4,022	29
Interest Expense				
Interest on Notes Payable	38,456	37,433	(1,023)	(3)
Total Interest Expense	38,456	37,433	(1,023)	(3)
Other General Expense				
Land Lease Expense	0	8	8	100
Other General Expenses	250	0	(250)	N/A
Total Other General Expenses	250	8	(242)	(3,025)
Total General Expenses	57,528	61,353	3,825	6
Total Operating Expenses	206,194	196,214	(9,980)	(5)
NET OPERATING INCOME (LOSS)	5,551	15,653	(10,102)	(65)
Net Income (Loss)	5,551	15,653	(10,102)	(65)

Pathways at Lakeside

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	48,571	49,523	(952)	(2)
Installment Agreement - Rent	0	323	(323)	(100)
Vacancies	(3,560)	(5,049)	1,489	30
Write-Off / Bad Debt	(1,926)	(2,885)	959	33
Legal Charges	0	392	(392)	(100)
Maintenance/Damages Chargeback Income	(970)	1,902	(2,872)	(151)
Late Fee	82	467	(385)	(82)
Non-Dwelling Rental	5,214	4,917	297	6
Excess Utilities	0	100	(100)	(100)
Total Tenant Revenue	47,410	49,690	(2,280)	(5)
Operating Grants				
HAP Subsidy	93,431	94,723	(1,292)	(1)
Special Claims Income	0	139	(139)	(100)
Total Operating Grants	93,431	94,862	(1,431)	(2)
Interest Income				
Interest on Bank Accounts	604	0	604	N/A
Interest on Replacement Reserve	3,310	0	3,310	N/A
Total Interest Income	3,915	0	3,915	N/A
Other Revenue				
Miscellaneous Income	1,412	0	1,412	N/A
Other Income - Misc	0	140	(140)	(100)
Total Other Revenue	1,412	140	1,272	909
Total Revenue	146,168	144,692	1,476	1
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	13,061	10,191	(2,870)	(28)
Admin Salaries - Overtime	(20)	42	62	149
Incentive Pay	0	236	236	100
Total Salaries	13,041	10,469	(2,572)	(25)
Legal Expense				
Legal Expense	0	1,375	1,375	100
Court Costs	308	117	(191)	(163)
Total Legal Expenses	308	1,492	1,184	79

Pathways at Lakeside

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	243	243	100
Total Travel & Training	0	243	243	100
Auditing Fees				
Auditing Fees	1,100	1,083	(17)	(2)
Total Audit Fees	1,100	1,083	(17)	(2)
Office Expenses				
Office Supplies	439	122	(317)	(260)
Postage, Couriers, Express Mail	0	78	78	100
Printing	0	1	1	100
Telephone	985	881	(104)	(12)
Internet / Cable	375	0	(375)	N/A
Equipment Leases	117	117	0	0
Meeting	0	33	33	100
Bank Charges	25	6	(19)	(312)
Answering Service	286	124	(162)	(131)
Criminal Check	87	0	(87)	N/A
Interpreter Fee	0	50	50	100
Software	581	584	3	0
Document Shredding	0	21	21	100
Permits, Licenses & Certificates	0	8	8	100
Total Office Expenses	2,895	2,025	(870)	(43)
Management Fees				
Management Fees	5,750	5,788	39	1
Total Management Fees	5,750	5,788	39	1
Total Administrative Expenses	23,093	21,100	(1,993)	(9)
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	375	204	(171)	(84)
Tenant Participation - HACA	1,300	136	(1,164)	(856)
Total Tenant Services - Other	1,675	340	(1,335)	(393)
Total Tenant Services	1,675	340	(1,335)	(393)
Utilities				
Water	8,183	6,971	(1,212)	(17)
Electricity	7,781	12,053	4,272	35
Gas	0	4,002	4,002	100

Pathways at Lakeside

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Total Utilities	15,964	23,026	7,062	31
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regul	16,495	15,540	(955)	(6)
Ordinary Maint. & Operations- Labor OT	705	1,273	568	45
Ordinary Maint. & Operations- Labor Temp	1,720	0	(1,720)	N/A
Ordinary Maint. & Operations- Labor Standl	1,792	894	(898)	(100)
Total Maintenance Labor	20,711	17,707	(3,004)	(17)
Ordinary Maint. & Operations- Materials				
Materials - Custodial	379	375	(4)	(1)
Materials - Electrical	566	167	(399)	(239)
Materials - Plumbing	0	667	667	100
Materials - Lawn Care/ Grounds	0	33	33	100
Materials - Tools & Equipment	1,391	208	(1,183)	(569)
Materials - HVAC / Heating / Cooling	618	83	(535)	(645)
Materials - Gas & Oil	587	100	(487)	(487)
Materials - Auto Parts	0	13	13	100
Materials - Exterior Lighting	0	83	83	100
Materials - Paint and Painting Supplies	0	292	292	100
Materials - Flooring & Ceiling	0	17	17	100
Materials - Glass & Window	0	33	33	100
Materials - Windows Covering	0	125	125	100
Materials - Appliances & Parts	0	250	250	100
Materials - Smoke/CO Detectors/Fire Ext.	0	125	125	100
Materials - Hardware/Locks	294	292	(2)	(1)
Materials - Safety Equipment	0	83	83	100
Materials - Pest Control	0	42	42	100
Materials - Doors	0	42	42	100
Materials - Refrigerators	1,172	1,314	142	11
Materials - Ranges	0	829	829	100
Materials Charge Back-Tenant Property Dar	0	1,426	1,426	100
Total Materials	5,007	6,599	1,592	24
Contracts - Maintenance				
Contracts - Trash Removal	1,630	1,772	142	8
Contracts - In-House Bulk Trash	150	402	252	63
Contracts - HVAC	0	417	417	100
Contracts - Elevator Maint.	1,643	2,480	837	34
Contracts - Landscape/Grounds	320	859	539	63
Contracts - Tree Trimming	0	292	292	100

Pathways at Lakeside

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - Make Ready Cleaning	915	1,000	85	9
Contracts - Make Ready Repairs	0	83	83	100
Contracts - Electrical Contracts	3,064	500	(2,564)	(513)
Contracts - Plumbing Contracts	2,589	2,500	(89)	(4)
Contracts - Pest Control	1,965	2,342	377	16
Contracts - Janitorial Contracts	0	3,035	3,035	100
Contracts - Fire Protection	731	1,667	936	56
Contracts - Door & Window Repairs	0	333	333	100
Contracts - Building & Equipment Repairs	0	250	250	100
Contracts - Painting	0	333	333	100
Contract - Vehicle Repairs/ Maintenance	0	42	42	100
Contracts - Asbestos Abatement	0	42	42	100
Contracts - Uniforms	137	250	113	45
Contract - Reasonable Accommodations	0	83	83	100
Contracts - Water Treatment Services	410	410	0	0
Contracts - Masonry Work	0	42	42	100
Contracts Charge Back-Tenant Property Dam	0	475	475	100
Total Maintenance Contracts	13,553	19,609	6,056	31
Total Ordinary Maintenance & Operation	39,271	43,915	4,644	11
Protective Services				
Police Officers	700	313	(387)	(124)
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	865	224	(641)	(286)
Protective Services- Contracts	6,810	4,167	(2,643)	(63)
Total Protective Services	8,375	4,904	(3,471)	(71)
General Expenses				
Insurance				
Property Insurance	5,223	5,364	141	3
Liability Insurance	843	0	(843)	N/A
Workmen's Compensation	238	0	(238)	N/A
Total Insurance	6,304	5,364	(940)	(18)
Employee Benefits Contribution				
Employee Benefits Contribution	0	10,421	10,421	100
FICA Employers Share - Admin	975	0	(975)	N/A
FICA Employers Share - Maintenance	1,498	0	(1,498)	N/A
Medical Benefits - Admin	3,720	0	(3,720)	N/A
Medical Benefits - Maintenance	4,029	0	(4,029)	N/A
Fed & State Unemployment - Admin	11	0	(11)	N/A
Fed & State Unemployment - Maintenance	17	0	(17)	N/A

Pathways at Lakeside

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Life Insurance - Admin	8	0	(8)	N/A
Life Insurance - Maintenance	10	0	(10)	N/A
Disability Insurance - Admin	30	0	(30)	N/A
Disability Insurance - Maintenance	36	0	(36)	N/A
Total Employee Benefits Contribution	10,335	10,421	86	1
Interest Expense				
Interest on Notes Payable	15,536	15,128	(408)	(3)
Total Interest Expense	15,536	15,128	(408)	(3)
Other General Expense				
Land Lease Expense	0	8	8	100
Total Other General Expenses	0	8	8	100
Total General Expenses	32,174	30,921	(1,253)	(4)
Total Operating Expenses	120,553	124,206	3,653	3
NET OPERATING INCOME (LOSS)	25,615	20,486	5,129	25
Net Income (Loss)	25,615	20,486	5,129	25

Pathways at Salina

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	9,882	9,303	579	6
Rent Permanent Loss	0	63	(63)	(100)
Vacancies	(619)	(772)	153	20
Write-Off / Bad Debt	(664)	(441)	(223)	(50)
Legal Charges	0	40	(40)	(100)
Maintenance/Damages Chargeback Income	0	373	(373)	(100)
Late Fee	215	92	123	134
Excess Utilities	0	20	(20)	(100)
Total Tenant Revenue	8,814	8,678	136	2
Operating Grants				
HAP Subsidy	12,668	12,750	(82)	(1)
Special Claims Income	0	21	(21)	(100)
Total Operating Grants	12,668	12,771	(103)	(1)
Interest Income				
Interest on Bank Accounts	440	0	440	N/A
Interest on Replacement Reserve	317	0	317	N/A
Total Interest Income	757	0	757	N/A
Other Revenue				
Miscellaneous Income	262	0	262	N/A
Other Income - Misc	0	27	(27)	(100)
Total Other Revenue	262	27	235	870
Total Revenue	22,501	21,476	1,025	5
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	2,020	1,515	(505)	(33)
Admin Salaries - Overtime	0	8	8	100
Incentive Pay	0	40	40	100
Total Salaries	2,020	1,563	(457)	(29)
Legal Expense				
Legal Expense	0	117	117	100
Court Costs	0	17	17	100
Total Legal Expenses	0	134	134	100
Travel & Training				

Pathways at Salina

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Staff Training	0	38	38	100
Total Travel & Training	0	38	38	100
Auditing Fees				
Auditing Fees	0	41	41	100
Total Audit Fees	0	41	41	100
Office Expenses				
Office Supplies	220	24	(196)	(815)
Postage, Couriers, Express Mail	0	15	15	100
Printing	0	1	1	100
Telephone	497	526	29	6
Equipment Leases	117	73	(44)	(60)
Office Equipment/Furniture	0	54	54	100
Bank Charges	1	0	(1)	N/A
Answering Service	57	25	(32)	(129)
Criminal Check	18	0	(18)	N/A
Software	116	115	(1)	(1)
Storage Lease	142	0	(142)	N/A
Inspections	0	53	53	100
Total Office Expenses	1,167	886	(281)	(32)
Management Fees				
Management Fees	886	859	(27)	(3)
Total Management Fees	886	859	(27)	(3)
Total Administrative Expenses	4,073	3,521	(552)	(16)
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	0	40	40	100
Tenant Participation - HACA	0	27	27	100
Total Tenant Services - Other	0	67	67	100
Total Tenant Services	0	67	67	100
Utilities				
Water	1,827	1,033	(794)	(77)
Electricity	1,572	2,134	562	26
Gas	1,694	717	(977)	(136)
Total Utilities	5,093	3,884	(1,209)	(31)
Ordinary Maintenance & Operations				

Pathways at Salina

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	3,142	2,960	(182)	(6)
Ordinary Maint. & Operations- Labor OT	(5)	250	255	102
Ordinary Maint. & Operations- Labor Standby	(74)	176	250	142
Total Maintenance Labor	3,063	3,386	323	10
Ordinary Maint. & Operations- Materials				
Materials - Custodial	0	67	67	100
Materials - Electrical	0	150	150	100
Materials - Plumbing	0	208	208	100
Materials - Lawn Care/ Grounds	0	42	42	100
Materials - Tools & Equipment	265	26	(239)	(919)
Materials - HVAC / Heating / Cooling	0	83	83	100
Materials - Gas & Oil	0	33	33	100
Materials - Auto Parts	0	7	7	100
Materials - Exterior Lighting	0	17	17	100
Materials - Paint and Painting Supplies	0	42	42	100
Materials - Flooring & Ceiling	0	8	8	100
Materials - Glass & Window	0	21	21	100
Materials - Windows Covering	0	29	29	100
Materials - Appliances & Parts	0	29	29	100
Materials - Smoke/CO Detectors/Fire Ext.	0	42	42	100
Materials - Roofing	0	21	21	100
Materials - Hardware/Locks	0	33	33	100
Materials - Safety Equipment	0	33	33	100
Materials - Pest Control	0	8	8	100
Materials - Lumber Sheetrock	0	8	8	100
Materials - Doors	0	17	17	100
Materials - Fencing	0	13	13	100
Materials - Refrigerators	0	90	90	100
Materials - Ranges	0	55	55	100
Materials - Reasonable Accommodations	0	21	21	100
Materials - Water Heaters/Boilers & Parts	0	17	17	100
Materials - Countertops /Cabinets	0	15	15	100
Materials Charge Back-Tenant Property Damage	0	280	280	100
Total Materials	265	1,415	1,150	81
Contracts - Maintenance				
Contracts - Trash Removal	331	447	116	26
Contracts - In-House Bulk Trash	56	84	28	33
Contracts - HVAC	0	83	83	100
Contracts - Landscape/Grounds	99	465	366	79

Pathways at Salina

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - Tree Trimming	0	83	83	100
Contracts - Make Ready Cleaning	0	133	133	100
Contracts - Make Ready Repairs	0	42	42	100
Contracts - Electrical Contracts	0	25	25	100
Contracts - Plumbing Contracts	0	208	208	100
Contracts - Pest Control	120	253	133	53
Contracts - Fire Protection	0	42	42	100
Contracts - Door & Window Repairs	0	83	83	100
Contracts - Building & Equipment Repairs	0	250	250	100
Contracts - Key & Lock Services	0	4	4	100
Contract - Vehicle Repairs/ Maintenance	0	8	8	100
Contracts - Asbestos Abatement	0	4	4	100
Contracts - Uniforms	137	42	(95)	(226)
Contract - Reasonable Accommodations	0	4	4	100
Contracts Charge Back-Tenant Property Dama	0	93	93	100
Total Maintenance Contracts	744	2,353	1,609	68
Total Ordinary Maintenance & Operations	4,071	7,154	3,083	43
Protective Services				
Police Officers	975	115	(860)	(748)
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	0	219	219	100
Protective Services- Contracts	0	900	900	100
Total Protective Services	975	1,434	459	32
General Expenses				
Insurance				
Property Insurance	652	895	244	27
Liability Insurance	166	0	(166)	N/A
Workmen's Compensation	15	0	(15)	N/A
Total Insurance	832	895	63	7
Employee Benefits Contribution				
Employee Benefits Contribution	0	1,812	1,812	100
FICA Employers Share - Admin	150	0	(150)	N/A
FICA Employers Share - Maintenance	250	0	(250)	N/A
Medical Benefits - Admin	617	0	(617)	N/A
Medical Benefits - Maintenance	737	0	(737)	N/A
Fed & State Unemployment - Admin	2	0	(2)	N/A
Fed & State Unemployment - Maintenance	3	0	(3)	N/A
Life Insurance - Admin	1	0	(1)	N/A
Life Insurance - Maintenance	2	0	(2)	N/A

Pathways at Salina

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Disability Insurance - Admin	5	0	(5)	N/A
Disability Insurance - Maintenance	7	0	(7)	N/A
Total Employee Benefits Contribution	1,773	1,812	39	2
Other General Expense				
Land Lease Expense	0	8	8	100
Total Other General Expenses	0	8	8	100
Total General Expenses	2,606	2,715	109	4
Total Operating Expenses	16,818	18,775	1,957	10
NET OPERATING INCOME (LOSS)	5,683	2,701	2,982	110
Net Income (Loss)	5,683	2,701	2,982	110

Pathways at Gaston

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	34,148.68	29,062.00	5,086.68	17.50
Installment Agreement - Rent	0.00	198.00	-198.00	-100.00
Vacancies	-1,728.58	-2,450.00	721.42	29.45
Write-Off / Bad Debt	-750.54	-1,400.00	649.46	46.39
Legal Charges	0.00	174.00	-174.00	-100.00
Maintenance/Damages Chargeback Income	2,117.14	1,167.00	950.14	81.42
Late Fee	304.00	287.00	17.00	5.92
Cable/Internet Charge	-56.00	0.00	-56.00	N/A
Excess Utilities	0.00	61.00	-61.00	-100.00
Total Tenant Revenue	34,034.70	27,099.00	6,935.70	25.59
Operating Grants				
HAP Subsidy	32,610.00	40,929.00	-8,319.00	-20.33
Special Claims Income	0.00	868.00	-868.00	-100.00
Total Operating Grants	32,610.00	41,797.00	-9,187.00	-21.98
Interest Income				
Interest on Bank Accounts	335.89	0.00	335.89	N/A
Interest on Replacement Reserve	480.54	0.00	480.54	N/A
Total Interest Income	816.43	0.00	816.43	N/A
Other Revenue				
Other Income - Misc	0.00	86.00	-86.00	-100.00
Total Other Revenue	0.00	86.00	-86.00	-100.00
Total Revenue	67,461.13	68,982.00	-1,520.87	-2.20
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	6,984.16	6,871.00	-113.16	-1.65
Admin Salaries - Overtime	-12.54	17.00	29.54	173.76
Incentive Pay	0.00	114.00	114.00	100.00
Total Salaries	6,971.62	7,002.00	30.38	0.43
Legal Expense				
Legal Expense	0.00	300.00	300.00	100.00
Court Costs	0.00	114.00	114.00	100.00
Total Legal Expenses	0.00	414.00	414.00	100.00
Travel & Training				

Pathways at Gaston

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Staff Training	265.00	117.00	-148.00	-126.50
Total Travel & Training	265.00	117.00	-148.00	-126.50
Auditing Fees				
Auditing Fees	0.00	667.00	667.00	100.00
Total Audit Fees	0.00	667.00	667.00	100.00
Office Expenses				
Office Supplies	439.37	75.00	-364.37	-485.83
Postage, Couriers, Express Mail	0.00	48.00	48.00	100.00
Telephone	808.94	711.00	-97.94	-13.78
Maint. Agreement - Office Equipment	206.97	0.00	-206.97	N/A
Equipment Leases	116.63	117.00	0.37	0.32
Meeting	0.00	4.00	4.00	100.00
Bank Charges	3.68	5.00	1.32	26.40
Answering Service	174.32	76.00	-98.32	-129.37
Consultants	0.00	63.00	63.00	100.00
Criminal Check	53.17	0.00	-53.17	N/A
Interpreter Fee	0.00	17.00	17.00	100.00
Software	334.46	358.00	23.54	6.58
Document Shredding	0.00	21.00	21.00	100.00
Permits, Licenses & Certificates	0.00	4.00	4.00	100.00
Annual Compliance Fee	0.00	333.00	333.00	100.00
Total Office Expenses	2,137.54	1,832.00	-305.54	-16.68
Management Fees				
Management Fees	2,611.12	2,759.00	147.88	5.36
Partnership Management Fees	0.00	133.00	133.00	100.00
Asset Management Fees	0.00	137.00	137.00	100.00
Total Management Fees	2,611.12	3,029.00	417.88	13.80
Total Administrative Expenses	11,985.28	13,061.00	1,075.72	8.24
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	0.00	125.00	125.00	100.00
Tenant Participation - HACA	0.00	83.00	83.00	100.00
Total Tenant Services - Other	0.00	208.00	208.00	100.00
Total Tenant Services	0.00	208.00	208.00	100.00
Utilities				
Water	0.00	3,317.00	3,317.00	100.00

Pathways at Gaston

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Electricity	0.00	4,837.00	4,837.00	100.00
Gas	722.12	540.00	-182.12	-33.73
Total Utilities	722.12	8,694.00	7,971.88	91.69
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	8,896.73	5,948.00	-2,948.73	-49.58
Ordinary Maint. & Operations- Labor OT	1,330.67	781.00	-549.67	-70.38
Ordinary Maint. & Operations- Labor Standby	1,015.42	549.00	-466.42	-84.96
Total Maintenance Labor	11,242.82	7,278.00	-3,964.82	-54.48
Ordinary Maint. & Operations- Materials				
Materials - Custodial	165.61	198.00	32.39	16.36
Materials - Electrical	0.00	142.00	142.00	100.00
Materials - Plumbing	0.00	208.00	208.00	100.00
Materials - Lawn Care/ Grounds	0.00	33.00	33.00	100.00
Materials - Tools & Equipment	2,516.54	167.00	-2,349.54	-1,406.91
Materials - HVAC / Heating / Cooling	0.00	208.00	208.00	100.00
Materials - Gas & Oil	403.50	19.00	-384.50	-2,023.68
Materials - Exterior Lighting	0.00	83.00	83.00	100.00
Materials - Paint and Painting Supplies	0.00	208.00	208.00	100.00
Materials - Flooring & Ceiling	0.00	63.00	63.00	100.00
Materials - Glass & Window	0.00	21.00	21.00	100.00
Materials - Windows Covering	0.00	38.00	38.00	100.00
Materials - Appliances & Parts	0.00	292.00	292.00	100.00
Materials - Smoke/CO Detectors/Fire Ext.	0.00	75.00	75.00	100.00
Materials - Hardware/Locks	279.01	167.00	-112.01	-67.07
Materials - Safety Equipment	0.00	42.00	42.00	100.00
Materials - Pest Control	0.00	17.00	17.00	100.00
Materials - Lumber Sheetrock	0.00	8.00	8.00	100.00
Materials - Doors	0.00	50.00	50.00	100.00
Materials - Fencing	0.00	8.00	8.00	100.00
Materials - Refrigerators	586.00	0.00	-586.00	N/A
Materials - Reasonable Accommodations	0.00	25.00	25.00	100.00
Materials - Water Heaters/Boilers & Parts	0.00	21.00	21.00	100.00
Materials - Countertops /Cabinets	0.00	42.00	42.00	100.00
Materials Charge Back-Tenant Property Damag	0.00	875.00	875.00	100.00
Total Materials	3,950.66	3,010.00	-940.66	-31.25
Contracts - Maintenance				
Contracts - Trash Removal	904.11	1,083.00	178.89	16.52
Contracts - In-House Bulk Trash	225.00	364.00	139.00	38.19

Pathways at Gaston

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - HVAC	0.00	167.00	167.00	100.00
Contracts - Elevator Maint.	946.40	1,233.00	286.60	23.24
Contracts - Landscape/Grounds	208.60	620.00	411.40	66.35
Contracts - Tree Trimming	0.00	375.00	375.00	100.00
Contracts - Make Ready Cleaning	0.00	423.00	423.00	100.00
Contracts - Electrical Contracts	0.00	167.00	167.00	100.00
Contracts - Plumbing Contracts	0.00	833.00	833.00	100.00
Contracts - Pest Control	1,400.00	1,700.00	300.00	17.65
Contracts - Janitorial Contracts	0.00	550.00	550.00	100.00
Contracts - Fire Protection	0.00	417.00	417.00	100.00
Contracts - Door & Window Repairs	0.00	125.00	125.00	100.00
Contracts - Building & Equipment Repairs	0.00	42.00	42.00	100.00
Contracts - Key & Lock Services	0.00	8.00	8.00	100.00
Contracts - Uniforms	45.12	105.00	59.88	57.03
Contract - Reasonable Accommodations	0.00	8.00	8.00	100.00
Contracts Charge Back-Tenant Property Damage	200.00	292.00	92.00	31.51
Total Maintenance Contracts	3,929.23	8,512.00	4,582.77	53.84
Total Ordinary Maintenance & Operations	19,122.71	18,800.00	-322.71	-1.72
Protective Services				
Police Officers	450.00	104.00	-346.00	-332.69
Crime Prevention/Safety	60.66	200.00	139.34	69.67
Protective Services- Equipments	0.00	171.00	171.00	100.00
Protective Services- Contracts	0.00	2,400.00	2,400.00	100.00
Prop Mgmt - Security Contracts/Services	5,760.00	0.00	-5,760.00	N/A
Total Protective Services	6,270.66	2,875.00	-3,395.66	-118.11
General Expenses				
Insurance				
Property Insurance	1,720.17	2,877.00	1,156.83	40.21
Liability Insurance	511.58	0.00	-511.58	N/A
Workmen's Compensation	131.81	0.00	-131.81	N/A
Total Insurance	2,363.56	2,877.00	513.44	17.85
Employee Benefits Contribution				
Employee Benefits Contribution	0.00	5,191.00	5,191.00	100.00
FICA Employers Share - Admin	513.54	0.00	-513.54	N/A
FICA Employers Share - Maintenance	941.82	0.00	-941.82	N/A
Medical Benefits - Admin	2,708.92	0.00	-2,708.92	N/A
Medical Benefits - Maintenance	1,484.12	0.00	-1,484.12	N/A
Fed & State Unemployment - Admin	6.04	0.00	-6.04	N/A
Fed & State Unemployment - Maintenance	9.67	0.00	-9.67	N/A

Pathways at Gaston

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Life Insurance - Admin	8.16	0.00	-8.16	N/A
Life Insurance - Maintenance	9.37	0.00	-9.37	N/A
Disability Insurance - Admin	15.54	0.00	-15.54	N/A
Disability Insurance - Maintenance	17.99	0.00	-17.99	N/A
Total Employee Benefits Contribution	5,715.17	5,191.00	-524.17	-10.10
Interest Expense				
Interest on Notes Payable	6,952.99	6,795.00	-157.99	-2.33
Total Interest Expense	6,952.99	6,795.00	-157.99	-2.33
Other General Expense				
Land Lease Expense	111.08	111.00	-0.08	-0.07
Tax Credit Fees Expense	0.00	250.00	250.00	100.00
Franchise Taxes	0.00	181.00	181.00	100.00
Total Other General Expenses	111.08	542.00	430.92	79.51
Total General Expenses	15,142.80	15,405.00	262.20	1.70
Total Operating Expenses	53,243.57	59,043.00	5,799.43	9.82
NET OPERATING INCOME (LOSS)	14,217.56	9,939.00	4,278.56	43.05
Net Income (Loss)	14,217.56	9,939.00	4,278.56	43.05

Pathways at Bouldin Oaks

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	46,784	41,065	5,719	14
Rent Permanent Loss	(3,315)	0	(3,315)	N/A
Installment Agreement - Rent	0	285	(285)	(100)
Vacancies	(2,968)	(4,357)	1,389	32
Write-Off / Bad Debt	(9,341)	(2,490)	(6,851)	(275)
Legal Charges	3,584	387	3,197	826
Maintenance/Damages Chargeback Income	130	1,920	(1,790)	(93)
Late Fee	227	413	(186)	(45)
Excess Utilities	424	88	336	382
Total Tenant Revenue	35,525	37,311	(1,786)	(5)
Operating Grants				
HAP Subsidy	79,831	83,430	(3,599)	(4)
Special Claims Income	387	693	(306)	(44)
Utility Reimbursement	448	99	349	353
Repayment Agreement Expense Recovery	2	24	(22)	(92)
Total Operating Grants	80,668	84,246	(3,578)	(4)
Interest Income				
Interest on Bank Accounts	47	0	47	N/A
Interest on Replacement Reserve	1,009	0	1,009	N/A
Total Interest Income	1,056	0	1,056	N/A
Other Revenue				
Other Income - Misc	0	123	(123)	(100)
Total Other Revenue	0	123	(123)	(100)
Total Revenue	117,248	121,680	(4,432)	(4)
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	13,585	11,489	(2,096)	(18)
Admin Salaries - Overtime	0	50	50	100
Incentive Pay	0	186	186	100
Total Salaries	13,585	11,725	(1,860)	(16)
Legal Expense				
Legal Expense	535	1,301	766	59
Court Costs	173	127	(46)	(36)
Total Legal Expenses	708	1,428	720	50

Pathways at Bouldin Oaks

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	243	243	100
Travel - Mileage	0	8	8	100
Total Travel & Training	0	251	251	100
Auditing Fees				
Auditing Fees	1,700	958	(742)	(77)
Total Audit Fees	1,700	958	(742)	(77)
Office Expenses				
Office Supplies	439	108	(331)	(307)
Postage, Couriers, Express Mail	0	69	69	100
Printing	0	2	2	100
Telephone	669	726	57	8
Equipment Leases	117	117	0	0
Meeting	0	17	17	100
Bank Charges	9	10	1	7
Answering Service	250	109	(141)	(129)
Criminal Check	76	0	(76)	N/A
Interpreter Fee	0	21	21	100
Software	467	516	49	10
Document Shredding	0	17	17	100
Permits, Licenses & Certificates	0	4	4	100
Total Office Expenses	2,027	1,716	(311)	(18)
Management Fees				
Management Fees	4,873	4,867	(6)	(0)
Total Management Fees	4,873	4,867	(6)	(0)
Total Administrative Expenses	22,894	20,945	(1,949)	(9)
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	0	180	180	100
Tenant Participation - HACA	0	120	120	100
Total Tenant Services - Other	0	300	300	100
Total Tenant Services	0	300	300	100
Utilities				
Water	9,113	8,296	(817)	(10)
Electricity	918	2,013	1,095	54

Pathways at Bouldin Oaks

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Gas	10,842	6,948	(3,894)	(56)
Total Utilities	20,873	17,257	(3,616)	(21)
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	9,975	12,129	2,154	18
Ordinary Maint. & Operations- Labor OT	945	1,125	180	16
Ordinary Maint. & Operations- Labor Temp	1,376	0	(1,376)	N/A
Ordinary Maint. & Operations- Labor Standby	756	790	34	4
Total Maintenance Labor	13,052	14,044	992	7
Ordinary Maint. & Operations- Materials				
Materials - Custodial	137	133	(4)	(3)
Materials - Electrical	745	300	(445)	(148)
Materials - Plumbing	165	417	252	60
Materials - Lawn Care/ Grounds	0	58	58	100
Materials - Tools & Equipment	901	142	(759)	(534)
Materials - HVAC / Heating / Cooling	1,243	833	(410)	(49)
Materials - Gas & Oil	101	142	41	29
Materials - Auto Parts	0	63	63	100
Materials - Exterior Lighting	0	38	38	100
Materials - Paint and Painting Supplies	87	583	496	85
Materials - Flooring & Ceiling	0	21	21	100
Materials - Glass & Window	0	25	25	100
Materials - Windows Covering	207	100	(107)	(107)
Materials - Appliances & Parts	508	733	225	31
Materials - Smoke/CO Detectors/Fire Ext.	0	167	167	100
Materials - Hardware/Locks	0	417	417	100
Materials - Safety Equipment	261	67	(194)	(289)
Materials - Pest Control	0	17	17	100
Materials - Lumber Sheetrock	0	42	42	100
Materials - Doors	366	67	(299)	(446)
Materials - Fencing	0	6	6	100
Materials - Refrigerators	0	2,481	2,481	100
Materials - Ranges	0	329	329	100
Materials - Reasonable Accommodations	85	125	40	32
Materials - Water Heaters/Boilers & Parts	0	21	21	100
Materials - Countertops /Cabinets	181	17	(164)	(962)
Materials Charge Back-Tenant Property Damage	299	1,440	1,141	79
Total Materials	5,287	8,784	3,497	40
Contracts - Maintenance				

Pathways at Bouldin Oaks

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - Trash Removal	547	569	22	4
Contracts - In-House Bulk Trash	263	543	281	52
Contracts - HVAC	3,800	333	(3,467)	(1,041)
Contracts - Landscape/Grounds	1,301	2,985	1,684	56
Contracts - Tree Trimming	3,350	2,083	(1,267)	(61)
Contracts - Make Ready Cleaning	0	1,594	1,594	100
Contracts - Electrical Contracts	0	42	42	100
Contracts - Plumbing Contracts	0	1,208	1,208	100
Contracts - Pest Control	150	1,327	1,177	89
Contracts - Fire Protection	0	75	75	100
Contracts - Door & Window Repairs	0	17	17	100
Contracts - Building & Equipment Repairs	0	42	42	100
Contracts - Equipment Rental	0	2	2	100
Contracts - Key & Lock Services	0	8	8	100
Contract - Vehicle Repairs/ Maintenance	0	100	100	100
Contracts - Uniforms	92	197	105	53
Contract - Reasonable Accommodations	0	208	208	100
Contracts - Masonry Work	0	7	7	100
Contracts Charge Back-Tenant Property Damage	0	480	480	100
Total Maintenance Contracts	9,502	11,820	2,318	20
Total Ordinary Maintenance & Operations	27,840	34,648	6,808	20
Protective Services				
Police Officers	200	104	(96)	(92)
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	0	182	182	100
Protective Services- Contracts	0	1,917	1,917	100
Total Protective Services	200	2,403	2,203	92
General Expenses				
Insurance				
Property Insurance	4,854	6,197	1,343	22
Liability Insurance	793	0	(793)	N/A
Workmen's Compensation	184	0	(184)	N/A
Total Insurance	5,831	6,197	366	6
Employee Benefits Contribution				
Employee Benefits Contribution	0	9,565	9,565	100
FICA Employers Share - Admin	978	0	(978)	N/A
FICA Employers Share - Maintenance	978	0	(978)	N/A
Medical Benefits - Admin	3,441	0	(3,441)	N/A
Medical Benefits - Maintenance	1,403	0	(1,403)	N/A

Pathways at Bouldin Oaks

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Fed & State Unemployment - Admin	12	0	(12)	N/A
Fed & State Unemployment - Maintenance	10	0	(10)	N/A
Life Insurance - Admin	7	0	(7)	N/A
Life Insurance - Maintenance	7	0	(7)	N/A
Disability Insurance - Admin	30	0	(30)	N/A
Disability Insurance - Maintenance	19	0	(19)	N/A
Total Employee Benefits Contribution	6,886	9,565	2,679	28
Interest Expense				
Interest on Notes Payable	19,600	19,059	(541)	(3)
Total Interest Expense	19,600	19,059	(541)	(3)
Other General Expense				
Land Lease Expense	0	8	8	100
Other General Expenses	250	0	(250)	N/A
Total Other General Expenses	250	8	(242)	(3,025)
Total General Expenses	32,567	34,829	2,262	6
Total Operating Expenses	104,374	110,382	6,008	5
NET OPERATING INCOME (LOSS)	12,874	11,298	1,576	14
Net Income (Loss)	12,874	11,298	1,576	14

Pathways at Thurmond Hills

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	53,355	48,825	4,530	9
Installment Agreement - Rent	0	285	(285)	(100)
Vacancies	(9,563)	(4,789)	(4,774)	(100)
Write-Off / Bad Debt	2,967	(2,737)	5,704	208
Legal Charges	138	666	(528)	(79)
Maintenance/Damages Chargeback Income	984	1,920	(936)	(49)
Late Fee	552	413	139	34
Excess Utilities	0	88	(88)	(100)
Total Tenant Revenue	48,433	44,671	3,762	8
Operating Grants				
HAP Subsidy	83,796	88,008	(4,212)	(5)
Special Claims Income	1,053	1,625	(572)	(35)
Utility Reimbursement	148	99	49	49
Repayment Agreement Expense Recovery	122	24	98	408
Total Operating Grants	85,119	89,756	(4,637)	(5)
Interest Income				
Interest on Bank Accounts	592	0	592	N/A
Interest on Replacement Reserve	1,482	0	1,482	N/A
Total Interest Income	2,075	0	2,075	N/A
Other Revenue				
Other Income - Misc	0	123	(123)	(100)
Total Other Revenue	0	123	(123)	(100)
Total Revenue	135,627	134,550	1,077	1
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	14,212	13,345	(867)	(7)
Admin Salaries - Overtime	0	67	67	100
Incentive Pay	0	208	208	100
Total Salaries	14,212	13,620	(592)	(4)
Legal Expense				
Legal Expense	105	2,567	2,462	96
Court Costs	620	153	(467)	(306)
Total Legal Expenses	725	2,720	1,995	73

Pathways at Thurmond Hills

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	258	258	100
Travel - Mileage	0	33	33	100
Total Travel & Training	0	291	291	100
Auditing Fees				
Auditing Fees	1,500	958	(542)	(57)
Total Audit Fees	1,500	958	(542)	(57)
Office Expenses				
Office Supplies	439	108	(331)	(307)
Postage, Couriers, Express Mail	0	69	69	100
Printing	0	2	2	100
Telephone	730	766	36	5
Equipment Leases	117	117	0	0
Meeting	0	8	8	100
Bank Charges	9	10	1	12
Answering Service	250	109	(141)	(129)
Criminal Check	76	0	(76)	N/A
Interpreter Fee	344	125	(219)	(175)
Software	452	516	64	12
Storage Lease	598	0	(598)	N/A
Document Shredding	0	13	13	100
Total Office Expenses	3,014	1,843	(1,171)	(64)
Management Fees				
Management Fees	5,179	5,382	203	4
Total Management Fees	5,179	5,382	203	4
Total Administrative Expenses	24,631	24,814	183	1
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	0	180	180	100
Tenant Participation - HACA	0	120	120	100
Total Tenant Services - Other	0	300	300	100
Total Tenant Services	0	300	300	100
Utilities				
Water	14,671	11,938	(2,733)	(23)
Electricity	2,190	2,073	(117)	(6)
Gas	8,355	6,073	(2,282)	(38)

Pathways at Thurmond Hills

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Total Utilities	25,216	20,084	(5,132)	(26)
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	8,375	9,798	1,423	15
Ordinary Maint. & Operations- Labor OT	1,523	1,125	(398)	(35)
Ordinary Maint. & Operations- Labor Temp	6,158	0	(6,158)	N/A
Ordinary Maint. & Operations- Labor Standby	2,122	790	(1,332)	(169)
Total Maintenance Labor	18,178	11,713	(6,465)	(55)
Ordinary Maint. & Operations- Materials				
Materials - Custodial	638	125	(513)	(411)
Materials - Electrical	1,583	750	(833)	(111)
Materials - Plumbing	506	417	(89)	(21)
Materials - Lawn Care/ Grounds	0	50	50	100
Materials - Tools & Equipment	828	167	(661)	(396)
Materials - HVAC / Heating / Cooling	754	500	(254)	(51)
Materials - Gas & Oil	192	167	(25)	(15)
Materials - Auto Parts	0	8	8	100
Materials - Exterior Lighting	0	25	25	100
Materials - Paint and Painting Supplies	1,858	625	(1,233)	(197)
Materials - Flooring & Ceiling	0	17	17	100
Materials - Glass & Window	57	42	(15)	(37)
Materials - Windows Covering	0	83	83	100
Materials - Appliances & Parts	0	167	167	100
Materials - Smoke/CO Detectors/Fire Ext.	0	67	67	100
Materials - Roofing	0	4	4	100
Materials - Hardware/Locks	417	208	(209)	(101)
Materials - Safety Equipment	32	50	18	36
Materials - Lumber Sheetrock	0	8	8	100
Materials - Doors	0	42	42	100
Materials - Fencing	0	8	8	100
Materials - Refrigerators	0	1,201	1,201	100
Materials - Ranges	0	670	670	100
Materials - Reasonable Accommodations	0	25	25	100
Materials - Water Heaters/Boilers & Parts	123	33	(90)	(274)
Materials - Countertops /Cabinets	0	8	8	100
Materials Charge Back-Tenant Property Damage	0	1,440	1,440	100
Total Materials	6,990	6,907	(83)	(1)
Contracts - Maintenance				
Contracts - Trash Removal	3,072	3,369	297	9

Pathways at Thurmond Hills

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - In-House Bulk Trash	300	625	325	52
Contracts - HVAC	0	83	83	100
Contracts - Landscape/Grounds	1,521	3,463	1,942	56
Contracts - Tree Trimming	0	667	667	100
Contracts - Make Ready Cleaning	0	2,179	2,179	100
Contracts - Electrical Contracts	0	167	167	100
Contracts - Plumbing Contracts	1,264	1,000	(264)	(26)
Contracts - Pest Control	151	1,294	1,143	88
Contracts - Janitorial Contracts	0	450	450	100
Contracts - Fire Protection	0	125	125	100
Contracts - Door & Window Repairs	0	42	42	100
Contracts - Building & Equipment Repairs	0	42	42	100
Contracts - Painting	593	0	(593)	N/A
Contracts - Key & Lock Services	0	21	21	100
Contract - Vehicle Repairs/ Maintenance	0	42	42	100
Contracts - Uniforms	92	221	129	59
Contract - Reasonable Accommodations	0	50	50	100
Contracts Charge Back-Tenant Property Damage	0	480	480	100
Total Maintenance Contracts	6,993	14,320	7,327	51
Total Ordinary Maintenance & Operations	32,161	32,940	779	2
Protective Services				
Police Officers	963	417	(546)	(131)
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	0	236	236	100
Protective Services- Contracts	3,120	2,717	(403)	(15)
Total Protective Services	4,083	3,570	(513)	(14)
General Expenses				
Insurance				
Property Insurance	5,293	6,722	1,430	21
Liability Insurance	835	0	(835)	N/A
Workmen's Compensation	204	0	(204)	N/A
Total Insurance	6,331	6,722	391	6
Employee Benefits Contribution				
Employee Benefits Contribution	0	9,373	9,373	100
FICA Employers Share - Admin	1,040	0	(1,040)	N/A
FICA Employers Share - Maintenance	962	0	(962)	N/A
Medical Benefits - Admin	3,811	0	(3,811)	N/A
Medical Benefits - Maintenance	1,642	0	(1,642)	N/A
Fed & State Unemployment - Admin	12	0	(12)	N/A

Pathways at Thurmond Hills

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Fed & State Unemployment - Maintenance	9	0	(9)	N/A
Life Insurance - Admin	12	0	(12)	N/A
Life Insurance - Maintenance	10	0	(10)	N/A
Disability Insurance - Admin	30	0	(30)	N/A
Disability Insurance - Maintenance	19	0	(19)	N/A
Total Employee Benefits Contribution	7,548	9,373	1,825	19
Interest Expense				
Interest on Notes Payable	19,096	18,788	(308)	(2)
Total Interest Expense	19,096	18,788	(308)	(2)
Other General Expense				
Land Lease Expense	0	8	8	100
Total Other General Expenses	0	8	8	100
Total General Expenses	32,975	34,891	1,916	5
Total Operating Expenses	119,066	116,599	(2,467)	(2)
NET OPERATING INCOME (LOSS)	16,561	17,951	(1,390)	(8)
Net Income (Loss)	16,561	17,951	(1,390)	(8)

Pathways at Georgian Manor

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	33,053	30,335	2,718	9
Installment Agreement - Rent	0	186	(186)	(100)
Vacancies	(2,135)	(2,713)	578	21
Write-Off / Bad Debt	(3,435)	(1,550)	(1,885)	(122)
Legal Charges	138	436	(298)	(68)
Maintenance/Damages Chargeback Income	133	1,253	(1,120)	(89)
Late Fee	334	269	65	24
Excess Utilities	0	57	(57)	(100)
Total Tenant Revenue	28,088	28,273	(185)	(1)
Operating Grants				
HAP Subsidy	45,812	47,178	(1,366)	(3)
Special Claims Income	3,559	657	2,902	442
Utility Reimbursement	76	65	11	17
Repayment Agreement Expense Recovery	0	16	(16)	(100)
Total Operating Grants	49,447	47,916	1,531	3
Interest Income				
Interest on Bank Accounts	139	0	139	N/A
Interest on Replacement Reserve	650	0	650	N/A
Total Interest Income	789	0	789	N/A
Other Revenue				
Miscellaneous Income	642	0	642	N/A
Other Income - Misc	0	81	(81)	(100)
Total Other Revenue	642	81	561	692
Total Revenue	78,966	76,270	2,696	4
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	8,559	8,180	(379)	(5)
Admin Salaries - Overtime	18	25	7	29
Incentive Pay	0	138	138	100
Total Salaries	8,577	8,343	(234)	(3)
Legal Expense				
Legal Expense	0	1,679	1,679	100
Court Costs	0	100	100	100
Total Legal Expenses	0	1,779	1,779	100

Pathways at Georgian Manor

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	203	203	100
Total Travel & Training	0	203	203	100
Auditing Fees				
Auditing Fees	0	713	713	100
Total Audit Fees	0	713	713	100
Office Expenses				
Office Supplies	500	71	(429)	(604)
Postage, Couriers, Express Mail	0	45	45	100
Printing	0	2	2	100
Telephone	592	601	9	1
Equipment Leases	117	117	0	0
Office Equipment/Furniture	0	83	83	100
Meeting	0	27	27	100
Bank Charges	6	5	(1)	(12)
Answering Service	164	71	(93)	(131)
Consultants	0	16	16	100
Criminal Check	50	0	(50)	N/A
Interpreter Fee	0	83	83	100
Software	298	337	39	12
Document Shredding	0	25	25	100
Permits, Licenses & Certificates	0	4	4	100
Annual Compliance Fee	0	313	313	100
Total Office Expenses	1,726	1,800	74	4
Management Fees				
Management Fees	3,228	3,051	(177)	(6)
Partnership Management Fees	0	133	133	100
Asset Management Fees	607	191	(416)	(218)
Total Management Fees	3,835	3,375	(460)	(14)
Total Administrative Expenses	14,137	16,213	2,076	13
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	0	118	118	100
Tenant Participation - HACA	0	78	78	100
Total Tenant Services - Other	0	196	196	100
Total Tenant Services	0	196	196	100

Pathways at Georgian Manor

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Utilities				
Water	7,433	6,520	(913)	(14)
Electricity	811	1,293	482	37
Gas	5,398	3,942	(1,456)	(37)
Total Utilities	13,642	11,755	(1,887)	(16)
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	6,166	5,736	(430)	(8)
Ordinary Maint. & Operations- Labor OT	36	734	698	95
Ordinary Maint. & Operations- Labor Standby	(147)	516	663	128
Total Maintenance Labor	6,056	6,986	930	13
Ordinary Maint. & Operations- Materials				
Materials - Custodial	0	250	250	100
Materials - Electrical	0	500	500	100
Materials - Plumbing	17	292	275	94
Materials - Lawn Care/ Grounds	59	250	191	76
Materials - Tools & Equipment	558	83	(475)	(572)
Materials - HVAC / Heating / Cooling	738	417	(321)	(77)
Materials - Gas & Oil	24	58	34	58
Materials - Auto Parts	0	4	4	100
Materials - Exterior Lighting	0	25	25	100
Materials - Paint and Painting Supplies	0	250	250	100
Materials - Flooring & Ceiling	0	125	125	100
Materials - Glass & Window	0	17	17	100
Materials - Windows Covering	0	50	50	100
Materials - Appliances & Parts	0	1,583	1,583	100
Materials - Smoke/CO Detectors/Fire Ext.	0	150	150	100
Materials - Roofing	0	4	4	100
Materials - Hardware/Locks	0	167	167	100
Materials - Safety Equipment	0	42	42	100
Materials - Pest Control	76	25	(51)	(202)
Materials - Lumber Sheetrock	0	42	42	100
Materials - Doors	0	67	67	100
Materials - Fencing	0	4	4	100
Materials - Refrigerators	0	98	98	100
Materials - Ranges	0	283	283	100
Materials - Reasonable Accommodations	0	67	67	100
Materials - Water Heaters/Boilers & Parts	0	50	50	100
Materials - Countertops /Cabinets	0	42	42	100

Pathways at Georgian Manor

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Materials Charge Back-Tenant Property Dama	0	940	940	100
Total Materials	1,472	5,885	4,413	75
Contracts - Maintenance				
Contracts - Trash Removal	2,371	2,699	328	12
Contracts - In-House Bulk Trash	225	373	148	40
Contracts - HVAC	0	208	208	100
Contracts - Landscape/Grounds	320	1,276	956	75
Contracts - Tree Trimming	0	1,042	1,042	100
Contracts - Make Ready Cleaning	0	1,121	1,121	100
Contracts - Electrical Contracts	0	233	233	100
Contracts - Plumbing Contracts	0	417	417	100
Contracts - Pest Control	498	742	245	33
Contracts - Fire Protection	0	71	71	100
Contracts - Door & Window Repairs	0	29	29	100
Contracts - Building & Equipment Repairs	0	83	83	100
Contracts - Equipment Rental	0	4	4	100
Contracts - Key & Lock Services	0	21	21	100
Contract - Vehicle Repairs/ Maintenance	0	83	83	100
Contracts - Uniforms	59	146	87	60
Contract - Reasonable Accommodations	0	17	17	100
Contracts - Masonry Work	0	83	83	100
Contracts Charge Back-Tenant Property Dama	0	313	313	100
Total Maintenance Contracts	3,472	8,961	5,489	61
Total Ordinary Maintenance & Operations	11,000	21,832	10,832	50
Protective Services				
Police Officers	3,113	208	(2,905)	(1,396)
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	0	122	122	100
Protective Services- Contracts	0	1,317	1,317	100
Total Protective Services	3,113	1,847	(1,266)	(69)
General Expenses				
Insurance				
Property Insurance	3,012	4,022	1,010	25
Liability Insurance	554	0	(554)	N/A
Workmen's Compensation	108	0	(108)	N/A
Total Insurance	3,674	4,022	348	9
Employee Benefits Contribution				
Employee Benefits Contribution	0	5,636	5,636	100

Pathways at Georgian Manor

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
FICA Employers Share - Admin	613	0	(613)	N/A
FICA Employers Share - Maintenance	489	0	(489)	N/A
Medical Benefits - Admin	3,179	0	(3,179)	N/A
Medical Benefits - Maintenance	1,011	0	(1,011)	N/A
Fed & State Unemployment - Admin	7	0	(7)	N/A
Fed & State Unemployment - Maintenance	6	0	(6)	N/A
Life Insurance - Admin	10	0	(10)	N/A
Life Insurance - Maintenance	7	0	(7)	N/A
Disability Insurance - Admin	19	0	(19)	N/A
Disability Insurance - Maintenance	13	0	(13)	N/A
Total Employee Benefits Contribution	5,353	5,636	283	5
Interest Expense				
Interest on Notes Payable	7,507	7,323	(184)	(3)
Total Interest Expense	7,507	7,323	(184)	(3)
Other General Expense				
Land Lease Expense	1,444	1,444	(0)	(0)
Tax Credit Fees Expense	0	192	192	100
Franchise Taxes	0	271	271	100
Total Other General Expenses	1,444	1,907	463	24
Total General Expenses	17,979	18,888	909	5
Total Operating Expenses	59,871	70,731	10,860	15
NET OPERATING INCOME (LOSS)	19,095	5,539	13,556	245
Net Income (Loss)	19,095	5,539	13,556	245

Pathways at North Loop

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	38,651	38,216	435	1
Installment Agreement - Rent	0	258	(258)	(100)
Vacancies	(1,407)	(3,521)	2,114	60
Write-Off / Bad Debt	(2,305)	(2,012)	(293)	(15)
Legal Charges	143	578	(435)	(75)
Maintenance/Damages Chargeback Income	677	1,517	(840)	(55)
Late Fee	305	372	(67)	(18)
Excess Utilities	0	79	(79)	(100)
Total Tenant Revenue	36,064	35,487	577	2
Operating Grants				
HAP Subsidy	63,028	62,397	631	1
Special Claims Income	573	714	(141)	(20)
Total Operating Grants	63,601	63,111	490	1
Interest Income				
Interest on Bank Accounts	316	0	316	N/A
Interest on Replacement Reserve	246	0	246	N/A
Total Interest Income	562	0	562	N/A
Other Revenue				
Miscellaneous Income	1,146	0	1,146	N/A
Other Income - Misc	0	111	(111)	(100)
Total Other Revenue	1,146	111	1,035	932
Total Revenue	101,373	98,709	2,664	3
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	10,196	9,791	(405)	(4)
Admin Salaries - Overtime	213	25	(188)	(754)
Incentive Pay	0	167	167	100
Total Salaries	10,409	9,983	(426)	(4)
Legal Expense				
Legal Expense	3,406	1,725	(1,681)	(97)
Court Costs	286	233	(53)	(23)
Total Legal Expenses	3,692	1,958	(1,734)	(89)
Travel & Training				

Pathways at North Loop

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Staff Training	0	217	217	100
Travel - Mileage	0	83	83	100
Total Travel & Training	0	300	300	100
Auditing Fees				
Auditing Fees	0	986	986	100
Total Audit Fees	0	986	986	100
Office Expenses				
Office Supplies	439	98	(341)	(348)
Postage, Couriers, Express Mail	0	62	62	100
Printing	0	4	4	100
Telephone	887	780	(107)	(14)
Equipment Leases	117	117	0	0
Office Equipment/Furniture	0	33	33	100
Meeting	0	17	17	100
Bank Charges	6	0	(6)	N/A
Answering Service	226	98	(128)	(131)
Consultants	0	23	23	100
Criminal Check	69	0	(69)	N/A
Interpreter Fee	0	83	83	100
Software	419	466	47	10
Document Shredding	0	8	8	100
Annual Compliance Fee	0	433	433	100
Total Office Expenses	2,163	2,222	59	3
Management Fees				
Management Fees	4,046	3,948	(98)	(2)
Partnership Management Fees	0	133	133	100
Asset Management Fees	840	264	(576)	(218)
Total Management Fees	4,886	4,345	(541)	(12)
Total Administrative Expenses	21,150	19,794	(1,356)	(7)
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	0	163	163	100
Tenant Participation - HACA	0	108	108	100
Total Tenant Services - Other	0	271	271	100
Total Tenant Services	0	271	271	100
Utilities				

Pathways at North Loop

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Water	8,151	7,000	(1,151)	(16)
Electricity	10,380	9,691	(689)	(7)
Gas	0	1,764	1,764	100
Total Utilities	18,531	18,455	(76)	(0)
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	9,361	8,438	(923)	(11)
Ordinary Maint. & Operations- Labor OT	3,105	1,015	(2,090)	(206)
Ordinary Maint. & Operations- Labor Standby	843	713	(130)	(18)
Total Maintenance Labor	13,309	10,166	(3,143)	(31)
Ordinary Maint. & Operations- Materials				
Materials - Custodial	424	267	(157)	(59)
Materials - Electrical	550	417	(133)	(32)
Materials - Plumbing	(120)	158	278	176
Materials - Lawn Care/ Grounds	0	100	100	100
Materials - Tools & Equipment	34	150	116	77
Materials - HVAC / Heating / Cooling	731	313	(418)	(134)
Materials - Gas & Oil	1,382	17	(1,365)	(8,029)
Materials - Auto Parts	78	8	(70)	(875)
Materials - Exterior Lighting	0	21	21	100
Materials - Paint and Painting Supplies	95	167	72	43
Materials - Flooring & Ceiling	0	50	50	100
Materials - Windows Covering	0	33	33	100
Materials - Appliances & Parts	0	500	500	100
Materials - Smoke/CO Detectors/Fire Ext.	0	125	125	100
Materials - Hardware/Locks	133	100	(33)	(33)
Materials - Safety Equipment	0	25	25	100
Materials - Pest Control	0	13	13	100
Materials - Lumber Sheetrock	0	42	42	100
Materials - Doors	0	42	42	100
Materials - Fencing	0	50	50	100
Materials - Refrigerators	0	465	465	100
Materials - Ranges	0	365	365	100
Materials - Reasonable Accommodations	0	42	42	100
Materials - Countertops /Cabinets	0	33	33	100
Materials - Tenant Property Damage	(4)	0	4	N/A
Materials Charge Back-Tenant Property Damage	548	1,138	590	52
Total Materials	3,851	4,641	790	17

Contracts - Maintenance

Pathways at North Loop

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - Trash Removal	1,269	899	(370)	(41)
Contracts - In-House Bulk Trash	150	443	293	66
Contracts - HVAC	5,316	2,667	(2,649)	(99)
Contracts - Elevator Maint.	1,057	1,112	55	5
Contracts - Landscape/Grounds	165	608	443	73
Contracts - Tree Trimming	0	200	200	100
Contracts - Make Ready Cleaning	305	1,846	1,541	83
Contracts - Electrical Contracts	0	417	417	100
Contracts - Plumbing Contracts	0	1,250	1,250	100
Contracts - Pest Control	0	1,725	1,725	100
Contracts - Janitorial Contracts	0	2,438	2,438	100
Contracts - Fire Protection	0	542	542	100
Contracts - Door & Window Repairs	0	292	292	100
Contracts - Building & Equipment Repairs	0	58	58	100
Contracts - Key & Lock Services	0	8	8	100
Contract - Vehicle Repairs/ Maintenance	0	33	33	100
Contracts - Uniforms	92	177	85	48
Contract - Flooring	0	167	167	100
Contracts - Tenant Property Damage	475	0	(475)	N/A
Contracts Charge Back-Tenant Property Damage	650	379	(271)	(72)
Total Maintenance Contracts	9,479	15,261	5,782	38
Total Ordinary Maintenance & Operations	26,638	30,068	3,430	11
Protective Services				
Police Officers	950	104	(846)	(813)
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	0	310	310	100
Protective Services- Contracts	0	2,500	2,500	100
Total Protective Services	950	3,114	2,164	69
General Expenses				
Insurance				
Property Insurance	2,973	4,598	1,626	35
Liability Insurance	665	0	(665)	N/A
Workmen's Compensation	159	0	(159)	N/A
Total Insurance	3,797	4,598	801	17
Employee Benefits Contribution				
Employee Benefits Contribution	0	7,383	7,383	100
FICA Employers Share - Admin	752	0	(752)	N/A
FICA Employers Share - Maintenance	1,030	0	(1,030)	N/A
Medical Benefits - Admin	2,245	0	(2,245)	N/A

Pathways at North Loop

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Medical Benefits - Maintenance	2,496	0	(2,496)	N/A
Fed & State Unemployment - Admin	9	0	(9)	N/A
Fed & State Unemployment - Maintenance	10	0	(10)	N/A
Life Insurance - Admin	7	0	(7)	N/A
Life Insurance - Maintenance	11	0	(11)	N/A
Disability Insurance - Admin	22	0	(22)	N/A
Disability Insurance - Maintenance	20	0	(20)	N/A
Total Employee Benefits Contribution	6,601	7,383	782	11
Interest Expense				
Interest on Notes Payable	8,191	7,990	(201)	(3)
Total Interest Expense	8,191	7,990	(201)	(3)
Other General Expense				
Land Lease Expense	600	600	0	0
Tax Credit Fees Expense	0	259	259	100
Franchise Taxes	0	375	375	100
Total Other General Expenses	600	1,234	634	51
Total General Expenses	19,189	21,205	2,016	10
Total Operating Expenses	86,458	92,907	6,449	7
NET OPERATING INCOME (LOSS)	14,914	5,802	9,112	157
Net Income (Loss)	14,914	5,802	9,112	157

Pathways at Northgate

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	19,107	16,982	2,125	13
Installment Agreement - Rent	0	99	(99)	(100)
Vacancies	(753)	(1,360)	607	45
Write-Off / Bad Debt	(1,151)	(777)	(374)	(48)
Legal Charges	0	76	(76)	(100)
Maintenance/Damages Chargeback Income	0	667	(667)	(100)
Late Fee	141	143	(2)	(1)
Excess Utilities	0	31	(31)	(100)
Total Tenant Revenue	17,344	15,861	1,483	9
Operating Grants				
HAP Subsidy	20,639	21,882	(1,243)	(6)
Special Claims Income	0	176	(176)	(100)
Utility Reimbursement	0	34	(34)	(100)
Repayment Agreement Expense Recovery	0	8	(8)	(100)
Total Operating Grants	20,639	22,100	(1,461)	(7)
Interest Income				
Interest on Bank Accounts	336	0	336	N/A
Interest on Replacement Reserve	304	0	304	N/A
Total Interest Income	639	0	639	N/A
Other Revenue				
Other Income - Misc	0	43	(43)	(100)
Total Other Revenue	0	43	(43)	(100)
Total Revenue	38,623	38,004	619	2
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	4,397	4,255	(142)	(3)
Admin Salaries - Overtime	0	13	13	100
Incentive Pay	0	72	72	100
Total Salaries	4,397	4,340	(57)	(1)
Legal Expense				
Legal Expense	0	192	192	100
Court Costs	0	38	38	100
Total Legal Expenses	0	230	230	100

Pathways at Northgate

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	155	155	100
Total Travel & Training	0	155	155	100
Auditing Fees				
Auditing Fees	0	379	379	100
Total Audit Fees	0	379	379	100
Office Expenses				
Office Supplies	439	38	(401)	(1,056)
Postage, Couriers, Express Mail	0	24	24	100
Printing	0	2	2	100
Telephone	522	494	(28)	(6)
Equipment Leases	117	117	0	0
Office Equipment/Furniture	0	33	33	100
Meeting	0	33	33	100
Bank Charges	3	5	2	50
Answering Service	86	37	(49)	(132)
Consultants	0	9	9	100
Criminal Check	26	0	(26)	N/A
Interpreter Fee	0	42	42	100
Software	160	179	19	10
Document Shredding	0	13	13	100
Permits, Licenses & Certificates	0	4	4	100
Annual Compliance Fee	0	167	167	100
Total Office Expenses	1,353	1,197	(156)	(13)
Management Fees				
Management Fees	1,565	1,520	(45)	(3)
Partnership Management Fees	0	133	133	100
Asset Management Fees	323	101	(222)	(220)
Total Management Fees	1,888	1,754	(134)	(8)
Total Administrative Expenses	7,638	8,055	417	5
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	60	63	4	6
Tenant Participation - HACA	0	42	42	100
Total Tenant Services - Other	60	105	46	43
Total Tenant Services	60	105	46	43

Pathways at Northgate

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Utilities				
Water	3,339	2,808	(531)	(19)
Electricity	1,033	721	(312)	(43)
Gas	2,434	2,163	(271)	(13)
Total Utilities	6,806	5,692	(1,114)	(20)
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	3,320	3,088	(232)	(8)
Ordinary Maint. & Operations- Labor OT	20	390	370	95
Ordinary Maint. & Operations- Labor Standby	(35)	274	309	113
Total Maintenance Labor	3,305	3,752	447	12
Ordinary Maint. & Operations- Materials				
Materials - Custodial	0	42	42	100
Materials - Electrical	0	208	208	100
Materials - Plumbing	0	150	150	100
Materials - Lawn Care/ Grounds	0	167	167	100
Materials - Tools & Equipment	290	63	(227)	(360)
Materials - HVAC / Heating / Cooling	249	292	43	15
Materials - Gas & Oil	82	125	44	35
Materials - Auto Parts	136	0	(136)	N/A
Materials - Exterior Lighting	0	13	13	100
Materials - Paint and Painting Supplies	0	108	108	100
Materials - Flooring & Ceiling	0	42	42	100
Materials - Glass & Window	0	8	8	100
Materials - Windows Covering	0	17	17	100
Materials - Appliances & Parts	2,573	1,333	(1,240)	(93)
Materials - Smoke/CO Detectors/Fire Ext.	0	21	21	100
Materials - Hardware/Locks	0	125	125	100
Materials - Safety Equipment	0	33	33	100
Materials - Pest Control	0	8	8	100
Materials - Lumber Sheetrock	0	25	25	100
Materials - Doors	0	33	33	100
Materials - Fencing	0	50	50	100
Materials - Refrigerators	0	90	90	100
Materials - Dishwashers	0	33	33	100
Materials - Reasonable Accommodations	0	21	21	100
Materials - Water Heaters/Boilers & Parts	0	21	21	100
Materials Charge Back-Tenant Property Damage	0	500	500	100
Total Materials	3,329	3,528	199	6

Pathways at Northgate

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - Maintenance				
Contracts - Trash Removal	1,005	1,247	242	19
Contracts - In-House Bulk Trash	206	269	63	23
Contracts - HVAC	0	250	250	100
Contracts - Landscape/Grounds	430	1,432	1,002	70
Contracts - Tree Trimming	0	875	875	100
Contracts - Make Ready Cleaning	0	417	417	100
Contracts - Electrical Contracts	0	42	42	100
Contracts - Plumbing Contracts	0	208	208	100
Contracts - Pest Control	0	395	395	100
Contracts - Fire Protection	0	100	100	100
Contracts - Door & Window Repairs	0	42	42	100
Contracts - Building & Equipment Repairs	0	25	25	100
Contract - Vehicle Repairs/ Maintenance	0	17	17	100
Contracts - Uniforms	32	76	44	58
Contracts Charge Back-Tenant Property Damage	0	167	167	100
Total Maintenance Contracts	1,672	5,562	3,890	70
Total Ordinary Maintenance & Operations	8,306	12,842	4,536	35
Protective Services				
Police Officers	2,163	0	(2,163)	N/A
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	0	149	149	100
Protective Services- Contracts	0	833	833	100
Total Protective Services	2,163	1,182	(981)	(83)
General Expenses				
Insurance				
Property Insurance	1,727	2,274	547	24
Liability Insurance	311	0	(311)	N/A
Workmen's Compensation	59	0	(59)	N/A
Total Insurance	2,096	2,274	178	8
Employee Benefits Contribution				
Employee Benefits Contribution	0	2,974	2,974	100
FICA Employers Share - Admin	335	0	(335)	N/A
FICA Employers Share - Maintenance	264	0	(264)	N/A
Medical Benefits - Admin	812	0	(812)	N/A
Medical Benefits - Maintenance	549	0	(549)	N/A
Fed & State Unemployment - Admin	4	0	(4)	N/A
Fed & State Unemployment - Maintenance	3	0	(3)	N/A
Life Insurance - Admin	3	0	(3)	N/A

Pathways at Northgate

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Life Insurance - Maintenance	4	0	(4)	N/A
Disability Insurance - Admin	9	0	(9)	N/A
Disability Insurance - Maintenance	7	0	(7)	N/A
Total Employee Benefits Contribution	1,989	2,974	985	33
Interest Expense				
Interest on Notes Payable	4,370	4,263	(107)	(3)
Total Interest Expense	4,370	4,263	(107)	(3)
Other General Expense				
Land Lease Expense	956	956	0	0
Tax Credit Fees Expense	0	110	110	100
Franchise Taxes	0	144	144	100
Total Other General Expenses	956	1,210	254	21
Total General Expenses	9,411	10,721	1,310	12
Total Operating Expenses	34,383	38,597	4,214	11
NET OPERATING INCOME (LOSS)	4,239	(593)	4,832	815
Net Income (Loss)	4,239	(593)	4,832	815

Pathways at Shadowbend

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	13,610	14,335	(725)	(5)
Installment Agreement - Rent	0	99	(99)	(100)
Vacancies	(809)	(1,456)	647	44
Write-Off / Bad Debt	(1,739)	(832)	(907)	(109)
Legal Charges	0	293	(293)	(100)
Maintenance/Damages Chargeback Income	601	667	(66)	(10)
Late Fee	154	143	11	8
Excess Utilities	0	31	(31)	(100)
Total Tenant Revenue	11,817	13,280	(1,463)	(11)
Operating Grants				
HAP Subsidy	27,335	27,261	74	0
Special Claims Income	2,416	401	2,015	502
Utility Reimbursement	0	34	(34)	(100)
Repayment Agreement Expense Recovery	0	8	(8)	(100)
Total Operating Grants	29,751	27,704	2,047	7
Interest Income				
Interest on Bank Accounts	140	0	140	N/A
Interest on Replacement Reserve	852	0	852	N/A
Total Interest Income	993	0	993	N/A
Other Revenue				
Other Income - Misc	0	43	(43)	(100)
Total Other Revenue	0	43	(43)	(100)
Total Revenue	42,561	41,027	1,534	4
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	4,041	3,918	(123)	(3)
Admin Salaries - Overtime	0	10	10	100
Incentive Pay	0	73	73	100
Total Salaries	4,041	4,001	(40)	(1)
Legal Expense				
Legal Expense	0	1,175	1,175	100
Court Costs	0	58	58	100
Total Legal Expenses	0	1,233	1,233	100

Pathways at Shadowbend

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	95	95	100
Travel - Mileage	0	6	6	100
Total Travel & Training	0	101	101	100
Auditing Fees				
Auditing Fees	0	379	379	100
Total Audit Fees	0	379	379	100
Office Expenses				
Office Supplies	259	38	(221)	(581)
Postage, Couriers, Express Mail	0	24	24	100
Printing	0	2	2	100
Telephone	996	449	(547)	(122)
Equipment Leases	117	70	(47)	(67)
Bank Charges	3	2	(1)	(65)
Answering Service	86	37	(49)	(132)
Consultants	0	9	9	100
Criminal Check	26	0	(26)	N/A
Interpreter Fee	0	17	17	100
Software	172	179	7	4
Document Shredding	0	16	16	100
Permits, Licenses & Certificates	0	4	4	100
Annual Compliance Fee	0	167	167	100
Total Office Expenses	1,658	1,014	(644)	(64)
Management Fees				
Management Fees	1,708	1,641	(67)	(4)
Partnership Management Fees	0	133	133	100
Asset Management Fees	323	102	(221)	(217)
Total Management Fees	2,031	1,876	(155)	(8)
Total Administrative Expenses	7,731	8,604	873	10
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	0	63	63	100
Tenant Participation - HACA	0	42	42	100
Total Tenant Services - Other	0	105	105	100
Total Tenant Services	0	105	105	100
Utilities				

Pathways at Shadowbend

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Water	0	3,976	3,976	100
Electricity	0	425	425	100
Gas	3,734	2,427	(1,307)	(54)
Total Utilities	3,734	6,828	3,094	45
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	2,302	3,770	1,468	39
Ordinary Maint. & Operations- Labor OT	432	391	(41)	(10)
Ordinary Maint. & Operations- Labor Standby	11	274	263	96
Total Maintenance Labor	2,745	4,435	1,690	38
Ordinary Maint. & Operations- Materials				
Materials - Custodial	21	42	21	50
Materials - Electrical	356	233	(123)	(53)
Materials - Plumbing	523	83	(440)	(530)
Materials - Lawn Care/ Grounds	0	67	67	100
Materials - Tools & Equipment	515	42	(473)	(1,126)
Materials - HVAC / Heating / Cooling	679	146	(533)	(365)
Materials - Gas & Oil	206	150	(56)	(38)
Materials - Auto Parts	144	17	(127)	(748)
Materials - Exterior Lighting	0	67	67	100
Materials - Paint and Painting Supplies	362	250	(112)	(45)
Materials - Flooring & Ceiling	0	21	21	100
Materials - Glass & Window	92	29	(63)	(217)
Materials - Windows Covering	0	42	42	100
Materials - Appliances & Parts	3,304	1,250	(2,054)	(164)
Materials - Smoke/CO Detectors/Fire Ext.	2,261	125	(2,136)	(1,709)
Materials - Hardware/Locks	0	42	42	100
Materials - Safety Equipment	0	38	38	100
Materials - Pest Control	0	8	8	100
Materials - Lumber Sheetrock	0	17	17	100
Materials - Doors	60	33	(27)	(81)
Materials - Fencing	20	8	(12)	(145)
Materials - Refrigerators	0	90	90	100
Materials - Reasonable Accommodations	0	21	21	100
Materials - Water Heaters/Boilers & Parts	0	21	21	100
Total Materials	8,543	2,842	(5,701)	(201)
Contracts - Maintenance				
Contracts - Trash Removal	82	142	60	42
Contracts - In-House Bulk Trash	225	304	79	26

Pathways at Shadowbend

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - HVAC	0	83	83	100
Contracts - Landscape/Grounds	650	1,909	1,259	66
Contracts - Tree Trimming	0	1,000	1,000	100
Contracts - Make Ready Cleaning	305	629	324	52
Contracts - Electrical Contracts	0	21	21	100
Contracts - Plumbing Contracts	19,242	113	(19,129)	(16,928)
Contracts - Pest Control	188	395	208	53
Contracts - Fire Protection	0	63	63	100
Contracts - Door & Window Repairs	0	21	21	100
Contracts - Building & Equipment Repairs	0	21	21	100
Contracts - Equipment Rental	0	2	2	100
Contract - Vehicle Repairs/ Maintenance	137	242	105	43
Contracts - Uniforms	39	75	36	48
Contract - Reasonable Accommodations	0	58	58	100
Contracts Charge Back-Tenant Property Damage	0	167	167	100
Total Maintenance Contracts	20,867	5,245	(15,622)	(298)
Total Ordinary Maintenance & Operations	32,155	12,522	(19,633)	(157)
Protective Services				
Police Officers	525	63	(462)	(733)
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	0	149	149	100
Total Protective Services	525	412	(113)	(27)
General Expenses				
Insurance				
Property Insurance	2,000	2,597	597	23
Liability Insurance	349	0	(349)	N/A
Workmen's Compensation	54	0	(54)	N/A
Total Insurance	2,403	2,597	194	7
Employee Benefits Contribution				
Employee Benefits Contribution	0	3,114	3,114	100
FICA Employers Share - Admin	307	0	(307)	N/A
FICA Employers Share - Maintenance	225	0	(225)	N/A
Medical Benefits - Admin	701	0	(701)	N/A
Medical Benefits - Maintenance	974	0	(974)	N/A
Fed & State Unemployment - Admin	4	0	(4)	N/A
Fed & State Unemployment - Maintenance	3	0	(3)	N/A
Life Insurance - Admin	3	0	(3)	N/A
Life Insurance - Maintenance	5	0	(5)	N/A
Disability Insurance - Admin	9	0	(9)	N/A

Pathways at Shadowbend

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Disability Insurance - Maintenance	9	0	(9)	N/A
Total Employee Benefits Contribution	2,239	3,114	875	28
Interest Expense				
Interest on Notes Payable	3,677	3,701	24	1
Total Interest Expense	3,677	3,701	24	1
Other General Expense				
Land Lease Expense	1,222	1,222	(0)	(0)
Tax Credit Fees Expense	0	110	110	100
Franchise Taxes	0	144	144	100
Total Other General Expenses	1,222	1,476	254	17
Total General Expenses	9,541	10,888	1,347	12
Total Operating Expenses	53,685	39,359	(14,326)	(36)
NET OPERATING INCOME (LOSS)	(11,124)	1,668	(12,792)	(767)
Net Income (Loss)	(11,124)	1,668	(12,792)	(767)

Pathways at Machaca II

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	9,212	8,705	507	6
Rent Permanent Loss	(872)	0	(872)	N/A
Installment Agreement - Rent	0	65	(65)	(100)
Vacancies	(862)	(939)	77	8
Write-Off / Bad Debt	(85)	(536)	451	84
Legal Charges	0	49	(49)	(100)
Maintenance/Damages Chargeback Income	0	440	(440)	(100)
Late Fee	127	95	32	34
Excess Utilities	0	20	(20)	(100)
Total Tenant Revenue	7,520	7,899	(379)	(5)
Operating Grants				
HAP Subsidy	17,918	18,114	(196)	(1)
Special Claims Income	0	130	(130)	(100)
Utility Reimbursement	31	23	8	35
Repayment Agreement Expense Recovery	0	6	(6)	(100)
Total Operating Grants	17,949	18,273	(324)	(2)
Interest Income				
Interest on Bank Accounts	451	0	451	N/A
Interest on Replacement Reserve	375	0	375	N/A
Total Interest Income	826	0	826	N/A
Other Revenue				
Other Income - Misc	0	28	(28)	(100)
Total Other Revenue	0	28	(28)	(100)
Total Revenue	26,295	26,200	95	0
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	2,576	2,498	(78)	(3)
Admin Salaries - Overtime	0	7	7	100
Incentive Pay	0	47	47	100
Total Salaries	2,576	2,552	(24)	(1)
Legal Expense				
Legal Expense	0	142	142	100
Court Costs	0	21	21	100
Total Legal Expenses	0	163	163	100

Pathways at Machaca II

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	61	61	100
Travel - Mileage	0	6	6	100
Total Travel & Training	0	67	67	100
Auditing Fees				
Auditing Fees	0	42	42	100
Total Audit Fees	0	42	42	100
Office Expenses				
Office Supplies	220	25	(195)	(779)
Postage, Couriers, Express Mail	0	16	16	100
Printing	0	2	2	100
Telephone	51	286	235	82
Equipment Leases	0	47	47	100
Bank Charges	2	10	8	82
Answering Service	57	25	(32)	(129)
Criminal Check	17	0	(17)	N/A
Employee Physical /Drug Test	0	5	5	100
Interpreter Fee	0	25	25	100
Software	114	118	4	4
Document Shredding	0	8	8	100
Total Office Expenses	461	567	106	19
Management Fees				
Management Fees	1,022	1,048	26	2
Total Management Fees	1,022	1,048	26	2
Total Administrative Expenses	4,060	4,439	379	9
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	0	41	41	100
Tenant Participation - HACA	0	28	28	100
Total Tenant Services - Other	0	69	69	100
Total Tenant Services	0	69	69	100
Utilities				
Water	2,246	1,667	(579)	(35)
Electricity	197	293	96	33
Gas	2,144	1,470	(674)	(46)

Pathways at Machaca II

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Total Utilities	4,587	3,430	(1,157)	(34)
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	1,465	2,399	934	39
Ordinary Maint. & Operations- Labor OT	147	258	111	43
Ordinary Maint. & Operations- Labor Standby	(234)	181	415	229
Total Maintenance Labor	1,378	2,838	1,460	51
Ordinary Maint. & Operations- Materials				
Materials - Custodial	0	21	21	100
Materials - Electrical	0	83	83	100
Materials - Plumbing	321	83	(238)	(287)
Materials - Lawn Care/ Grounds	0	29	29	100
Materials - Tools & Equipment	282	42	(240)	(570)
Materials - HVAC / Heating / Cooling	153	100	(53)	(53)
Materials - Gas & Oil	0	75	75	100
Materials - Auto Parts	0	21	21	100
Materials - Exterior Lighting	0	42	42	100
Materials - Paint and Painting Supplies	857	75	(782)	(1,042)
Materials - Flooring & Ceiling	0	33	33	100
Materials - Glass & Window	0	4	4	100
Materials - Windows Covering	186	17	(169)	(992)
Materials - Appliances & Parts	0	167	167	100
Materials - Smoke/CO Detectors/Fire Ext.	0	79	79	100
Materials - Hardware/Locks	0	58	58	100
Materials - Safety Equipment	0	33	33	100
Materials - Pest Control	0	8	8	100
Materials - Lumber Sheetrock	0	33	33	100
Materials - Doors	0	17	17	100
Materials - Fencing	0	13	13	100
Materials - Refrigerators	0	90	90	100
Materials - Ranges	0	180	180	100
Materials - Reasonable Accommodations	0	21	21	100
Materials - Water Heaters/Boilers & Parts	0	25	25	100
Materials - Countertops /Cabinets	0	25	25	100
Materials Charge Back-Tenant Property Damage	0	330	330	100
Total Materials	1,798	1,704	(94)	(6)
Contracts - Maintenance				
Contracts - Trash Removal	54	47	(7)	(16)
Contracts - In-House Bulk Trash	206	254	48	19

Pathways at Machaca II

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - HVAC	0	4	4	100
Contracts - Landscape/Grounds	320	859	539	63
Contracts - Tree Trimming	0	417	417	100
Contracts - Make Ready Cleaning	0	175	175	100
Contracts - Electrical Contracts	0	4	4	100
Contracts - Plumbing Contracts	0	63	63	100
Contracts - Pest Control	124	261	137	53
Contracts - Fire Protection	0	29	29	100
Contracts - Painting	987	0	(987)	N/A
Contracts - Equipment Rental	0	2	2	100
Contracts - Asbestos Abatement	0	21	21	100
Contracts - Uniforms	26	50	24	49
Contract - Reasonable Accommodations	0	2	2	100
Contracts Charge Back-Tenant Property Damage	0	110	110	100
Total Maintenance Contracts	1,716	2,298	582	25
Total Ordinary Maintenance & Operations	4,892	6,840	1,948	28
Protective Services				
Police Officers	400	73	(327)	(448)
Crime Prevention/Safety	0	200	200	100
Total Protective Services	400	273	(127)	(47)
General Expenses				
Insurance				
Property Insurance	993	1,377	384	28
Liability Insurance	220	0	(220)	N/A
Workmen's Compensation	34	0	(34)	N/A
Total Insurance	1,247	1,377	130	9
Employee Benefits Contribution				
Employee Benefits Contribution	0	1,983	1,983	100
FICA Employers Share - Admin	196	0	(196)	N/A
FICA Employers Share - Maintenance	119	0	(119)	N/A
Medical Benefits - Admin	447	0	(447)	N/A
Medical Benefits - Maintenance	622	0	(622)	N/A
Fed & State Unemployment - Admin	2	0	(2)	N/A
Fed & State Unemployment - Maintenance	2	0	(2)	N/A
Life Insurance - Admin	2	0	(2)	N/A
Life Insurance - Maintenance	3	0	(3)	N/A
Disability Insurance - Admin	6	0	(6)	N/A
Disability Insurance - Maintenance	6	0	(6)	N/A
Total Employee Benefits Contribution	1,403	1,983	580	29

Pathways at Machaca II

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Interest Expense				
Interest on Notes Payable	3,030	2,947	(83)	(3)
Total Interest Expense	3,030	2,947	(83)	(3)
Other General Expense				
Land Lease Expense	0	8	8	100
Other General Expenses	250	0	(250)	N/A
Total Other General Expenses	250	8	(242)	(3,025)
Total General Expenses	5,931	6,315	384	6
Total Operating Expenses	19,869	21,366	1,497	7
NET OPERATING INCOME (LOSS)	6,426	4,834	1,592	33
Net Income (Loss)	6,426	4,834	1,592	33

Pathways at Manchaca Village

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	11,503	9,672	1,831	19
Installment Agreement - Rent	0	65	(65)	(100)
Vacancies	0	(979)	979	100
Write-Off / Bad Debt	0	(559)	559	100
Legal Charges	0	79	(79)	(100)
Maintenance/Damages Chargeback Income	0	440	(440)	(100)
Late Fee	85	95	(10)	(11)
Excess Utilities	0	20	(20)	(100)
Total Tenant Revenue	11,588	8,833	2,755	31
Operating Grants				
HAP Subsidy	16,559	18,290	(1,731)	(9)
Special Claims Income	0	111	(111)	(100)
Utility Reimbursement	0	23	(23)	(100)
Repayment Agreement Expense Recovery	0	6	(6)	(100)
Total Operating Grants	16,559	18,430	(1,871)	(10)
Interest Income				
Interest on Bank Accounts	62	0	62	N/A
Interest on Replacement Reserve	329	0	329	N/A
Total Interest Income	391	0	391	N/A
Other Revenue				
Other Income - Misc	0	28	(28)	(100)
Total Other Revenue	0	28	(28)	(100)
Total Revenue	28,538	27,291	1,247	5
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	2,576	2,498	(78)	(3)
Admin Salaries - Overtime	0	7	7	100
Incentive Pay	0	47	47	100
Total Salaries	2,576	2,552	(24)	(1)
Legal Expense				
Legal Expense	900	292	(608)	(208)
Court Costs	0	21	21	100
Total Legal Expenses	900	313	(587)	(188)

Pathways at Manchaca Village

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	61	61	100
Travel - Mileage	0	6	6	100
Total Travel & Training	0	67	67	100
Auditing Fees				
Auditing Fees	0	250	250	100
Total Audit Fees	0	250	250	100
Office Expenses				
Office Supplies	220	25	(195)	(779)
Postage, Couriers, Express Mail	0	16	16	100
Printing	0	2	2	100
Telephone	527	286	(241)	(84)
Equipment Leases	117	117	0	0
Bank Charges	2	2	0	23
Answering Service	57	25	(32)	(129)
Consultants	0	6	6	100
Criminal Check	17	0	(17)	N/A
Interpreter Fee	0	21	21	100
Software	117	118	1	1
Document Shredding	0	8	8	100
Annual Compliance Fee	0	110	110	100
Total Office Expenses	1,056	736	(320)	(44)
Management Fees				
Management Fees	1,126	1,092	(34)	(3)
Partnership Management Fees	0	133	133	100
Asset Management Fees	213	67	(146)	(218)
Total Management Fees	1,339	1,292	(47)	(4)
Total Administrative Expenses	5,872	5,210	(662)	(13)
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	0	41	41	100
Tenant Participation - HACA	0	28	28	100
Total Tenant Services - Other	0	69	69	100
Total Tenant Services	0	69	69	100
Utilities				
Water	3,695	2,303	(1,392)	(60)

Pathways at Manchaca Village

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Electricity	813	688	(125)	(18)
Gas	1,869	1,168	(701)	(60)
Total Utilities	6,377	4,159	(2,218)	(53)
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	1,465	2,399	934	39
Ordinary Maint. & Operations- Labor OT	93	258	165	64
Ordinary Maint. & Operations- Labor Standby	85	181	96	53
Total Maintenance Labor	1,642	2,838	1,196	42
Ordinary Maint. & Operations- Materials				
Materials - Custodial	0	32	32	100
Materials - Electrical	0	258	258	100
Materials - Plumbing	468	208	(260)	(125)
Materials - Lawn Care/ Grounds	81	42	(39)	(92)
Materials - Tools & Equipment	592	117	(475)	(406)
Materials - HVAC / Heating / Cooling	670	125	(545)	(436)
Materials - Gas & Oil	0	83	83	100
Materials - Auto Parts	0	17	17	100
Materials - Exterior Lighting	0	25	25	100
Materials - Paint and Painting Supplies	402	83	(319)	(384)
Materials - Flooring & Ceiling	0	4	4	100
Materials - Glass & Window	0	21	21	100
Materials - Windows Covering	516	29	(487)	(1,680)
Materials - Appliances & Parts	0	667	667	100
Materials - Smoke/CO Detectors/Fire Ext.	0	42	42	100
Materials - Hardware/Locks	0	133	133	100
Materials - Safety Equipment	0	13	13	100
Materials - Pest Control	0	8	8	100
Materials - Lumber Sheetrock	0	17	17	100
Materials - Doors	0	21	21	100
Materials - Fencing	0	13	13	100
Materials - Refrigerators	0	90	90	100
Materials - Reasonable Accommodations	392	21	(371)	(1,766)
Materials - Water Heaters/Boilers & Parts	0	21	21	100
Materials Charge Back-Tenant Property Damage	0	330	330	100
Total Materials	3,120	2,420	(700)	(29)
Contracts - Maintenance				
Contracts - Trash Removal	793	923	130	14
Contracts - In-House Bulk Trash	206	246	40	16

Pathways at Manchaca Village

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - HVAC	0	83	83	100
Contracts - Landscape/Grounds	320	1,109	789	71
Contracts - Tree Trimming	0	583	583	100
Contracts - Make Ready Cleaning	0	125	125	100
Contracts - Electrical Contracts	0	13	13	100
Contracts - Plumbing Contracts	0	63	63	100
Contracts - Pest Control	0	261	261	100
Contracts - Fire Protection	0	83	83	100
Contracts - Building & Equipment Repairs	0	8	8	100
Contracts - Painting	0	4	4	100
Contracts - Equipment Rental	0	2	2	100
Contracts - Uniforms	26	49	23	48
Contract - Reasonable Accommodations	0	83	83	100
Contracts Charge Back-Tenant Property Damage	0	110	110	100
Total Maintenance Contracts	1,344	3,745	2,401	64
Total Ordinary Maintenance & Operations	6,107	9,003	2,896	32
Protective Services				
Police Officers	963	69	(894)	(1,295)
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	0	131	131	100
Total Protective Services	963	400	(563)	(141)
General Expenses				
Insurance				
Property Insurance	1,140	1,499	359	24
Liability Insurance	206	0	(206)	N/A
Workmen's Compensation	35	0	(35)	N/A
Total Insurance	1,380	1,499	119	8
Employee Benefits Contribution				
Employee Benefits Contribution	0	1,983	1,983	100
FICA Employers Share - Admin	196	0	(196)	N/A
FICA Employers Share - Maintenance	143	0	(143)	N/A
Medical Benefits - Admin	447	0	(447)	N/A
Medical Benefits - Maintenance	626	0	(626)	N/A
Fed & State Unemployment - Admin	2	0	(2)	N/A
Fed & State Unemployment - Maintenance	2	0	(2)	N/A
Life Insurance - Admin	2	0	(2)	N/A
Life Insurance - Maintenance	3	0	(3)	N/A
Disability Insurance - Admin	6	0	(6)	N/A
Disability Insurance - Maintenance	6	0	(6)	N/A

Pathways at Manchaca Village

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Total Employee Benefits Contribution	1,431	1,983	552	28
Interest Expense				
Interest on Notes Payable	2,775	2,707	(68)	(3)
Total Interest Expense	2,775	2,707	(68)	(3)
Other General Expense				
Land Lease Expense	1,222	1,222	(0)	(0)
Tax Credit Fees Expense	0	78	78	100
Franchise Taxes	0	95	95	100
Total Other General Expenses	1,222	1,395	173	12
Total General Expenses	6,809	7,584	775	10
Total Operating Expenses	26,127	26,425	298	1
NET OPERATING INCOME (LOSS)	2,411	866	1,545	178
Net Income (Loss)	2,411	866	1,545	178

Pathways at Coronado Hills

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	11,253	14,951	(3,698)	(25)
Installment Agreement - Rent	0	95	(95)	(100)
Vacancies	0	(1,243)	1,243	100
Write-Off / Bad Debt	554	(710)	1,264	178
Legal Charges	0	113	(113)	(100)
Maintenance/Damages Chargeback Income	0	640	(640)	(100)
Late Fee	258	138	120	87
Excess Utilities	0	29	(29)	(100)
Total Tenant Revenue	12,065	14,013	(1,948)	(14)
Operating Grants				
HAP Subsidy	24,123	20,557	3,566	17
Special Claims Income	409	32	377	1,178
Utility Reimbursement	0	33	(33)	(100)
Repayment Agreement Expense Recovery	0	8	(8)	(100)
Total Operating Grants	24,532	20,630	3,902	19
Interest Income				
Interest on Bank Accounts	163	0	163	N/A
Interest on Replacement Reserve	489	0	489	N/A
Total Interest Income	652	0	652	N/A
Other Revenue				
Miscellaneous Income	448	0	448	N/A
Other Income - Misc	0	41	(41)	(100)
Total Other Revenue	448	41	407	93
Total Revenue	37,697	34,684	3,013	9
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	4,230	4,093	(137)	(3)
Admin Salaries - Overtime	0	13	13	100
Incentive Pay	0	68	68	100
Total Salaries	4,230	4,174	(56)	(1)
Legal Expense				
Legal Expense	140	350	210	60
Court Costs	0	43	43	100
Total Legal Expenses	140	393	253	64

Pathways at Coronado Hills

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	84	84	100
Total Travel & Training	0	84	84	100
Auditing Fees				
Auditing Fees	0	61	61	100
Total Audit Fees	0	61	61	100
Office Expenses				
Office Supplies	481	36	(445)	(1,237)
Postage, Couriers, Express Mail	0	23	23	100
Printing	0	2	2	100
Telephone	520	493	(27)	(5)
Equipment Leases	117	117	0	0
Bank Charges	2	8	6	69
Answering Service	83	36	(47)	(131)
Criminal Check	25	0	(25)	N/A
Interpreter Fee	0	25	25	100
Software	153	172	19	11
Document Shredding	0	8	8	100
Permits, Licenses & Certificates	0	4	4	100
Total Office Expenses	1,382	924	(458)	(50)
Management Fees				
Management Fees	1,442	1,387	(55)	(4)
Total Management Fees	1,442	1,387	(55)	(4)
Total Administrative Expenses	7,194	7,023	(171)	(2)
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	108	60	(48)	(80)
Tenant Participation - HACA	0	40	40	100
Total Tenant Services - Other	108	100	(8)	(8)
Total Tenant Services	108	100	(8)	(8)
Utilities				
Water	4,378	3,660	(718)	(20)
Electricity	775	871	96	11
Gas	3,027	2,248	(779)	(35)
Total Utilities	8,180	6,779	(1,401)	(21)

Pathways at Coronado Hills

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	4,148	2,799	(1,349)	(48)
Ordinary Maint. & Operations- Labor OT	589	375	(214)	(57)
Ordinary Maint. & Operations- Labor Standby	597	263	(334)	(127)
Total Maintenance Labor	5,333	3,437	(1,896)	(55)
Ordinary Maint. & Operations- Materials				
Materials - Custodial	0	38	38	100
Materials - Electrical	43	100	57	57
Materials - Plumbing	(19)	63	82	130
Materials - Lawn Care/ Grounds	0	42	42	100
Materials - Tools & Equipment	397	150	(247)	(165)
Materials - HVAC / Heating / Cooling	39	150	111	74
Materials - Exterior Lighting	0	13	13	100
Materials - Paint and Painting Supplies	0	125	125	100
Materials - Flooring & Ceiling	0	8	8	100
Materials - Glass & Window	0	21	21	100
Materials - Windows Covering	191	29	(162)	(558)
Materials - Appliances & Parts	0	192	192	100
Materials - Smoke/CO Detectors/Fire Ext.	0	167	167	100
Materials - Hardware/Locks	0	50	50	100
Materials - Safety Equipment	94	25	(69)	(277)
Materials - Pest Control	0	17	17	100
Materials - Lumber Sheetrock	0	13	13	100
Materials - Doors	0	25	25	100
Materials - Fencing	0	21	21	100
Materials - Refrigerators	0	270	270	100
Materials - Reasonable Accommodations	0	13	13	100
Materials - Water Heaters/Boilers & Parts	211	21	(190)	(906)
Materials - Countertops /Cabinets	0	8	8	100
Materials Charge Back-Tenant Property Damage	0	480	480	100
Total Materials	958	2,041	1,083	53
Contracts - Maintenance				
Contracts - Trash Removal	910	1,046	136	13
Contracts - In-House Bulk Trash	206	297	91	31
Contracts - HVAC	0	42	42	100
Contracts - Landscape/Grounds	430	1,098	668	61
Contracts - Tree Trimming	0	267	267	100
Contracts - Make Ready Cleaning	0	233	233	100

Pathways at Coronado Hills

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - Electrical Contracts	0	21	21	100
Contracts - Plumbing Contracts	4,423	250	(4,173)	(1,669)
Contracts - Pest Control	0	379	379	100
Contracts - Fire Protection	0	58	58	100
Contracts - Building & Equipment Repairs	0	42	42	100
Contracts - Uniforms	45	87	42	48
Contract - Reasonable Accommodations	0	125	125	100
Contracts Charge Back-Tenant Property Damage	0	160	160	100
Total Maintenance Contracts	6,014	4,105	(1,909)	(47)
Total Ordinary Maintenance & Operations	12,305	9,583	(2,722)	(28)
Protective Services				
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	0	153	153	100
Protective Services- Contracts	0	900	900	100
Total Protective Services	0	1,253	1,253	100
General Expenses				
Insurance				
Property Insurance	1,572	2,030	458	23
Liability Insurance	273	0	(273)	N/A
Workmen's Compensation	70	0	(70)	N/A
Total Insurance	1,916	2,030	114	6
Employee Benefits Contribution				
Employee Benefits Contribution	0	2,791	2,791	100
FICA Employers Share - Admin	323	0	(323)	N/A
FICA Employers Share - Maintenance	443	0	(443)	N/A
Medical Benefits - Admin	781	0	(781)	N/A
Medical Benefits - Maintenance	735	0	(735)	N/A
Fed & State Unemployment - Admin	4	0	(4)	N/A
Fed & State Unemployment - Maintenance	5	0	(5)	N/A
Life Insurance - Admin	2	0	(2)	N/A
Life Insurance - Maintenance	4	0	(4)	N/A
Disability Insurance - Admin	9	0	(9)	N/A
Disability Insurance - Maintenance	9	0	(9)	N/A
Total Employee Benefits Contribution	2,314	2,791	477	17
Interest Expense				
Interest on Notes Payable	3,367	3,274	(93)	(3)
Total Interest Expense	3,367	3,274	(93)	(3)

Pathways at Coronado Hills

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Other General Expense				
Land Lease Expense	0	8	8	100
Total Other General Expenses	0	8	8	100
Total General Expenses	7,597	8,103	506	6
Total Operating Expenses	35,383	32,841	(2,542)	(8)
NET OPERATING INCOME (LOSS)	2,314	1,843	471	26
Net Income (Loss)	2,314	1,843	471	26

All Programs Combined January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	10,523,023	10,290,559	232,464	2.26
Operating Grants	533,492,936	515,941,272	17,551,664	3.40
Interest/Investment Income	2,854,207	2,661,074	193,133	7.26
Other Revenue	24,934,210	13,894,358	11,039,852	79.46
Total Revenue	571,804,376	542,787,263	29,017,113	5.35
EXPENSES				
Administrative Expenses				
Salaries	12,972,291	13,938,742	966,451	6.93
Legal Expenses	163,019	405,625	242,606	59.81
Travel & Training	344,615	515,820	171,205	33.19
Audit Fees	177,696	183,333	5,637	3.07
Office Expenses	3,842,631	5,102,579	1,259,948	24.69
Management Fees	1,841,755	1,001,325	-840,430	-83.93
Total Administrative Expenses	19,342,007	21,147,424	1,805,417	8.54
Tenant Services				
Tenant Services - Salaries	866,541	532,008	-334,534	-62.88
Tenant Services - Youth Educational Success	791,314	832,493	41,179	4.95
Tenant Services - Workforce Development	135,541	268,843	133,302	49.58
Tenant Services - Community Initiatives	369,455	454,542	85,087	18.72
Tenant Services - Digital Inclusion	0	78,542	78,542	100.00
Total Tenant Services - FSS Support Services	51,502	35,833	-15,669	-43.73
Total Tenant Services - Other	1,787	2,083	296	14.22
Total Tenant Services	2,216,140	2,204,343	-11,797	-0.54
Total Utilities	770,777	752,624	-18,154	-2.41
Ordinary Maintenance & Operations				
Maintenance Labor	1,093,579	1,179,914	86,335	7.32
Maintenance Materials	84,709	77,319	-7,390	-9.56
Maintenance Contracts	1,809,490	1,467,344	-342,146	-23.32
Total Ordinary Maintenance & Operations	2,987,778	2,724,576	-263,202	-9.66
Total Protective Services	177,326	212,190	34,864	16.43
General Expenses				
Insurance	898,622	927,862	29,240	3.15
Employee Benefits Contribution	5,975,233	6,320,564	345,331	5.46
Interest Expense	1,189,505	1,215,117	25,612	2.11
Other General Expenses	375,492	86,381	-289,111	-334.69
Total General Expenses	8,438,852	8,549,924	111,072	1.30
Total Operating Expenses	33,932,879	35,591,081	1,658,202	4.66
NET OPERATING INCOME (LOSS)	537,871,497	507,196,182	30,675,314	6.05
Total HAP Payments	511,271,917	491,947,020	-19,324,897	-3.93
Total Donations & Transfers	959,300	509,554	-449,746	-88.26
Net Income (Loss)	25,640,280	14,739,608	10,900,671	73.95

HACA Central Office

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	1,052,693	786,393	266,300	33.86
Interest/Investment Income	664,163	646,737	17,426	2.69
Other Revenue	2,512,090	1,325,093	1,186,997	89.58
Total Revenue	4,228,946	2,758,222	1,470,723	53.32
EXPENSES				
Administrative Expenses				
Salaries	5,633,193	5,529,088	-104,105	-1.88
Legal Expenses	46,676	65,208	18,533	28.42
Travel & Training	98,147	196,715	98,568	50.11
Audit Fees	87,518	104,167	16,649	15.98
Office Expenses	1,534,548	2,022,939	488,391	24.14
Total Administrative Expenses	7,400,082	7,918,117	518,035	6.54
Tenant Services				
Tenant Services - Community Initiatives	337	20,833	20,496	98.38
Total Tenant Services - Other	489	0	-489	0.00
Total Tenant Services	826	20,833	20,007	96.03
Total Utilities	129,632	53,214	-76,418	-143.61
Ordinary Maintenance & Operations				
Maintenance Labor	386,637	521,422	134,784	25.85
Maintenance Materials	65,975	64,267	-1,708	-2.66
Maintenance Contracts	471,834	385,178	-86,656	-22.50
Total Ordinary Maintenance & Operations	924,447	970,867	46,420	4.78
Total Protective Services	23,436	33,333	9,897	29.69
General Expenses				
Insurance	233,472	297,698	64,226	21.57
Employee Benefits Contribution	2,265,347	2,619,006	353,659	13.50
Other General Expenses	285,373	0	-285,373	0.00
Total General Expenses	2,784,191	2,916,704	132,512	4.54
Total Operating Expenses	11,262,615	11,913,068	650,453	5.46
NET OPERATING INCOME (LOSS)	-7,033,670	-9,154,846	2,121,176	-23.17
Total Donations & Transfers	-7,270,000	-10,127,960	-2,857,960	28.22
Net Income (Loss)	236,330	973,114	-736,784	-75.71

Assisted Housing Programs January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Operating Grants	76,787,377	75,257,797	1,529,580	2.03
Other Revenue	46,196	51,039	-4,843	0.00
Total Revenue	76,833,572	75,308,836	1,524,737	2.02
EXPENSES				
Administrative Expenses				
Salaries	2,707,340	3,009,968	302,628	10.05
Legal Expenses	0	4,583	4,583	100.00
Travel & Training	50,996	61,000	10,004	16.40
Audit Fees	17,482	20,833	3,351	16.09
Office Expenses	329,375	441,782	112,408	25.44
Management Fees	999,687	429,750	-569,937	-132.62
Total Administrative Expenses	4,104,880	3,967,918	-136,963	-3.45
Tenant Services				
Tenant Services - Salaries	249,748	255,636	5,887	2.30
Tenant Services - Community Initiatives	139,547	176,458	36,912	20.92
Total Tenant Services	389,295	432,094	42,799	9.91
Ordinary Maintenance & Operations				
Maintenance Materials	6,591	10,417	3,826	36.73
Maintenance Contracts	11,407	20,833	9,426	45.24
Total Ordinary Maintenance & Operations	17,999	31,250	13,251	42.40
Total Protective Services				
	8,353	0	-8,353	0.00
General Expenses				
Insurance	57,787	58,684	897	1.53
Employee Benefits Contribution	1,406,406	1,533,471	127,065	8.29
Total General Expenses	1,464,193	1,592,156	127,962	8.04
Total Operating Expenses	5,984,720	6,023,418	38,698	0.64
NET OPERATING INCOME (LOSS)	70,848,853	69,285,418	-1,563,434	-2.26
Total HAP Payments	71,445,659	69,325,357	-2,120,303	-3.06
Total Donations & Transfers	0	-40,000	-40,000	100.00
Net Income (Loss)	-596,807	61	-596,868	-973,683

AAHC All Properties January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	9,470,330	9,504,167	-33,837	-0.36
Interest/Investment Income	2,098,028	2,014,338	83,690	4.15
Other Revenue	22,094,188	12,380,311	9,713,877	78.46
Total Revenue	33,662,546	23,898,815	9,763,731	40.85
EXPENSES				
Administrative Expenses				
Salaries	1,175,728	1,291,096	115,368	8.94
Legal Expenses	0	2,500	2,500	100.00
Travel & Training	4,511	14,542	10,031	68.98
Audit Fees	40,000	33,333	-6,667	-20.00
Office Expenses	1,116,188	1,267,035	150,846	11.91
Management Fees	452,733	466,720	13,987	3.00
Total Administrative Expenses	2,789,160	3,075,226	286,066	9.30
Tenant Services				
Tenant Services - Community Initiatives	49,309	2,083	-47,225	0.00
Total Tenant Services	49,309	2,083	-47,225	0.00
Total Utilities	641,145	699,410	58,265	8.33
Ordinary Maintenance & Operations				
Maintenance Labor	706,942	658,492	-48,450	-7.36
Maintenance Materials	11,796	2,417	-9,379	-388.10
Maintenance Contracts	1,313,647	1,056,367	-257,281	-24.36
Total Ordinary Maintenance & Operations	2,032,385	1,717,275	-315,110	-18.35
Total Protective Services	145,294	178,440	33,146	18.58
General Expenses				
Insurance	498,037	379,606	-118,431	-31.20
Employee Benefits Contribution	622,482	464,077	-158,405	-34.13
Interest Expense	1,189,505	1,215,117	25,612	2.11
Other General Expenses	90,119	86,381	-3,738	-4.33
Total General Expenses	2,400,143	2,145,180	-254,962	-11.89
Total Operating Expenses	8,057,435	7,817,615	-239,820	-3.07
NET OPERATING INCOME (LOSS)	25,605,110	16,081,200	9,523,910	59.22
Total Donations & Transfers	0	8,159,976	8,159,976	100.00
Net Income (Loss)	25,605,110	7,921,225	17,683,886	223.25

Blueprint Department

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Other Revenue	192,952	137,915	55,037	0.00
Total Revenue	192,952	137,915	55,037	39.91
EXPENSES				
Administrative Expenses				
Salaries	38,431	50,000	11,569	23.14
Travel & Training	3,200	417	-2,783	-667.89
Office Expenses	15,005	8,975	-6,030	-67.18
Management Fees	12,000	0	-12,000	0.00
Total Administrative Expenses	68,635	59,392	-9,244	-15.56
General Expenses				
Insurance	266	160	-106	-65.94
Employee Benefits Contribution	18,909	27,000	8,091	29.97
Total General Expenses	19,175	27,160	7,985	29.40
Total Operating Expenses	87,810	86,552	-1,259	-1.45
NET OPERATING INCOME (LOSS)				
Net Income (Loss)	105,141	51,363	53,778	104.70

Austin Pathways, LTD

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Operating Grants	901,109	1,360,535	-459,426	-33.77
Interest Income	14,951	0	14,951	0.00
Other Revenue	121,585	0	121,585	0.00
Total Revenue	1,037,645	1,360,535	-322,890	-23.73
EXPENSES				
Administrative Expenses				
Salaries	441,839	522,761	80,922	15.48
Travel & Training	24,786	40,777	15,991	39.22
Audit Fees	8,000	6,667	-1,333	-20.00
Office Expenses	315,851	458,443	142,592	31.10
Total Administrative Expenses	790,477	1,028,648	238,171	23.15
Tenant Services				
Tenant Services - Salaries	616,792	626,372	9,580	1.53
Tenant Services - Youth Educational Success	791,314	832,493	41,179	4.95
Tenant Services - Workforce Development	130,423	268,843	138,419	51.49
Tenant Services - Community Initiatives	185,380	257,250	71,870	27.94
Tenant Services - Digital Inclusion	0	78,542	78,542	100.00
Tenant Services - FSS Support Services	51,502	35,833	-15,669	-43.73
Total Tenant Services - Other	1,298	0	-1,298	0.00
Total Tenant Services	1,776,710	2,099,332	322,622	15.37
Ordinary Maintenance & Operations				
Maintenance Materials	347	0	-347	0.00
Maintenance Contracts	10,856	1,667	-9,190	-551.37
Total Ordinary Maintenance & Operations	11,203	1,667	-9,537	-572.20
Total Protective Services	243	417	174	41.77
General Expenses				
Insurance	6,906	3,501	-3,405	-97.26
Employee Benefits Contribution	441,282	459,432	18,149	3.95
Total General Expenses	448,188	462,933	14,744	3.18
Total Operating Expenses	3,026,821	3,592,996	566,175	15.76
NET OPERATING INCOME (LOSS)	-1,989,176	-2,232,461	243,285	-10.90
Total Donations & Transfers	-1,678,000	-2,232,462	-554,462	24.84
Net Income (Loss)	-311,176	0	-311,176	0.00

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Financial Status of Grants

Grant/Program	Awarding Agency	Program Year	Grant Amount	Actual as of 12/31/23	Balance
AP-Saatva Mattress 2020	Saatva Mattress	Jan 1, 2021 - December 2023	79,500	62,641	16,859
2023 TX DFPS - iDADs Program	DFPS		150,308	28,422	121,886
UW CIG 2022	United Way	Jan 1, 2023 - December 2024	30,000	11,759	18,241
COVID-19 Vaccine Outreach	Texas A&M University Health Science	November 10, 2021 - August 10, 2022	114,469	68,545	45,924
IDADS	IDADS-TX State	October 1, 2023 - September 30, 2024	150,308	28,422	121,886
CLPHA & CSH Health & Wellness Planning Grant	St. David's Foundation	October 1, 2019 - December 31, 2020	10,413	3,483	6,930
CLPHA/United Healthcare	United Healthcare	April 2021	200,000	113,139	86,861
Connecting Communities to Better Health	St. Davids	July 1, 2022 - June 30, 2024	300,000	72,882	227,118
Health & Wellness	St. David's Foundation	Decemer 2019	15,000	11,175	3,825
FCC ACP	Federal Communications Commission		250,980	51,937	199,044
Neighborhood Safety Initiative	Austin Public Health	September 1, 2022 - September 30, 2023	65,000	57,246	7,754
AP-ACF Evaluation Grants	Austin Public Health	September 1, 2022 - September 30, 2023	301,845	292,384	9,461
Continuum of CARE Program	Pass-thru' from COA	June 1, 20223 - May 31, 2024	772,710	500,226	272,484
Ross FSS 2023	U.S. Dept of HUD	January 1, 2023 - December 31, 2023	460,229	431,942	28,287
PBRA FSS 2023	U.S. Dept of HUD	January 1, 2023 - December 31, 2023	334,712	285,591	49,121
Mainstream Care	U.S. Dept of HUD	September 2022 - December 2023	219,000	219,000	-
Family Youth to Independence - FYI	U.S. Dept of HUD	Jan 1, 2022 - Dec 31, 2023	1,045,917	569,540	476,377

AAHC Bent Tree

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	1,193,338	1,175,000	18,338	1.56
Other Revenue	173,144	139,000	34,144	24.56
Total Revenue	1,366,482	1,314,000	52,482	3.99
EXPENSES				
Administrative Expenses				
Salaries	87,258	111,570	24,312	21.79
Office Expenses	170,190	127,990	-42,200	-32.97
Management Fees	62,120	56,000	-6,120	-10.93
Total Administrative Expenses	319,568	295,560	-24,008	-8.12
Total Utilities	77,212	86,250	9,038	10.48
Ordinary Maintenance & Operations				
Maintenance Labor	101,924	93,250	-8,674	-9.30
Maintenance Contracts	261,455	101,800	-159,655	-156.83
Total Ordinary Maintenance & Operations	363,379	195,050	-168,329	-86.30
Total Protective Services	511	530	19	3.64
General Expenses				
Insurance	61,649	46,650	-14,999	-32.15
Employee Benefits Contribution	65,904	28,050	-37,854	-134.95
Interest Expense	127,160	126,745	-415	-0.33
Total General Expenses	254,713	201,445	-53,268	-26.44
Total Operating Expenses	1,015,382	778,835	-236,547	-30.37
NET OPERATING INCOME (LOSS)	351,101	535,165	-184,065	-34.39
Net Income (Loss)	351,101	535,165	-184,065	-34.39

AAHC Bridges at South Point

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	1,564,023	1,625,500	-61,477	-3.78
Other Revenue	274,746	278,000	-3,254	-1.17
Total Revenue	1,838,770	1,903,500	-64,730	-3.40
EXPENSES				
Administrative Expenses				
Salaries	93,486	96,050	2,564	2.67
Office Expenses	193,761	175,900	-17,861	-10.15
Management Fees	57,148	59,570	2,422	4.07
Total Administrative Expenses	344,394	331,520	-12,874	-3.88
Total Utilities	121,152	120,190	-962	-0.80
Ordinary Maintenance & Operations				
Maintenance Labor	85,494	105,880	20,386	19.25
Maintenance Contracts	153,602	158,230	4,628	2.92
Total Ordinary Maintenance & Operations	239,096	264,110	25,014	9.47
Total Protective Services	9,500	10,240	740	7.23
General Expenses				
Insurance	94,039	95,130	1,091	1.15
Employee Benefits Contribution	70,390	33,330	-37,060	-111.19
Interest Expense	417,044	414,985	-2,058	-0.50
Total General Expenses	581,473	543,445	-38,028	-7.00
Total Operating Expenses	1,295,615	1,269,505	-26,110	-2.06
NET OPERATING INCOME (LOSS)	543,155	633,995	-90,840	-14.33
Net Income (Loss)	543,155	633,995	-90,840	-14.33

AAHC Eastland Plaza

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	836,721	842,750	-6,029	-0.72
Other Revenue	202,736	225,630	-22,894	-10.15
Total Revenue	1,039,457	1,068,380	-28,923	-2.71
EXPENSES				
Administrative Expenses				
Office Expenses	4,000	19,509	15,509	79.50
Management Fees	45,000	46,350	1,350	2.91
Total Administrative Expenses	49,000	65,859	16,859	25.60
Total Utilities				
Total Utilities	52,472	51,330	-1,142	-2.22
Ordinary Maintenance & Operations				
Maintenance Labor	12,785	16,690	3,905	23.40
Maintenance Contracts	125,819	88,680	-37,139	-41.88
Total Ordinary Maintenance & Operations	138,604	105,370	-33,234	-31.54
Total Protective Services				
Total Protective Services	90,807	98,760	7,953	8.05
General Expenses				
Insurance	78,116	23,530	-54,586	-231.99
Employee Benefits Contribution	787	1,520	733	48.19
Interest Expense	88,107	73,422	-14,684	-20.00
Total General Expenses	167,010	98,472	-68,538	-69.60
Total Operating Expenses	497,894	419,791	-78,103	-18.61
NET OPERATING INCOME (LOSS)				
NET OPERATING INCOME (LOSS)	541,563	648,589	-107,026	-16.50
Net Income (Loss)				
Net Income (Loss)	541,563	648,589	-107,026	-16.50

AAHC Lexington

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	2,140,860	2,261,000	-120,140	-5.31
Other Revenue	365,401	267,500	97,901	36.60
Total Revenue	2,506,261	2,528,500	-22,239	-0.88
EXPENSES				
Administrative Expenses				
Salaries	151,997	145,400	-6,597	-4.54
Office Expenses	283,394	255,700	-27,694	-10.83
Management Fees	100,841	111,500	10,659	9.56
Total Administrative Expenses	536,232	512,600	-23,632	-4.61
Total Utilities	164,676	194,300	29,624	15.25
Ordinary Maintenance & Operations				
Maintenance Labor	177,065	161,500	-15,565	-9.64
Maintenance Materials	10,631	0	-10,631	0.00
Maintenance Contracts	291,187	255,100	-36,087	-14.15
Total Ordinary Maintenance & Operations	478,884	416,600	-62,284	-14.95
Total Protective Services	16,241	13,750	-2,491	-18.12
General Expenses				
Insurance	95,071	71,810	-23,261	-32.39
Employee Benefits Contribution	85,687	58,331	-27,357	-46.90
Interest Expense	371,928	370,712	-1,216	-0.33
Other General Expenses	148	12,958	12,810	98.86
Total General Expenses	552,834	513,811	-39,023	-7.59
Total Operating Expenses	1,748,866	1,651,061	-97,805	-5.92
NET OPERATING INCOME (LOSS)	757,394	877,439	-120,044	-13.68
Net Income (Loss)	757,394	877,439	-120,044	-13.68

AAHC Leisure Time Condos

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	144,505	147,500	-2,996	-2.03
Other Revenue	704	750	-46	-6.12
Total Revenue	145,209	148,250	-3,041	-2.05
EXPENSES				
Administrative Expenses				
Office Expenses	29,397	29,630	233	0.79
Management Fees	12,500	12,750	250	1.96
Total Administrative Expenses	41,897	42,380	483	1.14
Total Utilities				
	2,064	0	-2,064	0.00
Ordinary Maintenance & Operations				
Maintenance Labor	9,634	14,200	-234	-2.51
Maintenance Contracts	28,609	28,750	-10,917	-107.24
Total Ordinary Maintenance & Operations	38,242	42,950	-11,151	-57.17
Total Protective Services				
	6,880	5,000	-1,880	-37.60
General Expenses				
Employee Benefits Contribution	1,191	3,000	1,809	60.30
Other General Expenses	1,014	0	-1,014	0.00
Total General Expenses	2,205	3,000	795	26.49
Total Operating Expenses	91,288	93,330	2,042	2.19

AAHC Single Family Homes

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	218,102	235,000	-16,898	-7.19
Other Revenue	2,425	1,000	1,425	142.46
Total Revenue	220,527	236,000	-15,473	-6.56
EXPENSES				
Administrative Expenses				
Office Expenses	2,241	3,500	1,259	35.96
Management Fees	12,500	12,500	0	0.00
Total Administrative Expenses	14,741	16,000	1,259	7.87
Total Utilities				
	1,483	0	-1,483	0.00
Ordinary Maintenance & Operations				
Maintenance Labor	11,165	21,380	10,215	47.78
Maintenance Contracts	36,641	19,200	-17,441	-90.84
Total Ordinary Maintenance & Operations	47,806	40,580	-7,226	-17.81
General Expenses				
Insurance	1,026	1,600	574	35.88
Employee Benefits Contribution	2,060	4,780	2,720	56.91
Total General Expenses	3,086	6,380	3,294	51.63
Total Operating Expenses	67,116	62,960	-4,156	-6.60
NET OPERATING INCOME (LOSS)				
	153,411	173,040	-19,629	-11.34
Net Income (Loss)				
	153,411	173,040	-19,629	-11.34

AAHC Sterling Village

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	1,909,307	1,810,917	98,391	5.43
Other Revenue	258,559	265,000	-6,441	-2.43
Total Revenue	2,167,866	2,075,917	91,950	4.43
EXPENSES				
Administrative Expenses				
Salaries	173,983	149,203	-24,780	-16.61
Office Expenses	213,508	175,750	-37,758	-21.48
Management Fees	97,058	100,600	3,542	3.52
Total Administrative Expenses	484,550	425,553	-58,997	-13.86
Total Utilities	125,891	147,950	967	11.22
Ordinary Maintenance & Operations				
Maintenance Labor	194,099	152,452	-41,647	-27.32
Maintenance Contracts	139,706	172,890	33,184	19.19
Total Ordinary Maintenance & Operations	333,805	325,342	-8,463	-2.60
Total Protective Services	6,737	34,730	27,993	80.60
General Expenses				
Insurance	94,669	86,250	-8,419	-9.76
Employee Benefits Contribution	139,751	58,000	-81,752	-140.95
Interest Expense	143,314	158,670	15,356	9.68
Total General Expenses	377,734	302,920	-74,814	-24.70
Total Operating Expenses	1,328,717	1,236,495	-92,222	-7.46
NET OPERATING INCOME (LOSS)	839,149	839,422	-273	-0.03
Net Income (Loss)	839,149	839,422	-273	-0.03

AAHC Sweetwater

January 204 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue	1,291,624	1,265,000	26,624	2.10
Other Revenue	166,877	196,500	-29,623	-15.08
Total Revenue	1,458,500	1,461,500	-3,000	-0.21
EXPENSES				
Administrative Expenses				
Salaries	123,673	117,700	-5,973	-5.07
Office Expenses	170,543	167,560	-2,983	-1.78
Management Fees	65,567	67,450	1,883	2.79
Total Administrative Expenses	359,783	352,710	-7,073	-2.01
Total Utilities	89,784	99,390	967	11.22
Ordinary Maintenance & Operations				
Maintenance Labor	114,776	93,140	-21,636	-23.23
Maintenance Contracts	218,671	201,050	-17,621	-8.76
Total Ordinary Maintenance & Operations	333,447	294,190	-39,257	-13.34
Total Protective Services	10,763	14,180	3,417	24.10
General Expenses				
Insurance	66,745	52,240	-14,505	-27.77
Employee Benefits Contribution	51,424	37,750	-13,674	-36.22
Interest Expense	130,059	144,005	13,946	9.68
Total General Expenses	248,227	233,995	-14,233	-6.08
Total Operating Expenses	1,042,004	994,465	-47,539	-4.78
NET OPERATING INCOME (LOSS)	416,496	467,035	-50,539	-10.82
Net Income (Loss)	416,496	467,035	-50,539	-10.82

HOUSING AUTHORITY OF THE CITY OF AUSTIN

January 31, 2024

CY2024 Board Report Contents

<u>Schedule No.</u>	<u>Report Name</u>
1	All PAMI Properties Combined
tx003	Pathways at Santa Rita
tx004	Pathways at Meadowbrooks
tx005	Pathways at BTW
tx007	Pathways at Lakeside
tx008	Pathways at Salina Courts
tx009	Pathways at Gaston
tx010	Pathways at Bouldin Oaks
tx011	Pathways at Thurmond Hills
tx012	Pathways at Georgian Manor
tx015	Pathways at North Loop
tx016	Pathways at Northgates
tx017	Pathways at Shadowbend
tx018	Pathways at Manchaca II
tx019	Pathways at Manchaca Village
tx022	Pathways at Coronado Hills

Consolidated PAMI Properties

January 2024 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	494,436	482,115	12,321	3
Rent Permanent Loss	(11,164)	380	(11,544)	(3,038)
Installment Agreement - Rent	495	2,578	(2,083)	(81)
Vacancies	(40,576)	(46,096)	5,520	12
Write-Off / Bad Debt	(28,383)	(26,339)	(2,044)	(8)
Security Deposit Forfeit	(755)	0	(755)	N/A
Legal Charges	22,965	5,169	17,796	344
Maintenance/Damages Chargeback Income	2,114	19,212	(17,098)	(89)
Late Fee	4,603	4,282	321	8
Cable/Internet Charge	(56)	0	(56)	N/A
Non-Dwelling Rental	5,850	5,767	83	1
Excess Utilities	1,777	913	864	95
Total Tenant Revenue	451,305	447,981	3,324	1
Operating Grants				
HAP Subsidy	811,710	834,890	(23,180)	(3)
Special Claims Income	13,965	9,550	4,415	46
Utility Reimbursement	1,245	736	509	69
Repayment Agreement Expense Recovery	170	179	(9)	(5)
Total Operating Grants	827,090	845,355	(18,265)	(2)
Interest Income				
Interest on Bank Accounts	4,242	0	4,242	N/A
Interest on Replacement Reserve	18,159	0	18,159	N/A
Total Interest Income	22,401	0	22,401	N/A
Other Revenue				
Miscellaneous Income	3,910	0	3,910	N/A
Other Income - Misc	395	1,279	(884)	(69)
Total Other Revenue	4,305	1,279	3,026	237
Total Revenue	1,305,101	1,294,615	10,486	1
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	123,543	119,645	(3,898)	(3)
Admin Salaries - Overtime	133	409	276	68
Incentive Pay	0	2,168	2,168	100
Total Salaries	123,675	122,222	(1,453)	(1)
Legal Expense				

Consolidated PAMI Properties

January 2024 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
Legal Expense	8,099	17,759	9,661	54
Court Costs	2,405	1,618	(787)	(49)
Total Legal Expenses	10,503	19,377	8,874	46
Travel & Training				
Staff Training	265	2,602	2,337	90
Travel - Mileage	0	154	154	100
Total Travel & Training	265	2,756	2,491	90
Auditing Fees				
Auditing Fees	8,500	9,517	1,017	11
Total Audit Fees	8,500	9,517	1,017	11
Office Expenses				
Office Supplies	6,065	1,228	(4,837)	(394)
Postage, Couriers, Express Mail	0	723	723	100
Printing	0	42	42	100
Telephone	10,105	9,496	(609)	(6)
Internet / Cable	375	307	(375)	N/A
Maint. Agreement - Office Equipment	562	0	(562)	N/A
Equipment Leases	1,633	1,594	(39)	(2)
Office Equipment Repair	0	4	4	100
Meeting	0	156	156	100
Bank Charges	100	94	(6)	(6)
Answering Service	2,602	1,127	(1,475)	(131)
Consultants	0	126	126	100
Criminal Check	794	0	(794)	N/A
Employee Physical /Drug Test	0	12	12	100
Interpreter Fee	344	626	282	45
Software	4,968	5,353	385	7
Storage Lease	740	0	(740)	N/A
Document Shredding	0	233	233	100
Permits, Licenses & Certificates	0	32	32	100
Inspections	0	413	413	100
Annual Compliance Fee	0	1,523	1,523	100
Collection Agency Fees	269	0	(269)	N/A
Total Office Expenses	28,557	23,089	(5,468)	(24)
Management Fees				
Management Fees	51,268	51,785	517	1
Partnership Management Fees	0	798	798	100
Asset Management Fees	2,306	862	(1,444)	(168)
Total Management Fees	53,574	53,445	(129)	(0)

Consolidated PAMI Properties

January 2024 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
Total Administrative Expenses	225,074	230,406	5,332	2
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	664	1,869	1,205	64
Tenant Participation - HACA	1,300	1,165	(135)	(12)
Total Tenant Services - Other	1,965	3,034	1,069	35
Total Tenant Services	1,965	3,034	1,069	35
Utilities				
Water	122,760	113,661	(9,099)	(8)
Electricity	34,210	44,991	10,781	24
Gas	76,837	57,003	(19,834)	(35)
Total Utilities	233,808	215,655	(18,153)	(8)
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	116,030	112,110	(3,920)	(4)
Ordinary Maint. & Operations- Labor OT	10,706	11,668	962	8
Ordinary Maint. & Operations- Labor Temp	12,349	0	(12,349)	N/A
Ordinary Maint. & Operations- Labor Standby	9,334	8,196	(1,138)	(14)
Total Maintenance Labor	148,419	131,974	(16,445)	(12)
Ordinary Maint. & Operations- Materials				
Materials - Custodial	2,007	2,548	541	21
Materials - Electrical	4,989	4,750	(239)	(5)
Materials - Plumbing	3,255	4,829	1,574	33
Materials - Lawn Care/ Grounds	349	1,221	872	71
Materials - Tools & Equipment	12,305	1,999	(10,306)	(516)
Materials - HVAC / Heating / Cooling	10,626	5,000	(5,626)	(113)
Materials - Gas & Oil	3,374	1,552	(1,822)	(117)
Materials - Auto Parts	748	242	(506)	(209)
Materials - Exterior Lighting	0	727	727	100
Materials - Paint and Painting Supplies	7,492	5,933	(1,559)	(26)
Materials - Flooring & Ceiling	0	1,367	1,367	100
Materials - Glass & Window	149	376	227	60
Materials - Windows Covering	2,515	1,008	(1,507)	(150)
Materials - Appliances & Parts	8,294	8,621	327	4
Materials - Smoke/CO Detectors/Fire Ext.	2,261	1,540	(721)	(47)
Materials - Roofing	0	33	33	100
Materials - Hardware/Locks	1,343	2,875	1,532	53
Materials - Safety Equipment	631	683	52	8

Consolidated PAMI Properties

January 2024 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
Materials - Pest Control	125	301	176	58
Materials - Lumber Sheetrock	338	363	25	7
Materials - Doors	581	727	146	20
Materials - Fencing	20	294	274	93
Materials - Refrigerators	2,930	9,832	6,902	70
Materials - Ranges	900	5,132	4,232	82
Materials - Dishwashers	0	33	33	100
Materials - Reasonable Accommodations	477	594	117	20
Materials - Water Heaters/Boilers & Parts	335	502	167	33
Materials - Countertops /Cabinets	589	345	(244)	(71)
Materials - Tenant Property Damage	(40)	0	40	N/A
Materials Charge Back-Tenant Property Damage	9,047	13,909	4,862	35
Total Materials	75,641	77,336	1,695	2
Contracts - Maintenance				
Contracts - Trash Removal	28,241	31,851	3,610	11
Contracts - In-House Bulk Trash	3,206	6,101	2,895	47
Contracts - HVAC	9,116	5,212	(3,904)	(75)
Contracts - Elevator Maint.	3,646	4,825	1,179	24
Contracts - Landscape/Grounds	12,301	27,164	14,863	55
Contracts - Tree Trimming	3,350	11,134	7,784	70
Contracts - Make Ready Cleaning	17,657	19,730	2,073	11
Contracts - Make Ready Repairs	0	125	125	100
Contracts - Electrical Contracts	4,759	2,090	(2,669)	(128)
Contracts - Plumbing Contracts	39,210	13,155	(26,055)	(198)
Contracts - Pest Control	5,812	14,809	8,997	61
Contracts - Janitorial Contracts	1,965	6,890	4,925	71
Contracts - Fire Protection	1,091	4,001	2,910	73
Contracts - Door & Window Repairs	4,700	1,526	(3,174)	(208)
Contracts - Building & Equipment Repairs	3,200	1,863	(1,337)	(72)
Contracts - Painting	1,580	337	(1,243)	(369)
Contracts - Equipment Rental	1,345	37	(1,308)	(3,535)
Contracts - Maintenance & Repairs	1,680	0	(1,680)	N/A
Contracts - Key & Lock Services	0	212	212	100
Contract - Vehicle Repairs/ Maintenance	382	1,442	1,060	74
Contracts - Asbestos Abatement	5,865	109	(5,756)	(5,281)
Contracts - Uniforms	1,230	2,293	1,063	46
Contract - Reasonable Accommodations	0	785	785	100
Contracts - Water Treatment Services	410	410	0	0
Contract - Flooring	8,505	167	(8,338)	(4,993)
Contracts - Masonry Work	0	174	174	100
Contracts - Roofing	0	83	83	100
Contracts - Tenant Property Damage	475	0	(475)	N/A

Consolidated PAMI Properties

January 2024 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
Contracts Charge Back-Tenant Property Damage	850	4,802	3,952	82
Total Maintenance Contracts	160,576	161,327	751	0
Total Ordinary Maintenance & Operations	384,636	370,637	(13,999)	(4)
Protective Services				
Police Officers	12,500	2,581	(9,919)	(384)
Crime Prevention/Safety	61	2,800	2,739	98
Police Liaison	0	200	200	100
Protective Services- Equipments	1,930	2,829	899	32
Protective Services- Contracts	54,810	19,635	(35,175)	(179)
Prop Mgmt - Security Contracts/Services	28,710	0	(28,710)	N/A
Total Protective Services	98,011	28,045	(69,966)	(249)
General Expenses				
Insurance				
Property Insurance	47,858	63,787	15,929	25
Liability Insurance	8,532	0	(8,532)	N/A
Workmen's Compensation	1,896	0	(1,896)	N/A
Total Insurance	58,286	63,787	5,501	9
Employee Benefits Contribution				
Employee Benefits Contribution	0	93,860	93,860	100
FICA Employers Share - Admin	9,129	0	(9,129)	N/A
FICA Employers Share - Maintenance	11,053	0	(11,053)	N/A
Medical Benefits - Admin	29,419	0	(29,419)	N/A
Medical Benefits - Maintenance	25,183	0	(25,183)	N/A
Fed & State Unemployment - Admin	108	0	(108)	N/A
Fed & State Unemployment - Maintenance	119	0	(119)	N/A
Life Insurance - Admin	94	0	(94)	N/A
Life Insurance - Maintenance	113	0	(113)	N/A
Disability Insurance - Admin	269	0	(269)	N/A
Disability Insurance - Maintenance	251	0	(251)	N/A
Total Employee Benefits Contribution	75,738	93,860	18,122	19
Interest Expense				
Interest on Notes Payable	172,401	168,221	(4,180)	(2)
Total Interest Expense	172,401	168,221	(4,180)	(2)
Other General Expense				
Land Lease Expense	5,556	5,627	71	1
Tax Credit Fees Expense	0	999	999	100
Franchise Taxes	0	1,210	1,210	100
Other General Expenses	1,250	0	(1,250)	N/A

Consolidated PAMI Properties

January 2024 Income Statement

	YTD Actual	YTD Budget	Variance	% Var
Total Other General Expenses	6,806	7,836	1,030	13
Total General Expenses	313,230	333,704	20,474	6
Total Operating Expenses	1,256,723	1,181,481	(75,242)	(6)
NET OPERATING INCOME (LOSS)	48,378	113,134	(64,756)	(57)
Net Income (Loss)	48,378	113,134	(64,756)	(57)

Pathways at Santa Rita

January 2024 Income Statement

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	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	26,707	28,991	(2,284)	(8)
Rent Permanent Loss	(1,284)	0	(1,284)	N/A
Installment Agreement - Rent	11	192	(181)	(94)
Vacancies	(3,433)	(3,495)	62	2
Write-Off / Bad Debt	(3,716)	(1,997)	(1,719)	(86)
Legal Charges	461	246	215	87
Maintenance/Damages Chargeback Income	3,401	1,293	2,108	163
Late Fee	242	278	(36)	(13)
Excess Utilities	(720)	59	(779)	(1,320)
Total Tenant Revenue	21,669	25,567	(3,898)	(15)
Operating Grants				
HAP Subsidy	67,586	70,860	(3,274)	(5)
Special Claims Income	0	1,548	(1,548)	(100)
Utility Reimbursement	60	67	(7)	(10)
Repayment Agreement Expense Recovery	3	16	(13)	(81)
Total Operating Grants	67,649	72,491	(4,842)	(7)
Interest Income				
Interest on Bank Accounts	326	0	326	N/A
Interest on Replacement Reserve	1,729	0	1,729	N/A
Total Interest Income	2,054	0	2,054	N/A
Other Revenue				
Other Income - Misc	0	83	(83)	(100)
Total Other Revenue	0	83	(83)	(100)
Total Revenue	91,372	98,141	(6,769)	(7)
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	9,797	9,331	(466)	(5)
Admin Salaries - Overtime	2	25	23	91
Incentive Pay	0	167	167	100
Total Salaries	9,800	9,523	(277)	(3)
Legal Expense				
Legal Expense	0	813	813	100
Court Costs	276	83	(193)	(232)
Total Legal Expenses	276	896	620	69

Pathways at Santa Rita

January 2024 Income Statement

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	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	217	217	100
Travel - Mileage	0	4	4	100
Total Travel & Training	0	221	221	100
Auditing Fees				
Auditing Fees	1,200	1,000	(200)	(20)
Total Audit Fees	1,200	1,000	(200)	(20)
Office Expenses				
Office Supplies	439	73	(366)	(502)
Postage, Couriers, Express Mail	0	47	47	100
Printing	0	1	1	100
Telephone	658	639	(19)	(3)
Equipment Leases	117	117	0	0
Meeting	0	17	17	100
Bank Charges	5	6	1	9
Answering Service	169	73	(96)	(132)
Criminal Check	52	0	(52)	N/A
Interpreter Fee	0	42	42	100
Software	318	348	30	9
Document Shredding	0	25	25	100
Total Office Expenses	1,758	1,388	(370)	(27)
Management Fees				
Management Fees	3,567	3,926	359	9
Total Management Fees	3,567	3,926	359	9
Total Administrative Expenses	16,600	16,954	354	2
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	65	121	56	46
Total Tenant Services - Other	65	121	56	46
Total Tenant Services	65	121	56	46
Utilities				
Water	13,943	14,513	570	4
Electricity	1,866	1,992	126	6
Gas	8,934	5,066	(3,868)	(76)
Total Utilities	24,744	21,571	(3,173)	(15)

Ordinary Maintenance & Operations

Pathways at Santa Rita

January 2024 Income Statement

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	PTD Actual	PTD Budget	Variance	% Var
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	10,502	8,320	(2,182)	(26)
Ordinary Maint. & Operations- Labor OT	229	757	528	70
Ordinary Maint. & Operations- Labor Standby	517	532	15	3
Total Maintenance Labor	11,247	9,609	(1,638)	(17)
Ordinary Maint. & Operations- Materials				
Materials - Custodial	0	250	250	100
Materials - Electrical	365	150	(215)	(144)
Materials - Plumbing	698	375	(323)	(86)
Materials - Lawn Care/ Grounds	0	167	167	100
Materials - Tools & Equipment	564	100	(464)	(464)
Materials - HVAC / Heating / Cooling	948	417	(531)	(127)
Materials - Gas & Oil	51	125	74	59
Materials - Exterior Lighting	0	25	25	100
Materials - Paint and Painting Supplies	198	125	(73)	(58)
Materials - Flooring & Ceiling	0	42	42	100
Materials - Glass & Window	0	63	63	100
Materials - Windows Covering	0	125	125	100
Materials - Appliances & Parts	879	208	(671)	(323)
Materials - Smoke/CO Detectors/Fire Ext.	0	42	42	100
Materials - Hardware/Locks	0	208	208	100
Materials - Safety Equipment	244	33	(211)	(639)
Materials - Pest Control	0	25	25	100
Materials - Lumber Sheetrock	0	8	8	100
Materials - Doors	155	83	(72)	(87)
Materials - Fencing	0	8	8	100
Materials - Refrigerators	1,172	923	(249)	(27)
Materials - Ranges	900	479	(421)	(88)
Materials - Reasonable Accommodations	0	83	83	100
Materials - Water Heaters/Boilers & Parts	0	125	125	100
Materials - Countertops /Cabinets	409	13	(396)	(3,044)
Materials Charge Back-Tenant Property Damage	1,175	970	(205)	(21)
Total Materials	7,758	5,172	(2,586)	(50)
Contracts - Maintenance				
Contracts - Trash Removal	3,852	4,424	572	13
Contracts - In-House Bulk Trash	244	471	227	48
Contracts - HVAC	0	208	208	100
Contracts - Landscape/Grounds	650	1,909	1,259	66
Contracts - Tree Trimming	0	1,167	1,167	100
Contracts - Make Ready Cleaning	12,005	1,038	(10,967)	(1,057)
Contracts - Electrical Contracts	0	63	63	100

Pathways at Santa Rita

January 2024 Income Statement

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	PTD Actual	PTD Budget	Variance	% Var
Contracts - Plumbing Contracts	0	1,250	1,250	100
Contracts - Pest Control	364	766	402	53
Contracts - Fire Protection	0	75	75	100
Contracts - Door & Window Repairs	0	167	167	100
Contracts - Building & Equipment Repairs	0	542	542	100
Contracts - Key & Lock Services	0	42	42	100
Contract - Vehicle Repairs/ Maintenance	0	42	42	100
Contracts - Uniforms	92	177	85	48
Contract - Reasonable Accommodations	0	42	42	100
Contracts Charge Back-Tenant Property Damage	0	323	323	100
Total Maintenance Contracts	17,207	12,706	(4,501)	(35)
Total Ordinary Maintenance & Operations	36,212	27,487	(8,725)	(32)
Protective Services				
Police Officers	700	63	(637)	(1,011)
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	0	123	123	100
Protective Services- Contracts	0	417	417	100
Total Protective Services	700	803	103	13
General Expenses				
Insurance				
Property Insurance	3,900	4,759	859	18
Liability Insurance	585	0	(585)	N/A
Workmen's Compensation	145	0	(145)	N/A
Total Insurance	4,630	4,759	129	3
Employee Benefits Contribution				
Employee Benefits Contribution	0	7,149	7,149	100
FICA Employers Share - Admin	741	0	(741)	N/A
FICA Employers Share - Maintenance	887	0	(887)	N/A
Medical Benefits - Admin	2,419	0	(2,419)	N/A
Medical Benefits - Maintenance	1,595	0	(1,595)	N/A
Fed & State Unemployment - Admin	9	0	(9)	N/A
Fed & State Unemployment - Maintenance	9	0	(9)	N/A
Life Insurance - Admin	7	0	(7)	N/A
Life Insurance - Maintenance	6	0	(6)	N/A
Disability Insurance - Admin	21	0	(21)	N/A
Disability Insurance - Maintenance	19	0	(19)	N/A
Total Employee Benefits Contribution	5,713	7,149	1,436	20
Interest Expense				
Interest on Notes Payable	14,733	14,372	(361)	(3)

Pathways at Santa Rita

January 2024 Income Statement

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	PTD Actual	PTD Budget	Variance	% Var
Total Interest Expense	14,733	14,372	(361)	(3)
Other General Expense				
Land Lease Expense	0	8	8	100
Other General Expenses	250	0	(250)	N/A
Total Other General Expenses	250	8	(242)	(3,025)
Total General Expenses	25,326	26,288	962	4
Total Operating Expenses	103,648	93,224	(10,424)	(11)
NET OPERATING INCOME (LOSS)	(12,276)	4,917	(17,193)	(350)
Net Income (Loss)	(12,276)	4,917	(17,193)	(350)

Pathways at Meadowbrooks

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	51,795	56,260	(4,465)	(8)
Rent Permanent Loss	(5,693)	317	(6,010)	(1,896)
Installment Agreement - Rent	279	0	279	N/A
Vacancies	(8,026)	(5,371)	(2,655)	(49)
Write-Off / Bad Debt	(2,693)	(3,069)	376	12
Security Deposit Forfeit	(222)	0	(222)	N/A
Legal Charges	18,501	824	17,677	2,145
Maintenance/Damages Chargeback Income	(5,848)	2,133	(7,981)	(374)
Late Fee	690	458	232	51
Non-Dwelling Rental	636	850	(214)	(25)
Excess Utilities	1,239	98	1,141	1,165
Total Tenant Revenue	50,658	52,500	(1,842)	(4)
Operating Grants				
HAP Subsidy	103,650	97,209	6,441	7
Special Claims Income	1,998	1,059	939	89
Utility Reimbursement	39	110	(71)	(65)
Repayment Agreement Expense Recovery	0	27	(27)	(100)
Total Operating Grants	105,687	98,405	7,282	7
Interest Income				
Interest on Bank Accounts	196	0	196	N/A
Interest on Replacement Reserve	2,386	0	2,386	N/A
Total Interest Income	2,582	0	2,582	N/A
Other Revenue				
Other Income - Misc	0	137	(137)	(100)
Total Other Revenue	0	137	(137)	(100)
Total Revenue	158,927	151,042	7,885	5
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	12,869	14,097	1,228	9
Admin Salaries - Overtime	0	50	50	100
Incentive Pay	0	272	272	100
Total Salaries	12,869	14,419	1,550	11
Legal Expense				
Legal Expense	3,013	3,453	441	13
Court Costs	170	133	(37)	(28)

Pathways at Meadowbrooks

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Total Legal Expenses	3,182	3,586	404	11
Travel & Training				
Staff Training	0	289	289	100
Travel - Mileage	0	8	8	100
Total Travel & Training	0	297	297	100
Auditing Fees				
Auditing Fees	1,400	1,000	(400)	(40)
Total Audit Fees	1,400	1,000	(400)	(40)
Office Expenses				
Office Supplies	611	225	(386)	(172)
Postage, Couriers, Express Mail	0	83	83	100
Printing	0	17	17	100
Telephone	849	877	28	3
Maint. Agreement - Office Equipment	356	0	(356)	N/A
Equipment Leases	117	117	0	0
Office Equipment/Furniture	0	104	104	100
Office Equipment Repair	0	4	4	100
Bank Charges	9	10	1	13
Answering Service	278	121	(157)	(130)
Criminal Check	85	0	(85)	N/A
Employee Physical /Drug Test	0	7	7	100
Interpreter Fee	0	42	42	100
Software	527	573	46	8
Document Shredding	0	25	25	100
Collection Agency Fees	38	0	(38)	N/A
Total Office Expenses	2,869	2,205	(664)	(30)
Management Fees				
Management Fees	5,855	6,042	187	3
Total Management Fees	5,855	6,042	187	3
Total Administrative Expenses	26,176	27,549	1,373	5
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	57	200	143	72
Tenant Participation - HACA	0	133	133	100
Total Tenant Services - Other	57	333	276	83
Total Tenant Services	57	333	276	83

Pathways at Meadowbrooks

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Utilities				
Water	14,997	12,238	(2,759)	(23)
Electricity	3,875	2,900	(975)	(34)
Gas	10,772	7,708	(3,064)	(40)
Total Utilities	29,644	22,846	(6,798)	(30)
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	13,694	12,659	(1,035)	(8)
Ordinary Maint. & Operations- Labor OT	508	1,249	741	59
Ordinary Maint. & Operations- Labor Temp	3,095	0	(3,095)	N/A
Ordinary Maint. & Operations- Labor Standby	595	878	283	32
Total Maintenance Labor	17,892	14,786	(3,106)	(21)
Ordinary Maint. & Operations- Materials				
Materials - Custodial	107	333	226	68
Materials - Electrical	780	667	(113)	(17)
Materials - Plumbing	0	667	667	100
Materials - Lawn Care/ Grounds	209	83	(126)	(152)
Materials - Tools & Equipment	1,242	250	(992)	(397)
Materials - HVAC / Heating / Cooling	0	500	500	100
Materials - Gas & Oil	253	250	(3)	(1)
Materials - Auto Parts	390	42	(348)	(828)
Materials - Exterior Lighting	0	167	167	100
Materials - Paint and Painting Supplies	3,424	1,167	(2,257)	(193)
Materials - Flooring & Ceiling	0	83	83	100
Materials - Glass & Window	0	29	29	100
Materials - Windows Covering	0	83	83	100
Materials - Appliances & Parts	558	750	192	26
Materials - Smoke/CO Detectors/Fire Ext.	0	250	250	100
Materials - Roofing	0	4	4	100
Materials - Hardware/Locks	0	333	333	100
Materials - Safety Equipment	0	83	83	100
Materials - Pest Control	0	42	42	100
Materials - Lumber Sheetrock	0	67	67	100
Materials - Doors	0	125	125	100
Materials - Fencing	0	50	50	100
Materials - Refrigerators	0	1,519	1,519	100
Materials - Ranges	0	1,357	1,357	100
Materials - Reasonable Accommodations	0	67	67	100
Materials - Water Heaters/Boilers & Parts	0	63	63	100
Materials - Countertops /Cabinets	0	67	67	100
Materials Charge Back-Tenant Property Damage	0	1,600	1,600	100

Pathways at Meadowbrooks

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Total Materials	6,964	10,698	3,734	35
Contracts - Maintenance				
Contracts - Trash Removal	4,418	5,182	764	15
Contracts - In-House Bulk Trash	244	553	309	56
Contracts - HVAC	0	417	417	100
Contracts - Landscape/Grounds	3,604	3,487	(117)	(3)
Contracts - Tree Trimming	0	1,250	1,250	100
Contracts - Make Ready Cleaning	4,127	2,792	(1,335)	(48)
Contracts - Electrical Contracts	1,695	250	(1,445)	(578)
Contracts - Plumbing Contracts	1,109	1,292	183	14
Contracts - Pest Control	0	1,263	1,263	100
Contracts - Janitorial Contracts	1,965	265	(1,700)	(642)
Contracts - Fire Protection	360	500	140	28
Contracts - Door & Window Repairs	4,700	375	(4,325)	(1,153)
Contracts - Building & Equipment Repairs	0	208	208	100
Contracts - Equipment Rental	1,345	4	(1,341)	(33,525)
Contracts - Key & Lock Services	0	42	42	100
Contract - Vehicle Repairs/ Maintenance	0	583	583	100
Contracts - Asbestos Abatement	5,865	29	(5,836)	(20,124)
Contracts - Uniforms	137	288	151	52
Contract - Reasonable Accommodations	0	42	42	100
Contracts - Masonry Work	0	42	42	100
Contracts - Roofing	0	83	83	100
Contracts Charge Back-Tenant Property Damage	0	533	533	100
Total Maintenance Contracts	29,569	19,480	(10,089)	(52)
Total Ordinary Maintenance & Operations	54,424	44,964	(9,460)	(21)
Protective Services				
Police Officers	200	729	529	73
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	265	276	11	4
Protective Services- Contracts	44,880	317	(44,563)	(14,058)
Prop Mgmt - Security Contracts/Services	22,950	0	(22,950)	N/A
Total Protective Services	68,295	1,522	(66,773)	(4,387)
General Expenses				
Insurance				
Property Insurance	5,130	8,313	3,183	38
Liability Insurance	950	0	(950)	N/A
Workmen's Compensation	205	0	(205)	N/A
Total Insurance	6,285	8,313	2,028	24

Pathways at Meadowbrooks

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Employee Benefits Contribution				
Employee Benefits Contribution	0	10,836	10,836	100
FICA Employers Share - Admin	936	0	(936)	N/A
FICA Employers Share - Maintenance	1,207	0	(1,207)	N/A
Medical Benefits - Admin	1,661	0	(1,661)	N/A
Medical Benefits - Maintenance	2,902	0	(2,902)	N/A
Fed & State Unemployment - Admin	11	0	(11)	N/A
Fed & State Unemployment - Maintenance	13	0	(13)	N/A
Life Insurance - Admin	10	0	(10)	N/A
Life Insurance - Maintenance	14	0	(14)	N/A
Disability Insurance - Admin	28	0	(28)	N/A
Disability Insurance - Maintenance	28	0	(28)	N/A
Total Employee Benefits Contribution	6,810	10,836	4,026	37
Interest Expense				
Interest on Notes Payable	25,109	24,441	(668)	(3)
Total Interest Expense	25,109	24,441	(668)	(3)
Other General Expense				
Land Lease Expense	0	8	8	100
Other General Expenses	250	0	(250)	N/A
Total Other General Expenses	250	8	(242)	(3,025)
Total General Expenses	38,454	43,598	5,144	12
Total Operating Expenses	217,050	140,812	(76,238)	(54)
NET OPERATING INCOME (LOSS)	(58,123)	10,230	(68,353)	(668)
Net Income (Loss)	(58,123)	10,230	(68,353)	(668)

Pathways at BTW

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	86,804	85,890	914	1
Installment Agreement - Rent	205	428	(223)	(52)
Vacancies	(4,712)	(7,602)	2,890	38
Write-Off / Bad Debt	(4,100)	(4,344)	244	6
Security Deposit Forfeit	(532)	0	(532)	N/A
Legal Charges	0	816	(816)	(100)
Maintenance/Damages Chargeback Income	890	2,880	(1,990)	(69)
Late Fee	887	619	268	43
Excess Utilities	834	132	702	532
Total Tenant Revenue	80,275	78,819	1,456	2
Operating Grants				
HAP Subsidy	122,724	131,302	(8,578)	(7)
Special Claims Income	3,570	1,376	2,194	159
Utility Reimbursement	443	149	294	197
Repayment Agreement Expense Recovery	43	36	7	19
Total Operating Grants	126,780	132,863	(6,083)	(5)
Interest Income				
Interest on Bank Accounts	93	0	93	N/A
Interest on Replacement Reserve	4,202	0	4,202	N/A
Total Interest Income	4,295	0	4,295	N/A
Other Revenue				
Other Income - Misc	395	185	210	114
Total Other Revenue	395	185	210	114
Total Revenue	211,745	211,867	(122)	(0)
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	14,438	17,573	3,135	18
Admin Salaries - Overtime	(68)	50	118	236
Incentive Pay	0	333	333	100
Total Salaries	14,370	17,956	3,586	20
Legal Expense				
Legal Expense	0	2,278	2,278	100
Court Costs	572	360	(212)	(59)
Total Legal Expenses	572	2,638	2,066	78

Pathways at BTW

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	321	321	100
Total Travel & Training	0	321	321	100
Auditing Fees				
Auditing Fees	1,600	1,000	(600)	(60)
Total Audit Fees	1,600	1,000	(600)	(60)
Office Expenses				
Office Supplies	480	162	(318)	(196)
Postage, Couriers, Express Mail	0	104	104	100
Printing	0	2	2	100
Telephone	814	981	167	17
Equipment Leases	117	117	0	0
Bank Charges	16	15	(1)	(4)
Answering Service	377	161	(216)	(134)
Criminal Check	115	0	(115)	N/A
Interpreter Fee	0	33	33	100
Software	739	774	35	5
Document Shredding	0	25	25	100
Inspections	0	360	360	100
Collection Agency Fees	232	0	(232)	N/A
Total Office Expenses	2,889	2,734	(155)	(6)
Management Fees				
Management Fees	8,411	8,475	64	1
Total Management Fees	8,411	8,475	64	1
Total Administrative Expenses	27,841	33,124	5,283	16
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	0	270	270	100
Tenant Participation - HACA	0	180	180	100
Total Tenant Services - Other	0	450	450	100
Total Tenant Services	0	450	450	100
Utilities				
Water	30,786	27,421	(3,365)	(12)
Electricity	1,997	3,007	1,010	34
Gas	16,912	10,767	(6,145)	(57)

Pathways at BTW

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Total Utilities	49,695	41,195	(8,500)	(21)
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	16,724	16,127	(597)	(4)
Ordinary Maint. & Operations- Labor OT	1,050	1,687	637	38
Ordinary Maint. & Operations- Labor Standby	1,492	1,185	(307)	(26)
Total Maintenance Labor	19,266	18,999	(267)	(1)
Ordinary Maint. & Operations- Materials				
Materials - Custodial	135	375	240	64
Materials - Electrical	0	625	625	100
Materials - Plumbing	696	833	137	17
Materials - Lawn Care/ Grounds	0	58	58	100
Materials - Tools & Equipment	1,929	292	(1,637)	(561)
Materials - HVAC / Heating / Cooling	3,802	833	(2,969)	(356)
Materials - Gas & Oil	93	208	115	55
Materials - Auto Parts	0	42	42	100
Materials - Exterior Lighting	0	83	83	100
Materials - Paint and Painting Supplies	209	1,833	1,624	89
Materials - Flooring & Ceiling	0	833	833	100
Materials - Glass & Window	0	42	42	100
Materials - Windows Covering	1,415	208	(1,207)	(580)
Materials - Appliances & Parts	473	500	27	5
Materials - Smoke/CO Detectors/Fire Ext.	0	63	63	100
Materials - Hardware/Locks	220	542	322	59
Materials - Safety Equipment	0	83	83	100
Materials - Pest Control	50	63	14	21
Materials - Lumber Sheetrock	338	33	(305)	(925)
Materials - Doors	0	63	63	100
Materials - Fencing	0	42	42	100
Materials - Refrigerators	0	1,111	1,111	100
Materials - Ranges	0	585	585	100
Materials - Reasonable Accommodations	0	42	42	100
Materials - Water Heaters/Boilers & Parts	0	63	63	100
Materials - Countertops /Cabinets	0	75	75	100
Materials - Tenant Property Damage	(36)	0	36	N/A
Materials Charge Back-Tenant Property Damage	7,026	2,160	(4,866)	(225)
Total Materials	16,349	11,690	(4,659)	(40)
Contracts - Maintenance				
Contracts - Trash Removal	7,004	8,002	998	12

Pathways at BTW

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - In-House Bulk Trash	300	873	573	66
Contracts - HVAC	0	167	167	100
Contracts - Landscape/Grounds	1,962	5,085	3,123	61
Contracts - Tree Trimming	0	833	833	100
Contracts - Make Ready Cleaning	0	6,025	6,025	100
Contracts - Electrical Contracts	0	125	125	100
Contracts - Plumbing Contracts	10,583	2,500	(8,083)	(323)
Contracts - Pest Control	854	1,706	853	50
Contracts - Janitorial Contracts	0	152	152	100
Contracts - Fire Protection	0	154	154	100
Contracts - Building & Equipment Repairs	3,200	250	(2,950)	(1,180)
Contracts - Equipment Rental	0	21	21	100
Contracts - Maintenance & Repairs	1,680	0	(1,680)	N/A
Contracts - Key & Lock Services	0	58	58	100
Contract - Vehicle Repairs/ Maintenance	245	250	5	2
Contracts - Asbestos Abatement	0	13	13	100
Contracts - Uniforms	182	353	171	48
Contract - Reasonable Accommodations	0	63	63	100
Contract - Flooring	8,505	0	(8,505)	N/A
Contracts Charge Back-Tenant Property Damage	0	720	720	100
Total Maintenance Contracts	34,514	27,350	(7,164)	(26)
Total Ordinary Maintenance & Operations	70,130	58,039	(12,091)	(21)
Protective Services				
Police Officers	200	219	19	9
Police Liaison	0	200	200	100
Protective Services- Equipments	800	384	(416)	(108)
Protective Services- Contracts	0	1,250	1,250	100
Total Protective Services	1,000	2,053	1,053	51
General Expenses				
Insurance				
Property Insurance	7,671	10,263	2,592	25
Liability Insurance	1,272	0	(1,272)	N/A
Workmen's Compensation	252	0	(252)	N/A
Total Insurance	9,195	10,263	1,068	10
Employee Benefits Contribution				
Employee Benefits Contribution	0	13,649	13,649	100
FICA Employers Share - Admin	1,074	0	(1,074)	N/A
FICA Employers Share - Maintenance	1,615	0	(1,615)	N/A
Medical Benefits - Admin	2,430	0	(2,430)	N/A

Pathways at BTW

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Medical Benefits - Maintenance	4,379	0	(4,379)	N/A
Fed & State Unemployment - Admin	13	0	(13)	N/A
Fed & State Unemployment - Maintenance	18	0	(18)	N/A
Life Insurance - Admin	12	0	(12)	N/A
Life Insurance - Maintenance	19	0	(19)	N/A
Disability Insurance - Admin	32	0	(32)	N/A
Disability Insurance - Maintenance	36	0	(36)	N/A
Total Employee Benefits Contribution	9,627	13,649	4,022	29
Interest Expense				
Interest on Notes Payable	38,456	37,433	(1,023)	(3)
Total Interest Expense	38,456	37,433	(1,023)	(3)
Other General Expense				
Land Lease Expense	0	8	8	100
Other General Expenses	250	0	(250)	N/A
Total Other General Expenses	250	8	(242)	(3,025)
Total General Expenses	57,528	61,353	3,825	6
Total Operating Expenses	206,194	196,214	(9,980)	(5)
NET OPERATING INCOME (LOSS)	5,551	15,653	(10,102)	(65)
Net Income (Loss)	5,551	15,653	(10,102)	(65)

Pathways at Lakeside

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	48,571	49,523	(952)	(2)
Installment Agreement - Rent	0	323	(323)	(100)
Vacancies	(3,560)	(5,049)	1,489	30
Write-Off / Bad Debt	(1,926)	(2,885)	959	33
Legal Charges	0	392	(392)	(100)
Maintenance/Damages Chargeback Income	(970)	1,902	(2,872)	(151)
Late Fee	82	467	(385)	(82)
Non-Dwelling Rental	5,214	4,917	297	6
Excess Utilities	0	100	(100)	(100)
Total Tenant Revenue	47,410	49,690	(2,280)	(5)
Operating Grants				
HAP Subsidy	93,431	94,723	(1,292)	(1)
Special Claims Income	0	139	(139)	(100)
Total Operating Grants	93,431	94,862	(1,431)	(2)
Interest Income				
Interest on Bank Accounts	604	0	604	N/A
Interest on Replacement Reserve	3,310	0	3,310	N/A
Total Interest Income	3,915	0	3,915	N/A
Other Revenue				
Miscellaneous Income	1,412	0	1,412	N/A
Other Income - Misc	0	140	(140)	(100)
Total Other Revenue	1,412	140	1,272	909
Total Revenue	146,168	144,692	1,476	1
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	13,061	10,191	(2,870)	(28)
Admin Salaries - Overtime	(20)	42	62	149
Incentive Pay	0	236	236	100
Total Salaries	13,041	10,469	(2,572)	(25)
Legal Expense				
Legal Expense	0	1,375	1,375	100
Court Costs	308	117	(191)	(163)
Total Legal Expenses	308	1,492	1,184	79

Pathways at Lakeside

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	243	243	100
Total Travel & Training	0	243	243	100
Auditing Fees				
Auditing Fees	1,100	1,083	(17)	(2)
Total Audit Fees	1,100	1,083	(17)	(2)
Office Expenses				
Office Supplies	439	122	(317)	(260)
Postage, Couriers, Express Mail	0	78	78	100
Printing	0	1	1	100
Telephone	985	881	(104)	(12)
Internet / Cable	375	0	(375)	N/A
Equipment Leases	117	117	0	0
Meeting	0	33	33	100
Bank Charges	25	6	(19)	(312)
Answering Service	286	124	(162)	(131)
Criminal Check	87	0	(87)	N/A
Interpreter Fee	0	50	50	100
Software	581	584	3	0
Document Shredding	0	21	21	100
Permits, Licenses & Certificates	0	8	8	100
Total Office Expenses	2,895	2,025	(870)	(43)
Management Fees				
Management Fees	5,750	5,788	39	1
Total Management Fees	5,750	5,788	39	1
Total Administrative Expenses	23,093	21,100	(1,993)	(9)
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	375	204	(171)	(84)
Tenant Participation - HACA	1,300	136	(1,164)	(856)
Total Tenant Services - Other	1,675	340	(1,335)	(393)
Total Tenant Services	1,675	340	(1,335)	(393)
Utilities				
Water	8,183	6,971	(1,212)	(17)
Electricity	7,781	12,053	4,272	35
Gas	0	4,002	4,002	100

Pathways at Lakeside

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Total Utilities	15,964	23,026	7,062	31
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regul	16,495	15,540	(955)	(6)
Ordinary Maint. & Operations- Labor OT	705	1,273	568	45
Ordinary Maint. & Operations- Labor Temp	1,720	0	(1,720)	N/A
Ordinary Maint. & Operations- Labor Standl	1,792	894	(898)	(100)
Total Maintenance Labor	20,711	17,707	(3,004)	(17)
Ordinary Maint. & Operations- Materials				
Materials - Custodial	379	375	(4)	(1)
Materials - Electrical	566	167	(399)	(239)
Materials - Plumbing	0	667	667	100
Materials - Lawn Care/ Grounds	0	33	33	100
Materials - Tools & Equipment	1,391	208	(1,183)	(569)
Materials - HVAC / Heating / Cooling	618	83	(535)	(645)
Materials - Gas & Oil	587	100	(487)	(487)
Materials - Auto Parts	0	13	13	100
Materials - Exterior Lighting	0	83	83	100
Materials - Paint and Painting Supplies	0	292	292	100
Materials - Flooring & Ceiling	0	17	17	100
Materials - Glass & Window	0	33	33	100
Materials - Windows Covering	0	125	125	100
Materials - Appliances & Parts	0	250	250	100
Materials - Smoke/CO Detectors/Fire Ext.	0	125	125	100
Materials - Hardware/Locks	294	292	(2)	(1)
Materials - Safety Equipment	0	83	83	100
Materials - Pest Control	0	42	42	100
Materials - Doors	0	42	42	100
Materials - Refrigerators	1,172	1,314	142	11
Materials - Ranges	0	829	829	100
Materials Charge Back-Tenant Property Dar	0	1,426	1,426	100
Total Materials	5,007	6,599	1,592	24
Contracts - Maintenance				
Contracts - Trash Removal	1,630	1,772	142	8
Contracts - In-House Bulk Trash	150	402	252	63
Contracts - HVAC	0	417	417	100
Contracts - Elevator Maint.	1,643	2,480	837	34
Contracts - Landscape/Grounds	320	859	539	63
Contracts - Tree Trimming	0	292	292	100

Pathways at Lakeside

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - Make Ready Cleaning	915	1,000	85	9
Contracts - Make Ready Repairs	0	83	83	100
Contracts - Electrical Contracts	3,064	500	(2,564)	(513)
Contracts - Plumbing Contracts	2,589	2,500	(89)	(4)
Contracts - Pest Control	1,965	2,342	377	16
Contracts - Janitorial Contracts	0	3,035	3,035	100
Contracts - Fire Protection	731	1,667	936	56
Contracts - Door & Window Repairs	0	333	333	100
Contracts - Building & Equipment Repairs	0	250	250	100
Contracts - Painting	0	333	333	100
Contract - Vehicle Repairs/ Maintenance	0	42	42	100
Contracts - Asbestos Abatement	0	42	42	100
Contracts - Uniforms	137	250	113	45
Contract - Reasonable Accommodations	0	83	83	100
Contracts - Water Treatment Services	410	410	0	0
Contracts - Masonry Work	0	42	42	100
Contracts Charge Back-Tenant Property Dam	0	475	475	100
Total Maintenance Contracts	13,553	19,609	6,056	31
Total Ordinary Maintenance & Operation	39,271	43,915	4,644	11
Protective Services				
Police Officers	700	313	(387)	(124)
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	865	224	(641)	(286)
Protective Services- Contracts	6,810	4,167	(2,643)	(63)
Total Protective Services	8,375	4,904	(3,471)	(71)
General Expenses				
Insurance				
Property Insurance	5,223	5,364	141	3
Liability Insurance	843	0	(843)	N/A
Workmen's Compensation	238	0	(238)	N/A
Total Insurance	6,304	5,364	(940)	(18)
Employee Benefits Contribution				
Employee Benefits Contribution	0	10,421	10,421	100
FICA Employers Share - Admin	975	0	(975)	N/A
FICA Employers Share - Maintenance	1,498	0	(1,498)	N/A
Medical Benefits - Admin	3,720	0	(3,720)	N/A
Medical Benefits - Maintenance	4,029	0	(4,029)	N/A
Fed & State Unemployment - Admin	11	0	(11)	N/A
Fed & State Unemployment - Maintenance	17	0	(17)	N/A

Pathways at Lakeside

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Life Insurance - Admin	8	0	(8)	N/A
Life Insurance - Maintenance	10	0	(10)	N/A
Disability Insurance - Admin	30	0	(30)	N/A
Disability Insurance - Maintenance	36	0	(36)	N/A
Total Employee Benefits Contribution	10,335	10,421	86	1
Interest Expense				
Interest on Notes Payable	15,536	15,128	(408)	(3)
Total Interest Expense	15,536	15,128	(408)	(3)
Other General Expense				
Land Lease Expense	0	8	8	100
Total Other General Expenses	0	8	8	100
Total General Expenses	32,174	30,921	(1,253)	(4)
Total Operating Expenses	120,553	124,206	3,653	3
NET OPERATING INCOME (LOSS)	25,615	20,486	5,129	25
Net Income (Loss)	25,615	20,486	5,129	25

Pathways at Salina

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	9,882	9,303	579	6
Rent Permanent Loss	0	63	(63)	(100)
Vacancies	(619)	(772)	153	20
Write-Off / Bad Debt	(664)	(441)	(223)	(50)
Legal Charges	0	40	(40)	(100)
Maintenance/Damages Chargeback Income	0	373	(373)	(100)
Late Fee	215	92	123	134
Excess Utilities	0	20	(20)	(100)
Total Tenant Revenue	8,814	8,678	136	2
Operating Grants				
HAP Subsidy	12,668	12,750	(82)	(1)
Special Claims Income	0	21	(21)	(100)
Total Operating Grants	12,668	12,771	(103)	(1)
Interest Income				
Interest on Bank Accounts	440	0	440	N/A
Interest on Replacement Reserve	317	0	317	N/A
Total Interest Income	757	0	757	N/A
Other Revenue				
Miscellaneous Income	262	0	262	N/A
Other Income - Misc	0	27	(27)	(100)
Total Other Revenue	262	27	235	870
Total Revenue	22,501	21,476	1,025	5
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	2,020	1,515	(505)	(33)
Admin Salaries - Overtime	0	8	8	100
Incentive Pay	0	40	40	100
Total Salaries	2,020	1,563	(457)	(29)
Legal Expense				
Legal Expense	0	117	117	100
Court Costs	0	17	17	100
Total Legal Expenses	0	134	134	100
Travel & Training				

Pathways at Salina

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Staff Training	0	38	38	100
Total Travel & Training	0	38	38	100
Auditing Fees				
Auditing Fees	0	41	41	100
Total Audit Fees	0	41	41	100
Office Expenses				
Office Supplies	220	24	(196)	(815)
Postage, Couriers, Express Mail	0	15	15	100
Printing	0	1	1	100
Telephone	497	526	29	6
Equipment Leases	117	73	(44)	(60)
Office Equipment/Furniture	0	54	54	100
Bank Charges	1	0	(1)	N/A
Answering Service	57	25	(32)	(129)
Criminal Check	18	0	(18)	N/A
Software	116	115	(1)	(1)
Storage Lease	142	0	(142)	N/A
Inspections	0	53	53	100
Total Office Expenses	1,167	886	(281)	(32)
Management Fees				
Management Fees	886	859	(27)	(3)
Total Management Fees	886	859	(27)	(3)
Total Administrative Expenses	4,073	3,521	(552)	(16)
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	0	40	40	100
Tenant Participation - HACA	0	27	27	100
Total Tenant Services - Other	0	67	67	100
Total Tenant Services	0	67	67	100
Utilities				
Water	1,827	1,033	(794)	(77)
Electricity	1,572	2,134	562	26
Gas	1,694	717	(977)	(136)
Total Utilities	5,093	3,884	(1,209)	(31)
Ordinary Maintenance & Operations				

Pathways at Salina

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	3,142	2,960	(182)	(6)
Ordinary Maint. & Operations- Labor OT	(5)	250	255	102
Ordinary Maint. & Operations- Labor Standby	(74)	176	250	142
Total Maintenance Labor	3,063	3,386	323	10
Ordinary Maint. & Operations- Materials				
Materials - Custodial	0	67	67	100
Materials - Electrical	0	150	150	100
Materials - Plumbing	0	208	208	100
Materials - Lawn Care/ Grounds	0	42	42	100
Materials - Tools & Equipment	265	26	(239)	(919)
Materials - HVAC / Heating / Cooling	0	83	83	100
Materials - Gas & Oil	0	33	33	100
Materials - Auto Parts	0	7	7	100
Materials - Exterior Lighting	0	17	17	100
Materials - Paint and Painting Supplies	0	42	42	100
Materials - Flooring & Ceiling	0	8	8	100
Materials - Glass & Window	0	21	21	100
Materials - Windows Covering	0	29	29	100
Materials - Appliances & Parts	0	29	29	100
Materials - Smoke/CO Detectors/Fire Ext.	0	42	42	100
Materials - Roofing	0	21	21	100
Materials - Hardware/Locks	0	33	33	100
Materials - Safety Equipment	0	33	33	100
Materials - Pest Control	0	8	8	100
Materials - Lumber Sheetrock	0	8	8	100
Materials - Doors	0	17	17	100
Materials - Fencing	0	13	13	100
Materials - Refrigerators	0	90	90	100
Materials - Ranges	0	55	55	100
Materials - Reasonable Accommodations	0	21	21	100
Materials - Water Heaters/Boilers & Parts	0	17	17	100
Materials - Countertops /Cabinets	0	15	15	100
Materials Charge Back-Tenant Property Damage	0	280	280	100
Total Materials	265	1,415	1,150	81
Contracts - Maintenance				
Contracts - Trash Removal	331	447	116	26
Contracts - In-House Bulk Trash	56	84	28	33
Contracts - HVAC	0	83	83	100
Contracts - Landscape/Grounds	99	465	366	79

Pathways at Salina

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - Tree Trimming	0	83	83	100
Contracts - Make Ready Cleaning	0	133	133	100
Contracts - Make Ready Repairs	0	42	42	100
Contracts - Electrical Contracts	0	25	25	100
Contracts - Plumbing Contracts	0	208	208	100
Contracts - Pest Control	120	253	133	53
Contracts - Fire Protection	0	42	42	100
Contracts - Door & Window Repairs	0	83	83	100
Contracts - Building & Equipment Repairs	0	250	250	100
Contracts - Key & Lock Services	0	4	4	100
Contract - Vehicle Repairs/ Maintenance	0	8	8	100
Contracts - Asbestos Abatement	0	4	4	100
Contracts - Uniforms	137	42	(95)	(226)
Contract - Reasonable Accommodations	0	4	4	100
Contracts Charge Back-Tenant Property Dama	0	93	93	100
Total Maintenance Contracts	744	2,353	1,609	68
Total Ordinary Maintenance & Operations	4,071	7,154	3,083	43
Protective Services				
Police Officers	975	115	(860)	(748)
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	0	219	219	100
Protective Services- Contracts	0	900	900	100
Total Protective Services	975	1,434	459	32
General Expenses				
Insurance				
Property Insurance	652	895	244	27
Liability Insurance	166	0	(166)	N/A
Workmen's Compensation	15	0	(15)	N/A
Total Insurance	832	895	63	7
Employee Benefits Contribution				
Employee Benefits Contribution	0	1,812	1,812	100
FICA Employers Share - Admin	150	0	(150)	N/A
FICA Employers Share - Maintenance	250	0	(250)	N/A
Medical Benefits - Admin	617	0	(617)	N/A
Medical Benefits - Maintenance	737	0	(737)	N/A
Fed & State Unemployment - Admin	2	0	(2)	N/A
Fed & State Unemployment - Maintenance	3	0	(3)	N/A
Life Insurance - Admin	1	0	(1)	N/A
Life Insurance - Maintenance	2	0	(2)	N/A

Pathways at Salina

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Disability Insurance - Admin	5	0	(5)	N/A
Disability Insurance - Maintenance	7	0	(7)	N/A
Total Employee Benefits Contribution	1,773	1,812	39	2
Other General Expense				
Land Lease Expense	0	8	8	100
Total Other General Expenses	0	8	8	100
Total General Expenses	2,606	2,715	109	4
Total Operating Expenses	16,818	18,775	1,957	10
NET OPERATING INCOME (LOSS)	5,683	2,701	2,982	110
Net Income (Loss)	5,683	2,701	2,982	110

Pathways at Gaston

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	34,148.68	29,062.00	5,086.68	17.50
Installment Agreement - Rent	0.00	198.00	-198.00	-100.00
Vacancies	-1,728.58	-2,450.00	721.42	29.45
Write-Off / Bad Debt	-750.54	-1,400.00	649.46	46.39
Legal Charges	0.00	174.00	-174.00	-100.00
Maintenance/Damages Chargeback Income	2,117.14	1,167.00	950.14	81.42
Late Fee	304.00	287.00	17.00	5.92
Cable/Internet Charge	-56.00	0.00	-56.00	N/A
Excess Utilities	0.00	61.00	-61.00	-100.00
Total Tenant Revenue	34,034.70	27,099.00	6,935.70	25.59
Operating Grants				
HAP Subsidy	32,610.00	40,929.00	-8,319.00	-20.33
Special Claims Income	0.00	868.00	-868.00	-100.00
Total Operating Grants	32,610.00	41,797.00	-9,187.00	-21.98
Interest Income				
Interest on Bank Accounts	335.89	0.00	335.89	N/A
Interest on Replacement Reserve	480.54	0.00	480.54	N/A
Total Interest Income	816.43	0.00	816.43	N/A
Other Revenue				
Other Income - Misc	0.00	86.00	-86.00	-100.00
Total Other Revenue	0.00	86.00	-86.00	-100.00
Total Revenue	67,461.13	68,982.00	-1,520.87	-2.20
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	6,984.16	6,871.00	-113.16	-1.65
Admin Salaries - Overtime	-12.54	17.00	29.54	173.76
Incentive Pay	0.00	114.00	114.00	100.00
Total Salaries	6,971.62	7,002.00	30.38	0.43
Legal Expense				
Legal Expense	0.00	300.00	300.00	100.00
Court Costs	0.00	114.00	114.00	100.00
Total Legal Expenses	0.00	414.00	414.00	100.00
Travel & Training				

Pathways at Gaston

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Staff Training	265.00	117.00	-148.00	-126.50
Total Travel & Training	265.00	117.00	-148.00	-126.50
Auditing Fees				
Auditing Fees	0.00	667.00	667.00	100.00
Total Audit Fees	0.00	667.00	667.00	100.00
Office Expenses				
Office Supplies	439.37	75.00	-364.37	-485.83
Postage, Couriers, Express Mail	0.00	48.00	48.00	100.00
Telephone	808.94	711.00	-97.94	-13.78
Maint. Agreement - Office Equipment	206.97	0.00	-206.97	N/A
Equipment Leases	116.63	117.00	0.37	0.32
Meeting	0.00	4.00	4.00	100.00
Bank Charges	3.68	5.00	1.32	26.40
Answering Service	174.32	76.00	-98.32	-129.37
Consultants	0.00	63.00	63.00	100.00
Criminal Check	53.17	0.00	-53.17	N/A
Interpreter Fee	0.00	17.00	17.00	100.00
Software	334.46	358.00	23.54	6.58
Document Shredding	0.00	21.00	21.00	100.00
Permits, Licenses & Certificates	0.00	4.00	4.00	100.00
Annual Compliance Fee	0.00	333.00	333.00	100.00
Total Office Expenses	2,137.54	1,832.00	-305.54	-16.68
Management Fees				
Management Fees	2,611.12	2,759.00	147.88	5.36
Partnership Management Fees	0.00	133.00	133.00	100.00
Asset Management Fees	0.00	137.00	137.00	100.00
Total Management Fees	2,611.12	3,029.00	417.88	13.80
Total Administrative Expenses	11,985.28	13,061.00	1,075.72	8.24
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	0.00	125.00	125.00	100.00
Tenant Participation - HACA	0.00	83.00	83.00	100.00
Total Tenant Services - Other	0.00	208.00	208.00	100.00
Total Tenant Services	0.00	208.00	208.00	100.00
Utilities				
Water	0.00	3,317.00	3,317.00	100.00

Pathways at Gaston

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Electricity	0.00	4,837.00	4,837.00	100.00
Gas	722.12	540.00	-182.12	-33.73
Total Utilities	722.12	8,694.00	7,971.88	91.69
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	8,896.73	5,948.00	-2,948.73	-49.58
Ordinary Maint. & Operations- Labor OT	1,330.67	781.00	-549.67	-70.38
Ordinary Maint. & Operations- Labor Standby	1,015.42	549.00	-466.42	-84.96
Total Maintenance Labor	11,242.82	7,278.00	-3,964.82	-54.48
Ordinary Maint. & Operations- Materials				
Materials - Custodial	165.61	198.00	32.39	16.36
Materials - Electrical	0.00	142.00	142.00	100.00
Materials - Plumbing	0.00	208.00	208.00	100.00
Materials - Lawn Care/ Grounds	0.00	33.00	33.00	100.00
Materials - Tools & Equipment	2,516.54	167.00	-2,349.54	-1,406.91
Materials - HVAC / Heating / Cooling	0.00	208.00	208.00	100.00
Materials - Gas & Oil	403.50	19.00	-384.50	-2,023.68
Materials - Exterior Lighting	0.00	83.00	83.00	100.00
Materials - Paint and Painting Supplies	0.00	208.00	208.00	100.00
Materials - Flooring & Ceiling	0.00	63.00	63.00	100.00
Materials - Glass & Window	0.00	21.00	21.00	100.00
Materials - Windows Covering	0.00	38.00	38.00	100.00
Materials - Appliances & Parts	0.00	292.00	292.00	100.00
Materials - Smoke/CO Detectors/Fire Ext.	0.00	75.00	75.00	100.00
Materials - Hardware/Locks	279.01	167.00	-112.01	-67.07
Materials - Safety Equipment	0.00	42.00	42.00	100.00
Materials - Pest Control	0.00	17.00	17.00	100.00
Materials - Lumber Sheetrock	0.00	8.00	8.00	100.00
Materials - Doors	0.00	50.00	50.00	100.00
Materials - Fencing	0.00	8.00	8.00	100.00
Materials - Refrigerators	586.00	0.00	-586.00	N/A
Materials - Reasonable Accommodations	0.00	25.00	25.00	100.00
Materials - Water Heaters/Boilers & Parts	0.00	21.00	21.00	100.00
Materials - Countertops /Cabinets	0.00	42.00	42.00	100.00
Materials Charge Back-Tenant Property Damag	0.00	875.00	875.00	100.00
Total Materials	3,950.66	3,010.00	-940.66	-31.25
Contracts - Maintenance				
Contracts - Trash Removal	904.11	1,083.00	178.89	16.52
Contracts - In-House Bulk Trash	225.00	364.00	139.00	38.19

Pathways at Gaston

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - HVAC	0.00	167.00	167.00	100.00
Contracts - Elevator Maint.	946.40	1,233.00	286.60	23.24
Contracts - Landscape/Grounds	208.60	620.00	411.40	66.35
Contracts - Tree Trimming	0.00	375.00	375.00	100.00
Contracts - Make Ready Cleaning	0.00	423.00	423.00	100.00
Contracts - Electrical Contracts	0.00	167.00	167.00	100.00
Contracts - Plumbing Contracts	0.00	833.00	833.00	100.00
Contracts - Pest Control	1,400.00	1,700.00	300.00	17.65
Contracts - Janitorial Contracts	0.00	550.00	550.00	100.00
Contracts - Fire Protection	0.00	417.00	417.00	100.00
Contracts - Door & Window Repairs	0.00	125.00	125.00	100.00
Contracts - Building & Equipment Repairs	0.00	42.00	42.00	100.00
Contracts - Key & Lock Services	0.00	8.00	8.00	100.00
Contracts - Uniforms	45.12	105.00	59.88	57.03
Contract - Reasonable Accommodations	0.00	8.00	8.00	100.00
Contracts Charge Back-Tenant Property Damage	200.00	292.00	92.00	31.51
Total Maintenance Contracts	3,929.23	8,512.00	4,582.77	53.84
Total Ordinary Maintenance & Operations	19,122.71	18,800.00	-322.71	-1.72
Protective Services				
Police Officers	450.00	104.00	-346.00	-332.69
Crime Prevention/Safety	60.66	200.00	139.34	69.67
Protective Services- Equipments	0.00	171.00	171.00	100.00
Protective Services- Contracts	0.00	2,400.00	2,400.00	100.00
Prop Mgmt - Security Contracts/Services	5,760.00	0.00	-5,760.00	N/A
Total Protective Services	6,270.66	2,875.00	-3,395.66	-118.11
General Expenses				
Insurance				
Property Insurance	1,720.17	2,877.00	1,156.83	40.21
Liability Insurance	511.58	0.00	-511.58	N/A
Workmen's Compensation	131.81	0.00	-131.81	N/A
Total Insurance	2,363.56	2,877.00	513.44	17.85
Employee Benefits Contribution				
Employee Benefits Contribution	0.00	5,191.00	5,191.00	100.00
FICA Employers Share - Admin	513.54	0.00	-513.54	N/A
FICA Employers Share - Maintenance	941.82	0.00	-941.82	N/A
Medical Benefits - Admin	2,708.92	0.00	-2,708.92	N/A
Medical Benefits - Maintenance	1,484.12	0.00	-1,484.12	N/A
Fed & State Unemployment - Admin	6.04	0.00	-6.04	N/A
Fed & State Unemployment - Maintenance	9.67	0.00	-9.67	N/A

Pathways at Gaston

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Life Insurance - Admin	8.16	0.00	-8.16	N/A
Life Insurance - Maintenance	9.37	0.00	-9.37	N/A
Disability Insurance - Admin	15.54	0.00	-15.54	N/A
Disability Insurance - Maintenance	17.99	0.00	-17.99	N/A
Total Employee Benefits Contribution	5,715.17	5,191.00	-524.17	-10.10
Interest Expense				
Interest on Notes Payable	6,952.99	6,795.00	-157.99	-2.33
Total Interest Expense	6,952.99	6,795.00	-157.99	-2.33
Other General Expense				
Land Lease Expense	111.08	111.00	-0.08	-0.07
Tax Credit Fees Expense	0.00	250.00	250.00	100.00
Franchise Taxes	0.00	181.00	181.00	100.00
Total Other General Expenses	111.08	542.00	430.92	79.51
Total General Expenses	15,142.80	15,405.00	262.20	1.70
Total Operating Expenses	53,243.57	59,043.00	5,799.43	9.82
NET OPERATING INCOME (LOSS)	14,217.56	9,939.00	4,278.56	43.05
Net Income (Loss)	14,217.56	9,939.00	4,278.56	43.05

Pathways at Bouldin Oaks

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	46,784	41,065	5,719	14
Rent Permanent Loss	(3,315)	0	(3,315)	N/A
Installment Agreement - Rent	0	285	(285)	(100)
Vacancies	(2,968)	(4,357)	1,389	32
Write-Off / Bad Debt	(9,341)	(2,490)	(6,851)	(275)
Legal Charges	3,584	387	3,197	826
Maintenance/Damages Chargeback Income	130	1,920	(1,790)	(93)
Late Fee	227	413	(186)	(45)
Excess Utilities	424	88	336	382
Total Tenant Revenue	35,525	37,311	(1,786)	(5)
Operating Grants				
HAP Subsidy	79,831	83,430	(3,599)	(4)
Special Claims Income	387	693	(306)	(44)
Utility Reimbursement	448	99	349	353
Repayment Agreement Expense Recovery	2	24	(22)	(92)
Total Operating Grants	80,668	84,246	(3,578)	(4)
Interest Income				
Interest on Bank Accounts	47	0	47	N/A
Interest on Replacement Reserve	1,009	0	1,009	N/A
Total Interest Income	1,056	0	1,056	N/A
Other Revenue				
Other Income - Misc	0	123	(123)	(100)
Total Other Revenue	0	123	(123)	(100)
Total Revenue	117,248	121,680	(4,432)	(4)
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	13,585	11,489	(2,096)	(18)
Admin Salaries - Overtime	0	50	50	100
Incentive Pay	0	186	186	100
Total Salaries	13,585	11,725	(1,860)	(16)
Legal Expense				
Legal Expense	535	1,301	766	59
Court Costs	173	127	(46)	(36)
Total Legal Expenses	708	1,428	720	50

Pathways at Bouldin Oaks

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	243	243	100
Travel - Mileage	0	8	8	100
Total Travel & Training	0	251	251	100
Auditing Fees				
Auditing Fees	1,700	958	(742)	(77)
Total Audit Fees	1,700	958	(742)	(77)
Office Expenses				
Office Supplies	439	108	(331)	(307)
Postage, Couriers, Express Mail	0	69	69	100
Printing	0	2	2	100
Telephone	669	726	57	8
Equipment Leases	117	117	0	0
Meeting	0	17	17	100
Bank Charges	9	10	1	7
Answering Service	250	109	(141)	(129)
Criminal Check	76	0	(76)	N/A
Interpreter Fee	0	21	21	100
Software	467	516	49	10
Document Shredding	0	17	17	100
Permits, Licenses & Certificates	0	4	4	100
Total Office Expenses	2,027	1,716	(311)	(18)
Management Fees				
Management Fees	4,873	4,867	(6)	(0)
Total Management Fees	4,873	4,867	(6)	(0)
Total Administrative Expenses	22,894	20,945	(1,949)	(9)
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	0	180	180	100
Tenant Participation - HACA	0	120	120	100
Total Tenant Services - Other	0	300	300	100
Total Tenant Services	0	300	300	100
Utilities				
Water	9,113	8,296	(817)	(10)
Electricity	918	2,013	1,095	54

Pathways at Bouldin Oaks

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Gas	10,842	6,948	(3,894)	(56)
Total Utilities	20,873	17,257	(3,616)	(21)
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	9,975	12,129	2,154	18
Ordinary Maint. & Operations- Labor OT	945	1,125	180	16
Ordinary Maint. & Operations- Labor Temp	1,376	0	(1,376)	N/A
Ordinary Maint. & Operations- Labor Standby	756	790	34	4
Total Maintenance Labor	13,052	14,044	992	7
Ordinary Maint. & Operations- Materials				
Materials - Custodial	137	133	(4)	(3)
Materials - Electrical	745	300	(445)	(148)
Materials - Plumbing	165	417	252	60
Materials - Lawn Care/ Grounds	0	58	58	100
Materials - Tools & Equipment	901	142	(759)	(534)
Materials - HVAC / Heating / Cooling	1,243	833	(410)	(49)
Materials - Gas & Oil	101	142	41	29
Materials - Auto Parts	0	63	63	100
Materials - Exterior Lighting	0	38	38	100
Materials - Paint and Painting Supplies	87	583	496	85
Materials - Flooring & Ceiling	0	21	21	100
Materials - Glass & Window	0	25	25	100
Materials - Windows Covering	207	100	(107)	(107)
Materials - Appliances & Parts	508	733	225	31
Materials - Smoke/CO Detectors/Fire Ext.	0	167	167	100
Materials - Hardware/Locks	0	417	417	100
Materials - Safety Equipment	261	67	(194)	(289)
Materials - Pest Control	0	17	17	100
Materials - Lumber Sheetrock	0	42	42	100
Materials - Doors	366	67	(299)	(446)
Materials - Fencing	0	6	6	100
Materials - Refrigerators	0	2,481	2,481	100
Materials - Ranges	0	329	329	100
Materials - Reasonable Accommodations	85	125	40	32
Materials - Water Heaters/Boilers & Parts	0	21	21	100
Materials - Countertops /Cabinets	181	17	(164)	(962)
Materials Charge Back-Tenant Property Damage	299	1,440	1,141	79
Total Materials	5,287	8,784	3,497	40
Contracts - Maintenance				

Pathways at Bouldin Oaks

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - Trash Removal	547	569	22	4
Contracts - In-House Bulk Trash	263	543	281	52
Contracts - HVAC	3,800	333	(3,467)	(1,041)
Contracts - Landscape/Grounds	1,301	2,985	1,684	56
Contracts - Tree Trimming	3,350	2,083	(1,267)	(61)
Contracts - Make Ready Cleaning	0	1,594	1,594	100
Contracts - Electrical Contracts	0	42	42	100
Contracts - Plumbing Contracts	0	1,208	1,208	100
Contracts - Pest Control	150	1,327	1,177	89
Contracts - Fire Protection	0	75	75	100
Contracts - Door & Window Repairs	0	17	17	100
Contracts - Building & Equipment Repairs	0	42	42	100
Contracts - Equipment Rental	0	2	2	100
Contracts - Key & Lock Services	0	8	8	100
Contract - Vehicle Repairs/ Maintenance	0	100	100	100
Contracts - Uniforms	92	197	105	53
Contract - Reasonable Accommodations	0	208	208	100
Contracts - Masonry Work	0	7	7	100
Contracts Charge Back-Tenant Property Damage	0	480	480	100
Total Maintenance Contracts	9,502	11,820	2,318	20
Total Ordinary Maintenance & Operations	27,840	34,648	6,808	20
Protective Services				
Police Officers	200	104	(96)	(92)
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	0	182	182	100
Protective Services- Contracts	0	1,917	1,917	100
Total Protective Services	200	2,403	2,203	92
General Expenses				
Insurance				
Property Insurance	4,854	6,197	1,343	22
Liability Insurance	793	0	(793)	N/A
Workmen's Compensation	184	0	(184)	N/A
Total Insurance	5,831	6,197	366	6
Employee Benefits Contribution				
Employee Benefits Contribution	0	9,565	9,565	100
FICA Employers Share - Admin	978	0	(978)	N/A
FICA Employers Share - Maintenance	978	0	(978)	N/A
Medical Benefits - Admin	3,441	0	(3,441)	N/A
Medical Benefits - Maintenance	1,403	0	(1,403)	N/A

Pathways at Bouldin Oaks

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Fed & State Unemployment - Admin	12	0	(12)	N/A
Fed & State Unemployment - Maintenance	10	0	(10)	N/A
Life Insurance - Admin	7	0	(7)	N/A
Life Insurance - Maintenance	7	0	(7)	N/A
Disability Insurance - Admin	30	0	(30)	N/A
Disability Insurance - Maintenance	19	0	(19)	N/A
Total Employee Benefits Contribution	6,886	9,565	2,679	28
Interest Expense				
Interest on Notes Payable	19,600	19,059	(541)	(3)
Total Interest Expense	19,600	19,059	(541)	(3)
Other General Expense				
Land Lease Expense	0	8	8	100
Other General Expenses	250	0	(250)	N/A
Total Other General Expenses	250	8	(242)	(3,025)
Total General Expenses	32,567	34,829	2,262	6
Total Operating Expenses	104,374	110,382	6,008	5
NET OPERATING INCOME (LOSS)	12,874	11,298	1,576	14
Net Income (Loss)	12,874	11,298	1,576	14

Pathways at Thurmond Hills

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	53,355	48,825	4,530	9
Installment Agreement - Rent	0	285	(285)	(100)
Vacancies	(9,563)	(4,789)	(4,774)	(100)
Write-Off / Bad Debt	2,967	(2,737)	5,704	208
Legal Charges	138	666	(528)	(79)
Maintenance/Damages Chargeback Income	984	1,920	(936)	(49)
Late Fee	552	413	139	34
Excess Utilities	0	88	(88)	(100)
Total Tenant Revenue	48,433	44,671	3,762	8
Operating Grants				
HAP Subsidy	83,796	88,008	(4,212)	(5)
Special Claims Income	1,053	1,625	(572)	(35)
Utility Reimbursement	148	99	49	49
Repayment Agreement Expense Recovery	122	24	98	408
Total Operating Grants	85,119	89,756	(4,637)	(5)
Interest Income				
Interest on Bank Accounts	592	0	592	N/A
Interest on Replacement Reserve	1,482	0	1,482	N/A
Total Interest Income	2,075	0	2,075	N/A
Other Revenue				
Other Income - Misc	0	123	(123)	(100)
Total Other Revenue	0	123	(123)	(100)
Total Revenue	135,627	134,550	1,077	1
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	14,212	13,345	(867)	(7)
Admin Salaries - Overtime	0	67	67	100
Incentive Pay	0	208	208	100
Total Salaries	14,212	13,620	(592)	(4)
Legal Expense				
Legal Expense	105	2,567	2,462	96
Court Costs	620	153	(467)	(306)
Total Legal Expenses	725	2,720	1,995	73

Pathways at Thurmond Hills

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	258	258	100
Travel - Mileage	0	33	33	100
Total Travel & Training	0	291	291	100
Auditing Fees				
Auditing Fees	1,500	958	(542)	(57)
Total Audit Fees	1,500	958	(542)	(57)
Office Expenses				
Office Supplies	439	108	(331)	(307)
Postage, Couriers, Express Mail	0	69	69	100
Printing	0	2	2	100
Telephone	730	766	36	5
Equipment Leases	117	117	0	0
Meeting	0	8	8	100
Bank Charges	9	10	1	12
Answering Service	250	109	(141)	(129)
Criminal Check	76	0	(76)	N/A
Interpreter Fee	344	125	(219)	(175)
Software	452	516	64	12
Storage Lease	598	0	(598)	N/A
Document Shredding	0	13	13	100
Total Office Expenses	3,014	1,843	(1,171)	(64)
Management Fees				
Management Fees	5,179	5,382	203	4
Total Management Fees	5,179	5,382	203	4
Total Administrative Expenses	24,631	24,814	183	1
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	0	180	180	100
Tenant Participation - HACA	0	120	120	100
Total Tenant Services - Other	0	300	300	100
Total Tenant Services	0	300	300	100
Utilities				
Water	14,671	11,938	(2,733)	(23)
Electricity	2,190	2,073	(117)	(6)
Gas	8,355	6,073	(2,282)	(38)

Pathways at Thurmond Hills

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Total Utilities	25,216	20,084	(5,132)	(26)
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	8,375	9,798	1,423	15
Ordinary Maint. & Operations- Labor OT	1,523	1,125	(398)	(35)
Ordinary Maint. & Operations- Labor Temp	6,158	0	(6,158)	N/A
Ordinary Maint. & Operations- Labor Standby	2,122	790	(1,332)	(169)
Total Maintenance Labor	18,178	11,713	(6,465)	(55)
Ordinary Maint. & Operations- Materials				
Materials - Custodial	638	125	(513)	(411)
Materials - Electrical	1,583	750	(833)	(111)
Materials - Plumbing	506	417	(89)	(21)
Materials - Lawn Care/ Grounds	0	50	50	100
Materials - Tools & Equipment	828	167	(661)	(396)
Materials - HVAC / Heating / Cooling	754	500	(254)	(51)
Materials - Gas & Oil	192	167	(25)	(15)
Materials - Auto Parts	0	8	8	100
Materials - Exterior Lighting	0	25	25	100
Materials - Paint and Painting Supplies	1,858	625	(1,233)	(197)
Materials - Flooring & Ceiling	0	17	17	100
Materials - Glass & Window	57	42	(15)	(37)
Materials - Windows Covering	0	83	83	100
Materials - Appliances & Parts	0	167	167	100
Materials - Smoke/CO Detectors/Fire Ext.	0	67	67	100
Materials - Roofing	0	4	4	100
Materials - Hardware/Locks	417	208	(209)	(101)
Materials - Safety Equipment	32	50	18	36
Materials - Lumber Sheetrock	0	8	8	100
Materials - Doors	0	42	42	100
Materials - Fencing	0	8	8	100
Materials - Refrigerators	0	1,201	1,201	100
Materials - Ranges	0	670	670	100
Materials - Reasonable Accommodations	0	25	25	100
Materials - Water Heaters/Boilers & Parts	123	33	(90)	(274)
Materials - Countertops /Cabinets	0	8	8	100
Materials Charge Back-Tenant Property Damage	0	1,440	1,440	100
Total Materials	6,990	6,907	(83)	(1)
Contracts - Maintenance				
Contracts - Trash Removal	3,072	3,369	297	9

Pathways at Thurmond Hills

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - In-House Bulk Trash	300	625	325	52
Contracts - HVAC	0	83	83	100
Contracts - Landscape/Grounds	1,521	3,463	1,942	56
Contracts - Tree Trimming	0	667	667	100
Contracts - Make Ready Cleaning	0	2,179	2,179	100
Contracts - Electrical Contracts	0	167	167	100
Contracts - Plumbing Contracts	1,264	1,000	(264)	(26)
Contracts - Pest Control	151	1,294	1,143	88
Contracts - Janitorial Contracts	0	450	450	100
Contracts - Fire Protection	0	125	125	100
Contracts - Door & Window Repairs	0	42	42	100
Contracts - Building & Equipment Repairs	0	42	42	100
Contracts - Painting	593	0	(593)	N/A
Contracts - Key & Lock Services	0	21	21	100
Contract - Vehicle Repairs/ Maintenance	0	42	42	100
Contracts - Uniforms	92	221	129	59
Contract - Reasonable Accommodations	0	50	50	100
Contracts Charge Back-Tenant Property Damage	0	480	480	100
Total Maintenance Contracts	6,993	14,320	7,327	51
Total Ordinary Maintenance & Operations	32,161	32,940	779	2
Protective Services				
Police Officers	963	417	(546)	(131)
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	0	236	236	100
Protective Services- Contracts	3,120	2,717	(403)	(15)
Total Protective Services	4,083	3,570	(513)	(14)
General Expenses				
Insurance				
Property Insurance	5,293	6,722	1,430	21
Liability Insurance	835	0	(835)	N/A
Workmen's Compensation	204	0	(204)	N/A
Total Insurance	6,331	6,722	391	6
Employee Benefits Contribution				
Employee Benefits Contribution	0	9,373	9,373	100
FICA Employers Share - Admin	1,040	0	(1,040)	N/A
FICA Employers Share - Maintenance	962	0	(962)	N/A
Medical Benefits - Admin	3,811	0	(3,811)	N/A
Medical Benefits - Maintenance	1,642	0	(1,642)	N/A
Fed & State Unemployment - Admin	12	0	(12)	N/A

Pathways at Thurmond Hills

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Fed & State Unemployment - Maintenance	9	0	(9)	N/A
Life Insurance - Admin	12	0	(12)	N/A
Life Insurance - Maintenance	10	0	(10)	N/A
Disability Insurance - Admin	30	0	(30)	N/A
Disability Insurance - Maintenance	19	0	(19)	N/A
Total Employee Benefits Contribution	7,548	9,373	1,825	19
Interest Expense				
Interest on Notes Payable	19,096	18,788	(308)	(2)
Total Interest Expense	19,096	18,788	(308)	(2)
Other General Expense				
Land Lease Expense	0	8	8	100
Total Other General Expenses	0	8	8	100
Total General Expenses	32,975	34,891	1,916	5
Total Operating Expenses	119,066	116,599	(2,467)	(2)
NET OPERATING INCOME (LOSS)	16,561	17,951	(1,390)	(8)
Net Income (Loss)	16,561	17,951	(1,390)	(8)

Pathways at Georgian Manor

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	33,053	30,335	2,718	9
Installment Agreement - Rent	0	186	(186)	(100)
Vacancies	(2,135)	(2,713)	578	21
Write-Off / Bad Debt	(3,435)	(1,550)	(1,885)	(122)
Legal Charges	138	436	(298)	(68)
Maintenance/Damages Chargeback Income	133	1,253	(1,120)	(89)
Late Fee	334	269	65	24
Excess Utilities	0	57	(57)	(100)
Total Tenant Revenue	28,088	28,273	(185)	(1)
Operating Grants				
HAP Subsidy	45,812	47,178	(1,366)	(3)
Special Claims Income	3,559	657	2,902	442
Utility Reimbursement	76	65	11	17
Repayment Agreement Expense Recovery	0	16	(16)	(100)
Total Operating Grants	49,447	47,916	1,531	3
Interest Income				
Interest on Bank Accounts	139	0	139	N/A
Interest on Replacement Reserve	650	0	650	N/A
Total Interest Income	789	0	789	N/A
Other Revenue				
Miscellaneous Income	642	0	642	N/A
Other Income - Misc	0	81	(81)	(100)
Total Other Revenue	642	81	561	692
Total Revenue	78,966	76,270	2,696	4
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	8,559	8,180	(379)	(5)
Admin Salaries - Overtime	18	25	7	29
Incentive Pay	0	138	138	100
Total Salaries	8,577	8,343	(234)	(3)
Legal Expense				
Legal Expense	0	1,679	1,679	100
Court Costs	0	100	100	100
Total Legal Expenses	0	1,779	1,779	100

Pathways at Georgian Manor

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	203	203	100
Total Travel & Training	0	203	203	100
Auditing Fees				
Auditing Fees	0	713	713	100
Total Audit Fees	0	713	713	100
Office Expenses				
Office Supplies	500	71	(429)	(604)
Postage, Couriers, Express Mail	0	45	45	100
Printing	0	2	2	100
Telephone	592	601	9	1
Equipment Leases	117	117	0	0
Office Equipment/Furniture	0	83	83	100
Meeting	0	27	27	100
Bank Charges	6	5	(1)	(12)
Answering Service	164	71	(93)	(131)
Consultants	0	16	16	100
Criminal Check	50	0	(50)	N/A
Interpreter Fee	0	83	83	100
Software	298	337	39	12
Document Shredding	0	25	25	100
Permits, Licenses & Certificates	0	4	4	100
Annual Compliance Fee	0	313	313	100
Total Office Expenses	1,726	1,800	74	4
Management Fees				
Management Fees	3,228	3,051	(177)	(6)
Partnership Management Fees	0	133	133	100
Asset Management Fees	607	191	(416)	(218)
Total Management Fees	3,835	3,375	(460)	(14)
Total Administrative Expenses	14,137	16,213	2,076	13
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	0	118	118	100
Tenant Participation - HACA	0	78	78	100
Total Tenant Services - Other	0	196	196	100
Total Tenant Services	0	196	196	100

Pathways at Georgian Manor

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Utilities				
Water	7,433	6,520	(913)	(14)
Electricity	811	1,293	482	37
Gas	5,398	3,942	(1,456)	(37)
Total Utilities	13,642	11,755	(1,887)	(16)
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	6,166	5,736	(430)	(8)
Ordinary Maint. & Operations- Labor OT	36	734	698	95
Ordinary Maint. & Operations- Labor Standby	(147)	516	663	128
Total Maintenance Labor	6,056	6,986	930	13
Ordinary Maint. & Operations- Materials				
Materials - Custodial	0	250	250	100
Materials - Electrical	0	500	500	100
Materials - Plumbing	17	292	275	94
Materials - Lawn Care/ Grounds	59	250	191	76
Materials - Tools & Equipment	558	83	(475)	(572)
Materials - HVAC / Heating / Cooling	738	417	(321)	(77)
Materials - Gas & Oil	24	58	34	58
Materials - Auto Parts	0	4	4	100
Materials - Exterior Lighting	0	25	25	100
Materials - Paint and Painting Supplies	0	250	250	100
Materials - Flooring & Ceiling	0	125	125	100
Materials - Glass & Window	0	17	17	100
Materials - Windows Covering	0	50	50	100
Materials - Appliances & Parts	0	1,583	1,583	100
Materials - Smoke/CO Detectors/Fire Ext.	0	150	150	100
Materials - Roofing	0	4	4	100
Materials - Hardware/Locks	0	167	167	100
Materials - Safety Equipment	0	42	42	100
Materials - Pest Control	76	25	(51)	(202)
Materials - Lumber Sheetrock	0	42	42	100
Materials - Doors	0	67	67	100
Materials - Fencing	0	4	4	100
Materials - Refrigerators	0	98	98	100
Materials - Ranges	0	283	283	100
Materials - Reasonable Accommodations	0	67	67	100
Materials - Water Heaters/Boilers & Parts	0	50	50	100
Materials - Countertops /Cabinets	0	42	42	100

Pathways at Georgian Manor

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Materials Charge Back-Tenant Property Dama	0	940	940	100
Total Materials	1,472	5,885	4,413	75
Contracts - Maintenance				
Contracts - Trash Removal	2,371	2,699	328	12
Contracts - In-House Bulk Trash	225	373	148	40
Contracts - HVAC	0	208	208	100
Contracts - Landscape/Grounds	320	1,276	956	75
Contracts - Tree Trimming	0	1,042	1,042	100
Contracts - Make Ready Cleaning	0	1,121	1,121	100
Contracts - Electrical Contracts	0	233	233	100
Contracts - Plumbing Contracts	0	417	417	100
Contracts - Pest Control	498	742	245	33
Contracts - Fire Protection	0	71	71	100
Contracts - Door & Window Repairs	0	29	29	100
Contracts - Building & Equipment Repairs	0	83	83	100
Contracts - Equipment Rental	0	4	4	100
Contracts - Key & Lock Services	0	21	21	100
Contract - Vehicle Repairs/ Maintenance	0	83	83	100
Contracts - Uniforms	59	146	87	60
Contract - Reasonable Accommodations	0	17	17	100
Contracts - Masonry Work	0	83	83	100
Contracts Charge Back-Tenant Property Dama	0	313	313	100
Total Maintenance Contracts	3,472	8,961	5,489	61
Total Ordinary Maintenance & Operations	11,000	21,832	10,832	50
Protective Services				
Police Officers	3,113	208	(2,905)	(1,396)
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	0	122	122	100
Protective Services- Contracts	0	1,317	1,317	100
Total Protective Services	3,113	1,847	(1,266)	(69)
General Expenses				
Insurance				
Property Insurance	3,012	4,022	1,010	25
Liability Insurance	554	0	(554)	N/A
Workmen's Compensation	108	0	(108)	N/A
Total Insurance	3,674	4,022	348	9
Employee Benefits Contribution				
Employee Benefits Contribution	0	5,636	5,636	100

Pathways at Georgian Manor

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
FICA Employers Share - Admin	613	0	(613)	N/A
FICA Employers Share - Maintenance	489	0	(489)	N/A
Medical Benefits - Admin	3,179	0	(3,179)	N/A
Medical Benefits - Maintenance	1,011	0	(1,011)	N/A
Fed & State Unemployment - Admin	7	0	(7)	N/A
Fed & State Unemployment - Maintenance	6	0	(6)	N/A
Life Insurance - Admin	10	0	(10)	N/A
Life Insurance - Maintenance	7	0	(7)	N/A
Disability Insurance - Admin	19	0	(19)	N/A
Disability Insurance - Maintenance	13	0	(13)	N/A
Total Employee Benefits Contribution	5,353	5,636	283	5
Interest Expense				
Interest on Notes Payable	7,507	7,323	(184)	(3)
Total Interest Expense	7,507	7,323	(184)	(3)
Other General Expense				
Land Lease Expense	1,444	1,444	(0)	(0)
Tax Credit Fees Expense	0	192	192	100
Franchise Taxes	0	271	271	100
Total Other General Expenses	1,444	1,907	463	24
Total General Expenses	17,979	18,888	909	5
Total Operating Expenses	59,871	70,731	10,860	15
NET OPERATING INCOME (LOSS)	19,095	5,539	13,556	245
Net Income (Loss)	19,095	5,539	13,556	245

Pathways at North Loop

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	38,651	38,216	435	1
Installment Agreement - Rent	0	258	(258)	(100)
Vacancies	(1,407)	(3,521)	2,114	60
Write-Off / Bad Debt	(2,305)	(2,012)	(293)	(15)
Legal Charges	143	578	(435)	(75)
Maintenance/Damages Chargeback Income	677	1,517	(840)	(55)
Late Fee	305	372	(67)	(18)
Excess Utilities	0	79	(79)	(100)
Total Tenant Revenue	36,064	35,487	577	2
Operating Grants				
HAP Subsidy	63,028	62,397	631	1
Special Claims Income	573	714	(141)	(20)
Total Operating Grants	63,601	63,111	490	1
Interest Income				
Interest on Bank Accounts	316	0	316	N/A
Interest on Replacement Reserve	246	0	246	N/A
Total Interest Income	562	0	562	N/A
Other Revenue				
Miscellaneous Income	1,146	0	1,146	N/A
Other Income - Misc	0	111	(111)	(100)
Total Other Revenue	1,146	111	1,035	932
Total Revenue	101,373	98,709	2,664	3
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	10,196	9,791	(405)	(4)
Admin Salaries - Overtime	213	25	(188)	(754)
Incentive Pay	0	167	167	100
Total Salaries	10,409	9,983	(426)	(4)
Legal Expense				
Legal Expense	3,406	1,725	(1,681)	(97)
Court Costs	286	233	(53)	(23)
Total Legal Expenses	3,692	1,958	(1,734)	(89)
Travel & Training				

Pathways at North Loop

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Staff Training	0	217	217	100
Travel - Mileage	0	83	83	100
Total Travel & Training	0	300	300	100
Auditing Fees				
Auditing Fees	0	986	986	100
Total Audit Fees	0	986	986	100
Office Expenses				
Office Supplies	439	98	(341)	(348)
Postage, Couriers, Express Mail	0	62	62	100
Printing	0	4	4	100
Telephone	887	780	(107)	(14)
Equipment Leases	117	117	0	0
Office Equipment/Furniture	0	33	33	100
Meeting	0	17	17	100
Bank Charges	6	0	(6)	N/A
Answering Service	226	98	(128)	(131)
Consultants	0	23	23	100
Criminal Check	69	0	(69)	N/A
Interpreter Fee	0	83	83	100
Software	419	466	47	10
Document Shredding	0	8	8	100
Annual Compliance Fee	0	433	433	100
Total Office Expenses	2,163	2,222	59	3
Management Fees				
Management Fees	4,046	3,948	(98)	(2)
Partnership Management Fees	0	133	133	100
Asset Management Fees	840	264	(576)	(218)
Total Management Fees	4,886	4,345	(541)	(12)
Total Administrative Expenses	21,150	19,794	(1,356)	(7)
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	0	163	163	100
Tenant Participation - HACA	0	108	108	100
Total Tenant Services - Other	0	271	271	100
Total Tenant Services	0	271	271	100
Utilities				

Pathways at North Loop

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Water	8,151	7,000	(1,151)	(16)
Electricity	10,380	9,691	(689)	(7)
Gas	0	1,764	1,764	100
Total Utilities	18,531	18,455	(76)	(0)
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	9,361	8,438	(923)	(11)
Ordinary Maint. & Operations- Labor OT	3,105	1,015	(2,090)	(206)
Ordinary Maint. & Operations- Labor Standby	843	713	(130)	(18)
Total Maintenance Labor	13,309	10,166	(3,143)	(31)
Ordinary Maint. & Operations- Materials				
Materials - Custodial	424	267	(157)	(59)
Materials - Electrical	550	417	(133)	(32)
Materials - Plumbing	(120)	158	278	176
Materials - Lawn Care/ Grounds	0	100	100	100
Materials - Tools & Equipment	34	150	116	77
Materials - HVAC / Heating / Cooling	731	313	(418)	(134)
Materials - Gas & Oil	1,382	17	(1,365)	(8,029)
Materials - Auto Parts	78	8	(70)	(875)
Materials - Exterior Lighting	0	21	21	100
Materials - Paint and Painting Supplies	95	167	72	43
Materials - Flooring & Ceiling	0	50	50	100
Materials - Windows Covering	0	33	33	100
Materials - Appliances & Parts	0	500	500	100
Materials - Smoke/CO Detectors/Fire Ext.	0	125	125	100
Materials - Hardware/Locks	133	100	(33)	(33)
Materials - Safety Equipment	0	25	25	100
Materials - Pest Control	0	13	13	100
Materials - Lumber Sheetrock	0	42	42	100
Materials - Doors	0	42	42	100
Materials - Fencing	0	50	50	100
Materials - Refrigerators	0	465	465	100
Materials - Ranges	0	365	365	100
Materials - Reasonable Accommodations	0	42	42	100
Materials - Countertops /Cabinets	0	33	33	100
Materials - Tenant Property Damage	(4)	0	4	N/A
Materials Charge Back-Tenant Property Damage	548	1,138	590	52
Total Materials	3,851	4,641	790	17

Contracts - Maintenance

Pathways at North Loop

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - Trash Removal	1,269	899	(370)	(41)
Contracts - In-House Bulk Trash	150	443	293	66
Contracts - HVAC	5,316	2,667	(2,649)	(99)
Contracts - Elevator Maint.	1,057	1,112	55	5
Contracts - Landscape/Grounds	165	608	443	73
Contracts - Tree Trimming	0	200	200	100
Contracts - Make Ready Cleaning	305	1,846	1,541	83
Contracts - Electrical Contracts	0	417	417	100
Contracts - Plumbing Contracts	0	1,250	1,250	100
Contracts - Pest Control	0	1,725	1,725	100
Contracts - Janitorial Contracts	0	2,438	2,438	100
Contracts - Fire Protection	0	542	542	100
Contracts - Door & Window Repairs	0	292	292	100
Contracts - Building & Equipment Repairs	0	58	58	100
Contracts - Key & Lock Services	0	8	8	100
Contract - Vehicle Repairs/ Maintenance	0	33	33	100
Contracts - Uniforms	92	177	85	48
Contract - Flooring	0	167	167	100
Contracts - Tenant Property Damage	475	0	(475)	N/A
Contracts Charge Back-Tenant Property Damage	650	379	(271)	(72)
Total Maintenance Contracts	9,479	15,261	5,782	38
Total Ordinary Maintenance & Operations	26,638	30,068	3,430	11
Protective Services				
Police Officers	950	104	(846)	(813)
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	0	310	310	100
Protective Services- Contracts	0	2,500	2,500	100
Total Protective Services	950	3,114	2,164	69
General Expenses				
Insurance				
Property Insurance	2,973	4,598	1,626	35
Liability Insurance	665	0	(665)	N/A
Workmen's Compensation	159	0	(159)	N/A
Total Insurance	3,797	4,598	801	17
Employee Benefits Contribution				
Employee Benefits Contribution	0	7,383	7,383	100
FICA Employers Share - Admin	752	0	(752)	N/A
FICA Employers Share - Maintenance	1,030	0	(1,030)	N/A
Medical Benefits - Admin	2,245	0	(2,245)	N/A

Pathways at North Loop

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Medical Benefits - Maintenance	2,496	0	(2,496)	N/A
Fed & State Unemployment - Admin	9	0	(9)	N/A
Fed & State Unemployment - Maintenance	10	0	(10)	N/A
Life Insurance - Admin	7	0	(7)	N/A
Life Insurance - Maintenance	11	0	(11)	N/A
Disability Insurance - Admin	22	0	(22)	N/A
Disability Insurance - Maintenance	20	0	(20)	N/A
Total Employee Benefits Contribution	6,601	7,383	782	11
Interest Expense				
Interest on Notes Payable	8,191	7,990	(201)	(3)
Total Interest Expense	8,191	7,990	(201)	(3)
Other General Expense				
Land Lease Expense	600	600	0	0
Tax Credit Fees Expense	0	259	259	100
Franchise Taxes	0	375	375	100
Total Other General Expenses	600	1,234	634	51
Total General Expenses	19,189	21,205	2,016	10
Total Operating Expenses	86,458	92,907	6,449	7
NET OPERATING INCOME (LOSS)	14,914	5,802	9,112	157
Net Income (Loss)	14,914	5,802	9,112	157

Pathways at Northgate

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	19,107	16,982	2,125	13
Installment Agreement - Rent	0	99	(99)	(100)
Vacancies	(753)	(1,360)	607	45
Write-Off / Bad Debt	(1,151)	(777)	(374)	(48)
Legal Charges	0	76	(76)	(100)
Maintenance/Damages Chargeback Income	0	667	(667)	(100)
Late Fee	141	143	(2)	(1)
Excess Utilities	0	31	(31)	(100)
Total Tenant Revenue	17,344	15,861	1,483	9
Operating Grants				
HAP Subsidy	20,639	21,882	(1,243)	(6)
Special Claims Income	0	176	(176)	(100)
Utility Reimbursement	0	34	(34)	(100)
Repayment Agreement Expense Recovery	0	8	(8)	(100)
Total Operating Grants	20,639	22,100	(1,461)	(7)
Interest Income				
Interest on Bank Accounts	336	0	336	N/A
Interest on Replacement Reserve	304	0	304	N/A
Total Interest Income	639	0	639	N/A
Other Revenue				
Other Income - Misc	0	43	(43)	(100)
Total Other Revenue	0	43	(43)	(100)
Total Revenue	38,623	38,004	619	2
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	4,397	4,255	(142)	(3)
Admin Salaries - Overtime	0	13	13	100
Incentive Pay	0	72	72	100
Total Salaries	4,397	4,340	(57)	(1)
Legal Expense				
Legal Expense	0	192	192	100
Court Costs	0	38	38	100
Total Legal Expenses	0	230	230	100

Pathways at Northgate

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	155	155	100
Total Travel & Training	0	155	155	100
Auditing Fees				
Auditing Fees	0	379	379	100
Total Audit Fees	0	379	379	100
Office Expenses				
Office Supplies	439	38	(401)	(1,056)
Postage, Couriers, Express Mail	0	24	24	100
Printing	0	2	2	100
Telephone	522	494	(28)	(6)
Equipment Leases	117	117	0	0
Office Equipment/Furniture	0	33	33	100
Meeting	0	33	33	100
Bank Charges	3	5	2	50
Answering Service	86	37	(49)	(132)
Consultants	0	9	9	100
Criminal Check	26	0	(26)	N/A
Interpreter Fee	0	42	42	100
Software	160	179	19	10
Document Shredding	0	13	13	100
Permits, Licenses & Certificates	0	4	4	100
Annual Compliance Fee	0	167	167	100
Total Office Expenses	1,353	1,197	(156)	(13)
Management Fees				
Management Fees	1,565	1,520	(45)	(3)
Partnership Management Fees	0	133	133	100
Asset Management Fees	323	101	(222)	(220)
Total Management Fees	1,888	1,754	(134)	(8)
Total Administrative Expenses	7,638	8,055	417	5
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	60	63	4	6
Tenant Participation - HACA	0	42	42	100
Total Tenant Services - Other	60	105	46	43
Total Tenant Services	60	105	46	43

Pathways at Northgate

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Utilities				
Water	3,339	2,808	(531)	(19)
Electricity	1,033	721	(312)	(43)
Gas	2,434	2,163	(271)	(13)
Total Utilities	6,806	5,692	(1,114)	(20)
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	3,320	3,088	(232)	(8)
Ordinary Maint. & Operations- Labor OT	20	390	370	95
Ordinary Maint. & Operations- Labor Standby	(35)	274	309	113
Total Maintenance Labor	3,305	3,752	447	12
Ordinary Maint. & Operations- Materials				
Materials - Custodial	0	42	42	100
Materials - Electrical	0	208	208	100
Materials - Plumbing	0	150	150	100
Materials - Lawn Care/ Grounds	0	167	167	100
Materials - Tools & Equipment	290	63	(227)	(360)
Materials - HVAC / Heating / Cooling	249	292	43	15
Materials - Gas & Oil	82	125	44	35
Materials - Auto Parts	136	0	(136)	N/A
Materials - Exterior Lighting	0	13	13	100
Materials - Paint and Painting Supplies	0	108	108	100
Materials - Flooring & Ceiling	0	42	42	100
Materials - Glass & Window	0	8	8	100
Materials - Windows Covering	0	17	17	100
Materials - Appliances & Parts	2,573	1,333	(1,240)	(93)
Materials - Smoke/CO Detectors/Fire Ext.	0	21	21	100
Materials - Hardware/Locks	0	125	125	100
Materials - Safety Equipment	0	33	33	100
Materials - Pest Control	0	8	8	100
Materials - Lumber Sheetrock	0	25	25	100
Materials - Doors	0	33	33	100
Materials - Fencing	0	50	50	100
Materials - Refrigerators	0	90	90	100
Materials - Dishwashers	0	33	33	100
Materials - Reasonable Accommodations	0	21	21	100
Materials - Water Heaters/Boilers & Parts	0	21	21	100
Materials Charge Back-Tenant Property Damage	0	500	500	100
Total Materials	3,329	3,528	199	6

Pathways at Northgate

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - Maintenance				
Contracts - Trash Removal	1,005	1,247	242	19
Contracts - In-House Bulk Trash	206	269	63	23
Contracts - HVAC	0	250	250	100
Contracts - Landscape/Grounds	430	1,432	1,002	70
Contracts - Tree Trimming	0	875	875	100
Contracts - Make Ready Cleaning	0	417	417	100
Contracts - Electrical Contracts	0	42	42	100
Contracts - Plumbing Contracts	0	208	208	100
Contracts - Pest Control	0	395	395	100
Contracts - Fire Protection	0	100	100	100
Contracts - Door & Window Repairs	0	42	42	100
Contracts - Building & Equipment Repairs	0	25	25	100
Contract - Vehicle Repairs/ Maintenance	0	17	17	100
Contracts - Uniforms	32	76	44	58
Contracts Charge Back-Tenant Property Damage	0	167	167	100
Total Maintenance Contracts	1,672	5,562	3,890	70
Total Ordinary Maintenance & Operations	8,306	12,842	4,536	35
Protective Services				
Police Officers	2,163	0	(2,163)	N/A
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	0	149	149	100
Protective Services- Contracts	0	833	833	100
Total Protective Services	2,163	1,182	(981)	(83)
General Expenses				
Insurance				
Property Insurance	1,727	2,274	547	24
Liability Insurance	311	0	(311)	N/A
Workmen's Compensation	59	0	(59)	N/A
Total Insurance	2,096	2,274	178	8
Employee Benefits Contribution				
Employee Benefits Contribution	0	2,974	2,974	100
FICA Employers Share - Admin	335	0	(335)	N/A
FICA Employers Share - Maintenance	264	0	(264)	N/A
Medical Benefits - Admin	812	0	(812)	N/A
Medical Benefits - Maintenance	549	0	(549)	N/A
Fed & State Unemployment - Admin	4	0	(4)	N/A
Fed & State Unemployment - Maintenance	3	0	(3)	N/A
Life Insurance - Admin	3	0	(3)	N/A

Pathways at Northgate

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Life Insurance - Maintenance	4	0	(4)	N/A
Disability Insurance - Admin	9	0	(9)	N/A
Disability Insurance - Maintenance	7	0	(7)	N/A
Total Employee Benefits Contribution	1,989	2,974	985	33
Interest Expense				
Interest on Notes Payable	4,370	4,263	(107)	(3)
Total Interest Expense	4,370	4,263	(107)	(3)
Other General Expense				
Land Lease Expense	956	956	0	0
Tax Credit Fees Expense	0	110	110	100
Franchise Taxes	0	144	144	100
Total Other General Expenses	956	1,210	254	21
Total General Expenses	9,411	10,721	1,310	12
Total Operating Expenses	34,383	38,597	4,214	11
NET OPERATING INCOME (LOSS)	4,239	(593)	4,832	815
Net Income (Loss)	4,239	(593)	4,832	815

Pathways at Shadowbend

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	13,610	14,335	(725)	(5)
Installment Agreement - Rent	0	99	(99)	(100)
Vacancies	(809)	(1,456)	647	44
Write-Off / Bad Debt	(1,739)	(832)	(907)	(109)
Legal Charges	0	293	(293)	(100)
Maintenance/Damages Chargeback Income	601	667	(66)	(10)
Late Fee	154	143	11	8
Excess Utilities	0	31	(31)	(100)
Total Tenant Revenue	11,817	13,280	(1,463)	(11)
Operating Grants				
HAP Subsidy	27,335	27,261	74	0
Special Claims Income	2,416	401	2,015	502
Utility Reimbursement	0	34	(34)	(100)
Repayment Agreement Expense Recovery	0	8	(8)	(100)
Total Operating Grants	29,751	27,704	2,047	7
Interest Income				
Interest on Bank Accounts	140	0	140	N/A
Interest on Replacement Reserve	852	0	852	N/A
Total Interest Income	993	0	993	N/A
Other Revenue				
Other Income - Misc	0	43	(43)	(100)
Total Other Revenue	0	43	(43)	(100)
Total Revenue	42,561	41,027	1,534	4
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	4,041	3,918	(123)	(3)
Admin Salaries - Overtime	0	10	10	100
Incentive Pay	0	73	73	100
Total Salaries	4,041	4,001	(40)	(1)
Legal Expense				
Legal Expense	0	1,175	1,175	100
Court Costs	0	58	58	100
Total Legal Expenses	0	1,233	1,233	100

Pathways at Shadowbend

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	95	95	100
Travel - Mileage	0	6	6	100
Total Travel & Training	0	101	101	100
Auditing Fees				
Auditing Fees	0	379	379	100
Total Audit Fees	0	379	379	100
Office Expenses				
Office Supplies	259	38	(221)	(581)
Postage, Couriers, Express Mail	0	24	24	100
Printing	0	2	2	100
Telephone	996	449	(547)	(122)
Equipment Leases	117	70	(47)	(67)
Bank Charges	3	2	(1)	(65)
Answering Service	86	37	(49)	(132)
Consultants	0	9	9	100
Criminal Check	26	0	(26)	N/A
Interpreter Fee	0	17	17	100
Software	172	179	7	4
Document Shredding	0	16	16	100
Permits, Licenses & Certificates	0	4	4	100
Annual Compliance Fee	0	167	167	100
Total Office Expenses	1,658	1,014	(644)	(64)
Management Fees				
Management Fees	1,708	1,641	(67)	(4)
Partnership Management Fees	0	133	133	100
Asset Management Fees	323	102	(221)	(217)
Total Management Fees	2,031	1,876	(155)	(8)
Total Administrative Expenses	7,731	8,604	873	10
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	0	63	63	100
Tenant Participation - HACA	0	42	42	100
Total Tenant Services - Other	0	105	105	100
Total Tenant Services	0	105	105	100
Utilities				

Pathways at Shadowbend

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Water	0	3,976	3,976	100
Electricity	0	425	425	100
Gas	3,734	2,427	(1,307)	(54)
Total Utilities	3,734	6,828	3,094	45
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	2,302	3,770	1,468	39
Ordinary Maint. & Operations- Labor OT	432	391	(41)	(10)
Ordinary Maint. & Operations- Labor Standby	11	274	263	96
Total Maintenance Labor	2,745	4,435	1,690	38
Ordinary Maint. & Operations- Materials				
Materials - Custodial	21	42	21	50
Materials - Electrical	356	233	(123)	(53)
Materials - Plumbing	523	83	(440)	(530)
Materials - Lawn Care/ Grounds	0	67	67	100
Materials - Tools & Equipment	515	42	(473)	(1,126)
Materials - HVAC / Heating / Cooling	679	146	(533)	(365)
Materials - Gas & Oil	206	150	(56)	(38)
Materials - Auto Parts	144	17	(127)	(748)
Materials - Exterior Lighting	0	67	67	100
Materials - Paint and Painting Supplies	362	250	(112)	(45)
Materials - Flooring & Ceiling	0	21	21	100
Materials - Glass & Window	92	29	(63)	(217)
Materials - Windows Covering	0	42	42	100
Materials - Appliances & Parts	3,304	1,250	(2,054)	(164)
Materials - Smoke/CO Detectors/Fire Ext.	2,261	125	(2,136)	(1,709)
Materials - Hardware/Locks	0	42	42	100
Materials - Safety Equipment	0	38	38	100
Materials - Pest Control	0	8	8	100
Materials - Lumber Sheetrock	0	17	17	100
Materials - Doors	60	33	(27)	(81)
Materials - Fencing	20	8	(12)	(145)
Materials - Refrigerators	0	90	90	100
Materials - Reasonable Accommodations	0	21	21	100
Materials - Water Heaters/Boilers & Parts	0	21	21	100
Total Materials	8,543	2,842	(5,701)	(201)
Contracts - Maintenance				
Contracts - Trash Removal	82	142	60	42
Contracts - In-House Bulk Trash	225	304	79	26

Pathways at Shadowbend

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - HVAC	0	83	83	100
Contracts - Landscape/Grounds	650	1,909	1,259	66
Contracts - Tree Trimming	0	1,000	1,000	100
Contracts - Make Ready Cleaning	305	629	324	52
Contracts - Electrical Contracts	0	21	21	100
Contracts - Plumbing Contracts	19,242	113	(19,129)	(16,928)
Contracts - Pest Control	188	395	208	53
Contracts - Fire Protection	0	63	63	100
Contracts - Door & Window Repairs	0	21	21	100
Contracts - Building & Equipment Repairs	0	21	21	100
Contracts - Equipment Rental	0	2	2	100
Contract - Vehicle Repairs/ Maintenance	137	242	105	43
Contracts - Uniforms	39	75	36	48
Contract - Reasonable Accommodations	0	58	58	100
Contracts Charge Back-Tenant Property Damage	0	167	167	100
Total Maintenance Contracts	20,867	5,245	(15,622)	(298)
Total Ordinary Maintenance & Operations	32,155	12,522	(19,633)	(157)
Protective Services				
Police Officers	525	63	(462)	(733)
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	0	149	149	100
Total Protective Services	525	412	(113)	(27)
General Expenses				
Insurance				
Property Insurance	2,000	2,597	597	23
Liability Insurance	349	0	(349)	N/A
Workmen's Compensation	54	0	(54)	N/A
Total Insurance	2,403	2,597	194	7
Employee Benefits Contribution				
Employee Benefits Contribution	0	3,114	3,114	100
FICA Employers Share - Admin	307	0	(307)	N/A
FICA Employers Share - Maintenance	225	0	(225)	N/A
Medical Benefits - Admin	701	0	(701)	N/A
Medical Benefits - Maintenance	974	0	(974)	N/A
Fed & State Unemployment - Admin	4	0	(4)	N/A
Fed & State Unemployment - Maintenance	3	0	(3)	N/A
Life Insurance - Admin	3	0	(3)	N/A
Life Insurance - Maintenance	5	0	(5)	N/A
Disability Insurance - Admin	9	0	(9)	N/A

Pathways at Shadowbend

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Disability Insurance - Maintenance	9	0	(9)	N/A
Total Employee Benefits Contribution	2,239	3,114	875	28
Interest Expense				
Interest on Notes Payable	3,677	3,701	24	1
Total Interest Expense	3,677	3,701	24	1
Other General Expense				
Land Lease Expense	1,222	1,222	(0)	(0)
Tax Credit Fees Expense	0	110	110	100
Franchise Taxes	0	144	144	100
Total Other General Expenses	1,222	1,476	254	17
Total General Expenses	9,541	10,888	1,347	12
Total Operating Expenses	53,685	39,359	(14,326)	(36)
NET OPERATING INCOME (LOSS)	(11,124)	1,668	(12,792)	(767)
Net Income (Loss)	(11,124)	1,668	(12,792)	(767)

Pathways at Machaca II

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	9,212	8,705	507	6
Rent Permanent Loss	(872)	0	(872)	N/A
Installment Agreement - Rent	0	65	(65)	(100)
Vacancies	(862)	(939)	77	8
Write-Off / Bad Debt	(85)	(536)	451	84
Legal Charges	0	49	(49)	(100)
Maintenance/Damages Chargeback Income	0	440	(440)	(100)
Late Fee	127	95	32	34
Excess Utilities	0	20	(20)	(100)
Total Tenant Revenue	7,520	7,899	(379)	(5)
Operating Grants				
HAP Subsidy	17,918	18,114	(196)	(1)
Special Claims Income	0	130	(130)	(100)
Utility Reimbursement	31	23	8	35
Repayment Agreement Expense Recovery	0	6	(6)	(100)
Total Operating Grants	17,949	18,273	(324)	(2)
Interest Income				
Interest on Bank Accounts	451	0	451	N/A
Interest on Replacement Reserve	375	0	375	N/A
Total Interest Income	826	0	826	N/A
Other Revenue				
Other Income - Misc	0	28	(28)	(100)
Total Other Revenue	0	28	(28)	(100)
Total Revenue	26,295	26,200	95	0
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	2,576	2,498	(78)	(3)
Admin Salaries - Overtime	0	7	7	100
Incentive Pay	0	47	47	100
Total Salaries	2,576	2,552	(24)	(1)
Legal Expense				
Legal Expense	0	142	142	100
Court Costs	0	21	21	100
Total Legal Expenses	0	163	163	100

Pathways at Machaca II

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	61	61	100
Travel - Mileage	0	6	6	100
Total Travel & Training	0	67	67	100
Auditing Fees				
Auditing Fees	0	42	42	100
Total Audit Fees	0	42	42	100
Office Expenses				
Office Supplies	220	25	(195)	(779)
Postage, Couriers, Express Mail	0	16	16	100
Printing	0	2	2	100
Telephone	51	286	235	82
Equipment Leases	0	47	47	100
Bank Charges	2	10	8	82
Answering Service	57	25	(32)	(129)
Criminal Check	17	0	(17)	N/A
Employee Physical /Drug Test	0	5	5	100
Interpreter Fee	0	25	25	100
Software	114	118	4	4
Document Shredding	0	8	8	100
Total Office Expenses	461	567	106	19
Management Fees				
Management Fees	1,022	1,048	26	2
Total Management Fees	1,022	1,048	26	2
Total Administrative Expenses	4,060	4,439	379	9
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	0	41	41	100
Tenant Participation - HACA	0	28	28	100
Total Tenant Services - Other	0	69	69	100
Total Tenant Services	0	69	69	100
Utilities				
Water	2,246	1,667	(579)	(35)
Electricity	197	293	96	33
Gas	2,144	1,470	(674)	(46)

Pathways at Machaca II

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Total Utilities	4,587	3,430	(1,157)	(34)
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	1,465	2,399	934	39
Ordinary Maint. & Operations- Labor OT	147	258	111	43
Ordinary Maint. & Operations- Labor Standby	(234)	181	415	229
Total Maintenance Labor	1,378	2,838	1,460	51
Ordinary Maint. & Operations- Materials				
Materials - Custodial	0	21	21	100
Materials - Electrical	0	83	83	100
Materials - Plumbing	321	83	(238)	(287)
Materials - Lawn Care/ Grounds	0	29	29	100
Materials - Tools & Equipment	282	42	(240)	(570)
Materials - HVAC / Heating / Cooling	153	100	(53)	(53)
Materials - Gas & Oil	0	75	75	100
Materials - Auto Parts	0	21	21	100
Materials - Exterior Lighting	0	42	42	100
Materials - Paint and Painting Supplies	857	75	(782)	(1,042)
Materials - Flooring & Ceiling	0	33	33	100
Materials - Glass & Window	0	4	4	100
Materials - Windows Covering	186	17	(169)	(992)
Materials - Appliances & Parts	0	167	167	100
Materials - Smoke/CO Detectors/Fire Ext.	0	79	79	100
Materials - Hardware/Locks	0	58	58	100
Materials - Safety Equipment	0	33	33	100
Materials - Pest Control	0	8	8	100
Materials - Lumber Sheetrock	0	33	33	100
Materials - Doors	0	17	17	100
Materials - Fencing	0	13	13	100
Materials - Refrigerators	0	90	90	100
Materials - Ranges	0	180	180	100
Materials - Reasonable Accommodations	0	21	21	100
Materials - Water Heaters/Boilers & Parts	0	25	25	100
Materials - Countertops /Cabinets	0	25	25	100
Materials Charge Back-Tenant Property Damage	0	330	330	100
Total Materials	1,798	1,704	(94)	(6)
Contracts - Maintenance				
Contracts - Trash Removal	54	47	(7)	(16)
Contracts - In-House Bulk Trash	206	254	48	19

Pathways at Machaca II

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - HVAC	0	4	4	100
Contracts - Landscape/Grounds	320	859	539	63
Contracts - Tree Trimming	0	417	417	100
Contracts - Make Ready Cleaning	0	175	175	100
Contracts - Electrical Contracts	0	4	4	100
Contracts - Plumbing Contracts	0	63	63	100
Contracts - Pest Control	124	261	137	53
Contracts - Fire Protection	0	29	29	100
Contracts - Painting	987	0	(987)	N/A
Contracts - Equipment Rental	0	2	2	100
Contracts - Asbestos Abatement	0	21	21	100
Contracts - Uniforms	26	50	24	49
Contract - Reasonable Accommodations	0	2	2	100
Contracts Charge Back-Tenant Property Damage	0	110	110	100
Total Maintenance Contracts	1,716	2,298	582	25
Total Ordinary Maintenance & Operations	4,892	6,840	1,948	28
Protective Services				
Police Officers	400	73	(327)	(448)
Crime Prevention/Safety	0	200	200	100
Total Protective Services	400	273	(127)	(47)
General Expenses				
Insurance				
Property Insurance	993	1,377	384	28
Liability Insurance	220	0	(220)	N/A
Workmen's Compensation	34	0	(34)	N/A
Total Insurance	1,247	1,377	130	9
Employee Benefits Contribution				
Employee Benefits Contribution	0	1,983	1,983	100
FICA Employers Share - Admin	196	0	(196)	N/A
FICA Employers Share - Maintenance	119	0	(119)	N/A
Medical Benefits - Admin	447	0	(447)	N/A
Medical Benefits - Maintenance	622	0	(622)	N/A
Fed & State Unemployment - Admin	2	0	(2)	N/A
Fed & State Unemployment - Maintenance	2	0	(2)	N/A
Life Insurance - Admin	2	0	(2)	N/A
Life Insurance - Maintenance	3	0	(3)	N/A
Disability Insurance - Admin	6	0	(6)	N/A
Disability Insurance - Maintenance	6	0	(6)	N/A
Total Employee Benefits Contribution	1,403	1,983	580	29

Pathways at Machaca II

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Interest Expense				
Interest on Notes Payable	3,030	2,947	(83)	(3)
Total Interest Expense	3,030	2,947	(83)	(3)
Other General Expense				
Land Lease Expense	0	8	8	100
Other General Expenses	250	0	(250)	N/A
Total Other General Expenses	250	8	(242)	(3,025)
Total General Expenses	5,931	6,315	384	6
Total Operating Expenses	19,869	21,366	1,497	7
NET OPERATING INCOME (LOSS)	6,426	4,834	1,592	33
Net Income (Loss)	6,426	4,834	1,592	33

Pathways at Manchaca Village

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	11,503	9,672	1,831	19
Installment Agreement - Rent	0	65	(65)	(100)
Vacancies	0	(979)	979	100
Write-Off / Bad Debt	0	(559)	559	100
Legal Charges	0	79	(79)	(100)
Maintenance/Damages Chargeback Income	0	440	(440)	(100)
Late Fee	85	95	(10)	(11)
Excess Utilities	0	20	(20)	(100)
Total Tenant Revenue	11,588	8,833	2,755	31
Operating Grants				
HAP Subsidy	16,559	18,290	(1,731)	(9)
Special Claims Income	0	111	(111)	(100)
Utility Reimbursement	0	23	(23)	(100)
Repayment Agreement Expense Recovery	0	6	(6)	(100)
Total Operating Grants	16,559	18,430	(1,871)	(10)
Interest Income				
Interest on Bank Accounts	62	0	62	N/A
Interest on Replacement Reserve	329	0	329	N/A
Total Interest Income	391	0	391	N/A
Other Revenue				
Other Income - Misc	0	28	(28)	(100)
Total Other Revenue	0	28	(28)	(100)
Total Revenue	28,538	27,291	1,247	5
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	2,576	2,498	(78)	(3)
Admin Salaries - Overtime	0	7	7	100
Incentive Pay	0	47	47	100
Total Salaries	2,576	2,552	(24)	(1)
Legal Expense				
Legal Expense	900	292	(608)	(208)
Court Costs	0	21	21	100
Total Legal Expenses	900	313	(587)	(188)

Pathways at Manchaca Village

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	61	61	100
Travel - Mileage	0	6	6	100
Total Travel & Training	0	67	67	100
Auditing Fees				
Auditing Fees	0	250	250	100
Total Audit Fees	0	250	250	100
Office Expenses				
Office Supplies	220	25	(195)	(779)
Postage, Couriers, Express Mail	0	16	16	100
Printing	0	2	2	100
Telephone	527	286	(241)	(84)
Equipment Leases	117	117	0	0
Bank Charges	2	2	0	23
Answering Service	57	25	(32)	(129)
Consultants	0	6	6	100
Criminal Check	17	0	(17)	N/A
Interpreter Fee	0	21	21	100
Software	117	118	1	1
Document Shredding	0	8	8	100
Annual Compliance Fee	0	110	110	100
Total Office Expenses	1,056	736	(320)	(44)
Management Fees				
Management Fees	1,126	1,092	(34)	(3)
Partnership Management Fees	0	133	133	100
Asset Management Fees	213	67	(146)	(218)
Total Management Fees	1,339	1,292	(47)	(4)
Total Administrative Expenses	5,872	5,210	(662)	(13)
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	0	41	41	100
Tenant Participation - HACA	0	28	28	100
Total Tenant Services - Other	0	69	69	100
Total Tenant Services	0	69	69	100
Utilities				
Water	3,695	2,303	(1,392)	(60)

Pathways at Manchaca Village

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Electricity	813	688	(125)	(18)
Gas	1,869	1,168	(701)	(60)
Total Utilities	6,377	4,159	(2,218)	(53)
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	1,465	2,399	934	39
Ordinary Maint. & Operations- Labor OT	93	258	165	64
Ordinary Maint. & Operations- Labor Standby	85	181	96	53
Total Maintenance Labor	1,642	2,838	1,196	42
Ordinary Maint. & Operations- Materials				
Materials - Custodial	0	32	32	100
Materials - Electrical	0	258	258	100
Materials - Plumbing	468	208	(260)	(125)
Materials - Lawn Care/ Grounds	81	42	(39)	(92)
Materials - Tools & Equipment	592	117	(475)	(406)
Materials - HVAC / Heating / Cooling	670	125	(545)	(436)
Materials - Gas & Oil	0	83	83	100
Materials - Auto Parts	0	17	17	100
Materials - Exterior Lighting	0	25	25	100
Materials - Paint and Painting Supplies	402	83	(319)	(384)
Materials - Flooring & Ceiling	0	4	4	100
Materials - Glass & Window	0	21	21	100
Materials - Windows Covering	516	29	(487)	(1,680)
Materials - Appliances & Parts	0	667	667	100
Materials - Smoke/CO Detectors/Fire Ext.	0	42	42	100
Materials - Hardware/Locks	0	133	133	100
Materials - Safety Equipment	0	13	13	100
Materials - Pest Control	0	8	8	100
Materials - Lumber Sheetrock	0	17	17	100
Materials - Doors	0	21	21	100
Materials - Fencing	0	13	13	100
Materials - Refrigerators	0	90	90	100
Materials - Reasonable Accommodations	392	21	(371)	(1,766)
Materials - Water Heaters/Boilers & Parts	0	21	21	100
Materials Charge Back-Tenant Property Damage	0	330	330	100
Total Materials	3,120	2,420	(700)	(29)
Contracts - Maintenance				
Contracts - Trash Removal	793	923	130	14
Contracts - In-House Bulk Trash	206	246	40	16

Pathways at Manchaca Village

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - HVAC	0	83	83	100
Contracts - Landscape/Grounds	320	1,109	789	71
Contracts - Tree Trimming	0	583	583	100
Contracts - Make Ready Cleaning	0	125	125	100
Contracts - Electrical Contracts	0	13	13	100
Contracts - Plumbing Contracts	0	63	63	100
Contracts - Pest Control	0	261	261	100
Contracts - Fire Protection	0	83	83	100
Contracts - Building & Equipment Repairs	0	8	8	100
Contracts - Painting	0	4	4	100
Contracts - Equipment Rental	0	2	2	100
Contracts - Uniforms	26	49	23	48
Contract - Reasonable Accommodations	0	83	83	100
Contracts Charge Back-Tenant Property Damage	0	110	110	100
Total Maintenance Contracts	1,344	3,745	2,401	64
Total Ordinary Maintenance & Operations	6,107	9,003	2,896	32
Protective Services				
Police Officers	963	69	(894)	(1,295)
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	0	131	131	100
Total Protective Services	963	400	(563)	(141)
General Expenses				
Insurance				
Property Insurance	1,140	1,499	359	24
Liability Insurance	206	0	(206)	N/A
Workmen's Compensation	35	0	(35)	N/A
Total Insurance	1,380	1,499	119	8
Employee Benefits Contribution				
Employee Benefits Contribution	0	1,983	1,983	100
FICA Employers Share - Admin	196	0	(196)	N/A
FICA Employers Share - Maintenance	143	0	(143)	N/A
Medical Benefits - Admin	447	0	(447)	N/A
Medical Benefits - Maintenance	626	0	(626)	N/A
Fed & State Unemployment - Admin	2	0	(2)	N/A
Fed & State Unemployment - Maintenance	2	0	(2)	N/A
Life Insurance - Admin	2	0	(2)	N/A
Life Insurance - Maintenance	3	0	(3)	N/A
Disability Insurance - Admin	6	0	(6)	N/A
Disability Insurance - Maintenance	6	0	(6)	N/A

Pathways at Manchaca Village

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Total Employee Benefits Contribution	1,431	1,983	552	28
Interest Expense				
Interest on Notes Payable	2,775	2,707	(68)	(3)
Total Interest Expense	2,775	2,707	(68)	(3)
Other General Expense				
Land Lease Expense	1,222	1,222	(0)	(0)
Tax Credit Fees Expense	0	78	78	100
Franchise Taxes	0	95	95	100
Total Other General Expenses	1,222	1,395	173	12
Total General Expenses	6,809	7,584	775	10
Total Operating Expenses	26,127	26,425	298	1
NET OPERATING INCOME (LOSS)	2,411	866	1,545	178
Net Income (Loss)	2,411	866	1,545	178

Pathways at Coronado Hills

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
REVENUES				
Tenant Revenue				
Rental Income	11,253	14,951	(3,698)	(25)
Installment Agreement - Rent	0	95	(95)	(100)
Vacancies	0	(1,243)	1,243	100
Write-Off / Bad Debt	554	(710)	1,264	178
Legal Charges	0	113	(113)	(100)
Maintenance/Damages Chargeback Income	0	640	(640)	(100)
Late Fee	258	138	120	87
Excess Utilities	0	29	(29)	(100)
Total Tenant Revenue	12,065	14,013	(1,948)	(14)
Operating Grants				
HAP Subsidy	24,123	20,557	3,566	17
Special Claims Income	409	32	377	1,178
Utility Reimbursement	0	33	(33)	(100)
Repayment Agreement Expense Recovery	0	8	(8)	(100)
Total Operating Grants	24,532	20,630	3,902	19
Interest Income				
Interest on Bank Accounts	163	0	163	N/A
Interest on Replacement Reserve	489	0	489	N/A
Total Interest Income	652	0	652	N/A
Other Revenue				
Miscellaneous Income	448	0	448	N/A
Other Income - Misc	0	41	(41)	(100)
Total Other Revenue	448	41	407	93
Total Revenue	37,697	34,684	3,013	9
EXPENSES				
Administrative Expenses				
Salaries				
Admin Salaries - Regular	4,230	4,093	(137)	(3)
Admin Salaries - Overtime	0	13	13	100
Incentive Pay	0	68	68	100
Total Salaries	4,230	4,174	(56)	(1)
Legal Expense				
Legal Expense	140	350	210	60
Court Costs	0	43	43	100
Total Legal Expenses	140	393	253	64

Pathways at Coronado Hills

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Travel & Training				
Staff Training	0	84	84	100
Total Travel & Training	0	84	84	100
Auditing Fees				
Auditing Fees	0	61	61	100
Total Audit Fees	0	61	61	100
Office Expenses				
Office Supplies	481	36	(445)	(1,237)
Postage, Couriers, Express Mail	0	23	23	100
Printing	0	2	2	100
Telephone	520	493	(27)	(5)
Equipment Leases	117	117	0	0
Bank Charges	2	8	6	69
Answering Service	83	36	(47)	(131)
Criminal Check	25	0	(25)	N/A
Interpreter Fee	0	25	25	100
Software	153	172	19	11
Document Shredding	0	8	8	100
Permits, Licenses & Certificates	0	4	4	100
Total Office Expenses	1,382	924	(458)	(50)
Management Fees				
Management Fees	1,442	1,387	(55)	(4)
Total Management Fees	1,442	1,387	(55)	(4)
Total Administrative Expenses	7,194	7,023	(171)	(2)
Tenant Services				
Tenant Services- Other				
Tenant Participation - Residents Council	108	60	(48)	(80)
Tenant Participation - HACA	0	40	40	100
Total Tenant Services - Other	108	100	(8)	(8)
Total Tenant Services	108	100	(8)	(8)
Utilities				
Water	4,378	3,660	(718)	(20)
Electricity	775	871	96	11
Gas	3,027	2,248	(779)	(35)
Total Utilities	8,180	6,779	(1,401)	(21)

Pathways at Coronado Hills

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Ordinary Maintenance & Operations				
Maintenance Labor				
Ordinary Maint. & Operations- Labor Regular	4,148	2,799	(1,349)	(48)
Ordinary Maint. & Operations- Labor OT	589	375	(214)	(57)
Ordinary Maint. & Operations- Labor Standby	597	263	(334)	(127)
Total Maintenance Labor	5,333	3,437	(1,896)	(55)
Ordinary Maint. & Operations- Materials				
Materials - Custodial	0	38	38	100
Materials - Electrical	43	100	57	57
Materials - Plumbing	(19)	63	82	130
Materials - Lawn Care/ Grounds	0	42	42	100
Materials - Tools & Equipment	397	150	(247)	(165)
Materials - HVAC / Heating / Cooling	39	150	111	74
Materials - Exterior Lighting	0	13	13	100
Materials - Paint and Painting Supplies	0	125	125	100
Materials - Flooring & Ceiling	0	8	8	100
Materials - Glass & Window	0	21	21	100
Materials - Windows Covering	191	29	(162)	(558)
Materials - Appliances & Parts	0	192	192	100
Materials - Smoke/CO Detectors/Fire Ext.	0	167	167	100
Materials - Hardware/Locks	0	50	50	100
Materials - Safety Equipment	94	25	(69)	(277)
Materials - Pest Control	0	17	17	100
Materials - Lumber Sheetrock	0	13	13	100
Materials - Doors	0	25	25	100
Materials - Fencing	0	21	21	100
Materials - Refrigerators	0	270	270	100
Materials - Reasonable Accommodations	0	13	13	100
Materials - Water Heaters/Boilers & Parts	211	21	(190)	(906)
Materials - Countertops /Cabinets	0	8	8	100
Materials Charge Back-Tenant Property Damage	0	480	480	100
Total Materials	958	2,041	1,083	53
Contracts - Maintenance				
Contracts - Trash Removal	910	1,046	136	13
Contracts - In-House Bulk Trash	206	297	91	31
Contracts - HVAC	0	42	42	100
Contracts - Landscape/Grounds	430	1,098	668	61
Contracts - Tree Trimming	0	267	267	100
Contracts - Make Ready Cleaning	0	233	233	100

Pathways at Coronado Hills

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Contracts - Electrical Contracts	0	21	21	100
Contracts - Plumbing Contracts	4,423	250	(4,173)	(1,669)
Contracts - Pest Control	0	379	379	100
Contracts - Fire Protection	0	58	58	100
Contracts - Building & Equipment Repairs	0	42	42	100
Contracts - Uniforms	45	87	42	48
Contract - Reasonable Accommodations	0	125	125	100
Contracts Charge Back-Tenant Property Damage	0	160	160	100
Total Maintenance Contracts	6,014	4,105	(1,909)	(47)
Total Ordinary Maintenance & Operations	12,305	9,583	(2,722)	(28)
Protective Services				
Crime Prevention/Safety	0	200	200	100
Protective Services- Equipments	0	153	153	100
Protective Services- Contracts	0	900	900	100
Total Protective Services	0	1,253	1,253	100
General Expenses				
Insurance				
Property Insurance	1,572	2,030	458	23
Liability Insurance	273	0	(273)	N/A
Workmen's Compensation	70	0	(70)	N/A
Total Insurance	1,916	2,030	114	6
Employee Benefits Contribution				
Employee Benefits Contribution	0	2,791	2,791	100
FICA Employers Share - Admin	323	0	(323)	N/A
FICA Employers Share - Maintenance	443	0	(443)	N/A
Medical Benefits - Admin	781	0	(781)	N/A
Medical Benefits - Maintenance	735	0	(735)	N/A
Fed & State Unemployment - Admin	4	0	(4)	N/A
Fed & State Unemployment - Maintenance	5	0	(5)	N/A
Life Insurance - Admin	2	0	(2)	N/A
Life Insurance - Maintenance	4	0	(4)	N/A
Disability Insurance - Admin	9	0	(9)	N/A
Disability Insurance - Maintenance	9	0	(9)	N/A
Total Employee Benefits Contribution	2,314	2,791	477	17
Interest Expense				
Interest on Notes Payable	3,367	3,274	(93)	(3)
Total Interest Expense	3,367	3,274	(93)	(3)

Pathways at Coronado Hills

January 2024 Income Statement

	PTD Actual	PTD Budget	Variance	% Var
Other General Expense				
Land Lease Expense	0	8	8	100
Total Other General Expenses	0	8	8	100
Total General Expenses	7,597	8,103	506	6
Total Operating Expenses	35,383	32,841	(2,542)	(8)
NET OPERATING INCOME (LOSS)	2,314	1,843	471	26
Net Income (Loss)	2,314	1,843	471	26

HOUSING OPERATIONS



Pathways Asset Management, Inc.

A Subsidiary of the Housing Authority of the City of Austin

PATHWAYS ASSET MANAGEMENT, INC MONTHLY REPORT

To: Michael Gerber, President and CEO

From: Michael Roth, Vice President of PAMI
Nancy McIlhane, Director of Compliance
Crystal James, Director of Housing Operations and Policy

Subject: Housing Operations: **February 2024**

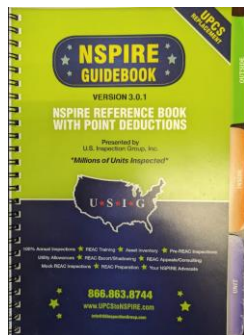
Date: March 6, 2024

The following is a summary of activities for Pathways Asset Management, Inc. (PAMI) during the period of **2/1/2024 through 2/29/2024**.

January 2024 Winter Freeze

Almost all damage from the January Winter Freeze has been repaired. All resident units are back online and reoccupied except one. This unit is in the final stages of replacing all the flooring throughout the unit. Once that is completed, the unit will be ready to be reoccupied.

NSPIRE (National Standard for the Physical Inspection of Real Estate) Training



On February 28th and 29th, all property staff together with staff from Planning & Development, QC, AAHC and SHCC participated in a training on the new HUD inspection standard called NSPIRE. This new standard is in effect for all HUD and TDHCA inspections.

The new standard shifts the focus away from curb appeal, exterior appearance and building systems to resident health and safety. As a result, the scoring shifts to the areas residents are in most - their units and the common areas (community building).

After completing the training, staff is working to update our inspection preparation process to meet the new standards while also creating new annual preventative maintenance plans to help properties maintain their high scoring conditions.

Initial Phases of HOTMA (Housing Opportunities Through Modernization Act)

HOTMA brings significant changes to the way we administer the Project Based Rental Assistance (PBRA) and Low Income Housing Tax Credit (LIHTC) programs. Among other things, it will change the way income and rent are calculated, the amounts of standard deductions, and when residents are required to report income changes as well as require a new lease. PAMI staff have chosen to implement these updates in phases to meet all these requirements by the January 1, 2025 compliance effective date. The implementation will roll out as follows:

- January 1, 2024 - Implement TDHCA requirements at all LIHTC properties (Completed)
- February 1, 2024 - Implement all streamline changes that can be done before the HUD software update is ready (Completed)
- May 31, 2024 - Update the Tenant Selection Plans and all required policy documents (In Process)
- Fall 2024 - Implement the software update and all remaining changes including signing a new lease (Date pending HUD Software Update Completion)

HUD REAC Inspections:

- A HUD REAC inspection is expected to occur at any time for Lakeside Apartments. Salina Apartments and Santa Rita Courts inspections are expected this summer, approximately June and July respectively. Booker T Washington is expected to occur later in the year around November.

Property	Date	Score
Georgian Manor	May 22, 2023	97b
Shadowbend Ridge	May 18, 2023	90b*
Northgate West	May 17, 2023	98a*
Bouldin Oaks	May 15, 2023	98c*
North Loop	May 9, 2023	99a
Manchaca II	May 8, 2023	97c*
Manchaca Village	May 8, 2023	98c
Meadowbrook Courts	Apr 17, 2023	97c*
Thurmond Heights	Apr 10, 2023	97c*
Gaston Place	Jan 25, 2023	95c
Coronado Hills	Oct 19, 2022	94b
Santa Rita Courts	Jul 18, 2022	82c*
Booker T Washington	Nov 9, 2021	91b*
Lakeside Apartments	Aug 23, 2021	80c
Salina Apartments	Jun 9, 2021	90b
Average Score:		94

TDHCA NSPIRE Inspections:

- We expect TDHCA inspections this year for five of the six tax credit properties. TDHCA will be utilizing the new inspection protocol NSPIRE.

Property	Date	Score
Gaston Place	December 6, 2022	94
North Loop Apartments	July 21, 2021	99

Northgate West	July 21, 2021	97
Georgian Manor	July 21, 2021	97
Manchaca Village	July 15, 2021	100
Shadowbend Ridge	July 15, 2021	99
Average Score:		98

Lender Inspections:

Greystone Servicing Company:

- No Greystone on-site physical inspections are scheduled at this time.

Bellwether Enterprise, JP Morgan & RBC:

- Bellwether contractor, Strategic Asset Services, is scheduled to complete an on-site physical inspection of Gaston Place on Mar 12, 2024.

Fannie Mae:

- No Fannie Mae on-site physical inspections are scheduled at this time.

External Audits:

- Berman Hopkins requested tenant file documents for Bouldin Oaks, BTW, Lakeside, Meadowbrook, Santa Rita, and Thurmond Heights on 12/12/23. The requested documents have been submitted and we have not received any requests for corrections.

LIH Key Performance Indicators

LIH Occupancy and Vacancy Loss Rates:

The chart below demonstrates the current month and calendar year occupancy and vacancy loss rates.

Property	Occupancy %		Vacancy Loss %	
	February	CY2024 to Date	February	CY2024 to Date
Pathways at Santa Rita Courts	98.2%	97.3%	1.8%	2.6%
Pathways at Meadowbrook	96.3%	95.6%	3.7%	4.5%
Pathways at Booker T. Washington	97.6%	97.7%	2.6%	2.4%
Pathways at Lakeside	97.5%	97.5%	2.3%	2.4%
Pathways at Salina	99.6%	98.2%	0.4%	1.6%
Pathways at Gaston Place	96.5%	97.0%	3.4%	3.0%
Pathways at Bouldin Oaks	96.8%	97.1%	3.6%	3.0%
Pathways at Thurmond Heights	95.3%	94.4%	4.8%	6.0%
Pathways at Georgian Manor	96.8%	97.3%	3.8%	3.3%
Pathways at North Loop	99.0%	98.8%	1.0%	1.2%
Pathways at Northgate	99.5%	98.7%	0.6%	1.3%
Pathways at Shadowbend	92.9%	95.3%	7.7%	4.8%

Pathways at Manchaca II	93.9%	95.3%	5.3%	4.3%
Pathways at Manchaca Village	100.0%	100.0%	0.0%	0.0%
Pathways at Coronado Hills	99.8%	99.9%	0.2%	0.1%
Total	97.2%	97.1%	3.0%	3.0%

LIH Rent Collection and Annual Recertification Completion

The rent collection percentage represents the percentage of contract rent received. The amount less than 100% represents the combination of Vacancy Loss (listed above) and unpaid rent. We budget for 5.5% loss.

Property	Rent Collection		Certification Completion	
	February	CY2024 to Date	February	CY2024 to Date
Pathways at Santa Rita Courts	93.9%	93.6%	85.7%	90.9%
Pathways at Meadowbrook	92.8%	93.9%	100.0%	100.0%
Pathways at Booker T. Washington	96.3%	94.1%	100.0%	100.0%
Pathways at Lakeside	95.0%	93.8%	100.0%	100.0%
Pathways at Salina	90.0%	93.8%	100.0%	100.0%
Pathways at Gaston Place	95.0%	94.8%	100.0%	100.0%
Pathways at Bouldin Oaks	97.0%	96.5%	100.0%	88.2%
Pathways at Thurmond Heights	91.2%	91.9%	100.0%	100.0%
Pathways at Georgian Manor	92.2%	91.0%	100.0%	100.0%
Pathways at North Loop	97.4%	96.7%	100.0%	92.9%
Pathways at Northgate	99.8%	96.3%	50.0%	92.3%
Pathways at Shadowbend	97.2%	93.2%	100.0%	100.0%
Pathways at Manchaca II	95.4%	94.4%	0.0%	100.0%
Pathways at Manchaca Village	100.8%	99.9%	100.0%	100.0%
Pathways at Coronado Hills	100.8%	100.8%	66.7%	80.0%
Total	95.1%	94.4%	96.7%	96.8%

Work Order Completion

The work orders completed columns represent the percent of work orders completed. The completed on time column represents the percentage of completed work orders that have met HACA’s goals for being “on time.”

Property	Work Orders Completed		Completed On Time	
	February	CY2024 to Date	February	CY2024 to Date
Pathways at Santa Rita Courts	100.0%	98.6%	93.8%	89.2%
Pathways at Meadowbrook	93.6%	95.9%	82.0%	76.3%
Pathways at Booker T. Washington	90.2%	95.4%	82.9%	82.5%
Pathways at Lakeside	96.0%	98.1%	100.0%	96.6%
Pathways at Salina	27.8%	55.8%	100.00%	100.0%
Pathways at Gaston Place	83.7%	91.2%	10.8%	21.3%
Pathways at Bouldin Oaks	95.7%	98.6%	69.8%	80.2%
Pathways at Thurmond Heights	91.4%	94.5%	64.1%	65.2%
Pathways at Georgian Manor	93.7%	90.4%	48.3%	59.9%
Pathways at North Loop	82.7%	91.8%	73.1%	70.9%
Pathways at Northgate	95.3%	89.6%	44.4%	50.8%
Pathways at Shadowbend	97.7%	99.0%	88.9%	87.5%
Pathways at Manchaca II	90.0%	95.0%	100.0%	97.2%
Pathways at Manchaca Village	100.0%	100.0%	93.3%	91.7%
Pathways at Coronado Hills	95.0%	97.8%	63.3%	76.7%
Total	91.4%	94.7%	67.5%	72.9%

End of Report

HUMAN RESOURCES



HOUSING AUTHORITY OF THE CITY OF AUSTIN

MEMORANDUM

To: Michael Gerber, President/CEO
From: Gloria Morgan, V.P. of Human Capital & Professional Development
Subject: **Monthly Report**
Date: March 12, 2024

For the month of January, the Human Resource Department has:

The Human Resource Department has continued with recruitment efforts as hiring has been on-going. For the hard to hire position, we have revised job postings and offered sign on bonuses. We have also continued to utilize our employee referral bonus to attract additional talent to the agency. Through our efforts we have been able to hire qualified candidates in filling the maintenance positions.

For the month of February, we received 65 applications, posted four(4) new positions and scheduled interviews for nine (9) applicants. Most applicants were sourced from the Housing Authority's Website and Indeed. For the upcoming months we will utilize our online tools to recruit and interview as needed.

The Human Resource department is currently recruiting for a Diversity Recruiter and a Human Resources Manager.

Our data show that in the past six (6) months our average days to hire were 40 days from when a candidate applies to the time they are hired. The Human Resource Department has and will continue to work diligently with the hiring departments to expedite the hiring process and continue to improve our hiring process.

**PRESIDENT/CEO'S REPORT TO
BOARD OF COMMISSIONERS**

**By Gloria Morgan, V.P. of Human Capital & Professional Development
Number of Employees as of March 12, 2024 = 249
Regular Full Time – 248
Part Time – 1**

NEW HIRES (3) - February 5, 2024-March 12, 2024

Bettini, Abigail	Youth Education Success/Family Self-Sufficiency Manager	Austin Pathways
Forcey, Raven	Housing Eligibility Specialist	Assisted Housing
Olvera, Esperanza	Housing Eligibility Specialist	Assisted Housing

TERMINATIONS/ RESIGNATIONS (1) – February 5, 2023-March 12, 2024

**R=Resigned T = Terminated L= Lay Off A = Abandonment G =Grant
Assignment Ended = E**

Hess, Nicholas	Housing Eligibility Specialist	Assisted Housing
Gamble, Brian	Compliance Manager	Low Income Housing

The Housing Authority of the City of Austin

OPEN POSITIONS (6) as of March 12, 2024

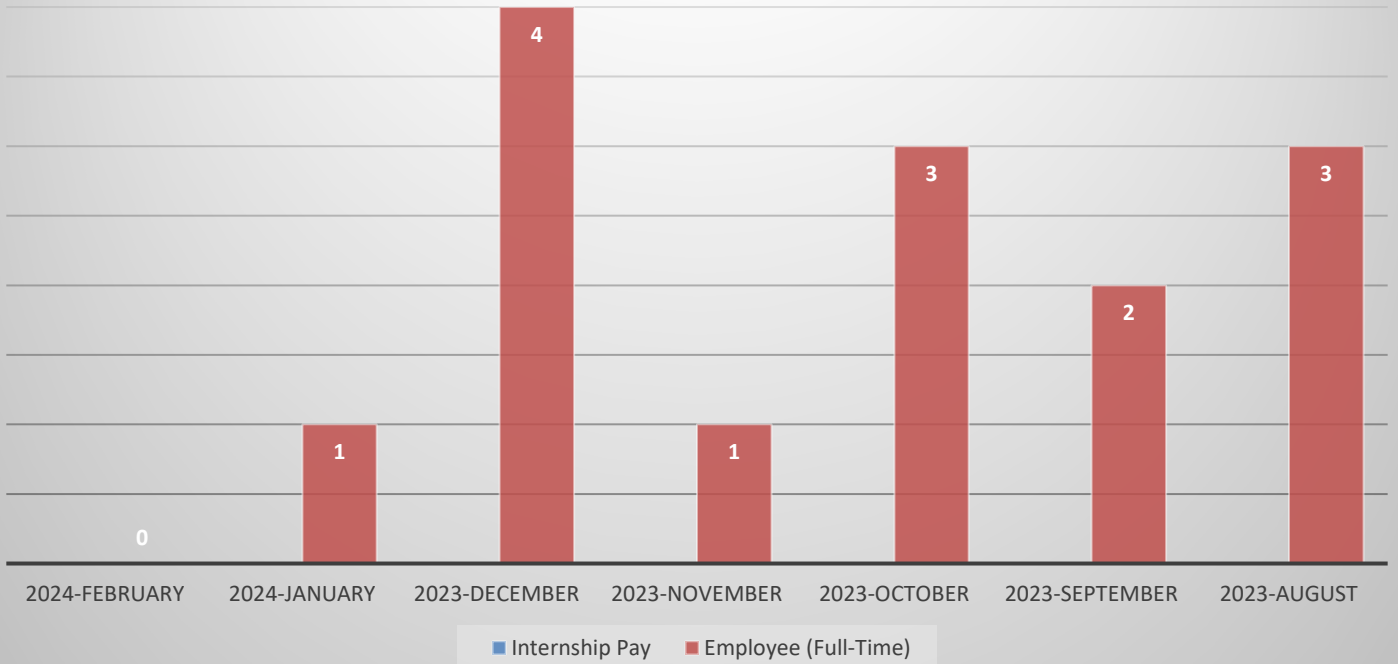
<u>POSITION</u>	<u>DATE POSTED</u>	<u>DEPARTMENT</u>
Diversity Recruitment Manager	06/30/2023	Human Resources
Assistant Property Manager	01/22/2024	Low Income Housing
Director of Communications & Marketing	02/15/2024	Executive
Admissions Specialist	02/23/2024	Admissions
Property Manager II	03/04/2024	Low Income Housing
Family Self-Sufficiency Coach (2)	03/04/2024	Austin Pathways

Southwest Housing Compliance Corporation

OPEN POSITIONS (0) as of March 12, 2024

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New Hire Report



Turnover Report



Housing Authority of The City of Austin Dashboard

Metrics

Tips & Tricks

Activity Overview of Last Week

Opened Jobs	0
Closed Jobs	0
New Applicants	31
Interviewed	3
Total Hired	1
Hired - External	1
Hired - Internal	0

Coming up this Week

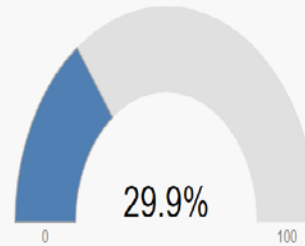
Jobs Closing	0
Applicants w/No Status	11096

Conversion Effectiveness

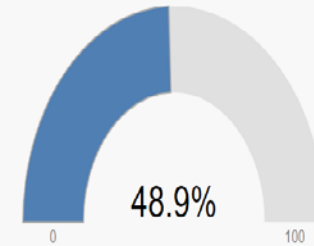
12-Dec-2023

12-Mar-2024

Views vs. Starts



Starts vs. Completes



Source Performance

12-Dec-2023

12-Mar-2024

Most Applications

#	Source	Total Apps
1	Indeed	352
2	Housing Authority of The City of Austin Website	71
3	Employee Referral	40
4	ZipRecruiter Organic	36
5	Other	23

Qualified Applicants

#	Source	% Qualified	# Qualified
1	Adzuna	100%	5
2	Google	100%	3
3	Mission Capital	100%	3
4	Austin Community College	100%	2
5	US Jobs	100%	1

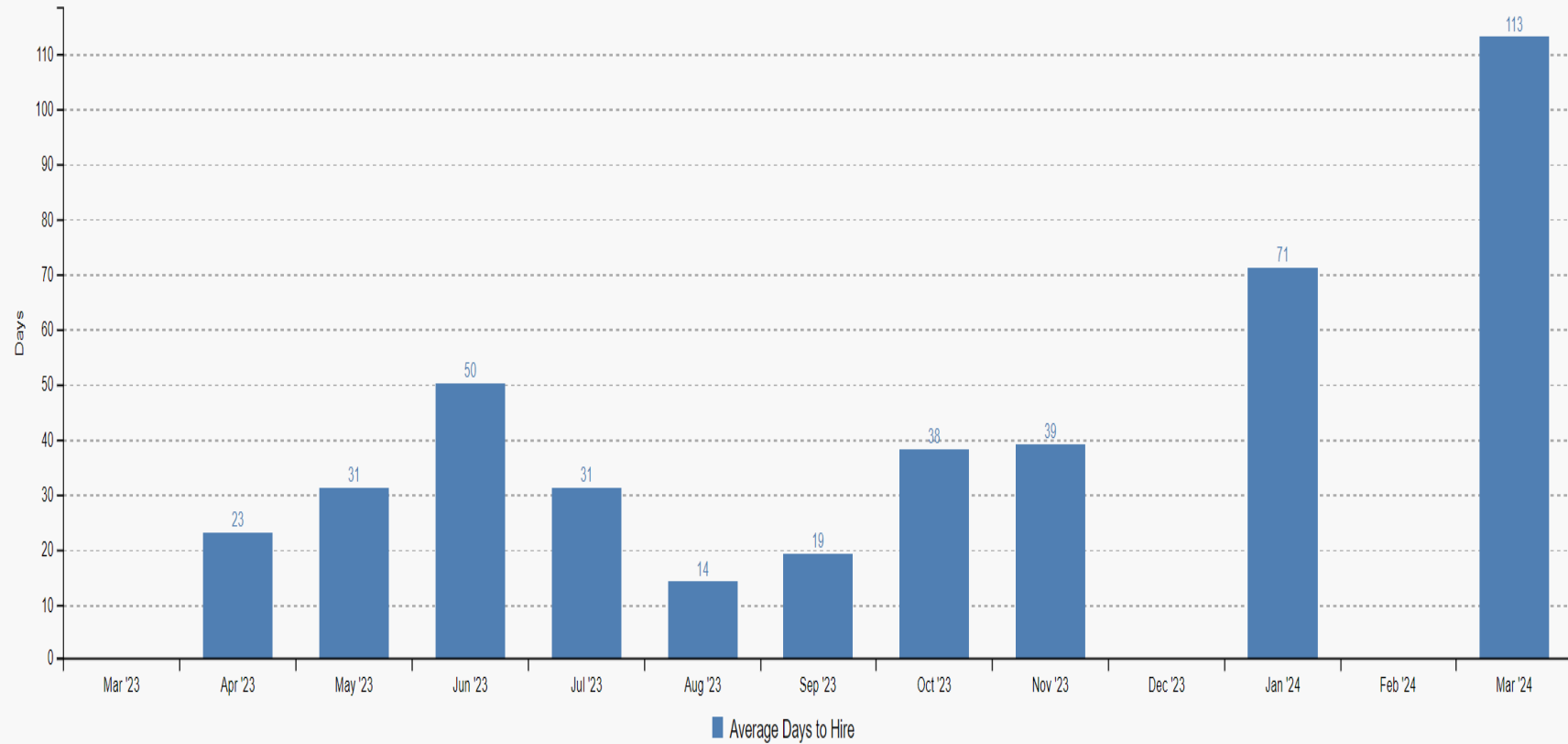
Most Hires

#	Source	Total Hires
1	Indeed	1
2	Housing Authority of The City of Austin Website	1
3	Internal Email	1

Best Applications per Hire Ratio

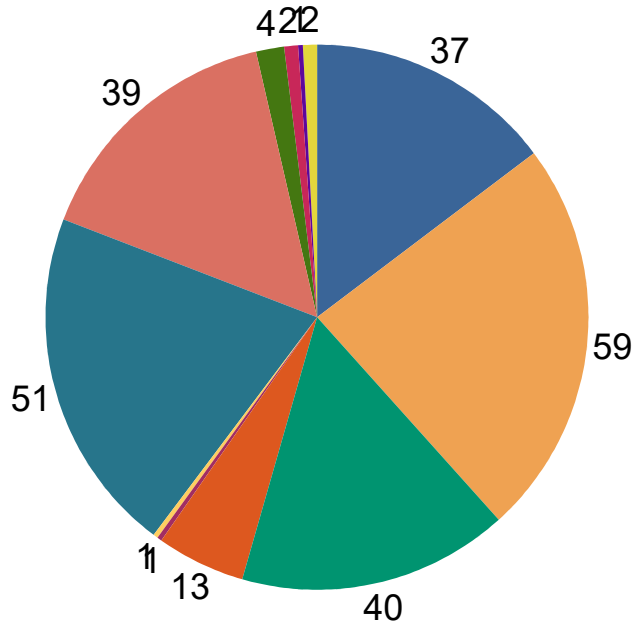
#	Source	Apps/Hires
1	Internal Email	9
2	Housing Authority of The City of Austin Website	71
3	Indeed	352

Showing Mar/2023 to Mar/2024



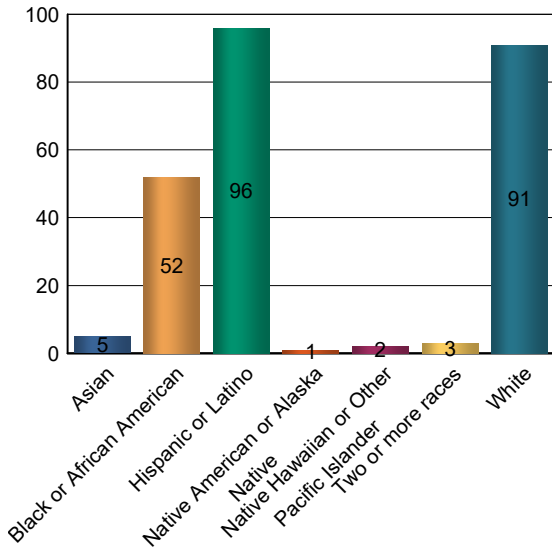


Human Resource Diversity Monthly Report

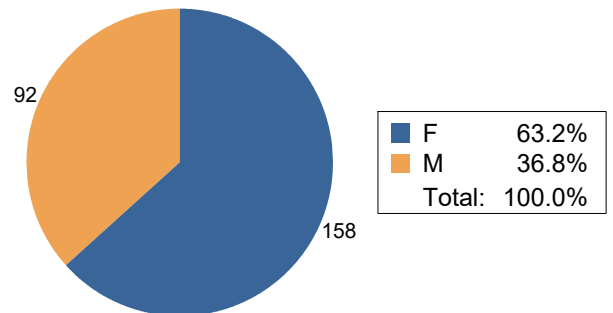
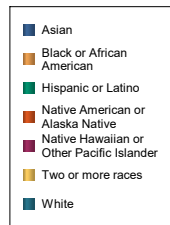


Hispanic or Latino Males	14.8%
Hispanic or Latino Females	23.6%
White Males	16.0%
Black or African American Males	5.2%
Native Hawaiian or Other Pacific Islander Males	0.4%
Two or More Races Males	0.4%
White Females	20.4%
Black or African American Females	15.6%
Native Hawaiian or Other Pacific Islander Females	1.6%
Asian Females	0.8%
M	0.4%
Asian Males	0.8%
Total:	100.0%

Ethnicity



Gender



PLANNING & DEVELOPMENT

Housing Authority of the City of Austin

Established in 1937

PLANNING & DEVELOPMENT MONTHLY REPORT

To: Michael Gerber, President & CEO
From: James Teasdale, Planning & Development Director
Date: March 12, 2024

Physical Improvements Projects for the LIH Department & RAD Properties:

Current projects in process or development include, but are not limited to:

- **Northgate** – Exterior renovation, including site wide wood repairs, full painting, and gutter replacements to all bldg.'s of the site. Repairs and painting are **COMPLETE**. Full site gutter replacements are under way now, with completion by 03/15/2024.
- **PHA Wide** – Five (5) properties (Meadowbrook, BTW, Bouldin, Manchaca II, Coronado Hills), undergoing 150 Unit Water Heater replacements. **COMPLETE**.
- **PHA Wide** – P&D working with LIH Dept. to identify sites with high water utility consumptions and develop approaches to reduce costs. *Selective* sites can receive new toilets, aerators, and showerheads to all Units. **Bouldin Oaks, Manchaca II**, are **COMPLETE**. Initial results, from utility costs review, are positive.
- **Georgian Manor - Water Conservation Program** – ALL Units retrofitted with water saving water saving flush kits, stopping leaks and lowering water consumption. **COMPLETE**.
- **PHA Wide** – Back-up generator installations that allow Mgmt./Community centers to run on natural gas power in events of electric power outages. **Manchaca Village** is **In Process**. **Georgian, Bouldin Oaks, Northgate, Coronado Hills and Shadowbend** are **COMPLETE**.
- **Meadowbrook** – Drainage, erosion control, and beautification project at FETC, with synthetic turf installation. Excellent results, with minor punch items underway to bring project **COMPLETE**.
- **Salina** – Project design firming up, for a full electrical service upgrade, to replace existing equipment that is becoming difficult to find parts for and keep in operation. Full replacement was recommended by consulting engineer. **In process**.
- **PHA Wide - High Speed Internet Wiring to HACA Units -**
 - **Thurmond Heights** – Google internet wiring to all Units of the property. **In process**.
 - **Lakeside** – Google internet wiring to all Units of the property. **In process**.
- **Chalmers & Rosewood & Santa Rita** – Assisting with historical information, project oversight, DB/Labor compliance needs, and managing the Construction Management contracts for HACA's third party consultant project managers, overseeing both projects. **In process**.
- **PHA Wide** – Assisting with preparedness for new NSPIRE inspection protocols. **In process**.
- **PHA Wide** – P&D working with HUD Energy Office to add all LIH properties to national database of Energy Portfolio Manager to track energy usage and comparative performance. **In process**.
- **BTW** – Investigating for underground water leaks, prior to undertaking retaining wall repairs at different locations on property. **In process**.
- **Georgian Manor** – Beginning stages of producing plans and specs for a site wide exterior renovation project to include full repairs and painting and gutter replacements. **In process**.

**TECHNOLOGY
MANAGEMENT &
INNOVATION**



Housing Authority of the City of Austin

Established in 1937

Interoffice Memo

To: Sylvia Blanco, Chief Operating Officer

From: Jorge Vazquez, Director of Technology Management & Innovation

Subject: TMI Report for February 2024

Date: March 4, 2024

- Technology Management & Innovation
 - Work orders completed – 352
 - Security requests completed – 35
 - Moved NewCalypso and PDS to the cloud
 - Moved Elite and SQL to the cloud
 - Moved HDS to the cloud
 - Added a VPN tunnel between properties and Azure for connectivity with Azure VPN
 - Updated Fortinet firewalls at Santa Rita, Gaston, Georgian, Thurmond, Shadowbend, Coronado, BTW, and Meadowbrook
 - Configured 4 new Toshiba copiers
 - Worked with Integris to resolve licensing issues with FortiVPN
 - Assisted HR with open enrollment system set up
 - Created training materials on how to use sex offender database
 - Updated HRMS Vista to latest version
 - Began working on migration from Google to Microsoft
 - Configured script to deploy Azure VPN
- Yardi
 - Created manual on how to close POs with 100+ detail rows
 - Created report to identify Adult/Minor data
- Elite
 - Elite updated to version 2.0 MR 3
 - Migrated Elite server to Microsoft Azure cloud
- Laserfiche
 - Updated several new views and workflows to accommodate staff requests
- Southwest Housing
 - Deployed MOR findings statistics tracking
 - Added contracts submission scoring report for managers and staff
 - Dates EIV penalties entered now being recorded
 - Added editing screens for Voucher and Extra property contacts

- Made cosmetic improvements for Contracts department
- STARS now correctly identifies units with UT outs as vacant
- Call Center Director's report now shows properties not contacted within 7 days
- Created lite versions of voucher admin and staff dashboards to increase on premise performance

**AUSTIN AFFORDABLE
HOUSING
CORPORATION**

**Housing Authority
of the City of Austin
Established in 1937**

**AUSTIN
AFFORDABLE
HOUSING
CORPORATION**

To: Mr. Michael Gerber
From: Ron Kowal, Vice President of Housing Development and Asset Management
Subject: Monthly Report for the month of February 2024
Date: March 13, 2024

The following is a summary of the activities during the month of February 2024 for Austin Affordable Housing Corporation.

Property Name Eastland Plaza Shopping Center
Property Location 1144 Airport Blvd., Austin, TX 78702
Site Area 10.0326 acres
Building Size #1 214,854 sqft; #2 20,235 sqft; #3 20,629 sqft; #4 50,984 sqft; #5 2,211 sqft; #6 928 sqft; #7
Reporting Period Dec-23

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	October 24, 2003	Occupancy	
Purchase Price	\$ 6,500,000.00	Leased	100%
Down Payment	\$ 4,000,000.00		
HACA Down Payment			
NHTE			
Amount Financed	\$ 4,555,000.00		
Loan Balance	\$ -		
Debt Coverage Ratio	N/A		
Replacement Reserve	\$ -		
Repair Escrow	\$ -		
Monthly Cash Flow	\$ 69,589.57		
YTD Cash Flow	\$ 463,325.72		

Property Comments

Property Name Agave at South Congress
Property Location 625 E Stassney Austin TX 78745
Site Area 8.65 Acres
Building Size 182,254 S F
Reporting Period Feb-24

Unit Mix		Property		# Units		Manager	
		Agave at South Congress (59)		195		Emily Collins	
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp Price/Sqft
A1	1 Bedroom	24	700	\$ 1,499	\$ 2.14	\$ 1,433	\$ 2.05
A2	1 Bedroom	49	789	\$ 1,589	\$ 2.01	\$ 14,433	\$ 18.29
A3	1 Bedroom	12	898	\$ 1,699	\$ 1.89	\$ 1,527	\$ 1.70
B1	2 Bedroom	60	980	\$ 1,759	\$ 1.79	\$ 1,627	\$ 1.66
B2	2 Bedroom	38	1084	\$ 1,869	\$ 1.72	\$ 1,656	\$ 1.53
C1	3 Bedroom	12	1328	\$ 2,369	\$ 1.78	\$ 2,427	\$ 1.83

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	December 8, 2021	Occupancy	89%
Purchase Price	\$ 53,500,000.00	Leased	90%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	1
NHTE		Move-outs	6
Amount Financed	<u>\$ 42,010,000.00</u>	Renewals	
Loan Balance	<u>\$ 42,010,000.00</u>	Voucher Holders	1
Debt Coverage Ratio		VASH	0
Replacement Reserve	<u>\$ 187,683.70</u>		
Repair Escrow	<u>\$ -</u>		
Monthly Cash Flow	<u>\$ 65,482.41</u>		
YTD Cash Flow	<u>\$ 170,103.52</u>		

Property Comments

Property Name	Arbors at Tallwood	
Property Location	Austin, TX	
Site Area	5.75 Acres	
Building Size	118,402 SF	
Reporting Period	Feb-24	

Unit Mix

Property Arbors at Tallwood (37)		# Units 120	Manager Koreen Jones				
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp Price/Sqft
Magnolia (37-A1)	1 Bedroom	8	700	\$ 1,385	\$ 1.98	\$ 1,146	\$ 1.64
Magnolia R (37-A1r)	1 Bedroom	16	700	\$ 1,224	\$ 1.75	\$ 1,146	\$ 1.64
Aspen (37-A2)	1 Bedroom	5	730	\$ 1,530	\$ 2.10	\$ 1,146	\$ 1.57
Aspen R (37-A2r)	1 Bedroom	11	730	\$ 1,375	\$ 1.88	\$ 1,146	\$ 1.57
Maple (37-B1)	2 Bedroom	3	966	\$ 1,715	\$ 1.78	\$ 1,545	\$ 1.60
Maple R (37-B1r)	2 Bedroom	35	966	\$ 1,575	\$ 1.63	\$ 1,545	\$ 1.60
Cypress (37-B2)	2 Bedroom	9	1144	\$ 1,965	\$ 1.72	\$ 1,545	\$ 1.35
Cypress R (37-B2r)	2 Bedroom	7	1144	\$ 1,995	\$ 1.74	\$ 1,545	\$ 1.35
Oak (37-C1)	3 Bedroom	2	1315	\$ 2,110	\$ 1.60	\$ 2,077	\$ 1.58
Oak R (37-C1r)	3 Bedroom	4	1315	\$ 2,195	\$ 1.67	\$ 2,077	\$ 1.58
Cedar (37-C2)	3 Bedroom	3	1354	\$ 2,230	\$ 1.65	\$ 2,077	\$ 1.53
Cedar R (37-C2r)	3 Bedroom	17	1354	\$ 2,075	\$ 1.53	\$ 2,077	\$ 1.53

Management Company

Purchase Date	September 22, 2020	Occupancy	93%
Purchase Price	\$ 17,825,000.00	Leased	95%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	4
NHTE		Move-outs	5
Amount Financed	\$ 14,260,000.00	Renewals	5
Loan Balance	\$ 14,260,000.00	Voucher Holders	5
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 92,375.89		
Repair Escrow	\$ 16,812.25		
Monthly Cash Flow	\$ 60,027.55		
YTD Cash Flow	\$ 133,486.57		

Property Comments

Property Name	Bridge at Asher Apartments
Property Location	10505 S IH 35 Austin, TX 78747
Site Area	56 acres 8 units per acre
Building Size	452 units consisting of 24 buildings
Reporting Period	Feb-24

Unit Mix

Property		Bridge at Asher (75)		# Units	452	Manager	Megan Farr	Market Comp	
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Price/Sqft		
sg-a1d - a1d	1 Bedroom	31	617	\$ 1,234	\$ 2.00	\$ 1,115	\$ 1.81		
sg-a1r - a1r	1 Bedroom	11	617	\$ 1,363	\$ 2.21	\$ 1,115	\$ 1.81		
sg-a1sr - a1sr	1 Bedroom	6	617	\$ 1,287	\$ 2.09	\$ 1,115	\$ 1.81		
sg-a2d - a2d	1 Bedroom	29	692	\$ 1,246	\$ 1.80	\$ 1,289	\$ 1.86		
sg-a2r - a2r	1 Bedroom	12	692	\$ 1,374	\$ 1.99	\$ 1,289	\$ 1.86		
sg-a2sr - a2sr	1 Bedroom	9	692	\$ 1,300	\$ 1.88	\$ 1,289	\$ 1.86		
sg-a3d - a3d	1 Bedroom	12	798	\$ 1,470	\$ 1.84	\$ 1,444	\$ 1.81		
sg-a3r - a3r	1 Bedroom	7	798	\$ 1,583	\$ 1.98	\$ 1,444	\$ 1.81		
sg-a3sr - a3sr	1 Bedroom	3	798	\$ 1,512	\$ 1.89	\$ 1,444	\$ 1.81		
sg-a4d - a4d	1 Bedroom	42	813	\$ 1,397	\$ 1.72	\$ 1,249	\$ 1.54		
sg-a4r - a4r	1 Bedroom	19	813	\$ 1,516	\$ 1.86	\$ 1,249	\$ 1.54		
sg-a4sr - a4sr	1 Bedroom	11	813	\$ 1,471	\$ 1.81	\$ 1,249	\$ 1.54		
sg-a5d - a5d	1 Bedroom	4	818	\$ 1,614	\$ 1.97	\$ 1,249	\$ 1.53		
sg-a5r - a5r	1 Bedroom	1	818	\$ 1,719	\$ 2.10	\$ 1,249	\$ 1.53		
sg-a5sr - a5sr	1 Bedroom	1	818	\$ 1,659	\$ 2.03	\$ 1,249	\$ 1.53		
sg-a6d - a6d	1 Bedroom	6	956	\$ 1,634	\$ 1.71	\$ 1,469	\$ 1.54		
sg-a6r - a6r	1 Bedroom	3	956	\$ 1,756	\$ 1.84	\$ 1,890	\$ 1.98		
sg-a7d - a7d	1 Bedroom	1	992	\$ 1,749	\$ 1.76	\$ 1,890	\$ 1.91		
sg-a7sr - a7sr	1 Bedroom	1	992	\$ 1,799	\$ 1.81	\$ 1,890	\$ 1.91		
sg-ad - ad	1 Bedroom	21	556	\$ 1,128	\$ 2.03	\$ 1,115	\$ 2.01		
sg-adr - adr	1 Bedroom	8	556	\$ 1,748	\$ 3.14	\$ 1,115	\$ 2.01		
sg-asr - asr	1 Bedroom	2	556	\$ 1,159	\$ 2.08	\$ 1,115	\$ 2.01		
sg-c1d - c1d	2 Bedroom	2	1000	\$ 1,709	\$ 1.71	\$ 1,591	\$ 1.59		
sg-c1r - c1r	2 Bedroom	1	955	\$ 1,649	\$ 1.73	\$ 1,591	\$ 1.67		
sg-c2d - c2d	2 Bedroom	38	1084	\$ 1,491	\$ 1.38	\$ 1,591	\$ 1.47		
sg-c2r - c2r	2 Bedroom	12	1084	\$ 1,590	\$ 1.47	\$ 1,591	\$ 1.47		
sg-c2sr - c2sr	2 Bedroom	9	1084	\$ 1,532	\$ 1.41	\$ 1,591	\$ 1.47		
sg-c3d - c3d	2 Bedroom	6	1124	\$ 1,629	\$ 1.45	\$ 1,591	\$ 1.42		
sg-c3r - c3r	2 Bedroom	1	1124	\$ 1,729	\$ 1.54	\$ 1,591	\$ 1.42		
sg-c3sr - c3sr	2 Bedroom	5	1124	\$ 1,665	\$ 1.48	\$ 1,591	\$ 1.42		
sg-c4d - c4d	2 Bedroom	3	1155	\$ 1,679	\$ 1.45	\$ 1,924	\$ 1.67		
sg-c4r - c4r	2 Bedroom	2	1155	\$ 1,754	\$ 1.52	\$ 1,924	\$ 1.67		
sg-c4sr - c4sr	2 Bedroom	1	1155	\$ 1,799	\$ 1.56	\$ 1,924	\$ 1.67		
sg-c5d - c5d	2 Bedroom	10	1181	\$ 1,920	\$ 1.63	\$ 1,704	\$ 1.44		
sg-c5r - c5r	2 Bedroom	5	1181	\$ 2,019	\$ 1.71	\$ 1,704	\$ 1.44		
sg-c5sr - c5sr	2 Bedroom	1	1181	\$ 1,979	\$ 1.68	\$ 1,705	\$ 1.44		
sg-c6d - c6d	2 Bedroom	8	1243	\$ 1,663	\$ 1.34	\$ 1,678	\$ 1.35		
sg-c6r - c6r	2 Bedroom	6	1243	\$ 1,831	\$ 1.47	\$ 1,678	\$ 1.35		
sg-c6sr - c6sr	2 Bedroom	2	1243	\$ 1,749	\$ 1.41	\$ 1,678	\$ 1.35		
sg-c7d - c7d	2 Bedroom	6	1278	\$ 1,892	\$ 1.48	\$ 2,128	\$ 1.67		
sg-c7r - c7r	2 Bedroom	1	1278	\$ 1,869	\$ 1.46	\$ 2,128	\$ 1.67		
sg-c7sr - c7sr	2 Bedroom	1	1278	\$ 1,939	\$ 1.52	\$ 2,128	\$ 1.67		
sg-cd - cd	2 Bedroom	40	955	\$ 1,544	\$ 1.62	\$ 1,594	\$ 1.67		
sg-cr - cr	2 Bedroom	6	955	\$ 1,651	\$ 1.73	\$ 1,594	\$ 1.67		
sg-csr - csr	2 Bedroom	5	955	\$ 1,563	\$ 1.64	\$ 1,594	\$ 1.67		
sg-d1d - d1d	3 Bedroom	5	1391	\$ 2,005	\$ 1.44	\$ 2,099	\$ 1.51		
sg-d1sr - d1sr	3 Bedroom	3	1391	\$ 2,026	\$ 1.46	\$ 2,099	\$ 1.51		
sg-d2d - d2d	3 Bedroom	10	1388	\$ 2,248	\$ 1.62	\$ 1,991	\$ 1.43		
sg-d2r - d2r	3 Bedroom	5	1388	\$ 2,343	\$ 1.69	\$ 1,991	\$ 1.43		
sg-d2sr - d2sr	3 Bedroom	1	1388	\$ 2,239	\$ 1.61	\$ 1,991	\$ 1.43		
sg-d3d - d3d	3 Bedroom	5	1434	\$ 2,029	\$ 1.41	\$ 2,153	\$ 1.50		
sg-d3r - d3r	3 Bedroom	1	1434	\$ 2,119	\$ 1.48	\$ 2,153	\$ 1.50		
sg-d3sr - d3sr	3 Bedroom	2	1434	\$ 2,069	\$ 1.44	\$ 2,153	\$ 1.50		
sg-dd - dd	3 Bedroom	7	1307	\$ 2,060	\$ 1.58	\$ 2,153	\$ 1.65		
sg-dsr - dsr	3 Bedroom	1	1307	\$ 2,139	\$ 1.64	\$ 2,153	\$ 1.65		

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	June 27, 2019	Occupancy	90%
Purchase Price	\$ 70,000,000.00	Leased	92%
Down Payment	\$ 1,905,000.00	Down Units	0
HACA Down Payment	\$ 10,795,000.00	Move-ins	13
NHTE	\$ 4,000,000.00	Move-outs	17
Amount Financed	\$ 70,000,000.00	Renewals	15
Loan Balance	\$ 53,437,628.89	Voucher Holders	23
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 125,184.81		
Repair Escrow	\$ 2,924,681.09	Includes Owner's Held)	
Monthly Cash Flow	\$ 115,845.72		
YTD Cash Flow	\$ 275,623.94		

**Property is renovating units.

D - Non-Renovated
SR - Slightly Renovated
R - Renovated

Property Comments

Property Name Bridge at Balcones
Property Location 12215 Hunters Chase Dr Austin, TX 78729
Site Area 17.596 acres
Building Size 220,782 Sq. Ft
Reporting Period Feb-24

Unit Mix

Property		Bridge at Balcones		# Units	342		Manager	Teresa Armstrong	
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp	Price/Sqft	
78-A01GR (78-A01GR)	1 Bedroom	10	717	\$ 1,380	\$ 1.92	\$ 1,421	\$	1.98	
78-A02R (78-A02R)	1 Bedroom	72	779	\$ 1,370	\$ 1.76	\$ 1,421	\$	1.82	
78-A03GR (78-A03GR)	1 Bedroom	10	849	\$ 1,399	\$ 1.65	\$ 1,610	\$	1.90	
78-A04LR (78-A04LR)	1 Bedroom	36	908	\$ 1,470	\$ 1.62	\$ 1,610	\$	1.77	
78-A05GR (78-A05GR)	1 Bedroom	20	925	\$ 1,399	\$ 1.51	\$ 1,610	\$	1.74	
78-B01GR (78-B01GR)	2 Bedroom	20	1066	\$ 1,775	\$ 1.67	\$ 1,879	\$	1.76	
78-B02GR (78-B02GR)	2 Bedroom	18	1080	\$ 1,883	\$ 1.74	\$ 1,879	\$	1.74	
78-B02R (78-B02R)	2 Bedroom	52	1080	\$ 1,740	\$ 1.61	\$ 1,879	\$	1.74	
78-B03LR (78-B03LR)	2 Bedroom	44	1229	\$ 1,780	\$ 1.45	\$ 1,879	\$	1.53	
78-B04GR (78-B04GR)	2 Bedroom	10	1251	\$ 1,900	\$ 1.52	\$ 1,879	\$	1.50	
78-B05GR (78-B05GR)	2 Bedroom	10	1377	\$ 1,870	\$ 1.36	\$ 1,879	\$	1.36	
78-C01GR (78-C01GR)	3 Bedroom	4	1333	\$ 1,925	\$ 1.44	\$ 2,232	\$	1.67	
78-C01R (78-C01R)	3 Bedroom	8	1333	\$ 1,850	\$ 1.39	\$ 2,232	\$	1.67	
78-C02GR (78-C02GR)	3 Bedroom	10	1415	\$ 1,990	\$ 1.41	\$ 2,232	\$	1.58	
78-C03LR (78-C03LR)	3 Bedroom	8	1479	\$ 2,003	\$ 1.35	\$ 2,232	\$	1.51	
78-C04GQ (78-C04GQ)	3 Bedroom	1	1481	\$ 2,015	\$ 1.36	\$ 2,232	\$	1.51	
78-C04GR (78-C04GR)	3 Bedroom	9	1481	\$ 2,015	\$ 1.36	\$ 2,232	\$	1.51	

Management Company		Apartment Management Professionals (AMP)	
Purchase Date	October 12, 2022	Occupancy	93%
Purchase Price	\$ 68,852,000.00	Leased	94%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	8
Investor Down Payment		Move-outs	8
Amount Financed	\$ 68,852,000.00	Renewals	4
Loan Balance	\$ 71,852,000.00	Voucher Holders	0
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 474,525.00		
Repair Escrow	\$ 976,092.14	Includes Owner's Held	
Monthly Cash Flow	\$ 99,700.71		
YTD Cash Flow	\$ 252,329.58		

Property Comments

Property Name Bent Tree Apartments
Property Location 8405 Bent Tree Road, Austin, TX 78759
Site Area Six acres with a density of 21 units per acre
Building Size 126 units consisting of 15 buildings, total rentable square feet of 100,912
Reporting Period Feb-24

Unit Mix

Property		Bent Tree (28)		# Units 126		Manager Casey Wall	
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp Price/Sqft
1BR/1BA (28-1/1a)	1 bedroom	14	713	\$ 1,125	\$ 1.58	\$ 1,198	\$ 1.68
1BR/1BA (remodel...(28-1/1br)	1 bedroom	58	713	\$ 1,199	\$ 1.68	\$ 1,198	\$ 1.68
2BR/1BA (28-2/1a)	2 bedroom	5	881	\$ 1,365	\$ 1.55	\$ 1,536	\$ 1.74
2BR/1BA (remodel...(28-2/1br)	2 bedroom	35	881	\$ 1,320	\$ 1.50	\$ 1,536	\$ 1.74
2BR/2BA (28-2/2b)	2 bedroom	14	1024	\$ 1,585	\$ 1.55	\$ 1,536	\$ 1.50

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	August 31, 2004	Occupancy	<u>92%</u>
Purchase Price	\$ 5,400,000.00	Leased	<u>94%</u>
Down Payment	\$ 3,000,000.00	Down Units	<u>8</u> Building 35
HACA Down Payment		Move-ins	<u>3</u>
Investor Down Payment		Move-outs	<u>4</u>
Amount Financed	\$ 2,400,000.00	Renewals	<u>13</u>
Loan Balance	\$ 4,000,000.00	Voucher Holders	<u>4</u>
Debt Coverage Ratio		VASH	<u>0</u>
Replacement Reserve	\$ 131,021.44		
Repair Escrow	\$ 8,116.00		
Monthly Cash Flow	\$ 65,889.61		
YTD Cash Flow	\$ 217,706.85		

Property Comments

Building fire- Building 35. Entire building down, lost rent= \$12,680.00 per month

Property Name	Bridge at Canyon Creek
Property Location	9009 N FM 620, Austin, TX 78726
Site Area	27.680005 acres
Building Size	332 units consisting of 26 buildings
Reporting Period	Feb-24

Unit Mix

Property Bridge at Canyon Creek (85)		# Units 332	Manager Loren Winters				
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	
						Market Comp	Price/Sqft
85-A1 (85-A1)	1 bd	12	711	\$ 1,200	\$ 1.69	\$ 1,364	\$ 1.92
85-A1 NG reno (85-A1NGr)	1 bd	8	711	\$ 1,275	\$ 1.79	\$ 1,364	\$ 1.92
85-A1reno (85-A1r)	1 bd	16	711	\$ 1,585	\$ 2.23	\$ 1,364	\$ 1.92
85-A2 (85-A2)	1 bd	11	800	\$ 1,435	\$ 1.79	\$ 1,364	\$ 1.71
85-A2reno (85-A2r)	1 bd	25	800	\$ 1,499	\$ 1.87	\$ 1,364	\$ 1.71
85-A3 (85-A3)	1 bd	7	929	\$ 1,579	\$ 1.70	\$ 1,364	\$ 1.47
85-A3reno (85-A3r)	1 bd	21	929	\$ 1,599	\$ 1.72	\$ 1,364	\$ 1.47
85-A4 (85-A4)	1 bd	2	878	\$ 1,400	\$ 1.59	\$ 1,364	\$ 1.55
85-A4reno (85-A4r)	1 bd	6	878	\$ 1,510	\$ 1.72	\$ 1,364	\$ 1.55
85-A5 NG (85-A5 NG)	1 bd	2	941	\$ 1,435	\$ 1.52	\$ 1,364	\$ 1.45
85-A5reno NG (85-A5r N)	1 bd	6	941	\$ 1,505	\$ 1.60	\$ 1,364	\$ 1.45
85-B1 (85-B1)	2 bd	15	1028	\$ 1,610	\$ 1.57	\$ 1,666	\$ 1.62
85-B1reno (85-B1r)	2 bd	21	1028	\$ 1,775	\$ 1.73	\$ 1,666	\$ 1.62
85-B3 (85-B3)	2 bd	10	1264	\$ 1,830	\$ 1.45	\$ 1,666	\$ 1.32
85-B3reno (85-B3r)	2 bd	26	1264	\$ 1,875	\$ 1.48	\$ 1,666	\$ 1.32
85-B4 (85-B4)	2 bd	12	1450	\$ 2,055	\$ 1.42	\$ 1,666	\$ 1.15
85-B4reno (85-B4r)	2 bd	24	1450	\$ 2,150	\$ 1.48	\$ 1,666	\$ 1.15
85-C1 (85-C1)	3 bd	10	1540	\$ 2,050	\$ 1.33	\$ 1,980	\$ 1.29
85-C1reno (85-C1r)	3 bd	26	1540	\$ 2,200	\$ 1.43	\$ 1,980	\$ 1.29
85-C2 (85-C2)	3 bd	7	1510	\$ 2,200	\$ 1.46	\$ 1,980	\$ 1.31
85-C2reno (85-C2r)	3 bd	21	1510	\$ 2,250	\$ 1.49	\$ 1,980	\$ 1.31
85-D1reno (85-D1r)	4 bd	8	1799	\$ 2,500	\$ 1.39	\$ 2,384	\$ 1.33
85-D2 (85-D2)	4 bd	12	1924	\$ 2,600	\$ 1.35	\$ 2,384	\$ 1.24
85-D2reno (85-D2r)	4 bd	24	1924	\$ 2,775	\$ 1.44	\$ 2,384	\$ 1.24

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	June 30, 2022	Occupancy	90%
Purchase Price	\$ 111,500,000.00	Leased	93%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	9
NHTE		Move-outs	11
Amount Financed	\$ 80,340,000.00	Renewals	16
Loan Balance	\$ 80,112,000.00	Voucher Holders	5
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 26,845.81		
Repair Escrow	\$ -		
Monthly Cash Flow	\$ 107,180.36		
YTD Cash Flow	\$ 213,478.38		

Property Comments

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Property Name	Bridge at Center Ridge
Property Location	701 Center Ridge Dr. Austin, TX 78753
Site Area	23.5 acres; 14.8 units per acre
Building Size	348 units consisting of 13 buildings
Reporting Period	Feb-24

Unit Mix

Property Bridge at Center Ridge (89)		# Units 348		Manager Jaime Johnson			
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp Price/Sqft
89 - A1 1 Bed/1 Bath Lamar (89-a1)	1 bd/1 ba	32	565	\$ 1,219	2.16	\$ 1,317	2.33
89 - A1b 1 Bed/1 Bath Lamar (89-a1b)	1 bd/1 ba	16	565	\$ 1,257	2.22	\$ 1,317	2.33
89 - A2 1 Bed/1 Bath (89-a2)	1 bd/1 ba	16	615	\$ 1,190	1.93	\$ 1,317	2.14
89 - A2b 1 Bed/1 Bath (89-a2b)	1 bd/1 ba	8	615	\$ 1,230	2.00	\$ 1,317	2.14
89 - A3 1 Bed/1 Bath (89-a3)	1 bd/1 ba	57	660	\$ 1,200	1.82	\$ 1,317	2.00
89 - A3b 1 Bed/1 Bath (89-a3b)	1 bd/1 ba	27	660	\$ 1,240	1.88	\$ 1,317	2.00
89 - A4 1 Bed/1 Bath (89-a4)	1 bd/1 ba	64	815	\$ 1,402	1.72	\$ 1,317	1.62
89 - A4b 1 Bed/1 Bath (89-a4b)	1 bd/1 ba	32	815	\$ 1,442	1.77	\$ 1,317	1.62
89 - A4 1 Bed/1 Bath (89-b1)	1 bd/1 ba	65	815	\$ 1,567	1.92	\$ 1,317	1.62
89 - B1b 2 Bed/2 Bath (89-b1b)	2 bd/2 ba	31	1045	\$ 1,622	1.55	\$ 1,609	1.54

Management Company	Apartment Management Professionals (AMP)
Purchase Date	September 1, 2015
Purchase Price	\$ 36,941,000.00
Down Payment	\$ -
HACA Down Payment	\$ 2,481,871.93
Investor Down Payment	\$ 10,450,000.00
Amount Financed	\$ 24,900,000.00
Loan Balance	\$ 33,393,265.00 *
Debt Coverage Ratio	
Replacement Reserve	\$ 255,214.43
Repair Escrow	\$ 366,481.39
Monthly Cash Flow	\$ (36,361.95)
YTD Cash Flow	\$ 76,839.21

Occupancy	91%
Leased	93%
Down Units	0
Move-ins	8
Move-outs	15
Renewals	14
Voucher Holders	22
VASH	0

*Loan Balance Includes Original Loan & Supplemental Loan Principal

Property Comments

Property Name	Bridge at Davenport Place
Property Location	13301 Dessau Rd, Austin, TX 78754
Site Area	
Building Size	236 units consisting of 10 buildings
Reporting Period	Feb-24

Unit Mix		Property	Bridge at Davenport Place (62)		# Units	236	Manager	Tishun Foley	
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Comp	Market	Market	Comp
62-A1 (62-A1)	1 bd	112	722	\$ 1,399	\$ 1.94	\$ 1,346	\$		1.86
62-B1 (62-B1)	2 bd	120	1052	\$ 1,699	\$ 1.62	\$ 1,693	\$		1.61
62-C1 (62-C1)	3 bd	4	1283	\$ 2,200	\$ 1.71	\$ 1,989	\$		1.55

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	June 29, 2022	Occupancy	89%
Purchase Price	\$ 65,250,000.00	Leased	92%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	27
NHTE		Move-outs	14
Amount Financed	\$ 46,200,000.00	Renewals	9
Loan Balance	\$ 41,011,115.60	Voucher Holders	10
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 35,725.38		
Repair Escrow	\$ -		
Monthly Cash Flow	\$ (22,026.18)		
YTD Cash Flow	\$ (16,415.59)		

Property Comments

Property Name	Bridge at Goodnight Ranch
Property Location	9005 Alderman Austin TX 78747
Site Area	5.83 Acres
Building Size	151 individual units, 116,684 SF
Reporting Period	Feb-24

Unit Mix

Property	Bridge at Goodnight Ranch (58)				# Units	151	Manager	Lisa Petri	
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp Price/Sqft		
A1 (58-A1)	1 Bedroom	29	633	\$ 1,599	\$ 2.53	\$ 1,279	\$ 2.02		
B1 (58-B1)	2 Bedroom	40	971	\$ 1,796	\$ 1.85	\$ 1,615	\$ 1.66		
B2 (58-B2)	2 Bedroom	31	1223	\$ 1,999	\$ 1.63	\$ 1,615	\$ 1.32		
C1 (58-C1)	3 Bedroom	10	1383	\$ 2,295	\$ 1.66	\$ 2,159	\$ 1.56		

Management Company Apartment Management Professionals (AMP)

Purchase Date	December 7, 2021	Occupancy	91%
Purchase Price	\$ 48,000,000.00	Leased	93%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	8
NHTE		Move-outs	1
Amount Financed	\$ 36,000,000.00	Renewals	5
Loan Balance	\$ 35,940,874.40	Voucher Holders	0
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 17,833.93		
Repair Escrow	\$ -		
Monthly Cash Flow	\$ (503,603.30)		
YTD Cash Flow	\$ 20,565.00		

Property Comments

Property Name	Bridge at Henley
Property Location	6107 E Riverside Dr. Austin, TX 78741
Site Area	
Building Size	1 Building consisting of 368 units.
Reporting Period	Feb-24

Unit Mix

Property		Bridge at Henley (39)		# Units	368		Manager	Bradley Van Winkle	
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp	Price/Sqft	
A1A (39-A1A)	1 Bedroom	4	582	\$ 1,500	\$ 2.58	\$ 1,340	\$	2.30	
A1B (39-A1B)	1 Bedroom	64	591	\$ 1,500	\$ 2.54	\$ 1,340	\$	2.27	
A1C (39-A1C)	1 Bedroom	49	660	\$ 1,550	\$ 2.35	\$ 1,636	\$	2.48	
A1D (39-A1D)	1 Bedroom	5	676	\$ 1,650	\$ 2.44	\$ 1,636	\$	2.42	
A1E (39-A1E)	1 Bedroom	2	713	\$ 1,675	\$ 2.35	\$ 1,636	\$	2.29	
A1F (39-A1F)	1 Bedroom	4	748	\$ 1,450	\$ 1.94	\$ 1,636	\$	2.19	
A1G (39-A1G)	1 Bedroom	58	771	\$ 1,650	\$ 2.14	\$ 1,636	\$	2.12	
A1H (39-A1H)	1 Bedroom	2	790	\$ 1,725	\$ 2.18	\$ 1,636	\$	2.07	
A1I (39-A1I)	1 Bedroom	40	797	\$ 1,699	\$ 2.13	\$ 1,636	\$	2.05	
A1J (39-A1J)	1 Bedroom	6	803	\$ 1,725	\$ 2.15	\$ 1,636	\$	2.04	
A1K (39-A1K)	1 Bedroom	3	813	\$ 1,750	\$ 2.15	\$ 1,636	\$	2.01	
A1L (39-A1L)	1 Bedroom	1	813	\$ 1,750	\$ 2.15	\$ 1,636	\$	2.01	
A1M (39-A1M)	1 Bedroom	2	813	\$ 1,750	\$ 2.15	\$ 1,636	\$	2.01	
A1N (39-A1N)	1 Bedroom	1	818	\$ 1,775	\$ 2.17	\$ 1,636	\$	2.00	
A1O (39-A1O)	1 Bedroom	1	818	\$ 1,775	\$ 2.17	\$ 1,636	\$	2.00	
A1P (39-A1P)	1 Bedroom	2	826	\$ 2,100	\$ 2.54	\$ 1,636	\$	1.98	
A1Q (39-A1Q)	1 Bedroom	18	832	\$ 1,799	\$ 2.16	\$ 1,636	\$	1.97	
A1R (39-A1R)	1 Bedroom	3	853	\$ 1,799	\$ 2.11	\$ 1,636	\$	1.92	
A1S (39-A1S)	1 Bedroom	1	866	\$ 1,799	\$ 2.08	\$ 1,636	\$	1.89	
A1T (39-A1T)	1 Bedroom	4	906	\$ 1,799	\$ 1.99	\$ 1,636	\$	1.81	
A1U (39-A1U)	1 Bedroom	10	941	\$ 1,875	\$ 1.99	\$ 1,636	\$	1.74	
A1V (39-A1V)	1 Bedroom	1	941	\$ 1,875	\$ 1.99	\$ 1,636	\$	1.74	
A1W (39-A1W)	1 Bedroom	1	1188	\$ 1,875	\$ 1.58	\$ 1,636	\$	1.38	
B2A (39-B2A)	2 Bedroom	22	1062	\$ 2,199	\$ 2.07	\$ 2,408	\$	2.27	
B2B (39-B2B)	2 Bedroom	3	1163	\$ 2,099	\$ 1.80	\$ 2,408	\$	2.07	
B2C (39-B2C)	2 Bedroom	25	1168	\$ 2,150	\$ 1.84	\$ 2,408	\$	2.06	
B2D (39-B2D)	2 Bedroom	1	1173	\$ 2,150	\$ 1.83	\$ 2,408	\$	2.05	
B2E (39-B2E)	2 Bedroom	11	1191	\$ 2,099	\$ 1.76	\$ 2,408	\$	2.02	
B2F (39-B2F)	2 Bedroom	1	1280	\$ 2,150	\$ 1.68	\$ 2,408	\$	1.88	
B2G (39-B2G)	2 Bedroom	1	1280	\$ 2,250	\$ 1.76	\$ 2,408	\$	1.88	
B2H (39-B2H)	2 Bedroom	2	1280	\$ 2,300	\$ 1.80	\$ 2,408	\$	1.88	
B2I (39-B2I)	2 Bedroom	1	1290	\$ 2,250	\$ 1.74	\$ 2,408	\$	1.87	
B2J (39-B2J)	2 Bedroom	1	1362	\$ 2,400	\$ 1.76	\$ 2,408	\$	1.77	
B2K (39-B2K)	2 Bedroom	6	1362	\$ 2,375	\$ 1.74	\$ 2,408	\$	1.77	
B2L (39-B2L)	2 Bedroom	1	1385	\$ 2,350	\$ 1.70	\$ 2,408	\$	1.74	
B2M (39B2M)	2 Bedroom	3	1064	\$ 1,975	\$ 1.86	\$ 2,408	\$	2.26	
C2A (39-C2A)	3 Bedroom	3	1427	\$ 2,650	\$ 1.86	\$ 4,210	\$	2.95	
C2B (39-C2B)	3 Bedroom	1	1465	\$ 3,250	\$ 2.22	\$ 4,210	\$	2.87	
C2C (39-C2C)	3 Bedroom	4	1501	\$ 2,700	\$ 1.80	\$ 4,210	\$	2.80	

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	February 27, 2023	Occupancy	79%
Purchase Price	\$ 105,100,000.00	Leased	81%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	15
NHTE		Move-outs	8
Amount Financed		Renewals	4
Loan Balance	\$ 79,468,000.00	Voucher Holders	0
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 56,465.40		
Repair Escrow	\$ 303,501.94		
Monthly Cash Flow	\$ (131,345.95)		
YTD Cash Flow	\$ (279,484.72)		

Property Comments

Property Name	Bridge at Heritage Woods
Property Location	12205 North Lamar Boulevard Austin, TX 78753
Site Area	17.6790 Acres
Building Size	342 Building area 287,272 sqft
Reporting Period	Feb-24

Unit Mix		Property	Bridge at Heritage Woods (64)		# Units	342		Manager	Brianna Orozco	
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Comp	Market	Market Comp	Price/Sqft	
64-1A (64-1A)	1 Bedroom	44	795	\$ 1,625	\$ 2.04	\$ 1,353	\$	\$	1.70	
64-1A-1 (64-1A-1)	1 Bedroom	2	752	\$ 1,734	\$ 2.31	\$ 1,353	\$	\$	1.80	
64-1A-HC (64-1A-HC)	1 Bedroom	4	795	\$ 1,809	\$ 2.28	\$ 1,353	\$	\$	1.70	
64-1AD (64-1AD)	2 Bedroom	28	1015	\$ 1,909	\$ 1.88	\$ 1,791	\$	\$	1.76	
64-1B (64-1B)	1 Bedroom	27	883	\$ 1,650	\$ 1.87	\$ 1,353	\$	\$	1.53	
64-1BD (64-1BD)	2 Bedroom	18	1135	\$ 1,975	\$ 1.74	\$ 1,791	\$	\$	1.58	
64-1BDFP (64-1BDFP)	2 Bedroom	8	1135	\$ 1,975	\$ 1.74	\$ 1,791	\$	\$	1.58	
64-1C (64-1C)	1 Bedroom	20	941	\$ 1,850	\$ 1.97	\$ 1,535	\$	\$	1.63	
64-1C-FP (64-1C-FP)	1 Bedroom	14	941	\$ 1,900	\$ 2.02	\$ 1,535	\$	\$	1.63	
64-2B (64-2B)	2 Bedroom	24	1249	\$ 2,109	\$ 1.69	\$ 1,791	\$	\$	1.43	
64-2B-FP (64-2B-FP)	2 Bedroom	12	1249	\$ 2,109	\$ 1.69	\$ 1,791	\$	\$	1.43	
64-2B3 (64-2B3)	2 Bedroom	18	1279	\$ 2,150	\$ 1.68	\$ 1,791	\$	\$	1.40	
64-2B3FP (64-2B3FP)	2 Bedroom	13	1279	\$ 2,310	\$ 1.81	\$ 1,791	\$	\$	1.40	
64-2B3HC (64-2B3HC)	2 Bedroom	3	1279	\$ 2,310	\$ 1.81	\$ 1,791	\$	\$	1.40	
64-2C-FP (64-2C-FP)	2 Bedroom	3	1787	\$ 3,153	\$ 1.76	\$ 1,791	\$	\$	1.00	
64-A1 (64-A1)	1 Bedroom	60	669	\$ 1,500	\$ 2.24	\$ 1,353	\$	\$	2.02	

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	11/21/2022	Occupancy	90%
Purchase Price	\$ 68,380,000.00	Leased	92%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	5
NHTE		Move-outs	10
Amount Financed	\$ 68,380,000.00	Renewals	15
Loan Balance	\$ 68,380,000.00	Voucher Holders	0
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 41,394.46		
Repair Escrow	\$ 230,991.20		
Monthly Cash Flow	\$ (22,248.62)		
YTD Cash Flow	\$ (88,774.87)		

Property Comments

Property Name	Bridge at Indigo
Property Location	10800 Lakeline Blvd. Austin, TX 78729
Site Area	18.223 Acres
Building Size	793,794 sq. ft.
Reporting Period	Feb-24

Unit Mix		Property	# Units	Manager			
		Bridge at Indigo (42)	325	Katrina Avery			
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp Price/Sqft
42-a10a (42-a10a)	1 bedroom	48	657	\$ 1,199	\$ 1.82	\$ 1,399	\$ 2.13
42-a10b (42-a10b)	1 bedroom	36	683	\$ 1,224	\$ 1.79	\$ 1,399	\$ 2.05
42-a10c (42-a10c)	1 bedroom	48	745	\$ 1,249	\$ 1.68	\$ 1,399	\$ 1.88
42-a10d (42-a10d)	1 bedroom	12	745	\$ 1,292	\$ 1.73	\$ 1,399	\$ 1.88
42-a10e (42-a10e)	1 bedroom	49	791	\$ 1,449	\$ 1.83	\$ 1,399	\$ 1.77
42-b20a (42-b20a)	2 bedroom	24	1039	\$ 1,574	\$ 1.51	\$ 1,796	\$ 1.73
42-b20b (42-b20b)	2 bedroom	4	1137	\$ 1,599	\$ 1.41	\$ 1,796	\$ 1.58
42-b20c (42-b20c)	2 bedroom	96	1204	\$ 1,624	\$ 1.35	\$ 1,796	\$ 1.49
42-c20a (42-c20a)	3 bedroom	8	1315	\$ 2,099	\$ 1.60	\$ 2,450	\$ 1.86

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	01/24/2023	Occupancy	87%
Purchase Price	\$ 80,262,000.00	Leased	88%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	11
NHTE		Move-outs	12
Amount Financed	\$ 60,151,000.00	Renewals	12
Loan Balance	\$ 60,151,000.00	Voucher Holders	0
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 35,085.47		
Repair Escrow	\$ 122,868.64		
Monthly Cash Flow	\$ (75,081.06)		
YTD Cash Flow	\$ (153,376.55)		

Property Comments

Property Name	Bridge at Monarch Bluffs
Property Location	8515 S I-35 Frontage Rd, Austin, TX 78744
Site Area	
Building Size	330 units consisting of 17 buildings
Reporting Period	Feb-24

Unit Mix

Property		Bridge at Monarch Bluffs (50)		# Units	330	Manager	Brian Nagar	
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Price/Sqft	Market Comp
50-A1a (50-A1a)	1 bd	1	500	\$ 1,029	\$ 2.06	\$ 1,119	\$ 2.24	
50-A1a.G (50-A1a.G)	1 bd	1	500	\$ 1,199	\$ 2.40	\$ 1,119	\$ 2.24	
50-A1b (50-A1b)	1 bd	20	610	\$ 1,155	\$ 1.89	\$ 1,247	\$ 2.04	
50-A1b.G (50-A1b.G)	1 bd	14	610	\$ 1,253	\$ 2.05	\$ 1,247	\$ 2.04	
50-A2a (50-A2a)	1 bd	1	639	\$ 1,190	\$ 1.86	\$ 1,247	\$ 1.95	
50-A2a.G (50-A2a.G)	1 bd	3	639	\$ 1,284	\$ 2.01	\$ 1,247	\$ 1.95	
50-A2b (50-A2b)	1 bd	1	771	\$ 1,229	\$ 1.59	\$ 1,247	\$ 1.62	
50-A2b.G (50-A2b.G)	1 bd	3	771	\$ 1,229	\$ 1.59	\$ 1,247	\$ 1.62	
50-A3a (50-A3a)	1 bd	10	711	\$ 1,239	\$ 1.74	\$ 1,247	\$ 1.75	
50-A3a.G (50-A3a.G)	1 bd	20	711	\$ 1,351	\$ 1.90	\$ 1,247	\$ 1.75	
50-A3b (50-A3b)	1 bd	16	819	\$ 1,310	\$ 1.60	\$ 1,247	\$ 1.52	
50-A3b.G (50-A3b.G)	1 bd	14	819	\$ 1,387	\$ 1.69	\$ 1,247	\$ 1.52	
50-A4a.G (50-A4a.G)	1 bd	4	715	\$ 1,559	\$ 2.18	\$ 1,247	\$ 1.74	
50-A4b (50-A4b)	1 bd	3	825	\$ 1,349	\$ 1.64	\$ 1,247	\$ 1.51	
50-A4b.G (50-A4b.G)	1 bd	1	825	\$ 1,380	\$ 1.67	\$ 1,247	\$ 1.51	
50-A5a (50-A5a)	1 bd	14	757	\$ 1,298	\$ 1.71	\$ 1,247	\$ 1.65	
50-A5a.G (50-A5a.G)	1 bd	16	757	\$ 1,362	\$ 1.80	\$ 1,247	\$ 1.65	
50-A5b (50-A5b)	1 bd	20	868	\$ 1,331	\$ 1.53	\$ 1,247	\$ 1.44	
50-A5b.G (50-A5b.G)	1 bd	10	868	\$ 1,398	\$ 1.61	\$ 1,247	\$ 1.44	
50-B1a.G (50-B1a.G)	2 bd	4	879	\$ 1,752	\$ 1.99	\$ 1,574	\$ 1.79	
50-B1b (50-B1b)	2 bd	2	947	\$ 1,579	\$ 1.67	\$ 1,574	\$ 1.66	
50-B1b.G (50-B1b.G)	2 bd	2	947	\$ 1,689	\$ 1.78	\$ 1,574	\$ 1.66	
50-B2a (50-B2a)	2 bd	6	939	\$ 1,559	\$ 1.66	\$ 1,574	\$ 1.68	
50-B2a.G (50-B2a.G)	2 bd	9	939	\$ 1,672	\$ 1.78	\$ 1,574	\$ 1.68	
50-B2b (50-B2b)	2 bd	6	1007	\$ 1,477	\$ 1.47	\$ 1,574	\$ 1.56	
50-B2b.G (50-B2b.G)	2 bd	9	1007	\$ 1,638	\$ 1.63	\$ 1,574	\$ 1.56	
50-B3 (50-B3)	2 bd	13	970	\$ 1,655	\$ 1.71	\$ 1,574	\$ 1.62	
50-B3.G (50-B3.G)	2 bd	17	970	\$ 1,765	\$ 1.82	\$ 1,574	\$ 1.62	
50-B4 (50-B4)	2 bd	31	1084	\$ 1,572	\$ 1.45	\$ 1,574	\$ 1.45	
50-B4.G (50-B4.G)	2 bd	29	1084	\$ 1,593	\$ 1.47	\$ 1,574	\$ 1.45	
50-C1a (50-C1a)	3 bd	5	1294	\$ 1,807	\$ 1.40	\$ 2,099	\$ 1.62	
50-C1a.G (50-C1a.G)	3 bd	10	1294	\$ 2,049	\$ 1.58	\$ 2,099	\$ 1.62	
50-C1b (50-C1b)	3 bd	2	1397	\$ 1,849	\$ 1.32	\$ 2,099	\$ 1.50	
50-C1b.G (50-C1b.G)	3 bd	13	1397	\$ 1,838	\$ 1.32	\$ 2,099	\$ 1.50	

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	07/12/2022	Occupancy	89%
Purchase Price	\$ 88,500,000.00	Leased	93%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	21
NHTE		Move-outs	8
Amount Financed	\$ 60,800,000.00	Renewals	4
Loan Balance	\$ 58,939,490.03	Voucher Holders	9
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 35,375.00		
Repair Escrow	\$ 43,430.97		
Int Rate Cap	\$ 221,666.73		
Monthly Cash Flow	\$ (267,597.41)		
YTD Cash Flow	\$ (7,734.00)		

Property Comments

Property Name	Bridge at Northwest Hills
Property Location	3600 Greystone Austin, TX 78731
Site Area	14.85 Acres
Building Size	232,960 SF
Reporting Period	Feb-24

Unit Mix

Property Bridge at Northwest Hills (99)		# Units 314				Manager Cathy Rinaldi			
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp Price/Sqft		
99 - S1 1 Bed/1 Bath (99-s1)	studio	28	420	\$ 1,118	\$ 2.66	\$ 926	\$		2.20
99 - A1 1 Bed/1 Bath (99-a1)	1 bd/1 ba	70	553	\$ 1,185	\$ 2.14	\$ 1,155	\$		2.09
99 - A2 1 Bed/1 Bath (99-a2)	1 bd/1 ba	98	687	\$ 1,269	\$ 1.85	\$ 1,155	\$		1.68
99 - A3 1 Bed/1 Bath (99-a3)	1 bd/1 ba	47	828	\$ 1,475	\$ 1.78	\$ 1,155	\$		1.39
99 - A3 1 Bed/1 Bath (99-a3r)	1 bd/1 ba-reno	1	828	\$ 1,519	\$ 1.83	\$ 1,155	\$		1.39
99 - B1 2 Bed/2 Bath (99-b1)	2 bd/2 ba	52	1026	\$ 1,565	\$ 1.53	\$ 1,430	\$		1.39
99 - B2 2 Bed/2 Bath (99-b2)	2 bd/2 ba	16	1226	\$ 1,923	\$ 1.57	\$ 1,430	\$		1.17
99 - B2 2 Bed/2 Bath (99-b2r)	2 bd/2 ba-reno	2	1226	\$ 1,939	\$ 1.58	\$ 1,430	\$		1.17

Management Company	Apartment Management Professionals (AMP)	
Purchase Date	November 3, 2018	Occupancy 93%
Purchase Price	\$ 44,650,000.00	Leased 94%
Down Payment	\$ -	Down Units 0
HACA Down Payment	\$ 1,160,000.00	Move-ins 6
Investor Down Payment	\$ 10,440,000.00	Move-outs 6
Amount Financed	\$ 34,334,000.00	Renewals 11
Loan Balance	\$ 33,762,909.18	Voucher Holders 9
Debt Coverage Ratio		VASH 0
Replacement Reserve	\$ 240,255.87	
Repair Escrow	\$ 140,597.72	Includes owner's Held
Monthly Cash Flow	\$ (85,774.37)	
YTD Cash Flow	\$ 57,029.40	

Property Comments

Property Name	Bridge at Ribelin Ranch
Property Location	9900 McNeil Rd Austin TX 78750
Site Area	17.53 Acres
Building Size	341,973 SF
Reporting Period	Feb-24

Unit Mix								
Property		Bridge at Ribelin Ranch (13)		# Units	350	Manager	Jenna Weber	
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp	Price/Sqft
A1 (13-A1)	1 Bedroom	80	747	\$ 1,178	\$ 1.58	\$ 1,181	\$	1.58
A2 (13-A2)	1 Bedroom	68	779	\$ 1,274	\$ 1.64	\$ 1,181	\$	1.52
A3 (13-A3)	1 Bedroom	40	851	\$ 1,282	\$ 1.51	\$ 1,181	\$	1.39
B1 (13-B1)	2 Bedroom	52	1098	\$ 1,561	\$ 1.42	\$ 1,494	\$	1.36
B2 (13-B2)	2 Bedroom	42	1144	\$ 1,631	\$ 1.43	\$ 1,494	\$	1.31
B3 (13-B3)	2 Bedroom	36	1189	\$ 1,637	\$ 1.38	\$ 1,494	\$	1.26
C1 (13-C1)	3 Bedroom	32	1501	\$ 2,102	\$ 1.40	\$ 2,015	\$	1.34

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	November 18, 2021	Occupancy	91%
Purchase Price	\$ 90,250,000.00	Leased	94%
Down Payment		Down Units	0
HACA Down Payment	\$ 238.00	Move-ins	15
NHTE		Move-outs	8
Amount Financed	\$ 70,012,000.00	Renewals	13
Loan Balance	\$ 70,012,000.00	Voucher Holders	0
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 354,963.60		
Repair Escrow	\$ 1,562,979.58	Includes Owner's Held)	
Monthly Cash Flow	\$ 170,224.47		
YTD Cash Flow	\$ 318,082.23		

Property Comments

Property Name	Bridge at South Point (Oslo)
Property Location	6808 S. IH 35 Austin, TX 78745
Site Area	5.25 Acres
Building Size	107,344 SF
Reporting Period	Feb-24

Unit Mix

Property Bridge at South Point (44)		# Units 176				Manager Briana Bray			
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp Price/Sqft		
Oslo 0BR/1BA (408) (44-0/1)	Studio	3	408	\$ 906	\$ 2.22	\$ 959	\$		2.35
Oslo 0BR/1BA (full remodel...(44-0/1f)	Studio-reno	8	408	\$ 972	\$ 2.38	\$ 959	\$		2.35
Oslo 0BR/1BAp (partial rem...(44-0/1p)	Studio-partial reno	3	408	\$ 959	\$ 2.35	\$ 959	\$		2.35
Oslo 0BR/1BA-R (408) (44-0/1r)	Studio-reno	2	504	\$ 959	\$ 1.90	\$ 1,092	\$		2.17
Oslo 1BR/1BA (504 sq feet) (44-1/1)	1 bd/1 ba	6	610	\$ 1,021	\$ 1.67	\$ 1,092	\$		1.79
Oslo 1BR/1BA (610) (44-1/1b)	1 bd/1 ba	2	610	\$ 1,094	\$ 1.79	\$ 1,092	\$		1.79
Oslo 1BR/1BA (full remodel...(44-1/1bf)	1 bd/1 ba-reno	32	610	\$ 1,151	\$ 1.89	\$ 1,092	\$		1.79
Oslo 1BR/1BAp (partial re...(44-1/1bp)	1 bd/1 ba-partial reno	2	610	\$ 1,139	\$ 1.87	\$ 1,092	\$		1.79
Oslo 1BR/1BA-R (610) (44-1/1br)	1 bd/1 ba	4	610	\$ 1,154	\$ 1.89	\$ 1,092	\$		1.79
Oslo 1BR/1BA (full remodel...(44-1/1f)	1 bd/1 ba-reno	54	504	\$ 1,061	\$ 2.11	\$ 1,092	\$		2.17
Oslo 1BR/1BAp (partial rem...(44-1/1p)	1 bd/1 ba-partial reno	2	504	\$ 1,049	\$ 2.08	\$ 1,092	\$		2.17
Oslo 1BR/1BA-R (504) (44-1/1r)	1 bd/1 ba	2	504	\$ 1,059	\$ 2.10	\$ 1,092	\$		2.17
Oslo 2BR/1BA (760) (44-2/1)	2 bd/1 ba	3	760	\$ 1,272	\$ 1.67	\$ 1,395	\$		1.84
Oslo 2BR/1BA (full remodel...(44-2/1f)	2 bd/1 ba-reno	26	760	\$ 1,324	\$ 1.74	\$ 1,395	\$		1.84
Oslo 2BR/1BAp (partial rem...(44-2/1p)	2 bd/1 ba-partial reno	8	760	\$ 1,304	\$ 1.72	\$ 1,395	\$		1.84
Oslo 2BR/1BA-R (760) (44-2/1r)	2 bd/1 ba-reno	3	760	\$ 1,309	\$ 1.72	\$ 1,395	\$		1.84
Oslo 2BR/2BA (860) (44-2/2)	2 bd/2 ba	1	860	\$ 1,439	\$ 1.67	\$ 1,395	\$		1.62
Oslo 2BR/2BA (full remodel...(44-2/2f)	2 bd/2 ba-reno	12	860	\$ 1,490	\$ 1.73	\$ 1,395	\$		1.62
Oslo 2BR/2BAp (partial rem...(44-2/2p)	2 bd/2 ba-partial reno	2	860	\$ 1,489	\$ 1.73	\$ 1,395	\$		1.62
Oslo 2BR/2BA-R (860) (44-2/2r)	2 bd/2 ba-reno	1	860	\$ 1,489	\$ 1.73	\$ 1,395	\$		1.62

Management Company	Apartment Management Professionals (AMP)
Purchase Date	May 13, 2016
Purchase Price	\$ 16,150,000.00
Down Payment	\$ -
HACA Down Payment	\$ 2,950,000.00
Investor Down Payment	\$ -
Amount Financed	\$ 13,200,000.00
Loan Balance	\$ 12,298,874.67
Debt Coverage Ratio	
Replacement Reserve	\$ 247,688.64
Repair Escrow	\$ 90,488.21
Monthly Cash Flow	\$ 50,313.75
YTD Cash Flow	\$ 300,934.70

Occupancy	96%
Leased	96%
Down Units	0
Move-ins	6
Move-outs	8
Renewals	12
Voucher Holders	11
VASH	1

Property Comments

Property Name	Bridge at Southpark Meadows
Property Location	715 Slaughter Lane Austin TX 78748
Site Area	24.11 Acres
Building Size	491,724 SF
Reporting Period	Feb-24

Unit Mix										
Property		Bridge at Southpark Meadows (70)				# Units	570		Manager	Desiree Cricchi
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Price/Sqft	Market Comp		
A1N (70-A1N)	1 bd	21	582	\$ 1,488	\$ 2.56	\$ 1,295	\$ 2.23			
A1S (70-A1S)	1 bd	21	582	\$ 1,509	\$ 2.59	\$ 1,295	\$ 2.23			
A2N (70-A2N)	1 bd	51	648	\$ 1,515	\$ 2.34	\$ 1,295	\$ 2.00			
A2S (70-A2S)	1 bd	51	649	\$ 1,551	\$ 2.39	\$ 1,295	\$ 2.00			
A3N (70-A3N)	1 bd	63	725	\$ 1,557	\$ 2.15	\$ 1,295	\$ 1.79			
A3S (70-A3S)	1 bd	63	725	\$ 1,614	\$ 2.23	\$ 1,295	\$ 1.79			
A4N (70-A4N)	1 bd	30	831	\$ 1,676	\$ 2.02	\$ 1,295	\$ 1.56			
A4S (70-A4S)	1 bd	30	862	\$ 1,728	\$ 2.00	\$ 1,295	\$ 1.50			
A5N (70-A5N)	1 bd	15	921	\$ 1,770	\$ 1.92	\$ 1,295	\$ 1.41			
A5S (70-A5S)	1 bd	15	921	\$ 1,811	\$ 1.97	\$ 1,295	\$ 1.41			
B1N (70-B1N)	2 bd	36	963	\$ 1,740	\$ 1.81	\$ 1,607	\$ 1.67			
B1S (70-B1S)	2 bd	36	963	\$ 1,806	\$ 1.88	\$ 1,607	\$ 1.67			
B2N (70-B2N)	2 bd	33	1060	\$ 1,827	\$ 1.72	\$ 1,607	\$ 1.52			
B2S (70-B2S)	2 bd	33	1060	\$ 1,900	\$ 1.79	\$ 1,607	\$ 1.52			
B3N (70-B3N)	2 bd	18	1160	\$ 1,959	\$ 1.69	\$ 1,607	\$ 1.39			
B3S (70-B3S)	2 bd	18	1160	\$ 1,994	\$ 1.72	\$ 1,607	\$ 1.39			
B4S (70-B4S)	2 bd	4	1181	\$ 2,078	\$ 1.76	\$ 1,607	\$ 1.36			
B5S (70-B5S)	2 bd	2	1202	\$ 2,130	\$ 1.77	\$ 1,607	\$ 1.34			
C1N (70-C1N)	3 bd	12	1321	\$ 2,105	\$ 1.59	\$ 2,095	\$ 1.59			
C1S (70-C1S)	3 bd	8	1350	\$ 2,224	\$ 1.65	\$ 2,095	\$ 1.55			
C2N (70-C2N)	3 bd	6	1388	\$ 2,212	\$ 1.59	\$ 2,095	\$ 1.51			
C2S (70-C2S)	3 bd	4	1388	\$ 2,237	\$ 1.61	\$ 2,095	\$ 1.51			

Management Company		Apartment Management Professionals (AMP)	
Purchase Date	May 27, 2021	Occupancy	91%
Purchase Price	\$ 116,150,000.00	Leased	94%
Down Payment		Down Units	0
HACA Down Payment	\$ -	Move-ins	18
NHTE		Move-outs	23
Amount Financed	\$ 93,834,000.00	Renewals	24
Loan Balance	\$ 93,834,000.00	Voucher Holders	3
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 371,588.00		
Repair Escrow	\$ 441,975.02		
Monthly Cash Flow	\$ 374,236.57		
YTD Cash Flow	\$ 698,172.70		

Property Comments

Property Name	Bridge at Steiner Ranch
Property Location	4800 Steiner Ranch Blvd Austin, TX 78732
Site Area	13.132 acres
Building Size	518,221 sq ft
Reporting Period	Feb-24

Unit Mix		Property Bridge at Steiner Ranch (73)	# Units 302	Manager Sharla Reyes			
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp Price/Sqft
73-A1A (73-A1A)	1 bed/1 ba	36	670	\$ 1,400	\$ 2.09	\$ 1,329	\$ 1.98
73-A1B (73-A1B)	1 bed/1 ba	42	739	\$ 1,613	\$ 2.18	\$ 1,329	\$ 1.80
73-A1C (73-A1C)	1 bed/1 ba	20	794	\$ 1,614	\$ 2.03	\$ 1,329	\$ 1.67
73-A1D (73-A1D)	1 bed/1 ba	24	840	\$ 1,703	\$ 2.03	\$ 1,329	\$ 1.58
73-A1E (73-A1E)	1 bed/1 ba	20	887	\$ 1,728	\$ 1.95	\$ 1,329	\$ 1.50
73-B2A (73-B2A)	2 bed/2 ba	24	1084	\$ 2,103	\$ 1.94	\$ 1,744	\$ 1.61
73-B2B (73-B2B)	2 bed/2 ba	12	1172	\$ 2,163	\$ 1.85	\$ 1,744	\$ 1.49
73-B2C (73-B2C)	2 bed/2 ba	12	1175	\$ 1,970	\$ 1.68	\$ 1,744	\$ 1.48
73-B2D (73-B2D)	2 bed/2 ba	12	1206	\$ 2,250	\$ 1.87	\$ 1,744	\$ 1.45
73-B2E (73-B2E)	2 bed/2 ba	20	1255	\$ 2,129	\$ 1.70	\$ 1,744	\$ 1.39
73-B2F (73-B2F)	2 bed/2 ba	18	1361	\$ 2,653	\$ 1.95	\$ 1,744	\$ 1.28
73-B2G (73-B2G)	2 bed/2 ba	6	1449	\$ 2,869	\$ 1.98	\$ 1,744	\$ 1.20
73-B2H (73-B2H)	2 bed/2 ba	10	1774	\$ 3,275	\$ 1.85	\$ 1,744	\$ 0.98
73-C2A (73-C2A)	3 bed/2.5 ba	20	1499	\$ 2,655	\$ 1.77	\$ 2,220	\$ 1.48
73-C2B (73-C2B)	3 bed/2.5 ba	12	1555	\$ 2,847	\$ 1.83	\$ 2,220	\$ 1.43
73-C2C (73-C2C)	3 bed/2.5 ba	4	1668	\$ 3,126	\$ 1.87	\$ 2,338	\$ 1.40
73-C2D (73-C2D)	3 bed/2.5 ba	10	1734	\$ 3,018	\$ 1.74	\$ 2,338	\$ 1.35

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	August 23, 2022	Occupancy	87%
Purchase Price	\$ 99,500,000.00	Leased	89%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	16
Investor Down Payment		Move-outs	16
Amount Financed	\$ 70,487,000.00	Renewals	7
Loan Balance	\$ 70,487,000.00	Voucher Holders	1
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 89,376.00		
Repair Escrow	\$ 274,168.68		
Repair Reserve horizon(period)	\$ 1,104,252.48		
Monthly Cash Flow	\$ 42,139.41		
YTD Cash Flow	\$ 510,704.00		

Property Comments

Property Name	Bridge at Sterling Springs
Property Location	2809 W. William Cannon Drive Austin, TX 78745
Site Area	5.94 Acres
Building Size	123,454 SF
Reporting Period	Feb-24

Unit Mix

Property		Bridge at Sterling Springs (33)		# Units	172	Manager	Celinda Herevia		
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp	Price/Sqft	
33 - A1 1 Bed/1 Bath Hannah (33-a1-r)	1 Bedroom	5	487	\$ 1,189	\$ 2.44	\$ 1,203	\$	2.47	
33 - A1 1 Bed/1 Bath Hanna...(33-a1pr)	1 Bedroom	11	487	\$ 1,140	\$ 2.34	\$ 1,203	\$	2.47	
33 - A2 1 Bed/1 Bath Cypre...(33-a2-r)	1 Bedroom	2	589	\$ 1,245	\$ 2.11	\$ 1,203	\$	2.04	
33 - A2 1 Bed/1 Bath Cypre...(33-a2pr)	1 Bedroom	10	589	\$ 1,205	\$ 2.05	\$ 1,203	\$	2.04	
33 - A3 1 Bed/1 Bath Suthe...(33-a3-r)	1 Bedroom	3	635	\$ 1,299	\$ 2.05	\$ 1,203	\$	1.89	
33 - A3 1 Bed/1 Bath Suthe...(33-a3pr)	1 Bedroom	21	635	\$ 1,270	\$ 2.00	\$ 1,203	\$	1.89	
33 - A4 1 Bed/1 Bath Tioga (33-a4-r)	1 Bedroom	8	638	\$ 1,305	\$ 2.05	\$ 1,203	\$	1.89	
33 - A4 1 Bed/1 Bath Tioga...(33-a4pr)	1 Bedroom	32	638	\$ 1,289	\$ 2.02	\$ 1,203	\$	1.89	
33 - A5 1 Bed/1 Bath Coman...(33-a5pr)	1 Bedroom	8	650	\$ 1,325	\$ 2.04	\$ 1,203	\$	1.85	
33 - B1 2 Bed/2 Bath Hanco...(33-b1-r)	2 Bedroom	2	830	\$ 1,445	\$ 1.74	\$ 1,399	\$	1.69	
33 - B1 2 Bed/2 Bath Hanco...(33-b1pr)	2 Bedroom	2	830	\$ 1,410	\$ 1.70	\$ 1,399	\$	1.69	
33 - B2 2 Bed/2 Bath Barton (33-b2-r)	2 Bedroom	10	874	\$ 1,499	\$ 1.72	\$ 1,399	\$	1.60	
33 - B2 2 Bed/2 Bath Barto...(33-b2pr)	2 Bedroom	26	874	\$ 1,460	\$ 1.67	\$ 1,399	\$	1.60	
33 - B3 2 Bed/2 Bath Sandia (33-b3-r)	2 Bedroom	10	888	\$ 1,535	\$ 1.73	\$ 1,399	\$	1.58	
33 - B3 2 Bed/2 Bath Sandi...(33-b3pr)	2 Bedroom	10	888	\$ 1,505	\$ 1.69	\$ 1,399	\$	1.58	
33 - B4 2 Bed/2 Bath Kings...(33-b4-r)	2 Bedroom	4	894	\$ 1,599	\$ 1.79	\$ 1,399	\$	1.56	
33 - B4 2 Bed/2 Bath Kings...(33-b4pr)	2 Bedroom	8	894	\$ 1,575	\$ 1.76	\$ 1,399	\$	1.56	

Management Company	Apartment Management Professionals (AMP)				**Property is renovating units.
Purchase Date	June 30, 2017	Occupancy	94%	R-Renovated	
Purchase Price	\$ 17,751,000.00	Leased	97%	PR-Partially Renovated	
Down Payment	\$ -	Down Units	1		
HACA Down Payment	\$ 2,500,000.00	Move-ins	4		
Investor Down Payment	\$ 4,750,000.00	Move-outs	2		
Amount Financed	\$ 13,225,000.00	Renewals	4		
Loan Balance	\$ 13,096,640.99	Voucher Holders	5		
Debt Coverage Ratio		VASH	0		
Replacement Reserve	\$ 19,021.11				
Repair Escrow	\$ 344,151.33				
Monthly Cash Flow	\$ 47,101.77				
YTD Cash Flow	\$ 95,138.00				

Property Comments

Property Name	Bridge at Sterling Village
Property Location	10401 North Lamar Blvd. Austin, TX 78753
Site Area	9.31 Acres with a density of 22.2 units per acre
Building Size	207 units consisting of 20 buildings, total rentable square feet 148,005
Reporting Period	Feb-24

Unit Mix

Property Bridge at Sterling Village (77)		# Units 207				Manager Veronica Vara		
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp Price/Sqft	
Sterling Village 1BR/1BA (77-1/1)	1 bd/1 ba	47	580	\$ 1,250	\$ 2.16	\$ 1,225	\$	2.11
Sterling Village 1BR/1BA B (77-1/1b)	1 bd/1 ba	59	709	\$ 1,300	\$ 1.83	\$ 1,225	\$	1.73
Sterling Village 1BR/1BA B...(77-1/1bl)	1 bd/1 ba	17	709	\$ 1,300	\$ 1.83	\$ 1,225	\$	1.73
Sterling Village 1BR/1BA B...(77-1/1bv)	1 bd/1 ba	8	709	\$ 1,300	\$ 1.83	\$ 1,225	\$	1.73
Sterling Village 1BR/1BA(L...(77-1/1li)	1 bd/1 ba	12	580	\$ 1,250	\$ 2.16	\$ 1,225	\$	2.11
Sterling Village 1BR/1BA (...77-1/1vl)	1 bd/1 ba	9	580	\$ 1,250	\$ 2.16	\$ 1,225	\$	2.11
Sterling Village 2BR/1BA (77-2/1)	2 bd/1 ba	21	841	\$ 1,450	\$ 1.72	\$ 1,554	\$	1.85
Sterling Village 2BR/1BA LI (77-2/1li)	2 bd/1 ba	3	841	\$ 1,450	\$ 1.72	\$ 1,554	\$	1.85
Sterling Village 2BR/1BA V...(77-2/1vl)	2 bd/1 ba	3	841	\$ 1,450	\$ 1.72	\$ 1,554	\$	1.85
Sterling Village 2BR/2BA (77-2/2)	2 bd/2 ba	20	943	\$ 1,550	\$ 1.64	\$ 1,554	\$	1.65
Sterling Village 2BR/2BA LI (77-2/2li)	2 bd/2 ba	5	943	\$ 1,550	\$ 1.64	\$ 1,554	\$	1.65
Sterling Village 2BR/2BA V...(77-2/2vl)	2 bd/2 ba	3	943	\$ 1,550	\$ 1.64	\$ 1,554	\$	1.65

Management Company	Apartment Management Professionals (AMP)
Purchase Date	March 17, 2004
Purchase Price	\$ 7,000,000.00
Down Payment	\$ 4,000,000.00
HACA Down Payment	\$ -
Investor Down Payment	\$ -
Amount Financed	\$ 4,600,000.00
Loan Balance	\$ 4,379,537.87
Debt Coverage Ratio	
Replacement Reserve	\$ 174,021.68
Repair Escrow	\$ 110,097.45
Monthly Cash Flow	\$ 97,645.59
YTD Cash Flow	\$ 721,191.08

Occupancy	96%
Leased	97%
Down Units	0
Move-ins	6
Move-outs	1
Renewals	13
Voucher Holders	4
VASH	0

Property Comments

Property Name	Bridge at Sweetwater
Property Location	2323 Wells Branch Parkway Austin, TX 78723
Site Area	5 acres with a density of 30.4 units per acre
Building Size	152 units consisting of 8 buildings, 102,140 total rentable square feet
Reporting Period	Feb-24

Unit Mix

Property Bridge at Sweetwater (66)		# Units 152		Manager Marissa Gilmore			
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp Price/Sqft
Sweetwater (efficiency) (66-e) Studio		32	450	\$ 999	\$ 2.22	\$ 982	\$ 2.18
Sweetwater (1 bed/ 1bath) (66-e) 1 Bedroom		36	540	\$ 1,099	\$ 2.04	\$ 1,109	\$ 2.05
Sweetwater (1 bed/ 1bath) (66-e) 1 Bedroom		36	650	\$ 1,199	\$ 1.84	\$ 11,096	\$ 17.07
Sweetwater (2 bed/ 2 bath) (66-e) 2 Bedroom		32	920	\$ 1,400	\$ 1.52	\$ 1,541	\$ 1.68
Sweetwater (2 bed/ 2 bath) (66-e) 2 Bedroom		16	1000	\$ 1,599	\$ 1.60	\$ 1,541	\$ 1.54

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	September 30, 2007	Occupancy	96%
Purchase Price	5,400,000.00	Leased	96%
Down Payment	1,100,000.00	Down Units	1 Foundation C106
HACA Down Payment	-	Move-ins	1
Investor Down Payment	-	Move-outs	4
Amount Financed	3,997,000.00	Renewals	8
Loan Balance	3,829,265.25	Voucher Holders	4
Debt Coverage Ratio		VASH	0
Replacement Reserve	22,800.00		
Repair Escrow	359,174.23		
Monthly Cash Flow	32,425.58		
YTD Cash Flow	220,062.79		

Property Comments

Property Name	Bridge at Tech Crossing
Property Location	13624 Dessau Rd. Austin, TX 78753
Site Area	14.104 Acres
Building Size	237,600 SF
Reporting Period	Dec-23

Unit Mix		Property	# Units		288		Manager	Terri Martin	
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Price/Sqft	Market Comp	Price/Sqft
A1 - 1 Bedroom 1 Bath 545 (47	1 bedroom	24	545	\$ 1,275	\$ 2.34	\$ 1,287	\$ 2.36		
A1a - 1 Bedroom 1 Bath 560 (4	1 bedroom	24	560	\$ 1,299	\$ 2.32	\$ 1,287	\$ 2.30		
A2 - 1 Bedroom 1 Bath 586 (47	1 bedroom	36	586	\$ 1,325	\$ 2.26	\$ 1,287	\$ 2.20		
A3 - 1 Bedroom 1 Bath 773 (47	1 bedroom	78	773	\$ 1,425	\$ 1.84	\$ 1,314	\$ 1.70		
B1 - 2 Bedroom 2 Bath 1007 (4	2 bedroom	18	1007	\$ 1,750	\$ 1.74	\$ 1,650	\$ 1.64		
B1a - 2 Bedroom 2 Bath 100 (4	2 bedroom	6	1007	\$ 1,799	\$ 1.79	\$ 1,650	\$ 1.64		
B2 - 2 Bedroom 2 Bath 1100 (4	2 bedroom	77	1100	\$ 1,875	\$ 1.70	\$ 1,650	\$ 1.50		
C1 - 3 Bedroom 2 Bath 1293 (4	3 bedroom	24	1293	\$ 2,150	\$ 1.66	\$ 1,933	\$ 1.49		

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	07/24/2023	Occupancy	86%
Purchase Price	\$ 73,500,000.00	Leased	92%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	8
NHTE		Move-outs	15
Amount Financed	\$ 56,327,000.00	Renewals	1
Loan Balance	\$ 56,327,000.00	Voucher Holders	3
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 28,800.00		
Repair Escrow	\$ 443,750.00		
Monthly Cash Flow	\$ 33,882.81		
YTD Cash Flow	\$ 58,483.12		

Property Comments

Property Name	Bridge at Tech Ridge
Property Location	12800 Center Lake Drive Austin, TX 78753
Site Area	17.9 acres; 16.4 units per acre
Building Size	294 units consisting of 11 buildings
Reporting Period	Feb-24

Unit Mix		Property Bridge at Tech Ridge (88)	# Units 294	Manager Jaime Johnson			
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp Price/Sqft
88 - A1 1 Bed/1 Bath (88-a1)	1 bd/1 ba	24	565	\$ 1,191	\$ 2.11	\$ 1,321	\$ 2.34
88 - A1b 1 Bed/1 Bath (88-a1b)	1 bd/1 ba	12	565	\$ 1,235	\$ 2.19	\$ 1,321	\$ 2.34
88 - A2 1 Bed/1 Bath (88-a2)	1 bd/1 ba	13	615	\$ 1,266	\$ 2.06	\$ 1,321	\$ 2.15
88 - A2b 1 Bed/1 Bath (88-a2b)	1 bd/1 ba	5	615	\$ 1,319	\$ 2.14	\$ 1,321	\$ 2.15
88 - A3 1 Bed/1 Bath (88-a3)	1 bd/1 ba	48	660	\$ 1,215	\$ 1.84	\$ 1,321	\$ 2.00
88 - A3b 1 Bed/1 Bath (88-a3b)	1 bd/1 ba	24	660	\$ 1,269	\$ 1.92	\$ 1,321	\$ 2.00
88 - A4 1 Bed/1 Bath (88-a4)	1 bd/1 ba	56	815	\$ 1,372	\$ 1.68	\$ 1,321	\$ 1.62
88 - A4b 1 Bed/1 Bath (88-a4b)	1 bd/1 ba	28	815	\$ 1,421	\$ 1.74	\$ 1,321	\$ 1.62
88 - B1 2 Bed/2 Bath (88-b1)	2 bd/2 ba	57	1045	\$ 1,589	\$ 1.52	\$ 1,651	\$ 1.58
88 - B1b 2 Bed/2 Bath (88-b1b)	2 bd/2 ba	27	1045	\$ 1,643	\$ 1.57	\$ 1,651	\$ 1.58

Management Company	Apartment Management Professionals (AMP)	
Purchase Date	September 21, 2015	Occupancy 92%
Purchase Price	\$ 31,209,000.00	Leased 94%
Down Payment	\$ -	Down Units 0
HACA Down Payment	\$ 1,579,373.05	Move-ins 14
Investor Down Payment	\$ 6,650,000.00	Move-outs 13
Amount Financed	\$ 23,820,000.00	Renewals 10
Loan Balance	\$ 27,582,948.00 *	Voucher Holders 19
Debt Coverage Ratio		VASH 0
Replacement Reserve	\$ 82,178.22	
Repair Escrow	\$ 342,490.07	
		*Loan Balance Includes Original Loan & Supplemental Loan Principal
Monthly Cash Flow	\$ (79,873.93)	
YTD Cash Flow	\$ 71,512.00	

Property Comments

Property Name	Bridge at Terracina
Property Location	8100 North MoPac Expressway Austin, TX 78759
Site Area	7.35 Acres
Building Size	155,736 SF
Reporting Period	Feb-24

Unit Mix

Property	Bridge at Terracina (22)				# Units	170	Manager	Adrian Vences-Reyes	
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp	Price/Sqft	
A1	1 bed/ 1 bath	36	702	\$ 1,154	\$ 1.64	\$ 1,201	\$	1.71	
A2	1 bed/ 1 bath	18	750	\$ 1,282	\$ 1.71	\$ 1,201	\$	1.60	
A3	1 bed/ 1 bath	20	759	\$ 1,253	\$ 1.65	\$ 1,201	\$	1.58	
B1	2 bed/ 1 bath	36	936	\$ 1,308	\$ 1.40	\$ 1,510	\$	1.61	
B2	2 bed/ 2 bath	30	944	\$ 1,482	\$ 1.57	\$ 1,510	\$	1.60	
B3	2 bed/ 2 bath	18	1314	\$ 1,580	\$ 1.20	\$ 1,510	\$	1.15	
C1	3 bed/ 2 bath	12	1343	\$ 1,904	\$ 1.42	\$ 2,102	\$	1.57	

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	September 28, 2018	Occupancy	88%
Purchase Price	\$ 19,200,000.00	Leased	90%
Down Payment	\$ -	Down Units	0
HACA Down Payment	\$ 668,937.00	Move-ins	3
Investor Down Payment	\$ 6,020,431.00	Move-outs	4
Amount Financed	\$ 15,003,000.00	Renewals	4
Loan Balance	\$ 14,758,440.68	Voucher Holders	17
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 53,335.91		
Repair Escrow	\$ 9,559.97		
Monthly Cash Flow	\$ (7,520.78)		
YTD Cash Flow	\$ 41,288.22		

Property Comments

Property Name	Bridge at Volente
Property Location	11908 Anderson Mill Road Austin, TX 78726
Site Area	13.67 Acres
Building Size	182,320 SF
Reporting Period	Feb-24

Unit Mix											
Property		Bridge at Volente (90)		# Units				208		Manager	Kim Marsolan
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Price/Sqft	Market Comp	Price/Sqft		
London	1 bedroom	72	690	\$	1,315	\$	1.91	\$	1,341	\$	1.94
Manchester	2 Bedroom/2 Bath	104	932	\$	1,512	\$	1.62	\$	1,628	\$	1.75
Bristol	3 Bedroom/2 Bath	32	1116	\$	1,698	\$	1.52	\$	1,974	\$	1.77

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	September 29, 2016	Occupancy	92%
Purchase Price	\$ 26,000,000.00	Leased	92%
Down Payment	\$ -	Down Units	0
HACA Down Payment	\$ 2,800,000.00	Move-ins	6
Investor Down Payment	\$ 3,130,000.00	Move-outs	10
Amount Financed	\$ 21,148,000.00	Renewals	6
Loan Balance	\$ 19,771,167.39	Voucher Holders	18
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 71,565.38		
Repair Escrow	\$ 647,764.69		
Monthly Cash Flow	\$ 92,387.71		
YTD Cash Flow	\$ 149,340.86		

Property Comments

Property Name	Bridge at Waters Park
Property Location	3401 W. Parmer Ln. Austin, TX 78727
Site Area	52.7389 acres
Building Size	
Reporting Period	Feb-24

Unit Mix										
Property Bridge at Waters Park (83)				# Units 442			Manager Liz Deureon			
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp	Price/Sqft	Price/Sqft	
A1	1 bed, 1 bath	110	650	\$ 1,150	\$ 1.77	\$ 1,288	\$ 1,288	\$ 1.98	\$ 1.98	
A2	1 bed, 1 bath	54	718	\$ 1,250	\$ 1.74	\$ 1,288	\$ 1,288	\$ 1.79	\$ 1.79	
A3	1 bed, 1 bath	72	838	\$ 1,175	\$ 1.40	\$ 1,288	\$ 1,288	\$ 1.54	\$ 1.54	
A4	1 bed, 1 bath	26	890	\$ 1,330	\$ 1.49	\$ 1,288	\$ 1,288	\$ 1.45	\$ 1.45	
A5	2 bed, 1 bath	50	912	\$ 1,425	\$ 1.56	\$ 1,605	\$ 1,605	\$ 1.76	\$ 1.76	
B1	2 bed, 2 bath	78	1041	\$ 1,400	\$ 1.34	\$ 1,605	\$ 1,605	\$ 1.54	\$ 1.54	
B2	2 bed, 2 bath	16	1234	\$ 1,585	\$ 1.28	\$ 1,605	\$ 1,605	\$ 1.30	\$ 1.30	
C1	3 bed, 2 bath	36	1328	\$ 1,575	\$ 1.19	\$ 1,894	\$ 1,894	\$ 1.43	\$ 1.43	

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	October 20, 2023	Occupancy	94%
Purchase Price		Leased	96%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	7
Investor Down Payment		Move-outs	8
Amount Financed		Renewals	17
Loan Balance	\$ 69,659,000.00	Voucher Holders	0
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 165,441.04		
Repair Escrow	\$ 7,488,120.08		
Monthly Cash Flow	\$ 71,998.54		
YTD Cash Flow	\$ 140,838.68		

Property Comments

Property Name	James on South First
Property Location	8800 S First St Austin TX 78748
Site Area	13.26 Acres
Building Size	226,302 SF
Reporting Period	Feb-24

Unit Mix		Property	James on South First (15)		# Units	250		Manager	Sarah Moses		
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Price/Sqft	Market Comp	Price/Sqft	Market Comp	
1 Bedroom 1 Bath (15-a1)	1 Bedroom	54	629	\$	1,425	\$	2.27	\$	1,288	\$	2.05
1 Bedroom 1 Bath (15-a2)	1 Bedroom	24	695	\$	1,494	\$	2.15	\$	1,288	\$	1.85
1 Bedroom 1 Bath (15-a3)	1 Bedroom	40	759	\$	1,589	\$	2.09	\$	1,288	\$	1.70
2 Bedroom 1 Bath (15-b1)	2 Bedroom	48	954	\$	1,699	\$	1.78	\$	1,605	\$	1.68
2 Bedroom 2 Bath (15-b2)	2 Bedroom	16	1081	\$	1,884	\$	1.74	\$	1,605	\$	1.48
2 Bedroom 2 Bath (15-b2g)	2 Bedroom	8	1081	\$	2,089	\$	1.93	\$	1,605	\$	1.48
2 Bedroom 2 Bath (15-b3)	2 Bedroom	30	1151	\$	1,959	\$	1.70	\$	1,605	\$	1.39
3 Bedroom 2 Bath (15-c1)	3 Bedroom	30	1301	\$	2,260	\$	1.74	\$	1,894	\$	1.46

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	February 24, 2021	Occupancy	89%
Purchase Price	\$ 50,000,000.00	Leased	92%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	2
NHTE		Move-outs	8
Amount Financed	\$ 40,386,000.00	Renewals	9
Loan Balance	\$ 40,386,000.00	Voucher Holders	4
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 9,237.25		
Repair Escrow	\$ 157,442.91		
Monthly Cash Flow	\$ 158,641.09		
YTD Cash Flow	\$ 343,719.61		

Property Comments

Property Name	Lexington Hills
Property Location	2430 Cromwell Circle Austin, TX 78741
Site Area	
Building Size	238 units consisting of 17 buildings
Reporting Period	Feb-24

Unit Mix

Property Lexington Hills (80)		# Units 238		Manager Veronica Martinez-Bautista			
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp Price/Sqft
Lex Hills 1BR/1BA-A (80-1/ 1 bd/ 1 ba		40	603	\$ 1,015	\$ 1.68	\$ 1,143	\$ 1.90
Lex Hills BR/1BA-A1 (80-1/ 1 bd/1 ba		26	603	\$ 1,035	\$ 1.72	\$ 1,143	\$ 1.90
Lex Hills 1BR/1BA-AF (80-1 1 bd/1 ba		26	603	\$ 1,045	\$ 1.73	\$ 1,143	\$ 1.90
Lex Hills 1BR/1BA-B (80-1/ 1 bd/1 ba		28	787	\$ 1,170	\$ 1.49	\$ 1,143	\$ 1.45
Lex Hills 1BR/1BA-BF (80-1, 1 bd/1 ba		13	787	\$ 1,190	\$ 1.51	\$ 1,143	\$ 1.45
Lex Hills 1BR/1BA-C (80-1/ 1 bd/1 ba		16	545	\$ 965	\$ 1.77	\$ 1,143	\$ 2.10
Lex Hills 2BD/1BA-D (80-2/ 2 bd/1 ba		8	914	\$ 1,308	\$ 1.43	\$ 1,496	\$ 1.64
Lex Hills 2BD/1BA-DF (80-2 2 bd/1 ba		8	914	\$ 1,328	\$ 1.45	\$ 1,496	\$ 1.64
Lex Hills 2BD/2BA-E (80-2/ 2 bd/2 ba		16	1009	\$ 1,358	\$ 1.35	\$ 1,496	\$ 1.48
Lex Hills 2BD/2BA-EF (80-2 2 bd/2 ba		16	1009	\$ 1,378	\$ 1.37	\$ 1,496	\$ 1.48
Lex Hills 2BD/2BA-F (80-2/ 2 bd/2 ba		23	1084	\$ 1,390	\$ 1.28	\$ 1,496	\$ 1.38
Lex Hills 1BR/1BA-A1F (8011 bd/1 ba		18	603	\$ 1,025	\$ 1.70	\$ 1,143	\$ 1.90

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	September 21, 2013	Occupancy	99%
Purchase Price	\$ 11,500,000.00	Leased	100%
Down Payment	\$ 2,500,000.00	Down Units	0
HACA Down Payment	\$ -	Move-ins	7
Investor Down Payment	\$ -	Move-outs	5
Amount Financed	\$ 8,900,000.00	Renewals	6
Loan Balance	\$ 14,973,009.00	Voucher Holders	20
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 157,337.38		
Repair Escrow	\$ 24,806.65		
Monthly Cash Flow	\$ 78,795.64		
YTD Cash Flow	\$ 109,025.00		

Property Comments

Property Name	The Lucent
Property Location	12201 Dessau Rd Austin TX 78753
Site Area	17.585 acres
Building Size	351,137
Reporting Period	Feb-24

Unit Mix

Property Lucent (57)		# Units 368		Manager Robert Castillo			
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp Price/Sqft
1 Bedroom 1 Bath (lu-A1)	1 bedroom	40	693	\$ 1,409	\$ 2.03	\$ 1,356	\$ 1.96
1 Bedroom 1 Bath (lu-A2)	1 bedroom	54	758	\$ 1,480	\$ 1.95	\$ 1,356	\$ 1.79
1 Bedroom 1 Bath (lu-A2a)	1 bedroom	4	758	\$ 1,480	\$ 1.95	\$ 1,356	\$ 1.79
1 Bedroom 1 Bath (lu-A3)	1 bedroom	43	857	\$ 1,550	\$ 1.81	\$ 1,356	\$ 1.58
1 Bedroom 1 Bath (lu-A3alt)	1 bedroom	5	844	\$ 1,550	\$ 1.84	\$ 1,356	\$ 1.61
1 Bedroom 1.5 Bath (lu-A4dal)	1 bedroom	8	959	\$ 1,685	\$ 1.76	\$ 1,356	\$ 1.41
2 Bedroom 1.5 Bath (lu-AB1)	1 bedroom	34	977	\$ 1,705	\$ 1.75	\$ 1,356	\$ 1.39
2 Bedroom 2 Bath (lu-B1)	2 bedroom	55	1064	\$ 1,644	\$ 1.55	\$ 1,693	\$ 1.59
2 Bedroom 2 Bath (lu-B1a)	2 bedroom	3	1064	\$ 1,644	\$ 1.55	\$ 1,693	\$ 1.59
2 Bedroom 2 Bath (lu-B2)	2 bedroom	68	1152	\$ 1,810	\$ 1.57	\$ 1,693	\$ 1.47
2 Bedroom 2 Bath (lu-B2alt)	2 bedroom	4	1149	\$ 1,810	\$ 1.58	\$ 1,693	\$ 1.47
2 Bedroom 2 Bath (lu-B3)	2 bedroom	18	1273	\$ 1,910	\$ 1.50	\$ 1,693	\$ 1.33
3 Bedroom 2 Bath (lu-C1)	3 bedroom	11	1398	\$ 2,305	\$ 1.65	\$ 2,003	\$ 1.43
3 Bedroom 2 Bath (lu-C1a)	3 bedroom	1	1398	\$ 2,305	\$ 1.65	\$ 2,003	\$ 1.43
0 Bedroom 1 Bath (lu-S1)	Studio	20	657	\$ 1,375	\$ 2.09	\$ 1,306	\$ 1.99

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	December 16, 2021	Occupancy	93%
Purchase Price	\$ 105,350.00	Leased	95%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	23
NHTE		Move-outs	13
Amount Financed	\$ 84,513,000.00	Renewals	12
Loan Balance	\$ 84,513,000.00	Voucher Holders	4
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 255,664.11		
Repair Escrow	\$ 75,743.00		
Monthly Cash Flow	\$ 85,742.42		
YTD Cash Flow	\$ 248,010.75		

Property Comments

Property Name	Melrose Trail
Property Location	13005 Heinemann Dr Austin, TX 78727
Site Area	6.5350 Acres
Building Size	375,062 SF
Reporting Period	Feb-24

Unit Mix										
Property	Melrose Trail (60)				# Units	183		Manager	Shelby Staples	
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp	Price/Sqft		
A1 (60-A1)	1 bd	3	550	\$ 995	\$ 1.81	\$ 1,338	\$ 2.43			
A1R (60-A1R)	1 bd	29	550	\$ 995	\$ 1.81	\$ 1,338	\$ 2.43			
A1RY (60-A1RY)	1 bd	9	550	\$ 1,099	\$ 2.00	\$ 1,338	\$ 2.43			
A1Y (60-A1Y)	1 bd	3	550	\$ 1,059	\$ 1.93	\$ 1,338	\$ 2.43			
A2 (60-A2)	1 bd	7	650	\$ 1,099	\$ 1.69	\$ 1,338	\$ 2.06			
A2F (60-A2F)	1 bd	4	650	\$ 1,199	\$ 1.84	\$ 1,338	\$ 2.06			
A2R (60-A2R)	1 bd	14	650	\$ 1,139	\$ 1.75	\$ 1,338	\$ 2.06			
A3 (60-A3)	1 bd	2	650	\$ 1,149	\$ 1.77	\$ 1,338	\$ 2.06			
A3F (60-A3F)	1 bd	1	650	\$ 1,149	\$ 1.77	\$ 1,338	\$ 2.06			
A3R (60-A3R)	1 bd	37	650	\$ 1,098	\$ 1.69	\$ 1,338	\$ 2.06			
A3RY (60-A3RY)	1 bd	2	650	\$ 1,189	\$ 1.83	\$ 1,338	\$ 2.06			
B1 (60-B1)	2 bd	5	810	\$ 1,339	\$ 1.65	\$ 1,729	\$ 2.13			
B1F (60-B1F)	2 bd	2	810	\$ 1,519	\$ 1.88	\$ 1,729	\$ 2.13			
B1R (60-B1R)	2 bd	32	810	\$ 1,429	\$ 1.76	\$ 1,729	\$ 2.13			
B1RY (60-B1RY)	2 bd	7	810	\$ 1,569	\$ 1.94	\$ 1,729	\$ 2.13			
B2R (60-B2)	2 bd	1	900	\$ 1,439	\$ 1.60	\$ 1,729	\$ 1.92			
B2R (60-B2R)	2 bd	20	900	\$ 1,439	\$ 1.60	\$ 1,729	\$ 1.92			
B2RY (60-B2RY)	2 bd	5	900	\$ 1,579	\$ 1.75	\$ 1,729	\$ 1.92			

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	December 17, 2020	Occupancy	81%
Purchase Price		Leased	85%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	0
NHTE		Move-outs	9
Amount Financed	\$ 18,711,000.00	Renewals	5
Loan Balance	\$ 18,711,000.00	Voucher Holders	6
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 77,857.44		
Repair Escrow	\$ 267,389.50		
Monthly Cash Flow	\$ 113,087.20		
YTD Cash Flow	\$ 239,060.73		

Property Comments

Property Name	Montecito
Property Location	Austin, TX
Site Area	10.37 Acres
Building Size	187,680 SF
Reporting Period	Feb-24

Unit Mix

Property		Montecito (40)		# Units	268	Manager	Sean Hopkins	Market Comp	Market Comp
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Price/Sqft		
A1-R (mt11a1R)	1 Bedroom	3	474	\$ 1,083	\$ 2.28	\$ 1,121	\$ 2.36		
A2-R (mt11a2R)	1 Bedroom	1	510	\$ 1,170	\$ 2.29	\$ 1,121	\$ 2.20		
A3-R (mt11a3R)	1 Bedroom	4	564	\$ 1,207	\$ 2.14	\$ 1,121	\$ 1.99		
A4-R (mt11a4R)	1 Bedroom	11	648	\$ 1,281	\$ 1.98	\$ 1,121	\$ 1.73		
A5-R (mt11a5R)	1 Bedroom	6	728	\$ 1,329	\$ 1.83	\$ 1,121	\$ 1.54		
A1 (mt1X1a1)	1 Bedroom	29	474	\$ 999	\$ 2.11	\$ 1,121	\$ 2.36		
A2 (mt1x1a2)	1 Bedroom	15	510	\$ 1,236	\$ 2.42	\$ 1,121	\$ 2.20		
A3 (mt1x1a3)	1 Bedroom	44	564	\$ 1,186	\$ 2.10	\$ 1,121	\$ 1.99		
A4 (mt1x1a4)	1 Bedroom	49	648	\$ 1,199	\$ 1.85	\$ 1,121	\$ 1.73		
A5 (mt1x1a5)	1 Bedroom	26	728	\$ 1,352	\$ 1.86	\$ 1,121	\$ 1.54		
B1-R (mt21b1R)	2 Bedroom	10	832	\$ 1,506	\$ 1.81	\$ 1,499	\$ 1.80		
B2-R (mt22b2R)	2 Bedroom	10	948	\$ 1,552	\$ 1.64	\$ 1,499	\$ 1.58		
B3-R Willow (mt22b3R)	2 Bedroom	6	1080	\$ 1,768	\$ 1.64	\$ 1,499	\$ 1.39		
B4-R Red Bud (mt22b4R)	2 Bedroom	16	948	\$ 1,634	\$ 1.72	\$ 1,499	\$ 1.58		
B1 (mt2x1b1)	2 Bedroom	10	832	\$ 1,521	\$ 1.83	\$ 1,499	\$ 1.80		
B2 (mt2x2b2)	2 Bedroom	8	948	\$ 1,562	\$ 1.65	\$ 1,499	\$ 1.58		
B3 Willow (mt2x2b3)	2 Bedroom	6	1080	\$ 1,773	\$ 1.64	\$ 1,499	\$ 1.39		
B4 Red Bud (mt2x2b4)	2 Bedroom	14	948	\$ 1,684	\$ 1.78	\$ 1,499	\$ 1.58		

Management Company Apartment Management Professionals (AMP)

Purchase Date	October 29, 2020	Occupancy	93%
Purchase Price	\$ 34,700,000.00	Leased	97%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	9
NHTE		Move-outs	7
Amount Financed	\$ 31,200,000.00	Renewals	10
Loan Balance	\$ 31,200,000.00	Voucher Holders	3
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 201,744.79		
Repair Escrow	\$ 14,758.60		
Monthly Cash Flow	\$ 101,260.98		
YTD Cash Flow	\$ 209,109.41		

Property Comments

Property Name	Park at Summers Grove
Property Location	2900 Century Park Boulevard Austin, TX 78728
Site Area	13.29 acres with a density of 18.06 units per acre
Building Size	240 units consisting of 20 buildings, total rentable square feet 248,200
Reporting Period	Feb-24

Unit Mix

Property Park at Summers Grove (29)		# Units 240				Manager Krista Clakley			
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp Price/Sqft		
Briar Grove	1 Bedroom	8	684	\$ 1,130	\$ 1.65	\$ 1,155	\$	1.69	
China Grove	1 Bedroom	16	814	\$ 1,130	\$ 1.39	\$ 1,155	\$	1.42	
Green Grove	1 Bedroom/ 1.5 Bath	12	840	\$ 1,130	\$ 1.35	\$ 1,155	\$	1.38	
Oak Grove	2 Bedroom/2.5 Bath	120	1025	\$ 1,360	\$ 1.33	\$ 1,397	\$	1.36	
Pebble Grove	2 Bedroom/2 Bath	24	1118	\$ 1,360	\$ 1.22	\$ 1,397	\$	1.25	
Valley Grove	2 Bedroom/2.5 Bath	12	1144	\$ 1,360	\$ 1.19	\$ 1,397	\$	1.22	
West Grove	3 Bedroom/2 Bath	48	1166	\$ 1,570	\$ 1.35	\$ 1,658	\$	1.42	

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	October 8, 2008	Occupancy	96%
Purchase Price	\$ 1,600,000.00	Leased	99%
Down Payment	\$ 1,600,000.00	Down Units	0
HACA Down Payment	\$ -	Move-ins	1
Investor Down Payment	\$ -	Move-outs	2
Amount Financed	\$ 13,500,000.00	Renewals	3
Loan Balance	\$ 13,500,000.00	Voucher Holders	63
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 23,373.00		
Repair Escrow	\$ 127,594.00		
Monthly Cash Flow	\$ 109,689.97		
YTD Cash Flow	\$ 202,320.95		

Property Comments

Property Name	Preserve at Rolling Oaks
Property Location	15450 Farm to Market Rd 1325 Austin, TX 78728
Site Area	38.33 acres
Building Size	459,886 Sq. Ft
Reporting Period	Feb-24

Unit Mix

Property Preserve at Rolling Oaks (19)		# Units 494				Manager Kimberly Taylor	
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp Price/Sqft
19-A1R Chandler (19-A1R)	1 bed/1 ba	112	692	\$ 1,299	\$ 1.88	\$ 1,294	\$ 1.87
19-A2R Chisolm (19-A2R)	1 bed/1 ba	72	798	\$ 1,399	\$ 1.75	\$ 1,294	\$ 1.62
19-A3R Dell (19-A3R)	1 bed/1 ba	8	819	\$ 1,679	\$ 2.05	\$ 1,294	\$ 1.58
19-A4R Georgetown (19-A4R)	1 bed/1 ba	32	840	\$ 1,599	\$ 1.90	\$ 1,294	\$ 1.54
19-A5R (19-A5R)	1 bed/1 ba	8	842	\$ 1,599	\$ 1.90	\$ 1,294	\$ 1.54
19-A6R (19-A6R)	1 bed/1 ba	16	872	\$ 1,679	\$ 1.93	\$ 1,294	\$ 1.48
19-A7R (19-A7R)	1 bed/1 ba	16	939	\$ 1,499	\$ 1.60	\$ 1,294	\$ 1.38
19-B10R Spring Brook (19-B10R)	2 bed/2 ba	10	1278	\$ 1,869	\$ 1.46	\$ 1,594	\$ 1.25
19-B1R (19-B1R)	2 bed/1 ba	20	956	\$ 1,719	\$ 1.80	\$ 1,594	\$ 1.67
19-B2R (19-B2R)	2 bed/1 ba	20	992	\$ 1,599	\$ 1.61	\$ 1,594	\$ 1.61
19-B3R (19-B3R)	2 bed/2 ba	40	955	\$ 1,829	\$ 1.92	\$ 1,594	\$ 1.67
19-B4R (19-B4R)	2 bed/2 ba	20	1000	\$ 1,799	\$ 1.80	\$ 1,594	\$ 1.59
19-B5R (19-B5R)	2 bed/2 ba	20	1084	\$ 2,049	\$ 1.89	\$ 1,594	\$ 1.47
19-B6R (19-B6R)	2 bed/2 ba	20	1124	\$ 1,799	\$ 1.60	\$ 1,594	\$ 1.42
19-B7R (19-B7R)	2 bed/2 ba	10	1155	\$ 1,869	\$ 1.62	\$ 1,594	\$ 1.38
19-B8R (19-B8R)	2 bed/2 ba	19	1181	\$ 2,199	\$ 1.86	\$ 1,594	\$ 1.35
19-B9R (19-B9R)	2 bed/2 ba	21	1243	\$ 2,199	\$ 1.77	\$ 1,594	\$ 1.28
19-C1R (19-C1R)	3 bed/2 ba	6	1355	\$ 2,379	\$ 1.76	\$ 2,015	\$ 1.49
19-C2R (19-C2R)	3 bed/2 ba	12	1368	\$ 2,499	\$ 1.83	\$ 2,015	\$ 1.47
19-C3R (19-C3R)	3 bed/2 ba	6	1415	\$ 2,269	\$ 1.60	\$ 2,015	\$ 1.42
19-C4R (19-C4R)	3 bed/2 ba	6	1436	\$ 2,269	\$ 1.58	\$ 2,015	\$ 1.40

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	September 26, 2002	Occupancy	83%
Purchase Price	\$ 137,000,000.00	Leased	86%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	14
Investor Down Payment		Move-outs	27
Amount Financed	\$ 103,221,000.00	Renewals	17
Loan Balance	\$ 103,221,000.00	Voucher Holders	5
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ -		
Repair Escrow	\$ 885,515.62		
Monthly Cash Flow	\$ (166,331.85)		
YTD Cash Flow	\$ (343,550.48)		

Property Comments

Property Name	Preserve at Wells Branch
Property Location	1773 Wells Branch Parkway Austin, TX 78728
Site Area	10.39 acres
Building Size	221,378 S F
Reporting Period	Feb-24

Unit Mix

Property		Preserve at Wells Branch (11)		# Units	308		Manager	Yeny Reyes	
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Price/Sqft	Market Comp	Price/Sqft
11 - A1 1 Bed/1 Bath (11-a1)	1 bd/1 ba	12	562	\$ 1,099	\$ 1.96	\$ 1,120	\$ 1.99	\$ 1,120	\$ 1.99
11 - A1 Rehab 1 Bed/1 Bath (11-a1)	1 bd/1 ba rehab	25	562	\$ 1,079	\$ 1.92	\$ 1,120	\$ 1.99	\$ 1,120	\$ 1.99
11 - A2 1 Bed/1 Bath (11-a2)	1 bd/1 ba	27	562	\$ 1,084	\$ 1.93	\$ 1,120	\$ 1.99	\$ 1,120	\$ 1.99
11 - A3 1 Bed/1 Bath (11-a3)	1 bd/1 ba	2	562	\$ 1,099	\$ 1.96	\$ 1,120	\$ 1.99	\$ 1,120	\$ 1.99
11 - B1 1 Bed/1 Bath (11-b1)	1 bd/1 ba	6	583	\$ 1,119	\$ 1.92	\$ 1,120	\$ 1.92	\$ 1,120	\$ 1.92
11 - B1 Rehab 1 Bed/1 Bath (11-b1)	1 bd/1 ba rehab	19	583	\$ 1,122	\$ 1.92	\$ 1,120	\$ 1.92	\$ 1,120	\$ 1.92
11 - B2 1 Bed/1 Bath (11-b2)	1 bd/1 ba	22	583	\$ 1,125	\$ 1.93	\$ 1,120	\$ 1.92	\$ 1,120	\$ 1.92
11 - B3 1 Bed/1 Bath (11-b3)	1 bd/1 ba	1	583	\$ 1,129	\$ 1.94	\$ 1,120	\$ 1.92	\$ 1,120	\$ 1.92
11 - C1 1 Bed/1 Bath (11-c1)	1 bd/1 ba	13	654	\$ 1,219	\$ 1.86	\$ 1,120	\$ 1.71	\$ 1,120	\$ 1.71
11 - C1 Rehab 1 Bed/1 Bath (11-c1)	1 bd/1 ba rehab	30	654	\$ 1,218	\$ 1.86	\$ 1,120	\$ 1.71	\$ 1,120	\$ 1.71
11 - C2 1 Bed/1 Bath (11-c2)	1 bd/1 ba	34	654	\$ 1,225	\$ 1.87	\$ 1,120	\$ 1.71	\$ 1,120	\$ 1.71
11 - C3 1 Bed/1 Bath (11-c3)	1 bd/1 ba	1	654	\$ 1,229	\$ 1.88	\$ 1,120	\$ 1.71	\$ 1,120	\$ 1.71
11 - D1 Rehab 1 Bed/1 Bath (11-d1)	1 bd/1 ba rehab	5	675	\$ 1,269	\$ 1.88	\$ 1,120	\$ 1.66	\$ 1,120	\$ 1.66
11 - D2 1 Bed/1 Bath (11-d2)	1 bd/1 ba	7	675	\$ 1,279	\$ 1.89	\$ 1,120	\$ 1.66	\$ 1,120	\$ 1.66
11 - E1 1 Bed/1 Bath (11-e1)	1 bd/1 ba	8	742	\$ 1,269	\$ 1.71	\$ 1,120	\$ 1.51	\$ 1,120	\$ 1.51
11 - E1 Rehab 1 Bed/1 Bath (11-e1)	1 bd/1 ba rehab	10	742	\$ 1,264	\$ 1.70	\$ 1,120	\$ 1.51	\$ 1,120	\$ 1.51
11 - E2 1 Bed/1 Bath (11-e2)	1 bd/1 ba	8	742	\$ 1,274	\$ 1.72	\$ 1,120	\$ 1.51	\$ 1,120	\$ 1.51
11 - F1 2 Bed/1 Bath (11-f1)	2 bd/1 ba	6	935	\$ 1,429	\$ 1.53	\$ 1,480	\$ 1.58	\$ 1,480	\$ 1.58
11 - F1 Rehab 2 Bed/1 Bath (11-f1)	2 bd/1 ba rehab	6	935	\$ 1,437	\$ 1.54	\$ 1,480	\$ 1.58	\$ 1,480	\$ 1.58
11 - F2 2 Bed/1 Bath (11-f2)	2 bd/1 ba	12	935	\$ 1,449	\$ 1.55	\$ 1,480	\$ 1.58	\$ 1,480	\$ 1.58
11 - G1 2 Bed/2 Bath (11-g1)	2 bd/2 ba	9	1027	\$ 1,659	\$ 1.62	\$ 1,480	\$ 1.44	\$ 1,480	\$ 1.44
11 - G1 Rehab 2 Bed/2 Bath (11-g1)	2 bd/2 ba rehab	15	1027	\$ 1,672	\$ 1.63	\$ 1,480	\$ 1.44	\$ 1,480	\$ 1.44
11 - G2 2 Bed/2 Bath (11-g2)	2 bd/2 ba	29	1027	\$ 1,679	\$ 1.63	\$ 1,480	\$ 1.44	\$ 1,480	\$ 1.44
11 - G3 2 Bed/2 Bath (11-g3)	2 bd/2 ba	1	1027	\$ 1,639	\$ 1.60	\$ 1,480	\$ 1.44	\$ 1,480	\$ 1.44

Management Company	Apartment Management Professionals (AMP)
Purchase Date	September 29, 2018
Purchase Price	\$ 33,900,000.00
Down Payment	\$ -
HACA Down Payment	\$ 2,212,300.00
Investor Down Payment	\$ 12,257,700.00
Amount Financed	\$ 23,730,000.00
Loan Balance	\$ 23,261,428.90
Debt Coverage Ratio	
Replacement Reserve	\$ 54,462.98
Repair Escrow	\$ 166,985.97
Monthly Cash Flow	\$ (57,999.57)
YTD Cash Flow	\$ 26,891.43

Occupancy	91%
Leased	95%
Down Units	0
Move-ins	7
Move-outs	2
Renewals	8
Voucher Holders	24
VASH	0

Property Comments

Property Name	Reserve at Springdale
Property Location	5605 Springdale Rd, Austin, TX 78723
Site Area	21.12 acres
Building Size	253,578 sq ft
Reporting Period	Feb-24

Unit Mix		Property	Reserve at Springdale (49)		# Units	292	Manager	Shayle Bailey Market Comp	
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Com	Price/Sqft		
49-A1 (49-A1)	1 bd	12	639	\$ 1,188	\$ 1.86	\$ 1,202	\$ 1.88		
49-A10 (49-A10)	1 bd	6	696	\$ 1,188	\$ 1.71	\$ 1,202	\$ 1.73		
49-A2 (49-A2)	1 bd	9	671	\$ 1,188	\$ 1.77	\$ 1,202	\$ 1.79		
49-A3 (49-A3)	1 bd	9	678	\$ 1,188	\$ 1.75	\$ 1,202	\$ 1.77		
49-A4 (49-A4)	1 bd	4	679	\$ 1,188	\$ 1.75	\$ 1,202	\$ 1.77		
49-A5 (49-A5)	1 bd	4	680	\$ 1,188	\$ 1.75	\$ 1,202	\$ 1.77		
49-A6 (49-A6)	1 bd	2	682	\$ 1,188	\$ 1.74	\$ 1,202	\$ 1.76		
49-A7 (49-A7)	1 bd	36	683	\$ 1,188	\$ 1.74	\$ 1,202	\$ 1.76		
49-A8 (49-A8)	1 bd	4	691	\$ 1,188	\$ 1.72	\$ 1,202	\$ 1.74		
49-A9 (49-A9)	1 bd	11	695	\$ 1,188	\$ 1.71	\$ 1,202	\$ 1.73		
49-B1 (49-B1)	2 bd	28	902	\$ 1,421	\$ 1.58	\$ 1,499	\$ 1.66		
49-B10 (49-B10)	2 bd	8	971	\$ 1,421	\$ 1.46	\$ 1,499	\$ 1.54		
49-B11 (49-B11)	2 bd	1	978	\$ 1,421	\$ 1.45	\$ 1,499	\$ 1.53		
49-B2 (49-B2)	2 bd	4	915	\$ 1,421	\$ 1.55	\$ 1,499	\$ 1.64		
49-B3 (49-B3)	2 bd	4	918	\$ 1,421	\$ 1.55	\$ 1,499	\$ 1.63		
49-B4 (49-B4)	2 bd	42	922	\$ 1,421	\$ 1.54	\$ 1,499	\$ 1.63		
49-B5 (49-B5)	2 bd	28	927	\$ 1,421	\$ 1.53	\$ 1,499	\$ 1.62		
49-B6 (49-B6)	2 bd	16	932	\$ 1,421	\$ 1.52	\$ 1,499	\$ 1.61		
49-B7 (49-B7)	2 bd	6	933	\$ 1,421	\$ 1.52	\$ 1,499	\$ 1.61		
49-B8 (49-B8)	2 bd	12	962	\$ 1,421	\$ 1.48	\$ 1,499	\$ 1.56		
49-B9 (49-B9)	2 bd	10	968	\$ 1,421	\$ 1.47	\$ 1,499	\$ 1.55		
49-C1 (49-C1)	3 bd	4	1120	\$ 1,637	\$ 1.46	\$ 1,725	\$ 1.54		
49-C2 (49-C2)	3 bd	10	1130	\$ 1,637	\$ 1.45	\$ 1,725	\$ 1.53		
49-C3 (49-C3)	3 bd	4	1152	\$ 1,637	\$ 1.42	\$ 2,205	\$ 1.91		
49-C4 (49-C4)	3 bd	4	1157	\$ 1,637	\$ 1.41	\$ 2,205	\$ 1.91		
49-C5 (49-C5)	3 bd	3	1189	\$ 1,637	\$ 1.38	\$ 2,205	\$ 1.85		
49-C6 (49-C6)	3 bd	3	1198	\$ 1,637	\$ 1.37	\$ 2,205	\$ 1.84		
49-C7 (49-C7)	3 bd	8	1202	\$ 1,637	\$ 1.36	\$ 2,205	\$ 1.83		

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	07/30/2015	Occupancy	91%
Purchase Price		Leased	94%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	22
NHTE		Move-outs	2
Amount Financed		Renewals	7
Loan Balance	\$ 22,528,894.89	Voucher Holders	117
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ -		
Repair Escrow	\$ -		
Monthly Cash Flow	\$ 11,333.72		
YTD Cash Flow	\$ 58,656.73		

Property Comments

Property Name	The Haywood
Property Location	600 FM1626 E Austin TX 78748
Site Area	17.28 Acres
Building Size	309,060
Reporting Period	Feb-24

Unit Mix

Property	The Haywood (23)		# Units	372	Manager	Rondell Coates		
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp Price/Sqft	
23-A1 (23-A1)	1 bd/1 ba	66	624	\$ 1,229.00	\$ 1.97	\$ 1,404	\$ 2.25	
23-A2 (23-A2)	1 bd/1 ba	72	681	\$ 1,325.00	\$ 1.95	\$ 1,404	\$ 2.06	
23-A3 (23-A3)	1 bd/1 ba	66	770	\$ 1,399.00	\$ 1.82	\$ 1,404	\$ 1.82	
23-A4 (23-A4)	1 bd/1 ba	66	773	\$ 1,529.00	\$ 1.98	\$ 1,404	\$ 1.82	
23-A4A (23-A4A)	1 bd/1 ba	6	773	\$ 1,599.00	\$ 2.07	\$ 1,404	\$ 1.82	
23-B1 (23-B1)	2 bd/2 ba	12	995	\$ 2,059.00	\$ 2.07	\$ 1,853	\$ 1.86	
23-B2 (23-B2)	2 bd/2 ba	75	1197	\$ 1,899.00	\$ 1.59	\$ 1,853	\$ 1.55	
23-B2A (23-B2A)	2 bd/2 ba	3	1197	\$ 2,125.00	\$ 1.78	\$ 1,853	\$ 1.55	
23-B3 (23-B3)	2 bd/2 ba	6	1177	\$ 2,099.00	\$ 1.78	\$ 1,853	\$ 1.57	

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	February 22, 2022	Occupancy	88%
Purchase Price	\$ 106,750.00	Leased	89%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	3
NHTE		Move-outs	8
Amount Financed	\$ 86,414,000.00	Renewals	14
Loan Balance	\$ 86,414,000.00	Voucher Holders	0
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 99,200.00		
Repair Escrow	\$ -		

Monthly Cash Flow	\$ 91,320.12
YTD Cash Flow	\$ 184,016.07

Property Comments

Property Name	The Royce at 8100
Property Location	8100 Anderson Mill Rd Austin TX 78729
Site Area	17.07 Acres
Building Size	303,280 S F
Reporting Period	Feb-24

Unit Mix		Property		# Units		Manager	
		The Royce at 8100 (100)		376		Cheyenne Crouch	
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Market Comp Price/Sqft
1b/1b (8oh-a1)	1 Bedroom	108	624	\$ 1,399	\$ 2.24	\$ 1,406	\$ 2.25
1b/1b (8oh-a2)	1 Bedroom	93	673	\$ 1,489	\$ 2.21	\$ 1,406	\$ 2.09
1b/1brr (8oh-a2rr)	1 Bedroom	7	673	\$ 1,489	\$ 2.21	\$ 1,406	\$ 2.09
A3 (8oh-a3)	1 Bedroom	60	767	\$ 1,569	\$ 2.05	\$ 1,406	\$ 1.83
2b/2b (8oh-c1)	2 Bedroom	55	1094	\$ 1,989	\$ 1.82	\$ 1,813	\$ 1.66
2b/2brr (8oh-c1rr)	2 Bedroom	5	1094	\$ 1,989	\$ 1.82	\$ 1,813	\$ 1.66
2b/2b (8oh-c2)	2 Bedroom	44	1186	\$ 2,059	\$ 1.74	\$ 1,813	\$ 1.53
2b/2brr (8oh-c2rr)	2 Bedroom	4	1186	\$ 2,059	\$ 1.74	\$ 1,813	\$ 1.53

Management Company	Apartment Management Professionals (AMP)		
Purchase Date	December 15, 2020	Occupancy	93%
Purchase Price	\$ 73,750,000.00	Leased	94%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	11
NHTE		Move-outs	11
Amount Financed	\$ 59,000,000.00	Renewals	10
Loan Balance	\$ 59,000,000.00	Voucher Holders	0
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 218,817.27		
Repair Escrow	\$ 67,956.99		
Monthly Cash Flow	\$ 193,974.80		
YTD Cash Flow	\$ 379,923.23		

Property Comments

Property Name	Urban Oaks
Property Location	6725 Circle S Rd, Austin, TX 78745
Site Area	8.123 acres
Building Size	193,877 sqft
Reporting Period	Feb-24

Unit Mix

Property		Urban Oaks (35)		# Units	194	Manager	Alex Urias	Market Comp	
Unit Type	Bedrooms	Units	Sqft	Price	Price/Sqft	Market Comp	Price/Sqft		
35-A1 (35-A1)	1 bd	3	634	\$ 1,224	\$ 1.93	\$ 1,421	\$ 2.24		
35-A2 (35-A2)	1 bd	3	640	\$ 1,224	\$ 1.91	\$ 1,421	\$ 2.22		
35-A3 (35-A3)	1 bd	7	662	\$ 1,224	\$ 1.85	\$ 1,421	\$ 2.15		
35-A4 (35-A4)	1 bd	41	664	\$ 1,224	\$ 1.84	\$ 1,421	\$ 2.14		
35-A5 (35-A5)	1 bd	12	666	\$ 1,224	\$ 1.84	\$ 1,421	\$ 2.13		
35-A6 (35-A6)	1 bd	3	765	\$ 1,224	\$ 1.60	\$ 1,692	\$ 2.21		
35-B1 (35-B1)	2 bd	6	825	\$ 1,464	\$ 1.77	\$ 1,635	\$ 1.98		
35-B10 (35-B10)	2 bd	3	1148	\$ 1,464	\$ 1.28	\$ 1,635	\$ 1.42		
35-B11 (35-B11)	2 bd	2	1255	\$ 1,464	\$ 1.17	\$ 1,635	\$ 1.30		
35-B12 (35-B12)	2 bd	3	1265	\$ 1,464	\$ 1.16	\$ 1,635	\$ 1.29		
35-B13 (35-B13)	2 bd	2	1303	\$ 1,464	\$ 1.12	\$ 1,635	\$ 1.25		
35-B2 (35-B2)	2 bd	36	829	\$ 1,464	\$ 1.77	\$ 1,635	\$ 1.97		
35-B3 (35-B3)	2 bd	1	941	\$ 1,464	\$ 1.56	\$ 1,655	\$ 1.76		
35-B4 (35-B4)	2 bd	43	942	\$ 1,464	\$ 1.55	\$ 1,655	\$ 1.76		
35-B5 (35-B5)	2 bd	1	944	\$ 1,464	\$ 1.55	\$ 1,655	\$ 1.75		
35-B6 (35-B6)	2 bd	3	947	\$ 1,464	\$ 1.55	\$ 1,655	\$ 1.75		
35-B7 (35-B7)	2 bd	2	948	\$ 1,464	\$ 1.54	\$ 1,655	\$ 1.75		
35-B8 (35-B8)	2 bd	10	1024	\$ 1,464	\$ 1.43	\$ 1,765	\$ 1.72		
35-B9 (35-B9)	2 bd	3	1111	\$ 1,464	\$ 1.32	\$ 1,765	\$ 1.59		
35-C1 (35-C1)	3 bd	1	1323	\$ 1,686	\$ 1.27	\$ 1,828	\$ 1.38		
35-C2 (35-C2)	3 bd	3	1344	\$ 1,686	\$ 1.25	\$ 1,828	\$ 1.36		
35-C3 (35-C3)	3 bd	2	1345	\$ 1,686	\$ 1.25	\$ 1,828	\$ 1.36		
35-C4 (35-C4)	3 bd	1	1354	\$ 1,686	\$ 1.25	\$ 1,828	\$ 1.35		
35-C5 (35-C5)	3 bd	3	1386	\$ 1,686	\$ 1.22	\$ 1,950	\$ 1.41		

Management Company Apartment Management Professionals (AMP)

Purchase Date	June 29, 2022	Occupancy	98%
Purchase Price	\$ 62,250,000.00	Leased	99%
Down Payment		Down Units	0
HACA Down Payment		Move-ins	7
NHTE		Move-outs	3
Amount Financed		Renewals	6
Loan Balance	\$ 15,876,871.63	Voucher Holders	70
Debt Coverage Ratio		VASH	0
Replacement Reserve	\$ 252,615.89		
Repair Escrow	\$ -		
Monthly Cash Flow	\$ 70,503.03		
YTD Cash Flow	\$ 59,209.13		

Property Comments

INCOME LIMITS

2023 Area Median Income:

\$122,300

AMFI %	Number of Household Members							
	1	2	3	4	5	6	7	8
20	\$ 16,360	\$ 18,700	\$ 21,040	\$ 23,360	\$ 25,240	\$ 27,100	\$ 28,980	\$ 30,840
30	\$ 24,540	\$ 28,050	\$ 31,560	\$ 35,040	\$ 37,860	\$ 40,650	\$ 43,470	\$ 46,260
40	\$ 32,720	\$ 37,400	\$ 42,080	\$ 46,720	\$ 50,480	\$ 54,200	\$ 57,960	\$ 61,680
50	\$ 40,900	\$ 46,750	\$ 52,600	\$ 58,400	\$ 63,100	\$ 67,750	\$ 72,450	\$ 77,100
60	\$ 49,080	\$ 56,100	\$ 63,120	\$ 70,080	\$ 75,720	\$ 81,300	\$ 86,940	\$ 92,520
70	\$ 57,260	\$ 65,450	\$ 73,640	\$ 81,760	\$ 88,340	\$ 94,850	\$ 101,430	\$ 107,940
80	\$ 65,440	\$ 74,800	\$ 84,160	\$ 93,440	\$ 100,960	\$ 108,400	\$ 115,920	\$ 123,360
120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

RENT LIMITS

AMFI %	Number of Bedrooms						
	0	1	2	3	4	5	
20	\$409	\$438	\$526	\$607	\$677	\$747	
30	\$613	\$657	\$789	\$911	\$1,016	\$1,121	
40	\$818	\$876	\$1,052	\$1,215	\$1,355	\$1,495	
50	\$1,022	\$1,095	\$1,315	\$1,518	\$1,693	\$1,869	
60	\$1,227	\$1,314	\$1,578	\$1,822	\$2,032	\$2,243	
65							
70	\$1,431	\$1,533	\$1,841	\$2,126	\$2,371	\$2,617	
80	\$1,636	\$1,753	\$2,104	\$2,430	\$2,710	\$2,991	

Leasing Activity

Rent Roll of current office tenants:

For the month of February, the office space portfolio collected \$16,300.00.

AAHC Single Family Homes:

AAHC's Single Family Homes are currently 100% occupied and had a positive cash flow for February of \$17,399.14. Year to date cash flow totaled \$146,238.26 representing 11 months of actual cash flow.

Leisure Time Village:

AAHC owns a total of 23 of 23 units in the complex. The property is 98% occupied and had a positive cash flow for February of \$3,669.86. Year to date cash flow totaled \$45,773.46 representing 11 months of actual cash flow.

Homeownership

Downpayment Assistance Program: AAHC has a total of 107 homeowners assisted through this program (two through Equity CLT). Five new applications in process at this time.

Six-Star Program: We currently have two residents at Sweetwater, one at Lexington Hills, and one at Leisure Time Village. The majority of these were over-income RAD clients. One resident at Sterling Village graduated from the program and has elected to stay at the apartment at market rate rent.

Financial Literacy: We continue to work with Frameworks CDC to offer Pre-purchase Homebuyer Education classes. There has been an increase in participation in the Pre-purchase Homebuyer Education classes.

Community Land Trust: Our CLT homeowners continue to make prompt mortgage payments.

New Construction/Tax Credit Developments

Pointe at Ben White:

- Developer Partner - LDG Development LLC
- Property Location - 6934 E. Ben White Boulevard, Austin, Texas 78741
- Building Size - 250 units
- Property Type - Family
- Construction Lender: Bank of America, N.A.
- Debt Provider: Lancaster Pollard (FHA)
- Equity/Tax Credit Investor: Enterprise Community Investment, Inc. syndicated to Bank of America, N.A.
- Bond Amount- \$21,875,000 Tax-Exempt
- Management Company: Capstone Real Estate Services, Inc.
- Closing Date: August 2014
- See attached for List of Contacts and Ownership Chart
- Vouchers: 29 (plus 20 - 811 units)

Villages of Ben White:

- Developer Partner - LDG Development LLC
- Property Location - 7000 E. Ben White Boulevard, Austin, Texas 78741
- Building Size - 183 units

- Property Type - Senior (55+years)
- Construction Lender: Community and Southern Bank
- Debt Provider: Red Stone - sold to Google
- Equity/Tax Credit Investor: R4 Capital syndicated to Goldman Sachs
- Bond Amount- \$16,242,000-Tax-Exempt; \$3,500,000-Taxable
- Management Company: Capstone Real Estate Services, Inc.
- Closing Date: August 2014
- See attached for List of Contacts and Ownership Chart
- Vouchers: 62 (plus 10 - 811 units)

The Reserve at Springdale:

- Developer Partner - Ryan Companies, Inc.
- Property Location - 5605 Springdale Road, Austin, Texas 78723
- Building Size - 292 units
- Property Type - Family
- Construction Lender: JP Morgan Chase
- Debt Provider: Cornerstone Permanent Mortgage Fund II LLC C/0 Boston Capital Partners
- Equity/Tax Credit Investor: City Real Estate Associates (CREA) syndicated to CREA's Fund43
- Bond Amount- \$24,325,000 Tax-Exempt
- Management Company: Lincoln Property Company
- Closing Date: July 2015
- See attached for List of Contacts and Ownership Chart
- Vouchers: 105

Harris Branch Senior:

- Developer Partner - LDG Development LLC
- Property Location - 12433 Dessau Road, Austin, Texas 78754
- Building Size - 216 units
- Property Type - Senior (55+ years)
- Construction Lender: JP Morgan Chase
- Debt Provider: Mason Joseph Company, Inc. (FHA) sold to Red Mortgage Capital, LLC
- Equity/Tax Credit Investor: R4 Capital will syndicate to one of their multi-funds
- Bond Amount - \$15,500,000 -Tax-Exempt
- Management Company: Capstone Real Estate Services, Inc.
- Closing Date: August 2015
- See attached for List of Contacts and Ownership Chart
- Vouchers: 44

Urban Oaks:

- Developer Partner - Ryan Companies, Inc.
- Property Location - 6725 Circle S Road, Austin, Texas 78745
- Building Size - 194 units
- Property Type - Family
- Construction Lender: JP Morgan Chase
- Debt Provider: PNC Bank, National Association
- Permanent Funding Lender: Federal Home Loan Mortgage Corporation ("Freddie Mac")
- Equity/Tax Credit Investor: City Real Estate Associates (CREA)
- Bond Amount- \$17,225,000 Tax-Exempt
- Management Company: Lincoln Property Company
- Closing Date: December 2015
- See attached for List of Contacts and Ownership Chart
- Vouchers: 60

Studios at thinkEAST:

- Developer Partner - Atlantic Pacific Communities, LLC/Madhouse Development Services, Inc.
- Property Location - 1143 Shady Lane, Austin, TX 78721
- Building Size - 182 units
- Vouchers: 44
- Property Type - Family
- Debt Provider - Citibank
- Equity/Tax Credit Investor - Wells Fargo
- Bond Amount - \$35,607,000
- Management Company: Atlantic Pacific Community Management, LLC
- Closing Date: January 2017

Harris Ridge Apartments:

- Developer Partner - The NRP Group, LLC
- Property Location - 1501 East Howard Lane, Austin, Texas 78754
- Building Size - 324 units
- Property Type - Family
- Debt Provider - KeyBank National Association
- Equity/Tax Credit Investor - Bank of America
- Bond Amount - \$32,320,000
- Management Company: NRP Management LLC
- Closing Date: November 2017

Bridge at Cameron:

- Developer Partner - LDG Development LLC
- Property Location - 9201 Cameron Road, Austin, Texas 78754
- Building Size - 263 units
- Property Type - Family
- Debt Provider - Mason Joseph
- Equity/Tax Credit Investor - R4 Capital
- Bond Amount - \$25,000,000
- Management Company: Capstone Real Estate Services, Inc
- Closing Date: December 2017

Commons at Goodnight:

- Developer Partner - LDG Development LLC
- Property Location - 2022 E. Slaughter Lane, Austin, Texas 78747
- Building Size - 304 units
- Property Type - Family
- Debt Provider - Mason Joseph
- Equity/Tax Credit Investor - Boston Financial
- Bond Amount - \$26,000,000
- Management Company: Capstone Real Estate Services, Inc
- Closing Date: December 2017

The Rail

- Developer Partners - LDG Development LLC and Lonestar Development
- Property Location - 2921 East 17th Street, Austin, Texas 78702
- Building Size - 235 units
- Property Type - Family
- Debt Provider - Mason Joseph
- Management Company: Greystar
- Closing Date: July 2018

**SOUTHWEST HOUSING
COMPLIANCE
CORPORATION**



A Subsidiary of the Housing Authority of the City of Austin

DATE: March 7, 2024
TO: Michael Gerber – President/CEO
FROM: Michael Cummings – Vice President
FOR: HACA Board of Commissioners
RE: February 2024 Monthly Report (Texas)

Below is SHCC’s Monthly Report for the above referenced period. SHCC met all Incentive Based Performance Standards (IBPS) requirements and is requesting all eligible basic fees earned.

SECTION I – INCENTIVE BASED PERFORMANCE STANDARDS

Management & Occupancy Reviews (IBPS 1)

SHCC completed 22 MORs (Management and Occupancy Reviews sent to Owner) in Texas for the month of February.

Tasks	# of MORs Performed this Month	# of MORs Sent to Owner this Month	# of MORs Closed this Month
Totals	41	22	35

Processing of Rental Adjustments (IBPS 3)

SHCC is currently processing or has processed 150 requests for rent adjustment.

- 95 are currently being processed. None have exceeded the IBPS 30-day deadline.
- 55 have been completely processed. All were completed within the IBPS 30-day deadline.

Review, Verify, and Authorize Monthly Vouchers (IBPS 6)

SHCC processed all incoming vouchers for the month of March 2024 and paid subsidy on 597 contracts in the amount of \$37,336,058.33 on March 1, 2024. 1 contract was funded with a net amount of \$0 after deduction of the HUD mortgage offset. 1 contract received their November 2023 HAP in the amount of \$220,514.00.

Life Threatening Health & Safety Issues (IBPS 9)

14 Life-Threatening calls were received during this reporting period regarding: inoperable elevator (1), ceiling collapse (1), major leak/flood (3), utility outage/no water/no hot water (4), exposed wires/missing smoke detector (1), broken windows (1), sewage backup (2) and inoperable toilet (1), which were processed in accordance with IBPS-established guidelines. 3 Life-Threatening calls remained opened as of 3/1/24. *NOTE: A Life-Threatening call is one regarding a condition that could cause injury, loss of life, threaten health or cause serious property damage.*

Non-Life Threatening Health & Safety Issues (IBPS 10)

42 Non-Life Threatening calls and 63 General calls were received during this reporting period, all of which were processed in accordance with IBPS established guidelines.

A total of 119 calls were received this month, and a total of 121 were closed: 88 from this reporting period and 33 from the previous month. A total of 36 calls remain open: 31 from this reporting period and 5 from the previous month.

PHA Audit (IBPS 13)

None to report.

Renewals of Expiring Contracts (IBPS 14)

SHCC is currently processing or has processed 50 requests for contract renewal.

- 41 are currently being processed. None have exceeded the IBPS 30-day deadline.
- 9 has been sent to HUD for approval and/or funding.

General Reporting Requirements (IBPS 15)

None to report.

SECTION II - GENERAL

Updated Work Plan Status Report

SHCC received confirmation, along with other PBCAs, via email on 2/29/23 that MORs were now approved from 3/1/24 through 3/31/24. We are awaiting funding confirmation from HUD before proceeding with MORs for subsequent months.

Training

On February 15, 2024, 1 Resident Relations Manager, 1 Compliance Manager, 1 Resident Relations Specialist, 1 Compliance Specialist, and 1 Compliance Monitor attended a webinar entitled *HUD's New Guidance on Criminal Activity and Housing*, as offered by Compliance Prime and presented by Gwen Volk.

From February 25-28, 2024, a Resident Relations Specialist completed the Certified Occupancy Specialist certification (COS) and examination, as offered by National Center for Housing Management (NCHM).

On February 26, 2024, the Director of Compliance and Compliance Managers held an internal training for department staff to discuss ongoing HOTMA changes.

On February 26, 2024, an internal training was held for all SHCC staff. SHCC Director of HAP presented “HAP Department – SHCC All Staff Series” which included an overview of the department, HAP basics, and the payment cycle. The SHCC Director of RHD presented “Resident Help Desk – All Staff Training” which included an overview of the department, facts and figures, and how the processes/work involves other departments and how they can assist the RHD.

On February 28 & 29, 2024, SHCC’s Director of Operations, Director of Compliance, 2 Resident Relations Manager, 3 Compliance Managers, 2 Compliance Monitors and 13 Compliance Specialists participated in the NSPIRE training conducted by the U.S. Inspection Group. The training covered changes to the REAC inspection process and how physical deficiencies will now be scored with NSPIRE guidance.

Quality Control Activities

None to report.

END OF REPORT



A Subsidiary of the Housing Authority of the City of Austin

DATE: March 7, 2024
TO: Michael Gerber – President/CEO
FROM: Michael Cummings – Vice President
FOR: HACA Board of Commissioners
RE: February 2024 Monthly Report (Arkansas)

Below is SHCC’s Monthly Report for the above referenced period. SHCC met all Incentive Based Performance Standards (IBPS) requirements and is requesting all eligible basic fees earned.

SECTION I – INCENTIVE BASED PERFORMANCE STANDARDS

Management & Occupancy Reviews (IBPS 1)

SHCC completed 0 MORs (Management and Occupancy Reviews sent to Owner) in Arkansas for the month of February.

Tasks	# of MORs Performed this Month	# of MORs Sent to Owner this Month	# of MORs Closed this Month
Totals	4	0	10

Processing of Rental Adjustments (IBPS 3)

SHCC is currently processing or has processed 38 requests for rent adjustment.

- 18 are currently being processed. None have exceeded the IBPS 30-day deadline.
- 20 have been completely processed. All were completed within the IBPS 30-day deadline.

Review, Verify, and Authorize Monthly Vouchers (IBPS 6)

SHCC processed all incoming vouchers for the month of March 2024 and paid subsidy on 211 contracts in the amount of \$5,468,716.51 on March 1, 2024. 2 contracts were funded with a net amount of \$0 after deduction of the HUD mortgage offset.

Life Threatening Health & Safety Issues (IBPS 9)

3 Life-Threatening calls were received during this reporting period regarding: broken window and hot water outage (1); sewage backup and hot water outage (1); and sewage backup (1), which were processed in accordance with IBPS-established guidelines. 1 Life-Threatening call remains open as of 3/1/24. *NOTE: A Life-Threatening call is one regarding a condition that could cause injury, loss of life, threaten health or cause serious property damage.*

Non-Life Threatening Health & Safety Issues (IBPS 10)

13 Non-Life Threatening calls and 13 General calls were received during this reporting period, which were processed in accordance with IBPS established guidelines.

A total of 29 calls were received this month and a total of 32 calls were closed: 21 from this reporting period and 11 from the previous month. A total of 11 calls remain open: 8 from this reporting period and 3 from the previous month.

PHA Audit (IBPS 13)

None to report.

Renewals of Expiring Contracts (IBPS 14)

SHCC is currently processing or has processed 14 requests for contract renewal.

- 12 are currently being processed. None have exceeded the IBPS 30-day deadline.
- 2 has been sent to HUD for approval and/or funding.

General Reporting Requirements (IBPS 15)

None to report.

SECTION II - GENERAL

Updated Work Plan Status Report

SHCC received confirmation, along with other PBCAs, via email on 2/29/23 that MORs were now approved from 3/1/24 through 3/31/24. We are awaiting funding confirmation from HUD before proceeding with MORs for subsequent months.

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Quality Control Activities

None to report.

END OF REPORT