ROCKVILLE HOUSING ENTERPRISES
BOARD OF COMMISSIONERS REGULAR MEETING

Rockville Housing Enterprises –
MEETING TO BE HELD VIA TELECONFERENCE

DIAL IN NUMBER: 301-217-0835
ACCESS CODE: 951911

ROCKVILLE, MARYLAND 20850
Wednesday, March 25, 2019

AGENDA

6:30 p.m.	**1. Consent Items: (T-1)**
6:40 p.m.	**3. Citizens Forum:**
7:00 p.m.	**4. Information Exchange:** • **Executive Director's Report (T-2)** • **Finance Reports (T-3)** • **Asset Management (T-4)** • **HCV Report (T-5)** • **Fireside Park Report (T-6)**
7:30 p.m.	**6. City of Rockville (COR) Report**
7:45 p.m.	**5. Action & Discussion Items: (T-7)**
8:00 p.m.	**7. Commissioners Comments:**
8:15 p.m.	**8. Adjourn**

1. Individuals needing special accommodations to fully participate in this meeting, call the RHE office (301) 424-6265
2. This Agenda is subject to change without notice.
3. Times are approximate and may vary depending on length of discussion.
4. Public participation is permitted on Agenda Items in the same manner as if the Agency were holding a legislative-type Public Hearing.
5. Pursuant to The Open Meeting Act (3-302(b)(3)); all or part of any of the above noticed meetings may be held in executive session.

Pursuant to The Open Meeting Act 8 OMCB Opinions111, 113 (2012); the meeting may be held as a teleconference. The public is invited to join the teleconference by dialing the number provided in the top of this Agenda. The following rules will apply when the RHE Board Meeting is held via Teleconference:

- The chair will call the roll to establish a quorum;
- Members need to identify themselves when they are talking;
- The members may be asked to identify anyone who is present with them during the call;
- The public may be asked to mute the call on their end to avoid interruptions;
- The public may not speak unless the chair asks them to.

TAB 1

Rockville Housing Enterprises
Board of Commissioners Meeting Minutes
December 2019 Board Meeting held on
February 26, 2020

The Board of Commissioners for Rockville Housing Enterprises met in Regular Session on February 26, 2020 at the David Scull Courts Community Center at 1201 First Street, Rockville, MD 20850

Present
Chairman - Edward Duffy
Vice Chairman - James Hedrick
Commissioner - Steven Marr
Commissioner – Stacy Kaplowitz

In Attendance
Ms. Jessica Anderson, Executive Director
Monique Ashton – City Councilmember, City of Rockville
Christele Etienbla – RHE Staff
Virginia Onley – Citizen

6:34 PM Call to Order
Chair Duffy called the Rockville Housing Board of Commissioners Meeting to Order.

6:35 PM Consent Items
Chair Duffy called for a motion to approve the meeting minutes for the January 29, 2020 Board Meeting. Commissioner Marr, motioned to approve the Board Meeting Minutes from the January Board Meeting held on January 29, 2020. Commissioner Hedrick seconded the motion. All present voted aye.

6:37 PM Citizen Forum
Councilmember Ashton was welcomed to the meeting and as the Council liaison to the RHE Board.

6:38 PM Executive Director's Report

Executive Director Anderson presented her report as follows:

Activities during the month of January 2020

Meetings/Activities

- Fireside Park owner's meeting was held on January 22, 2020.
- Weekly closing calls for Fireside Park Apartments continue to occur.
- Meeting with HUD Field Office on the new program Fostering Youth to Independence on January 9, 2020.
- Meeting with the Jewish Foundation for Group Homes on January 31, 2020.

Financial Management

- See Tab 3 – Financial Narrative.

Asset Management December (See TAB 4 and TAB 6 of Board Report)

- PH Occupancy (David Scull/Scattered Sites) was 96% for the month ending January.
    - Non payment writs are being received for households that are not current on their rent.
- RELP One Occupancy was 98% for the month ending January (56 units).
- RHEP Occupancy was 100% for the months ending January (4 units).
- Fireside Occupancy was 97% for the month ending January. Occupancy is based on available units.

Maintenance Activity Summary for January

- The maintenance technicians completed 79 work orders.
- The team inspected 49 RHE-owned housing units for the determination of preventive maintenance and housekeeping issues.
- We scheduled 41 units to be inspected for HUD's Housing Quality Standards (HQS) and passed 40 of these inspections. We implemented the use of tablets for completing HQS inspections and we are nearly two months ahead of HUD's schedule.
- The tablets will also be used to assign and complete work orders on our maintenance team. There is a learning curve for the team, but our goal is to be paperless by the end of February.
- There were three move-outs and turnovers, all on First Street, in January. There were no other move-outs in RHE-maintained properties in January.

Housing Choice Voucher Program (HCVP) Management

January 2020

- HCV Program voucher units leased for the month ending January 2020 was 93.68%, and calendar year to date in January 2020 was 93.68%. HCV Program budget utilization for the month ending January 2020 was 99.30% and calendar year to date in January 2020 was 99.30%.
- The 50-unit Mainstream Disabled Voucher program for which funds are allocated dollar for dollar based on utilization is 98% leased for the month of January.

- The 5-unit Moderate Rehabilitation Single Room Occupancy (SRO) program, for which funds are allocated dollar for dollar based on utilization, is 100% leased for the month of January.
- The 5 VASH vouchers are 100% leased.

Fireside Park

Occupancy is 97%.

Fireside Park Apartments – Refinancing Progress Update as of February 18, 2020

I. **RESTORATION OF FIRE IMPACTED BUILDINGS (32 UNITS)**
   - RHE has secured the balance of proceeds from Travelers Insurance for the restoration scope. The rehab project is 100% complete.

II. **REFINANCING AND DEVELOPMENT OF FIRESIDE PARK (204 UNITS)**
   - The Mixed Finance proposal and Project Based Subsidy Layering are currently under review by HUD. Approvals are expected to be received by RHE the week of 2/24/20.
   - The State CDA is scheduled to take the project to the final State loan committee for closing approval on 2/19/2020.
   - RHE team is working closely with all disciplines to complete due diligence requests from each lender for a clear path to closing.

III. RELOCATION (204 UNITS)

Relocation Schedule

The relocation coordinator works with stakeholders including RHE, construction, and property management to maintain and update the relocation schedule accordingly.

- Buildings 741, 739 and 737 will be the first buildings to be rehabilitated.
- The relocation coordinator has developed the relocation sequence and number of hospitality units needed per relocation.
- The relocation coordinator will be updating the relocation schedule based on the updated construction schedule to ensure continued alignment.
    - The relocation coordinator will work with property management to ensure hospitality unit readiness and turnover
    - Key and temporary lease management
    - Hospitality unit extermination and cleaning

Family Self Sufficiency Detailed Report for the month of January 2020

24 - Public Housing
41 - Voucher
7 - Homeownership

4- FSS Progress Reports

Youth Community Activities

- After School Programming with So What Else
    - So What Else offers 100% free, high quality and engaging youth programming. This program provides a safe space for the youth in the community, where they can be empowered, work together as a team, learn compassion, promote positivity and non-violence. All of the youth in our programing are provided with a snack, and dinner daily. On Wednesdays the youth take a trip to Lincoln Park Community Center for open gym.

- Boys Mentoring – reoccurring Tuesdays 2:30-4:00 pm
- Girls Mentoring – reoccurring Thursdays 2:30-4:00 pm

Community Activities

January Activities

- Celestial Manna Food Pantry – Reoccurring Mondays 10:00 pm
- 1/9/2020 – Parenting Classes with Montgomery County Public Schools
- 1/9/2020- Community Teen Meeting
    - Ideas for what the youth of the community would like to see and do.
- 2/1/20 through 2/22/20 - VITA FREE tax preparation services are offered to all of RHE's participants and their families.

February Activities

- 2/6/2020 - Census Bureau Information Session at the David Scull Community Center
- 2/8/2020 - VITA Free Tax Preparation.

March Activities

St. Patrick's Day Activity (Informal) – March 17, 2020

- Decorate cookie's and/or cupcakes green
- St. Patrick's Day Menu (Green food dye)
    - Menu is pending but may include: Green eggs and ham, green mac & cheese
    - Kiwi, Grapes or anything green (donations always accepted)
    - Green juice or shamrock punch (green punch and ginger ale)

National Historic Woman's Month – March. Activity Tuesday March 24, 2020

Pending Events/Activities

- Easter – April 2020
- Spring Break – April 6-13, 2020
- HUD Strong Families Initiative – June 2020
- National Night Out - August 2020

7:23 PM City of Rockville Report
Ms. Habte was away at a conference, there was no City of Rockville Report this month.

7:25 PM Action and Items
None

7:26 Commissioners Comments
Commissioner Marr thanked Executive Director Anderson for her continued support in staying on top of the Fireside Park refinance challenges.

7:30 PM Adjourn

Tab 2

Rockville Housing Enterprises
Executive Director's Report
As of March 20, 2020

Activities during the month of February 2020

Meetings/Activities

- Fireside Park Owner's Meeting was held on February 26, 2020.
- Weekly closing calls for Fireside Park Apartments continue to occur.
- Began weekly calls with Edgewood, Fireside Property Management regarding ongoing operations.
- Staff participated in on line trainings "lunch n' learns" on the following topics
    - Public Housing Occupancy
    - Housing Choice Voucher Portability

Financial Management

- See Tab 3 – Financial Narrative.
- RELP One, RHE Fireside Park, RHE audits are all underway.

Asset Management February (See TAB 4 and TAB 6 of Board Report)

- PH Occupancy (David Scull/Scattered Sites) was 96% for the month ending February.
    - Non payment writs are being received for households that are not current on their rent.
    - All 3 pending evictions scheduled for the month of March have been put on hold due to COVID-19.
- RELP One Occupancy was 98% for the month ending February (56 units).
- RHEP Occupancy was 100% for the months ending February (4 units).
- Fireside Occupancy was 95% for the month ending February. Occupancy is based on available units. 32 units are intentionally left vacant for relocations purposes.
    - The property has experienced a significant slow-down in leasing traffic as of March 20, 2020 due to COVID-19.

Maintenance Activity Summary for February

- The maintenance technicians completed 100 work orders.
- The team inspected 65 RHE-owned housing units for the determination of preventive maintenance and housekeeping issues. Out of these inspections, 47 preventive maintenance work orders were created.
- Maintenance scheduled 52 units to be inspected for HUD's Housing Quality Standards (HQS) and passed 47 of these. The 5 units that failed were schedule for reinspection in March.
- Maintenance fully implemented the use of tablets to assign and complete work orders on our maintenance and inspection teams. Maintenance is now paperless on all work orders.
- There were two turnovers completed in February.

- A new Maintenance Tech has been hired to service after hours calls.

Housing Choice Voucher Program (HCVP) Management

February 2020

- HCV Program voucher units leased for the month ending February 2020 was 93.41%, and calendar year to date in February 2020 was 93.54%. HCV Program budget utilization for the month ending February 2020 was 91.30% and calendar year to date in February 2020 was 95.34%.
- The 50-unit Mainstream Disabled Voucher program for which funds are allocated dollar for dollar based on utilization is 98% leased for the month of February.
- The 5-unit Moderate Rehabilitation Single Room Occupancy (SRO) program, for which funds are allocated dollar for dollar based on utilization, is 100% leased for the month of February.
- The 5 VASH vouchers are 100% leased.

Fireside Park

Occupancy is 95%.

Fireside Park Apartments – Refinancing Progress Update as March, 2020

I. **REFINANCING AND DEVELOPMENT OF FIRESIDE PARK**

- The Mixed Finance proposal and Project Based Subsidy Layering are currently under review by HUD. The HUD project manager has informed RHE that the draft letter of approval is pending signature.

- The State CDA loan committee has approved the project for funding.

- Montgomery County has received approval from their loan committee. The presentation by the County consisted of the base request for a refinancing of the existing loan, and PILOT approval. To assist with the timeliness of closing, the County staff presented an alternative funding approach which includes the amount of funding being sought from the Rental Housing Works program at the State. With this approval, the project can proceed towards closing without the need to wait for the legislative approval process by the State for Rental Housing Works funding.

- PNC Equity received approval from their equity finance committee.

- RHE team is working closely with all disciplines to complete due diligence requests from each lender for a clear path to closing. Closing is currently projected for early May, 2020.

RELOCATION OVERVIEW

Led by the Relocation Coordinator, Melanie Brissett, the relocation team continues to work with all stakeholders guided by the following prioritized objectives:

- Provide ongoing communication and resident engagement to ensure that residents understand the relocation process and timelines
- Ensure that residents are well prepared for the relocation
    - Residents have packing materials
        - Have (RHE preapproved) packing assistance available for residents who are unable to pack themselves
    - Residents have a scheduled relocation date with experienced movers
        - Hospitality units at Fireside Park Apartments are ready
- Maintain the relocation schedule in alignment with the construction schedule

COVID-19 (Coronavirus) Impacts To Relocation Operations.

- The health and safety of our relocation employees, partners, clients and customers is our highest priority. We are following the Coronavirus Guidelines from the U.S. Department of Health & Human Services (www.HHS.gov) and Centers for Disease Control and Prevention (www.cdc.gov).
- Packing Materials. In practicing social distancing and out of an extreme abundance of caution, we will not be providing any packing materials to residents at least through the end of March 2020 (March 31, 2020). Many residents have already obtained their packing materials.
- Pre relocation apartment inspections. In practicing social distancing, we will not be conducting any in person pre relocation apartment inspections with residents at least through the remainder of March 2020 (March 31, 2020). We have conducted some pre relocation apartment inspections. We can conduct virtual inspections (via FaceTime or similar videophone app).
- Relocation Office Hours. In practicing social distancing and out of an extreme abundance of caution, we will not be providing any on site relocation office hours at least through the remainder of March 2020 (March 31, 2020). We remain available by phone, text and email with business hours Monday through Friday 9am to 4pm. E-mail and texts will be used as our quickest form of communication and response.
- Relocation Schedule. The updated schedule estimates that relocations will take place between May 1, 2020 and May 31, 2020 (if safe to do so). We anticipate the relocations will take place in accordance with the schedule below but are aware that this is a fast-changing situation. We will continue to coordinate with ownership and property management and hope to maintain the schedule but will only relocate residents when it is safe to do so. If there are changes to the schedule, residents will be notified prior and the relocation coordinator will work with residents to schedule relocations accordingly.

Family Self Sufficiency Detailed Report -Period YTD: March 2020

24 - Public Housing
41 - Voucher
7 - Homeownership

3- FSS Progress Reports

Youth Community Activities

- After School Programming with So What Else – *SUSPENDED due to COVID-19*
  - "So What Else" offers 100% free, high quality and engaging youth programming. This program provides a safe space for the youth in the community, where they can be empowered, work together as a team, learn compassion, promote positivity and non-violence. All of the youth in our programing are provided with a snack, and dinner daily. On Wednesday's the youth take a trip to Lincoln Park Community Center for open gym.

- Boys Mentoring – reoccurring Tuesdays 2:30-4pm
- Girls Mentoring – reoccurring Thursdays 2:30-4pm
- Reoccurring Wednesday's 4:45-5:45 pm, open gym at Lincoln Park Community Center.
- Valentine's Day Pizza Party – Friday February 14, 2020

Community Activities

- *Celestial Manna Food Pantry – reoccurring Mondays 10 pm - SUSPENDED due to COVID-19*
- VITA FREE Tax Pre-Preparation February 8-22, 2020
- Census 2020 Information & Job Session February 7, 2020

Upcoming Activities March

- *Breakfast and Paint – March 28, 2020 - CANCELLED due to COVID-19*

Pending Events/Activities

- HUD Strong Families Initiative – May 22, 2020
- National Night Out – August 8, 2020
- *Easter – April 10, 2020 - PENDING CANCELLATION due to COVID-19*
- *Spring Break Camp – April 6-13, 2020 - PENDING CANCELLATION due to COVID-19*
- Volunteer Appreciation – Pending Spring 2020

TAB 3

Rockville Housing Enterprises
Monthly Financial Statement Review

Month Ending February 2020

Public Housing Program (PH) (108 PH Units)
The Net Income on the PH Cash Flow Report indicates a negative ($15,466.55) for the month ending February 2020 and a negative ($111,398.22) year to date. The negative NOI for February is due to the payment of Fireside Park Predevelopment Expenses.

Housing Choice Voucher (HCV) Program (404 Regular Vouchers;)
The Net Restricted Assets (HAP) for the month of February is negative ($146,397.00). Year to date the HAP is negative ($364,858.67). RHE is working with HUD to receive all HAP funds due.

The Un-Restricted Net Assets (Administrative Expenses) for the month ending February is negative ($24,757.17). Year to date is negative ($28,006.17). The negative for the month ending February is due to the annual payment of software licensing fee, and annual membership fees as well an unusually large number of move in inspections completed.

Mainstream Vouchers (50 Mod Vouchers)
The Net Restricted Assets (HAP) for the month of February is $3643. Year to date the HAP is positive $22,270.

The UnRestricted Net Assets (Administrative Expenses) for the month ending February is $4546.00. Year to date is positive $12,558.

Mod Rehab Program (5 Mod Vouchers)
The Program cash flow for the month of February is $797.00. Year to date the HAP is positive $3,986.

RELP – (56 Low Income Housing Tax Credit Units)
The net income for RELP One for the month of February is a positive $9923.64. Year to date net income is $17,665.05.

RHE Properties (4 – Affordable Units)
The Cash Flow Statement for the month ending February 2020 indicates a negative ($3,059.68) and a year to date of (2,242.78).

RHE Corporation (the General Partnership entity for RELP One)
There was no activity for this entity during the month of February. This entity does not receive regular income.

RHE Development Account (bank account that receives and holds non federal funds)
There was no activity in the account during the month of February. This account does not receive regular income.

RHE FIRESIDE PARK
The Net Profit/Loss for Fireside Park for the month ending February is negative ($43,662) year to date is negative ($34,457).

Public Housing Financials February 2020

DAVID AND SCATTERED AND Grants (.ph_all)

CASH FLOW Statement (12 months)

Period = Oct 2019-Feb 2020

Book = Accrual

		Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
2999-99-999	Revenue & Expenses						
3000-00-000	INCOME						
3100-00-000	TENANT INCOME						
3101-00-000	Rental Income						
3111-00-000	Tenant Rent	51,871.24	42,976.30	47,410.00	50,569.05	50,217.45	243,044.04
3120-09-000	Misc.Tenant Income	19.91	0.00	2,048.18	139.80	0.00	2,207.89
3199-00-000	NET TENANT INCOME	**51,891.15**	**42,976.30**	**49,458.18**	**50,708.85**	**50,217.45**	**245,251.93**
3400-00-000	GRANT INCOME						
3401-00-000	HUD PHA Operating Grants/Subsidy	41,315.00	39,739.00	50,272.00	55,303.00	54,549.00	241,178.00
3690-00-019	Capital Fund 2019	75,000.00	20,000.00	0.00	0.00	0.00	95,000.00
3690-10-000	ROSS	2,451.50	2,451.50	2,451.50	2,535.00	0.00	9,889.50
3499-00-000	TOTAL GRANT INCOME	**118,766.50**	**62,190.50**	**52,723.50**	**57,838.00**	**54,549.00**	**346,067.50**
3600-00-000	OTHER INCOME						
3610-00-000	Investment Income - Unrestricted	5.88	0.00	0.00	0.00	0.00	5.88
3611-00-000	Investment Income - Restricted	4.05	0.00	0.00	0.00	0.00	4.05
3620-00-000	Management Fee Income	6,600.40	6,716.40	6,728.00	6,728.00	0.00	26,772.80
	Misc Income Fee	3,472.50	35.00	0.00	0.00	0.00	0.00
3630-00-000	Maintenance Fee Income	678.85	645.18	670.54	571.97	0.00	2,566.54
3690-22-000	CDBG Grant	36,245.10	0.00	94,102.00	0.00	0.00	130,347.10
3130-00-000	Insurance Reimbursement	0.00	55,806.29	249,600.00	0.00	430,913.07	736,319.36
	Line of Credit	0.00	107,983.50	0.00	74,089.99	0.00	182,073.49
3699-00-000	TOTAL OTHER INCOME	**47,006.78**	**171,186.37**	**351,100.54**	**81,389.96**	**430,913.07**	**1,078,089.22**
3999-00-000	TOTAL INCOME	**217,664.43**	**276,353.17**	**453,282.22**	**189,936.81**	**535,679.52**	**1,669,408.65**
4000-00-000	EXPENSES						

DAVID AND SCATTERED ANE Grants (.pb_all)

CASH FLOW Statement (12 months)

Period = Oct 2019-Feb 2020

Book = Accrual

		Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
4100-00-000	ADMINISTRATIVE						
4100-99-000	Administrative Salaries						
4110-00-000	Administrative Salaries	34,972.76	25,109.50	14,575.27	35,997.23	34,510.15	145,164.91
4410-00-000	Maintenance Salaries	12,270.21	12,569.90	20,995.02	12,195.31	12,442.78	70,473.22
4110-00-050	FSS Salaries	2,053.85	4,107.70	5,529.99	3,415.40	3,415.40	18,522.34
4110-04-000	Employee Benefit Contribution-Admin	11,408.63	11,151.33	12,360.34	7,363.26	9,881.37	52,164.93
4110-05-000	Wage Payable Garnishment	407.08	457.08	457.08	685.62	432.08	2,438.94
4110-07-000	AFLAC FLEX	640.82	0.00	629.02	0.00	0.00	1,269.84
4110-99-000	Total Administrative Salaries	**61,753.35**	**53,395.51**	**54,546.72**	**59,656.82**	**60,681.78**	**290,034.18**
4130-00-000	Legal Expense						
4130-02-000	Criminal Background Checks	246.00	179.25	307.70	484.95	95.60	1,313.50
4130-04-000	General Legal Expense	0.00	237.00	884.61	606.54	0.00	1,728.15
4131-00-000	Total Legal Expense	**246.00**	**416.25**	**1,192.31**	**1,091.49**	**95.60**	**3,041.65**
4139-00-000	Other Admin Expenses						
4140-00-000	Staff Training	407.81	84.21	1,081.07	508.67	94.50	2,176.26
4173-00-000	Management Fee	0.00	3,638.51	0.00	0.00	4,502.02	8,140.53
4180-00-000	Office Rent	4,299.60	4,299.60	4,299.60	1,807.50	0.00	14,706.30
4182-00-000	Financial-Consultants	8,266.75	1,233.75	5,519.75	1,034.13	1,093.75	17,148.13
4182-01-000	Contract Consultants	1,937.40	0.00	1,037.98	4,800.00	0.00	7,775.38
4189-00-000	Total Other Admin Expenses	**14,911.56**	**9,256.07**	**11,938.40**	**8,150.30**	**5,690.27**	**49,946.60**
4190-00-000	Miscellaneous Admin Expenses						
4190-00-020	Document Shredding	222.08	111.89	88.35	145.24	0.00	567.56
4190-01-000	Membership and Fees	277.93	45.98	420.00	361.95	0.00	1,105.86
4190-03-000	Advertising	55.93	0.00	0.00	0.00	13.82	69.75
4190-04-000	Office Supplies	3,035.95	174.70	640.09	1,780.18	926.16	6,557.08
4190-05-000	Fuel-Administrative	0.00	264.73	0.00	233.51	52.50	550.74
4190-07-000	Telephone	1,618.83	914.40	1,133.30	884.74	1,105.93	5,657.20
4190-08-000	Postage	663.58	350.00	0.00	350.00	1,045.31	2,408.89
4190-09-000	Software Liscense Fees	0.00	0.00	7,527.73	7,527.73	0.00	15,055.46

DAVID AND SCATTERED AND Grants (.ph_all)

CASH FLOW Statement (12 months)

Period = Oct 2019-Feb 2020

Book = Accrual

		Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
4190-10-000	Copiers Rental	2,098.87	677.12	1,230.36	786.91	676.68	5,469.94
4190-10-010	copier- expenses	169.20	0.00	289.41	52.43	0.00	511.04
4190-12-000	Software	0.00	314.26	0.00	0.00	0.00	314.26
4190-15-000	Cell Phones/Pagers	1,102.28	368.08	368.53	366.99	366.99	2,572.87
4190-20-000	Bank Fees	20.00	0.00	0.00	53.27	0.00	73.27
4190-22-000	Other Misc Admin Expenses	100.00	70.00	70.00	73.50	70.00	383.50
4191-00-000	Total Miscellaneous Admin Expenses	**9,364.65**	**3,291.16**	**11,767.77**	**12,616.45**	**4,257.39**	**41,297.42**
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	**86,275.56**	**66,358.99**	**79,445.20**	**81,515.06**	**70,725.04**	**384,319.85**
4200-00-000	TENANT SERVICES						
4220-00-000	Resident Services	280.50	117.64	244.22	103.17	0.00	745.53
4230-02-000	HQS	0.00	0.00	125.00	0.00	0.00	125.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	**280.50**	**117.64**	**369.22**	**103.17**	**0.00**	**870.53**
4300-00-000	UTILITIES						
4310-00-000	Water	4,970.21	0.00	6,517.62	6,368.99	11,823.57	29,680.39
4390-00-000	Sewer	4,819.06	0.00	5,591.92	5,558.18	9,100.11	25,069.27
4320-00-000	Electricity	0.00	11,992.42	4,439.09	5,924.26	6,808.65	29,164.42
4320-01-000	Electricity-Vacant Units	18.16	14.91	16.10	286.09	0.00	335.26
4320-02-000	Electricity- Office	359.62	313.24	262.49	290.61	325.99	1,551.95
4330-00-000	Gas	1,040.93	1,402.12	481.21	1,632.09	1,917.50	6,473.85
4330-01-000	Gas-Vacant Units	28.13	27.15	74.68	366.41	250.53	746.90
4340-00-000	Garbage/Trash Removal	248.00	283.00	177.20	293.00	84.00	1,085.20
4380-01-000	Office Utilities	1,134.53	0.00	0.00	0.00	0.00	1,134.53
4399-00-000	TOTAL UTILITY EXPENSES	**12,618.64**	**14,032.84**	**17,560.31**	**20,719.63**	**30,310.35**	**95,241.77**
4400-00-000	MAINTENANCE AND OPERATIONS						
4400-99-000	General Maint Expense						
4413-00-000	Vehicle Gas, Oil, Grease	172.78	0.00	191.49	0.00	0.00	364.27
4419-00-000	Total General Maint Expense	**172.78**	**0.00**	**191.49**	**0.00**	**0.00**	**364.27**

SAVID AND SCATTERED AND Grants (.pfh_all)

CASH FLOW Statement (12 months)

Period = Oct 2019-Feb 2020

Book = Accrual

		Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
4419-01-000	Extraordinary Maintenance	**39,360.98**	**0.00**	**23,614.89**	**2,982.67**	**0.00**	**65,958.54**
4420-00-000	Materials						
4420-02-000	Supplies-Appliance	1,289.32	63.99	169.00	126.12	289.31	1,937.74
4420-04-000	Supplies-Electrical	122.12	153.13	234.86	0.00	0.00	510.11
4420-06-000	Supplies-Janitorial/Cleaning	136.00	0.00	33.85	38.41	25.78	234.04
4420-08-000	Supplies-Plumbing	544.80	87.56	694.51	77.49	718.39	2,122.75
4420-09-000	Tools and Equipment	0.00	231.74	0.00	0.00	0.00	231.74
4420-11-000	HARDWARE SUPPLIES	5,396.47	1,481.28	1,094.05	426.99	3,480.94	11,879.73
4420-12-000	Painting Supplies	89.79	0.00	0.00	0.00	0.00	89.79
4429-00-000	Total Materials	**7,578.50**	**2,017.70**	**2,226.27**	**669.01**	**4,514.42**	**17,005.90**
4430-00-000	Contract Costs						
4430-00-010	General Contract Costs	1,686.74	813.00	354.74	1,640.00	309.40	4,803.88
4430-02-000	Contract-Appliance	3,055.00	0.00	0.00	0.00	1,713.00	4,768.00
4430-02-001	CONTRACT- APPLIANCE REPAIRS	0.00	0.00	195.00	0.00	0.00	195.00
4430-03-000	Contract-Building Repairs	0.00	1,605.00	670.00	0.00	195.00	2,470.00
4430-05-000	Contract-Decorating/Painting	0.00	0.00	1,185.00	0.00	0.00	1,185.00
4430-06-000	Contract-Electrical	259.96	246.00	0.00	0.00	0.00	505.96
4430-07-000	Contract-Pest Control	495.00	0.00	785.00	860.00	285.00	2,425.00
4430-08-000	Contract-Floor Covering	950.00	0.00	0.00	0.00	0.00	950.00
4430-09-010	Contract- Snow	0.00	0.00	0.00	1,550.00	0.00	1,550.00
4430-10-000	Contract-Janitorial/Cleaning	790.00	0.00	0.00	0.00	0.00	790.00
4430-11-000	Contract-Plumbing	4,438.99	0.00	1,900.00	0.00	0.00	6,338.99
4430-13-000	Contract-HVAC	120.00	1,619.00	1,140.65	826.65	1,792.50	5,498.80
4430-14-000	Contract-Vehicle Maintenance	613.34	515.84	128.46	0.00	1,998.27	3,255.91
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	299.40	0.00	0.00	299.40
4430-20-000	Contract- Carpet Turnover	0.00	0.00	275.00	0.00	0.00	275.00
4430-21-000	Unit Turnover	450.00	0.00	7,570.00	0.00	4,930.00	12,950.00
4430-27-000	Security Camera Repairs	17,468.00	0.00	0.00	0.00	0.00	17,468.00
4430-91-000	Contract- Extermination	1,160.00	1,495.00	1,143.60	785.00	645.00	5,228.60

DAVID AND SCATTERED AND Grants (ish_all)

CASH FLOW Statement (12 months)

Period – Oct 2019-Feb 2020

Book = Accrual

		Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
4431-00-000	Contract Cost- Lead Inspection	818.00	0.00	166.00	3,916.00	1,736.00	6,636.00
4432-00-000	Contract-Storage	272.00	380.80	0.00	570.00	285.00	1,507.80
4434-00-000	Contract- Keys	295.00	0.00	265.02	0.00	1,335.79	1,895.81
4439-00-000	Total Contract Costs	**32,872.03**	**6,674.64**	**16,077.87**	**10,147.65**	**15,224.96**	**80,997.15**
4440-00-000	CDBG	**58,379.00**	**70,740.00**	**0.00**	**0.00**	**0.00**	**129,119.00**
4499-00-000	TOTAL MAINTENACE EXPENSES	**138,363.29**	**79,432.34**	**42,110.52**	**13,799.33**	**19,739.38**	**293,444.86**
4500-00-000	GENERAL EXPENSES						
4510-00-000	Insurance	30,286.00	0.00	0.00	0.00	0.00	30,286.00
4510-10-000	Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00
4510-20-000	Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00
4510-30-000	WORKMAN COMP	0.00	0.00	0.00	0.00	0.00	0.00
4520-01-000	Real Estate Taxes	0.00	0.00	6,349.08	0.00	0.00	6,349.08
4521-00-000	Misc. Taxes/Liscenses/Insurance	10,365.00	6,835.00	0.00	0.00	1,590.95	18,790.95
4590-01-000	FIRSIDE PREDEV	5,500.00	109,783.45	0.00	27,691.00	1,844.33	144,818.78
4590-01-100	Fireside Op	35,676.37	25,940.91	251,146.15	42,526.20	102,672.27	457,961.90
4590-01-200	FIRESIDE FIRE	0.00	0.00	0.00	1,890.40	319,754.75	321,645.15
4599-00-000	TOTAL GENERAL EXPENSES	**81,827.37**	**142,559.36**	**257,495.23**	**72,107.60**	**425,862.30**	**979,851.86**
4700-00-000	HOUSING ASSISTANCE PAYMENTS						
4715-01-000	Tenant Utility Payments-Voucher	297.00	238.00	293.00	1,170.00	587.00	2,585.00
4715-03-000	FSS Escrow Payments	5,399.00	1,390.00	6,868.00	6,914.00	3,922.00	24,493.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	**5,696.00**	**1,628.00**	**7,161.00**	**8,084.00**	**4,509.00**	**27,078.00**
8000-00-000	TOTAL EXPENSES	**325,061.36**	**304,129.17**	**404,141.48**	**196,328.79**	**551,146.07**	**1,780,806.87**
9000-00-000	NET INCOME	**-107,396.93**	**-27,776.00**	**49,140.74**	**-6,391.98**	**-15,466.55**	**-111,398.22**

DAVID AND SCATTERED AND Grants (p_all)

Statement (12 months)

Period = Oct 2019-Feb 2020

Book = Accrual

		Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
2999-99-999	Revenue & Expenses						
3000-00-000	INCOME						
3100-00-000	TENANT INCOME						
3101-00-000	Rental Income						
3111-00-000	Tenant Rent	46,801.48	33,612.00	57,717.49	55,012.35	63,548.00	256,691.32
3117-00-000	Less: Admin/Employee Unit	0.00	0.00	110.50	154.08	0.00	264.58
3119-00-000	Total Rental Income	46,801.48	33,612.00	57,827.99	55,166.43	63,548.00	256,955.90
3120-00-000	Other Tenant Income						
3120-07-000	Tenant Owed Utilities	0.00	4,822.09	1,761.65	2,301.96	1,679.73	10,565.43
3120-09-000	Misc.Tenant Income	19.91	0.00	2,048.18	139.80	0.00	2,207.89
3129-00-000	Total Other Tenant Income	19.91	4,822.09	3,809.83	2,441.76	1,679.73	12,773.32
3130-00-000	Insurance Reimbursement	0.00	55,806.29	249,600.00	0.00	430,913.07	736,319.36
3199-00-000	NET TENANT INCOME	46,821.39	94,240.38	311,237.82	57,608.19	496,140.80	1,006,048.58
3400-00-000	GRANT INCOME						
3401-00-000	HUD PHA Operating Grants/Subsidy	41,315.00	39,739.00	50,272.00	55,303.00	54,549.00	241,178.00
3499-00-000	TOTAL GRANT INCOME	116,315.00	59,739.00	50,272.00	55,303.00	54,549.00	336,178.00
3600-00-000	OTHER INCOME						
3610-00-000	Investment Income - Unrestricted	5.88	0.00	0.00	0.00	0.00	5.88
3611-00-000	Investment Income - Restricted	4.05	0.00	0.00	0.00	0.00	4.05
3620-00-000	Management Fee Income	6,600.40	6,716.40	6,728.00	6,728.00	0.00	26,772.80
3630-00-000	Maintenance Fee Income	678.85	645.18	670.54	571.97	0.00	2,566.54
3690-00-019	Capital Fund 2019	75,000.00	20,000.00	0.00	0.00	0.00	95,000.00
3690-10-000	ROSS	2,451.50	2,451.50	2,451.50	2,535.00	0.00	9,889.50
3690-22-000	CDBG Grant	36,245.10	0.00	94,102.00	0.00	0.00	130,347.10
3699-00-000	TOTAL OTHER INCOME	45,985.78	9,813.08	103,952.04	9,834.97	0.00	169,585.87

DAVID AND SCATTERED AND Grants (.pl=.all)

Statement (12 months)

Period = Oct 2019-Feb 2020

Book = Accrual

		Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
3999-00-000	TOTAL INCOME	134,122.17	143,792.46	465,461.86	122,746.16	550,689.80	1,416,812.45
4000-00-000	EXPENSES						
4100-00-000	ADMINISTRATIVE						
4100-99-000	Administrative Salaries						
4110-00-000	Administrative Salaries	34,972.76	25,109.50	14,575.27	35,997.23	34,510.15	145,164.91
4110-00-050	FSS Salaries	2,053.85	4,107.70	5,529.99	3,415.40	3,415.40	18,522.34
4110-04-000	Employee Benefit Contribution-Admin	11,408.63	11,151.33	12,360.34	7,363.26	9,881.37	52,164.93
4110-05-000	Wage Payable Garnishment	407.08	457.08	457.08	685.62	432.08	2,438.94
4110-07-000	AFLAC FLEX	640.82	0.00	629.02	0.00	0.00	1,269.84
4110-99-000	Total Administrative Salaries	49,483.14	40,825.61	33,551.70	47,461.51	48,239.00	219,560.96
4130-00-000	Legal Expense						
4130-02-000	Criminal Background Checks	246.00	179.25	307.70	484.95	95.60	1,313.50
4130-04-000	General Legal Expense	0.00	237.00	884.61	606.54	0.00	1,728.15
4131-00-000	Total Legal Expense	246.00	416.25	1,192.31	1,091.49	95.60	3,041.65
4139-00-000	Other Admin Expenses						
4140-00-000	Staff Training	407.81	84.21	1,081.07	508.67	94.50	2,176.26
4173-00-000	Management Fee	0.00	3,638.51	0.00	0.00	4,502.02	8,140.53
4180-00-000	Office Rent	4,299.60	4,299.60	4,299.60	1,807.50	0.00	14,706.30
4182-00-000	Financial-Consultants	8,266.75	1,233.75	5,519.75	1,034.13	1,093.75	17,148.13
4182-01-000	Contract Consultants	1,937.40	0.00	1,037.98	4,800.00	0.00	7,775.38
4189-00-000	Total Other Admin Expenses	14,911.56	9,256.07	11,938.40	8,150.30	5,690.27	49,946.60
4190-00-000	Miscellaneous Admin Expenses						
4190-00-020	Document Shredding	222.08	111.89	88.35	145.24	0.00	567.56
4190-01-000	Membership and Fees	277.93	45.98	420.00	361.95	0.00	1,105.86
4190-03-000	Advertising	55.93	0.00	0.00	0.00	13.82	69.75
4190-04-000	Office Supplies	3,035.95	174.70	640.09	1,780.18	926.16	6,557.08
4190-05-000	Fuel-Administrative	0.00	264.73	0.00	233.51	52.50	550.74
4190-07-000	Telephone	1,618.83	914.40	1,133.30	884.74	1,105.93	5,657.20

DAVID AND SCATTERED AND Grant (.ph_all)

Statement (12 months)

Period = Oct 2019-Feb 2020

Book = Accrual

		Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
4190-08-000	Postage	663.58	350.00	0.00	350.00	1,045.31	2,408.89
4190-09-000	Software Liscense Fees	0.00	0.00	7,527.73	7,527.73	0.00	15,055.46
4190-10-000	Copiers Rental	2,098.87	677.12	1,230.36	786.91	676.68	5,469.94
4190-10-010	copier- expenses	169.20	0.00	289.41	52.43	0.00	511.04
4190-12-000	Software	0.00	314.26	0.00	0.00	0.00	314.26
4190-15-000	Cell Phones/Pagers	1,102.28	368.08	368.53	366.99	366.99	2,572.87
4190-20-000	Bank Fees	20.00	0.00	0.00	53.27	0.00	73.27
4190-22-000	Other Misc Admin Expenses	100.00	70.00	70.00	73.50	70.00	383.50
4191-00-000	Total Miscellaneous Admin Expenses	58,847.79	44,116.77	45,319.47	60,077.96	52,496.39	260,858.38
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	74,005.35	53,789.09	58,450.18	69,319.75	58,282.26	313,846.63
4200-00-000	TENANT SERVICES						
4220-00-000	Resident Services	280.50	117.64	244.22	103.17	0.00	745.53
4230-02-000	HQS	0.00	0.00	125.00	0.00	0.00	125.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	280.50	117.64	369.22	103.17	0.00	870.53
4300-00-000	UTILITIES						
4310-00-000	Water	4,970.21	0.00	6,517.62	6,368.99	11,823.57	29,680.39
4320-00-000	Electricity	0.00	11,992.42	4,439.09	5,924.26	6,808.65	29,164.42
4320-01-000	Electricity-Vacant Units	18.16	14.91	16.10	286.09	0.00	335.26
4320-02-000	Electricity- Office	359.62	313.24	262.49	290.61	325.99	1,551.95
4330-00-000	Gas	1,040.93	1,402.12	481.21	1,632.09	1,917.50	6,473.85
4330-01-000	Gas-Vacant Units	28.13	27.15	74.68	366.41	250.53	746.90
4340-00-000	Garbage/Trash Removal	248.00	283.00	177.20	293.00	84.00	1,085.20
4380-01-000	Office Utilities	1,134.53	0.00	0.00	0.00	0.00	1,134.53
4390-00-000	Sewer	4,819.06	0.00	5,591.92	5,558.18	9,100.11	25,069.27
4399-00-000	TOTAL UTILITY EXPENSES	12,618.64	14,032.84	17,560.31	20,719.63	30,310.35	95,241.77
4400-00-000	MAINTENANCE AND OPERATIONS						
4400-99-000	General Maint Expense						

DAVID AND SCATTERED AND Grants (.ph_all)

Statement (12 months)

Period = Oct 2019-Feb 2020

Book = Accrual

		Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
4410-00-000	Maintenance Salaries	12,270.21	12,569.90	20,995.02	12,195.31	12,442.78	70,473.22
4413-00-000	Vehicle Gas, Oil, Grease	172.78	0.00	191.49	0.00	0.00	364.27
4419-00-000	Total General Maint Expense	12,442.99	12,569.90	21,186.51	12,195.31	12,442.78	70,837.49
4419-01-000	Extraordinary Maintenance	39,360.98	0.00	23,614.89	2,982.67	0.00	65,958.54
4420-00-000	Materials						
4420-02-000	Supplies-Appliance	1,289.32	63.99	169.00	126.12	289.31	1,937.74
4420-04-000	Supplies-Electrical	122.12	153.13	234.86	0.00	0.00	510.11
4420-06-000	Supplies-Janitorial/Cleaning	136.00	0.00	33.85	38.41	25.78	234.04
4420-08-000	Supplies-Plumbing	544.80	87.56	694.51	77.49	718.39	2,122.75
4420-09-000	Tools and Equipment	0.00	231.74	0.00	0.00	0.00	231.74
4420-11-000	HARDWARE SUPPLIES	5,396.47	1,481.28	1,094.05	426.99	3,480.94	11,879.73
4420-12-000	Painting Supplies	89.79	0.00	0.00	0.00	0.00	89.79
4429-00-000	Total Materials	46,939.48	2,017.70	25,841.16	3,651.68	4,514.42	82,964.44
4430-00-000	Contract Costs						
4430-00-010	General Contract Costs	1,686.74	813.00	354.74	1,640.00	309.40	4,803.88
4430-02-000	Contract-Appliance	3,055.00	0.00	0.00	0.00	1,713.00	4,768.00
4430-02-001	CONTRACT- APPLIANCE REPAIRS	0.00	0.00	195.00	0.00	0.00	195.00
4430-03-000	Contract-Building Repairs	0.00	1,605.00	670.00	0.00	195.00	2,470.00
4430-05-000	Contract-Decorating/Painting	0.00	0.00	1,185.00	0.00	0.00	1,185.00
4430-06-000	Contract-Electrical	259.96	246.00	0.00	0.00	0.00	505.96
4430-07-000	Contract-Pest Control	495.00	0.00	785.00	860.00	285.00	2,425.00
4430-08-000	Contract-Floor Covering	950.00	0.00	0.00	0.00	0.00	950.00
4430-09-010	Contract- Snow	0.00	0.00	0.00	1,550.00	0.00	1,550.00
4430-10-000	Contract-Janitorial/Cleaning	790.00	0.00	0.00	0.00	0.00	790.00
4430-11-000	Contract-Plumbing	4,438.99	0.00	1,900.00	0.00	0.00	6,338.99
4430-13-000	Contract-HVAC	120.00	1,619.00	1,140.65	826.65	1,792.50	5,498.80
4430-14-000	Contract-Vehicle Maintenance	613.34	515.84	128.46	0.00	1,998.27	3,255.91
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	299.40	0.00	0.00	299.40
4430-20-000	Contract- Carpet Turnover	0.00	0.00	275.00	0.00	0.00	275.00
4430-21-000	Unit Turnover	450.00	0.00	7,570.00	0.00	4,930.00	12,950.00

DRYTO AND SCATTERED AND Grants (.pb_all)

Statement (12 months)

Period = Oct 2019-Feb 2020

Book = Accrual

		Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
4430-27-000	Security Camera Repairs	17,468.00	0.00	0.00	0.00	0.00	17,468.00
4430-91-000	Contract- Extermination	1,160.00	1,495.00	1,143.60	785.00	645.00	5,228.60
4431-00-000	Contract Cost- Lead Inspection	818.00	0.00	166.00	3,916.00	1,736.00	6,636.00
4432-00-000	Contract-Storage	272.00	380.80	0.00	570.00	285.00	1,507.80
4434-00-000	Contract- Keys	295.00	0.00	265.02	0.00	1,335.79	1,895.81
4439-00-000	Total Contract Costs	32,872.03	6,674.64	16,077.87	10,147.65	15,224.96	80,997.15
4440-00-000	CDBG	58,379.00	70,740.00	0.00	0.00	0.00	129,119.00
4499-00-000	TOTAL MAINTENACE EXPENSES	150,633.50	92,002.24	63,105.54	25,994.64	32,182.16	363,918.08
4500-00-000	GENERAL EXPENSES						
4510-00-000	Insurance	30,286.00	0.00	0.00	0.00	0.00	30,286.00
4510-10-000	Property Insurance	740.75	740.75	740.75	740.75	740.75	3,703.75
4510-20-000	Liability Insurance	740.75	740.75	740.75	740.75	740.75	3,703.75
4510-30-000	WORKMAN COMP	740.75	740.75	740.75	740.75	740.75	3,703.75
4520-01-000	Real Estate Taxes	0.00	0.00	6,349.08	0.00	0.00	6,349.08
4521-00-000	Misc. Taxes/Liscenses/Insurance	10,365.00	6,835.00	0.00	0.00	1,590.95	18,790.95
4590-01-000	FIRSIDE PREDEV	5,500.00	109,783.45	0.00	27,691.00	1,844.33	144,818.78
4590-01-100	Fireside Op	35,676.37	25,940.91	251,146.15	42,526.20	102,672.27	457,961.90
4590-01-200	FIRESIDE FIRE	0.00	0.00	0.00	1,890.40	319,754.75	321,645.15
4599-00-000	TOTAL GENERAL EXPENSES	84,049.62	144,781.61	259,717.48	74,329.85	428,084.55	990,963.11
4700-00-000	HOUSING ASSISTANCE PAYMENTS						
4715-01-000	Tenant Utility Payments-Voucher	297.00	238.00	293.00	1,170.00	587.00	2,585.00
4715-03-000	FSS Escrow Payments	5,399.00	1,390.00	6,868.00	6,914.00	3,922.00	24,493.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	5,696.00	1,628.00	7,161.00	8,084.00	4,509.00	27,078.00
8000-00-000	TOTAL EXPENSES	327,283.61	306,351.42	406,363.73	198,551.04	553,368.32	1,791,918.12
9000-00-000	NET INCOME	-193,161.44	-162,558.96	59,098.13	-75,804.88	-2,678.52	-375,105.67

DAVID AND SCATTERED AND Grants (.ph_all)

Balance Sheet

Period = Feb 2020

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating PH	-832,168.60
1111-90-000	Petty Cash	306.10
1111-99-000	Total Unrestricted Cash	-831,862.50
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	46,848.76
1112-02-000	Cash Resricted-FSS Escrow	140,154.15
1112-03-000	Cash Restricted-HAP	-2,653.00
1112-99-000	Total Restricted Cash	184,349.91
1116-10-000	GEN FUND INVESTMENTS	28,974.19
1119-00-000	TOTAL CASH	-618,538.40
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	-88,437.60
1122-01-000	Allowance for Doubtful Accounts-Tenants	-18,898.96
1125-00-000	A/R HUD (CDBG)	6,477.10
1129-01-000	AR/TPA	87,813.13
1129-02-000	Accounts Receivable - Relp	-2,975.72
1129-45-000	Accounts Receivable - Fireside	1,330,134.29
1129-99-000	Allowance for Doubtful Accounts-Other	-43,906.53
1135-06-000	Accounts Receivable - Mainstream	3,326.25
1135-07-000	Accounts Receivable - Moderate Rehab	6,477.10
1135-08-000	Accounts Receivable - HCV	-23,592.59
1135-09-000	Accounts Receivable - RHE PROP	3,000.00
1140-00-000	Notes and Loans Receivable-Current	161,103.45
1145-00-000	Accrued Interest Receivable	9,240.04
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	1,429,759.96
1160-00-000	OTHER CURRENT ASSETS	
1167-00-000	Construction on Progress	197,415.00
1211-00-000	Prepaid Expenses and Other Assets	10,695.00
1260-00-000	Inventories-Materials	3,790.38
1275-00-000	Allowance for Obsolete Inventories	-379.04
1299-00-000	TOTAL OTHER CURRENT ASSETS	211,521.34
1299-02-000	Other Assets	2,681.00

DAVID AND SCATTERED AND Grants (.ph_all)

Balance Sheet

Period = Feb 2020

Book = Accrual

		Current Balance
1300-00-000	TOTAL CURRENT ASSETS	1,025,423.90
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	424,235.00
1400-06-000	Buildings	11,330,108.00
1400-07-000	Furniture and Equipment-Dwelling	88,137.00
1400-08-000	Furniture and Equipment-Admin.	150,461.12
1405-00-000	Accumulated Depreciation	-9,713,931.31
1420-00-000	TOTAL FIXED ASSETS (NET)	2,279,009.81
1460-00-000	CIP - Water Heaters	76,855.00
1499-00-000	TOTAL NONCURRENT ASSETS	2,355,864.81
1999-00-000	TOTAL ASSETS	3,381,288.71
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	30,286.00
2114-00-000	Tenant Security Deposits	50,382.08
2114-01-000	Security Deposit Interest	-105.57
2114-03-000	Security Deposit-Pet	716.00
2116-03-000	Accounts Payable - Low Rent	6,477.10
2116-06-000	Accounts Payable - Interfund	-128,879.38
2116-07-000	Accounts Payable - Columbia BA	303,664.85
2116-08-000	Accounts payable - HCV	77,277.74
2116-10-000	Accounts Payable - RHE DEV	51,171.27
2116-11-000	Accounts Payable - RELP	800.00
2116-20-000	Due to AMP2	-966.00
2135-00-000	Accrued Payroll & Payroll Taxes	25,169.58
2240-00-000	Tenant Prepaid Rents	-142,932.97
2260-00-000	Accrued Compensated Absences-Current	5,544.19
2299-00-000	TOTAL CURRENT LIABILITIES	278,604.89
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	49,897.72
2307-00-000	FSS Escrow	115,200.46
2399-00-000	TOTAL NONCURRENT LIABILITIES	165,098.18

DAVID AND SCATTERED AND Grants (.ph_all)

Balance Sheet

Period = Feb 2020

Book = Accrual

		Current Balance
2499-00-000	TOTAL LIABILITIES	443,703.07
2500-15-000	ROSS Grant 2015	-26,890.50
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	3,075,592.04
2809-02-000	Retained Earnings-Unrestricted Net Assets	-276,405.35
2809-03-000	Restricted Net Assets - HAP	111,508.45
2809-99-000	TOTAL RETAINED EARNINGS:	2,910,695.14
2899-00-000	TOTAL EQUITY	2,937,585.64
2999-00-000	TOTAL LIABILITIES AND EQUITY	3,381,288.71

Housing Choice Voucher Program Financials February 2020

HCV NO PORT IN /MS/MOD (.hcv.all)

UNRESTRICTED NET ASSETS Statement (12 months)

Period = Oct 2019-Feb 2020

Book = Accrual

	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
Revenue & Expenses						
INCOME						
TENANT INCOME						
GRANT INCOME						
Section 8 Admin. Fee Income	31,561.00	30,700.00	30,700.00	30,700.00	30,700.00	154,361.00
Port-In Admin Fees Earned	4,689.42	8,761.12	8,152.84	7,673.82	5,601.47	34,878.67
TOTAL GRANT INCOME	36,250.42	39,461.12	38,852.84	38,373.82	36,301.47	189,239.67
OTHER INCOME						
ROSS	2,451.50	2,451.50	2,451.50	2,535.00	0.00	9,889.50
TOTAL OTHER INCOME	2,451.50	2,451.50	2,451.50	2,535.00	0.00	9,889.50
TOTAL INCOME	**38,701.92**	**41,912.62**	**41,304.34**	**40,908.82**	**36,301.47**	**199,129.17**
EXPENSES						
ADMINISTRATIVE						
Administrative Salaries						
Administrative Salaries	19,853.39	19,988.49	34,172.08	21,935.27	23,374.27	119,323.50
FSS Salaries	2,220.90	0.00	0.00	0.00	0.00	2,220.90
Employee Benefit Contribution-Admin	3,045.01	5,126.97	4,286.66	3,925.02	3,706.56	20,090.22
AFLAC FLEX	400.00	897.85	292.50	0.00	0.00	1,590.35
Total Administrative Salaries	**25,519.30**	**26,013.31**	**38,751.24**	**25,860.29**	**27,080.83**	**143,224.97**
Legal Expense						
Criminal Background Checks	1,397.25	468.15	675.65	598.50	47.80	3,187.35
Total Legal Expense	**1,397.25**	**468.15**	**675.65**	**598.50**	**47.80**	**3,187.35**
Other Admin Expenses						
Staff Training	0.00	0.00	147.45	1,415.96	1,959.28	3,522.69
Port Out Admin Fee Paid	1,054.33	0.00	0.00	2,761.00	1,437.05	5,252.38
Office Rent	1,863.16	1,863.16	1,863.16	783.25	2,590.75	8,963.48
Financial-Consultants	753.75	528.75	4,807.75	10,764.62	10,468.75	27,323.62
Contract Consultants	715.00	748.63	0.00	300.00	0.00	1,763.63
Total Other Admin Expenses	**4,386.24**	**3,140.54**	**6,818.36**	**16,024.83**	**16,455.83**	**46,825.80**

HCV NO PORT IN /MS/MOD (,hcv.all)

UNRESTRICTED NET ASSETS Statement (12 months)

Period = Oct 2019-Feb 2020

Book = Accrual

	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
Miscellaneous Admin Expenses						
Document Shredding	0.00	47.95	37.86	62.24	117.70	265.75
Membership and Fees	0.00	0.00	180.00	315.98	2,027.04	2,523.02
Office Supplies	397.50	74.87	368.92	524.59	396.92	1,762.80
Telephone	0.00	397.60	485.55	379.17	473.98	1,736.30
Postage	284.40	150.00	0.00	150.00	434.70	1,019.10
Software Liscense Fees	0.00	0.00	1,254.62	3,262.02	10,789.74	15,306.38
Copiers Rental	580.02	290.20	527.30	337.25	290.01	2,024.78
copier- expenses	0.00	0.00	289.40	72.00	0.00	361.40
Software	0.00	134.68	0.00	0.00	646.97	781.65
Cell Phones/Pagers	0.00	157.75	157.94	157.28	157.28	630.25
Bank Fees	0.00	0.00	0.00	53.27	0.00	53.27
Other Misc Admin Expenses	0.00	30.00	30.00	30.00	30.00	120.00
Total Miscellaneous Admin Expenses	**1,261.92**	**1,283.05**	**3,331.59**	**5,343.80**	**15,364.34**	**26,584.70**
TOTAL ADMINISTRATIVE EXPENSES	**32,564.71**	**30,905.05**	**49,576.84**	**47,827.42**	**58,948.80**	**219,822.82**
TENANT SERVICES						
HQS	1,500.00	270.00	1,140.00	0.00	0.00	2,910.00
MOVE IN INSPECTION	330.00	420.00	0.00	870.00	1,890.00	3,510.00
TOTAL TENANT SERVICES EXPENSES	**1,830.00**	**690.00**	**1,140.00**	**870.00**	**1,890.00**	**6,420.00**
UTILITIES						
Electricity- Office	155.83	135.74	113.74	125.93	141.26	672.50
Gas	5.05	6.01	5.20	18.18	5.58	40.02
TOTAL UTILITY EXPENSES	**160.88**	**141.75**	**118.94**	**144.11**	**146.84**	**712.52**
MAINTENANCE AND OPERATIONS						
Contract Costs						
Contract-Alarm Monitoring	0.00	0.00	72.00	36.00	72.00	180.00
Total Contract Costs	0.00	0.00	72.00	36.00	72.00	180.00
TOTAL MAINTENACE EXPENSES	**0.00**	**0.00**	**72.00**	**36.00**	**72.00**	**180.00**
TOTAL EXPENSES	**34,555.59**	**31,736.80**	**50,907.78**	**48,877.53**	**61,057.64**	**227,135.34**
NET INCOME	**4,146.33**	**10,175.82**	**-9,603.44**	**-7,968.71**	**-24,756.17**	**-28,006.17**

HCV NO PORT IN /MS/MOD (.hcv.all)

NET RESTRICTED ASSETS Statement (12 months)

Period = Oct 2019-Feb 2020

Book = Accrual

	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
Revenue & Expenses						
INCOME						
TENANT INCOME						
Tenant Repayment	0	161.95	230	140	0	532
GRANT INCOME						
Section 8 HAP Earned	444,699.00	448,445.00	387,710.00	390,149.00	390,149.00	2,061,152.00
TOTAL GRANT INCOME	444,699.00	448,606.95	387,940.00	390,289.00	390,149.00	2,061,683.95
TOTAL INCOME	**444,699.00**	**448,606.95**	**387,940.00**	**390,289.00**	**390,149.00**	**2,061,683.95**
EXPENSES						
HOUSING ASSISTANCE PAYMENTS						
Housing Assistance Payments	511,899.00	553,722.80	522,091.00	435,497.00	506,642.66	2,529,852.46
HAP Received from Landlord	0.00	-29,401.00	0.00	0.00	-10,051.00	-39,452.00
Tenant Utility Payments-Voucher	8,710.00	6,108.00	4,919.00	5,335.00	4,734.00	29,806.00
Portable Out HAP Payments	25,090.00	0.00	0.00	71,120.00	34,122.00	130,332.00
FSS Escrow Payments	19,113.64	16,525.18	7,327.00	4,824.00	6,810.00	54,599.82
TOTAL HOUSING ASSISTANCE PAYMENTS	564,812.64	546,954.98	534,337.00	516,776.00	542,257.66	2,705,138.28
TOTAL EXPENSES	**564,812.64**	**546,954.98**	**534,337.00**	**516,776.00**	**542,257.66**	**2,705,138.28**
NET INCOME	**-120,113.64**	**-98,348.03**	**-146,397.00**	**-126,487.00**	**-152,108.66**	**-643,454.33**

HCV NO PORT IN /MS/MOD (.hcv.afl)

Statement (12 months)

Period = Oct 2019-Feb 2020

Book = Accrual

	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
Revenue & Expenses						
INCOME						
TENANT INCOME						
GRANT INCOME						
Section 8 HAP Earned	444,699.00	448,445.00	387,710.00	390,149.00	390,149.00	2,061,152.00
Section 8 Admin. Fee Income	31,561.00	30,700.00	30,700.00	30,700.00	30,700.00	154,361.00
Port-In Admin Fees Earned	3,067.81	8,010.73	6,661.32	7,182.53	7,372.81	32,295.20
Port In HAP Earned	142,981.00	190,724.00	149,300.00	180,633.00	165,271.37	828,909.37
TOTAL GRANT INCOME	622,308.81	677,879.73	574,371.32	608,664.53	593,493.18	3,076,717.57
OTHER INCOME						
ROSS	2,451.50	2,451.50	2,451.50	2,535.00	0.00	9,889.50
TOTAL OTHER INCOME	2,451.50	2,451.50	2,451.50	2,535.00	0.00	9,889.50
TOTAL INCOME	624,760.31	680,331.23	576,822.82	611,199.53	593,493.18	3,086,607.07
EXPENSES						
ADMINISTRATIVE						
Administrative Salaries						
Administrative Salaries	19,853.39	19,988.49	34,172.08	21,935.27	23,374.27	119,323.50
FSS Salaries	2,220.90	0.00	0.00	0.00	0.00	2,220.90
Employee Benefit Contribution-Admin	3,045.01	5,126.97	4,286.66	3,925.02	3,706.56	20,090.22
AFLAC FLEX	400.00	897.85	292.50	0.00	0.00	1,590.35
Total Administrative Salaries	25,519.30	26,013.31	38,751.24	25,860.29	27,080.83	143,224.97
Legal Expense						
Criminal Background Checks	1,397.25	468.15	675.65	598.50	47.80	3,187.35
Total Legal Expense	1,397.25	468.15	675.65	598.50	47.80	3,187.35
Other Admin Expenses						
Staff Training	0.00	0.00	147.45	1,415.96	1,959.28	3,522.69
Port Out Admin Fee Paid	1,054.33	0.00	0.00	2,761.00	1,437.05	5,252.38
Office Rent	1,863.16	1,863.16	1,863.16	783.25	2,590.75	8,963.48
Financial-Consultants	753.75	528.75	4,807.75	10,764.62	10,468.75	27,323.62
Contract Consultants	715.00	748.63	0.00	300.00	0.00	1,763.63
Total Other Admin Expenses	4,386.24	3,140.54	6,818.36	16,024.83	16,455.83	46,825.80

HCV NO PORT IN /MS/MOD (.hcv.all)

Statement (12 months)

Period = Oct 2019-Feb 2020

Book = Accrual

	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
Miscellaneous Admin Expenses						
Document Shredding	0.00	47.95	37.86	62.24	117.70	265.75
Membership and Fees	0.00	0.00	180.00	315.98	2,027.04	2,523.02
Office Supplies	397.50	74.87	368.92	524.59	396.92	1,762.80
Telephone	0.00	397.60	485.55	379.17	473.98	1,736.30
Postage	284.40	150.00	0.00	150.00	434.70	1,019.10
Software Liscense Fees	0.00	0.00	1,254.62	3,262.02	10,789.74	15,306.38
Copiers Rental	580.02	290.20	527.30	337.25	290.01	2,024.78
copier- expenses	0.00	0.00	289.40	72.00	0.00	361.40
Software	0.00	134.68	0.00	0.00	646.97	781.65
Cell Phones/Pagers	0.00	157.75	157.94	157.28	157.28	630.25
Bank Fees	0.00	0.00	0.00	53.27	0.00	53.27
Other Misc Admin Expenses	0.00	30.00	30.00	30.00	30.00	120.00
Total Miscellaneous Admin Expenses	26,781.22	27,296.36	42,082.83	31,204.09	42,445.17	169,809.67
TOTAL ADMINISTRATIVE EXPENSES	32,564.71	30,905.05	49,576.84	47,827.42	58,948.80	219,822.82
TENANT SERVICES						
HQS	1,500.00	270.00	1,140.00	0.00	0.00	2,910.00
MOVE IN INSPECTION	330.00	420.00	0.00	870.00	1,890.00	3,510.00
TOTAL TENANT SERVICES EXPENSES	1,830.00	690.00	1,140.00	870.00	1,890.00	6,420.00
UTILITIES						
Electricity- Office	155.83	135.74	113.74	125.93	141.26	672.50
Gas	5.05	6.01	5.20	18.18	5.58	40.02
TOTAL UTILITY EXPENSES	160.88	141.75	118.94	144.11	146.84	712.52
MAINTENANCE AND OPERATIONS						
Contract Costs						
Contract-Alarm Monitoring	0.00	0.00	72.00	36.00	72.00	180.00
Total Contract Costs	0.00	0.00	72.00	36.00	72.00	180.00
TOTAL MAINTENACE EXPENSES	0.00	0.00	72.00	36.00	72.00	180.00
HOUSING ASSISTANCE PAYMENTS						
Housing Assistance Payments	511,899.00	553,722.80	522,091.00	435,497.00	506,642.66	2,529,852.46
Tenant Utility Payments-Voucher	8,710.00	6,108.00	4,919.00	5,335.00	4,734.00	29,806.00
Portable Out HAP Payments	25,090.00	0.00	0.00	71,120.00	34,122.00	130,332.00
FSS Escrow Payments	19,113.64	16,525.18	7,327.00	4,824.00	6,810.00	54,599.82
TOTAL HOUSING ASSISTANCE PAYMENTS	564,812.64	576,355.98	534,337.00	516,776.00	552,308.66	2,744,590.28
TOTAL EXPENSES	599,368.23	608,092.78	585,244.78	565,653.53	613,366.30	2,971,725.62
NET INCOME	25,392.08	72,238.45	-8,421.96	45,546.00	-19,873.12	114,881.45

HCV NO PORT IN /MS/MOD (.hcv.all)

Balance Sheet

Period = Feb 2020

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating PH	828,615.28
1111-30-000	Cash Operating HCV	2,046,940.11
1111-99-000	Total Unrestricted Cash	2,875,555.39
1112-00-000	Restricted Cash	
1112-02-000	Cash Resricted-FSS Escrow	189,678.99
1112-03-000	Cash Restricted-HAP	-2,725,127.30
1112-99-000	Total Restricted Cash	-2,535,448.31
1119-00-000	TOTAL CASH	340,107.08
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	2,383.00
1130-00-000	A/R Port Ins	118,883.52
1135-04-000	Accounts Receivable - Interfund	-128,879.38
1135-05-000	Accounts Receivable - PH	72,017.61
1135-06-000	Accounts Receivable - Mainstream	540,240.87
1135-07-000	Accounts Receivable - Moderate Rehab	52,481.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	657,126.62
1300-00-000	TOTAL CURRENT ASSETS	997,233.70
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	1,339.97
1400-08-000	Furniture and Equipment-Admin.	45,908.07
1405-00-000	Accumulated Depreciation	-45,908.07
1420-00-000	TOTAL FIXED ASSETS (NET)	1,339.97
1499-00-000	TOTAL NONCURRENT ASSETS	1,339.97
1999-00-000	TOTAL ASSETS	998,573.67
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	-23,817.46

HCV NO PORT IN /MS/MOD (.hcv.all)

Balance Sheet

Period = Feb 2020

Book = Accrual

		Current Balance
2116-03-000	Accounts Payable - Low Rent	-23,949.72
2116-04-000	Accounts Payable - Moderate Rehab	60,306.00
2116-05-000	Accounts payable - Mainstream	555,471.87
2135-00-000	Accrued Payroll & Payroll Taxes	9,540.61
2260-00-000	Accrued Compensated Absences-Current	1,121.51
2299-00-000	TOTAL CURRENT LIABILITIES	578,672.81
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	10,093.59
2307-00-000	FSS Escrow	159,649.15
2399-00-000	TOTAL NONCURRENT LIABILITIES	169,742.74
2499-00-000	TOTAL LIABILITIES	748,415.55
2600-15-000	ROSS Grant 2016	-2,451.50
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	1,339.97
2809-02-000	Retained Earnings-Unrestricted Net Assets	132,685.38
2809-03-000	Restricted Net Assets - HAP	113,681.27
2809-99-000	TOTAL RETAINED EARNINGS:	247,706.62
2899-00-000	TOTAL EQUITY	250,158.12
2999-00-000	TOTAL LIABILITIES AND EQUITY	998,573.67

HCV NO PORT IN /MS/MOD (.hcv.all)

Balance Sheet

Period = Feb 2020

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating PH	828,615.28
1111-30-000	Cash Operating HCV	2,046,940.11
1111-99-000	Total Unrestricted Cash	2,875,555.39
1112-00-000	Restricted Cash	
1112-02-000	Cash Resricted-FSS Escrow	189,678.99
1112-03-000	Cash Restricted-HAP	-2,725,127.30
1112-99-000	Total Restricted Cash	-2,535,448.31
1119-00-000	TOTAL CASH	340,107.08
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	2,383.00
1130-00-000	A/R Port Ins	118,883.52
1135-04-000	Accounts Receivable - Interfund	-128,879.38
1135-05-000	Accounts Receivable - PH	72,017.61
1135-06-000	Accounts Receivable - Mainstream	540,240.87
1135-07-000	Accounts Receivable - Moderate Rehab	52,481.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	657,126.62
1300-00-000	TOTAL CURRENT ASSETS	997,233.70
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	1,339.97
1400-08-000	Furniture and Equipment-Admin.	45,908.07
1405-00-000	Accumulated Depreciation	-45,908.07
1420-00-000	TOTAL FIXED ASSETS (NET)	1,339.97
1499-00-000	TOTAL NONCURRENT ASSETS	1,339.97
1999-00-000	TOTAL ASSETS	998,573.67
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	-23,817.46

HCV NO PORT IN /MS/MOD (.hcv.all)

Balance Sheet

Period = Feb 2020

Book = Accrual

		Current Balance
2116-03-000	Accounts Payable - Low Rent	-23,949.72
2116-04-000	Accounts Payable - Moderate Rehab	60,306.00
2116-05-000	Accounts payable - Mainstream	555,471.87
2135-00-000	Accrued Payroll & Payroll Taxes	9,540.61
2260-00-000	Accrued Compensated Absences-Current	1,121.51
2299-00-000	TOTAL CURRENT LIABILITIES	578,672.81
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	10,093.59
2307-00-000	FSS Escrow	159,649.15
2399-00-000	TOTAL NONCURRENT LIABILITIES	169,742.74
2499-00-000	TOTAL LIABILITIES	748,415.55
2600-15-000	ROSS Grant 2016	-2,451.50
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	1,339.97
2809-02-000	Retained Earnings-Unrestricted Net Assets	132,685.38
2809-03-000	Restricted Net Assets - HAP	113,681.27
2809-99-000	TOTAL RETAINED EARNINGS:	247,706.62
2899-00-000	TOTAL EQUITY	250,158.12
2999-00-000	TOTAL LIABILITIES AND EQUITY	998,573.67

Mainstream Financials February 2020

MAINSTREAM (ms)

UNRESTRICTED NET ASSET Statement (12 months)

Period = Oct 2019-Feb 2020

Book = Accrual

	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
Revenue & Expenses						
INCOME						
TENANT INCOME						
GRANT INCOME						
Section 8 Admin. Fee Income	4,392.00	4,393.00	4,393.00	4,546.00	4,546.00	22,270.00
TOTAL GRANT INCOME	4,392.00	4,393.00	4,393.00	4,546.00	4,546.00	22,270.00
TOTAL INCOME	4,392.00	4,393.00	4,393.00	4,546.00	4,546.00	22,270.00
EXPENSES						
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
NET INCOME	4,392.00	4,393.00	4,393.00	4,546.00	4,546.00	22,270.00

MAINSTREAM (ms)

NET RESTRICTED ASSET Statement (12 months)

Period = Oct 2019-Feb 2020

Book = Accrual

	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
Revenue & Expenses						
INCOME						
TENANT INCOME						
GRANT INCOME						
Section 8 HAP Earned	58,377.00	60,196.00	60,196.00	57,839.00	57,839.00	294,447.00
TOTAL GRANT INCOME	58,377.00	60,196.00	60,196.00	57,839.00	57,839.00	294,447.00
TOTAL INCOME	58,377.00	60,196.00	60,196.00	57,839.00	57,839.00	294,447.00
EXPENSES						
MAINTENANCE AND OPERATIONS						
HOUSING ASSISTANCE PAYMENTS						
Housing Assistance Payments	57,753.00	58,156.00	57,397.00	53,807.00	54,072.00	281,185.00
Tenant Utility Payments-Voucher	152.00	152.00	152.00	124.00	124.00	704.00
TOTAL HOUSING ASSISTANCE PAYMENTS	57,905.00	58,308.00	57,549.00	53,931.00	54,196.00	281,889.00
TOTAL EXPENSES	57,905.00	58,308.00	57,549.00	53,931.00	54,196.00	281,889.00
NET INCOME	472.00	1,888.00	2,647.00	3,908.00	3,643.00	12,558.00

MAINSTREAM (ms)

Statement (12 months)

Period = Oct 2019-Feb 2020

Book = Accrual

	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
Revenue & Expenses						
INCOME						
TENANT INCOME						
GRANT INCOME						
Section 8 HAP Earned	58,377.00	60,196.00	60,196.00	57,839.00	57,839.00	294,447.00
Section 8 Admin. Fee Income	4,392.00	4,393.00	4,393.00	4,546.00	4,546.00	22,270.00
TOTAL GRANT INCOME	62,769.00	64,589.00	64,589.00	62,385.00	62,385.00	316,717.00
TOTAL INCOME	62,769.00	64,589.00	64,589.00	62,385.00	62,385.00	316,717.00
EXPENSES						
ADMINISTRATIVE						
Administrative Salaries						
Administrative Salaries	2,969.51	0.00	0.00	0.00	0.00	2,969.51
Employee Benefit Contribution-Admin	356.74	0.00	0.00	0.00	0.00	356.74
Total Administrative Salaries	3,326.25	0.00	0.00	0.00	0.00	3,326.25
Miscellaneous Admin Expenses						
Total Miscellaneous Admin Expenses	3,326.25	0.00	0.00	0.00	0.00	3,326.25
TOTAL ADMINISTRATIVE EXPENSES	3,326.25	0.00	0.00	0.00	0.00	3,326.25
MAINTENANCE AND OPERATIONS						
HOUSING ASSISTANCE PAYMENTS						
Housing Assistance Payments	57,753.00	58,156.00	57,397.00	53,807.00	54,072.00	281,185.00
Tenant Utility Payments-Voucher	152.00	152.00	152.00	124.00	124.00	704.00
TOTAL HOUSING ASSISTANCE PAYMENTS	57,905.00	58,308.00	57,549.00	53,931.00	54,196.00	281,889.00
TOTAL EXPENSES	61,231.25	58,308.00	57,549.00	53,931.00	54,196.00	285,215.25
NET INCOME	1,537.75	6,281.00	7,040.00	8,454.00	8,189.00	31,501.75

MAINSTREAM (ms)

Balance Sheet

Period = Feb 2020

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-60-000	Cash Operating- Mainstream	3,075.61
1111-99-000	Total Unrestricted Cash	3,075.61
1112-00-000	Restricted Cash	
1112-03-000	Cash Restricted-HAP	-290,163.00
1112-99-000	Total Restricted Cash	-290,163.00
1119-00-000	TOTAL CASH	-287,087.39
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1135-01-000	A/R-HUD	1,503.00
1135-08-000	Accounts Receivable - HCV	1,915,991.59
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	1,917,494.59
1300-00-000	TOTAL CURRENT ASSETS	1,630,407.20
1400-00-000	NONCURRENT ASSETS:	
1999-00-000	TOTAL ASSETS	1,630,407.20
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	-8,274.00
2116-03-000	Accounts Payable - Low Rent	3,326.25
2116-08-000	Accounts payable - HCV	1,646,812.59
2135-00-000	Accrued Payroll & Payroll Taxes	2,154.49
2260-00-000	Accrued Compensated Absences-Current	214.78
2299-00-000	TOTAL CURRENT LIABILITIES	1,644,234.11
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	1,933.06
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,933.06
2499-00-000	TOTAL LIABILITIES	1,646,167.17
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Assets	-15,759.97
2809-99-000	TOTAL RETAINED EARNINGS:	-15,759.97
2899-00-000	TOTAL EQUITY	-15,759.97
2999-00-000	TOTAL LIABILITIES AND EQUITY	1,630,407.20

Mod Rehab

Financials

February 2020

Mod Rehab (modr)

Statement (12 months)

Period = Oct 2019-Feb 2020

Book = Accrual

	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
Revenue & Expenses						
INCOME						
TENANT INCOME						
GRANT INCOME						
Section 8 HAP Earned	0.00	6,108.03	3,054.00	3,054.00	3,054.00	15,270.03
Section 8 Admin. Fee Income	0.00	1,172.97	586.00	586.00	586.00	2,930.97
TOTAL GRANT INCOME	0.00	7,281.00	3,640.00	3,640.00	3,640.00	18,201.00
TOTAL INCOME	0.00	7,281.00	3,640.00	3,640.00	3,640.00	18,201.00
EXPENSES						
ADMINISTRATIVE						
MAINTENANCE AND OPERATIONS						
HOUSING ASSISTANCE PAYMENTS						
Housing Assistance Payments	2,843.00	2,843.00	2,843.00	2,843.00	2,843.00	14,215.00
TOTAL HOUSING ASSISTANCE PAYMENTS	2,843.00	2,843.00	2,843.00	2,843.00	2,843.00	14,215.00
TOTAL EXPENSES	2,843.00	2,843.00	2,843.00	2,843.00	2,843.00	14,215.00
NET INCOME	-2,843.00	4,438.00	797.00	797.00	797.00	3,986.00

Mod Rehab (modr)

Balance Sheet

Period = Feb 2020

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1112-00-000	Restricted Cash	
1112-03-000	Cash Restricted-HAP	-8,689.00
1112-99-000	Total Restricted Cash	-8,689.00
1119-00-000	TOTAL CASH	-8,689.00
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1135-08-000	Accounts Receivable - HCV	20,004.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	20,004.00
1300-00-000	TOTAL CURRENT ASSETS	11,315.00
1400-00-000	NONCURRENT ASSETS:	
1999-00-000	TOTAL ASSETS	11,315.00
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	5,526.00
2116-08-000	Accounts payable - HCV	-6,022.00
2299-00-000	TOTAL CURRENT LIABILITIES	-496.00
2499-00-000	TOTAL LIABILITIES	-496.00
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Assets	11,811.00
2809-99-000	TOTAL RETAINED EARNINGS:	11,811.00
2899-00-000	TOTAL EQUITY	11,811.00
2999-00-000	TOTAL LIABILITIES AND EQUITY	11,315.00

RELP One. LP

Financials

February 2020

RELP LP (relp1)

CASH FLOW Statement (12 months)

Period = Jan 2020-Feb 2020

Book = Accrual

		Jan 2020	Feb 2020	Total
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3100-00-000	TENANT INCOME			
3101-00-000	Rental Income			
3111-00-000	Tenant Rent Received	47,061.79	50931.34	97,993.13
3112-00-000	Tenant Assistance Payments Recei\	18,910.00	18936	37,846.00
3115-00-000	Less: Prepaid Rents	1,380.00	1,380.00	2,760.00
3119-00-000	Total Rental Income	**67,351.79**	**71,247.34**	**138,599.13**
3120-00-000	Other Tenant Income			
3120-12-000	Application Fees	-100.00	0.00	-100.00
	Repayment Plan	0.00	-75.00	-75.00
3129-00-000	Total Other Tenant Income	**100.00**	**75.00**	**175.00**
3199-00-000	NET TENANT INCOME	67,451.79	71,322.34	138,774.13
3999-00-000	TOTAL INCOME	**67,451.79**	**71,322.34**	**138,774.13**
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE			
4100-99-000	Administrative Salaries			
4110-00-000	Administrative Salaries	2,946.16	4,696.16	7,642.32
4110-99-000	Total Administrative Salaries	**2,946.16**	**4,696.16**	**7,642.32**
4130-00-000	Legal Expense			
4130-02-000	Criminal Background Checks	69.70	581.70	651.40
4130-04-000	General Legal Expense	784.96	0.00	784.96
4131-00-000	Total Legal Expense	**854.66**	**581.70**	**1,436.36**
4139-00-000	Other Admin Expenses			
4173-00-000	Management Fee	6,728.00	6,728.00	13,456.00
4180-00-000	Office Rent	421.75	421.75	843.50
4182-01-000	Contract Consultants	4,300.00	0.00	4,300.00
4189-00-000	Total Other Admin Expenses	**11,449.75**	**7,149.75**	**18,599.50**
4190-00-000	Miscellaneous Admin Expenses			
4190-03-000	Advertising	0.00	13.81	13.81
4190-05-000	Fuel-Administrative	77.83	17.50	95.33
4190-09-000	Software Liscense Fees	1,756.47	1,756.47	3,512.94
4190-10-010	copier- expenses	52.43	0.00	52.43
4190-20-000	Bank Fees	1,140.27	1,252.92	2,393.19

RFLP LP (relp1)

CASH FLOW Statement (12 months)

Period = Jan 2020-Feb 2020

Book = Accrual

		Jan 2020	Feb 2020	Total
4190-22-000	Other Misc Admin Expenses	25.00	0.00	25.00
4191-00-000	Total Miscellaneous Admin Expenses	**3,052.00**	**3,040.70**	**6,092.70**
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	**18,302.57**	**15,468.31**	**33,770.88**
4200-00-000	TENANT SERVICES			
4220-01-000	Other Tenant Svcs.	144.80	0.00	144.80
4299-00-000	TOTAL TENANT SERVICES EXPENSES	**144.80**	**0.00**	**144.80**
4300-00-000	UTILITIES			
4310-00-000	Water	0.00	161.82	161.82
4320-01-000	Electricity-Vacant Units	0.00	28.86	28.86
4320-02-000	Electricity- Office	67.81	76.06	143.87
4330-00-000	Gas	2.96	3.00	5.96
4330-01-000	Gas-Vacant Units	22.76	45.24	68.00
4399-00-000	TOTAL UTILITY EXPENSES	**93.53**	**314.98**	**408.51**
4400-00-000	MAINTENANCE AND OPERATIONS			
4400-99-000	General Maint Expense			
4410-01-000	Maintenance Labor-Grounds	571.97	1,424.14	1,996.11
4419-00-000	Total General Maint Expense	**571.97**	**1,424.14**	**1,996.11**
4420-00-000	Materials			
4420-02-000	Supplies-Appliance	279.99	235.92	515.91
4420-04-000	Supplies-Electrical	30.26	0.00	30.26
4420-06-000	Supplies-Janitorial/Cleaning	38.40	25.78	64.18
4420-07-000	Supplies-Maint/Repairs	114.98	0.00	114.98
4420-08-000	Supplies-Plumbing	95.27	392.16	487.43
4420-11-000	HARDWARE SUPPLIES	262.10	464.88	726.98
4429-00-000	Total Materials	**821.00**	**1,118.74**	**1,939.74**
4430-00-000	Contract Costs			
4430-02-000	Contract-Appliance	385.00	0.00	385.00
4430-02-001	CONTRACT- APPLIANCE REPAIRS	75.00	75.00	150.00
4430-12-000	Contract-Window Covering	1,207.53	0.00	1,207.53
4430-13-000	Contract-HVAC	290.94	2,550.00	2,840.94
4430-14-000	Contract-Vehicle Maintenance	0.00	1,998.26	1,998.26
4432-00-000	Contract-Storage	518.00	259.00	777.00
4434-00-000	Contract- Keys	0.00	153.10	153.10
4439-00-000	Total Contract Costs	**2,476.47**	**5,035.36**	**7,511.83**
4499-00-000	TOTAL MAINTENACE EXPENSES	**3,869.44**	**7,578.24**	**11,447.68**
4500-00-000	GENERAL EXPENSES			
4521-00-000	Misc. Taxes/Licenses/Insurance	2,075.00	0.00	2,075.00
4590-02-000	Association Fees	15,922.24	12,238.97	28,161.21
4599-00-000	TOTAL GENERAL EXPENSES	**17,997.24**	**15,487.77**	**30,236.21**
4800-00-000	FINANCING EXPENSE			

RELP LP (relp1)

CASH FLOW Statement (12 months)

Period = Jan 2020-Feb 2020

Book = Accrual

		Jan 2020	Feb 2020	Total
4853-00-000	Interest Expense-Bond 1	1,847.27	1,847.27	3,694.54
4854-00-000	Interest Expense-Bond 2	14,121.28	14,098.57	28,219.85
4855-00-000	Interest Expense-Mortgage Payable	5,230.02	5,252.72	10,482.74
4855-01-000	INTEREST MORTGAGE PAYABLE 2	1,353.03	1,350.84	2,703.87
4899-00-000	TOTAL FINANCING EXPENSES	**22,551.60**	**22,549.40**	**45,101.00**
8000-00-000	TOTAL EXPENSES	**62,959.18**	**61,398.70**	**121,109.08**
9000-00-000	NET INCOME	**4,492.61**	**9,923.64**	**17,665.05**

RELP LP (mlp1)

Income Statement (12 months)

Period = Jan 2020-Feb 2020

Book = Accrual

		Jan 2020	Feb 2020	Total
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3100-00-000	TENANT INCOME			
3101-00-000	Rental Income			
3111-00-000	Tenant Rent	49,676.00	49,813.00	99,489.00
3112-00-000	Tenant Assistance Payments	20,242.00	19,641.00	39,883.00
3115-00-000	Less: Prepaid Rents	1,380.00	1,380.00	2,760.00
3119-00-000	Total Rental Income	71,298.00	70,834.00	142,132.00
3120-00-000	Other Tenant Income			
3120-12-000	Application Fees	-25.00	0.00	-25.00
3129-00-000	Total Other Tenant Income	25.00	0.00	25.00
3199-00-000	NET TENANT INCOME	71,323.00	70,834.00	142,157.00
3999-00-000	TOTAL INCOME	71,323.00	70,834.00	142,157.00
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE			
4100-99-000	Administrative Salaries			
4110-00-000	Administrative Salaries	2,946.16	4,696.16	7,642.32
4110-99-000	Total Administrative Salaries	2,946.16	4,696.16	7,642.32
4130-00-000	Legal Expense			
4130-02-000	Criminal Background Checks	69.70	581.70	651.40
4130-04-000	General Legal Expense	784.96	0.00	784.96
4131-00-000	Total Legal Expense	854.66	581.70	1,436.36
4139-00-000	Other Admin Expenses			
4173-00-000	Management Fee	6,728.00	6,728.00	13,456.00
4180-00-000	Office Rent	421.75	421.75	843.50
4182-01-000	Contract Consultants	4,300.00	0.00	4,300.00
4189-00-000	Total Other Admin Expenses	11,449.75	7,149.75	18,599.50
4190-00-000	Miscellaneous Admin Expenses			
4190-03-000	Advertising	0.00	13.81	13.81
4190-05-000	Fuel-Administrative	77.83	17.50	95.33
4190-09-000	Software Liscense Fees	1,756.47	1,756.47	3,512.94
4190-10-010	copier- expenses	52.43	0.00	52.43
4190-20-000	Bank Fees	1,140.27	1,252.92	2,393.19
4190-22-000	Other Misc Admin Expenses	25.00	0.00	25.00
4191-00-000	Total Miscellaneous Admin Expenses	5,998.16	7,736.86	13,735.02
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	18,302.57	15,468.31	33,770.88
4200-00-000	TENANT SERVICES			
4220-01-000	Other Tenant Svcs.	144.80	0.00	144.80
4299-00-000	TOTAL TENANT SERVICES EXPENSES	144.80	0.00	144.80
4300-00-000	UTILITIES			
4310-00-000	Water	0.00	161.82	161.82
4320-01-000	Electricity-Vacant Units	0.00	28.86	28.86
4320-02-000	Electricity- Office	67.81	76.06	143.87
4330-00-000	Gas	2.96	3.00	5.96
4330-01-000	Gas-Vacant Units	22.76	45.24	68.00
4399-00-000	TOTAL UTILITY EXPENSES	93.53	314.98	408.51

RELF LP (relp11)

Income Statement (12 months)

Period = Jan 2020-Feb 2020

Book = Accrual

		Jan 2020	Feb 2020	Total
4400-00-000	MAINTENANCE AND OPERATIONS			
4400-99-000	General Maint Expense			
4410-01-000	Maintenance Labor-Grounds	571.97	1,424.14	1,996.11
4419-00-000	Total General Maint Expense	571.97	1,424.14	1,996.11
4420-00-000	Materials			
4420-02-000	Supplies-Appliance	279.99	235.92	515.91
4420-04-000	Supplies-Electrical	30.26	0.00	30.26
4420-06-000	Supplies-Janitorial/Cleaning	38.40	25.78	64.18
4420-07-000	Supplies-Maint/Repairs	114.98	0.00	114.98
4420-08-000	Supplies-Plumbing	95.27	392.16	487.43
4420-11-000	HARDWARE SUPPLIES	262.10	464.88	726.98
4429-00-000	Total Materials	821.00	1,118.74	1,939.74
4430-00-000	Contract Costs			
4430-02-000	Contract-Appliance	385.00	0.00	385.00
4430-02-001	CONTRACT- APPLIANCE REPAIRS	75.00	75.00	150.00
4430-12-000	Contract-Window Covering	1,207.53	0.00	1,207.53
4430-13-000	Contract-HVAC	290.94	2,550.00	2,840.94
4430-14-000	Contract-Vehicle Maintenance	0.00	1,998.26	1,998.26
4432-00-000	Contract-Storage	518.00	259.00	777.00
4434-00-000	Contract- Keys	0.00	153.10	153.10
4439-00-000	Total Contract Costs	2,476.47	5,035.36	7,511.83
4499-00-000	TOTAL MAINTENACE EXPENSES	3,869.44	7,578.24	11,447.68
4500-00-000	GENERAL EXPENSES			
4510-06-000	Insurance- Excess Liability	515.00	515.00	1,030.00
4510-10-000	Property Insurance	1,381.92	1,381.92	2,763.84
4510-20-000	Liability Insurance	1,351.88	1,351.88	2,703.76
4521-00-000	Misc. Taxes/Liscenses/Insurance	2,075.00	0.00	2,075.00
4590-02-000	Association Fees	15,922.24	12,238.97	28,161.21
4599-00-000	TOTAL GENERAL EXPENSES	21,246.04	15,487.77	36,733.81
4800-00-000	FINANCING EXPENSE			
4853-00-000	Interest Expense-Bond 1	1,847.27	1,847.27	3,694.54
4854-00-000	Interest Expense-Bond 2	14,121.28	14,098.57	28,219.85
4855-00-000	Interest Expense-Mortgage Payable	5,230.02	5,252.72	10,482.74
4855-01-000	INTEREST MORTGAGE PAYABLE 2	1,353.03	1,350.84	2,703.87
4899-00-000	TOTAL FINANCING EXPENSES	22,551.60	22,549.40	45,101.00
5000-00-000	NON-OPERATING ITEMS			
5100-00-000	Depreciation Expense	22,255.24	22,255.24	44,510.48
5999-00-000	TOTAL NON-OPERATING ITEMS	22,255.24	22,255.24	44,510.48
8000-00-000	TOTAL EXPENSES	88,463.22	83,653.94	172,117.16
9000-00-000	NET INCOME	-17,140.22	-12,819.94	-29,960.16

RELP LP (relp1)

Balance Sheet

Period = Feb 2020

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating PH	-3,190.50
1111-20-000	Cash Operating RELP	348,247.32
1111-99-000	Total Unrestricted Cash	345,056.82
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	33,232.19
1112-04-000	Cash Restricted-Reserve for Replaceme	38,045.89
1112-05-000	Operating Reserve	300,058.05
1112-20-000	Mortgage Escrow	13,280.40
1112-99-000	Total Restricted Cash	384,616.53
1119-00-000	TOTAL CASH	729,673.35
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	321,450.47
1122-01-000	Allowance for Doubtful Accounts-Tenants	-65,562.00
1123-00-000	A/R-Affordable Housing Subsidies	33,996.00
1128-00-000	Tenant Repayment Agreement	-475.00
1129-01-000	AR/TPA	25.00
1129-02-000	Accounts Receivable - Relp	39.00
1135-05-000	Accounts Receivable - PH	800.00
1135-08-000	Accounts Receivable - HCV	-3,821.16
1135-09-000	Accounts Receivable - RHE PROP	6,664.70
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	293,117.01
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Fxpenses and Other Assets	14,194.27
1211-01-000	Prepaid Taxes	6,340.28
1211-10-000	Prepaid Support	6,258.63
1299-00-000	TOTAL OTHER CURRENT ASSETS	26,793.18
1300-00-000	TOTAL CURRENT ASSETS	1,049,583.54
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	259,000.00
1400-06-000	Buildings	6,569,020.56

RELP LP (relp1)

Balance Sheet

Period = Feb 2020

Book = Accrual

		Current Balance
1400-07-000	Furniture and Equipment-Dwelling	146,582.25
1400-08-000	Furniture and Equipment-Admin.	10,000.00
1400-10-000	Site Improvement	217,495.00
1405-00-000	Accumulated Depreciation	-4,295,533.52
1420-00-000	TOTAL FIXED ASSETS (NET)	2,906,564.29
1444-00-000	Computer Software	-10,000.00
1499-00-000	TOTAL NONCURRENT ASSETS	2,896,564.29
1520-00-000	Deferred Financing Cost	183,650.50
1520-01-000	Amort. Deferred Financing Cost	67,115.50
1999-00-000	TOTAL ASSETS	4,062,682.83
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	-36,488.80
2113-00-000	Accrued Asset Management Fees	-132.00
2114-00-000	Tenant Security Deposits	23,241.44
2114-01-000	Security Deposit Interest	2,991.83
2114-03-000	Security Deposit-Pet	579.85
2115-00-000	A/P Other	64,002.00
2116-01-000	A/P-PHA Projects	19,910.44
2116-08-000	Accounts payable - HCV	200.00
2117-06-000	Employee FICA Witholding	-664.84
2119-91-000	Accrued Payable	3,471.00
2119-92-000	Accrued Property Mgmt. Fee Payable	6,612.00
2130-00-000	Current Portion of LT Debt	57,933.00
2130-02-000	Accrued Int. Payable - Cty Loan	39,481.53
2130-03-000	Accrued Int. Payable - RHE Loan	9,239.92
2131-00-000	Accrued Interest Payable	14,637.73
2145-00-000	Interprogram-Due To	-17,990.22
2240-00-000	Tenant Prepaid Rents	101,520.14
2299-00-000	TOTAL CURRENT LIABILITIES	288,809.02
2300-00-000	NONCURRENT LIABILITIES:	
2310-00-000	Notes Payable-LT	3,270,462.47
2310-10-000	Loan Payable-1	120,000.00
2310-20-000	Loan Payable - 2	1,397,245.40
2323-00-000	RHE Loan Payable	161,102.99

RELP LP (relp1)

Balance Sheet

Period = Feb 2020

Book = Accrual

		Current Balance
2350-00-000	Bonds Payable-LT	14,343.02
2399-00-000	TOTAL NONCURRENT LIABILITIES	4,963,153.88
2499-00-000	TOTAL LIABILITIES	5,251,962.90
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL:	
2802-00-000	Contributed Capital	-4,362.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	-4,362.00
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	-839,524.04
2809-02-000	Retained Earnings-Unrestricted Net Assets	-345,419.03
2809-99-000	TOTAL RETAINED EARNINGS:	-1,184,943.07
2899-00-000	TOTAL EQUITY	-1,189,305.07
2999-00-000	TOTAL LIABILITIES AND EQUITY	4,062,657.83
3120-10-000	keys	-25.00
9999-99-000	TOTAL OF ALL	25.00

RHEP

Financials

February 2020

RHE Property (rhep1)

CASH FLOWStatement (12 months)

Period = Jan 2020-Feb 2020

Book = Accrual

		Jan 2020	Feb 2020	Total
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3100-00-000	TENANT INCOME			
3101-00-000	Rental Income			
3111-00-000	Tenant Rent Received	3,431.00	0.00	3,431.00
3112-00-000	Tenant Assistance Payments Re	1,213.00	443.00	1,656.00
3119-00-000	Total Rental Income	4,644.00	443.00	5,087.00
3199-00-000	NET TENANT INCOME	4,644.00	443.00	5,087.00
3999-00-000	TOTAL INCOME	4,644.00	443.00	5,087.00
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE			
4400-00-000	MAINTENANCE AND OPERATIONS			
4430-00-000	Contract Costs			
4430-13-000	Contract-HVAC	0.00	198.00	198.00
4439-00-000	Total Contract Costs	0.00	198.00	198.00
4499-00-000	TOTAL MAINTENACE EXPENSES	0.00	198.00	198.00
4500-00-000	GENERAL EXPENSES			
4510-10-000	Property Insurance	0.00	0.00	0.00
4510-20-000	Liability Insurance	0.00	0.00	0.00
4510-30-000	WORKMAN COMP	0.00	0.00	0.00
4590-02-000	Association Fees	1,585.56	1,585.56	3,171.12
4599-00-000	TOTAL GENERAL EXPENSES	1,585.56	1,585.56	3,171.12
4800-00-000	FINANCING EXPENSE			
4855-00-000	Interest Expense-Mortgage Payable	2,241.54	1,719.12	3,960.66
4899-00-000	TOTAL FINANCING EXPENSES	2,241.54	1,719.12	3,960.66
8000-00-000	TOTAL EXPENSES	3,827.10	3,502.68	7,329.78
9000-00-000	NET INCOME	816.90	-3,059.68	-2,242.78

RHE Property (rhep1)

Income Statement (12 months)

Period = Jan 2020-Feb 2020

Book = Accrual

		Jan 2020	Feb 2020	Total
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3100-00-000	TENANT INCOME			
3101-00-000	Rental Income			
3111-00-000	Tenant Rent	558.00	1,829.00	2,387.00
3112-00-000	Tenant Assistance Pavments	4,468.00	3,227.00	7,695.00
3119-00-000	Total Rental Income	5,026.00	5,056.00	10,082.00
3199-00-000	NET TENANT INCOME	5,026.00	5,056.00	10,082.00
3999-00-000	TOTAL INCOME	5,026.00	5,056.00	10,082.00
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE			
4400-00-000	MAINTENANCE AND OPERATIONS			
4430-00-000	Contract Costs			
4430-13-000	Contract-HVAC	0.00	198.00	198.00
4439-00-000	Total Contract Costs	0.00	198.00	198.00
4499-00-000	TOTAL MAINTENACE EXPENSES	0.00	198.00	198.00
4500-00-000	GENERAL EXPENSES			
4510-10-000	Property Insurance	30.86	30.86	61.72
4510-20-000	Liability Insurance	30.86	30.86	61.72
4510-30-000	WORKMAN COMP	30.86	30.86	61.72
4590-02-000	Association Fees	1,585.56	1,585.56	3,171.12
4599-00-000	TOTAL GENERAL EXPENSES	1,678.14	1,678.14	3,356.28
4800-00-000	FINANCING EXPENSE			
4855-00-000	Interest Expense-Mortgage Payable	2,241.54	1,719.12	3,960.66
4899-00-000	TOTAL FINANCING EXPENSES	2,241.54	1,719.12	3,960.66
8000-00-000	TOTAL EXPENSES	3,919.68	3,595.26	7,514.94
9000-00-000	NET INCOME	1,106.32	1,460.74	2,567.06

RHE Property (rhep1)

Balance Sheet

Period = Feb 2020

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-40-000	Cash Operating RHEP	1,578.29
1111-99-000	Total Unrestricted Cash	1,578.29
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	860.00
1112-99-000	Total Restricted Cash	860.00
1119-00-000	TOTAL CASH	2,438.29
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	-464.12
1122-01-000	Allowance for Doubtful Accounts-Tenants	-6,826.22
1123-00-000	A/R-Affordable Housing Subsidies	8,985.00
1135-04-000	Accounts Receivable - Interfund	-5,000.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	-3,305.34
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Expenses and Other Assets	445.35
1299-00-000	TOTAL OTHER CURRENT ASSETS	445.35
1300-00-000	TOTAL CURRENT ASSETS	-421.70
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	462,077.96
1400-07-000	Furniture and Equipment-Dwelling	4,444.88
1400-10-000	Site Improvement	7,092.90
1405-00-000	Accumulated Depreciation	-98,217.79
1420-00-000	TOTAL FIXED ASSETS (NET)	375,397.95
1499-00-000	TOTAL NONCURRENT ASSETS	375,397.95
1999-00-000	TOTAL ASSETS	374,976.25
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	

RHE Property (rhep1)

Balance Sheet

Period = Feb 2020

Book = Accrual

		Current Balance
2114-00-000	Tenant Security Deposits	1,900.00
2116-06-000	Accounts Payable - Interfund	-2,347.80
2116-08-000	Accounts payable - HCV	2,347.80
2116-09-000	Accounts Payable - PH	3,000.00
2116-10-000	Accounts Payable - RHE DEV	4,015.00
2240-00-000	Tenant Prepaid Rents	-13,007.10
2299-00-000	TOTAL CURRENT LIABILITIES	-4,092.10
2300-00-000	NONCURRENT LIABILITIES:	
2320-00-000	Mortgage Payable - Fallsgrove	80,486.24
2320-01-000	Mortgage Payable - Jay Drive	76,413.75
2320-02-000	Mortgage Payable - Garden View	78,334.34
2320-03-000	Mortgage Payable - Cork Tree	78,386.18
2399-00-000	TOTAL NONCURRENT LIABILITIES	313,620.51
2499-00-000	TOTAL LIABILITIES	309,528.41
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	71,980.46
2809-02-000	Retained Earnings-Unrestricted Net Assets	-6,532.62
2809-99-000	TOTAL RETAINED EARNINGS:	65,447.84
2899-00-000	TOTAL EQUITY	65,447.84
2999-00-000	TOTAL LIABILITIES AND EQUITY	374,976.25

RHE Corp

Financials

February 2020

RHE CORPORATION (rhecorp)

Statement (12 months)

Period = Oct 2019-Feb 2020

Book = Accrual

	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
2999-99-999 Revenue & Expenses						
3000-00-000 INCOME						
3100-00-000 TENANT INCOME						
4000-00-000 EXPENSES						
4100-00-000 ADMINISTRATIVE						
4400-00-000 MAINTENANCE AND OPERATIONS						

RHE CORPORATION (rhecorp)

Balance Sheet

Period = Feb 2020

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1129-00-000	A/R-Other	26,917.00
1129-45-000	Accounts Receivable - Fireside	243,690.14
1145-00-000	Accrued Interest Receivable	-3.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	270,604.14
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	-201,052.36
1299-00-000	TOTAL OTHER CURRENT ASSETS	-201,052.36
1300-00-000	TOTAL CURRENT ASSETS	69,551.78
1300-01-000	Notes Receivable - Legacy	-79,200.00
1300-02-000	Investment in Relp	-28.00
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1420-00-000	TOTAL FIXED ASSETS (NET)	-79,228.00
1499-00-000	TOTAL NONCURRENT ASSETS	-79,228.00
1999-00-000	TOTAL ASSETS	-9,676.22
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	-8,166.00
2299-00-000	TOTAL CURRENT LIABILITIES	-8,166.00
2499-00-000	TOTAL LIABILITIES	-8,166.00
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Assets	-1,510.22
2809-99-000	TOTAL RETAINED EARNINGS:	-1,510.22
2899-00-000	TOTAL EQUITY	-1,510.22
2999-00-000	TOTAL LIABILITIES AND EQUITY	-9,676.22

DEV ACCOUNT

Financials

February 2020

DEV (dev)

Statement (12 months)

Period = Oct 2019-Feb 2020

Book = Accrual

		Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total
2999-99-999	Revenue & Expenses						
3000-00-000	INCOME						
3100-00-000	TENANT INCOME						
4000-00-000	EXPENSES						
4100-00-000	ADMINISTRATIVE						
4400-00-000	MAINTENANCE AND OPERATIONS						

DEV (dev)

Balance Sheet

Period = Feb 2020

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-50-000	CASH OPERATING DEV	1,076.82
1111-99-000	Total Unrestricted Cash	1,076.82
1119-00-000	TOTAL CASH	1,076.82
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1129-00-000	A/R-Other	37,085.00
1129-45-000	Accounts Receivable - Fireside	32,669.80
1135-04-000	Accounts Receivable - Interfund	7,000.00
1135-05-000	Accounts Receivable - PH	51,171.27
1135-09-000	Accounts Receivable - RHE PROP	2,015.00
1145-00-000	Accrued Interest Receivable	71.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	130,012.07
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	201,052.36
1299-00-000	TOTAL OTHER CURRENT ASSETS	201,052.36
1300-00-000	TOTAL CURRENT ASSETS	332,141.25
1300-01-000	Notes Receivable - Legacy	1,266,000.00
1300-02-000	Investment in Relp	710.00
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1420-00-000	TOTAL FIXED ASSETS (NET)	1,266,710.00
1499-00-000	TOTAL NONCURRENT ASSETS	1,266,710.00
1999-00-000	TOTAL ASSETS	1,598,851.25
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	8,166.00
2299-00-000	TOTAL CURRENT LIABILITIES	8,166.00
2499-00-000	TOTAL LIABILITIES	8,166.00
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Assets	1,590,685.25
2809-99-000	TOTAL RETAINED EARNINGS:	1,590,685.25
2899-00-000	TOTAL EQUITY	1,590,685.25
2999-00-000	TOTAL LIABILITIES AND EQUITY	1,598,851.25

Fireside Park

Financials

February 2020

Accrual
INCSUMDETAIL
Property No: 232

COMPARATIVE OPERATING STATEMENT

Fireside Park Apartments

Date: 3/17/2020
Time: 04:29 PM

		Current Period Actual Feb 2020	Current Period Budget Feb 2020	Variance	Year-To-Date Actual Feb 2020	Year-To-Date Budget Feb 2020	Variance
RENTAL INCOME:							
5120-0000	Apartment Rent	283,776	326,702	(42,926)	572,201	653,404	(81,203)
5121-0000	Resident Assistance Payme	50,421	0	50,421	96,193	0	96,193
5120-0100	Gain/Loss to Lease	(10,374)	(6,296)	(4,078)	(22,817)	(13,092)	(9,725)
5170-0000	Garage And Parking Space	558	875	(317)	1,313	1,750	(437)
	Total Potential Rent	324,381	321,281	3,100	646,890	642,062	4,828
ADJUSTMENTS TO POTENTIAL							
5225-0000	Vacancy - Offline Units	(1,395)	0	(1,395)	(2,790)	0	(2,790)
5220-0000	Vacancy - Apartments	(74,159)	(11,435)	(62,724)	(138,877)	(22,870)	(116,007)
1130-0000	Tenant Rec./Beg. (Ending)	154,238	0	154,238	135,366	0	135,366
1130-0000	Tenant Rec./Beg. (Ending)	(160,438)	0	(160,438)	(160,438)	0	(160,438)
1140-0000	Local Rec./Beg (Ending)	26,336	0	26,336	22,486	0	22,486
1140-0000	Local Rec./Beg (Ending)	(10,491)	0	(10,491)	(10,491)	0	(10,491)
2210-0001	Prep. Rent/(Beg.) Ending	(24,271)	0	(24,271)	(24,000)	0	(24,000)
2210-0001	Prep. Rent/(Beg.) Ending	21,123	0	21,123	21,123	0	21,123
2210-0092	Prepaid--Local Assist.	(19,335)	0	(19,335)	(23,256)	0	(23,256)
2210-0092	Prepaid--Local Assist.	21,298	0	21,298	21,298	0	21,298
5240-0000	Stores/Commercial Loss To	0	(44,790)	44,790	0	(89,580)	89,580
5251-0000	Concessions To Tenants	(2,209)	0	(2,209)	(2,221)	(500)	(1,721)
6370-0000	Bad Debts Expense	(33,212)	(4,605)	(28,607)	(33,212)	(9,210)	(24,002)
5992-0000	Month To Month Fee	(386)	1,246	(1,632)	1,143	2,492	(1,349)
	Total Adjustments to Potential	(102,900)	(59,584)	(43,316)	(193,868)	(119,668)	(74,200)
	Net Rental Income	221,481	261,697	(40,216)	453,022	522,394	(69,372)
FINANCIAL INCOME:							
5410-0000	Interest Revenue-Project	55	43	12	121	86	35
	Total Financial Income	55	43	12	121	86	35
OTHER INCOME/SERVICE INCOME:							
5920-0000	NSF And Late Charge Incom	762	1,796	(1,034)	3,787	3,592	195
5921-0000	Legal Fees	0	825	(825)	0	1,650	(1,650)
5930-0000	Damage And Cleaning Fee I	0	200	(200)	0	400	(400)
5122-0000	Utility Income	2,603	7,500	(4,897)	10,376	15,000	(4,624)
5960-0000	Application Fees	75	150	(75)	175	300	(125)
5921-0500	Lease Cancellation Fee	271	0	271	371	0	371
5993-0000	Cable TV Commission	95	30	65	95	60	35
5995-0000	Pet Fee Income	80	870	(790)	1,962	1,740	222
	Total Other/Service Income	3,886	11,371	(7,485)	16,765	22,742	(5,977)
	TOTAL INCOME	225,421	273,111	(47,690)	469,909	545,222	(75,313)
ADMINISTRATIVE EXPENSES:							
6210-0000	Advertising	2,369	1,907	(462)	4,103	3,814	(289)
6250-0000	Other Renting Expenses	1,000	930	(70)	1,000	2,610	1,610
6311-0000	Office Supplies Expense	3	230	227	3	460	457
6311-0500	Printing Reproduction	13	150	137	13	300	287
6311-0600	Shipping/Postage	5	25	20	13	50	37
6320-0000	Management Fee	9,440	8,167	(1,273)	18,880	16,304	(2,576)
6340-0000	Legal & Coll. Expense	630	900	270	680	1,800	1,120
6351-0500	Software/Tech Support	0	38	38	312	77	(235)
6351-5000	RealPage Services Expense	1,046	1,590	544	2,382	3,180	798
6360-1000	Telephone Expenses	347	785	438	1,514	1,570	56
6360-2000	Telephone Answering Servi	0	100	100	0	200	200

COMPARATIVE OPERATING STATEMENT

Fireside Park Apartments

		Current Period Actual Feb 2020	Budget Feb 2020	Variance	Year-To-Date Actual Feb 2020	Budget Feb 2020	Variance
6390-5000	Meals	51	0	(51)	51	0	(51)
6390-6000	Admin Travel Exp	0	15	15	0	30	30
6390-7000	Training	0	80	80	76	160	84
6390-1000	Misc Admin Exp	421	313	(108)	605	626	21
6390-2000	Bank Service Charges	80	95	15	198	190	(8)
	Total Administrative Expenses	15,404	15,325	(79)	29,827	31,371	1,544
PAYROLL EXPENSE							
6310-0000	Office Salaries	6,564	6,449	(116)	11,978	12,897	919
6330-0000	Managers Salary	4,516	4,516	(1)	9,032	9,031	(1)
6510-1000	Janitor Payroll	4,338	4,837	499	9,139	9,674	535
6540-1000	Repairs Payroll	10,944	11,999	1,055	22,187	23,998	1,811
6711-0000	Project Payroll Taxes	2,920	2,561	(360)	5,660	5,325	(334)
6712-0000	Payroll Processing Fee	141	118	(23)	268	236	(32)
6722-0000	Workman's Compensation In	1,007	944	(62)	1,502	1,889	387
6723-0000	Employee Benefits	3,700	3,012	(688)	7,370	6,025	(1,345)
	Total Payroll Expense	34,131	34,436	305	67,135	69,075	1,940
UTILITY EXPENSE:							
6450-0500	Electricity - House Meter	848	1,252	404	1,976	2,504	528
6450-1000	Electricity - Vacant	866	775	(91)	1,888	1,550	(338)
6451-0000	Water	5,843	9,188	3,345	5,843	18,376	12,533
6453-0000	Sewer	7,227	9,145	1,918	7,227	18,290	11,063
6452-0500	Gas	1,989	2,060	71	4,316	4,120	(196)
6452-1000	Gas - Vacant	392	400	8	292	800	508
	Total Utility Expenses	17,163	22,820	5,657	21,541	45,640	24,099
MAINTENANCE EXPENSES							
6515-0500	Janitor Supplies	0	350	350	0	700	700
6515-1000	Janitor Uniforms	417	450	33	821	900	79
6517-3000	Turnover Cleaning	0	250	250	0	500	500
6519-0000	Extermination Contract	5,615	500	(5,115)	5,615	1,000	(4,615)
6520-0000	Extermination Supplies	0	50	50	0	100	100
6525-1000	Trash Removal Contract	1,564	1,512	(52)	1,564	3,024	1,460
6530-0100	Fire Protection	1,878	222	(1,656)	1,989	444	(1,545)
6537-0500	Grounds Contract	0	2,150	2,150	0	4,300	4,300
6537-1000	Fertilization	0	313	313	0	626	626
6537-2000	Fencing	0	50	50	0	100	100
6541-0500	R&M Supplies - General	425	1,500	1,075	632	3,000	2,368
6541-8000	Plumbing Supplies	0	100	100	0	200	200
6541-8500	R&M Equipment	0	85	85	0	170	170
6541-3500	Appliance Parts	0	115	115	0	230	230
6541-4500	Electrical Supplies	0	125	125	0	250	250
6542-0500	R&M Contractor - General	0	500	500	0	1,000	1,000
6542-1000	Plumbing Contractor	(126)	850	976	(126)	1,700	1,826
6542-2000	Electrical Contractor	0	100	100	0	200	200
6542-5000	Carpeting Contractor	250	100	(150)	250	200	(50)
6546-0500	A/C & Heating Contractor	0	800	800	0	1,600	1,600
6546-4000	A/C & Heating Supplies	0	150	150	0	300	300
6548-0500	Snow Removal Contractor	0	1,100	1,100	0	2,200	2,200
6548-1000	Snow Removal Supplies	0	200	200	0	400	400

COMPARATIVE OPERATING STATEMENT

Fireside Park Apartments

		Current Period Actual Feb 2020	Budget Feb 2020	Variance	Year-To-Date Actual Feb 2020	Budget Feb 2020	Variance
6560-2000	Turnover Apts (Deco)	7,557	900	(6,657)	7,557	1,800	(5,757)
6561-0000	Decorating Supplies	0	60	60	0	120	120
	Total Maintenance Expense	17,579	12,532	(5,047)	18,301	25,064	6,763
TAXES AND INSURANCE:							
6719-0000	Misc Tax, License, Permit	2	0	(2)	2	0	(2)
	Other Insurance	0	536	536	0	1,072	1,072
1310-3000	Real Estate Tax Escrow	18,993	21,471	2,478	37,986	42,942	4,956
	Total Taxes & Insurance	18,995	22,007	3,012	37,988	44,014	6,026
FINANCIAL EXPENSE:							
6890-3000	Interest On Sec Dep	156	110	(46)	263	220	(43)
	Total Financial Expense	156	110	(46)	263	220	(43)
	TOTAL EXP. BEFORE DEBT SVS.	103,428	107,230	3,802	175,056	215,384	40,328
	NET OPERATING INCOME	121,993	165,881	(43,888)	294,853	329,838	(34,985)
DEBT SERVICE							
2320-0000	Principal 1st Mort	64,850	62,324	(2,526)	129,509	124,648	(4,861)
6820-1000	Interest 1st Mort	81,174	98,761	17,587	162,539	182,467	19,928
6820-2000	Interest 2nd Mort	4,264	4,264	0	8,529	8,528	(1)
6820-3000	Interest 3rd Mort	6,933	6,933	0	13,866	13,866	0
1320-1000	Repl Res 1st Deposit	7,434	7,434	0	14,868	14,868	0
	Total Debt Service	164,655	179,716	15,061	329,310	344,377	15,067
	TOTAL OPER. EXP. BEFORE RES.	268,083	286,946	18,863	504,366	559,761	55,395
	NET PROFIT/LOSS BEFORE RES.	(42,662)	(13,835)	(28,826)	(34,457)	(14,539)	(19,918)

TAB 4

PUBLIC HOUSING MONTHLY COMPLIANCE REPORT

MONTH: February **YEAR:** 2020

Last Month	101
# Move-Ins	2
# Move-Outs	0
Total Units Occupied	97
# Units Vacant (available)	5
% of Total Units Occupied/Available	96% / 4%

Tenant Account Receivable Balance for the month ending February 29, 2020: $21,160.85

3 vacant units at David Scull – 1288 First St moved in 3/13/2020. Processing applications for remaining 2 units available from the waiting list.
2 Scatsite units – Both units are leased and move-ins occurred 3/1/2020.

RELP ONE MONTHLY COMPLIANCE REPORT

MONTH: February YEAR: 2020

Tax Credit Qualified Residents
100% @ 60% AMI
(56 Units)

Last Month	56
# Move-Ins	0
# Move-Outs	1
Total Units Occupied	55
# Units Vacant (available)	0
% of Total Units Occupied/Available	98% / 2%

Tenant Account Receivable Balance for the month ending February 29, 2020:
$13,741.72

Note: Please note this balance is for the month of February 2020 and does not include prior month balances or payments made in the month of March for the month of February.

RHEP MONTHLY COMPLIANCE REPORT

MONTH: February YEAR: 2020

Last Month	4
# Move-Ins	0
# Move-Outs	0
Total Units Occupied	4
# Units Vacant (available)	0
% of Total Units Occupied/Available	100% / 0%

Tenant Account Receivable Balance as of February 29, 2020: $1399

Note:

TAB 5

HA Name Rockville Housing Enterprises
HA Number MD 007

	Unit Months Leased (excluding DVP)	Unit Months Available (excluding DVP)	Over/(Under) Leased	HAP Funding (excluding DVP)	HAP Cost (excluding DVP)		
			beginning balance				
Jan	341	364	-23	$390,149.00	$ 387,406.13		
Feb	340	364	-24	$390,149.00	$ 356 541.97		
Mar			0	$390,149.00	$ 505,643		
Apr			0				
May			0				
Jun			0				
Jul			0				
Aug			0				
Sep			0				
Oct			0				
Nov			0				
Dec			0				
	681	728	-47	$ 1,170,447.00	$ 1,249,591	$ (79,144.10)	$0

Leased Percentage -- ***93.54%***

HAP Utilization -- **106.76%**

Homeownership Coordinator Report
By Susan A. Cheney
March 11, 2020
For month of February, 2020

Legacy at Lincoln Park, RHE Homeownership, Money Management and Credit Counseling Programs and Home Purchases

Legacy at Lincoln Park

- The townhouse at 116 Moore Dr. is apparently now rented. No property at Legacy is currently listed for rent or sale.

- The homeowner of 123 Moore Dr. went to settlement on February 27, 2020. The property sold for $400,000, which is $100,000 more than the original purchase price paid in 2008. The original $300,000 sales price was the agreed amount set by the developer and RHE at time of construction. There were 5 such $300,000 sales to HCV purchasers in 2007 and 2008. The end result is that the seller and RHE have benefited financially. RHE's 2nd trust of $102,000 was paid in full. RHE also received $24,190.57 as the "Recapture Proceeds" which kicked into the calculation because of the profit on the sale. The homeowner also made out well. Depending upon her potential legal fees charged by the first lender's foreclosure activities which had to be abated, she may profit by as much as $68,000.

Homeownership, MPDUs, Counseling and Tax Prep. Sessions

- RHE was offered a 2 bedroom, 2 bath MPDU resale condominium in February. No RHE resident was ready to purchase it. Housing Unlimited has, however, decided to pursue the purchase of the property. The home is selling for $125,501 and is in King Farm.

- We held our three Free Tax Preparation days on February 1st, 8th & 22nd. The VITA tax preparers assisted 32 tax payers this year. Of these several were Spanish speaking and were pleased there was a Spanish speaking preparer. One of the tax preparers who is not Spanish speaking assisted one Spanish speaking customer by accessing an app on his phone that verbally translated for him. Another couple, whose first language was Chinese, was very grateful that their preparer spent time to make sure everything was correct. Some of our questionnaire comments were: "Wonderful people who know what they're doing!", "Learned new things. Thank you.", "Praises for all (who) helped!", "I am very grateful for all their kind hearts each one of them.", and "Very kind."

- EYA at Tower Oaks has properties that will be going to settlement in a few months. Four are MPDUs, which range in price from $195,000 to $340,000 depending upon the AMI threshold set by the City of Rockville. There will be up to 50 MPDUs built here with completion of the subdivision anticipated for 2023-24.

TAB 6

FIRESIDE PARK APARTMENTS
MONTHLY OCCUPANCY REPORT

MONTH: February YEAR: 2020
As of 03/9/2020

	Affordable @ 50% AMI	Affordable @ 60% AMI	Affordable @ 80% AMI	Market	Total
Total Units	**10**	**84**	**24**	**117**	**235**
# Unit down for Project	**1**	**18**	**2**	**11**	**32**
Total Available Units Occupancy Baseline	**9**	**64**	**20**	**104**	**197**
# Move-Ins	**0**	**0**	**0**	**5**	**5**
1 BR	*0*	*0*	*0*	*5*	*5*
2 BR	*0*	*0*	*0*	*0*	*0*
3 BR	*0*	*0*	*0*	*0*	*0*
# Move-Outs	**0**	**6**	**0**	**0**	**6**
1 BR	***0***	***2***	***0***	***0***	*2*
2 BR	*0*	*4*	*0*	*0*	*4*
3 BR	*0*	*0*	*0*	*0*	*0*
#Available Units Vacant	**0**	**4**	**1**	**4**	**9**
1 BR	*0*	*1*	*1*	*1*	*3*
2 BR	*0*	*3*	*0*	*3*	*6*
3 BR	*0*	*0*	*0*	*0*	*0*
Occupancy % of Total Available Units	**100%**	**94%**	**95%**	**96%**	**95%**
1 BR	*0*	*0*	*0*	*0*	*0*
2 BR	*0*	*0*	*0*	*0*	*0*
3 BR	*0*	*0*	*0*	*0*	*0*
Occupancy % of ALL Units (235)	**70%**	**87%**	**75%**	**84%**	**83%**