

SOUTH BEND HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING

AUGUST 2023

Transforming Communities



HASB MISSION

IT IS THE MISSION OF THE HOUSING AUTHORITY OF SOUTH BEND (HASB) TO PROVIDE SAFE AND AFFORDABLE HOUSING ASSISTANCE TO INDIVIDUALS AND FAMILIES IN A MANNER THAT IS RESPECTFUL, PROFESSIONAL AND SERVICE- ORIENTED. THE HASB IS COMMITTED TO MAXIMIZE ITS EXISTING RESOURCES AND WORK IN PARTNERSHIP WITH THE COMMUNITY TO ASSIST RESIDENTS IN REACHING INDIVIDUAL AND FAMILY GOALS, INCLUDING THOSE OF SELF-SUFFICIENCY, THROUGH EDUCATION, INCREASING EMPLOYMENT AND HOMEOWNERSHIP OPPORTUNITIES.



BOARD OF COMMISSIONERS MEETING

AUGUST 2023

ROLL CALL

MEETING MINUTES

EXECUTIVE SESSION MEETING MINUTES

PUBLIC COMMENT

NEW BUSINESS

EXECUTIVE DIRECTORS REPORT:

- FAMILY SELF SUFFICIENCY
- ADMINISTRATION
- ASSET MANAGEMENT (Public Housing and Housing Choice Voucher)
- FINANCE
- DEVELOPMENT and PROCUREMENT

BOARD MEMBERS COMMENTS

BOARD CHAIR CLOSING REMARKS

MEETING ADJOURNED

**THE HOUSING AUTHORITY OF THE
CITY OF SOUTH BEND, INDIANA**

REGULAR BOARD MEETING MINUTES

501 Alonzo Watson Drive

South Bend In 46601

July 25, 2023 @ 9:15 a.m.

CALL TO ORDER:

Commissioner Calvin called the meeting to order 9:15 a.m.

ROLL CALL:

Commissioner Virginia Calvin, Commissioner Stephen Luecke, Commissioner M Daniel.

HASB STAFF:

Andy Delaney, Executive Director; Mrs. Deborah Mobley, Director of Public Housing; Ms. Lori Wallace, Director of HCV; Ms. Katherine Bailey, Family Self Sufficiency Coordinator; Ms. Pamela Rogers, Administrative Assistant to Executive Director/Board Secretary

OTHERS:

OLD BUSINESS:

Commissioner Luecke suggested that the minutes from the previous Board Meeting be voted on at the next meeting. Commissioner Calvin continued to read the minutes from the executive session which reads as follows: I hereby certify that the Executive Sessions were held on June 1st, 7th and July 3rd, 2023, and that nothing was discussed during the meeting other than the topic included on the posted and advertised notice of the meeting as required under the Indiana Code 5-14-1.5-6. 1. Commissioner Luecke moved for the approval of the minutes of those executive sessions' meetings with the correction of the Scribner error of the minutes stating June 3 vs the correct date of July 3rd, 2023, Commissioner Daniel 2nd the motion. The vote was as follows.

Commissioner Luecke

AYE

Commissioner Daniel

AYE

Commissioner Calvin

AYE

NEW BUSINESS:

Resolution No 23-4407

RESOLUTION NO. 23-4407

**A RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE CITY OF SOUTH BEND, INDIANA, APPOINTING ANDY
DELANEY AS INTERIM EXECUTIVE DIRECTOR AND SECRETARY-TREASURER OF**

THE HOUSING AUTHORITY OF THE CTY OF SOUTH BEND, INDIANA, AND ACCRUING TO HIM ALL OF THE RESPONSIBILITIES IN THE OPERATIONS OF THE HOUSING AUTHORITY OF THE CITY OF SOUTH BEND, INDIANA.

WHEREAS, the Board of Commissioners of the Housing Authority of the City of South Bend, Indiana appoints Andy Delaney as Interim Executive Director and Secretary-Treasurer and passing full authority, rights and privileges to serve as Interim Executive Director, with all statutory authority by which the Board of Commissioners may delegate powers and duties to its agents and employees (I.C. 36-7-18-10), effective June 51h, 2023, and:

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of South Bend, Indiana, appoints Andy Delaney to function as Interim Executive Director; and,

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect from the date of its adoption and shall be filed in the permanent records of The Housing Authority of the City of South Bend, Indiana.

Commissioner Luecke motioned to accept resolution 23-4407 to appoint Mr. Andy Delaney as the interim director of the South Bend Housing Authority, Commissioner Daniel second the motion. And the vote was as follows.

Commissioner Luecke	AYE
Commissioner Daniel	AYE
Commissioner Calvin	AYE

Executive Director Report –
FSS

Katherine stated that for the month of June we have 69 participants in the FSS program. 56 from the HCV program, 13 from Public Housing, 33 with escrow accounts with a total of \$66,892.00 in the escrow account. Janella Davis from the city of South Bend, who is a HUD counselor was a guest speaker at the June meeting. She discussed credit, homeownership and how to become a first-time homebuyer through the community homebuyers' program. FSS will begin Financial Literacy classes in person and zoom on Tuesday, July 25, 2023. We will do in-person classes from 1:00 to 2:30 and starting tomorrow we will do zoom classes starting from 6:00 to 7:00 starting with our new participants that just signed up.

Commissioner Calvin asked how many will be in the class?

Katherine said it depends. Some individuals will come during the day during school time and others will come after work. probably 15 will do zoom and 10 will show up for face to face. There was one graduate, Ms. Jones, no escrow. FSS enrolled 20 new participants and terminated 8 participants. 1 graduated out of HCV. Out of public housing, 1 was terminated for Fraud (unreported income) 3 evicted for nonpayment, 2 moved (vacated unit) 1 FSS contract expired, and family did not fulfil obligations or keep appointments.

Commissioner Luecke asked did any of the individuals have an account.
Katherine said zero escrow.

LOW INCOME PUBLIC HOUSING

Mrs. Mobley said we moved everyone out of Monroe Circle, and hopefully the fence will go up today and demolition will start soon. We have 223 vacant units.

Commissioner Luecke asked if those vacant units still need to be turned, we know about the one wing shut down in Wescott.

Mrs. Mobley said yes and that is also counted in the vacancy count. We have some that have been turned in the Wescott building and scattered sites and we are working on getting them filled and possibly starting next week.

Commissioner Luecke said that he appreciates the work that everyone is doing but unfortunately, we have so many vacant units that need to be filled.

We are working diligently calling people to eliminate as many transfers as possible and bringing them in off the work list. We had a total of 373 work orders and no emergencies.

Commissioner Calvin asked was it up slightly.
Mrs. Mobley said no it was down.

Commissioner Daniel said she thought it was up as well when she heard that number.

Mrs. Mobley referred to the report that shows the account of monies that was charged and the amount that was collected for the month of June.
Commissioner Luecke asked that we move past the point where we have 110%.

Mrs. Mobley said yes, those ERA are slowly going away and unfortunately because the ERA is going away our numbers are up for vacancies because we have to now move forward with evictions for nonpayment which we try not to do.

Commissioner Luecke asked for the most part did the people lived up to their terms of the agreement?
Mrs. Mobley said we have some that did but a few that didn't.

Commissioner Calvin said it was nice that we could work with people, winter is on the way.
Commissioner Luecke said he appreciated that we gave people a chance.

Mrs. Mobley said she is still working with those that the HASB can work with, and we want as few people homeless as possible.

Housing Choice Voucher Program (HCVP)

Ms. Wallace said that as of June we are serving 2314 families. She went through the chart that noted the areas of households served. She stated that there were 1,824 people on the wait list. There are 84 vouchers issued on the street. 67 RFTA processed 22 move in, 2 port in and 9 change of units. 132 interim changes, 106 annual reexamination and 24 end of participation. Under the inspection summary there were 66 initial inspections, 19 initials re inspections, 228 annual inspections, 143 annual re-inspections, 9 abatement inspections, 1 special inspection for a total of 475 total inspections. There were two new staff members added to the HCV program. HCV did receive the award letter for 90 VASH vouchers and is waiting on effective date for HUD. There was some staff training on compassionate solutions for problematic behavior (it's a homeless series). And a few attended the Indiana NAHRO Conference.

Commissioner Luecke asked, in the past that we had a situation with a landlord "Mrs. Stevenson", have we had any other issues, or has it gone by the wayside?

Ms. Wallace said she hadn't heard anything; all things are quiet.

FINANCIAL REPORT

Mr. Delaney went over each AMP. Starting with AMP 1, he stated that Rental income was 136% of the budget basically because Monroe Circle still had tenants in October and November of 2022. Other income is only 2% because we haven't had any major claims this year. Office expenses were 165% of the budget because of the scanners that were purchased for file view. In Amp 2, we haven't had any draws yet from the capital funds transfer. Legal expenses are higher 148% of budget because of number of eviction and court fees have increased. Amp 3, office expense is higher again because of the scanners, audit expenses are higher, 150% of budget because audit expenses are up. Water expenses are lower 72% of budget because of lower occupancy in Amp 3. Amp 4, other tenant income is 191% of the budget because we are billing tenants for damages incurred in the unit. Under HCV HAP Subsidy is 120% of budget. Under HCV Admin, fraud income is 195% of budget because tenants are paying for the unreported income. Port VASH HAP is 133 % of the budget because the number of vouchers increased and the rate for the vouchers increased. Under COCC capital fund management fee is 267% of budget. And the office expense of 143% of the budget is because of the scanners.

Commissioner Luecke asked where the money for the scanners came from. And will we be ok at the end of the year.

Mr. Delaney said it was pulled from the actual programs, and we will be ok in all of the AMPS.

DEVELOPMENT AND PROCUREMENT

Mr. Delaney said the city of South Bend has procured a contract for the demolition of Monroe Circle. The winner of the Bid is Green Demolition. The demolition will take place at the end of July or the beginning of August 2023. Green demolition will take immediate possession of the property and fence it off. At this point the property will be out of our hands. When they are done, we are responsible for chaining all of the fences for safety precautions. Also, Hartland environment will remove tow underground tanks from Rabbi Shulman. They will coordinate the time with Green demolition.

Commissioner Daniel asked once we must fence Monroe Circle, will we have to pay for the process?

Mr. Delaney said yes, we will have to pay for the fencing once the demolition is done.

Mrs. Mobley said we currently have black fencing on the outskirts that is not going to be removed, once they are done, we will run chains across each opening to close it off.

Commissioner Luecke said we are grateful for the city assistance in this cost and for the partnership. Commissioner Luecke also wanted to thank the staff for the continuance of work and for Andy for his leadership and commitment to the residents and the agency and the mission of the Housing Authority of South Bend.

Commissioner Daniel said she agreed.

Commissioner Calvin said she appreciated the staff and all the work.

Next meeting is August 22, 2023, and call for adjournment. Commissioner Daniel 2nd the motion for adjournment.

Directors Report Agenda

- I. FAMILY SELF SUFFICIENCY REPORT
- II. LOW INCOME PUBLIC HOUSING
- III. HOUSING CHOICE VOUCHER PROGRAM
- IV. FINANCE REPORT
- V. REAL ESTATE, INVESTMENT and DEVELOPMENT



FSS Program

Participates

The Family Self Sufficiency Program (FSS) promotes the development of local strategies to coordinate public and private resources that help housing choice voucher program participants and public housing tenants obtain employment that will enable participating families to achieve economic independence.

	Number FSS Participants enrolled	HCV Program Participants	LIPH Program Participants	Number with Escrow Accounts	Total Amount of Escrow Accounts
January 2023	63	49	14	31	\$49,396.86
February 2023	62	49	13	32	\$53,341.86
March 2023	59	46	13	27	\$54,109.00
April 2023	59	46	13	28	\$59,232.00
May 2023	56	42	14	33	\$63,087.00
June 2023	69	56	13	33	\$66,892.00
July 2023	69	57	12	34	\$71,464.00
August 2023					
September 2023					
October 2023					
November 2023					
December 2023					

December 2022 (balance \$46,448.86)

Board Report August 2023

- JoVanna Wright, owner of Wright Way 2 Go Financial Services, Wright Way 2 Go Tax University, Indiana Ambassador for Black Tax Professionals, and the second VP of Recession Proof for the Indiana Chapter, and an active member of Worldwide Women’s Association was the guest speaker at the FSS July monthly meeting. She discussed entrepreneurship, budgeting, and credit repair.
- FSS enrolled 2 new HCV participants and terminated 1 participants (ported to Housing Authority of Georgia); Public Housing terminated 1 participated (Nonpayment of rent) **\$945.00 Rescinded.**

LOW INCOME PUBLIC HOUSING (LIPH)

	May 2023	June 2023	July 2023	Aug 2023	Sept 2023	Oct 2023
Waiting List		1192	1086			
Occupancy Rate						
Rent Collection (TARs)						
Vacated Accounts TARs	TBD					
Unit Turnaround Time (Days)						

AMP	Property	Total Units	Units Occupied	Units Vacant	Units under Vacancy Reduction Program with a Contractor
1	Monroe Circle	92	0	92	0 Section 18 Application
	Laurel Court	42	24	18	
	Harbor Homes	54	36	18	
2	Rabbi Shulman/628	127	0	127	0 Section 18 Application
	West Scott /501	127	63	64	
	Quads	52	47	5	
3	South Bend Avenue	20	16	4	2 units office
	Edison Gardens	19	15	4	
	Twyckenham	18	14	4	
	Scattered Sites 09	47	31	16	0
	Scattered Sites 10	66	35	31	0
4	LaSalle Landing	24	19	5	0
	Scattered Sites 12	44	23	21	0
	Scattered Sites 17	50	30	20	0
	Scattered Sites 18	31	15	16	0
TOTAL		813	368	445-92-127=226	

594

Workorders	Emergency			Routine		
	Property	May	June	July	May	June
Monroe Circle	0	0		0	0	
Plaza Apts.	0	0		0	0	
Laurel Court	0	0	0	45	17	50
Lasalle Landing	0	0	0	13	6	10
South Bend Avenue	0	0	0	19	35	11
Westcott Apts.	0	0	2	64	126	60
Harbor Homes	0	0	0	39	11	50
Scattered Sites (IN15-09)	0	0	0	27	25	25
Scattered Duplexes (10)	0	0	2	49	32	46
Edison Gardens	0	0	0	17	10	32
Twyckenham	0	0	0	11	13	26
Scattered Sites (IN15-12)	0	0	0	18	25	30
Acquisition Scattered Sites (IN15-17)	0	0	0	33	35	59
Scattered Sites (IN15-18)	0	0	0	12	17	11
Non-Tenant work orders	0	0	0	24	21	10
Totals			4	408	373	420

	JULY CHARGED	2023 PAID
Laurel Court	\$ 2,457.10	\$ 5,617.00
LaSalle Landing	\$ 5,180.00	\$ 5,561.00
South Bend Avenue	\$ 7,989.00	\$ 9,936.99
Westcott	\$ 31,021.38	\$ 31,082.18
Harbor Homes	\$ 5,244.00	\$ 7,521.00
Scattered Sites (15-09)	\$ 11,361.00	\$ 11,443.00
Scattered Sites (15-10)	\$ 10,057.00	\$ 13,605.30
Edison	\$ 5,570.00	\$ 6,298.91
Twyckenham	\$ 3,776.00	\$ 7,047.00
Scattered (15-12)	\$ 7,267.00	\$ 12,491.45
Scattered (15-17)	\$ 12,658.00	\$ 15,583.77
Scattered (15-18)	\$ 2,118.00	\$ 6,059.29
Total	\$ 104,698.48	\$ 132,246.89

In the month of July, we leased up (1) off the waiting list. Transfers (1)

Closed intake file for no response or request to be removed (121)

Units ready to lease (19) calling not getting any response or they have gone to section 8 or problems with in the family to stop the move in.

Capital Expenditures (Grants)

Grant Year	Awarded	Expended	Remaining Balance	Action taken
2021	\$2,312,670.00	\$2,312,670.00	0.00	Development Planning/Demolition
2022	\$2,830,526.00	\$1,242,540.00	\$1,587,986.00	Vacancy Reduction
2023	\$2,839,396.00	\$0.00	\$2,839,396.00	Vacancy Reduction and other Capital Activities
2021 PH Shortfall	\$1,137,402.00	\$769,350.00	first allocation = 0 Second allocation 0.00 Third allocation \$368,052.00	South Bend Avenue/ Vacancy Reduction Planning \$360,052 available 08/23
2022 PH Shortfall	\$1,548,904.00	\$875,461.00	\$673,443	Vacancy Reduction AMPS 3 and 4 Funds available March 2023
Safety and Security Grant Locks Change	\$103,461.00	\$103,461.00	0.00	Changing Locks on all PH Properties
Safety and Security Grant Carbon Monoxide Detectors	\$122,076.00	\$59,848.00	\$62,228.00	Purchase and install Carbon Monoxide Detectors in every unit
Total	\$10,894,435.00	\$5,363,330.00	\$5,531,105.00	

Housing Choice Voucher Program (HCVP)

July 2023

HCVP Program Summary								
		January	February	March	April	May	June	July
Total Households Served		2,217	2,239	2,262	2,295	2,321	2,314	2,300
	HCVP	2,005	2,027	2,055	2,071	2,096	2,086	2,072
	VASH Veterans	84	84	81	79	80	83	83
	FSS	44	44	43	40	38	38	36
	Emergency Housing Vouchers (EHV)	9	10	10	14	18	22	28
	Foster Youth (FYI)	13	12	12	11	11	12	12
	Port In	9	9	8	8	8	8	0
	Port Out	30	29	28	26	25	29	27
	Relocation	44	44	44	45	45	45	45
Reporting Rate		100%	99%	99%	98%	98%	97%	97%
Waiting List		719	321	128	1,999	1,924	1,824	1,699

HCVP Process Summary							
	January	February	March	April	May	June	July
Vouchers Issued (On the Street)	173	207	224	163	96	84	106
Request for Tenancy Approval (RFTA) Processed	87	63	118	93	53	67	56
New Move In/Port In/Changes of Unit	33/1/8	46/0/13	35/1/8	10/2/15	19/3/7	22/2/9	21/2/18
Interim Changes	55	76	76	104	168	132	132
Annual Reexaminations	128	130	136	108	93	106	115
End of Participation	16	15	33	31	38	24	16

HCVP Housing Quality Standard Inspections Summary							
	January	February	March	April	May	June	July
Total Number of Inspections	301	305	476	399	485	475	377
Initial Inspections	99	64	109	88	51	66	58
Initial Re-inspections	32	23	22	28	25	19	18
Annual Inspections	111	137	220	191	292	228	204
Annual Re-inspections	77	57	91	78	90	143	71
Abatement Inspections	12	12	21	10	10	9	13
Special Inspections	2	4	2	2	1	1	2
No Show %	10%	9%	10%	8%	10%	9%	6%

HCVP Highlights for July:

- **Utility Allowances updated for program participants; resulting in greater client support with rising utility costs (IHCD Update implemented).**
- **Completed One-on-One meetings with all HCV Staff to better determine what is working; areas for improvement; interests for the future and training needs.**
- **Work Queue Change effective 7/1/2023 (Lease Ups; Annual Reexaminations; Interim Reexaminations; Move Abouts and Special Programs).**
- **Participation/representation at meetings regarding Council Bill 47-23 regarding homelessness; Met with C. Hetler new City Coordinator for the Homeless to develop partnership; developed core group to discuss ways to better communicate and coordinate; 1st Meeting 8/16.**
- **Completion of SEMAP Success Training (Lori); 504 Compliance Training for Persons with disabilities (Chantel).**



July 2023, Financial Report
For the August 22, 2023 Board Meeting

Prepared for the Executive Director
And the Board of Commissioners

Summary

- The compilation is done by amp; therefore, the budget to actual is prepared by amp.
- The YTD expenses and revenues from the previous year are added for a monthly comparison between the two years.
- A PUM page has been added so that the ability to evaluate costs by line can be done.
- A shortfall funding budget was added to separate out the actual maintenance costs that were performed at AMP 3 and AMP 4 with the funding.
- Other variances will be discussed in more detail at the board meeting.

South Bend LIPH
 FY 2023
 October 1, 2022-September 30, 2023

PUM ANALYSIS FOR AMPS

UML		Amp 1	32%	Amp 2	36%	Amp 3	65%	Amp 4	58%
ACC units			60		110		111		87
			188		306		170		149
		7.31.23 fye ytd	AMP 1	7.31.23 fye	AMP 2	7.31.23 fye ytd	AMP 3	7.31.23 fye ytd	AMP 4
	Description	actuals	PUM	ytd actuals	PUM	actuals	PUM	actuals	PUM
Revenue									
	Rental Income	136,816	228.03	339,480	308.62	341,341	307.51	276,714	318.06
	Other Tenant Income	16,513	27.52	13,741	12.49	19,586	17.64	18,680	21.47
	Other Income	2,373	3.95	1,959	1.78	115,632	104.17	1,549	1.78
	Fraud Income								
	Grant Income								
	Operating Subsidy	732,870	1,221.45	1,006,860	915.33	537,196	483.96	488,362	561.34
	Shortfall funding					-	-		
	HAP Subsidy					-	-		
	Admin Fee Income								
	Port VASH (HAP)								
	Port VASH (Admin Fee)								
	Capital Fund Management Fee (1410)								
	Capital Fund Ops Transfer (1406)								
	Bookkeeping Fee								
	Management Fee								
	Total Revenue	888,572	1,480.95	1,362,040	1,238.22	1,013,755	913.29	785,305	902.65
Expenses									
	Administrative Salaries	86,657	144.43	58,976	53.61	85,027	76.60	121,084	139.18
	Office Expense	27,464	45.77	38,241	34.76	27,076	24.39	21,354	24.55
	Other Administrative Expense	3,303	5.51	2,064	1.88	4,212	3.79	1,147	1.32
	Legal Expense	2,985	4.98	25,264	22.97	7,988	7.20	20,811	23.92
	Audit Expense	2,839	4.73	19,991	18.17	7,470	6.73	6,570	7.55
	Advertising								
	Travel and Training	-	-	-	-				
	Bookkeeping Exp	5,634	9.39	8,863	8.06	7,942	7.16	7,237	8.32
	Asset Management Expense	18,800	31.33	-	-	16,500	14.86	14,500	16.67
	Management Fee Exp	48,941	81.57	77,067	70.06	69,099	62.25	62,932	72.34
	Total Admin Expenses	196,624	327.71	230,466	209.51	225,314	202.99	255,635	293.83
Resident Services									
	Resident Services Salaries								
	Benefits								
	Total Resident Services								
Utility									
	Water	19,570	32.62	71,677	65.16	35,710	32.17	25,691	29.53
	Electric	8,317	13.86	76,592	69.63	20,281	18.27	37,737	43.38
	Gas	18,596	30.99	36,619	33.29	33,912	30.55	27,013	31.05
	Total Utility	46,483	77.47	184,889	168.08	89,903	80.99	90,442	103.96
Maintenance									
	Maintenance Wages	74,956	124.93	89,896	81.72	146,415	131.91	165,516	190.25
	Maintenance Materials	86,928	144.88	98,522	89.57	120,198	108.29	55,092	63.32
	Maintenance Contracts	96,016	160.03	265,628	241.48	113,468	102.22	52,443	60.28
	Total Maintenance	257,899	429.83	454,045	412.77	380,081	342.41	273,051	313.85
	Security Contracts/Costs	10,586	17.64	37,307	33.92	79	0.07	383	0.44
	Insurance Costs	74,445	124.08	141,461	128.60	68,882	62.06	83,162	95.59
	Employee Benefits	50,525	84.21	58,785	53.44	66,075	59.53	57,416	66.00
	Bad Debt	-	-	2,239	2.04	-	-	-	-
	Vash Port (HAP) Expense								
	HAP Expense								
	FSS Expense								
	Other General Expense								
	Total Other Expense	135,556	225.93	239,793	217.99	135,035	121.65	140,962	162.03
	Net Income Before Depreciation +(-)	252,009	420.02	252,847	229.86	183,421	165.24	25,215	28.98
	Depreciation	220,916	368.19	143,280	130.25	97,417	87.76	140,250	161.21
	Net Income After Depreciation +/(-)	31,093	51.82	109,567	99.61	86,005	77.48	(115,035)	(132.22)

South Bend LIPH
 FY 2023
 October 1, 2022-September 30, 2023

AMP 1

UML
 ACC units

Description	FYE 23 Budget	7.31.23 fye ytd actuals	7.31.22 fye ytd actuals	7.31.23 fye ytd budget	% of Budget
Revenue					
Rental Income	130,193	136,816	243,507	108,494	126%
Other Tenant Income	13,125	16,513	10,129	10,938	151%
Other Income	127,859	2,373	95,894	106,549	2%
Fraud Income					
Grant Income					
Operating Subsidy	781,211	732,870	845,593	651,009	113%
HAP Subsidy					
Admin Fee Income					
Port VASH (HAP)					
Port VASH (Admin Fee)					
Capital Fund Management Fee (1410)					
Capital Fund Ops Transfer (1406)	74,336	-	6,150	61,947	0%
Bookkeeping Fee					
Management Fee					
Total Revenue	1,126,724	888,572	1,201,273	938,937	95%
Expenses					
Administrative Salaries	121,099	86,657	107,964	100,916	86%
Office Expense	20,623	27,464	16,414	17,186	160%
Other Administrative Expense	4,935	3,303	3,772	4,113	80%
Legal Expense	12,458	2,985	10,554	10,382	29%
Audit Expense	6,814	2,839	8,727	5,678	50%
Advertising	-	-	-	-	-
Travel and Training	226	-	169	188	0%
Bookkeeping Exp	7,541	5,634	9,888	6,284	90%
Asset Management Expense	13,360	18,800	18,800	11,133	169%
Management Fee Exp	64,602	48,941	84,710	53,835	91%
Total Admin Expenses	251,658	196,624	260,998	209,715	94%
Resident Services					
Resident Services Salaries					
Benefits					
Total Resident Services	-	-	-	-	-
Utility					
Water	63,042	19,570	47,518	52,535	37%
Electric	10,588	8,317	8,614	8,823	94%
Gas	25,830	18,596	19,652	21,525	86%
Total Utility	99,460	46,483	75,784	82,883	56%
Maintenance					
Maintenance Wages	231,066	74,956	157,130	192,555	39%
Maintenance Materials	132,352	86,928	100,746	110,293	79%
Maintenance Contracts	201,760	96,016	171,898	168,133	57%
Total Maintenance	565,178	257,899	429,774	470,982	55%
Security Contracts/Costs	-	10,586	214	-	-
Insurance Costs	100,369	74,445	73,284	83,641	89%
Employee Benefits	98,809	50,525	82,341	82,341	61%
Bad Debt	6,510	13,275	-	5,425	245%
Vash Port (HAP) Expense	-	-	-	-	-
HAP Expense	-	-	-	-	-
FSS Expense	-	-	-	-	-
Other General Expense	-	-	-	-	-
Total Other Expense	205,688	148,831	155,839	171,407	87%
Net Income Before Depreciation +/-	4,739	238,734	278,878	3,950	6044%
Depreciation	265,100	220,916	220,917	220,917	100%
Net Income After Depreciation +/-	(260,361)	17,818	57,961	(216,967)	-8%

South Bend LIPH
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 October 1, 2022-September 30, 2023

AMP 2

UML
 ACC units

Description	FYE 23 Budget	7.31.23 fye ytd	7.31.22 fye ytd	7.31.23 fye	% of Budget
		actuals	actuals	ytd budget	
Revenue					
Rental Income	435,199	339,480	415,321	362,666	94%
Other Tenant Income	15,207	13,741	9,520	12,673	108%
Other Income	2,674	1,959	2,056	2,228	88%
Fraud Income					
Grant Income					
Operating Subsidy	754,383	1,006,860	779,936	628,653	160%
HAP Subsidy					
Admin Fee Income					
Port VASH (HAP)					
Port VASH (Admin Fee)					
Capital Fund Management Fee (1410)					
Capital Fund Ops Transfer (1406)	343,252	-	260,338	286,043	0%
Bookkeeping Fee					
Management Fee					
Total Revenue	1,550,715	1,362,040	1,467,171	1,292,263	105%
Expenses					
Administrative Salaries	146,080	58,976	86,309	121,733	48%
Office Expense	42,492	38,241	33,823	35,410	108%
Other Administrative Expense	4,202	2,064	3,127	3,502	59%
Legal Expense	22,983	25,264	18,281	19,153	132%
Audit Expense	11,452	19,991	14,651	9,543	209%
Advertising	-	-	-	-	
Travel and Training	-	-	-	-	
Bookkeeping Exp	14,532	8,863	11,443	12,110	73%
Asset Management Expense	-	-	-	-	0%
Management Fee Exp	124,494	77,067	98,025	103,745	74%
Total Admin Expenses	366,235	230,466	265,659	305,196	76%
Resident Services					
Resident Services Salaries					
Benefits					
Total Resident Services	-	-	-	-	
Utility					
Water	97,157	71,677	81,167	80,964	89%
Electric	150,959	76,592	121,089	125,799	61%
Gas	53,316	36,619	39,914	44,430	82%
Total Utility	301,432	184,889	242,170	251,193	74%
Maintenance					
Maintenance Wages	102,894	89,896	113,890	85,745	105%
Maintenance Materials	180,620	98,522	136,566	150,517	65%
Maintenance Contracts	292,889	265,628	212,879	244,074	109%
Total Maintenance	576,403	454,045	463,335	480,336	95%
Security Contracts/Costs	-	37,307	37,544	-	0%
Insurance Costs	180,537	141,461	141,315	150,448	94%
Employee Benefits	87,320	58,785	72,767	72,767	81%
Bad Debt	21,760	2,239	-	18,133	12%
Vash Port (HAP) Expense	-	-	-	-	
HAP Expense	-	-	-	-	
FSS Expense	-	-	-	-	
Other General Expense	-	-	-	-	
Total Other Expense	289,617	239,793	251,626	241,348	99%
Net Income Before Depreciation +/-	17,028	252,847	244,381	14,190	1782%
Depreciation	171,936	143,280	143,277	143,280	100%
Net Income After Depreciation +/-	(154,908)	109,567	101,104	(129,090)	-85%

South Bend LIPH
 FY 2023
 October 1, 2022-September 30, 2023

AMP 3

UML
 ACC units

Description	FYE 23 Budget	7.31.23 fye ytd actuals	7.31.22 fye ytd actuals	7.31.23 fye ytd budget	% of Budget
Revenue					
Rental Income	320,005	341,341	299,130	266,671	128%
Other Tenant Income	29,566	19,586	22,455	24,638	79%
Other Income	39,278	115,632	29,459	32,732	353%
Fraud Income					
Grant Income					
Operating Subsidy	610,262	537,196	535,047	508,552	106%
Shortfall funding					
HAP Subsidy					
Admin Fee Income					
Port VASH (HAP)					
Port VASH (Admin Fee)					
Capital Fund Management Fee (1410)					
Capital Fund Ops Transfer (1406)	27,765	-	97,352	23,138	0%
Bookkeeping Fee					
Management Fee					
Total Revenue	1,026,876	1,013,755	983,443	855,730	118%
Expenses					
Administrative Salaries	98,406	85,027	81,792	82,005	104%
Office Expense	20,603	27,076	15,981	17,169	158%
Other Administrative Expense	3,891	4,212	3,103	3,243	130%
Legal Expense	1,390	7,988	1,455	1,158	690%
Audit Expense	5,980	7,470	7,656	4,983	150%
Advertising	-				
Travel and Training	264			220	
Bookkeeping Exp	12,961	7,942	8,858	10,801	74%
Asset Management Expense	19,800	16,500	16,500	16,500	
Management Fee Exp	111,035	69,099	75,882	92,529	75%
Total Admin Expenses	274,330	225,314	211,227	228,608	99%
Resident Services					
Resident Services Salaries					
Benefits					
Total Resident Services					
Utility					
Water	59,711	35,710	49,861	49,759	72%
Electric	21,473	20,281	19,035	17,894	113%
Gas	30,922	33,912	23,933	25,768	132%
Total Utility	112,106	89,903	92,829	93,422	96%
Maintenance					
Maintenance Wages	102,894	146,415	128,928	85,745	171%
Maintenance Materials	140,395	120,198	107,341	116,996	103%
Maintenance Contracts	126,700	113,468	101,542	105,583	107%
Total Maintenance	369,989	380,081	337,811	308,324	123%
Security Contracts/Costs	-	79	189	-	0%
Insurance Costs	89,585	68,882	81,275	74,654	92%
Employee Benefits	73,059	66,075	60,883	60,883	109%
Bad Debt	16,000	-	-	13,333	0%
Vash Port (HAP) Expense	-				
HAP Expense	-				
FSS Expense	-				
Other General Expense	-				
Total Other Expense	178,644	135,035	142,347	148,870	91%
Net Income Before Depreciation +/-	91,807	183,421	199,229	76,506	240%
Depreciation	116,900	97,417	97,417	97,417	100%
Net Income After Depreciation +/-	(25,093)	86,005	101,812	(20,911)	-411%

South Bend LIPH
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AMP 4

UML
 ACC units

Description	FYE 23 Budget	7.31.23 fye ytd actuals	7.31.22 fye ytd actuals	7.31.23 fye ytd budget	% of Budget
Revenue					
Rental Income	302,489	276,714	289,887	252,074	110%
Other Tenant Income	12,121	18,680	9,311	10,101	185%
Other Income	47,360	1,549	38,020	39,467	4%
Fraud Income					
Grant Income					
Operating Subsidy	543,155	488,362	455,310	452,629	108%
Shortfall funding					
HAP Subsidy					
Admin Fee Income					
Port VASH (HAP)					
Port VASH (Admin Fee)					
Capital Fund Management Fee (1410)					
Capital Fund Ops Transfer (1406)	12,278	-	4,800	10,232	0%
Bookkeeping Fee					
Management Fee					
Total Revenue	917,403	785,305	797,328	764,503	103%
Expenses					
Administrative Salaries	121,099	121,084	51,119	100,916	120%
Office Expense	17,294	21,354	14,642	14,412	148%
Other Administrative Expense	1,697	1,147	1,289	1,414	81%
Legal Expense	11,704	20,811	11,326	9,753	213%
Audit Expense	5,254	6,570	6,733	4,378	150%
Advertising	-	-	-	-	-
Travel and Training	199	-	-	166	-
Bookkeeping Exp	11,390	7,237	8,417	9,492	76%
Asset Management Expense	17,400	14,500	14,600	14,500	-
Management Fee Exp	97,576	62,932	72,107	81,313	77%
Total Admin Expenses	283,613	255,635	180,233	236,344	108%
Resident Services					
Resident Services Salaries					
Benefits					
Total Resident Services	-	-	-	-	-
Utility					
Water	29,028	25,691	22,838	24,190	106%
Electric	42,803	37,737	33,140	35,669	106%
Gas	28,265	27,013	21,570	23,554	115%
Total Utility	100,096	90,442	77,548	83,413	108%
Maintenance					
Maintenance Wages	79,057	165,516	74,041	65,881	251%
Maintenance Materials	81,883	55,092	64,715	68,236	81%
Maintenance Contracts	115,556	52,443	104,561	96,297	54%
Total Maintenance	276,496	273,051	243,317	230,413	119%
Security Contracts/Costs	-	383	237	-	0%
Insurance Costs	106,992	83,162	79,061	89,160	93%
Employee Benefits	26,901	57,416	22,418	22,418	256%
Bad Debt	15,124	-	-	12,603	0%
Vash Port (HAP) Expense	-	-	-	-	-
HAP Expense	-	-	-	-	-
FSS Expense	-	-	-	-	-
Other General Expense	-	-	-	-	-
Total Other Expense	149,017	140,962	101,716	124,181	114%
Net Income Before Depreciation +/-)	108,181	25,215	194,514	90,151	28%
Depreciation	168,300	140,250	140,250	140,250	100%
Net Income After Depreciation +/-)	(60,119)	(115,035)	54,264	(50,099)	230%

South Bend FSS
 FY 2023
 October 1, 2022-September 30, 2023

SHORTFALL FUNDING
 AMP 3

Description	FYE 23 Budget	7.31.23 fye ytd actuals	7.31.22 fye ytd actuals	7.31.23 fye ytd budget	% of Budget
Revenue					
Rental Income					
Other Tenant Income					
Other Income					
Fraud Income					
Grant Income	1,243,513	947,008	467,121	1,036,261	91%
Operating Subsidy					
HAP Subsidy					
Admin Fee Income					
Port VASH (HAP)					
Port VASH (Admin Fee)					
Capital Fund Management Fee (1410)					
Capital Fund Ops Transfer (1406)					
Bookkeeping Fee					
Management Fee					
Total Revenue	1,243,513	947,008	467,121	1,036,261	91%
Expenses					
Administrative Salaries					
Office Expense					
Other Administrative Expense					
Legal Expense					
Audit Expense					
Advertising					
Travel and Training					
Bookkeeping Exp					
Management Fee Exp					
Total Admin Expenses	-	-	-	-	-
Resident Services					
Resident Services Salaries					
Benefits					
Total Resident Services					
Utility					
Water					
Electric					
Gas					
Total Utility					
Maintenance					
Maintenance Wages					
Maintenance Materials					
Maintenance Contracts	1,243,513	947,008	467,121	1,036,261	91%
Total Maintenance	1,243,513	947,008	467,121	1,036,261	91%
Security Contracts/Costs					
Insurance Costs					
Employee Benefits					
Bad Debt					
Vash Port (HAP) Expense					
HAP Expense					
FSS Expense					
Other General Expense					
Total Other Expense					
Net Income Before Depreciation +/-	-	-	-	-	0%
Depreciation					
Net Income After Depreciation +/-	-	-	-	-	

South Bend FSS
 FY 2023
 October 1, 2022-September 30, 2023

Description	GRANTS (FSS)				
	FYE 23 Budget	7.31.23 fye ytd actuals	7.31.22 fye ytd actuals	7.31.23 fye ytd budget	% of Budget
Revenue					
Rental Income					
Other Tenant Income					
Other Income					
Fraud Income					
Grant Income	99,400	65,649	55,370	82,833	79%
Operating Subsidy					
HAP Subsidy					
Admin Fee Income					
Port VASH (HAP)					
Port VASH (Admin Fee)					
Capital Fund Management Fee (1410)					
Capital Fund Ops Transfer (1406)					
Bookkeeping Fee					
Management Fee					
Total Revenue	99,400	65,649	55,370	82,833	79%
Expenses					
Administrative Salaries					
Office Expense					
Other Administrative Expense					
Legal Expense					
Audit Expense					
Advertising					
Travel and Training					
Bookkeeping Exp					
Management Fee Exp					
Total Admin Expenses	-	-	-	-	-
Resident Services					
Resident Services Salaries	64,772	49,741	43,302	53,977	92%
Benefits	34,628	14,851	12,069	28,857	51%
Total Resident Services	99,400	64,593	55,371	82,833	78%
Utility					
Water					
Electric					
Gas					
Total Utility	-	-	-	-	-
Maintenance					
Maintenance Wages					
Maintenance Materials					
Maintenance Contracts					
Total Maintenance	-	-	-	-	-
Other					
Security Contracts/Costs					
Insurance Costs					
Employee Benefits					
Bad Debt					
Vash Port (HAP) Expense					
HAP Expense					
FSS Expense					
Other General Expense		1,056			
Total Other Expense	-	1,056	-	-	-
Net Income Before Depreciation +/-	-	-	-	-	-
Depreciation					
Net Income After Depreciation +/-	-	-	-	-	-

South Bend HCVP
 FY 2023
 October 1, 2022-September 30, 2023

Description	HCVP HAP				
	FYE 23 Budget	7.31.23 fye ytd actuals	7.31.22 fye ytd actuals	7.31.23 fye ytd budget	% of Budget
Revenue					
Rental Income					
Other Tenant Income					
Other Income(Forfeitures)	-	5,382	43,876	-	0%
Fraud Income	28,426	47,323	27,271	23,688	200%
Grant Income					
Operating Subsidy					
HAP Subsidy	15,397,902	15,584,962	11,966,781	12,831,585	121%
Admin Fee Income					
Port VASH (HAP)					
Port VASH (Admin Fee)					
Capital Fund Management Fee (1410)					
Capital Fund Ops Transfer (1406)					
Bookkeeping Fee					
Management Fee					
Total Revenue	15,426,328	15,637,667	12,037,928	12,855,273	122%
Expenses					
Administrative Salaries					
Office Expense					
Other Administrative Expense					
Legal Expense					
Audit Expense					
Advertising					
HCV Inspections					
Travel and Training					
Bookkeeping Exp					
Management Fee Exp					
Total Admin Expenses	-				
Resident Services					
Resident Services Salaries					
Benefits					
Total Resident Services	-				
Utility					
Water					
Electric					
Gas					
Total Utility	-				
Maintenance					
Maintenance Wages					
Maintenance Materials					
Maintenance Contracts					
Total Maintenance	-				
Security Contracts/Costs					
Insurance Costs					
Employee Benefits					
Bad Debt		-			
Vash Port (HAP) Expense					
HAP Expense	15,358,416	15,864,007	12,326,775	12,798,680	124%
FSS Expense	67,912	36,454	52,570	56,593	64%
Port Out Admin fee Expense					
Other General Expense					
Total Other Expense	15,426,328	15,900,461	12,379,345	12,855,273	124%
Net Income Before Depreciation +/-	-	(262,794)	(341,417)	-	
Depreciation					
Net Income After Depreciation +/-	-	(262,794)	(341,417)	-	

South Bend HCVP
 FY 2023
 October 1, 2022-September 30, 2023

HCVP ADMIN

Description	FYE 23 Budget	7.31.23 fye ytd actuals	7.31.22 fye ytd actuals	7.31.23 fye ytd budget	% of Budget
Revenue					
Rental Income					
Other Tenant Income					
Other Income(Forfeitures)	-	32,500	25,532	-	0%
Fraud Income	28,426	45,580	27,271	23,688	192%
Grant Income					
Operating Subsidy					
HAP Subsidy					
Admin Fee Income	1,308,641	1,141,935	1,050,345	1,090,534	105%
Port VASH (HAP)	600,469	680,245	496,790	500,391	136%
Port VASH (Admin Fee)	54,811	44,703	41,829	45,676	98%
Capital Fund Management Fee (1410)					
Capital Fund Ops Transfer (1406)					
Bookkeeping Fee					
Management Fee					
Total Revenue	1,992,347	1,944,963	1,641,767	1,660,289	117%
Expenses					
Administrative Salaries	393,980	309,457	314,404	328,317	94%
Office Expense	61,686	72,647	48,740	51,405	141%
Other Administrative Expense	3,976	9,487	3,023	3,313	286%
Legal Expense	-	2,445	-	-	
Audit Expense	8,000	10,006	11,794	6,667	150%
Advertising	-	-	-	-	
HCV Inspections	89,311	91,245	79,131	74,426	
Travel and Training	5,725	-	4,365	4,771	0%
Bookkeeping Exp	183,136	158,813	149,625	152,613	104%
Management Fee Exp	293,017	254,500	239,400	244,181	104%
Total Admin Expenses	1,038,831	908,600	850,482	865,693	105%
Resident Services					
Resident Services Salaries					
Benefits					
Total Resident Services					
Utility					
Water					
Electric					
Gas					
Total Utility					
Maintenance					
Maintenance Wages					
Maintenance Materials					
Maintenance Contracts					
Total Maintenance					
Security Contracts/Costs					
Insurance Costs	114,472	82,356	89,048	95,393	86%
Employee Benefits	132,205	101,889	110,171	110,171	92%
Bad Debt	-	9,281	-	-	
Vash Port (HAP) Expense	600,469	680,245	496,790	500,391	136%
HAP Expense	-	-	-	-	
FSS Expense	-	-	-	-	
Port Out Admin fee Expense	5,160	9,080	8,760	4,300	
Other General Expense	-	-	-	-	
Total Other Expense	852,306	882,851	704,769	710,255	124%
Net Income Before Depreciation +(-)	101,210	153,513	86,516	84,342	182%
Depreciation	15,900	13,250	13,250	13,250	100%
Net Income After Depreciation +/(-)	85,310	140,263	73,266	71,092	197%

South Bend COCC
FY 2023

October 1, 2022-September 30, 2023

COCC

Description	7.31.23 fye ytd 7.31.22 fye ytd 7.31.23 fye ytd				
	FYE 23 Budget	actuals	actuals	budget	% of Budget
Revenue					
Rental Income	-	-	-	-	-
Other Tenant Income	-	-	-	-	-
Other Income	140,139	113,047	150,727	116,783	97%
Fraud Income	-	-	-	-	-
Grant Income	-	-	-	-	-
Operating Subsidy	-	-	-	-	-
HAP Subsidy	-	-	-	-	-
Admin Fee Income	-	-	-	-	-
Port VASH (HAP)	-	-	-	-	-
Port VASH (Admin Fee)	-	-	-	-	-
Capital Fund Management Fee (1410)	141,526	283,053	192,723	117,938	240%
Capital Fund Ops Transfer (1406)	-	-	-	-	-
Asset Management Fee	50,560	49,800	49,900	42,133	0%
Bookkeeping Fee	229,561	188,490	188,231	191,301	99%
Management Fee	690,724	512,538	570,124	575,603	89%
Total Revenue	1,252,510	1,146,927	1,151,705	1,043,758	110%
Expenses					
Administrative Salaries	738,747	522,046	599,675	615,623	85%
Office Expense	92,492	106,625	81,067	77,077	138%
Other Administrative Expense	32,050	35,694	26,093	26,708	134%
Legal Expense	12,706	10,691	11,877	10,588	101%
Audit Expense	2,500	3,123	3,919	2,083	150%
Advertising	270	76	298	225	34%
Travel and Training	5,820	-	-	4,850	0%
Bookkeeping Exp	-	-	-	-	-
Management Fee Exp	-	-	-	-	-
Total Admin Expenses	884,585	678,254	722,929	737,154	92%
Resident Services					
Resident Services Salaries	-	-	-	-	-
Benefits	-	-	-	-	-
Other Resident Services	-	43,532	26,494	-	-
Total Resident Services	-	43,532	26,494	-	-
Utility					
Water	-	-	-	-	-
Electric	-	-	496	-	-
Gas	-	-	-	-	-
Total Utility	-	-	496	-	-
Maintenance					
Maintenance Wages	-	-	-	-	-
Maintenance Materials	-	224	3,000	-	-
Maintenance Contracts	22,813	2,670	2,804	19,011	-
Total Maintenance	22,813	2,894	5,804	19,011	-
Security Contracts/Costs	-	-	-	-	-
Insurance Costs	103,023	74,172	63,606	85,853	86%
Employee Benefits	150,235	81,966	125,196	125,196	65%
Bad Debt	-	-	-	-	-
Vash Port (HAP) Expense	-	-	-	-	-
HAP Expense	-	-	-	-	-
FSS Expense	-	-	-	-	-
Other General Expense	-	12,000	12,000	-	-
Total Other Expense	253,258	168,137	200,802	211,048	80%
Net Income Before Depreciation +/-	91,854	254,109	195,180	76,545	332%
Depreciation	7,700	6,417	6,417	6,417	100%
Net Income After Depreciation +/-	84,154	247,693	188,763	70,128	353%

BANK BALANCE PER BANK STATEMENT

BANK	ACCT #	DESCRIPTION	2023											
			OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT
1ST SOURCE	2249	AMP 1	\$418,865	\$456,683	\$510,556	\$511,247	\$539,827	\$478,449	\$520,262	\$592,101	\$565,939	\$663,412		
1ST SOURCE	1310	AMP2	\$332,549	\$321,946	\$363,500	\$356,881	\$357,866	\$214,681	\$256,822	\$433,993	\$487,354	\$525,067		
1ST SOURCE	1302	AMP3	\$195,175	\$293,689	\$266,816	\$275,578	\$315,482	\$264,896	\$332,636	\$332,457	\$367,510	\$409,947		
1ST SOURCE	1294	AMP 4	\$396,596	\$390,611	\$363,530	\$415,125	\$421,587	\$384,155	\$399,029	\$370,141	\$375,063	\$404,020		
1ST SOURCE	1328	CCOC	\$273,502	\$255,339	\$279,371	\$278,278	\$268,577	\$224,000	\$266,220	\$233,767	\$477,239	\$495,415		
1ST SOURCE	2264	SEC DEPOSITS	\$79,620	\$79,620	\$79,620	\$79,620	\$79,620	\$79,620	\$79,620	\$79,620	\$79,620	\$79,620		
1ST SOURCE	2256	AMP CAPEX	\$64,903	\$48,591	\$42,388	\$39,092	\$38,557	\$38,557	\$0	\$0	\$0	\$0		
1ST SOURCE	2272	Development	\$119,653	\$119,653	\$119,653	\$119,653	\$119,653	\$241,630	\$241,630	\$241,630	\$241,630	\$241,630		
1ST SOURCE	1256	GENERAL FUND	\$297,311	\$174,035	\$110,382	\$193,658	\$153,168	\$114,361	\$118,064	\$121,939	\$183,109	\$72,775		
1ST SOURCE	2256	HAP ESCROW FORFEITURE							\$5,074	\$5,382	\$5,382	\$5,382		
1ST SOURCE	2280	SEC 8 ADM	\$629,541	\$632,203	\$694,964	\$713,053	\$746,609	\$534,482	\$555,920	\$530,528	\$613,737	\$637,247		
1ST SOURCE	6024	SEC 8 HAP	\$132,253	\$70,869	\$131,689	\$218,092	\$30,687	\$226,306	\$180,666	\$18,716	\$39,816	\$28,616		
Centier	7537	FSS ESCROW PHA	\$2,112	\$2,459	\$3,196	\$3,753	\$4,311	\$4,868	\$5,425	\$5,592	\$5,760	\$5,927		
Centier	5942	FSS ESCROW HAP	\$35,396	\$37,459	\$39,818	\$42,756	\$45,163	\$48,571	\$48,800	\$53,822	\$57,600	\$61,338		
		TOTAL CASH PER BANK	\$2,977,475	\$2,883,157	\$3,005,483	\$3,246,786	\$3,121,106	\$2,854,575	\$3,010,168	\$3,019,688	\$3,499,757	\$3,630,394	\$0	\$0

South Bend Annual Operating Budget
 FY 2023
 October 1, 2022-September 30, 2023

Unit Count	96	185	165	145	591	COCC	HCVF HAP	HCVF Ops	Total HCVF	Grants (FSS)	Elimination	Primary Government	Blended	Total
Description	AMP1	AMP2	AMP3	AMP4	Shortfall Funds	Total AMPs								
Revenue														
Rental Income	130,193	435,199	320,005	302,489	1,187,886	-	-	-	-	-	-	1,187,886	1,187,886	1,187,886
Other Tenant Income	13,125	15,207	29,566	12,121	70,019	-	-	-	-	-	-	70,019	70,019	70,019
Other Income	127,859	2,674	39,278	47,360	217,171	140,139	-	-	-	-	-	357,311	357,311	357,311
Shortfall funding														
Fraud Income							28,426	28,426	56,853	99,400		56,853	56,853	56,853
Grant Income					1,243,513	1,243,513						1,342,913	1,342,913	1,342,913
Operating Subsidy	784,211	754,383	610,262	543,155	2,689,012		15,397,902	1,308,641	15,397,902			2,689,012	2,689,012	2,689,012
HAP Subsidy								600,469	1,308,641			1,308,641	1,308,641	1,308,641
Admin Fee Income								54,811	600,469			600,469	600,469	600,469
Port VASH (HAP)												54,811	54,811	54,811
Port VASH (Admin Fee)												141,526	141,526	141,526
Capital Fund Management Fee (1410)												457,631	457,631	457,631
Capital Fund Ops Transfer (1406)	74,336	343,252	27,765	12,278	457,631	141,526								
Bookkeeping Fee											(229,561)			
Asset Management Fee											(50,560)			
Management Fee											(690,724)			
Total Revenue	1,126,724	1,550,715	1,026,877	917,403	1,243,513	5,865,232	15,426,328	1,992,347	17,418,676	99,400	(970,845)	23,664,974	23,664,974	23,664,974
Expenses														
Administrative Salaries	121,099	146,080	98,406	121,099	486,685	738,747		393,980	393,980			1,619,412	1,619,412	1,619,412
Office Expense	20,623	42,492	20,603	17,294	101,012	92,492		61,686	61,686			255,190	255,190	255,190
Other Administrative Expense	4,935	4,202	3,891	1,697	14,725	32,050		3,976	3,976			50,751	50,751	50,751
HQS Inspections								89,311	89,311			89,311	89,311	89,311
Legal Expense	12,458	22,983	1,390	11,704	48,535	12,706		8,000	8,000			61,241	61,241	61,241
Audit Expense	6,814	11,452	5,980	5,254	29,500	2,500						40,000	40,000	40,000
Advertising												270	270	270
Travel and Training	226		264	199	689	5,820		5,725	5,725			12,234	12,234	12,234
Bookkeeping Exp	7,541	14,532	12,961	11,990	46,425	183,136		183,136	183,136					
Asset Management Fee	13,360		19,800	17,400	50,560	690,724		293,017	293,017					
Management Fee Exp	64,602	124,494	111,035	97,576	397,707	884,586		1,038,831	1,038,831			2,128,410	2,128,410	2,128,410
Total Admin Expenses	251,659	366,236	274,329	283,614	1,175,838	884,586	15,426,328	1,992,347	17,418,676	99,400	(970,845)	23,664,974	23,664,974	23,664,974
Resident Services														
Resident Services Salaries												64,772	64,772	64,772
Benefits												34,628	34,628	34,628
Total Resident Services												99,400	99,400	99,400
Utility														
Water	63,042	97,157	59,711	29,028	248,939							248,939	248,939	248,939
Electric	10,588	150,959	21,473	42,803	225,824							225,824	225,824	225,824
Gas	25,930	53,316	30,922	28,265	138,333							138,333	138,333	138,333
Total Utility	99,460	301,433	112,107	100,097	613,096							613,096	613,096	613,096
Maintenance														
Maintenance Wages	231,066	102,894	102,894	79,057	515,911							515,911	515,911	515,911
Maintenance Materials	132,352	180,620	140,395	81,883	535,250							535,250	535,250	535,250
Maintenance Contracts	201,760	292,889	126,700	115,556	1,980,418	22,813						2,003,231	2,003,231	2,003,231
Total Maintenance	565,178	576,403	369,989	276,496	3,031,579	22,813						3,054,392	3,054,392	3,054,392
Security Contracts/Costs														
Insurance Costs	100,369	180,537	89,585	106,992	477,483	103,023		114,472	114,472			694,978	694,978	694,978
Employee Benefits	98,809	87,320	73,059	26,901	286,089	150,235		132,205	132,205			568,529	568,529	568,529
Bad Debt	6,510	21,760	16,000	15,124	59,394			600,469	600,469			59,394	59,394	59,394
Vash Port (HAP) Expense												600,469	600,469	600,469
Port out Admin Fee Expense								5,160	5,160					

DEVELOPMENT AND PROCUREMENT

THE CITY OF SOUTH BEND HAS PROCURED A CONTRACT FOR THE DEMOLITION OF MONROE CIRCLE. THE WINNER OF THE BID IS GREEN DEMOLITION. THE DEMOLITION HAS BEGUN.

HEARTLAND ENVIRONMENT WILL REMOVE TWO UNDERGROUND TANKS FROM RABBI SHULMAN. THEY WILL COORDINATE THE TIME WITH GREEN DEMOLITION. THIS HASN'T COMMENCED.