CHATTANOOGA HOUSING AUTHORITY



2020

OPERATING BUDGETS

ORIGINAL BUDGET (SUBMITTED FOR APPROVAL ON 12/3/2019)

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C. LOW INCOME PUBLIC HOUSING (BY AMP)

RESOLUTION 2019-

APPROVING FY2020 OPERATING BUDGETS FOR THE CENTRAL OFFICE COST CENTER (COCC), HOUSING CHOICE VOUCHER PROGRAM (HCVP), AND LOW INCOME PUBLIC HOUSING (LIPH) AMPS AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EFFECT THE INTENT OF THIS RESOLUTION.

WHEREAS, the 2020 budgets for the COCC, HCVP, and LIPH are required to be approved by the Board before the start of the fiscal year, and

WHEREAS, the Asset Management mode of operation implemented by HUD requires separate operating budgets by program, by COCC, by individual AMP/sites, and a Consolidated LIPH budget, and,

WHEREAS, budgets have been prepared for FY2020 based on these parameters, and

WHEREAS, CHA projects that HUD LIPH Operating Subsidy to be calculated at 97.77% of eligibility and 79.38% for HCVP Program Administrative Fees provides for the following operating results:

2020 Budget

| PROGRAM | Projected Revenues | Anticipated Expenses | Operating Transfers | Projected Operating Results* |
|-----------------------------------|-----------------------|-------------------------|------------------------|------------------------------------|
| Central Office Cost Center (COCC) | 4,005,718 | 3,731,045 | - | 274,673 |
| HCVP | | | | |
| Operations | 2,279,800 | 2,255,822 | - | 23,978 |
| Grant | 22,394,610 | 22,394,610 | - | - |
| Low Income Public Housing (LIPH) | 14,577,775 | 14,339,331 | - | 238,444 |
| TOTALS | 43,257,903 | 42,720,808 | - | 537,095 |

^{*} These calculations exclude depreciation which does not impact unrestricted net asset position.

and

WHEREAS, with the defined parameters above, the 2020 Operating Budget projects total revenues of \$43,257,903 and anticipated expenditures of \$42,720,808 (exclusive of \$3,736,421 of depreciation expense), and

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Chattanooga Housing Authority hereby approves the 2020 budget submission and authorizes the Executive Director to implement underlying measures included in this resolution, and

BE IT FURTHER RESOLVED that this Resolution be effective immediately.

Executive Summary - Finance 2020 Operating Budget (Original)

Budgetary Results

Based upon the proration of estimated funding eligibility levels as detailed below, we currently anticipate the following operating results:

2020 Budget

| PROGRAM | Projected Revenues | Anticipated Expenses | Operating Transfers | Projected Operating Results* |
|-----------------------------------|-----------------------|-------------------------|------------------------|------------------------------|
| Central Office Cost Center (COCC) | 4,005,718 | 3,731,045 | - | 274,673 |
| HCVP | | | | |
| Operations | 2,279,800 | 2,255,822 | - | 23,978 |
| Grant | 22,394,610 | 22,394,610 | - | - |
| Low Income Public Housing (LIPH) | 14,577,775 | 14,339,331 | = | 238,444 |
| TOTALS | 43,257,903 | 42,720,808 | - | 537,095 |

^{*} These calculations exclude depreciation which does not impact unrestricted net asset position.

2019 Budget **

| | Projected | Anticipated | Operating | Projected Operating |
|-----------------------------------|------------|-------------|-----------|------------------------|
| PROGRAM | Revenues | Expenses | Transfers | Results* |
| Central Office Cost Center (COCC) | 3,893,207 | 3,413,186 | - | 480,021 |
| HCVP | | | | |
| Operations | 2,173,294 | 2,170,795 | - | 2,499 |
| Grant | 22,257,917 | 22,257,917 | - | - |
| Low Income Public Housing (LIPH) | 14,107,064 | 13,763,625 | - | 343,440 |
| TOTALS | 42,431,482 | 41,605,523 | - | 825,959 |
| | | | | 12/3/19 4:16 PM |

^{**} Cromwell and Scattered Sites removed for comparison purposes.

BUDGET DETAILS

AGENCY-WIDE

• Cost of Living Adjustment (COLA) – It is the CHA's policy to review the cost of living of our employees. According to our Personnel Policy, changes are based upon the U.S. Bureau of Labor Statistics CPI-U for October of the prior year compared to October of the current year. This year the amount is 1.56%, and will result in a total increase of around \$100,000. CHA positions, and their salary ranges will be adjusted with this increase.

• <u>Salary and Positions</u> – This budget shows staffing levels increasing by four positions. See COCC and LIPH sections for explanations.

| Program Area | Current | Proposed | Count |
|------------------------|---------|----------|-------|
| Property Management | 78 | 2 | 80 |
| Housing Choice Voucher | 20 | | 20 |
| Central Office | 32 | 2 | 34 |
| Grants | 7 | | 7 |
| Total | 137 | 4 | 141 |

- Employee Benefits The State of Tennessee has announced that the rates for the Health Care Plan options (BCBST and Cigna) will be staying the same as in 2019. You may remember that in 2019, we saw a 2% increase. CHA pays 60% of these costs, and the employee pays 40%.
- Conversions in 2019 At the time of this budget submission, the CHA will be finalizing the conversions of both Cromwell Heights and Emerald Villages from LIPH to Low Income Housing Tax Credits. This will remove the units from LIPH and add to HCVP. The effects of this on the budget are wide ranging. Since ownership will be transferred to the Tax Credit investor, the budgets for these two sites have been removed altogether.
- Paperless 2020 This budget contains \$62,000 for various software and hardware upgrades that will assist in the CHA's conversion to paperless processes. This is spread across all three program areas and includes scanning, workflow, and online tools. CHA started a committee to investigate all the needs of the company and implement tools to solve the major problems. Some will be as simple as scanning existing paper files. Others will involve e-signatures and workflow software. We envision online tools like housing applications for Asset Management and HCVP, employee applications for Human Resources, and online tools for Procurement/Development.

CENTRAL OFFICE COST CENTER (COCC)

- <u>COCC</u> is projecting a net income of \$274,673 (exclusive of depreciation which is a non-cash item).
- <u>2019 Capital Fund Administration Fee</u> The COCC gets a 10% fee to administer the Capital Fund grant. The amount available to us in 2020 is ~\$568,000. This is an increase of \$50,000 over 2019. The CHA receives the Capital Fund late in the year. Normally, we get the fees in the 4th quarter of the

current year and three quarters of the next year. For budget purposes, we estimate 2020 CFP for the 4th quarter.

• <u>Asset Management Fees</u> – As part of HUD's Asset Management, the COCC is allowed to charge fees to the LIPH and HCVP programs.

| Schedule of Fees under Asset Management | | | |
|---|------------------|--|--|
| Bookkeeping Fee (LIPH & HCVP) | \$7.50 PUM | | |
| Asset Management Fee (LIPH) | \$10.00 PUM | | |
| Property Management Fee (LIPH) | \$50.37 Occ Unit | | |
| Program Management (HCVP) | \$12.00 PUM | | |
| Capital Fund Mangement Fee | 10% of CFP | | |

- Property Management Fees for Tax Credit Properties The CHA currently earns property management fees for operating Greenwood Terrace, LLC. In 2020, we will enter into a similar arrangement with Cromwell Heights, and Emerald Villages. Revenue will increase for these lines, but will be reduced in the LIPH Asset Management fees.
- <u>Salary and Positions</u> The COCC is adding two employees to the current staff. Both are being proposed to replace Development department Project Managers that will be retiring in the next 3-4 years.
- Asset Management Screening Pilot The Asset Management Department will be testing a new tenant screening process at the LIPH and Tax Credit communities. This is aimed at finding residents that will be successful long term renters. If the pilot works like expected, this cost will be moved out of the COCC.

HOUSING CHOICE VOUCHER PROGRAM (HCVP)

- <u>Voucher Utilization</u> For 2019, the voucher program has been at 92% utilization. We are projecting full utilization by the end of 2020. HCVP hopes to accomplish this through increased leasing efforts, issuing PBV (Project Based Vouchers) for Cromwell, as well as new non-CHA owned projects like the Chestnut Flats.
- <u>Administrative Fees</u> Admin Fee proration is projected at 79.38%. This is the last published amount from HUD for 2019^(9/26). HUD adjusts the administrative fees every year, and this year it increased by 4.04% (From \$62.15 to \$64.66/unit).
- <u>Fees Paid to COCC</u> We are projecting an increase over the prior year. This is connected to higher utilization. See Asset Management Fee chart under the COCC section.

• <u>Administrative Results</u> – We are projecting a net gain of \$23,978 in the Admin side of the HCVP program. This is before depreciation expense.

LOW INCOME PUBLIC HOUSING (LIPH)

- <u>Operating Results</u> The budget is projecting a net gain of \$238,444 before depreciation.
- <u>Tenant Revenue</u> Tenant revenue is projected to be higher than 2019 budget, but in line with 2019 actuals.
- Operating Subsidy Operating Subsidy is the primary source of revenue in the LIPH program. Subsidy actually turned out to be much higher in 2019 than what we originally projected. We projected prorations at 93.69%, and they turned out to be 97.77%. Without any additional knowledge, are using the same proration for 2020.
- <u>Salary and Positions</u> We are replacing a Community Manager and Maintenance Technician.
- Property/General Liability Insurance The CHA is a member/owner of the Tennessee Housing Authority Risk Management Trust (THARMT). THARMT is an insurance risk sharing pool for Tennessee's housing authorities. Recently, they notified us that all housing authorities would have an average increase in 2020 of 25%. Some would be higher and some lower based upon loss experiences. For budget purposes, we are using 25% increase.
- <u>Maintenance Costs</u> Cost in the budget line is significantly higher than what we projected in the 2019 budget- by \$346,000. We expect costs to be similar in 2020.
- Water Quality Fees The City of Chattanooga charges the CHA (as well as all City residents) a Water Quality Fee as part of property tax collection. The City has increased the bills by 9% this year, and 9% per year till Fiscal year 2023. The impact will be nearly ~\$30,000 in additional expenses to CHA over that period.
- Refinance of Energy Performance Contract (EPC) In preparation for the removal of Cromwell and Scattered Sites (Emerald) from the LIPH inventory in 2019, the CHA paid off the associated debt with Banc of America (BoA) and refinanced the balance. The new interest rate is 3.72% vs our original 4.34% rate. We were also able to extend the payoff from February 2026 to the end of 2026. This allows us to receive longer benefits from the HUD program.
- <u>Measurement and Valuation (M&V) Fees</u> The M&V process is required as part of the EPC program. While CHA worked on the refinance with BoA, we also

switched M&V providers from Honeywell International to Group14. The costs will be 37% cheaper with the new firm.

• <u>Asset Management Fees</u> – The fees paid to the CHA COCC is projected to be higher by ~\$328,000. This is primarily due to projections for higher occupancy, and higher reimbursable direct costs (Public Safety and Resident Services).

PHA Board Resolution

Approving Operating Budget

U.S. Department of Housing and Urban Development

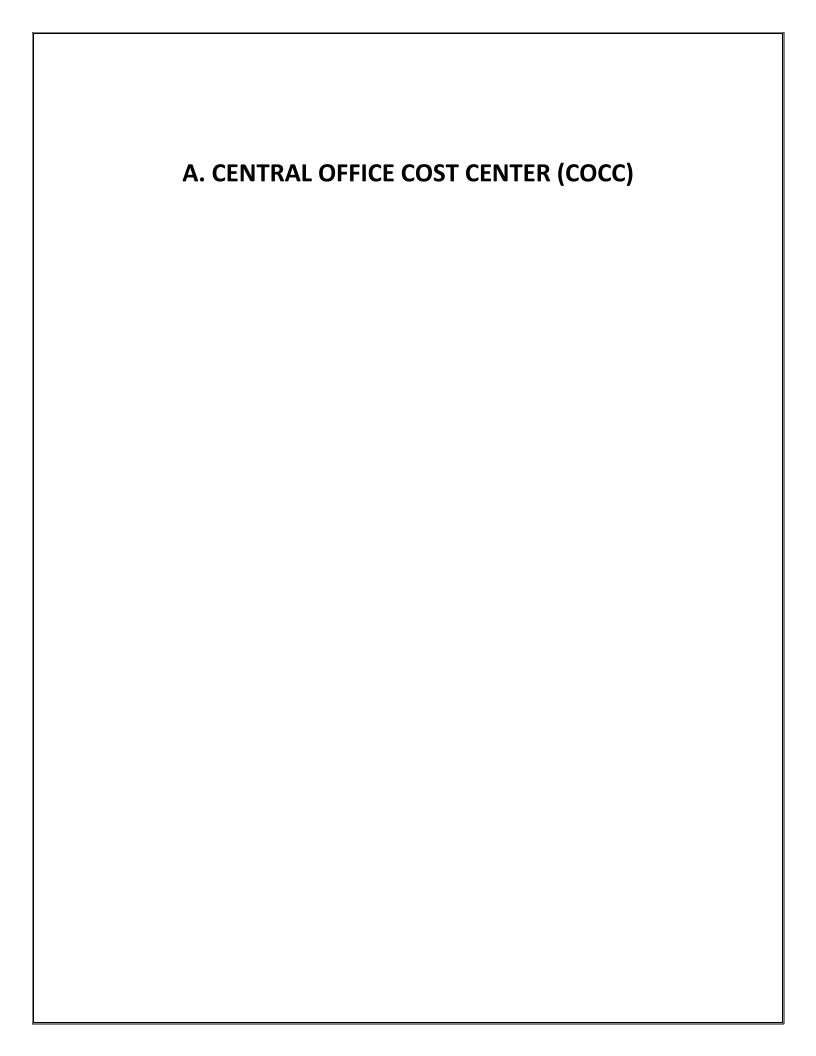
Office of Public and Indian Housing -Real Estate Assessment Center (PIH-REAC) OMB No. 2577-0026 (exp. 04/30/2016)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

| PH | A Name: _Chattanooga Housing Authori | ty | PHA Code: _ <u>TN004</u> |
|-------------------------------|---|--|--------------------------------|
| PH | A Fiscal Year Beginning: <u>1/1/2020</u> | Board Resolution Number:20 | 019 |
| cer | | oners of the above-named PHA as its Chairpe ent of Housing and Urban Development (H | 9 |
| \oint\overline{\omega} | Operating Budget approved by Board r | resolution on: | 12/3/2019_ |
| | Operating Budget submitted to HUD, i | f applicable, on: | |
| | Operating Budget revision approved by | Board resolution on: | |
| | Operating Budget revision submitted to | HUD, if applicable, on: | |
| I ce | rtify on behalf of the above-named PHA tha | at: | |
| 1. | All statutory and regulatory requirements h | ave been met; | |
| 2. | The PHA has sufficient operating reserves | to meet the working capital needs of its develop | pments; |
| 3. | Proposed budget expenditure are necessary serving low-income residents; | in the efficient and economical operation of th | e housing for the purpose of |
| 4. | The budget indicates a source of funds adea | quate to cover all proposed expenditures; | |
| 5. | The PHA will comply with the wage rate re | equirement under 24 CFR 968.110(c) and (f); a | nd |
| 6. | The PHA will comply with the requiremen | ts for access to records and audits under 24 CF | R 968.110(i). |
| | reby certify that all the information stated vereby pplicable, is true and accurate. | vithin, as well as any information provided in the | ne accompaniment herewith, |
| | Pring: HUD will prosecute false claims an .C. 1001, 1010, 1012.31, U.S.C. 3729 and 3 | d statements. Conviction may result in crimina 3802) | al and/or civil penalties. (18 |
| | t Board Chairperson's Name: mes H. Levine | Signature: | Date: 12/3/2019 |

Previous editions are obsolete form HUD-**52574** (04/2013)



| | 2019 | 2020 | |
|----------------------------------|-----------|--------------------|-----------|
| | Budget(0) | Budget(0) | Change |
| | | | |
| Revenue | | | |
| Interest Investment | - | - | - |
| Developer Fee | - | - | - |
| Gain or Loss on Sale of Property | - | - | - |
| Management Fee - GWT | 43,205 | 45,000 | 1,795 |
| Management Fee - Cromwell | - | 46,458 | 46,458 |
| Management Fee - Emerald | - - | 14,635 | 14,635 |
| Non-Dwelling Rental | 16,200 | 16,800 | 600 |
| Other Income | 4,600 | 2,410 | (2,190) |
| Other Gov Grants | - | - | - |
| Program Management - CFP | 516,879 | 567,903 | 51,024 |
| Asset Management Fee Revenue | | | |
| Asset Management Fee - LIPH | 259,320 | 222,240 | (37,080) |
| Bookkeeping Fee - LIPH | 183,350 | 168,556 | (14,794) |
| Bookkeeping Fee - HCVP | 309,795 | 322,185 | 12,390 |
| Legal Services - LIPH | 153,185 | 160,799 | 7,614 |
| Legal Services - HCVP | 7,978 | 8,040 | 62 |
| Property Management Fee - LIPH | 1,239,436 | 1,139,433 | (100,003) |
| Program Management Fee - HCVP | 495,671 | 515,496 | 19,825 |
| Protective Services - LIPH | 551,600 | 566,180 | 14,580 |
| Protective Services - HCVP | 11,257 | 11,555 | 298 |
| Resident Services Revenue - LIPH | 100,731 | 198,028 | 97,297 |
| Asset Management Total | 3,312,323 | 3,312,512 | 189 |
| Total Revenue | 3,893,207 | 4,005,718 | 112,511 |
| Expenses | | | |
| Administration | | | |
| Admin. Salaries | 1,712,304 | 1,911,080 | 198,776 |
| Admin. Security System | 30 | 1,311,000 | (30) |
| Advertising | 2,700 | 3,400 | 700 |
| Auditing Fees | 11,703 | 11,703 | 700 |
| Accounting Fees | 55,000 | 55,010 | 10 |
| Background Check | 2,300 | 7,400 | 5,100 |
| Bank Charges | 50 | 50 | 5,100 |
| Cell Phone | 8,490 | 8,455 | (35) |
| Computer Hardware Support | 3,450 | 25,645 | 22,195 |
| Computer Software Support | 37,398 | 60,700 | 23,302 |
| Consulting | - | - | |
| Contract Svs-Equipment | 8,550 | 15,675 | 7,125 |
| Contract Svs-Personnel | - | | - ,123 |
| Copy/Printing | 2,550 | 3,700 | 1,150 |
| Credit Check | 2,100 | 5,700 | (2,100) |
| Dues & Subscriptions | 14,750 | 16,545 | 1,795 |
| Employee Bene Contr-Adm | ,, 55 | 250 | 250 |
| Employee Benefits | 366,540 | 416,142 | 49,602 |
| Internet | 15,850 | 17,005 | 1,155 |
| Legal Expense | 106,000 | 50,150 | (55,850) |
| Marketing | 25,100 | 35,000 | 9,900 |
| Meetings | 6,400 | 8,900 | 2,500 |
| Miscellaneous Expense | 21,210 | 78,708 | 57,498 |
| Equipment < \$5,000 | 18,771 | 5,567 | (13,204) |
| Office Rent | 188,033 | 186,251 | (1,782) |
| Office Supplies | 12,000 | 13,250 | 1,250 |
| Postage | 3,655 | 4,050 | 395 |
| Property Appraisal | 150 | -1 ,050 | (150) |
| Radio Communications | 5,200 | 5,000 | (200) |
| Shipping/Freight | 350 | 550 | 200 |
| Special Events | 20,012 | 15,612 | (4,400) |
| Staff Training | 50,828 | 51,728 | 900 |
| Wellness | 2,000 | 3,000 | 1,000 |
| | 2,000 | 3,000 | 1,000 |

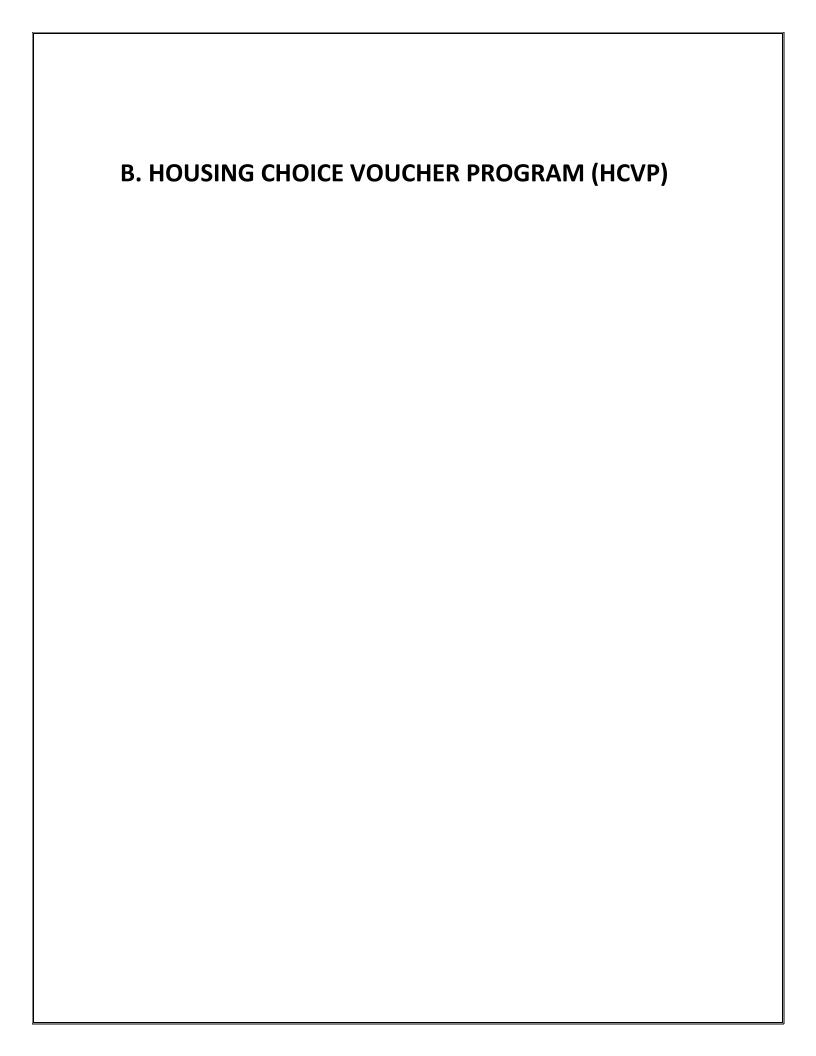
2019

2020

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| | 2019 Budget(0) | 2020 Budget(0) | Change |
|----------------------------------|-------------------|-------------------|-----------|
| Telephone | 13,300 | 15,255 | 1,955 |
| Temp Staff - Admin | - | - | - |
| Travel | 18,100 | 20,650 | 2,550 |
| Website Dev. And Maint | 175 | 200 | 25 |
| Administration Total | 2,735,049 | 3,046,631 | 311,582 |
| General | | | |
| Compensated Absences | - | - | - |
| Insurance | 93,675 | 87,500 | (6,175) |
| Other General Expenses | - | - | - |
| Taxes/F&E | 103 | 103 | - |
| General Total | 93,778 | 87,603 | (6,175) |
| Maintenance | | | |
| Casualty Losses - Non Cap. | | - | - |
| Maintenance Contract Cost | 34,150 | 42,400 | 8,250 |
| Maintenance Materials | 20,100 | 20,600 | 500 |
| Maintenance Total | 54,250 | 63,000 | 8,750 |
| Protective Services | | | 4 |
| Protect Serv-Contract Cost | 200 | - | (200) |
| Protect Serv-Labor | 377,373 | 381,669 | 4,296 |
| Protect Serv-Benefits | 84,434 | 84,817 | 383 |
| Protect Serv-Materials | 1,000 | 2,400 | 1,400 |
| Protect Serv-Contract Cost Total | 463,007 | 468,886 | 5,879 |
| Tenant Services | | | |
| Tenant Services - Salaries | - | - | - |
| Tenant Services - Benefits | - | - | - |
| Recreation & Publications | 4,500 | - | (4,500) |
| Tenant Services - Contracts | 5,000 | 5,000 | - |
| Tenant Services Total | 9,500 | 5,000 | (4,500) |
| Utilities | | | |
| Electricity | 38,200 | 39,315 | 1,115 |
| Gas | 1,948 | 1,872 | (76) |
| Sewer | 7,900 | 6,300 | (1,600) |
| Water Quality Fees | 5,424 | 8,093 | 2,669 |
| Water | 4,130 | 4,345 | 215 |
| Utilities Total | 57,602 | 59,925 | 2,323 |
| Total Expenses | 3,413,186 | 3,731,045 | 317,858 |
| Net Operating Income (Loss) | 480,021 | 274,673 | (205,347) |
| Operating Transfers - OUT | - | - | |
| Net Income (Loss) | 480,021 | 274,673 | (205,347) |
| Depreciation Expense | 8,219 | 3,115 | (5,104) |
| Net Income (including | | | |
| Depreciation) | 471,801 | 271,558 | (200,243) |

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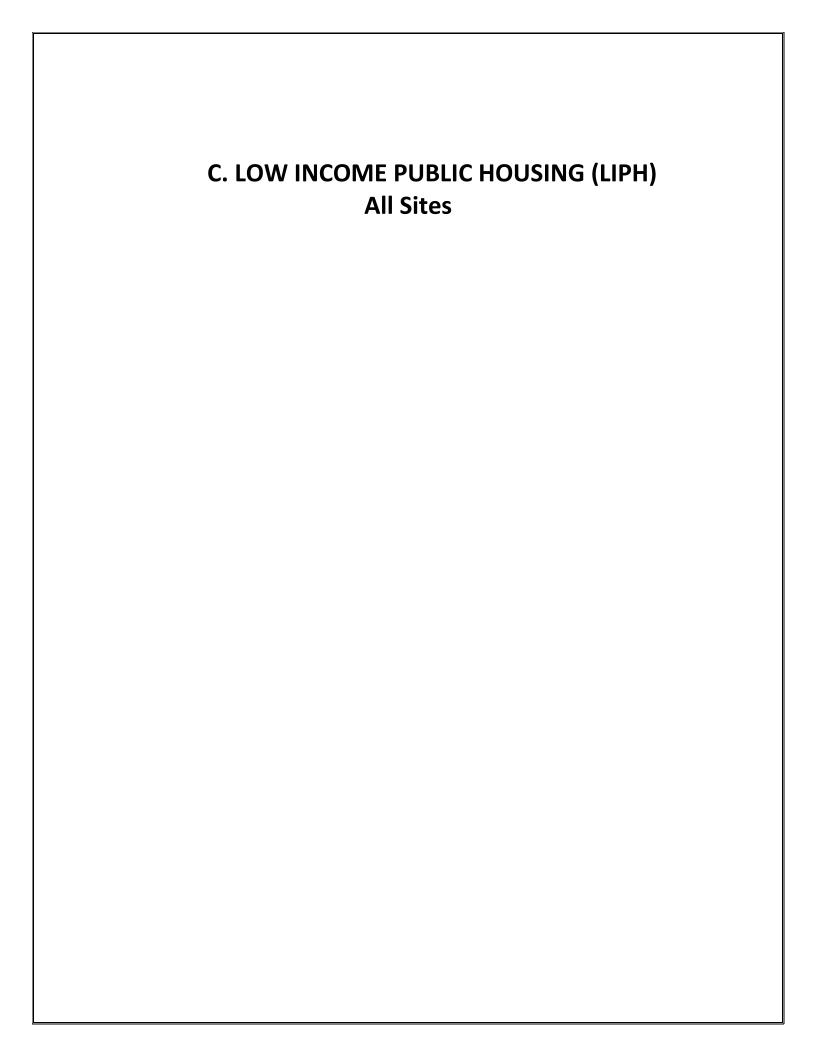
| HCVP FUNDS | 2019 Budget(0) | 2020 Budget(0) | Change |
|---|-------------------------|---------------------------|-----------------------|
| | | | |
| HCVP Operations | | | |
| Revenue | | | |
| Fraud Recovery HCVP (Admin Portion) | 44,000 | 60,000 | 16,000 |
| Section 8 Admin Fee Earned | 2,128,794 | 2,218,800 | 90,006 |
| Section 8 Port-In Admin Fee Earned Total Revenue | 500 2,173,294 | 1,000 2,279,800 | 500 106,506 |
| Expenses | 2,273,23 | 2,273,000 | 100,500 |
| Expenses | | | |
| Administration | | | |
| Admin. Salaries | 867,381 | 922,894 | 55,513 |
| Admin. Salaries-Temporary | - | - | - |
| Admin. Security System | - 1EO | 150 | - |
| Advertising Auditing Fees | 150 17,868 | 150 17,868 | - |
| Background Check | 9,500 | 13,000 | 3,500 |
| Bank Charges | - | - | - |
| Cell Phone | 1,600 | 1,975 | 375 |
| Computer Hardware Support | 1,400 | 3,700 | 2,300 |
| Computer Software Support | 58,000 | 34,500 | (23,500) |
| Consulting | - | - | - |
| Contract Svs-Equipment | 8,900 | 9,000 | 100 |
| Contract Svs-Personnel | 425 | - | (425) |
| Copy/Printing | - | 1,500 | 1,500 |
| Credit Check | - | 2.500 | 4 000 |
| Dues & Subscriptions | 1,600 | 2,600 | 1,000 |
| Employee Benefits Internet | 179,593 3,700 | 190,612 3,700 | 11,019 |
| Legal Expense | 3,700 | 3,700 | - |
| Miscellaneous Expense | 850 | 300 | (550) |
| Equipment < \$5,000 | 2,500 | 1,000 | (1,500) |
| Office Rent | 74,747 | 74,817 | 70 |
| Office Supplies | 9,000 | 12,000 | 3,000 |
| Postage | 13,000 | 13,000 | - |
| Shipping/Freight | - | 100 | 100 |
| Special Events | - | 250 | 250 |
| Staff Training | 1,300 | 1,300 | - |
| Telephone | 6,600 | 7,600 | 1,000 |
| Temp Staff - Admin Travel | 13,000 | 13,000 | - |
| Administration Total | 1,271,114 | 1,324,866 | 53,752 |
| General | | | |
| Compensated Absences | - | _ | _ |
| Insurance | 13,600 | 13,500 | (100) |
| Interest Expense | 200 | 250 | 50 |
| Miscellaneous | 10,500 | 10,500 | - |
| Outgoing Port Admin Fee | 25,000 | 21,000 | (4,000) |
| General Total | 49,300 | 45,250 | (4,050) |
| Maintenance | | | |
| Maintenance Materials | 2,500 | 2,800 | 300 |
| Maint. Contract Costs | 3,500 | 5,200 | 1,700 |
| | | | |

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CHATTANOOGA HOUSING AUTHORITY INCOME STATEMENT - BUDGET HCVP FUNDS

| Hevi Tones | 2019 Budget(0) | 2020 Budget(0) | Change |
|---|-------------------|--------------------------|----------------------|
| Maintenance Total | 6,000 | 8,000 | 2,000 |
| Utilities | | | |
| Electricity | 15,500 | 15,700 | 200 |
| Gas | , 779 | 630 | (149) |
| Sewer | 1,700 | 2,400 | 700 |
| Water Quality Fees | - | - | - |
| Water | 1,700 | 1,700 | - |
| Utilities Total | 19,679 | 20,430 | 751 |
| Total Expenses | 1,346,093 | 1,398,546 | 52,453 |
| Net Profit/Loss from Operations | 827,201 | 881,254 | 54,053 |
| | | | |
| Fee Expenses | 200 705 | 222.405 | 42 200 |
| Bookkeeping Fees | 309,795 | 322,185 | 12,390 |
| In-House Legal | 7,978 | 8,040 | 62 10.834 |
| Program Management Expense Protective Services Allocation | 495,672 11,257 | 515,496 | 19,824 |
| | 824,702 | 11,555 857,276 | 298 32,574 |
| Fee Expenses Total | 624,702 | 657,276 | 32,374 |
| Depreciation Expense | 1,616 | 443 | (1,173) |
| Transfer in from COCC | - | - | - |
| Net Profit/Loss from Operations | | | |
| after Fee Exp. | 883 | 23,535 | 22,652 |
| HCVP Grant Activity | | | |
| Revenue | | | |
| Fraud Recovery HCVP | - | - | - |
| Fraud Recovery HCVP (Grant Portion) | 44,000 | 60,000 | 16,000 |
| Grant Funds | - | - | - |
| Interest Investment | 20 | 150 | 130 |
| Subsidy Payments | 22,213,897 | 22,334,460 | 120,564 |
| Transfer in from COCC | - | - | - |
| Total Revenue | 22,257,917 | 22,394,610 | 136,694 |
| Expenses | | | |
| Housing Assistance Housing Assistance Total | 22,257,917 | 22,394,610 | 136,694 |
| Total Expenses | 22,257,917 | 22,394,610 | 136,694 |
| Net Profit/Loss from Grant | | | |
| Activity | - | - | _ |
| | | | |

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CHATTANOOGA HOUSING AUTHORITY INCOME STATEMENT - BUDGET LOW INCOME PUBLIC HOUSING SITES

| | 2019 | 2020 | - |
|-------------------------------------|------------|------------|-----------|
| Description | Budget(0) | Budget(0) | Change |
| | | | <u> </u> |
| Revenue | 4.055.555 | 4 630 040 | 272 224 |
| Dwelling Rental | 4,366,665 | 4,638,949 | 272,284 |
| (-) Less Dwell. Rental Vacancy Loss | (249,785) | (418,443) | (168,658) |
| Dwelling Rental | 4,116,880 | 4,220,506 | 103,626 |
| Other Tenant Charges | 322,500 | 327,700 | 5,200 |
| Fraud Recovery PH | 25,600 | 56,900 | 31,300 |
| Gain on Sale of Property | - | - | - |
| Interest Investment | 155,080 | 153,080 | (2,000) |
| Late Fee Revenue | 104,600 | 84,300 | (20,300) |
| Non-Dwelling Rental | 19,425 | 19,425 | - |
| Operating Subsidy (minus EPC) | 7,868,876 | 8,305,867 | 436,991 |
| Other Income | 111,855 | 118,600 | 6,745 |
| Transfers in (From COCC) | - | - | - |
| Transfers in (CFP 1406) | 167,458 | 169,991 | 2,533 |
| Total Revenue | 12,892,274 | 13,456,369 | 564,095 |
| | | | |
| Expenses | | | |
| | | | |
| Administration | | | |
| Admin. Salaries | 855,908 | 755,298 | (100,610) |
| Admin. Security System | - | - | - |
| Advertising | - | - | - |
| Auditing Fees | 23,739 | 23,736 | (3) |
| Background Check | 10,100 | 10,860 | 760 |
| Bank Charges/EBT Machines | 11,400 | 18,325 | 6,925 |
| Cell Phone | 6,552 | 6,800 | 248 |
| Computer Hardware Support | 4,400 | 18,310 | 13,910 |
| Computer Software Support | 41,110 | 51,199 | 10,089 |
| Consulting | - | - | - |
| Contract Svs-Equipment | 8,250 | 11,600 | 3,350 |
| Contract Svs-Personnel | - | - | - |
| Copy/Printing | 1,125 | 2,250 | 1,125 |
| Credit Check | 1,125 | 700 | 700 |
| Dues & Subscriptions | 2,450 | 2,050 | (400) |
| | 2,430 | 100 | 100 |
| Employee Bene Contr-Adm | 202.250 | | |
| Employee Benefits | 203,258 | 175,564 | (27,694) |
| Equipment < \$5,000 | 11,063 | 2,498 | (8,565) |
| Equipment Leasing | 7.000 | 7.640 | - |
| Internet | 7,360 | 7,610 | 250 |
| Legal Expense | 75,300 | 95,950 | 20,650 |
| M&V Fees (Honeywell EPC) | 101,566 | 61,505 | (40,061) |
| Meetings | - | 110 | 110 |
| Miscellaneous Expense | 17,600 | 10,400 | (7,200) |
| Office Rent | - | - | - |
| Office Supplies | 14,200 | 13,900 | (300) |
| Outside Management Fees | 1,071,860 | 1,052,669 | (19,191) |
| Postage | 7,800 | 7,450 | (350) |
| Radio Communications | - | - | - |
| Relocation | 2,000 | - | (2,000) |
| Relocation-Temp | - | - | - |
| Shipping/Freight | - | 100 | 100 |
| Special Events | 1,000 | - | (1,000) |
| Staff Training | 19,650 | 15,500 | (4,150) |
| Telephone | 25,260 | 25,800 | 540 |
| Wellness | -3,233 | ,500 | |
| Temp Staff - Admin | 2,500 | 1,000 | (1,500) |
| | _,550 | _,000 | (=,000) |

2019

2020

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CHATTANOOGA HOUSING AUTHORITY INCOME STATEMENT - BUDGET LOW INCOME PUBLIC HOUSING SITES

| EGW INCOME FOREIGN TOOSING SITES | 2019 | 2020 | |
|---|-----------|-----------|-----------|
| Description | Budget(0) | Budget(0) | Change |
| Travel | 12,100 | 9,050 | (3,050) |
| Administration Total | 2,537,552 | 2,380,334 | (157,218) |
| General | | | |
| Collection Losses | 175,025 | 176,700 | 1,675 |
| Compensated Absences | - | - | - |
| Miscellaneous | _ | - | - |
| Insurance | _ | - | - |
| Workmans Comp Ins. | 86,082 | 92,826 | 6,744 |
| Auto Liab & Physical Damage Ins. | 3,865 | 4,178 | 313 |
| Property/Fidelity/Gen. Liab. Ins. | 251,353 | 327,697 | 76,344 |
| Payment In Lieu Of Taxes | 120,453 | 101,071 | (19,382) |
| General Total | 636,778 | 702,472 | 65,694 |
| Maintenance | | | |
| Casualty Losses - Non Capitalized | - | - | - |
| Maintenance Contract Cost | 10,000 | - | (10,000) |
| Contract Costs-Miscellaneous | 33,780 | 39,100 | 5,320 |
| Contract Costs-Pest Control | 77,952 | 85,932 | 7,980 |
| Contract Costs-Elevator Maintenance | 64,740 | 84,500 | 19,760 |
| Contract Costs-Auto Maintenance | 4,900 | 7,400 | 2,500 |
| Contract Costs-Lawn Care | 226,186 | 163,700 | (62,486) |
| Contract Costs-Tree Care | 19,200 | 16,150 | (3,050) |
| Contract Costs-Equipment Rental | 2,100 | 21,800 | 19,700 |
| Contract Costs-UPCS Inspection | 17,658 | 15,100 | (2,558) |
| Contract Costs-Fire System | 32,841 | 59,350 | 26,509 |
| Contract Costs-Security System | 16,245 | 54,500 | 38,255 |
| Contract Costs-Plumbing & Heating | 26,450 | 43,150 | 16,700 |
| Contract Costs-Equipment Maint & Repair | 5,150 | 10,550 | 5,400 |
| Contract Costs-Uniforms | 11,492 | 15,800 | 4,308 |
| Contract Costs-Electrical | 35,400 | 28,300 | (7,100) |
| Contract Costs-Temp Staff Maint | 130,816 | 195,198 | 64,382 |
| Contract Costs-Painting | 5,000 | 35,000 | 30,000 |
| Contract Costs-Answering Service | 7,937 | 7,850 | (87) |
| Contract Costs-Unit Cleaning | 4,900 | 28,500 | 23,600 |
| Contract Costs-Mold Related | 2,000 | 2,000 | - |
| Contract Costs-Pest Control (Bed Bugs) | 116,813 | 109,550 | (7,263) |
| Contract Costs-Bldg Rpr | 26,600 | 57,900 | 31,300 |
| Contract Costs-Garbage and Trash Remova | 45,932 | 66,900 | 20,968 |
| Maintenance Labor | 1,551,709 | 1,509,766 | (41,943) |
| Maintenance - Benefits | 371,970 | 355,633 | (16,337) |
| Maintenance Materials | - | 9,900 | 9,900 |
| Mat-Vehicle Maintenance | 2,650 | 3,700 | 1,050 |
| Mat-Gas/Fuel | 3,960 | 5,560 | 1,600 |
| Mat-Hardware Supplies | 83,850 | 96,900 | 13,050 |
| Mat-Exterminating Supplies | 2,900 | 5,000 | 2,100 |
| Mat-Electrical Supplies | 47,025 | 61,700 | 14,675 |
| Mat-Exterminating Supplies (Bed Bugs) | 250 | 450 | 200 |
| Mat-Plumbing Supplies | 59,450 | 73,500 | 14,050 |
| Mat-Refrigeration Supplies | 110 | 2,500 | 2,390 |
| Mat-Water Heater & Parts | 30,550 | 37,800 | 7,250 |
| Mat-Tools And Equip | 10,460 | 20,610 | 10,150 |
| Mat-Heating/Air Cond | 39,700 | 76,400 | 36,700 |
| Mat-Janitorial Supplies | 60,900 | 106,000 | 45,100 |
| Mat-Fire Protection Equipment | 5,450 | 10,700 | 5,250 |
| Mat-Paint & Supplies | 58,670 | 86,625 | 27,955 |

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CHATTANOOGA HOUSING AUTHORITY INCOME STATEMENT - BUDGET LOW INCOME PUBLIC HOUSING SITES

| 2011 111001112 1 00210 1 1 0 001110 0 1 1 2 0 | | | |
|---|-------------------------------|-------------------------------|---------------------------------|
| | 2019 | 2020 | |
| Description | Budget(0) | Budget(0) | Change |
| | | | |
| Mat-Appliances & Parts | 88,500 | 107,900 | 19,400 |
| Mat-Hardware, General | 200 | 250 | 50 |
| Mat-Landscaping Supplies | 7,700 | 20,600 | 12,900 |
| Maintenance Total | 3,350,096 | 3,739,724 | 389,628 |
| Protective Services | | | |
| Protect Serv-Contract Cost | 72,000 | 95,000 | 23,000 |
| Protect Serv-Contract Cost Total | 72,000 | 95,000 | 23,000 |
| Tenant Services | | | |
| Resident Participation | 50,738 | 50,838 | 100 |
| Tenant Services-Salary | 200,397 | 206,974 | 6,577 |
| Tenant Services-Benefits | 46,251 | 48,463 | 2,212 |
| Tenant Services-Contracts | , - | , - | , - |
| Tenant Services Total | 297,386 | 306,275 | 8,889 |
| Utilities | | | |
| Electricity | 2,131,400 | 2,070,300 | (61,100) |
| Gas | 199,698 | 188,300 | (11,398) |
| Sewer | 780,000 | 848,500 | 68,500 |
| Water Quality Fees | 99,548 | 129,624 | 30,076 |
| Water Quality rees Water | 337,000 | 338,000 | 1,000 |
| Utilities Total | 3,547,646 | 3,574,724 | 27,078 |
| Othities Total | 3,347,040 | 3,374,724 | 27,076 |
| Total Expenses | 10,441,458 | 10,798,529 | 357,071 |
| Net Operating Income (Loss) | 2,450,816 | 2,657,839 | 207,023 |
| | | _, | |
| Asset Management Fees | | | |
| Asset Management Fee Expense | 222,240 | 222,240 | - |
| Bookkeeping Fee Expense | 156,982 | 168,556 | 11,574 |
| In-House Legal | 127,655 | 160,799 | 33,144 |
| Property Management Fee Expense | 1,061,195 | 1,139,433 | 78,238 |
| Protective Services Fees Expense | 472,728 | 566,180 | 93,452 |
| Resident Services Expense | 86,327 | 198,028 | 111,701 |
| Asset Management Fees Total | 2,127,127 | 2,455,236 | 328,109 |
| Net Operating Income (Loss) | | | |
| after Fee. Exp. | 323,689 | 202,603 | (121,086) |
| EPC Activity/Depreciation | | | |
| Operating Subsidy (EPC portion) | (1,214,790) | (1,121,406) | 93,384 |
| EPC Debt - Principal | 865,442 | 828,735 | (36,707) |
| EPC Debt - Finicipal EPC Debt - Interest | 329,598 | 256,831 | (72,767) |
| EPC Portion Subtotal | (19, 750) | (35,840) | (16,090) |
| Depreciation Expense | | | |
| EPC Activity/Depreciation Total | 4,072,598 4,052,848 | 3,732,863 3,697,023 | (339,735) (371,915) |
| Ere Activity, Depreciation Total | 7,032,040 | 3,037,023 | (3/1,313) |
| Net Income (Loss) | | | |
| after Debt Payments/Depreciation | (3,729,158) | (3,494,420) | 250,829 |
| | | | |

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CHATTANOOGA HOUSING AUTHORITY



2020 AMP BUDGETS

ORIGINAL BUDGET (SUBMITTED FOR APPROVAL ON 12/3/2019)

(For Detail Purposes Only)

| CHATTANOGIA HOUSING AUTHORITY INCOME STATEMENT - BUDGET LOW INCOME FUBIL CHOUSING STISS Description Revenue Owline Rental in Less Davel. Rental Vacancy Loss Dowline Rental Owline Rental Grad Recovery Per Gain on Sale of Property Late Fee Revenue Non-Develling Rental Operatine Subody (Innus EPC) Transfers in 6Forn DCCCI Transfers in 16Forn DCCCI Transfe | 001 2019 Budget(0) 001 1.004.068 (51.054) 953.014 100.000 500 8.000 35,000 1.934.134 1.500 | 001 | 2019 Budget(0) 002 770.152 (33.074) 737.078 83.000 1,000 33,000 | East Lake Courts 2020 Budget(0) 002 837.855 (108.717) 779.138 69.000 45,000 25,000 25,000 1,899,889 100 | 007 2019 8udget(0) 007 502.167 (12.826) 479.341 15.000 3,100 400.811 40.000 | Mary Walker 2020 Budget(0) 007 550,706 (23,094) 527,612 17,000 1,500 2,600 445,608 44,000 1,3860 1,044,680 | 008 2019 Budget(0) 008 776.497 (63.160) 713.337 82.000 23,000 6.100 20,000 1,230,941 1.800 31.501 2.108.679 | Emma Wheeler 2020 Budget(0) 008 780.076 (62.260) 717.816 115.000 1,000 1,000 1,000 1,000 1,200,400 1,200,400 1,200,400 1,000 | 010 2019 Budget(0) 010 441-939 (27.621) 1,100 1,100 1,100 1,200 5,200 19,425 662,705 9-900 1,159,708 | Boynton Terrace 2020 Budget(0) 010 329.063 (24.140) 304.923 19.450 4.500 4.500 19.425 669.133 14.000 15.879 10.53.360 | 022 2019 Budget(0) 022 432.929 (31.748) 401.181 12.000 2,700 347,808 8.500 | Gateway Towers 2020 Budget[0] 022 441.256 (43.563) 397.693 13.000 2,500 2,000 2,000 2,000 1,000 | 029 Budget(0) 029 | The Villages at Alton Park 2020 Budget[0] 029 | 032 2019 Budget(0) 032 | The Oaks at Camden 2020 Budget[0] 032 | 2019 Budget(0) 033 | Greenwoo d Terrace 2020 Budget(0) 033 | 2019 | Fairmount 2020 Budget(0) 034 43.632 (1.296) 42.336 (3.300) | 2019 | Maple Hills 2020 Budget[0] 035 | 036 401.761 (20.39) 401.761 (20.30) 381.459 14.000 3.000 3.000 349,744 10.000 1.668 762.271 | Dogwood Manor 2020 Budget(0) 036 458.770 (114.041) 444.726 (15.000 1.900 1.900 1.000 | 2019 8udget(0) 4.366.665 (249.785) 4.116.800 23,500 104,600 19,425 7,868.876 111.855 167.458 12.892.274 | 2020 Budget(0) 4.638.949 4.12.636 327.700 56,900 153,080 84,300 19,425 8,305,867 118,600 169.991 13,456,369 | Change 272.284 (168.658) 103.626 5.200 (2,000) (20,000) (20,000) 6.745 6.745 5.200 (20,000) 6.745 6.745 6.745 |
|--|--|--|--|--|--|---|--|--|---|--|--|---|--|---|--|---|---|---|---|--|-----------------------------------|--------------------------------|---|--|--|--|--|
| Exemps Administration Administration Administration Administration Administration Administration Administration Administration Background Check Bank Charsen/ERI Machines Bank Charsen/ERI Machines Bank Charsen/ERI Machines Bank Charsen/ERI Machines Community Software Support Community Community Community Community Community Community Community Community Dues & Subscreptions Emilyone Bene Contr-Adm Equipment < 50,000 Equipment < | 243,284 6,376 5,700 3,200 10,300 | 204,894 6,372 4,600 4,600 1,500 1,500 200 200 200 500 100 200 500 100 200 100 200 100 100 100 1 | 150,881 5,295 1,100 2,500 468 8,500 300 400 39,131 250 1,000 23,000 30,199 1,500 1,200 1,200 3,000 | 152,195 5,292 2,000 3,000 3,000 10,719 1,100 200 200 1,1000 200 17,848 1,000 1,800 250 1,800 250 1,800 | 80,977 1,946 546 550 936 250 300 - 18,748 349 - 960 800 3,880 - 2,400 - 2,400 - 2,50 - 1,000 - | 55,620 | 147,637 4,355 1,000 2,300 936 200 1,200 1,200 1,200 1,200 1,200 1,500 | 158,018 | 102,603 | 73,079 2,100 1,000 2,000 2,000 2,000 3,101 3,101 3,101 3,001 1,000 2,500 1,000 2,500 1,000 | 63,676 | 55,620 | 330 | 350 | 97,740 | 350 | 1.400 | 1.400 | 18,292 | 6,562 | 76,538 | 92,298 | 48,558 1,749 500 1,850 936 500 800 800 - - - - 8864 2,918 90 1,000 1,000 2,500 150 - - - - - - - - - - - - - - - - - - - | 49,310 1,752 7550 11,752 7550 11,000 11,000 11,000 11,000 10,000 | 855,508 23,739 10,100 11,000 14,000 41,110 8,120 1,125 2,430 11,125 11,125 11,126 11,126 11,126 11,126 11,127 11,126 11,127 11,126 11,1 | 755,298 | (100,610) (3) 760 6.3215 43.3910 10.089 13.3910 10.089 (27.000) (400) (27.000) (400) (19.965) (400) (19.965) (19.965) (20.650) (19.965) (20.650) (20.000 |
| Temo Staff - Admini Travel Administration Total General Collection Losses Compensated Absences Miscellaneous Insurance Workmah & Physical Damans Ins Property Highling House Losses Property Highling House Property Highling House General Total General Total | 59,000 380,158 59,000 19.108 1.045 41.847 2.000 123.000 | 2,000 338,425 63,000 21,841 1,194 58,046 2,000 146,081 | 950 283,174 59,000 - 21,415 563 38,022 2,000 121,000 | 2,000 271,388 59,000 | 1.500 1,000 129,246 3,000 - 7.191 284 31.525 17.997 59.997 | 1.000 1,000 96,545 8,000 | 4,000 289,445 36,000 15,438 1,401 34,161 8,213 95,213 | 2,000 304,625 37,000 16.449 1.492 44.173 6.874 105.988 | 2,100 174,375 10,000 10,300 285 41,415 7,529 69,529 | 1,000 133,699 4,500 - - 10.803 298 52.713 (6.917) 61.397 | 1.000 650 99,703 4,000 - - - 7.343 287 34,370 22,818 68,818 | 7.626 298 43.323 21.939 76.786 | 504,541 | 473,072 | 98,090 | 102,405 | 394,791 | 386,994 | 25,966 25,966 25,316 | 50 10,951 500 | 76,888 | 92,648 | 1,200 81,175 4,000 4,971 28,529 15,518 53,018 | 500 78,291 1,100 5,505 38,340 21,546 66,491 | 2,500 12,100 2,537,552 175,025 | 1.000 9,050 2,380,334 176,700 92,826 4.178 327,697 101,071 702,472 | (1.500) (3,050) (157,218) 1,675 - - - 6,744 313 76,344 (19,382) 65,694 |
| Maintenance Cassally Losses - Non Capitalized Maintenance Contract Cost General Costs Macediane General Costs Macediane Contract Costs Elevator Maintenance Contract Costs Elevator Costs | 2.100 43.884 2.000 al . 4.519 2.779 4.280 bi 1,600 2.687 4,600 38,475 . 2.131 . 3.5873 9.750 | 2,500 39,000 12,000 12,000 12,000 12,000 13,000 14,000 14,000 15, | 105.245 14.245 14.245 14.245 13.245 1 | 15,000 25,000 26,000 26,000 26,000 26,000 26,000 25,000 25,000 25,000 25,000 25,000 25,000 21 | 5,000 5,000 10,400 10,000 10,400 10,000 10,400 10,000 10,400 10,0 | 5,100 7,200 9,200 1,200 | 10,000 11,224 1,000 11,224 1,000 11,224 1,001 1,224 1,001 1,225 1,001 1,225 1,001 1,225 1,000 1,265 1, | 15,000 14,000 55,000 55,000 55,000 7,000 7,000 7,000 7,000 1 | 100,000 200,00 | 500 5,700 1,00 | 5,000 1,575 1,044 1,000 10,340 1,000 | 2,000 6,500 1,000 2,000 2,000 3,000 | | | | 2.500 | | | 5.000 7,234 164 164 164 165 167 167 100 100 100 100 100 100 100 100 100 10 | 500 1,800 200 200 2,500 2,500 2,500 2,500 2,500 2,500 100 100 1,821 10 600 500 1,821 10 10 10 10 10 10 10 10 10 10 10 10 10 | | 5,000 | 5,000 1,000 | 1,0000 1,000 | 10,000 10 | 38,130,238,530,238,238,238,238,238,238,238,238,238,238 | (10,000) 5,320 7,320 19,760 2,500 19,760 2,500 19,760 19,7 |
| Protective Services Protect Serv-Contract Cost Protect Serv-Contract Cost Tota Tenant Services Resident Participation | | 26.000 26.000 | 17.000 17.000 | 20.000 20.000 9,971 | 4.000 4.000 | 5.000 5.000 | 15.000 15.000 7.625 | 26.000 26.000 8,121 | 4.500 4.500 4,871 | 5.000 5.000 | 3.500 3.500 3,192 | 5.000 5.000 | 1.000 | : | 1.000 | 858 | : | : | 1.500 1.500 | 1.500 1.500 | 1.000 | 1.500 1.500 | 3.500 3.500 3,171 | 5.000 5.000 | 72.000 72.000 50,738 | 95.000 95.000 50.838 | 23.000 23.000 |
| Tenant Services-Salary Tenant Services-Benefits Tenant Services-Contracts Tenant Services Total | 11,338 14,997 3,342 - | 11,754 15,232 3,279 | 9,946 13,062 3,388 26.396 | 9,971 13,266 3,186 - 26.423 | 3,700 38,526 8,920 51.146 | 3,721 39,133 9,383 52.237 | 7,625 10,643 2,519 | 8,121 10,810 2,600 | 4,871 39,828 10,950 55.649 | 4,000 40,440 10,548 - 54,988 | 3,192 44,815 10,099 | 3,158 39,133 9,418 - 51.709 | 4,792 - - - 4.792 | 4,721 - - 4.721 | 900 | 858 - - - - 858 | | | 425 - - - 425 | 9,827 2,603 - | 779 - - - 779 | 775 | 3,171 38,526 7,033 48.730 | 3,313 39,133 7,446 49.892 | 50,738 200,397 46,251 | 50,838 206,974 48,463 - 306.275 | 100 6,577 2,212 - 8.889 |
| Utilities Gas Sewer Water Quality Fees Water Utilities Total Total Expenses Net Operating Income | | 585.000 5.300 222.000 27.286 76,000 915,586 2,336,611 | 576.800 3.989 252.000 17.962 94,000 944,751 2,085,634 | | 189,000 12,344 57,000 2,024 36,000 296,368 862,619 | | 217.800 170.663 132.000 20.744 54,000 595,207 1,670,627 | | 238.000 7.060 47.000 7.969 29,000 329,029 1,061,075 | | | 132.000 200 26.500 16,000 174,700 710,243 | | 18.720 18,720 518,513 | 4.048 4,048 111,970 | 4,048 4,048 112,911 | 394,791 | | (10.000) 2.403 (7,597) 73,953 | (9.700) | | 5,282 5,282 106,205 | 31.000 2.277 21,000 2222,277 598,780 | | 2.131.400 199.698 780.000 99.548 337,000 3,547,646 | | (61.100) (11.398) 68.500 30.076 1,000 27,078 |
| Net Operating income Asset Management Fee: Aust Management Fee: Aust Management Fee Exemus Bookkerchier Fee Exemus In House Lead Propert Management Fee Exemus Protecthe Services Fees Exemus Resident Services Supera Asset Management Fees Total Net Operating income Net Operating income | 59,639 59,400 42,545 38,297 287,606 126,350 23,073 577,271 | 594,517 59.400 42.399 43.416 286.615 151.328 52,929 636,087 | 49.320 35.436 46.275 239.550 104.909 19,158 494,648 | 49.320 33.974 35.376 229.664 125.648 43,947 517,929 | 98,505 18.120 13.169 9.574 89.020 38.543 7,039 175,465 | 18.120 13.324 12.864 90.067 46.163 16,146 196,684 | 438,052 40.560 27.865 17.552 188.366 86.275 15,755 376,373 | 40.560 27.467 28.943 185.680 103.331 36,141 422,122 | 98,633 20.760 13.811 9.574 93.360 44.159 8,064 189,728 | 20.760 9.529 14.472 64.415 52.888 18,498 180,562 | 15.720 10.823 3.191 73.165 33.438 6,106 142,443 | 15.720 10.540 11.256 71.247 40.048 14,007 162,818 | 63,313 | 18.000 121.680 139,680 | 4,562 | 3,583 | 121,980 | 121,980 | 2.160 1.620 1.596 10.951 4.595 839 21,761 | 2.160 1.620 1.608 10.951 5.503 1,925 23,767 | 2,580 | (2,651) | 163,491 16.200 11.713 1.596 79.177 34.459 6,293 149,438 | 257,117 16.200 11.703 12.864 79.114 41.271 14,435 175,587 | 2,450,816 222,240 156,982 127,655 1,061,195 472,728 86,327 2,127,127 | 2,657,839 222.240 168.556 160.799 1.139.433 566.180 198,028 2,455,236 | 11.574 33.144 78.238 93.452 111,701 328,109 |
| Net Operating Income (Loss) EX. Activity/Descretation Dozensis busher (EX contion) EX Chet - Principal EX Chet - Interest After Debt Payments/Depreciation Formansis - Interest EX Chet - Interest EX | | 258,430 (21,418) 15,829 4,905 116,838 116,154 | 25,419 (361,199) 257,326 98,001 708,422 702,549 | (325.880) 240.830 74.635 445.823 435,408 | (76,960) (46,405) 33,059 12,590 597,510 596,755 | (42.389) 31.326 9.708 533.989 532,634 | 61,679 (672.128) 478.838 182.362 1.151.820 1,140,892 (1,079,213) | 13,498 (621.485) 459.286 142.336 1.166.338 1,146,476 (1,132,977) | (91,095) (106.604) 75.947 28.924 280.758 279,025 | (98.123) 72.514 22.473 277.427 274,291 | (15,653) (5,439) 3,875 1,476 605,204 605,116 | (12.111) 8.950 2.774 583.289 582,902 | 63,313 - - - - - - - - - - - - - - - - - - | (80,049) (70) (70) | 4,562 - - - 12 12 12 | 3,583 - - - (10) (10) | 121,980 - - - 612 612 121,368 | 121,980 - - - 527 527 527 | (8,557) | 23,269 | 2,580 - - 1.212 1,212 | (2,651) | 14,053 - - - 467.076 467,076 (453,023) | 81,530 - - - - 467,079 467,079 | 323,689 (1.214.790) 865.442 329.598 (19.750) 4.072.598 4,052,848 | 202,603 (1.121,406) 828.735 256.831 (35.840) 3.732.863 3,697,023 (3,494,420) | 93.384 (36.707) (72.767) (16.090) (339.735) (371.915) |

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For more information, contact

Curtis Lokey

Controller Chattanooga Housing Authority clokey@chahousing.org (423) 752-4837