

CRHA City Housing Portfolio

John M. Sales
Executive Director



History of Portfolio

- The portfolio was developed to preserve naturally occurring affordable housing (NOAH) units that were at risk of being lost due to real estate transactions.
- The portfolio is jointly owned by the City of Charlottesville and CRHA.
- The first property was acquired on August 30, 2022.



Acquisitions

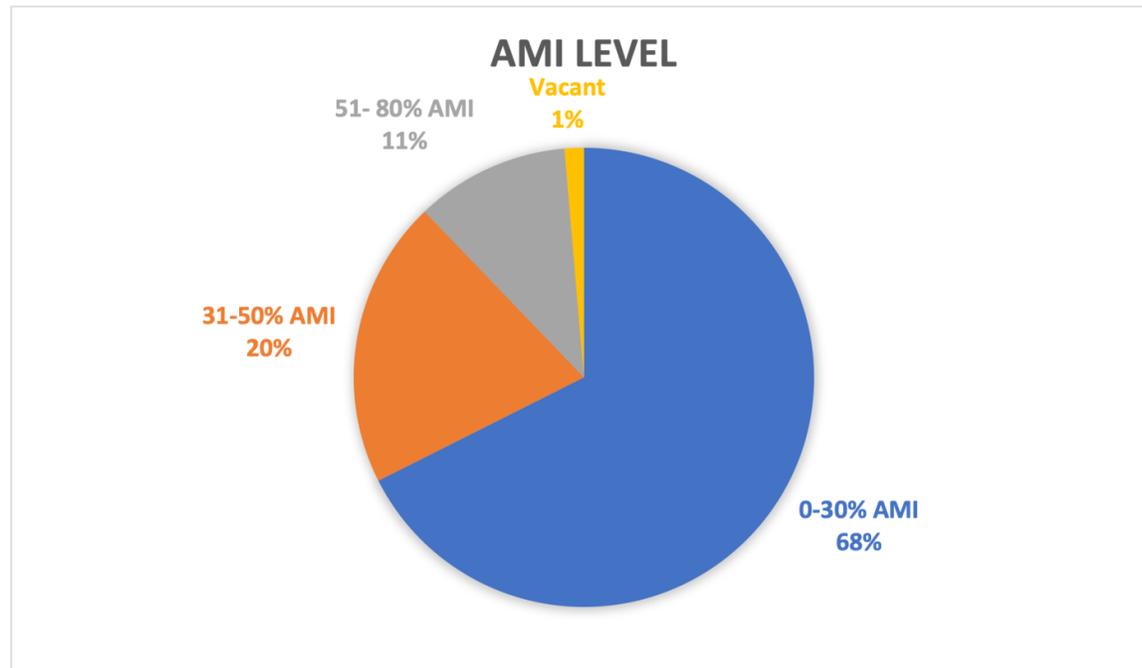
An aerial photograph of a suburban residential neighborhood. The houses are arranged in a grid-like pattern with winding streets. The houses have various roof colors, including brown, grey, and white. There are many green trees scattered throughout the neighborhood, and some houses have swimming pools in their backyards. The overall scene is bright and clear, suggesting a sunny day.

- 1016 & 1020 Coleman Street 4- (2 Bedroom 1-bathroom units)
 - 8/30/2022
- 818 Montrose 2- (2-bedroom 1-bathroom units)
 - 10/21/2022
- Dogwood Portfolio (74 scattered units)
 - 6/30/2023
- 100 Harris Road (3-bedroom single family)
 - 7/14/2023

Dogwood Units

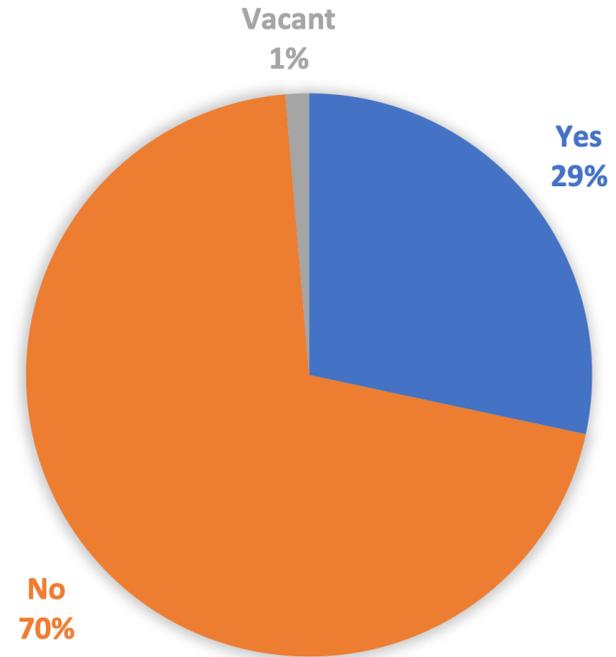
- 511 Ridge Street
 - 5 units
- 515 Ridge Street
 - 1 unit
- 517 Ridge Street
 - 9 units
- 1005 Page Street
 - 1 unit
- 1007 Page Street
 - 1 unit
- 1009 Page Street
 - 1 unit
- 1019 Page Street
 - 1 unit
- 1110 Gordon Ave
 - 4 units
- 1112 Gordon Ave
 - 4 units
- 1114 Gordon Ave
 - 2 units
- 601 11th St
 - 2 units
- 618 Dice St
 - 2 units
- 629 Booker St
 - 2 units
- 700 West St
 - 3 units
- 702 West St
 - 3 units
- 313-315 4th St
 - 2 units
- 302-304 10th St
 - 2 units
- 710 Ridge St
 - 2 units
- 711 Ridge St
 - 3 units
- 721 Nalle St
 - 2 units
- 801 Harris St
 - 2 units
- 332 7th St
 - 2 units
- 306 7th St
 - 2 units
- 406-412 12th St
 - 6 units
- 353 10th St
 - 7 units
- 407 Ridge St
 - 2 units

Who We Are Serving



Who We Are
Serving

RENTAL SUBSIDY



Operational Changes

- The portfolio has a dedicated property manager and maintenance technician.
- Fully implemented a pest control schedule that includes monthly services for all units.
- We have completed the roof replacement of 2 units on Ridge street that house 9 affordable housing units.



Discussion Points

- We were approached by a business owner who was interested in acquiring one of the Dogwood properties.
 - The property is currently zoned industrial corridor.
 - CRHA is proposing to put the property on the open market for sell.
 - CRHA has purchased a 3 bedroom over 2 bedroom in the Belmont community that we would propose adding to the portfolio.
 - CRHA purchased the property for \$255,000 and is estimated to have around \$350,000 in the property after the renovation.



Financials

INCOME

TENANT INCOME

Rental Income

Rent Income-Gross Potential	0.00	0.00	0.00	0.00
Tenant Rent	751,717.30	63.39	751,717.30	63.39
Pre Yardi Rent Balances	1,115.00	0.09	1,115.00	0.09
Pre Yardi Other Balances	0.00	0.00	0.00	0.00
Tenant Assistance Rent	261,229.00	22.03	261,229.00	22.03
Utility Reimb.-Affordable	0.00	0.00	0.00	0.00
Tax Credit Subsidy	0.00	0.00	0.00	0.00
Tenant Based Subsidy I...	0.00	0.00	0.00	0.00
Less: Vacancies	0.00	0.00	0.00	0.00
Less: Concessions	0.00	0.00	0.00	0.00
Less: Prepaid Rents	0.00	0.00	0.00	0.00
Less: Delinquencies	0.00	0.00	0.00	0.00
Less: Admin/Employee Unit	0.00	0.00	0.00	0.00
Subsidy Adjustments	0.00	0.00	0.00	0.00
Total Rental Income	1,014,061.30	85.51	1,014,061.30	85.51
Other Tenant Income				
Laundry and Vending	654.05	0.06	654.05	0.06
Cleaning Fee	0.00	0.00	0.00	0.00
Damages	0.00	0.00	0.00	0.00
Late Fees	0.00	0.00	0.00	0.00
Legal Fees - Tenant	518.10	0.04	518.10	0.04
NSF Charges	0.00	0.00	0.00	0.00

Monday, May 19, 2025

05:46 AM

Financials

Income Statement

Period = Apr 2024-Mar 2025

Book = Actual

	Period to Date	%	Year to Date	%
Tenant Owed Utilities	34,368.00	2.90	34,368.00	2.90
Tenant Screening	0.00	0.00	0.00	0.00
Misc. Tenant Income	0.00	0.00	0.00	0.00
Tenant Owed Utilities - Water	0.00	0.00	0.00	0.00
Pet Fee	0.00	0.00	0.00	0.00
Total Other Tenant Income	35,540.15	3.00	35,540.15	3.00
NET TENANT INCOME	1,049,601.45	88.51	1,049,601.45	88.51
GRANT INCOME				
HUD PHA Operating Gran...	0.00	0.00	0.00	0.00
HUD Operating Subsidy ...	0.00	0.00	0.00	0.00
HUD PHA Shortfall Funds	0.00	0.00	0.00	0.00
Section 8 HAP Earned	0.00	0.00	0.00	0.00
Section 8 Admin. Fee Income	0.00	0.00	0.00	0.00
Section 8 FSS Grant Income	0.00	0.00	0.00	0.00
Port-In Admin Fees Earned	0.00	0.00	0.00	0.00
Section 8 Hard to House ...	0.00	0.00	0.00	0.00
Port In HAP Earned	0.00	0.00	0.00	0.00
Section 8 EHV Prelim & S...	0.00	0.00	0.00	0.00
FSS Ross Grants	0.00	0.00	0.00	0.00
Other Government Grants	135,190.62	11.40	135,190.62	11.40
Capital Fund Grants	0.00	0.00	0.00	0.00
CFP Grants - WH	0.00	0.00	0.00	0.00
CFP Grants - CH	0.00	0.00	0.00	0.00
CFP Grants - SFS/6th	0.00	0.00	0.00	0.00
CFP Grants - Scattered	0.00	0.00	0.00	0.00
Capital Fund Grants-Soft ...	0.00	0.00	0.00	0.00
CFP Grants - Soft - WH	0.00	0.00	0.00	0.00
CFP Grants - Soft - CH	0.00	0.00	0.00	0.00
CFP Grants - Soft - SFS/6th	0.00	0.00	0.00	0.00
CFP Grants - Soft - Scattered	0.00	0.00	0.00	0.00
TOTAL GRANT INCOME	135,190.62	11.40	135,190.62	11.40
OTHER INCOME				
Investment Income - Unres...	0.00	0.00	0.00	0.00
Investment Income - Restr...	0.00	0.00	0.00	0.00
Interest Income	997.15	0.08	997.15	0.08
Management Fee Income	0.00	0.00	0.00	0.00
Bookkeeping Fee Income	0.00	0.00	0.00	0.00
Asset Management Fee ...	0.00	0.00	0.00	0.00
Fraud Recovery - HAP	0.00	0.00	0.00	0.00
Fraud Recovery - Admin	0.00	0.00	0.00	0.00
Miscellaneous Other Income	61.80	0.01	61.80	0.01
Developer Fee Income	0.00	0.00	0.00	0.00
Operating Transfers IN	0.00	0.00	0.00	0.00
Community Grant Income	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00

Financials

Income Statement

Period = Apr 2024-Mar 2025

Book = Actual

	Period to Date	%	Year to Date	%
Community Center Rental Fee	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	1,058.95	0.09	1,058.95	0.09
TOTAL INCOME	1,185,851.02	100.00	1,185,851.02	100.00
EXPENSES				
ADMINISTRATIVE				
Administrative Salaries COVID	0.00	0.00	0.00	0.00
Administrative Salaries				
Administrative Salaries	91,161.63	7.69	91,161.63	7.69
Administrative Salaries - WH	0.00	0.00	0.00	0.00
Administrative Salaries - CH	0.00	0.00	0.00	0.00
Administrative Salaries - ...	0.00	0.00	0.00	0.00
Administrative Salaries - S...	0.00	0.00	0.00	0.00
Administrative Salaries ...	0.00	0.00	0.00	0.00
Administrative Rent Free Unit	0.00	0.00	0.00	0.00
Additional Compensation	0.00	0.00	0.00	0.00
Compensated Absences	0.00	0.00	0.00	0.00
Employee Benefit FICA - ...	7,153.41	0.60	7,153.41	0.60
Employee Benefit FICA - ...	0.00	0.00	0.00	0.00
Employee Benefit FICA - ...	0.00	0.00	0.00	0.00
Employee Benefit FICA - ...	0.00	0.00	0.00	0.00
Employee Benefit FICA - ...	0.00	0.00	0.00	0.00
Emp Benefit FICA - Admi...	0.00	0.00	0.00	0.00
Employee Insurance - Admin	4,101.97	0.35	4,101.97	0.35
Retirement - Admin	0.00	0.00	0.00	0.00
Unemployment Insurance...	0.00	0.00	0.00	0.00
Unemployment Ins Admin...	0.00	0.00	0.00	0.00
Unemployment Ins Admin...	0.00	0.00	0.00	0.00
Unemployment Ins Admin...	0.00	0.00	0.00	0.00
Unemployment Ins Admin...	0.00	0.00	0.00	0.00
Disability - Admin	0.00	0.00	0.00	0.00
Fitness - Admin	0.00	0.00	0.00	0.00
Workers Comp - Admin	1,303.44	0.11	1,303.44	0.11
Total Administrative Salaries	103,720.45	8.75	103,720.45	8.75
Legal Expense				
Unlawful Detainers	679.00	0.06	679.00	0.06
Employment Screening ...	46.64	0.00	46.64	0.00
Tenant Screening & Review	474.26	0.04	474.26	0.04
General Legal Expense	1,177.23	0.10	1,177.23	0.10
Total Legal Expense	2,377.13	0.20	2,377.13	0.20
Other Admin Expenses				
Staff Training	898.08	0.08	898.08	0.08
Staff Training - CFP - WH	0.00	0.00	0.00	0.00
Staff Training - CFP - CH	0.00	0.00	0.00	0.00

Financials

Income Statement

Period = Apr 2024-Mar 2025

Book = Accrual

	Period to Date	%	Year to Date	%
Staff Training - CFP - SFS/6th	0.00	0.00	0.00	0.00
Staff Training - CFP - Sca...	0.00	0.00	0.00	0.00
Staff Training COVID	0.00	0.00	0.00	0.00
Travel	263.06	0.02	263.06	0.02
Travel - CFP - Westhaven	0.00	0.00	0.00	0.00
Travel - CFP - CH	0.00	0.00	0.00	0.00
Travel - CFP - SFS/6th	0.00	0.00	0.00	0.00
Travel - CFP - Scattered	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00
Accounting Fees - WH	0.00	0.00	0.00	0.00
Accounting Fees - CH	0.00	0.00	0.00	0.00
Accounting Fees - SFS/6th	0.00	0.00	0.00	0.00
Accounting Fees - Scattered	0.00	0.00	0.00	0.00
Auditing Fees	2,833.37	0.24	2,833.37	0.24
Port Out Admin Fee Paid	0.00	0.00	0.00	0.00
Management Fee	95,400.55	8.04	95,400.55	8.04
Bookkeeping Fee	0.00	0.00	0.00	0.00
Asset Management Fee	0.00	0.00	0.00	0.00
Marketing	275.34	0.02	275.34	0.02
Security Deposit Assistance	0.00	0.00	0.00	0.00
Office Rent	0.00	0.00	0.00	0.00
Shop Rent Expense	0.00	0.00	0.00	0.00
Consultants	4,436.76	0.37	4,436.76	0.37
Contract Services - CFP - WH	0.00	0.00	0.00	0.00
Contract Services - CFP - CH	0.00	0.00	0.00	0.00
Contract Services - SFS/6th	0.00	0.00	0.00	0.00
Contract Services - CFP -...	0.00	0.00	0.00	0.00
Contract Services COVID	0.00	0.00	0.00	0.00
Professional Meetings	111.51	0.01	111.51	0.01
VHDA Monitoring Fees	0.00	0.00	0.00	0.00
Total Other Admin Expenses	104,218.67	8.79	104,218.67	8.79
Miscellaneous Admin Expenses				
Membership and Fees	1,921.36	0.16	1,921.36	0.16
Publications	0.28	0.00	0.28	0.00
Advertising	835.46	0.07	835.46	0.07
Office Supplies	2,171.68	0.18	2,171.68	0.18
Office Supplies COVID	0.00	0.00	0.00	0.00
Fuel-Administrative	51.18	0.00	51.18	0.00
Computer Parts	0.00	0.00	0.00	0.00
Telecom & Cell Services	1,729.97	0.15	1,729.97	0.15
Postage	1,587.36	0.13	1,587.36	0.13
Software License Fees	1,220.82	0.10	1,220.82	0.10
Software Fees - CFP - WH	0.00	0.00	0.00	0.00
Software Fees - CFP - CH	0.00	0.00	0.00	0.00
Software Fees - CFP - SF...	0.00	0.00	0.00	0.00
Software Fees - CFP - Sca...	0.00	0.00	0.00	0.00
Copy & Print Services	2,240.73	0.19	2,240.73	0.19

Financials

Income Statement

Period = Apr 2024-Mar 2025

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	Period to Date	%	Year to Date	%
Printer Supplies	0.00	0.00	0.00	0.00
Software/IT	1,003.34	0.08	1,003.34	0.08
Software/IT-CFP-WH	0.00	0.00	0.00	0.00
Software/IT-CFP-CH	0.00	0.00	0.00	0.00
Software/IT-CFP-SFS/6th	0.00	0.00	0.00	0.00
Software/IT-CFP-Scattered	0.00	0.00	0.00	0.00
Network & Broadband Ser...	1,515.78	0.13	1,515.78	0.13
Fax	0.00	0.00	0.00	0.00
Cell Phones/Pagers	0.00	0.00	0.00	0.00
Cell Phones - CFP - WH	0.00	0.00	0.00	0.00
Cell Phones - CFP - CH	0.00	0.00	0.00	0.00
Cell Phones - CFP - SFS/6th	0.00	0.00	0.00	0.00
Cell Phones - CFP - Scat...	0.00	0.00	0.00	0.00
Temporary Administrative...	0.00	0.00	0.00	0.00
Small Office Equipment	327.18	0.03	327.18	0.03
TV/Cable	0.00	0.00	0.00	0.00
Bank & Service Fees	128.00	0.01	128.00	0.01
Sponsorships	0.00	0.00	0.00	0.00
Other Misc Admin Expenses	2,146.57	0.18	2,146.57	0.18
Total Miscellaneous Admin ...	16,879.71	1.42	16,879.71	1.42
TOTAL ADMINISTRATIVE E...	227,195.96	19.16	227,195.96	19.16
TENANT SERVICES				
Tenant Services Salaries	0.00	0.00	0.00	0.00
Employee Benefit Contrib...	0.00	0.00	0.00	0.00
Resident Council	0.00	0.00	0.00	0.00
Other Tenant Svcs.	1,836.11	0.15	1,836.11	0.15
Tenant Services Contract...	0.00	0.00	0.00	0.00
Tenant Relocation	1,400.00	0.12	1,400.00	0.12
TOTAL TENANT SERVICES ...	3,236.11	0.27	3,236.11	0.27
UTILITIES				
Water	26,757.50	2.26	26,757.50	2.26
Electricity	8,102.93	0.68	8,102.93	0.68
Electricity-Vacant Units	0.00	0.00	0.00	0.00
Gas	8,357.72	0.70	8,357.72	0.70
Gas-Vacant Units	0.00	0.00	0.00	0.00
Heating Oil	0.00	0.00	0.00	0.00
Garbage/Trash Removal	14,906.43	1.26	14,906.43	1.26
Sewer	33,499.64	2.82	33,499.64	2.82
Stormwater Tax	2,428.45	0.20	2,428.45	0.20
TOTAL UTILITY EXPENSES	94,052.67	7.93	94,052.67	7.93
MAINTENANCE AND OPERA...				
General Maint Expense				
Maintenance and Repairs...	1,059.76	0.09	1,059.76	0.09
Maintenance and Repairs r...	550.40	0.05	550.40	0.05

Financials

Income Statement

Period = Apr 2024-Mar 2025

Book = Actual

	Period to Date	%	Year to Date	%
Maintenance and Repairs ...	9.85	0.00	9.85	0.00
Maintenance Salaries	115,758.96	9.76	115,758.96	9.76
Maintenance Salary - WH	0.00	0.00	0.00	0.00
Maintenance Salary - CH	0.00	0.00	0.00	0.00
Maintenance Salary - SFS/6th	0.00	0.00	0.00	0.00
Maintenance Salary - Sca...	0.00	0.00	0.00	0.00
Maintenance Salaries COVID	0.00	0.00	0.00	0.00
Maintenance Salaries - ...	0.00	0.00	0.00	0.00
Maintenance Labor-Grounds	0.00	0.00	0.00	0.00
Maint-On Call Service	0.00	0.00	0.00	0.00
Maintenance - Temporary...	0.00	0.00	0.00	0.00
Maint. Empl. Rent Free Unit	0.00	0.00	0.00	0.00
FICA - Maintenance	14,011.89	1.18	14,011.89	1.18
FICA - Res Appr - WH	0.00	0.00	0.00	0.00
FICA - Res Appr - CH	0.00	0.00	0.00	0.00
FICA - Res Appr - SFS/6th	0.00	0.00	0.00	0.00
FICA - Res Appr - Scattered	0.00	0.00	0.00	0.00
Employee Insurance - Ma...	10,542.28	0.89	10,542.28	0.89
Insurance - Res Appr - WH	0.00	0.00	0.00	0.00
Insurance - Res Appr - CH	0.00	0.00	0.00	0.00
Insurance - Res Appr - SF...	0.00	0.00	0.00	0.00
Insurance - Res Appr - Sc...	0.00	0.00	0.00	0.00
Retirement - Maintenance	0.00	0.00	0.00	0.00
Retirement - Res Appr - WH	0.00	0.00	0.00	0.00
Retirement - Res Appr - CH	0.00	0.00	0.00	0.00
Retirement - Res Appr - ...	0.00	0.00	0.00	0.00
Retirement - Res Appr - S...	0.00	0.00	0.00	0.00
Unemployment Insurance...	0.00	0.00	0.00	0.00
Unemployment Ins - Res ...	0.00	0.00	0.00	0.00
Unemployment Ins - Res ...	0.00	0.00	0.00	0.00
Unemployment Ins - Res ...	0.00	0.00	0.00	0.00
Unemployment Ins - Res ...	0.00	0.00	0.00	0.00
Disability - Maintenance	0.00	0.00	0.00	0.00
Disability - Res Appr - WH	0.00	0.00	0.00	0.00
Disability - Res Appr - CH	0.00	0.00	0.00	0.00
Disability - Res Appr - SF...	0.00	0.00	0.00	0.00
Disability - Res Appr - Sca...	0.00	0.00	0.00	0.00
Fitness - Maintenance	0.00	0.00	0.00	0.00
Fitness - Res Appr - WH	0.00	0.00	0.00	0.00
Fitness - Res Appr - CH	0.00	0.00	0.00	0.00
Fitness - Res Appr - SFS/6th	0.00	0.00	0.00	0.00
Fitness - Res Appr - Scat...	0.00	0.00	0.00	0.00
Workers Comp - Maintenance	1,458.26	0.12	1,458.26	0.12
Workers Comp - Res Appr...	0.00	0.00	0.00	0.00
Workers Comp - Res Appr...	0.00	0.00	0.00	0.00
Workers Comp - Res Appr...	0.00	0.00	0.00	0.00
Workers Comp - Res Appr...	0.00	0.00	0.00	0.00

Financials

Income Statement

Period = Apr 2024-Mar 2025

Book = Actual

	Period to Date	%	Year to Date	%
Force Account Labor	0.00	0.00	0.00	0.00
Workers Comp - Force Labor	0.00	0.00	0.00	0.00
FICA - Force Account Labor	0.00	0.00	0.00	0.00
Insurance - Force Account Labor	0.00	0.00	0.00	0.00
Retirement - Force Account Labor	0.00	0.00	0.00	0.00
Maintenance Uniforms	4,320.59	0.36	4,320.59	0.36
Maintenance Uniforms - WH	0.00	0.00	0.00	0.00
Maintenance Uniforms - CH	0.00	0.00	0.00	0.00
Maintenance Uniforms - ...	0.00	0.00	0.00	0.00
Maintenance Uniforms - S...	0.00	0.00	0.00	0.00
Maintenance Travel/Training	0.00	0.00	0.00	0.00
XXX Vehicle Gas, Oil, Grease	0.00	0.00	0.00	0.00
Total General Maint Expense	147,711.99	12.46	147,711.99	12.46
Materials				
Supplies-Grounds	4,198.90	0.35	4,198.90	0.35
Supplies - Grounds - WH	0.00	0.00	0.00	0.00
Supplies - Grounds - CH	0.00	0.00	0.00	0.00
Supplies - Grounds - SFS/6th	0.00	0.00	0.00	0.00
Supplies - Grounds - Scat...	0.00	0.00	0.00	0.00
Supplies-Appliance	4,233.14	0.36	4,233.14	0.36
Supplies-Decorating/Painting	4,545.13	0.38	4,545.13	0.38
Supplies-Electrical	5,456.43	0.46	5,456.43	0.46
Supplies-Exterminating	0.00	0.00	0.00	0.00
Supplies-Janitorial/Cleaning	2,935.27	0.25	2,935.27	0.25
Supplies Cleaning COVID	0.00	0.00	0.00	0.00
Supplies-Maint/Repairs	24,231.68	2.04	24,231.68	2.04
Supplies-Maint/Repairs - WH	0.00	0.00	0.00	0.00
Supplies-Maint/Repairs - CH	0.00	0.00	0.00	0.00
Supplies-Maint/Repairs - ...	0.00	0.00	0.00	0.00
Supplies-Maint/Repairs - ...	0.00	0.00	0.00	0.00
Supplies Maintenance COVID	0.00	0.00	0.00	0.00
Supplies-Plumbing	9,990.28	0.84	9,990.28	0.84
Supplies-Tools and Equi...	3,770.80	0.32	3,770.80	0.32
Supplies-Consumables	0.00	0.00	0.00	0.00
Supplies-Turn	0.00	0.00	0.00	0.00
Supplies - Snow Removal	144.34	0.01	144.34	0.01
Supplies-HVAC	1,598.74	0.13	1,598.74	0.13
Vehicle-Gas & Oil	4,015.77	0.34	4,015.77	0.34
Total Materials	65,120.48	5.49	65,120.48	5.49
Contract Costs				
Contract-Alarm/Extinguisher	10.08	0.00	10.08	0.00
Contract-Appliance	0.00	0.00	0.00	0.00
Contract-Building Repairs	153,395.88	12.94	153,395.88	12.94
Contract- Building Repai...	0.00	0.00	0.00	0.00
Contract- Building Repairs CH	0.00	0.00	0.00	0.00
Contract- Building Repair...	0.00	0.00	0.00	0.00
Contract- Building Repair...	0.00	0.00	0.00	0.00

Financials

Income Statement

Period = Apr 2024-Mar 2025

Book = Actual

	Period to Date	%	Year to Date	%
Force Account Labor	0.00	0.00	0.00	0.00
Workers Comp - Force Labor	0.00	0.00	0.00	0.00
FICA - Force Account Labor	0.00	0.00	0.00	0.00
Insurance - Force Account Labor	0.00	0.00	0.00	0.00
Retirement - Force Account Labor	0.00	0.00	0.00	0.00
Maintenance Uniforms	4,320.59	0.36	4,320.59	0.36
Maintenance Uniforms - WH	0.00	0.00	0.00	0.00
Maintenance Uniforms - CH	0.00	0.00	0.00	0.00
Maintenance Uniforms - ...	0.00	0.00	0.00	0.00
Maintenance Uniforms - S...	0.00	0.00	0.00	0.00
Maintenance Travel/Training	0.00	0.00	0.00	0.00
XXX Vehicle Gas, Oil, Grease	0.00	0.00	0.00	0.00
Total General Maint Expense	147,711.99	12.46	147,711.99	12.46
Materials				
Supplies-Grounds	4,198.90	0.35	4,198.90	0.35
Supplies - Grounds - WH	0.00	0.00	0.00	0.00
Supplies - Grounds - CH	0.00	0.00	0.00	0.00
Supplies - Grounds - SFS/6th	0.00	0.00	0.00	0.00
Supplies - Grounds - Scat...	0.00	0.00	0.00	0.00
Supplies-Appliance	4,233.14	0.36	4,233.14	0.36
Supplies-Decorating/Painting	4,545.13	0.38	4,545.13	0.38
Supplies-Electrical	5,456.43	0.46	5,456.43	0.46
Supplies-Exterminating	0.00	0.00	0.00	0.00
Supplies-Janitorial/Cleaning	2,935.27	0.25	2,935.27	0.25
Supplies Cleaning COVID	0.00	0.00	0.00	0.00
Supplies-Maint/Repairs	24,231.68	2.04	24,231.68	2.04
Supplies-Maint/Repairs - WH	0.00	0.00	0.00	0.00
Supplies-Maint/Repairs - CH	0.00	0.00	0.00	0.00
Supplies-Maint/Repairs - ...	0.00	0.00	0.00	0.00
Supplies-Maint/Repairs - ...	0.00	0.00	0.00	0.00
Supplies Maintenance COVID	0.00	0.00	0.00	0.00
Supplies-Plumbing	9,990.28	0.84	9,990.28	0.84
Supplies-Tools and Equi...	3,770.80	0.32	3,770.80	0.32
Supplies-Consumables	0.00	0.00	0.00	0.00
Supplies-Turn	0.00	0.00	0.00	0.00
Supplies - Snow Removal	144.34	0.01	144.34	0.01
Supplies-HVAC	1,598.74	0.13	1,598.74	0.13
Vehicle-Gas & Oil	4,015.77	0.34	4,015.77	0.34
Total Materials	65,120.48	5.49	65,120.48	5.49
Contract Costs				
Contract-Alarm/Extinguisher	10.08	0.00	10.08	0.00
Contract-Appliance	0.00	0.00	0.00	0.00
Contract-Building Repairs	153,395.88	12.94	153,395.88	12.94
Contract- Building Repai...	0.00	0.00	0.00	0.00
Contract- Building Repairs CH	0.00	0.00	0.00	0.00
Contract- Building Repair...	0.00	0.00	0.00	0.00
Contract- Building Repair...	0.00	0.00	0.00	0.00

Financials Cont'd

Non-Hud Local-city Funded Housing (.cityhsg)

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Income Statement

Period = Apr 2024-Mar 2025

Book = Accrual

	Period to Date	%	Year to Date	%
Contract-Carpet Cleaning	0.00	0.00	0.00	0.00
Contract-Decorating/Painting	0.00	0.00	0.00	0.00
Contract-Electrical	0.00	0.00	0.00	0.00
Contract-Pest Control	404.41	0.03	404.41	0.03
Contract-Floor Covering	0.00	0.00	0.00	0.00
Contract-Grounds	1,194.04	0.10	1,194.04	0.10
Contract-Grounds - WH	0.00	0.00	0.00	0.00
Contract-Grounds - CH	0.00	0.00	0.00	0.00
Contract-Grounds - SFS/6th	0.00	0.00	0.00	0.00
Contract-Grounds - Scattered	0.00	0.00	0.00	0.00
Contract-Janitorial/Cleaning	1,850.00	0.16	1,850.00	0.16
Contract-Plumbing	1,292.73	0.11	1,292.73	0.11
Contract-Plumbing-CH	0.00	0.00	0.00	0.00
Contract-Plumbing COVID	0.00	0.00	0.00	0.00
Contract-Window Covering	0.00	0.00	0.00	0.00
Contract-HVAC	416.28	0.04	416.28	0.04
Contract-Vehicle Maintenance	5,843.84	0.49	5,843.84	0.49
Contract-Equipment Rental	129.77	0.01	129.77	0.01
Contract-Maintenance Co...	0.00	0.00	0.00	0.00
Contract-Elevator/Lift Service	0.00	0.00	0.00	0.00
Contract-Alarm Monitoring	128.53	0.01	128.53	0.01
Contract-Sprinkler Monitoring	0.00	0.00	0.00	0.00
Contract-Answering Service	367.09	0.03	367.09	0.03
Contract-IT Contracts	0.00	0.00	0.00	0.00
Contract-Consultants	369.60	0.03	369.60	0.03
Contract-Turn	0.00	0.00	0.00	0.00
Contract-Asset Fees	0.00	0.00	0.00	0.00
Contract-Bookkeeping Fees	0.00	0.00	0.00	0.00
Contract-Fee For Service	82.95	0.01	82.95	0.01
In-House Grounds	0.00	0.00	0.00	0.00
In-House Pest Control	0.00	0.00	0.00	0.00
Contract Costs-Other	0.00	0.00	0.00	0.00
Total Contract Costs	<u>165,485.20</u>	<u>13.96</u>	<u>165,485.20</u>	<u>13.96</u>
TOTAL MAINTENANCE EXPENSES	378,317.67	31.90	378,317.67	31.90
GENERAL EXPENSES				
Insurance	0.00	0.00	0.00	0.00
Property Insurance	12,536.37	1.06	12,536.37	1.06
Liability Insurance	4,915.17	0.41	4,915.17	0.41
Auto Insurance	2,553.03	0.22	2,553.03	0.22
Other Business Insurance	981.45	0.08	981.45	0.08
Payments in Lieu of Taxes	0.00	0.00	0.00	0.00
Misc. Taxes/Liscenses/In...	29.54	0.00	29.54	0.00
Organizational Costs	0.00	0.00	0.00	0.00
Severance Expense	0.00	0.00	0.00	0.00
Retiree Expense	28.14	0.00	28.14	0.00
Bad Debt-Tenant Rents	0.00	0.00	0.00	0.00

Financials Cont'd

Non-Hud Local-city Funded Housing (cityreg)

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Income Statement

Period = Apr 2024-Mar 2025

Book = Accrual

	Period to Date	%	Year to Date	%
Bad Debt-Other	0.00	0.00	0.00	0.00
Security/Law Enforcement	213.96	0.02	213.96	0.02
Security Protective Servi...	0.00	0.00	0.00	0.00
Port-In HAP Expense	0.00	0.00	0.00	0.00
Other General Expense	188.36	0.02	188.36	0.02
Other General Expense ...	0.00	0.00	0.00	0.00
Expense to Reconcile Bank	0.00	0.00	0.00	0.00
TOTAL GENERAL EXPENSES	21,446.02	1.81	21,446.02	1.81
HOUSING ASSISTANCE PA...				
Housing Assistance Pay...	0.00	0.00	0.00	0.00
Tenant Utility Payments-...	0.00	0.00	0.00	0.00
Portable Out HAP Payments	0.00	0.00	0.00	0.00
FSS Escrow Payments	0.00	0.00	0.00	0.00
Security Deposit Assistance	0.00	0.00	0.00	0.00
Misc HAP Expense	0.00	0.00	0.00	0.00
FINANCING EXPENSE				
Closing Cost	0.00	0.00	0.00	0.00
Interest Expense-Loan 1	357,777.77	30.17	357,777.77	30.17
Interest Expense-Loan 2	0.00	0.00	0.00	0.00
Interest Expense-Bond 1	0.00	0.00	0.00	0.00
Interest Expense-Bond 2	0.00	0.00	0.00	0.00
Interest Expense-Mortga...	0.00	0.00	0.00	0.00
Interest Expense-Rel Part...	0.00	0.00	0.00	0.00
TOTAL FINANCING EXPENSES	357,777.77	30.17	357,777.77	30.17
NON-OPERATING ITEMS				
Depreciation-Buildings	0.00	0.00	0.00	0.00
Depreciation-Furn,Equip...	0.00	0.00	0.00	0.00
Depreciation-Furn,Equip...	0.00	0.00	0.00	0.00
Depreciation-Leashold Im...	0.00	0.00	0.00	0.00
Depreciation-Infrastructure	0.00	0.00	0.00	0.00
Operating Transfers OUT	0.00	0.00	0.00	0.00
Prior Period Adjustments ...	0.00	0.00	0.00	0.00
Gain/Loss on Sale of Fix...	0.00	0.00	0.00	0.00
Gain/Loss from Disposition...	0.00	0.00	0.00	0.00
Gain/Loss from Sale Dispo...	0.00	0.00	0.00	0.00
Casualty Losses-Non Capi...	0.00	0.00	0.00	0.00
Prior Period Adjustment	0.00	0.00	0.00	0.00
TOTAL EXPENSES	1,082,026.20	91.24	1,082,026.20	91.24
NET INCOME	103,824.82	8.76	103,824.82	8.76

A close-up, blue-tinted photograph of a pen writing on a document. The pen is positioned at the top right, and a line graph is visible in the foreground, showing a fluctuating line. The background is a light blue, textured surface.

Non- Reoccurring Expenses

- All of the expenses below were one time expenses:
 - Roof Replacement: \$135,000.00
 - Consultant: \$4,436.76 (Appraisal fees)

Upcoming Projects

- Roof replacement at other housing units within the portfolio.
 - We previously worked with a local nonprofit to identify roofs and units that were eligible for free solar, but we did not receive the funding to replace the roofs.
 - We may look to undertake this project in the future.
- CRHA is currently analyzing the appropriate timeline to submit a request for 4% state bond financing to complete large-scale redevelopment and buyout the City.
 - Current timeline is Winter 2027, but we are exploring ways to move up the timeline.