

THE HOUSING AUTHORITY OF THE CITY OF ALLENTOWN, PA
TREASURER'S REPORT
YTD OCTOBER 2025

CONVENTIONAL HOUSING:

• Operating Income	1,912,822
• Operating Expenditures	<u>2,503,417</u>
○ Operating Deficit	(590,595)
• Capital Fund Receipts	24,818
• HUD Operating Subsidy was \$167,643 over budget - shortfall funds of \$72,599 rec'd	<u>852,125</u>
○ Net Income/(Loss)	<u><u>286,349</u></u>

COCC:

• Operating Income	567,597
• Operating Expenditures	<u>526,314</u>
○ Net Income/(Loss)	<u><u>41,283</u></u>

NSA:

• Operating Income	98,299
• Operating Expenditures	<u>243,940</u>
○ Operating Deficit	(145,641)
• Dwelling Rent HAP was \$2,816 under budget	<u>264,813</u>
○ Net Income/(Loss)	<u><u>119,172</u></u>

HOUSING CHOICE VOUCHER:

• Operating Income	500,299
• Operating Expenditures	<u>566,267</u>
○ Operating Deficit	(65,968)
• HUD Grants were \$165,421 under budget	6,579,143
• HUD Admin Fee was \$76330 over budget	617,674
• HAP Expenditures were \$350,456 over budget	<u>7,299,793</u>
○ Net Income/(Loss)	<u><u>(168,944)</u></u>

EMERGENCY HOUSING VOUCHER:

• Operating Income	174,140
• Operating Expenditures	<u>174,594</u>
○ Net Income/(Loss)	<u><u>(454)</u></u>

CUMBERLAND GARDENS:

• Phase 1 Operating Income	621,492
• Phase 1 Operating Expenditures	<u>806,423</u>
○ Operating Deficit	(184,931)
• Phase 1 HUD Operating Subsidy was \$4996.89 over budget	<u>154,628</u>
○ Net Income/(Loss)	<u>(30,303)</u>
• Phase 2 Operating Income	735,706
• Phase 2 Operating Expenditures	<u>768,216</u>
○ Net Income/(Loss)	<u>(32,510)</u>
• Phase 3 Operating Income	380,149
• Phase 3 Operating Expenditures	<u>503,557</u>
○ Operating Deficit	(123,408)
• Phase 3 HUD Operating Subsidy was \$14,164 under budget	<u>135,196</u>
○ Net Income/(Loss)	<u>11,788</u>

THE HOUSING AUTHORITY OF THE CITY OF ALLENTOWN, PA
TREASURER'S REPORT
OCTOBER 2025

CONVENTIONAL HOUSING:

• Operating Income	405,428
• Operating Expenditures	715,948
○ Operating Deficit	<u>(310,520)</u>
• Capital Fund Receipts	5,688
• HUD Operating Subsidy was \$20,803 over budget	255,898
○ Net Income/(Loss)	<u><u>(48,934)</u></u>

COCC:

• Operating Income	139,974
• Operating Expenditures	147,903
○ Net Income/(Loss)	<u><u>(7,929)</u></u>

NSA:

• Operating Income	22,035
• Operating Expenditures	80,331
○ Operating Deficit	<u>(58,296)</u>
• Dwelling Rent HAP was \$961 over budget	67,628
○ Net Income/(Loss)	<u><u>9,332</u></u>

HOUSING CHOICE VOUCHER:

• Operating Income	138,146
• Operating Expenditures	160,214
○ Operating Deficit	<u>(22,068)</u>
• HUD Grants were \$54,425 under budget	1,631,716
• HUD Admin Fee was \$5,833 under budget	129,503
• HAP Expenditures were \$29,728 over budget	1,770,586
○ Net Income/(Loss)	<u><u>(31,435)</u></u>

EMERGENCY HOUSING VOUCHER:

• Operating Income	65,582
• Operating Expenditures	40,924
○ Net Income/(Loss)	<u><u>24,658</u></u>

CUMBERLAND GARDENS:

• Phase 1 Operating Income	45,645
• Phase 1 Operating Expenditures	89,014
○ Operating Deficit	(43,369)
• Phase 1 HUD Operating Subsidy was \$968.49 over budget	13,440
○ Net Income/(Loss)	(29,929)
• Phase 2 Operating Income	63,877
• Phase 2 Operating Expenditures	70,730
○ Net Income/(Loss)	(6,853)
• Phase 3 Operating Income	35,551
• Phase 3 Operating Expenditures	61,239
○ Operating Deficit	(25,688)
• Phase 3 HUD Operating Subsidy was \$1,098 under budget	13,838
○ Net Income/(Loss)	(11,850)

THE HOUSING AUTHORITY OF THE CITY OF ALLENTOWN, PA.
CASH AND INVESTMENTS MONTH OF OCTOBER 2025

CASH

PROVIDENT BANK

Money Market - Café & Laundry (80156774)	1,930.00
Money Market - Business Activites (1998002121)	519,254.69
Money Market - Low Rent (80156790)	41,546.06
	562,730.75

WELLS FARGO BANK

Amp Checking (200001-8652891)	22,684.27
Capital Fund Checking (200030-3423997)	-
Payroll Checking (200001-1484930)	-
General Fund Checking (200001-1484859)	988,953.89
Rental Collection Savings (200008-0524740)	47,231.87
HCVP Checking (200003-7129169)	2,292,241.16
OPCB Checking (200003-9467816)	47,987.08
NSA Checking (200003-7130543)	17,051.76
NSA Rental Collection Savings (200008-1132762)	590,621.36
NSA Money Market (200001-3028802)	1,814,385.83
	5,821,157.22

ESSA

NSA Money Market (X3040)	441,578.16
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SANTANDER BANK

FSS Escrow (9551025008)	98,099.29
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PETTY CASH

100.00

TOTAL CASH

6,923,665.42

INVESTMENTS

	<u>MATURITY DATE</u>	<u>RATE</u>	
PENN COMMUNITY BANK			
CD #9001236763	7/20/2026	4.10%	394,580.82
PENN COMMUNITY BANK			
CD #9001213381 [NSA]	8/2/2026	4.11%	1,156,860.80
TOTAL INVESTMENTS			1,551,441.62
TOTAL CASH AND INVESTMENTS			<u><u>8,475,107.04</u></u>

THE HOUSING AUTHORITY OF THE CITY OF ALLENTOWN, PA.
PUBLIC HOUSING
CASH AND INVESTMENTS MONTH OF OCTOBER 2025

CASH

PROVIDENT BANK

Money Market - Café & Laundry (80156774)	1,930.00
Money Market - Business Activites (1998002121)	519,254.69
Money Market - Low Rent (80156790)	41,546.06
	<u>562,730.75</u>

WELLS FARGO BANK

Amp Checking (200001-8652891)	22,684.27
Capital Fund Checking (200030-3423997)	0.00
Payroll Checking (200001-1484930)	0.00
General Fund Checking (200001-1484859)	988,953.89
Rental Collection Savings (200008-0524740)	47,231.87
	<u>1,058,870.03</u>

SANTANDER BANK

FSS Escrow (9551025008)	590,621.36
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TOTAL CASH

2,212,222.14

INVESTMENTS

	<u>MATURITY DATE</u>	<u>RATE</u>	
PENN COMMUNITY BANK			
CD #9001236763	7/20/2026	4.10%	<u>394,580.82</u>

TOTAL INVESTMENTS

394,580.82

TOTAL CASH AND INVESTMENTS

2,606,802.96

THE HOUSING AUTHORITY OF THE CITY OF ALLENTOWN, PA.
NSA
CASH AND INVESTMENTS MONTH OF OCTOBER 2025

CASH

WELLS FARGO BANK

NSA Checking (200003-7130543)	17,051.76
NSA Rental Collection Savings (200008-1132762)	590,621.36
NSA Money Market (200001-3028802)	1,814,385.83
	<u>2,422,058.95</u>

ESSA

NSA Money Market (X3040)	441,578.16
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TOTAL CASH **2,863,637.11**

INVESTMENTS

	<u>MATURITY DATE</u>	<u>RATE</u>	
PENN COMMUNITY BANK CD #9001213381 [NSA]	8/2/2026	4.11%	<u>1,156,860.80</u>

TOTAL INVESTMENTS **1,156,860.80**

TOTAL CASH AND INVESTMENTS **4,020,497.91**

THE HOUSING AUTHORITY OF THE CITY OF ALLENTOWN, PA.
HOUSING CHOICE VOUCHER PROGRAM
CASH AND INVESTMENTS MONTH OF OCTOBER 2025

CASH

WELLS FARGO BANK

HCVP Checking (200003-7129169)

2,292,241.16

TOTAL CASH

2,292,241.16

THE HOUSING AUTHORITY OF THE CITY OF ALLENTOWN, PA.
CUMBERLAND GARDENS
CASH AND INVESTMENTS MONTH OF OCTOBER 2025

CASH

PROVIDENT BANK

Phase 1 - Replacement Reserve Account (80185898)	301,408.68
Phase 2 - Replacement Reserve Account (9721100106)	327,218.00
Phase 3 - Replacement Reserve Account (9721100221)	314,027.61
	942,654.29

WELLS FARGO BANK

Phase 1 - Operating Account (4964420475)	47,760.84
Phase 2 - Operating Account (4127145597)	31,079.21
Phase 3 - Operating Account (4160706438)	32,297.49
	111,137.54

PEOPLES SECURITY

Phase 3 - Operating Reserve (51056042)	139,987.70
Phase 3 - Supportive Services Reserve (51056067)	137,601.72
	277,589.42

TOTAL CASH

1,331,381.25

All AHA Public Housing (.alpha)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	255,677.23	264,844.00	-9,166.77	1,046,121.67	1,059,376.00	-13,254.33	3,178,128.00
Other Income	149,750.96	147,001.00	2,749.96	610,802.56	588,004.00	22,798.56	1,759,020.00
Capital Fund Receipts	5,687.68	0.00	5,687.68	24,818.47	0.00	24,818.47	0.00
Operating Subsidy	255,898.00	235,095.00	20,803.00	1,108,023.00	940,380.00	167,643.00	2,821,098.00
TOTAL INCOME	667,013.87	646,940.00	20,073.87	2,789,765.70	2,587,760.00	202,005.70	7,758,246.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-143,905.35	-95,465.00	-48,440.35	-402,651.73	-383,666.00	-18,985.73	-1,239,784.00
Benefits	-46,675.70	-44,579.00	-2,096.70	-170,706.52	-178,316.00	7,609.48	-534,908.00
Utilities	-80,271.18	-73,251.00	-7,020.18	-273,598.92	-254,818.00	-18,780.92	-1,001,397.00
H.A.P.	-822.00	0.00	-822.00	-2,525.00	0.00	-2,525.00	0.00
Other G&A Expenses	-194,074.69	-228,798.00	34,723.31	-852,541.44	-915,190.00	62,648.56	-2,755,429.00
TOTAL GENERAL and ADMINISTRATIVE	-465,748.92	-442,093.00	-23,655.92	-1,702,023.61	-1,731,990.00	29,966.39	-5,531,518.00
PROPERTY							
Labor	-77,137.30	-63,434.00	-13,703.30	-224,591.93	-253,731.00	29,139.07	-823,037.00
Overtime	-8,539.26	-8,423.00	-116.26	-21,300.54	-33,692.00	12,391.46	-101,076.00
Benefits	-31,262.51	-36,837.00	5,574.49	-127,212.24	-147,348.00	20,135.76	-442,063.00
Materials	-12,789.00	-11,356.00	-1,433.00	-65,888.82	-45,424.00	-20,464.82	-136,224.00
Contract Costs	-77,528.76	-67,233.00	-10,295.76	-291,153.72	-267,124.00	-24,029.72	-800,292.00
Other Property Expenses	-42,942.60	0.00	-42,942.60	-71,246.06	0.00	-71,246.06	0.00
TOTAL PROPERTY	-250,199.43	-187,283.00	-62,916.43	-801,393.31	-747,319.00	-54,074.31	-2,302,692.00
TOTAL EXPENSES	-715,948.35	-629,376.00	-86,572.35	-2,503,416.92	-2,479,309.00	-24,107.92	-7,834,210.00
NET INCOME/LOSS	-48,934.48	17,564.00	-66,498.48	286,348.78	108,451.00	177,897.78	-75,964.00

Central Park (amp100)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	36,698.00	34,840.00	1,858.00	149,154.00	139,360.00	9,794.00	418,080.00
Other Income	694.82	939.00	-244.18	4,249.29	3,756.00	493.29	11,266.00
Capital Fund Receipts	5,687.68	0.00	5,687.68	19,418.47	0.00	19,418.47	0.00
Operating Subsidy	27,844.00	23,914.00	3,930.00	136,015.00	95,656.00	40,359.00	286,963.00
TOTAL INCOME	70,924.50	59,693.00	11,231.50	308,836.76	238,772.00	70,064.76	716,309.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-11,423.25	-8,252.00	-3,171.25	-32,105.43	-33,009.00	903.57	-107,278.00
Benefits	-3,476.83	-4,800.00	1,323.17	-13,975.21	-19,200.00	5,224.79	-57,598.00
Utilities	-9,510.52	-12,563.00	3,052.48	-40,802.23	-50,794.00	9,991.77	-169,036.00
Other G&A Expenses	-18,133.26	-19,802.00	1,668.74	-79,109.39	-79,206.00	96.61	-239,064.00
TOTAL GENERAL and ADMINISTRATIVE	-42,543.86	-45,417.00	2,873.14	-165,992.26	-182,209.00	16,216.74	-572,976.00
PROPERTY							
Labor	-10,114.52	-6,852.00	-3,262.52	-28,972.20	-27,406.00	-1,566.20	-88,803.00
Overtime	-2,223.62	-1,386.00	-837.62	-4,038.93	-5,544.00	1,505.07	-16,632.00
Benefits	-3,648.84	-3,270.00	-378.84	-15,224.22	-13,080.00	-2,144.22	-39,245.00
Materials	-956.59	-1,731.00	774.41	-6,855.71	-6,924.00	68.29	-20,750.00
Contract Costs	-10,596.80	-9,990.00	-606.80	-36,516.31	-40,347.00	3,830.69	-119,226.00
Other Property Expenses	-10,339.00	0.00	-10,339.00	-11,659.08	0.00	-11,659.08	0.00
TOTAL PROPERTY	-37,879.37	-23,229.00	-14,650.37	-103,266.45	-93,301.00	-9,965.45	-284,656.00
TOTAL EXPENSES	-80,423.23	-68,646.00	-11,777.23	-269,258.71	-275,510.00	6,251.29	-857,632.00
NET INCOME/LOSS	-9,498.73	-8,953.00	-545.73	39,578.05	-36,738.00	76,316.05	-141,323.00

Towers East (amp200)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	46,334.00	44,680.00	1,654.00	183,904.32	178,720.00	5,184.32	536,162.00
Other Income	3,099.08	3,846.00	-746.92	13,641.74	15,384.00	-1,742.26	46,157.00
Capital Fund Receipts	0.00	0.00	0.00	5,400.00	0.00	5,400.00	0.00
Operating Subsidy	36,667.00	31,522.00	5,145.00	152,750.00	126,088.00	26,662.00	378,256.00
TOTAL INCOME	86,100.08	80,048.00	6,052.08	355,696.06	320,192.00	35,504.06	960,575.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-6,423.35	-3,618.00	-2,805.35	-19,483.07	-16,279.00	-3,204.07	-47,030.00
Benefits	-2,322.07	-1,974.00	-348.07	-8,596.01	-7,896.00	-700.01	-23,677.00
Utilities	-14,628.53	-13,206.00	-1,422.53	-51,302.93	-46,604.00	-4,698.93	-182,448.00
Other G&A Expenses	-24,331.46	-24,225.00	-106.46	-96,744.59	-96,900.00	155.41	-291,694.00
TOTAL GENERAL and ADMINISTRATIVE	-47,705.41	-43,023.00	-4,682.41	-176,126.60	-167,679.00	-8,447.60	-544,849.00
PROPERTY							
Labor	-10,269.84	-9,357.00	-912.84	-32,461.08	-37,428.00	4,966.92	-121,382.00
Overtime	-1,404.66	-1,169.00	-235.66	-2,713.05	-4,676.00	1,962.95	-14,028.00
Benefits	-3,187.69	-5,510.00	2,322.31	-17,030.85	-22,040.00	5,009.15	-66,137.00
Materials	-1,025.76	-1,604.00	578.24	-8,293.27	-6,416.00	-1,877.27	-19,250.00
Contract Costs	-8,004.65	-10,150.00	2,145.35	-27,877.38	-40,600.00	12,722.62	-121,803.00
Other Property Expenses	-18,103.60	0.00	-18,103.60	-18,201.98	0.00	-18,201.98	0.00
TOTAL PROPERTY	-41,996.20	-27,790.00	-14,206.20	-106,577.61	-111,160.00	4,582.39	-342,600.00
TOTAL EXPENSES	-89,701.61	-70,813.00	-18,888.61	-282,704.21	-278,839.00	-3,865.21	-887,449.00
NET INCOME/LOSS	-3,601.53	9,235.00	-12,836.53	72,991.85	41,353.00	31,638.85	73,126.00

Gross Towers (amp300)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	51,521.32	52,250.00	-728.68	205,557.19	209,000.00	-3,442.81	626,996.00
Other Income	2,809.74	1,869.00	940.74	9,983.31	7,476.00	2,507.31	22,428.00
Operating Subsidy	51,874.00	44,637.00	7,237.00	215,406.00	178,548.00	36,858.00	535,644.00
TOTAL INCOME	106,205.06	98,756.00	7,449.06	430,946.50	395,024.00	35,922.50	1,185,068.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-6,701.18	-4,663.00	-2,038.18	-20,324.06	-18,652.00	-1,672.06	-60,618.00
Benefits	-2,425.14	-1,821.00	-604.14	-9,012.64	-7,284.00	-1,728.64	-21,846.00
Utilities	-16,854.61	-15,983.00	-871.61	-59,109.92	-56,442.00	-2,667.92	-220,929.00
Other G&A Expenses	-27,480.33	-28,102.00	621.67	-111,591.68	-112,408.00	816.32	-338,693.00
TOTAL GENERAL and ADMINISTRATIVE	-53,461.26	-50,569.00	-2,892.26	-200,038.30	-194,786.00	-5,252.30	-642,086.00
PROPERTY							
Labor	-10,269.84	-11,038.00	768.16	-34,191.21	-44,152.00	9,960.79	-143,227.00
Overtime	-2,141.69	-1,460.00	-681.69	-5,012.07	-5,840.00	827.93	-17,520.00
Benefits	-3,244.09	-7,045.00	3,800.91	-18,970.64	-28,180.00	9,209.36	-84,540.00
Materials	-4,713.78	-2,251.00	-2,462.78	-17,261.08	-9,004.00	-8,257.08	-27,004.00
Contract Costs	-17,457.25	-11,432.00	-6,025.25	-71,326.22	-45,730.00	-25,596.22	-137,584.00
TOTAL PROPERTY	-37,826.65	-33,226.00	-4,600.65	-146,761.22	-132,906.00	-13,855.22	-409,875.00
TOTAL EXPENSES	-91,287.91	-83,795.00	-7,492.91	-346,799.52	-327,692.00	-19,107.52	-1,051,961.00
NET INCOME/LOSS	14,917.15	14,961.00	-43.85	84,146.98	67,332.00	16,814.98	133,107.00

Little Lehigh (amp500)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Operating Subsidy	7,933.00	10,554.00	-2,621.00	15,451.00	42,216.00	-26,765.00	126,646.00
TOTAL INCOME	7,933.00	10,554.00	-2,621.00	15,451.00	42,216.00	-26,765.00	126,646.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Utilities	-164.83	-184.00	19.17	1,554.14	-605.00	2,159.14	-2,000.00
Other G&A Expenses	-2,402.76	-1,461.00	-941.76	-9,550.98	-5,844.00	-3,706.98	-17,545.00
TOTAL GENERAL and ADMINISTRATIVE	-2,567.59	-1,645.00	-922.59	-7,996.84	-6,449.00	-1,547.84	-19,545.00
PROPERTY							
Labor	-1,865.12	-2,420.00	554.88	-5,615.36	-9,680.00	4,064.64	-31,460.00
Benefits	-680.90	-1,319.00	638.10	-3,021.70	-5,276.00	2,254.30	-15,816.00
Contract Costs	-670.83	-894.00	223.17	-2,835.84	-3,303.00	467.16	-8,330.00
TOTAL PROPERTY	-3,216.85	-4,633.00	1,416.15	-11,472.90	-18,259.00	6,786.10	-55,606.00
TOTAL EXPENSES	-5,784.44	-6,278.00	493.56	-19,469.74	-24,708.00	5,238.26	-75,151.00
NET INCOME/LOSS	2,148.56	4,276.00	-2,127.44	-4,018.74	17,508.00	-21,526.74	51,495.00

City Units (amp600)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	17,009.00	32,275.00	-15,266.00	91,537.00	129,100.00	-37,563.00	387,304.00
Other Income	-308.22	339.00	-647.22	1,187.92	1,356.00	-168.08	4,060.00
Operating Subsidy	27,948.00	23,863.00	4,085.00	155,831.00	95,452.00	60,379.00	286,349.00
TOTAL INCOME	44,648.78	56,477.00	-11,828.22	248,555.92	225,908.00	22,647.92	677,713.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-5,107.12	-3,838.00	-1,269.12	-14,281.96	-15,351.00	1,069.04	-49,891.00
Benefits	-2,429.93	-1,706.00	-723.93	-8,736.27	-6,824.00	-1,912.27	-20,457.00
Utilities	-10,669.16	-7,566.00	-3,103.16	-24,799.28	-15,830.00	-8,969.28	-88,476.00
H.A.P.	-822.00	0.00	-822.00	-2,525.00	0.00	-2,525.00	0.00
Other G&A Expenses	-17,702.23	-17,698.00	-4.23	-73,043.80	-70,792.00	-2,251.80	-213,866.00
TOTAL GENERAL and ADMINISTRATIVE	-36,730.44	-30,808.00	-5,922.44	-123,386.31	-108,797.00	-14,589.31	-372,690.00
PROPERTY							
Labor	-13,296.00	-7,413.00	-5,883.00	-35,694.50	-29,651.00	-6,043.50	-96,102.00
Overtime	-918.05	-798.00	-120.05	-1,714.75	-3,192.00	1,477.25	-9,576.00
Benefits	-7,285.99	-3,726.00	-3,559.99	-21,772.78	-14,904.00	-6,868.78	-44,716.00
Materials	-2,371.74	-1,626.00	-745.74	-13,154.49	-6,504.00	-6,650.49	-19,500.00
Contract Costs	-7,833.91	-10,679.00	2,845.09	-46,628.41	-41,324.00	-5,304.41	-119,724.00
Other Property Expenses	-9,500.00	0.00	-9,500.00	-25,656.00	0.00	-25,656.00	0.00
TOTAL PROPERTY	-41,205.69	-24,242.00	-16,963.69	-144,620.93	-95,575.00	-49,045.93	-289,618.00
TOTAL EXPENSES	-77,936.13	-55,050.00	-22,886.13	-268,007.24	-204,372.00	-63,635.24	-662,308.00
NET INCOME/LOSS	-33,287.35	1,427.00	-34,714.35	-19,451.32	21,536.00	-40,987.32	15,405.00

700 Building (amp700)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	49,391.00	48,998.00	393.00	200,239.00	195,992.00	4,247.00	587,976.00
Other Income	1,712.32	1,469.00	243.32	6,182.86	5,876.00	306.86	17,634.00
Operating Subsidy	39,166.00	33,624.00	5,542.00	167,098.00	134,496.00	32,602.00	403,484.00
TOTAL INCOME	90,269.32	84,091.00	6,178.32	373,519.86	336,364.00	37,155.86	1,009,094.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-11,941.99	-7,344.00	-4,597.99	-33,399.22	-29,376.00	-4,023.22	-95,471.00
Benefits	-4,924.01	-5,305.00	380.99	-19,785.87	-21,220.00	1,434.13	-63,659.00
Utilities	-13,321.51	-11,816.00	-1,505.51	-47,888.76	-40,997.00	-6,891.76	-170,796.00
Other G&A Expenses	-26,050.10	-25,537.00	-513.10	-104,090.14	-102,148.00	-1,942.14	-307,942.00
TOTAL GENERAL and ADMINISTRATIVE	-56,237.61	-50,002.00	-6,235.61	-205,163.99	-193,741.00	-11,422.99	-637,868.00
PROPERTY							
Labor	-16,637.16	-15,030.00	-1,607.16	-45,619.86	-60,119.00	14,499.14	-195,120.00
Overtime	-1,002.81	-2,094.00	1,091.19	-4,296.53	-8,376.00	4,079.47	-25,128.00
Benefits	-6,018.31	-9,886.00	3,867.69	-23,608.21	-39,544.00	15,935.79	-118,642.00
Materials	-635.94	-1,917.00	1,281.06	-10,446.15	-7,668.00	-2,778.15	-23,000.00
Contract Costs	-9,886.56	-10,633.00	746.44	-42,361.05	-42,072.00	-289.05	-127,369.00
TOTAL PROPERTY	-34,180.78	-39,560.00	5,379.22	-126,331.80	-157,779.00	31,447.20	-489,259.00
TOTAL EXPENSES	-90,418.39	-89,562.00	-856.39	-331,495.79	-351,520.00	20,024.21	-1,127,127.00
NET INCOME/LOSS	-149.07	-5,471.00	5,321.93	42,024.07	-15,156.00	57,180.07	-118,033.00

Walnut Manor (amp800)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	54,723.91	51,801.00	2,922.91	215,730.16	207,204.00	8,526.16	621,610.00
Other Income	1,768.89	1,725.00	43.89	7,960.56	6,900.00	1,060.56	20,706.00
Operating Subsidy	39,233.00	33,686.00	5,547.00	162,576.00	134,744.00	27,832.00	404,230.00
TOTAL INCOME	95,725.80	87,212.00	8,513.80	386,266.72	348,848.00	37,418.72	1,046,546.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-10,831.55	-8,317.00	-2,514.55	-30,298.32	-33,268.00	2,969.68	-108,122.00
Benefits	-5,022.00	-5,062.00	40.00	-17,020.06	-20,248.00	3,227.94	-60,741.00
Utilities	-14,804.02	-11,725.00	-3,079.02	-50,134.71	-42,379.00	-7,755.71	-163,512.00
Other G&A Expenses	-27,077.71	-26,768.00	-309.71	-109,884.66	-107,072.00	-2,812.66	-324,190.00
TOTAL GENERAL and ADMINISTRATIVE	-57,735.28	-51,872.00	-5,863.28	-207,337.75	-202,967.00	-4,370.75	-656,565.00
PROPERTY							
Labor	-14,684.82	-11,324.00	-3,360.82	-42,037.72	-45,295.00	3,257.28	-146,943.00
Overtime	-848.43	-1,516.00	667.57	-3,525.21	-6,064.00	2,538.79	-18,192.00
Benefits	-7,160.74	-6,081.00	-1,079.74	-27,547.89	-24,324.00	-3,223.89	-72,967.00
Materials	-2,887.66	-2,143.00	-744.66	-9,116.87	-8,572.00	-544.87	-25,720.00
Contract Costs	-19,925.08	-10,881.00	-9,044.08	-55,074.96	-43,452.00	-11,622.96	-135,371.00
Other Property Expenses	-5,000.00	0.00	-5,000.00	-15,729.00	0.00	-15,729.00	0.00
TOTAL PROPERTY	-50,506.73	-31,945.00	-18,561.73	-153,031.65	-127,707.00	-25,324.65	-399,193.00
TOTAL EXPENSES	-108,242.01	-83,817.00	-24,425.01	-360,369.40	-330,674.00	-29,695.40	-1,055,758.00
NET INCOME/LOSS	-12,516.21	3,395.00	-15,911.21	25,897.32	18,174.00	7,723.32	-9,212.00

Overlook Park (amp930)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Operating Subsidy	10,379.00	8,831.00	1,548.00	42,324.00	35,324.00	7,000.00	105,966.00
TOTAL INCOME	10,379.00	8,831.00	1,548.00	42,324.00	35,324.00	7,000.00	105,966.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Other G&A Expenses	-10,729.78	-8,831.00	-1,898.78	-43,727.14	-35,324.00	-8,403.14	-105,966.00
TOTAL GENERAL and ADMINISTRATIVE	-10,729.78	-8,831.00	-1,898.78	-43,727.14	-35,324.00	-8,403.14	-105,966.00
TOTAL EXPENSES	-10,729.78	-8,831.00	-1,898.78	-43,727.14	-35,324.00	-8,403.14	-105,966.00
NET INCOME/LOSS	-350.78	0.00	-350.78	-1,403.14	0.00	-1,403.14	0.00

Central Office Cost Center (cocc)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
Other Income	139,974.33	136,814.00	3,160.33	2.31	567,596.88	547,256.00	20,340.88	3.72	1,636,769.00
TOTAL INCOME	139,974.33	136,814.00	3,160.33	2.31	567,596.88	547,256.00	20,340.88	3.72	1,636,769.00
EXPENSES									
GENERAL and ADMINISTRATIVE									
Labor	-91,476.91	-59,433.00	-32,043.91	-53.92	-252,759.67	-237,731.00	-15,028.67	-6.32	-771,374.00
Benefits	-26,075.72	-23,911.00	-2,164.72	-9.05	-93,580.46	-95,644.00	2,063.54	2.16	-286,930.00
Utilities	-318.00	-208.00	-110.00	-52.88	-1,115.23	-1,167.00	51.77	4.44	-4,200.00
Other G&A Expenses	-26,645.65	-53,248.00	26,602.35	49.96	-169,528.05	-212,992.00	43,463.95	20.41	-638,959.00
TOTAL GENERAL and ADMINISTRATIVE	-144,516.28	-136,800.00	-7,716.28	-5.64	-516,983.41	-547,534.00	30,550.59	5.58	-1,701,463.00
PROPERTY									
Benefits	-35.95	0.00	-35.95	N/A	-35.95	0.00	-35.95	N/A	0.00
Materials	-197.53	-84.00	-113.53	-135.15	-761.25	-336.00	-425.25	-126.56	-1,000.00
Contract Costs	-3,153.68	-2,574.00	-579.68	-22.52	-8,533.55	-10,296.00	1,762.45	17.12	-30,885.00
TOTAL PROPERTY	-3,387.16	-2,658.00	-729.16	-27.43	-9,330.75	-10,632.00	1,301.25	12.24	-31,885.00
TOTAL EXPENSES	-147,903.44	-139,458.00	-8,445.44	-6.06	-526,314.16	-558,166.00	31,851.84	5.71	-1,733,348.00
NET INCOME/LOSS	-7,929.11	-2,644.00	-5,285.11	-199.89	41,282.72	-10,910.00	52,192.72	478.39	-96,579.00

VMS Property List (.vms)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
Dwelling Rent	228.00	0.00	228.00	N/A	2,052.00	0.00	2,052.00	N/A	0.00
Admin Fees	7,600.70	2,500.00	5,100.70	204.03	26,619.52	10,000.00	16,619.52	166.20	15,000.00
HUD Grants	1,631,716.00	1,686,141.00	-54,425.00	-3.23	6,579,143.00	6,744,564.00	-165,421.00	-2.45	10,116,846.00
HUD Grants - Admin Fees	129,503.00	135,336.00	-5,833.00	-4.31	617,674.00	541,344.00	76,330.00	14.10	812,016.00
Other Income	130,317.21	34,391.00	95,926.21	278.93	471,627.88	137,564.00	334,063.88	242.84	206,346.00
TOTAL INCOME	1,899,364.91	1,858,368.00	40,996.91	2.21	7,697,116.40	7,433,472.00	263,644.40	3.55	11,150,208.00
EXPENSES									
GENERAL and ADMINISTRATIVE									
Labor	-79,007.14	-47,859.00	-31,148.14	-65.08	-227,747.28	-191,435.00	-36,312.28	-18.97	-311,082.00
Benefits	-29,686.42	-26,058.00	-3,628.42	-13.92	-110,051.50	-104,232.00	-5,819.50	-5.58	-156,348.00
H.A.P.	-1,770,585.99	-1,726,241.00	-44,344.99	-2.57	-7,299,792.99	-6,904,964.00	-394,828.99	-5.72	-10,357,446.00
Other G&A Expenses	-49,203.48	-61,243.00	12,039.52	19.66	-224,392.08	-244,972.00	20,579.92	8.40	-367,458.00
TOTAL GENERAL and ADMINISTRATIVE	-1,928,483.03	-1,861,401.00	-67,082.03	-3.60	-7,861,983.85	-7,445,603.00	-416,380.85	-5.59	-11,192,334.00
PROPERTY									
Benefits	0.00	0.00	0.00	N/A	-30.52	0.00	-30.52	N/A	0.00
Contract Costs	-2,317.18	-217.00	-2,100.18	-967.82	-4,045.57	-868.00	-3,177.57	-366.08	-1,302.00
TOTAL PROPERTY	-2,317.18	-217.00	-2,100.18	-967.82	-4,076.09	-868.00	-3,208.09	-369.60	-1,302.00
TOTAL EXPENSES	-1,930,800.21	-1,861,618.00	-69,182.21	-3.72	-7,866,059.94	-7,446,471.00	-419,588.94	-5.63	-11,193,636.00
NET INCOME/LOSS	-31,435.30	-3,250.00	-28,185.30	-867.24	-168,943.54	-12,999.00	-155,944.54	-1,199.67	-43,428.00

Emergency Housing Vouchers (ehv)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
EHV Receipts	65,582.00	47,887.00	17,695.00	174,140.00	191,548.00	-17,408.00	574,638.00
TOTAL INCOME	65,582.00	47,887.00	17,695.00	174,140.00	191,548.00	-17,408.00	574,638.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
H.A.P.	-3,523.00	-14.00	-3,509.00	-11,805.00	-56.00	-11,749.00	-164.00
EHV Expenses	-36,516.00	-44,839.00	8,323.00	-159,293.00	-179,356.00	20,063.00	-538,068.00
Other G&A Expenses	-884.83	-813.00	-71.83	-3,496.39	-3,252.00	-244.39	-9,756.00
TOTAL GENERAL and ADMINISTRATIVE	-40,923.83	-45,666.00	4,742.17	-174,594.39	-182,664.00	8,069.61	-547,988.00
TOTAL EXPENSES	-40,923.83	-45,666.00	4,742.17	-174,594.39	-182,664.00	8,069.61	-547,988.00
NET INCOME/LOSS	24,658.17	2,221.00	22,437.17	-454.39	8,884.00	-9,338.39	26,650.00

Neighborhood Strategic Area (nsa)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	18,602.50	20,301.00	-1,698.50	77,735.00	81,204.00	-3,469.00	243,608.00
Dwelling Rental - HAP	67,628.00	66,667.00	961.00	264,813.00	266,668.00	-1,855.00	800,000.00
Other Income	3,432.17	2,272.00	1,160.17	20,564.23	9,088.00	11,476.23	27,270.00
TOTAL INCOME	89,662.67	89,240.00	422.67	363,112.23	356,960.00	6,152.23	1,070,878.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-12,241.42	-6,684.00	-5,557.42	-34,144.28	-26,736.00	-7,408.28	-86,894.00
Benefits	-4,856.72	-3,507.00	-1,349.72	-16,693.95	-14,028.00	-2,665.95	-42,082.00
Utilities	-4,002.31	-3,986.00	-16.31	-13,677.66	-15,210.00	1,532.34	-62,352.00
Other G&A Expenses	-13,018.74	-17,194.00	4,175.26	-50,768.63	-68,776.00	18,007.37	-207,805.00
TOTAL GENERAL and ADMINISTRATIVE	-34,119.19	-31,371.00	-2,748.19	-115,284.52	-124,750.00	9,465.48	-399,133.00
PROPERTY							
Labor	-13,296.00	-8,325.00	-4,971.00	-36,348.32	-33,299.00	-3,049.32	-104,956.00
Overtime	-381.84	-764.00	382.16	-1,464.87	-3,056.00	1,591.13	-9,168.00
Benefits	-7,244.91	-4,409.00	-2,835.91	-22,424.26	-17,636.00	-4,788.26	-52,905.00
Materials	-860.09	-1,319.00	458.91	-15,418.63	-5,276.00	-10,142.63	-15,840.00
Contract Costs	-11,828.52	-11,889.00	60.48	-40,399.63	-47,409.00	7,009.37	-141,720.00
Other Property Expenses	-12,600.00	0.00	-12,600.00	-12,600.00	0.00	-12,600.00	0.00
TOTAL PROPERTY	-46,211.36	-26,706.00	-19,505.36	-128,655.71	-106,676.00	-21,979.71	-324,589.00
TOTAL EXPENSES	-80,330.55	-58,077.00	-22,253.55	-243,940.23	-231,426.00	-12,514.23	-723,722.00
NET INCOME/LOSS	9,332.12	31,163.00	-21,830.88	119,172.00	125,534.00	-6,362.00	347,156.00

Cumberland Gardens Phase 1 LIHTC (cg1lihtc)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	40,870.59	47,719.33	-6,848.74	514,738.98	572,610.00	-57,871.02	572,610.00
Dwelling Rental - HAP	2,139.00	3,991.00	-1,852.00	41,080.60	47,837.00	-6,756.40	47,837.00
Other Income	2,635.08	2,314.50	320.58	29,723.75	27,818.00	1,905.75	27,818.00
Capital Fund Receipts	0.00	0.00	0.00	35,949.04	0.00	35,949.04	0.00
Operating Subsidy	13,440.49	12,472.00	968.49	154,627.89	149,631.00	4,996.89	149,631.00
TOTAL INCOME	59,085.16	66,496.83	-7,411.67	776,120.26	797,896.00	-21,775.74	797,896.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-9,778.36	-4,593.00	-5,185.36	-65,628.03	-59,706.00	-5,922.03	-59,706.00
Benefits	-4,383.43	-2,208.00	-2,175.43	-32,847.18	-26,342.00	-6,505.18	-26,342.00
Utilities	-10,465.57	-8,769.00	-1,696.57	-130,056.82	-138,544.00	8,487.18	-138,544.00
H.A.P.	-411.00	-279.00	-132.00	-4,788.00	-3,348.00	-1,440.00	-3,348.00
Other G&A Expenses	-19,999.67	-26,249.00	6,249.33	-263,448.10	-298,763.00	35,314.90	-298,763.00
TOTAL GENERAL and ADMINISTRATIVE	-45,038.03	-42,098.00	-2,940.03	-496,768.13	-526,703.00	29,934.87	-526,703.00
PROPERTY							
Labor	-8,480.80	-5,760.00	-2,720.80	-72,160.42	-74,701.00	2,540.58	-74,701.00
Overtime	-751.51	-749.00	-2.51	-7,385.63	-8,988.00	1,602.37	-8,988.00
Benefits	-3,318.62	-3,349.00	30.38	-29,106.56	-40,177.00	11,070.44	-40,177.00
Materials	-5,309.54	-1,312.00	-3,997.54	-39,057.43	-15,744.00	-23,313.43	-15,744.00
Contract Costs	-7,069.67	-10,030.00	2,960.33	-142,899.61	-120,398.00	-22,501.61	-120,398.00
Other Property Expenses	-19,045.54	0.00	-19,045.54	-19,045.54	0.00	-19,045.54	0.00
TOTAL PROPERTY	-43,975.68	-21,200.00	-22,775.68	-309,655.19	-260,008.00	-49,647.19	-260,008.00
TOTAL EXPENSES	-89,013.71	-63,298.00	-25,715.71	-806,423.32	-786,711.00	-19,712.32	-786,711.00
NET INCOME/LOSS	-29,928.55	3,198.83	-33,127.38	-30,303.06	11,185.00	-41,488.06	11,185.00

Cumberland Gardens Phase 2-RAD (cg2lihtc)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	37,973.72	33,667.00	4,306.72	421,743.24	404,015.00	17,728.24	404,015.00
Dwelling Rental - HAP	23,291.00	24,878.00	-1,587.00	284,557.93	298,481.00	-13,923.07	298,481.00
Other Income	2,611.96	1,596.00	1,015.96	29,405.04	19,284.00	10,121.04	19,284.00
TOTAL INCOME	63,876.68	60,141.00	3,735.68	735,706.21	721,780.00	13,926.21	721,780.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-9,249.80	-4,368.00	-4,881.80	-62,078.39	-56,789.00	-5,289.39	-56,789.00
Benefits	-4,146.48	-2,087.00	-2,059.48	-31,070.20	-25,055.00	-6,015.20	-25,055.00
Utilities	-9,954.20	-8,596.00	-1,358.20	-123,699.67	-135,096.00	11,396.33	-135,096.00
Other G&A Expenses	-20,809.54	-26,062.00	5,252.46	-269,893.40	-296,662.00	26,768.60	-296,662.00
TOTAL GENERAL and ADMINISTRATIVE	-44,160.02	-41,113.00	-3,047.02	-486,741.66	-513,602.00	26,860.34	-513,602.00
PROPERTY							
Labor	-8,060.08	-5,490.00	-2,570.08	-68,580.77	-71,189.00	2,608.23	-71,189.00
Overtime	-330.89	-537.00	206.11	-5,325.71	-6,444.00	1,118.29	-6,444.00
Benefits	-3,125.94	-3,178.00	52.06	-27,538.38	-38,213.00	10,674.62	-38,213.00
Materials	-7,269.89	-1,088.00	-6,181.89	-62,625.53	-13,100.00	-49,525.53	-13,100.00
Contract Costs	-7,783.27	-8,256.00	472.73	-117,434.43	-96,343.00	-21,091.43	-96,343.00
TOTAL PROPERTY	-26,570.07	-18,549.00	-8,021.07	-281,504.82	-225,289.00	-56,215.82	-225,289.00
TOTAL EXPENSES	-70,730.09	-59,662.00	-11,068.09	-768,246.48	-738,891.00	-29,355.48	-738,891.00
NET INCOME/LOSS	-6,853.41	479.00	-7,332.41	-32,540.27	-17,111.00	-15,429.27	-17,111.00

Cumberland Gardens Phase 3 LIHTC (cg3lihtc)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	33,891.00	29,853.00	4,038.00	340,981.49	298,530.00	42,451.49	358,233.00
Other Income	1,659.84	1,007.83	652.01	10,519.96	10,078.33	441.63	12,090.00
Capital Fund Receipts	0.00	0.00	0.00	28,647.16	0.00	28,647.16	0.00
Operating Subsidy	13,838.00	14,936.00	-1,098.00	135,196.00	149,360.00	-14,164.00	179,230.00
TOTAL INCOME	49,388.84	45,796.83	3,592.01	515,344.61	457,968.33	57,376.28	549,553.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-7,399.84	-3,516.00	-3,883.84	-41,478.13	-36,919.00	-4,559.13	-45,710.00
Benefits	-3,317.19	-1,680.00	-1,637.19	-21,634.50	-16,800.00	-4,834.50	-20,168.00
Utilities	-8,012.30	-6,609.00	-1,403.30	-87,637.22	-84,437.00	-3,200.22	-100,764.00
H.A.P.	-1,970.00	-2,565.00	595.00	-17,025.01	-25,650.00	8,624.99	-30,780.00
Other G&A Expenses	-15,684.70	-17,684.48	1,999.78	-161,449.74	-176,844.80	15,395.06	-213,670.30
TOTAL GENERAL and ADMINISTRATIVE	-36,384.03	-32,054.48	-4,329.55	-329,224.60	-340,650.80	11,426.20	-411,092.30
PROPERTY							
Labor	-6,484.28	-4,385.00	-2,099.28	-44,649.39	-45,966.00	1,316.61	-56,855.00
Overtime	-115.32	-254.00	138.68	-4,401.39	-2,540.00	-1,861.39	-3,042.00
Benefits	-2,504.62	-2,563.00	58.38	-18,317.33	-25,630.00	7,312.67	-30,760.00
Materials	-9,170.50	-1,134.00	-8,036.50	-34,089.78	-11,340.00	-22,749.78	-13,600.00
Contract Costs	-6,580.08	-6,956.00	375.92	-72,874.32	-68,243.00	-4,631.32	-80,354.00
TOTAL PROPERTY	-24,854.80	-15,292.00	-9,562.80	-174,332.21	-153,719.00	-20,613.21	-184,611.00
TOTAL EXPENSES	-61,238.83	-47,346.48	-13,892.35	-503,556.81	-494,369.80	-9,187.01	-595,703.30
NET INCOME/LOSS	-11,849.99	-1,549.65	-10,300.34	11,787.80	-36,401.47	48,189.27	-46,150.30