

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

CONVENTIONAL HOUSING:

• Operating Income	429,118
• Operating Expenditures	618,203
○ Operating Deficit	(189,084)
• Capital Fund Receipts	3,634
• HUD Operating Subsidy was \$29,979 over budget	264,979
○ Net Income/(Loss)	79,529

COCC:

• Operating Income	140,496
• Operating Expenditures	116,193
○ Net Income/(Loss)	24,303

NSA:

• Operating Income	26,750
• Operating Expenditures	59,267
○ Operating Deficit	(32,517)
• Dwelling Rent HAP was \$2,370 over budget	69,037
○ Net Income/(Loss)	36,520

HOUSING CHOICE VOUCHER:

• Operating Income	131,698
• Operating Expenditures	131,535
○ Operating Deficit	163
• HUD Grants were \$20,251 under budget	1,665,890
• HUD Admin Fee was \$3560 over budget	138,896
• HAP Expenditures were \$40,101 over budget	1,766,342
○ Net Income/(Loss)	38,607

EMERGENCY HOUSING VOUCHER:

• Operating Income	9,950
• Operating Expenditures	44,812
○ Net Income/(Loss)	(34,862)

CUMBERLAND GARDENS:

• Phase 1 Operating Income	50,313
• Phase 1 Operating Expenditures	64,788
○ Operating Deficit	(14,475)
• Phase 1 HUD Operating Subsidy was \$1,786 over budget	14,255
○ Net Income/(Loss)	(219)
• Phase 2 Operating Income	67,213
• Phase 2 Operating Expenditures	60,310
○ Net Income/(Loss)	6,903
• Phase 3 Operating Income	27,894
• Phase 3 Operating Expenditures	46,302
○ Operating Deficit	(18,408)
• Phase 3 HUD Operating Subsidy was \$274 under budget	14,662
○ Net Income/(Loss)	(3,746)

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

CONVENTIONAL HOUSING:

• Operating Income	825,925
• Operating Expenditures	<u>1,160,258</u>
○ Operating Deficit	(334,333)
• Capital Fund Receipts	9,886
• HUD Operating Subsidy was \$102,482 over budget - shortfall funds of \$72,599 rec'd	<u>602,556</u>
○ Net Income/(Loss)	<u><u>278,109</u></u>

COCC:

• Operating Income	280,858
• Operating Expenditures	<u>212,962</u>
○ Net Income/(Loss)	<u><u>67,896</u></u>

NSA:

• Operating Income	52,392
• Operating Expenditures	<u>108,501</u>
○ Operating Deficit	(56,109)
• Dwelling Rent HAP was \$5,356 over budget	<u>138,690</u>
○ Net Income/(Loss)	<u><u>82,581</u></u>

HOUSING CHOICE VOUCHER:

• Operating Income	246,210
• Operating Expenditures	<u>265,711</u>
○ Operating Deficit	(19,501)
• HUD Grants were \$99,610 under budget	3,272,672
• HUD Admin Fee was \$2,273 under budget	268,399
• HAP Expenditures were \$320,728 over budget	<u>3,773,210</u>
○ Net Income/(Loss)	<u><u>(251,640)</u></u>

EMERGENCY HOUSING VOUCHER:

• Operating Income	58,101
• Operating Expenditures	<u>86,370</u>
○ Net Income/(Loss)	<u><u>(28,269)</u></u>

CUMBERLAND GARDENS:

• Phase 1 Operating Income	611,121
• Phase 1 Operating Expenditures	652,947
○ Operating Deficit	(41,826)
• Phase 1 HUD Operating Subsidy was \$3,530 over budget	48,681
○ Net Income/(Loss)	6,855
• Phase 2 Operating Income	607,559
• Phase 2 Operating Expenditures	624,476
○ Net Income/(Loss)	(16,918)
• Phase 3 Operating Income	307,240
• Phase 3 Operating Expenditures	393,329
○ Operating Deficit	(86,089)
• Phase 3 HUD Operating Subsidy was \$11,587 under budget	107,901
○ Net Income/(Loss)	21,812

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

CASH

PROVIDENT BANK

Money Market - Café & Laundry (80156774)	1,929.02
Money Market - Business Activites (1998002121)	518,797.56
Money Market - Low Rent (80156790)	41,532.17
	562,258.75

WELLS FARGO BANK

Amp Checking (200001-8652891)	23,142.53
Capital Fund Checking (200030-3423997)	0.00
Payroll Checking (200001-1484930)	-
General Fund Checking (200001-1484859)	2,150,925.89
Rental Collection Savings (200008-0524740)	18,092.05
HCVP Checking (200003-7129169)	2,210,299.28
OPCB Checking (200003-9467816)	39,173.28
NSA Checking (200003-7130543)	13,672.44
NSA Rental Collection Savings (200008-1132762)	564,163.60
NSA Money Market (200001-3028802)	1,714,385.83
	6,733,854.90

ESSA

NSA Money Market (X3040)	437,243.73
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SANTANDER BANK

FSS Escrow (9551025008)	93,117.86
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PETTY CASH

100.00

TOTAL CASH 7,826,575.24

INVESTMENTS

	<u>MATURITY DATE</u>	<u>RATE</u>	
PENN COMMUNITY BANK CD #9001236763	9/19/2025	4.65%	376,561.17
PENN COMMUNITY BANK CD #9001213381 [NSA]	8/2/2026	4.11%	1,156,860.80

TOTAL INVESTMENTS **1,533,421.97**

TOTAL CASH AND INVESTMENTS 9,359,997.21

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

CASH

PROVIDENT BANK

Money Market - Café & Laundry (80156774)	1,929.35
Money Market - Business Activites (1998002121)	519,081.16
Money Market - Low Rent (80156790)	41,532.17
	<u>562,542.68</u>

WELLS FARGO BANK

Amp Checking (200001-8652891)	23,142.53
Capital Fund Checking (200030-3423997)	0.00
Payroll Checking (200001-1484930)	0.00
General Fund Checking (200001-1484859)	2,150,925.89
Rental Collection Savings (200008-0524740)	18,092.05
	<u>2,192,160.47</u>

SANTANDER BANK

FSS Escrow (9551025008)	97,370.23
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TOTAL CASH

2,852,073.38

INVESTMENTS

	<u>MATURITY DATE</u>	<u>RATE</u>	
PENN COMMUNITY BANK CD #9001236763	9/19/2025	4.65%	<u>376,561.17</u>

TOTAL INVESTMENTS

376,561.17

TOTAL CASH AND INVESTMENTS

3,228,634.55

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

CASH

WELLS FARGO BANK

NSA Checking (200003-7130543)	13,672.44
NSA Rental Collection Savings (200008-1132762)	564,163.60
NSA Money Market (200001-3028802)	1,714,385.83
	<u>2,292,221.87</u>

ESSA

NSA Money Market (X3040)	438,605.53
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TOTAL CASH **2,730,827.40**

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 **3,887,688.20**

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

CASH

WELLS FARGO BANK

HCVP Checking (200003-7129169)

2,210,299.28

TOTAL CASH

2,210,299.28

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

CASH

PROVIDENT BANK

Phase 1 - Replacement Reserve Account (80185898)	295,881.93
Phase 2 - Replacement Reserve Account (9721100106)	321,276.00
Phase 3 - Replacement Reserve Account (9721100221)	307,834.32
	924,992.25

WELLS FARGO BANK

Phase 1 - Operating Account (4964420475)	19,790.14
Phase 2 - Operating Account (4127145597)	21,240.83
Phase 3 - Operating Account (4160706438)	23,432.15
	64,463.12

PEOPLES SECURITY

Phase 3 - Operating Reserve (51056042)	139,872.88
Phase 3 - Supportive Services Reserve (51056067)	137,488.93
	277,361.81

TOTAL CASH

1,266,817.18

All AHA Public Housing (.alpha)

Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	274,309.36	264,844.00	9,465.36	525,507.12	529,688.00	-4,180.88	3,178,128.00
Other Income	154,809.06	147,001.00	7,808.06	300,417.48	294,002.00	6,415.48	1,759,020.00
Capital Fund Receipts	3,634.00	0.00	3,634.00	9,885.78	0.00	9,885.78	0.00
Operating Subsidy	264,979.00	235,095.00	29,884.00	602,556.00	470,190.00	132,366.00	2,821,098.00
TOTAL INCOME	697,731.42	646,940.00	50,791.42	1,438,366.38	1,293,880.00	144,486.38	7,758,246.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-95,967.83	-95,466.00	-501.83	-162,496.82	-190,931.00	28,434.18	-1,239,784.00
Benefits	-43,956.18	-44,579.00	622.82	-84,192.03	-89,158.00	4,965.97	-534,908.00
Utilities	-75,477.97	-82,345.00	6,867.03	-124,324.06	-112,443.00	-11,881.06	-1,001,397.00
H.A.P.	-1,727.00	0.00	-1,727.00	-1,703.00	0.00	-1,703.00	0.00
Other G&A Expenses	-204,598.26	-228,797.00	24,198.74	-405,400.98	-457,594.00	52,193.02	-2,755,429.00
TOTAL GENERAL and ADMINISTRATIVE	-421,727.24	-451,187.00	29,459.76	-778,116.89	-850,126.00	72,009.11	-5,531,518.00
PROPERTY							
Labor	-56,553.28	-63,433.00	6,879.72	-97,415.59	-126,866.00	29,450.41	-823,037.00
Overtime	-5,370.45	-8,423.00	3,052.55	-8,893.78	-16,846.00	7,952.22	-101,076.00
Benefits	-34,336.84	-36,837.00	2,500.16	-68,681.80	-73,674.00	4,992.20	-442,063.00
Materials	-20,123.22	-11,356.00	-8,767.22	-39,143.12	-22,712.00	-16,431.12	-136,224.00
Contract Costs	-70,366.47	-67,147.00	-3,219.47	-142,112.70	-133,356.00	-8,756.70	-800,292.00
Other Property Expenses	-9,725.00	0.00	-9,725.00	-25,893.64	0.00	-25,893.64	0.00
TOTAL PROPERTY	-196,475.26	-187,196.00	-9,279.26	-382,140.63	-373,454.00	-8,686.63	-2,302,692.00
TOTAL EXPENSES	-618,202.50	-638,383.00	20,180.50	-1,160,257.52	-1,223,580.00	63,322.48	-7,834,210.00
NET INCOME/LOSS	79,528.92	8,557.00	70,971.92	278,108.86	70,300.00	207,808.86	-75,964.00

Central Park (amp100)

Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	37,783.00	34,840.00	2,943.00	75,424.00	69,680.00	5,744.00	418,080.00
Other Income	1,364.42	939.00	425.42	1,971.25	1,878.00	93.25	11,266.00
Capital Fund Receipts	3,634.00	0.00	3,634.00	9,885.78	0.00	9,885.78	0.00
Operating Subsidy	29,649.00	23,914.00	5,735.00	80,959.00	47,828.00	33,131.00	286,963.00
TOTAL INCOME	72,430.42	59,693.00	12,737.42	168,240.03	119,386.00	48,854.03	716,309.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-7,397.44	-8,253.00	855.56	-12,234.52	-16,505.00	4,270.48	-107,278.00
Benefits	-3,790.08	-4,800.00	1,009.92	-7,449.75	-9,600.00	2,150.25	-57,598.00
Utilities	-10,844.71	-15,719.00	4,874.29	-20,672.72	-24,680.00	4,007.28	-169,036.00
Other G&A Expenses	-19,059.62	-19,801.00	741.38	-38,924.56	-39,602.00	677.44	-239,064.00
TOTAL GENERAL and ADMINISTRATIVE	-41,091.85	-48,573.00	7,481.15	-79,281.55	-90,387.00	11,105.45	-572,976.00
PROPERTY							
Labor	-6,694.88	-6,851.00	156.12	-12,162.80	-13,702.00	1,539.20	-88,803.00
Overtime	-888.92	-1,386.00	497.08	-1,194.13	-2,772.00	1,577.87	-16,632.00
Benefits	-3,512.33	-3,270.00	-242.33	-8,192.01	-6,540.00	-1,652.01	-39,245.00
Materials	-2,285.06	-1,731.00	-554.06	-5,578.68	-3,462.00	-2,116.68	-20,750.00
Contract Costs	-8,147.38	-10,614.00	2,466.62	-16,078.23	-20,583.00	4,504.77	-119,226.00
Other Property Expenses	-760.00	0.00	-760.00	-1,320.08	0.00	-1,320.08	0.00
TOTAL PROPERTY	-22,288.57	-23,852.00	1,563.43	-44,525.93	-47,059.00	2,533.07	-284,656.00
TOTAL EXPENSES	-63,380.42	-72,425.00	9,044.58	-123,807.48	-137,446.00	13,638.52	-857,632.00
NET INCOME/LOSS	9,050.00	-12,732.00	21,782.00	44,432.55	-18,060.00	62,492.55	-141,323.00

Towers East (amp200)

Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	46,287.00	44,680.00	1,607.00	91,780.00	89,360.00	2,420.00	536,162.00
Other Income	4,184.51	3,846.00	338.51	6,499.49	7,692.00	-1,192.51	46,157.00
Operating Subsidy	39,082.00	31,522.00	7,560.00	80,214.00	63,044.00	17,170.00	378,256.00
TOTAL INCOME	89,553.51	80,048.00	9,505.51	178,493.49	160,096.00	18,397.49	960,575.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-4,272.99	-3,618.00	-654.99	-8,786.73	-7,236.00	-1,550.73	-47,030.00
Benefits	-2,236.01	-1,974.00	-262.01	-4,373.06	-3,948.00	-425.06	-23,677.00
Utilities	-14,850.18	-16,954.00	2,103.82	-23,582.63	-21,208.00	-2,374.63	-182,448.00
Other G&A Expenses	-24,538.12	-24,225.00	-313.12	-47,592.83	-48,450.00	857.17	-291,694.00
TOTAL GENERAL and ADMINISTRATIVE	-45,897.30	-46,771.00	873.70	-84,335.25	-80,842.00	-3,493.25	-544,849.00
PROPERTY							
Labor	-9,150.56	-9,357.00	206.44	-15,344.68	-18,714.00	3,369.32	-121,382.00
Overtime	-285.66	-1,169.00	883.34	-545.08	-2,338.00	1,792.92	-14,028.00
Benefits	-5,487.05	-5,510.00	22.95	-10,825.39	-11,020.00	194.61	-66,137.00
Materials	-2,168.22	-1,604.00	-564.22	-4,235.05	-3,208.00	-1,027.05	-19,250.00
Contract Costs	-5,774.09	-10,150.00	4,375.91	-13,466.91	-20,300.00	6,833.09	-121,803.00
Other Property Expenses	0.00	0.00	0.00	2,311.44	0.00	2,311.44	0.00
TOTAL PROPERTY	-22,865.58	-27,790.00	4,924.42	-42,105.67	-55,580.00	13,474.33	-342,600.00
TOTAL EXPENSES	-68,762.88	-74,561.00	5,798.12	-126,440.92	-136,422.00	9,981.08	-887,449.00
NET INCOME/LOSS	20,790.63	5,487.00	15,303.63	52,052.57	23,674.00	28,378.57	73,126.00

Gross Towers (amp300)
Budget Comparison
 Period = Aug 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
Dwelling Rent	51,661.00	52,250.00	-589.00	-1.13	102,571.87	104,500.00	-1,928.13	-1.85	626,996.00
Other Income	3,560.02	1,869.00	1,691.02	90.48	4,118.36	3,738.00	380.36	10.18	22,428.00
Operating Subsidy	55,344.00	44,637.00	10,707.00	23.99	112,738.00	89,274.00	23,464.00	26.28	535,644.00
TOTAL INCOME	110,565.02	98,756.00	11,809.02	11.96	219,428.23	197,512.00	21,916.23	11.10	1,185,068.00
EXPENSES									
GENERAL and ADMINISTRATIVE									
Labor	-5,612.79	-4,663.00	-949.79	-20.37	-9,166.29	-9,326.00	159.71	1.71	-60,618.00
Benefits	-2,347.44	-1,821.00	-526.44	-28.91	-4,591.68	-3,642.00	-949.68	-26.08	-21,846.00
Utilities	-17,110.00	-20,533.00	3,423.00	16.67	-27,171.31	-25,690.00	-1,481.31	-5.77	-220,929.00
Other G&A Expenses	-28,096.24	-28,102.00	5.76	0.02	-55,582.31	-56,204.00	621.69	1.11	-338,693.00
TOTAL GENERAL and ADMINISTRATIVE	-53,166.47	-55,119.00	1,952.53	3.54	-96,511.59	-94,862.00	-1,649.59	-1.74	-642,086.00
PROPERTY									
Labor	-9,150.56	-11,038.00	1,887.44	17.10	-17,074.81	-22,076.00	5,001.19	22.65	-143,227.00
Overtime	-1,514.19	-1,460.00	-54.19	-3.71	-1,956.73	-2,920.00	963.27	32.99	-17,520.00
Benefits	-5,581.04	-7,045.00	1,463.96	20.78	-12,697.28	-14,090.00	1,392.72	9.88	-84,540.00
Materials	-6,544.73	-2,251.00	-4,293.73	-190.75	-11,167.64	-4,502.00	-6,665.64	-148.06	-27,004.00
Contract Costs	-23,116.88	-11,482.00	-11,634.88	-101.33	-33,786.90	-22,840.00	-10,946.90	-47.93	-137,584.00
TOTAL PROPERTY	-45,907.40	-33,276.00	-12,631.40	-37.96	-76,683.36	-66,428.00	-10,255.36	-15.44	-409,875.00
TOTAL EXPENSES	-99,073.87	-88,395.00	-10,678.87	-12.08	-173,194.95	-161,290.00	-11,904.95	-7.38	-1,051,961.00
NET INCOME/LOSS	11,491.15	10,361.00	1,130.15	10.91	46,233.28	36,222.00	10,011.28	27.64	133,107.00

Little Lehigh (amp500)

Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Operating Subsidy	0.00	10,554.00	-10,554.00	0.00	21,108.00	-21,108.00	126,646.00
TOTAL INCOME	0.00	10,554.00	-10,554.00	0.00	21,108.00	-21,108.00	126,646.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Utilities	-153.41	-172.00	18.59	-234.27	-229.00	-5.27	-2,000.00
Other G&A Expenses	-2,407.39	-1,461.00	-946.39	-4,751.80	-2,922.00	-1,829.80	-17,545.00
TOTAL GENERAL and ADMINISTRATIVE	-2,560.80	-1,633.00	-927.80	-4,986.07	-3,151.00	-1,835.07	-19,545.00
PROPERTY							
Labor	-1,250.08	-2,420.00	1,169.92	-2,500.16	-4,840.00	2,339.84	-31,460.00
Benefits	-853.50	-1,319.00	465.50	-1,706.86	-2,638.00	931.14	-15,816.00
Contract Costs	-655.83	-803.00	147.17	-1,630.43	-1,500.00	-130.43	-8,330.00
TOTAL PROPERTY	-2,759.41	-4,542.00	1,782.59	-5,837.45	-8,978.00	3,140.55	-55,606.00
TOTAL EXPENSES	-5,320.21	-6,175.00	854.79	-10,823.52	-12,129.00	1,305.48	-75,151.00
NET INCOME/LOSS	-5,320.21	4,379.00	-9,699.21	-10,823.52	8,979.00	-19,802.52	51,495.00

City Units (amp600)

Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	33,158.00	32,275.00	883.00	48,664.00	64,550.00	-15,886.00	387,304.00
Other Income	468.76	339.00	129.76	1,068.96	678.00	390.96	4,060.00
Operating Subsidy	30,832.00	23,863.00	6,969.00	100,729.00	47,726.00	53,003.00	286,349.00
TOTAL INCOME	64,458.76	56,477.00	7,981.76	150,461.96	112,954.00	37,507.96	677,713.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-3,398.10	-3,838.00	439.90	-5,776.74	-7,676.00	1,899.26	-49,891.00
Benefits	-2,054.76	-1,706.00	-348.76	-4,030.62	-3,412.00	-618.62	-20,457.00
Utilities	-5,176.81	-2,786.00	-2,390.81	-6,627.12	-3,782.00	-2,845.12	-88,476.00
H.A.P.	-1,727.00	0.00	-1,727.00	-1,703.00	0.00	-1,703.00	0.00
Other G&A Expenses	-21,697.17	-17,698.00	-3,999.17	-38,795.54	-35,396.00	-3,399.54	-213,866.00
TOTAL GENERAL and ADMINISTRATIVE	-34,053.84	-26,028.00	-8,025.84	-56,933.02	-50,266.00	-6,667.02	-372,690.00
PROPERTY							
Labor	-9,765.60	-7,413.00	-2,352.60	-15,090.66	-14,826.00	-264.66	-96,102.00
Overtime	-288.30	-798.00	509.70	-796.70	-1,596.00	799.30	-9,576.00
Benefits	-6,404.45	-3,726.00	-2,678.45	-10,041.45	-7,452.00	-2,589.45	-44,716.00
Materials	-3,403.98	-1,626.00	-1,777.98	-7,080.18	-3,252.00	-3,828.18	-19,500.00
Contract Costs	-6,143.63	-10,215.00	4,071.37	-26,755.63	-20,700.00	-6,055.63	-119,724.00
Other Property Expenses	0.00	0.00	0.00	-16,156.00	0.00	-16,156.00	0.00
TOTAL PROPERTY	-26,005.96	-23,778.00	-2,227.96	-75,920.62	-47,826.00	-28,094.62	-289,618.00
TOTAL EXPENSES	-60,059.80	-49,806.00	-10,253.80	-132,853.64	-98,092.00	-34,761.64	-662,308.00
NET INCOME/LOSS	4,398.96	6,671.00	-2,272.04	17,608.32	14,862.00	2,746.32	15,405.00

700 Building (amp700)

Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	50,306.00	48,998.00	1,308.00	100,486.00	97,996.00	2,490.00	587,976.00
Other Income	1,975.71	1,469.00	506.71	2,511.29	2,938.00	-426.71	17,634.00
Operating Subsidy	41,689.00	33,624.00	8,065.00	89,671.00	67,248.00	22,423.00	403,484.00
TOTAL INCOME	93,970.71	84,091.00	9,879.71	192,668.29	168,182.00	24,486.29	1,009,094.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-7,947.14	-7,344.00	-603.14	-13,510.09	-14,688.00	1,177.91	-95,471.00
Benefits	-5,370.37	-5,305.00	-65.37	-10,557.13	-10,610.00	52.87	-63,659.00
Utilities	-12,880.80	-12,922.00	41.20	-22,566.46	-16,814.00	-5,752.46	-170,796.00
Other G&A Expenses	-26,884.79	-25,537.00	-1,347.79	-51,508.29	-51,074.00	-434.29	-307,942.00
TOTAL GENERAL and ADMINISTRATIVE	-53,083.10	-51,108.00	-1,975.10	-98,141.97	-93,186.00	-4,955.97	-637,868.00
PROPERTY							
Labor	-11,023.04	-15,030.00	4,006.96	-17,959.66	-30,060.00	12,100.34	-195,120.00
Overtime	-1,916.26	-2,094.00	177.74	-2,812.43	-4,188.00	1,375.57	-25,128.00
Benefits	-6,150.77	-9,886.00	3,735.23	-11,823.42	-19,772.00	7,948.58	-118,642.00
Materials	-2,384.70	-1,917.00	-467.70	-5,261.46	-3,834.00	-1,427.46	-23,000.00
Contract Costs	-14,213.63	-10,428.00	-3,785.63	-26,293.02	-20,484.00	-5,809.02	-127,369.00
TOTAL PROPERTY	-35,688.40	-39,355.00	3,666.60	-64,149.99	-78,338.00	14,188.01	-489,259.00
TOTAL EXPENSES	-88,771.50	-90,463.00	1,691.50	-162,291.96	-171,524.00	9,232.04	-1,127,127.00
NET INCOME/LOSS	5,199.21	-6,372.00	11,571.21	30,376.33	-3,342.00	33,718.33	-118,033.00

Walnut Manor (amp800)

Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	55,114.36	51,801.00	3,313.36	106,581.25	103,602.00	2,979.25	621,610.00
Other Income	2,760.09	1,725.00	1,035.09	3,390.57	3,450.00	-59.43	20,706.00
Operating Subsidy	41,765.00	33,686.00	8,079.00	85,011.00	67,372.00	17,639.00	404,230.00
TOTAL INCOME	99,639.45	87,212.00	12,427.45	194,982.82	174,424.00	20,558.82	1,046,546.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-7,209.82	-8,317.00	1,107.18	-12,256.95	-16,634.00	4,377.05	-108,122.00
Benefits	-4,265.65	-5,062.00	796.35	-8,364.57	-10,124.00	1,759.43	-60,741.00
Utilities	-14,139.24	-12,903.00	-1,236.24	-22,956.91	-19,440.00	-3,516.91	-163,512.00
Other G&A Expenses	-27,232.11	-26,768.00	-464.11	-55,201.68	-53,536.00	-1,665.68	-324,190.00
TOTAL GENERAL and ADMINISTRATIVE	-52,846.82	-53,050.00	203.18	-98,780.11	-99,734.00	953.89	-656,565.00
PROPERTY							
Labor	-9,518.56	-11,324.00	1,805.44	-17,282.82	-22,648.00	5,365.18	-146,943.00
Overtime	-477.12	-1,516.00	1,038.88	-1,588.71	-3,032.00	1,443.29	-18,192.00
Benefits	-6,347.70	-6,081.00	-266.70	-13,395.39	-12,162.00	-1,233.39	-72,967.00
Materials	-3,055.79	-2,143.00	-912.79	-5,539.37	-4,286.00	-1,253.37	-25,720.00
Contract Costs	-9,784.32	-10,881.00	1,096.68	-19,277.76	-21,801.00	2,523.24	-135,371.00
Other Property Expenses	-8,965.00	0.00	-8,965.00	-10,729.00	0.00	-10,729.00	0.00
TOTAL PROPERTY	-38,148.49	-31,945.00	-6,203.49	-67,813.05	-63,929.00	-3,884.05	-399,193.00
TOTAL EXPENSES	-90,995.31	-84,995.00	-6,000.31	-166,593.16	-163,663.00	-2,930.16	-1,055,758.00
NET INCOME/LOSS	8,644.14	2,217.00	6,427.14	28,389.66	10,761.00	17,628.66	-9,212.00

Overlook Park (amp930)

Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Operating Subsidy	10,949.00	8,831.00	2,118.00	21,897.00	17,662.00	4,235.00	105,966.00
TOTAL INCOME	10,949.00	8,831.00	2,118.00	21,897.00	17,662.00	4,235.00	105,966.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Other G&A Expenses	-11,299.80	-8,831.00	-2,468.80	-22,598.60	-17,662.00	-4,936.60	-105,966.00
TOTAL GENERAL and ADMINISTRATIVE	-11,299.80	-8,831.00	-2,468.80	-22,598.60	-17,662.00	-4,936.60	-105,966.00
TOTAL EXPENSES	-11,299.80	-8,831.00	-2,468.80	-22,598.60	-17,662.00	-4,936.60	-105,966.00
NET INCOME/LOSS	-350.80	0.00	-350.80	-701.60	0.00	-701.60	0.00

Central Office Cost Center (cocc)

Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Other Income	140,495.55	136,814.00	3,681.55	280,857.56	273,628.00	7,229.56	1,636,769.00
TOTAL INCOME	140,495.55	136,814.00	3,681.55	280,857.56	273,628.00	7,229.56	1,636,769.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-60,129.55	-59,433.00	-696.55	-100,765.50	-118,866.00	18,100.50	-771,374.00
Benefits	-23,891.87	-23,911.00	19.13	-44,825.22	-47,822.00	2,996.78	-286,930.00
Utilities	-322.82	-356.00	33.18	-512.64	-600.00	87.36	-4,200.00
Other G&A Expenses	-29,036.82	-53,248.00	24,211.18	-61,753.97	-106,496.00	44,742.03	-638,959.00
TOTAL GENERAL and ADMINISTRATIVE	-113,381.06	-136,948.00	23,566.94	-207,857.33	-273,784.00	65,926.67	-1,701,463.00
PROPERTY							
Materials	-280.74	-84.00	-196.74	-280.74	-168.00	-112.74	-1,000.00
Contract Costs	-2,530.71	-2,574.00	43.29	-4,823.82	-5,148.00	324.18	-30,885.00
TOTAL PROPERTY	-2,811.45	-2,658.00	-153.45	-5,104.56	-5,316.00	211.44	-31,885.00
TOTAL EXPENSES	-116,192.51	-139,606.00	23,413.49	-212,961.89	-279,100.00	66,138.11	-1,733,348.00
NET INCOME/LOSS	24,303.04	-2,792.00	27,095.04	67,895.67	-5,472.00	73,367.67	-96,579.00

VMS Property List (.vms)

Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	228.00	0.00	228.00	1,596.00	0.00	1,596.00	0.00
Admin Fees	6,555.09	2,500.00	4,055.09	12,429.91	5,000.00	7,429.91	15,000.00
HUD Grants	1,665,890.00	1,686,141.00	-20,251.00	3,272,672.00	3,372,282.00	-99,610.00	10,116,846.00
HUD Grants - Admin Fees	138,896.00	135,336.00	3,560.00	268,399.00	270,672.00	-2,273.00	812,016.00
Other Income	124,915.05	34,391.00	90,524.05	232,183.73	68,782.00	163,401.73	206,346.00
TOTAL INCOME	1,936,484.14	1,858,368.00	78,116.14	3,787,280.64	3,716,736.00	70,544.64	11,150,208.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-53,749.63	-47,859.00	-5,890.63	-94,579.16	-95,718.00	1,138.84	-311,082.00
Benefits	-27,297.10	-26,058.00	-1,239.10	-53,494.92	-52,116.00	-1,378.92	-156,348.00
H.A.P.	-1,766,342.00	-1,726,241.00	-40,101.00	-3,773,210.00	-3,452,482.00	-320,728.00	-10,357,446.00
Other G&A Expenses	-49,541.33	-61,243.00	11,701.67	-116,124.51	-122,486.00	6,361.49	-367,458.00
TOTAL GENERAL and ADMINISTRATIVE	-1,896,930.06	-1,861,401.00	-35,529.06	-4,037,408.59	-3,722,802.00	-314,606.59	-11,192,334.00
PROPERTY							
Contract Costs	-947.34	-217.00	-730.34	-1,512.29	-434.00	-1,078.29	-1,302.00
TOTAL PROPERTY	-947.34	-217.00	-730.34	-1,512.29	-434.00	-1,078.29	-1,302.00
TOTAL EXPENSES	-1,897,877.40	-1,861,618.00	-36,259.40	-4,038,920.88	-3,723,236.00	-315,684.88	-11,193,636.00
NET INCOME/LOSS	38,606.74	-3,250.00	41,856.74	-251,640.24	-6,500.00	-245,140.24	-43,428.00

Emergency Housing Vouchers (ehv)

Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
EHV Receipts	9,950.00	47,887.00	-37,937.00	58,101.00	95,774.00	-37,673.00	574,638.00
TOTAL INCOME	9,950.00	47,887.00	-37,937.00	58,101.00	95,774.00	-37,673.00	574,638.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
H.A.P.	-1,214.00	-14.00	-1,200.00	-2,450.00	-28.00	-2,422.00	-164.00
EHV Expenses	-42,758.00	-44,839.00	2,081.00	-82,259.00	-89,678.00	7,419.00	-538,068.00
Other G&A Expenses	-840.48	-813.00	-27.48	-1,661.46	-1,626.00	-35.46	-9,756.00
TOTAL GENERAL and ADMINISTRATIVE	-44,812.48	-45,666.00	853.52	-86,370.46	-91,332.00	4,961.54	-547,988.00
TOTAL EXPENSES	-44,812.48	-45,666.00	853.52	-86,370.46	-91,332.00	4,961.54	-547,988.00
NET INCOME/LOSS	-34,862.48	2,221.00	-37,083.48	-28,269.46	4,442.00	-32,711.46	26,650.00

Neighborhood Strategic Area (nsa)

Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	18,534.50	20,301.00	-1,766.50	40,477.00	40,602.00	-125.00	243,608.00
Dwelling Rental - HAP	69,037.00	66,667.00	2,370.00	138,690.00	133,334.00	5,356.00	800,000.00
Other Income	8,215.96	2,272.00	5,943.96	11,914.52	4,544.00	7,370.52	27,270.00
TOTAL INCOME	95,787.46	89,240.00	6,547.46	191,081.52	178,480.00	12,601.52	1,070,878.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-8,309.26	-6,684.00	-1,625.26	-13,585.64	-13,368.00	-217.64	-86,894.00
Benefits	-3,886.79	-3,507.00	-379.79	-7,539.42	-7,014.00	-525.42	-42,082.00
Utilities	-3,358.78	-3,910.00	551.22	-6,198.67	-7,260.00	1,061.33	-62,352.00
Other G&A Expenses	-12,396.74	-17,194.00	4,797.26	-24,618.37	-34,388.00	9,769.63	-207,805.00
TOTAL GENERAL and ADMINISTRATIVE	-27,951.57	-31,295.00	3,343.43	-51,942.10	-62,030.00	10,087.90	-399,133.00
PROPERTY							
Labor	-9,765.60	-8,325.00	-1,440.60	-15,744.47	-16,650.00	905.53	-104,956.00
Overtime	-450.73	-764.00	313.27	-520.78	-1,528.00	1,007.22	-9,168.00
Benefits	-6,416.92	-4,409.00	-2,007.92	-10,691.05	-8,818.00	-1,873.05	-52,905.00
Materials	-6,069.71	-1,319.00	-4,750.71	-9,539.33	-2,638.00	-6,901.33	-15,840.00
Contract Costs	-8,612.62	-11,830.00	3,217.38	-20,063.03	-23,630.00	3,566.97	-141,720.00
TOTAL PROPERTY	-31,315.58	-26,647.00	-4,668.58	-56,558.66	-53,264.00	-3,294.66	-324,589.00
TOTAL EXPENSES	-59,267.15	-57,942.00	-1,325.15	-108,500.76	-115,294.00	6,793.24	-723,722.00
NET INCOME/LOSS	36,520.31	31,298.00	5,222.31	82,580.76	63,186.00	19,394.76	347,156.00

Cumberland Gardens Phase 1 LIHTC (cg1lihtc)

Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	40,124.00	47,717.33	-7,593.33	435,817.74	477,173.33	-41,355.59	572,610.00
Dwelling Rental - HAP	3,589.00	3,986.00	-397.00	35,890.00	39,860.00	-3,970.00	47,837.00
Other Income	3,459.59	2,318.50	1,141.09	23,925.52	23,185.00	740.52	27,818.00
Capital Fund Receipts	3,141.71	0.00	3,141.71	35,949.04	0.00	35,949.04	0.00
Operating Subsidy	14,255.49	12,469.00	1,786.49	128,219.91	124,690.00	3,529.91	149,631.00
TOTAL INCOME	64,569.79	66,490.83	-1,921.04	659,802.21	664,908.33	-5,106.12	797,896.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-4,953.47	-4,593.00	-360.47	-50,040.10	-50,521.00	480.90	-59,706.00
Benefits	-3,778.75	-2,194.00	-1,584.75	-24,438.23	-21,940.00	-2,498.23	-26,342.00
Utilities	-11,499.95	-10,780.00	-719.95	-109,062.32	-119,838.00	10,775.68	-138,544.00
H.A.P.	-411.00	-279.00	-132.00	-3,966.00	-2,790.00	-1,176.00	-3,348.00
Other G&A Expenses	-22,097.65	-24,774.00	2,676.35	-222,607.06	-247,740.00	25,132.94	-298,763.00
TOTAL GENERAL and ADMINISTRATIVE	-42,740.82	-42,620.00	-120.82	-410,113.71	-442,829.00	32,715.29	-526,703.00
PROPERTY							
Labor	-1,958.27	-5,765.00	3,806.73	-58,070.17	-63,176.00	5,105.83	-74,701.00
Overtime	-1,148.35	-749.00	-399.35	-6,527.60	-7,490.00	962.40	-8,988.00
Benefits	-959.21	-3,348.00	2,388.79	-22,655.31	-33,480.00	10,824.69	-40,177.00
Materials	-6,038.65	-1,312.00	-4,726.65	-31,612.43	-13,120.00	-18,492.43	-15,744.00
Contract Costs	-11,942.65	-10,488.00	-1,454.65	-123,967.85	-99,105.00	-24,862.85	-120,398.00
TOTAL PROPERTY	-22,047.13	-21,662.00	-385.13	-242,833.36	-216,371.00	-26,462.36	-260,008.00
TOTAL EXPENSES	-64,787.95	-64,282.00	-505.95	-652,947.07	-659,200.00	6,252.93	-786,711.00
NET INCOME/LOSS	-218.16	2,208.83	-2,426.99	6,855.14	5,708.33	1,146.81	11,185.00

Cumberland Gardens Phase 2-RAD (cg2lihtc)

Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	39,655.06	33,668.00	5,987.06	346,139.57	336,680.00	9,459.57	404,015.00
Dwelling Rental - HAP	24,277.97	24,873.00	-595.03	237,854.93	248,730.00	-10,875.07	298,481.00
Other Income	3,279.79	1,608.00	1,671.79	23,564.04	16,080.00	7,484.04	19,284.00
TOTAL INCOME	67,212.82	60,149.00	7,063.82	607,558.54	601,490.00	6,068.54	721,780.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-4,685.72	-4,368.00	-317.72	-47,333.05	-48,053.00	719.95	-56,789.00
Benefits	-3,574.50	-2,088.00	-1,486.50	-23,115.78	-20,880.00	-2,235.78	-25,055.00
Utilities	-10,938.02	-10,578.00	-360.02	-103,731.00	-116,811.00	13,080.00	-135,096.00
Other G&A Expenses	-21,611.31	-24,600.00	2,988.69	-224,806.83	-246,000.00	21,193.17	-296,662.00
TOTAL GENERAL and ADMINISTRATIVE	-40,809.55	-41,634.00	824.45	-398,986.66	-431,744.00	32,757.34	-513,602.00
PROPERTY							
Labor	-1,859.82	-5,495.00	3,635.18	-55,189.41	-60,205.00	5,015.59	-71,189.00
Overtime	-652.61	-537.00	-115.61	-4,745.17	-5,370.00	624.83	-6,444.00
Benefits	-878.29	-3,185.00	2,306.71	-21,423.11	-31,850.00	10,426.89	-38,213.00
Materials	-7,443.01	-1,092.00	-6,351.01	-45,236.72	-10,920.00	-34,316.72	-13,100.00
Contract Costs	-8,666.78	-8,985.00	318.22	-98,895.37	-79,241.00	-19,654.37	-96,343.00
TOTAL PROPERTY	-19,500.51	-19,294.00	-206.51	-225,489.78	-187,586.00	-37,903.78	-225,289.00
TOTAL EXPENSES	-60,310.06	-60,928.00	617.94	-624,476.44	-619,330.00	-5,146.44	-738,891.00
NET INCOME/LOSS	6,902.76	-779.00	7,681.76	-16,917.90	-17,840.00	922.10	-17,111.00

Cumberland Gardens Phase 3 LIHTC (cg3lihtc)

Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = aha_board_is_2

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
INCOME							
Dwelling Rent	23,441.31	29,853.00	-6,411.69	270,798.77	238,824.00	31,974.77	358,233.00
Other Income	1,310.53	1,007.83	302.70	7,793.93	8,062.66	-268.73	12,090.00
Capital Fund Receipts	3,141.70	0.00	3,141.70	28,647.16	0.00	28,647.16	0.00
Operating Subsidy	14,662.00	14,936.00	-274.00	107,901.00	119,488.00	-11,587.00	179,230.00
TOTAL INCOME	42,555.54	45,796.83	-3,241.29	415,140.86	366,374.66	48,766.20	549,553.00
EXPENSES							
GENERAL and ADMINISTRATIVE							
Labor	-3,748.58	-3,516.00	-232.58	-29,681.86	-29,887.00	205.14	-45,710.00
Benefits	-2,859.60	-1,680.00	-1,179.60	-15,270.96	-13,440.00	-1,830.96	-20,168.00
Utilities	-8,804.19	-8,274.00	-530.19	-71,564.11	-70,270.00	-1,294.11	-100,764.00
H.A.P.	-1,525.00	-2,565.00	1,040.00	-13,530.01	-20,520.00	6,989.99	-30,780.00
Other G&A Expenses	-16,673.84	-17,684.48	1,010.64	-128,665.25	-141,475.84	12,810.59	-213,670.30
TOTAL GENERAL and ADMINISTRATIVE	-33,611.21	-33,719.48	108.27	-258,712.19	-275,592.84	16,880.65	-411,092.30
PROPERTY							
Labor	-1,494.75	-4,385.00	2,890.25	-33,876.04	-37,196.00	3,319.96	-56,855.00
Overtime	-662.24	-254.00	-408.24	-3,966.51	-2,032.00	-1,934.51	-3,042.00
Benefits	-717.35	-2,563.00	1,845.65	-13,397.87	-20,504.00	7,106.13	-30,760.00
Materials	-2,539.94	-1,134.00	-1,405.94	-24,841.28	-9,072.00	-15,769.28	-13,600.00
Contract Costs	-7,276.23	-7,406.00	129.77	-58,535.18	-53,545.00	-4,990.18	-80,354.00
TOTAL PROPERTY	-12,690.51	-15,742.00	3,051.49	-134,616.88	-122,349.00	-12,267.88	-184,611.00
TOTAL EXPENSES	-46,301.72	-49,461.48	3,159.76	-393,329.07	-397,941.84	4,612.77	-595,703.30
NET INCOME/LOSS	-3,746.18	-3,664.65	-81.53	21,811.79	-31,567.18	53,378.97	-46,150.30