

(Exhibit 1)

RENT COLLECTION SUMMARY 1st QRTR

Rent charged for July through September 2019 = \$101,577

Average Rent per month = \$33,859

RENT COLLECTION SUMMARY 2nd QRTR

Rent charged for October through December 2019 = \$105,093

Average Rent per month = \$35,031

JULY - SEPTEMBER 2019

Regular Rent Charges	Rent Collections	Collection
\$ 101,577.00	\$ 102,086.56	101%

OCTOBER - DECEMBER 2019

Regular Rent Charges	Rent Collections	Collection
\$ 105,092.57	\$ 108,934.75	104%

Sep-19

(Exhibit 1)

Development	# of Occupied Units	Total # of units occupied by the elderly	Delinquent at end of month	Rent Charged	Rent Collected	% of rent collection
Lamar Homes	49	31	1	\$ 35,434.00	\$ 36,201.09	102.16%
Glendale Homes	69	35	1	\$ 47,076.00	\$ 46,634.00	99.06%
Cholla Vista	34	25	0	\$ 19,067.00	\$ 19,251.47	100.97%
Totals	152	91	2	\$ 101,577.00	\$ 102,086.56	100.50%

Dec-19

(Exhibit 1)

Development	# of Occupied Units	Total # of units occupied by the elderly	Delinquent at end of month	Rent Charged	Rent Collected	% of rent collection
Lamar Homes	0	0	0	\$ 35,004.57	\$ 36,973.94	105.63%
Glendale Homes	0	0	0	\$ 48,597.00	\$ 50,167.26	103.23%
Cholla Vista	0	0	0	\$ 21,491.00	\$ 21,793.55	101.41%
Totals	0	0	0	\$ 105,092.57	\$ 108,934.75	103.66%

	# of Units	Units Leased												
		July 2019	Aug 2019	Sept 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Average
Lamar Homes	51	49	50	50	51	51	51	0	0	0	0	0	0	50.3
Glendale Homes	70	68	68	69	69	70	70	0	0	0	0	0	0	69.0
Cholla Vista	34	30	34	34	34	34	34	0	0	0	0	0	0	33.3
Total	155	147	152	153	154	155	155	0	0	0	0	0	0	152.7
% of Leased		95%	98%	99%	99%	100%	100%	0%	0%	0%	0%	0%	0%	98.5%
Units In Modernization		1	1	2	1	0	0	0	0	0	0	0	0	
Funding Utilization		148	153	155	155	155	155	0	0	0	0	0	0	
		95.5%	98.7%	100.0%	100.0%	100%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	99.0%

Notes:

The first half of Fiscal Year 19.20 is reporting the average leased up rate for the three public housing sites to be at an average of 99.0%

To get full operating funding from HUD, the lease-up rate on the total fiscal year must average at least 97% and allows you to count the units offline for modernization.

(Exhibit 3)

Work Order Summary

Open Work Orders	15
Work Orders that have been open for 29 days or greater	0
Open emergency work orders (included in the above numbers)	0
Open EH&S work orders (included in the above numbers)	0

UPCS and EHS Regular Emergency Work Orders created in December 2019

UPCS Emergency & Regular Emergency Work orders	37
Exigent Health and Safety (EH&S) Work Orders	0

(Exhibit 3)

Work Order Detail

	Received	Processed	Remaining	% Processed
Jul-19	213	191	22	89.7%
Aug-19	217	196	21	90.3%
Sep-19	116	92	24	79.3%
Oct-19	149	127	22	85.2%
Nov-19	176	94	82	53.4%
Dec-19	172	157	15	91.3%
Jan-20	0	0	0	#DIV/0!
Feb-20	0	0	0	#DIV/0!
Mar-20	0	0	0	#DIV/0!
Apr-20	0	0	0	#DIV/0!
May-20	0	0	0	#DIV/0!
Jun-20	0	0	0	#DIV/0!
	1043	857	186	82.2%

	A	B	C	D	E	F	G	H	I	J	K
1										(Exhibit 4)	
2											
3	Section 8 - Calendar 2019	ABA	Jan-19	Feb-19	Mar-19	1st Qtr Total	Apr-19	May-19	Jun-19	2nd Qtr Total	QRTR
4		Estimated									Grand Total
5	Total ABA Budget Authority from HUD Two Year Tool	\$7,706,669	\$654,560	\$654,560	\$634,847	\$1,943,967	\$634,847	\$668,670	\$611,699	\$1,915,216	\$3,859,183
6	Total HAP Expenses	(a)	\$652,635	\$664,741	\$661,513	\$1,978,889	\$657,295	\$679,181	\$683,683	\$2,020,159	\$3,999,048
7	Total FSS Escrow	(b)	\$6,128	\$709	\$2,057	\$8,894	\$2,133	\$1,829	\$2,933	\$6,895	\$15,789
8	Surplus/(Deficit) HAP		(\$4,203)	(\$10,890)	(\$28,723)	(\$43,816)	(\$24,581)	(\$12,340)	(\$74,917)	(\$111,838)	(\$155,654)
9						0				0	0
10	Port - In HAP Payments	(c)	\$245,883	\$251,984	\$253,287	\$751,154	\$259,500	\$221,672	\$228,038	\$709,210	\$1,460,364
11	Total amount paid to City of Glendale Landlords	a + b + c	\$898,518	\$916,725	\$914,800	\$2,730,043	\$916,795	\$900,853	\$911,721	\$2,729,369	\$5,459,412
12											
13											
14	Units Authorized	12,648	1054	1054	1054	3162	1054	1054	1054	3162	6324
15	Units Leased (use VMS #)		977	979	980	2936	974	1003	994	2971	5907
16			92.69%	92.88%	92.98%	92.85%	92.41%	95.16%	94.31%	93.96%	93.41%
17											
18											
19											
20											
21											
22											
23											
24											
25											
26	Section 8 - Calendar 2019	ABA	Jul-19	Aug-19	Sep-19	3rd Qtr Total	Oct-19	Nov-19	Dec-19	4th Qtr Total	QRTR
27		Estimated									Grand Total
28	Total ABA Budget Authority from HUD Two Year Tool	\$7,706,669	\$717,974	\$674,844	\$696,915	\$2,089,733	\$696,915	\$701,160	\$701,160	\$2,099,235	\$8,048,151
29	Total HAP Expenses	(a)	\$679,484	\$689,301	\$710,961	\$2,079,746	\$774,363	\$685,542	\$728,971	\$2,188,876	\$8,267,669
30	Total FSS Escrow	(b)	\$1,876	\$1,811	\$1,780	\$5,467	\$1,694	\$2,193	\$2,237	\$6,124	\$27,380
31	Surplus/(Deficit) HAP		\$36,614	(\$16,268)	(\$15,826)	\$4,520	(\$77,448)	\$15,618	(\$27,811)	(\$89,641)	(\$246,899)
32	Additional Vouchers Funding will allow										
33	Port - In HAP Payments	(c)	\$228,449	\$218,112	\$186,828	\$633,389	\$180,958	\$184,650	\$188,955	\$554,563	\$2,648,316
34	Total amount paid to City of Glendale Landlords	a + b + c	\$909,809	\$909,224	\$899,569	\$2,718,602	\$957,015	\$872,385	\$920,163	\$2,749,563	\$10,927,576
35											
36											
37	Units Authorized	12,648	1054	1054	1054	3162	1054	1054	1054	3162	12,648
38	Units Leased (use VMS #)		986	989	1018	2993	1018	1027	1030	3075	11,975
39			93.55%	93.83%	96.58%	94.66%	96.58%	97.44%	97.72%	97.25%	94.68%
40											
41											
42	HUD Held Reserve as of November 2019	\$ 854,899							Monthly	Average Hap	\$690.41
43	Usage of HUD Held Reserves for CY2019	(\$246,899)							Monthly	Available Units	-60
44	Balance	\$ 608,000							Monthly	Reserve Units	440
45											
46										Reserve and Available Units	381

(Exhibit 5)

	Total # of Vouchers on the first of the month	HUD Allocated	Lease-Up %	New Leases	Terms/Move-outs	Porting to another Housing Authority	Applicant Searching	Vouchers to Expire
2019								
January	977	1,054	92.69%	7	6	0	39	13
February	979	1,054	92.88%	5	1	1	24	24
March	980	1,054	92.98%	12	4	1	15	4
April	974	1,054	92.41%	2	7	3	12	0
May	1,003	1,054	95.16%	2	5	2	3	0
June	994	1,054	94.31%	5	8	3	14	0
July	986	1,054	93.55%	6	10	1	9	0
August	989	1,054	93.83%	13	9	6	6	1
September	1,018	1,054	96.58%	3	3	1	9	1
October	1,018	1,054	96.58%	7	5	5	20	2
November	1,027	1,054	97.44%	9	10	2	19	0
December	1,030	1,054	97.72%	8	2	7	8	5
Total	11,975	12,648	94.68%	79	70	32	178	50
Average	998	1,054		7	6	3	15	4

(Exhibit 6)

GL Account #	Bank Acct #	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19
7-01-1111.11-0 Section 8 Voucher	501374	\$1,515,814	\$1,565,637	\$1,598,159	\$1,548,765	\$1,615,875	\$1,599,735
7-01-1111.15-0 Section 8 FSS	26282771	\$36,067	\$37,884	\$39,664	\$41,507	\$43,207	\$47,688
	Bank Balance Total	\$1,551,881	\$1,603,521	\$1,637,823	\$1,590,272	\$1,659,082	\$1,647,423
FSS Escrow Liability		(\$36,067)	(\$37,884)	(\$39,664)	(\$41,507)	(\$43,207)	(\$47,688)
Deposit received for next month Port In		\$0	\$0	\$0	\$0	\$0	\$0
Current Liabilities		(\$288,234)	(\$290,116)	(\$290,116)	(\$241,651)	(\$105,613)	(\$111,805)
Outstanding Checks		(\$5,625)	(\$5,112)	(\$3,753)	(\$13,652)	(\$11,831)	(\$10,763)
	- Liabilities	(\$329,926)	(\$333,112)	(\$333,533)	(\$296,811)	(\$160,651)	(\$170,256)
	HCV Subtotal	\$1,221,954	\$1,270,409	\$1,304,290	\$1,293,461	\$1,498,431	\$1,477,167
1-01-1111.11 - PIH Operating	492383	\$1,213,733	\$1,263,169	\$1,406,081	\$1,426,202	\$1,488,082	\$1,657,036
1-01-1111.11 Capital Fund Program	488624	\$30,727	\$47,157	\$48,457	\$37,542	\$30,819	\$48,503
	Bank Balance Total	\$1,244,460	\$1,310,326	\$1,454,538	\$1,463,744	\$1,518,901	\$1,705,539
Tenant Security Deposit Liability		(\$48,840)	(\$50,168)	(\$50,168)	(\$51,429)	(\$51,985)	(\$51,985)
Current Liabilities		(\$179,469)	(\$229,637)	(\$229,637)	(\$159,158)	(\$76,131)	(\$83,960)
Outstanding Checks		(\$1,340)	(\$15,961)	(\$8,553)	(\$16,776)	(\$6,590)	(\$9,327)
	- Liabilities	(\$229,649)	(\$295,766)	(\$288,358)	(\$227,363)	(\$134,706)	(\$145,272)
	PH Subtotal	\$1,014,810	\$1,014,560	\$1,166,180	\$1,236,381	\$1,384,195	\$1,560,267
Actual Bank Balances	Grand Total	\$2,236,765	\$2,284,969	\$2,470,471	\$2,529,842	\$2,882,627	\$3,037,434

Liabilities include the following:

City Billing Liability equals Salaries, Benefits, Workmens Comp, Liability Insurance, Technology & Telephone charges.

Current Liabilities equals accrued short term and long term compensated absences along with deferred pension

Outstanding Checks

FSS Escrow Liability

ADMINISTRATIVE

(Exhibit 7)

Accumulative 7/2019 -12/2019

	PHA	HCV	CFP	Total
Receipts				
Hud Income (Admin)		\$326,895		\$326,895
City Income	\$193,281			\$193,281
Interest Income	\$3,875	\$4,428	\$290	\$8,593
Portability Income		\$71,127		\$71,127
Capital Fund Draws			\$102,892	\$102,892
Operating Subsidy	\$305,057			\$305,057
Rental Income	\$202,877			\$202,877
Fraud Recovery	\$750	\$640		\$1,390
Lazy J Income				\$0
Other	\$5,154	\$11,125		\$16,279
Total Receipts	\$710,994	\$414,214	\$103,182	\$1,228,390
Total Operating Expenses	\$652,498	\$446,229	\$67,336	\$1,166,063
Net Cash Flow Surplus/(Deficit)	\$58,496	(\$32,015)	\$35,846	\$62,327

Notes:

The City provides the housing Division with General Funds. The annual amount is \$386,563. The funding is disbursed on a quarterly basis. The first disbursement will be transferred to the Public Housing bank account at the end of September.

Operating Expenses include Salaries, Benefits, Office Supplies, Utilities, Maintenance Materials and Contract Expenses.

The funding can't be co-mingled amongst programs. Each program must be sustainable by its own funding.