

# JANUARY 2025 BCACHA BOARD PACKET

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## Summary Page

### Items Included in this Packet

#### **Funding Report Tracker**

The Funding Report Tracker provides details on grants and funds that BCACHA has applied for, has been approved for, or has received. This also provides details on the source of the funds and the use of the funds. This report is updated as funds are received and the most up to date version is provided with each Board Packet.

#### **Financial Reports**

Pages 18-33 of this packet provide the BCACHA Financial reports for the November 2024 report period.

#### **FSS Contest Winner**

A BCACHA participant entered artwork in the NAHRO (National Association of Housing and Redevelopment Officials) “What Home Means to Me” contest, and her artwork was selected as a winner. This artwork will be featured in the NAHRO calendar, and she won a \$100 prize. BCACHA is proud to honor her with a matching award.

## Glossary of Terms and Acronyms

For more general Acronyms: <https://www.hud.gov/about/acronyms>

**50058** – Form used to generate reports on families who participate in Public Housing or Section 8 rental subsidy programs.

**W9** – a form used to pay an individual or entity for tax purposes.

**ACH** – Automated Clearinghouse. An example of direct deposit.

**ACOP** – Administrative and continued occupancy Policy

**Applicant** – An individual or family who is not yet on any of our programs but has submitted an application or is on a waiting list.

**BCACHA** – Boise City Ada County Housing Authority.

**CFR** – Code of Federal Regulations.

**CFP** – Capital Fund Program

**CHOIS** – Coordinated Housing Options and Individualized Services. Provides rental assistance and case management services to homeless and disabled individuals and families.

**EIV** – Enterprise Income Verification. Contains Tenant data on their benefits/income.

**EFT** – Electronic Funds Transfer. An example of direct deposit.

**FMR** – Fair Market Rate.

**FSS** – Family Self-Sufficiency. Program designed to assist individuals and families to obtain employment. Participants will work toward reducing dependence on welfare programs and improving financial stability.

**FSS Escrow Account** – An account maintained by the PHA that grows as the earnings of the participant increases. This is a tax-free savings account that participants will receive after achieving their 5-year goal.

**HA** – Housing Authority

**HAP** – Housing Assistance Payment.

**HCV** – Housing Choice Voucher also referred to as Section 8. The voucher allows participants to pay approximately 30% of their income for rent and utilities.

**HIP** – Housing Information Portal.

**HoH** – Head of Household.

**HOPE** – Homeownership and Opportunity for People Everywhere.

**HOTMA** - Housing Opportunity through Modernization Act

- This Act creates non-discretionary changes to how the agency processes eligibility related to income and assets, as well as changes inspection standards and policies for households who become over-income.

**HQS** – Housing Quality Standards.

**HUD** – U.S Department of Housing and Urban Development.

**LIHTC: Low-Income Housing Tax Credit**

**Live-In Aide** - A person who lives with an elderly or disabled person(s) and who: (1) Is determined by the PHA to be essential to the care and well-being of the person(s), (2) Is not obligated to support the person(s), (3) Would not be living in the unit except to provide necessary supportive services.

**Market Rate Housing** – Apartments that are NOT Subsidized and can be rented out to the general public. These rentals are typically at or below market rate. Apartment Complexes include Vine Terrace, Shoreline North, Nez Perce, Liberty Park, and Hobbler Place.

**MTCS** – Multifamily Tenant Characteristics System

**NAHRO:** National Association of Housing and Redevelopment Officials

**NSPIRE:** National Standard for Physical Inspection of Real Estate

- This is the new inspection standard that BCACHA properties will be inspected under.

**OVW** – Office on Violence Against Women – Transitional housing program that provides temporary housing for victims of domestic violence, sexual assault, and/or stalking.

**Participant** – An Individual or family that is on a program.

**PH** – Public Housing

**PHA** – Public Housing Agency

**PIC** – Public and Indian Housing Information Center.

**PIH** – Public and Indian Housing.

**Portability/Port** – Process in which participants in the HCV program can transfer their voucher to another jurisdiction.

**REAC** – Real Estate Assessment Center. Created by HUD to Centralize Portfolio assessment information.

**RFTA** – Request for Tenancy Approval.

**SEMAP** – Section Eight Management Assessment Program

**SSA** – Social Security Administration.

**SSI** – Supplemental Security income.

**SSN** – Social Security Number.

**TANF** – Temporary Assistance for Needy Families.

**TIN** – Taxpayer Identification Number.

**TRACS** – Tenant Rental Assistance Certification System.

**TTP** – Total Tenant Payment.

**Utility Allowance** - The HA maintains a utility allowance schedule for all participants paid utilities (except for telephone), for cost of participant-supplied refrigerators and ranges, and for other participant paid housing services (e.g., trash collection). The utility allowance schedule is determined based on the typical cost of utilities and services paid by energy-conservative households that occupy housing of similar size and type in the same locality.

**VAMC** – Veterans Affairs Medical Center.

**VASH** – Veterans Affairs Supportive Housing. Provides Rental Assistance to homeless veterans.

**VAWA** – Violence against Women’s Act.

**Voyager** – YARDI’s Property Management Software Program.

**YARDI** – Property Management Software.

**AGENDA**

BOISE CITY HOUSING AUTHORITY COMMISSIONERS  
ADA COUNTY HOUSING AUTHORITY COMMISSIONERS  
SHORELINE PLAZA, INC. DIRECTORS  
AFFORDABLE HOUSING SOLUTIONS, INC. DIRECTORS

**MEETING OF THE BOARD OF COMMISSIONERS  
AND DIRECTORS**

Wednesday, January 8, 2025 at 4:00 p.m.  
Housing Authority Office – 1001 S. Orchard Street Boise, Idaho

**I. ROLL CALL**

**II. CONSENT AGENDA (ACTION ITEM)**

All items with an asterisk (\*) are considered to be routine by the Board and will be enacted by one motion. There will be no separate discussion on these items unless a Board member or citizen so requests, in which case the item will be removed from the general order of business and considered in its normal sequence. The vote on the Consent Agenda will be by roll call vote.

A. Minutes, Resolutions and Routine Matters

1. \* Board of Commissioners Meeting Minutes December 11, 2024 (ACTION ITEM)

**III. REPORTS**

- A. Chairman's Report
- B. Executive Director's Report

**IV. BUSINESS**

- A. Family Self-Sufficiency Presentation and Award
- B. Finance Update
- C. Moore St Update
- D. EXECUTIVE SESSION Per Idaho Code and Idaho Code § 74-206(1)(d)(f)(i) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Related agenda documents are available for public review by visiting:

<https://bcacha.org/about/board-of-commissioners/>

**Zoom access:**

Please click the link below to join the webinar:

When: Jan 8, 2025 04:00 PM Mountain Time (US and Canada)

Topic: BCACHA Board Meeting

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/82230710395?pwd=rjdK0lG9MW1EjgDEtbhx30Hh5pCKDq.1>

Webinar ID: 822 3071 0395

Passcode: 826372

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Join via audio:

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 931 3860 US

+1 689 278 1000 US

+1 929 205 6099 US (New York)

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+1 305 224 1968 US



**AGENDA**

BOISE CITY HOUSING AUTHORITY COMMISSIONERS  
ADA COUNTY HOUSING AUTHORITY COMMISSIONERS  
SHORELINE PLAZA, INC. DIRECTORS  
AFFORDABLE HOUSING SOLUTIONS, INC. DIRECTORS

**MEETING OF THE BOARD OF COMMISSIONERS  
AND DIRECTORS**

Wednesday, December 11, 2024 at 4:00 p.m.  
Housing Authority Office – 1001 S. Orchard Street Boise, Idaho

**V. ROLL CALL**

**VI. CONSENT AGENDA (ACTION ITEM)**

All items with an asterisk (\*) are considered to be routine by the Board and will be enacted by one motion. There will be no separate discussion on these items unless a Board member or citizen so requests, in which case the item will be removed from the general order of business and considered in its normal sequence. The vote on the Consent Agenda will be by roll call vote.

A. Minutes, Resolutions and Routine Matters

2. \* Board of Commissioners Meeting Minutes November 13, 2024 (ACTION ITEM)

**VII. REPORTS**

- C. Chairman's Report
- D. Executive Director's Report

**VIII. BUSINESS**

- E. Annual Conflict of Interest Policy Review
- F. Finance Update
- G. Moore St Appraisal Update
- H. EXECUTIVE SESSION Per Idaho Code §74-206 (1)(b) to consider a personnel matter and records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code and Idaho Code § 74-206(1)(d)(f)(i) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

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**Zoom access:**

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/84806466177?pwd=VAjmyBMe0cvFlmEfHvqvs2239WwPbk.1>

Webinar ID: 848 0646 6177

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Passcode: 135970

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+16694449171,,84806466177#,,,,\*135970# US

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Dial(for higher quality, dial a number based on your current location):

+1 669 444 9171 US

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+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 564 217 2000 US

+1 646 931 3860 US

+1 689 278 1000 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

**BOISE CITY HOUSING AUTHORITY  
ADA COUNTY HOUSING AUTHORITY, SHORELINE INC.  
AND AFFORDABLE HOUSING SOLUTIONS, INC.**

MEETING OF THE BOARD OF  
COMMISSIONERS AND DIRECTORS

**TIME AND PLACE OF MEETING:**

Chair Julianne Donnelly Tzul called the meeting to order at 4:01 p.m., on Wednesday, December 11, 2024. The meeting was held at the Boise City / Ada County Housing Authorities' Board Room, 1001 S Orchard Street, Boise ID 83705, and via Zoom link.

**I. ROLL CALL**

**Commissioners present:** Chair Julianne Donnelly Tzul, Vice Kent Rock, Commissioner Paulsen, Commissioner Marty Jacobs, Commissioner Jones, commissioner Flaherty, Ex-Officio Commissioner Kathy Corless

**Commissioners absent:** Commissioner Vila

**Others present:** Ada County Deputy Attorney Ammon Taylor, Ada County Deputy Attorney Nichole Solberg, City Attorney Christine Dodd, Executive Director Deanna Watson, Deputy Director Jillian Patterson, IT and Operations Administrator Ron Barstow, Interim Finance Manager John Murphy, Senior Staff Accountant Annette Sampson, and Administrative Services Manager Mallory VanDercar

**II. CONSENT AGENDA**

Commissioner Rock moved that the board approve the Consent Agenda. Commissioner Flaherty seconded the motion. A roll call vote was taken:

Chair Donnelly Tzul	Aye
Vice Chair Rock	Aye
Commissioner Paulsen	Aye
Commissioner Flaherty	Aye
Commissioner Jones	Aye
Commissioner Jacobs	Aye

The motion passed by roll call vote.

**III. REPORTS**

**A. Chairman's Report**

Chair Julianne Donnelly Tzul discussed updates to the monthly Executive Committee Meeting and shared that the board member replacement for Commissioner Vila is still undecided.

## **B. Executive Director's Report**

Executive Director Deanna Watson asked if there were questions or follow-up related to her report, none were asked. She shared that she attended a climate conference with a team of technical assistance providers who spoke about inflation reduction, including affordable housing.

## **IV. BUSINESS**

### **I. Annual Conflict of Interest Policy Review**

Ms. Watson shared that HUD has prescribed requirements for Housing Authorities to prevent issues with agencies having access to benefits that would otherwise not be available. Due to this, the agency annually asks for validation of conflict of interest from the board and staff.

### **J. Finance Update**

Mr. Murphy shared that he has been working with BCACHA accounting staff to update the budget for the new software system. He provided an example of the format of the budget through the new system, and noted that he hopes to be able to provide the budget to the board at the next meeting. He also shared that auditors are currently onsite reviewing all bank statements, cash, revenue, tenant files, program agreements, and more. Mr. Murphy noted that the conversion slowed down rent postings, which may result in findings but that the agency was prepared to move forward with solutions. Ms. Watson shared that they started interviews for the Finance Director role today and she is hopeful that there will be an update on the position soon.

### **K. Moore St Appraisal Update**

Ms. Watson shared that the agency is under contract with Idaho Commercial Appraisals for the appraisal of Moore st, and there is hope that this appraisal will be available by the January Board Meeting.

### **L. EXECUTIVE SESSION Per Idaho Code §74-206 (1)(b) to consider a personnel matter and records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code and Idaho Code § 74-206(1)(d)(f)(i) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.**

Commissioner Flaherty motioned to enter executive session per Idaho Code §74-206 (1)(b) to consider a personnel matter and records that are exempt from disclosure as provided in Chapter 1, Title 74, and Idaho Code and Idaho Code § 74-206(1)(d)(f)(i) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. Commissioner Paulsen seconded the motion. A roll call vote was taken:

Chair Donnelly Tzul	Aye
Vice Chair Rock	Aye
Commissioner Paulsen	Aye
Commissioner Flaherty	Aye
Commissioner Jones	Aye
Commissioner Jacobs	Aye

The motion passed by roll call vote.

**The Board entered Executive Session at 4:26 p.m.**

**Commissioner Flaherty exited the meeting at 4:45 p.m.**

Commissioner Rock motioned to exit executive session per Idaho Code §74-206 (1)(b) to consider a personnel matter and records that are exempt from disclosure as provided in Chapter 1, Title 74, and Idaho Code and Idaho Code § 74-206(1)(d)(f)(i) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. Commissioner Jacobs seconded the motion. A roll call vote was taken:

Chair Donnelly Tzul	Aye
Vice Chair Rock	Aye
Commissioner Paulsen	Aye
Commissioner Jones	Aye
Commissioner Jacobs	Aye

**The Board exited Executive Session at 4:55 p.m.**

**Commissioner Paulsen motioned to Adjourn the meeting at 5:02 p.m. The motion was seconded by Commissioner Rock.**

**Documents provided as part of this meeting include:**

- BCACHA 11/13/2024 Board Minutes
- Director's Report
- Report on Programs

- Funding Report
- Conflict of Interest Policy
- Conflict of Interest Acknowledgement

Respectfully submitted,

Deanna L. Watson, Executive Director \_\_\_\_\_

Julianne Donnelly Tzul, Chair \_\_\_\_\_

## Director's Report

Our new Finance Manager starts 1/6/25. Glenn Luke joins us from various places though predominantly from various departments of state government in Idaho. We will plan to introduce him at the meeting as well as our new Maintenance Supervisor Buddy Boyd. John Murphy (Nan McKay and Associates), current interim Manager will also be present.

Eide Bailly continues with their audit work after hitting the pause button for a couple of weeks during December to enable staff to get a better handle on proofing numbers and information.

We have received and distributed the Moore St. appraisal for your review (confidential).

We had the opportunity to apply for funding from the Ada County for services and programs at Allumbaugh House. We, in partnership with our Operator Terry Reilly Health Services were successful in securing \$61,351.55 in grant funds.

Funding Report

Source	Date	Amount	Status	Program	Staff	Use
DOJ- OVW Transitional Housing	10/1/2022	\$500,000	Funded	Ada OVW Program	Jillian Patterson	HAP / Operations / Supportive Services
HUD- CPD Continuum of Care Permanent Supportive Housing	8/1/2023	\$1,026,213	Funded	Ada COC Program	Jillian Patterson	HAP / Operations / Supportive Services
MF Service Coordinator	12/15/2023	\$83,561	Partially Funded	Multifamily Service Coordinator Grant	Marissa Henderson	Fund I FTE Service Coordinator position to assist eighty residents of Shoreline Plaza. Funding is dispersed several times throughout the year
HUD - FSS Coordinator	1/1/2024	\$179,898	Funded	Boise HCV Program	Jillian Patterson	Fund 2 FTE FSS Coordinator positions
HUD - FSS Coordinator	1/1/2024	\$179,898	Funded	Ada HCV Program	Jillian Patterson	Fund 2 FTE FSS Coordinator positions
HUD - Operating Subsidy	1/1/2024	\$327,310	Funded	Boise Low Rent Public Housing	Diana Meo	Operating Funds for Capital Plaza and Franklin Plaza
HUD - Operating Subsidy	1/1/2024	\$15,444	Funded	Ada Low Rent Public Housing	Diana Meo	Operating Funds for ten scattered sites
HUD - Section 8 Emergency Housing Vouchers Subsidy	1/1/2024	\$45,224	<i>Pending HUD Budget</i>	Boise HCV Program	Annette Sampson/Diana Meo	HAP / Operations
HUD - Section 8 HCV Subsidy	1/1/2024	\$971,631	<i>Pending HUD Budget</i>	Boise HCV Program	Annette Sampson/Diana Meo	HAP / Operations



HUD - Section 8 HCV Subsidy	1/1/2024	\$610,862	<i>Pending HUD Budget</i>	Ada HCV Program	Annette Sampson/Diana Meo	HAP / Operations
HUD - Section 8 Mainstream Subsidy	1/1/2024	\$51,375	<i>Pending HUD Budget</i>	Boise HCV Program	Annette Sampson/Diana Meo	HAP / Operations
HUD - Section 8 Mainstream Subsidy	1/1/2024	\$26,839	<i>Pending HUD Budget</i>	Ada HCV Program	Annette Sampson/Diana Meo	HAP / Operations
Youth Homeless Demonstration Program Grants	2/26/2024	\$1,174,533.00	Funded	CHOIS	Jillian Patterson	
HUD - Emergency Capital Fund	4/12/2024	\$2,074,759.00	<i>Pending</i>	Low Rent Public Housing	Marissa Henderson	Replacement of aged and failing water lines serving residents of Capitol Plaza.
Local Government	TBD	\$50,000		Agency	Deanna Watson	Fund Financial Consultant
HUD - Capital Fund	5/13/2024	\$34,446.00	<i>Pending</i>	Ada Low Rent Public Housing	Marissa Henderson	Modernization funds for our Acquisition duplexes
HUD - Capital Fund	5/13/2024	\$348,491.00	<i>Pending</i>	Boise Low Rent Public Housing	Marissa Henderson	Modernization funds for our Capitol & Franklin Plazas
LRPH Service Coordinator	6/1/2024	\$234,060	<i>Pending</i>	Residential Opportunity Self Sufficiency Program	Marissa Henderson	Fund 1 FTE Service Coordinator position to assist 160 residents of Capitol and Franklin Plaza for 3 years
Foster Youth to Independence Grant	6/17/2024	Ten vouchers	<i>Not selected</i>	Ada HCV Program	Jillian Patterson/ Tawna Gulbis	Provides ten vouchers to youth aging out of the foster system or former foster youth 18-21 at risk of becoming homeless

Financial Statements

Please see the following pages for the BCACHA Financial Statements for November, 2024.

(.bc\_busa)  
**Budget Comparison**

Period = Nov 2024

Book = Accrual ; Tree = ysi\_bf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	54,540.42	52,885.00	1,655.42	3.13	107,550.84	105,770.00	1,780.84	1.68	634,621.00
3699-00-000 OTHER INCOME	12,502.87	33,711.00	-21,208.13	-62.91	50,089.76	67,422.00	-17,332.24	-25.71	404,552.00
3999-00-000 TOTAL INCOME	67,043.29	86,596.00	-19,552.71	-22.58	157,640.60	173,192.00	-15,551.40	-8.98	1,039,173.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	54,003.70	40,806.00	-13,197.70	-32.34	96,411.34	81,612.00	-14,799.34	-18.13	489,677.00
4299-00-000 TENANT SERVICES EXPENSES	61.61	0.00	-61.61	N/A	61.61	0.00	-61.61	N/A	0.00
4399-00-000 UTILITY EXPENSES	991.27	2,302.00	1,310.73	56.94	1,679.86	4,604.00	2,924.14	63.51	27,623.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	7,975.68	21,751.00	13,775.32	63.33	12,480.93	43,502.00	31,021.07	71.31	261,021.40
4599-00-000 GENERAL EXPENSES	8,092.26	11,121.00	3,028.74	27.23	18,166.72	22,242.00	4,075.28	18.32	133,456.00
5999-00-000 NON-OPERATING ITEMS	0.00	19,260.00	19,260.00	100.00	0.00	38,520.00	38,520.00	100.00	231,125.00
8000-00-000 TOTAL EXPENSES	71,124.52	95,240.00	24,115.48	25.32	128,800.46	190,480.00	61,679.54	32.38	1,142,902.40
9000-00-000 NET INCOME	-4,081.23	-8,644.00	4,562.77	52.79	28,840.14	-17,288.00	46,128.14	266.82	-103,729.40
CASH FLOW	-4,081.23	-8,644.00	4,562.77	52.79	28,840.14	-17,288.00	46,128.14	266.82	-103,729.40

Property	Description	Percent
.fin-saf	Shoreline Admin Fund - Boise 5 properties	100.000000
lgf-pm	Local General Fund-Property Management	100.000000
local.gf	Local General Fund	100.000000
orc	BCACHA Office	100.000000
rto	Hobbler Place	100.000000
		0.000000

Admin expenses are significantly above budget primarily in salaries and consultants. Non-operating items are depreciation which has not been posted for Oct or Nov. Variances between Net Income and Cash Flow are adjustments to balance sheet accounts during the period. For example, if accounts payable increases during the period, then cash flow would be greater than net income because cash was not used to pay expenses. the variance in income is due primarily to Shoreline Admin management fee not recorded for Oct and Nov. Approximate amount is \$16k per month.

Allumbaugh House (all)  
**Budget Comparison**

Period = Nov 2024

Book = Accrual ; Tree = ysi\_bf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	12,539.00	12,539.00	0.00	0.00	24,832.00	25,078.00	-246.00	-0.98	150,468.00
3699-00-000 OTHER INCOME	1,351.76	1,551.00	-199.24	-12.85	2,659.67	3,102.00	-442.33	-14.26	18,610.00
3999-00-000 TOTAL INCOME	13,890.76	14,090.00	-199.24	-1.41	27,491.67	28,180.00	-688.33	-2.44	169,078.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	5,873.89	4,532.00	-1,341.89	-29.61	11,012.46	9,064.00	-1,948.46	-21.50	54,385.00
4399-00-000 UTILITY EXPENSES	810.34	2,860.00	2,049.66	71.67	966.60	5,720.00	4,753.40	83.10	34,320.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	5,826.67	11,970.00	6,143.33	51.32	11,199.19	23,940.00	12,740.81	53.22	143,632.60
4599-00-000 GENERAL EXPENSES	211.09	1,529.00	1,317.91	86.19	211.09	3,058.00	2,846.91	93.10	18,350.00
5999-00-000 NON-OPERATING ITEMS	0.00	7,664.00	7,664.00	100.00	0.00	15,328.00	15,328.00	100.00	91,967.00
8000-00-000 TOTAL EXPENSES	12,721.99	28,555.00	15,833.01	55.45	23,389.34	57,110.00	33,720.66	59.05	342,654.60
9000-00-000 NET INCOME	1,168.77	-14,465.00	15,633.77	108.08	4,102.33	-28,930.00	33,032.33	114.18	-173,576.60
CASH FLOW	1,168.77	-14,465.00	15,633.77	108.08	4,102.33	-28,930.00	33,032.33	114.18	-173,576.60

All LRB programs (.lrb)  
**Budget Comparison**

Period = Nov 2024

Book = Accrual ; Tree = ysi\_bf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	51,049.00	49,122.00	1,927.00	3.920	101,089.00	98,244.00	2,845.00	2.900	589,470.00
3499-00-000 GRANT INCOME	60,072.73	33,778.00	26,294.73	77.850	68,550.44	67,556.00	994.44	1.470	3,914,425.00
3699-00-000 OTHER INCOME	6,522.92	13,533.00	-7,010.08	-51.800	19,436.57	27,066.00	-7,629.43	-28.190	162,400.00
3999-00-000 TOTAL INCOME	117,644.65	96,433.00	21,211.65	22.000	189,076.01	192,866.00	-3,789.99	-1.970	4,666,295.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	43,302.99	34,916.00	-8,386.99	-24.020	78,616.37	69,832.00	-8,784.37	-12.580	418,993.00
4299-00-000 TENANT SERVICES EXPENSES	6,511.45	6,818.00	306.55	4.500	12,949.24	13,636.00	686.76	5.040	81,809.20
4399-00-000 UTILITY EXPENSES	6,937.76	11,273.00	4,335.24	38.460	11,085.72	22,546.00	11,460.28	50.830	135,280.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	15,892.61	31,452.00	15,559.39	49.470	25,862.16	62,904.00	37,041.84	58.890	377,435.40
4599-00-000 GENERAL EXPENSES	0.00	25,460.00	25,460.00	100.000	0.00	50,920.00	50,920.00	100.000	305,521.00
5999-00-000 NON-OPERATING ITEMS	0.00	23,393.00	23,393.00	100.000	0.00	46,786.00	46,786.00	100.000	280,713.00
8000-00-000 TOTAL EXPENSES	72,644.81	133,312.00	60,667.19	45.510	128,513.49	266,624.00	138,110.51	51.800	1,599,751.60
9000-00-000 NET INCOME	44,999.84	-36,879.00	81,878.84	222.020	60,562.52	-73,758.00	134,320.52	182.110	3,066,543.40
CASH FLOW	44,999.84	-36,879.00	81,878.84	222.020	60,562.52	-73,758.00	134,320.52	182.110	3,066,543.40

Property	Description	Percent
b.cfp-19	ID013- CFP 19	100.000000
b.cfp-20	ID013 - CFP 20	100.000000
b.cfp-21	ID013 - CFP 21	100.000000
b.cfp-22	ID013 - CFP 22	100.000000
b.cfp-23	ID013 - CFP 23	100.000000
b.cfp-eg	ID013 - CFP 23 - Emergency Grant	100.000000
lrb	Low Rent Boise City	100.000000
lrb-c	ID013- Capitol Plaza	100.000000
lrb-f	ID013- Franklin Plaza	100.000000
lrb-sc-c	Service Coordinator - Capital	100.000000
lrb-sc-f	Service Coordinator - Franklin	100.000000

FDS HCV properties (.bc\_hcv)  
**Budget Comparison**  
 Period = Nov 2024  
 Book = Accrual ; Tree = ysi\_bf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3499-00-000 GRANT INCOME	1,211,783.59	1,072,042.00	139,741.59	13.04	2,190,845.40	2,144,084.00	46,761.40	2.18	3,216,126.00
3699-00-000 OTHER INCOME	18,857.33	9,967.00	8,890.33	89.20	27,454.76	19,934.00	7,520.76	37.73	29,901.00
3999-00-000 TOTAL INCOME	1,230,640.92	1,082,009.00	148,631.92	13.74	2,218,300.16	2,164,018.00	54,282.16	2.51	3,246,027.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	111,324.25	111,407.00	82.75	0.07	207,192.16	222,814.00	15,621.84	7.01	334,221.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	96.88	32,672.00	32,575.12	99.70	101.81	65,344.00	65,242.19	99.84	98,016.00
4599-00-000 GENERAL EXPENSES	0.00	4,291.00	4,291.00	100.00	0.00	8,582.00	8,582.00	100.00	12,873.00
4799-00-000 HOUSING ASSISTANCE PAYMENTS	1,046,417.97	931,298.00	-115,119.97	-12.36	2,089,786.92	1,862,596.00	-227,190.92	-12.20	2,793,894.00
5999-00-000 NON-OPERATING ITEMS	0.00	189.00	189.00	100.00	0.00	378.00	378.00	100.00	567.00
8000-00-000 TOTAL EXPENSES	1,157,839.10	1,079,857.00	-77,982.10	-7.22	2,297,080.89	2,159,714.00	-137,366.89	-6.36	3,239,571.00
9000-00-000 NET INCOME	72,801.82	2,152.00	70,649.82	3,282.98	-78,780.73	4,304.00	-83,084.73	-1,930.41	6,456.00
CASH FLOW	72,801.82	2,152.00	70,649.82	3,282.98	-96,497.73	4,304.00	-100,801.73	-2,342.05	6,456.00

Property	Description	Percent
b.portin	Administered Portability Participants	100.000000
bc.hcv	ID013-Boise City Housing Choice Vouchers (HCV)	100.000000
bc.home	ID013- Boise City HCV Homeownership Vouchers	100.000000
bc.ned	ID013-Boise City Vouchers- NED	100.000000
bc.pbv	ID013- Boise City Project-Based Vouchers (New Path)	100.000000
bc.vapbv	ID013- Boise City VASH Project-Based Vouchers (Valor Pointe)	100.000000
bc.vash	ID013- Boise City Vouchers VASH	100.000000

Property = bc.main bc.ehv bc.fssc ber boi.ff

**Property Comparison**

Period = Nov 2024

Book = Accrual ; Tree = ysl\_is

		<b>ID013- Boise City Emergency Housing Vouchers (EHV) (bc.ehv)</b>	<b>Boise City FSS Coordinator Grant (bc.fssc)</b>	<b>ID013- Boise City Vouchers Mainstream (bc.main)</b>	<b>Boise Emergency Rental Assistance Program (ber)</b>	<b>BOISE CITY FSS FORFEITURES (boi.ff)</b>	<b>Total</b>
		<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>
2999-99-999	Revenue & Expenses						
3000-00-000	INCOME						
3400-00-000	GRANT INCOME						
3499-00-000	TOTAL GRANT INCOME	47,168.00	0.00	51,019.00	0.00	0.00	98,187.00
3600-00-000	OTHER INCOME						
3699-00-000	TOTAL OTHER INCOME	8.19	0.00	16.38	0.00	14,275.63	14,300.20
3999-00-000	TOTAL INCOME	47,176.19	0.00	51,035.38	0.00	14,275.63	112,487.20
4000-00-000	EXPENSES						
4100-00-000	ADMINISTRATIVE EXPENSES						
4110-99-000	Total Administrative Salaries	2,660.63	15,396.54	3,033.10	0.00	0.00	21,090.27
4189-00-000	Total Other Admin Expenses	337.79	0.00	430.80	0.00	0.00	768.59
4191-00-000	Total Miscellaneous Admin Expenses	254.20	0.00	751.32	0.00	0.00	1,005.52
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	3,252.62	15,396.54	4,215.22	0.00	0.00	22,864.38
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES						
4419-00-000	Total General Maint Expense	2.70	0.00	3.13	0.00	0.00	5.83
4439-00-000	Total Contract Costs	0.76	0.00	0.95	0.00	0.00	1.71
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	3.46	0.00	4.08	0.00	0.00	7.54
4700-00-000	HOUSING ASSISTANCE PAYMENTS						
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	28,310.00	0.00	41,797.00	0.00	0.00	70,107.00
8000-00-000	TOTAL EXPENSES	31,566.08	15,396.54	46,016.30	0.00	0.00	92,978.92
9000-00-000	NET INCOME	15,610.11	-15,396.54	5,019.08	0.00	14,275.63	19,508.28

This page represents individual grants and programs as reported on the financial data schedule in the audit. These properties are not combined with other programs on the FDS.

Property = shl mfsc  
**Budget Comparison**  
 Period = Nov 2024  
 Book = Accrual ; Tree = ysi\_bf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	64,496.00	67,509.00	-3,013.00	-4.46	133,342.00	135,018.00	-1,676.00	-1.24	810,105.00
3499-00-000 GRANT INCOME	8,309.91	6,782.00	1,527.91	22.53	17,762.34	13,564.00	4,198.34	30.95	81,390.00
3699-00-000 OTHER INCOME	43.37	584.00	-540.63	-92.57	84.64	1,168.00	-1,083.36	-92.75	7,010.00
3999-00-000 TOTAL INCOME	72,849.28	74,875.00	-2,025.72	-2.71	151,188.98	149,750.00	1,438.98	0.96	898,505.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	6,844.67	10,993.00	4,148.33	37.74	12,548.21	21,986.00	9,437.79	42.93	131,909.00
4299-00-000 TENANT SERVICES EXPENSES	6,744.40	6,568.00	-176.40	-2.69	14,385.87	13,136.00	-1,249.87	-9.51	78,809.20
4399-00-000 UTILITY EXPENSES	3,487.72	4,453.67	965.95	21.69	5,654.02	8,907.34	3,253.32	36.52	53,450.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	10,396.14	15,953.25	5,557.11	34.83	17,429.59	31,906.50	14,476.91	45.37	191,413.80
4599-00-000 GENERAL EXPENSES	546.02	11,262.00	10,715.98	95.15	546.02	22,524.00	21,977.98	97.58	135,150.00
4899-00-000 FINANCING EXPENSES	7,210.16	7,635.00	424.84	5.56	9,618.60	15,270.00	5,651.40	37.01	91,625.00
5999-00-000 NON-OPERATING ITEMS	0.00	6,613.00	6,613.00	100.00	0.00	13,226.00	13,226.00	100.00	79,352.00
8000-00-000 TOTAL EXPENSES	35,229.11	63,477.92	28,248.81	44.50	60,182.31	126,955.84	66,773.53	52.60	761,709.00
9000-00-000 NET INCOME	37,620.17	11,397.08	26,223.09	230.09	91,006.67	22,794.16	68,212.51	299.25	136,796.00
CASH FLOW	39,417.17	11,397.08	28,020.09	245.85	93,766.67	22,794.16	70,972.51	311.36	0.00



Liberty Park Apartments (nla)  
**Budget Comparison**  
 Period = Nov 2024  
 Book = Accrual ; Tree = ysi\_bf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	53,782.10	55,714.00	-1,931.90	-3.47	106,727.10	111,428.00	-4,700.90	-4.22	668,564.00
3699-00-000 OTHER INCOME	1,290.38	1,613.00	-322.62	-20.00	3,007.14	3,226.00	-218.86	-6.78	19,348.00
3999-00-000 TOTAL INCOME	55,072.48	57,327.00	-2,254.52	-3.93	109,734.24	114,654.00	-4,919.76	-4.29	687,912.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	6,705.10	10,074.00	3,368.90	33.44	13,569.55	20,148.00	6,578.45	32.65	120,888.00
4399-00-000 UTILITY EXPENSES	2,454.03	3,757.00	1,302.97	34.68	4,963.15	7,514.00	2,550.85	33.95	45,090.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	11,407.10	16,264.00	4,856.90	29.86	18,792.45	32,528.00	13,735.55	42.23	195,185.80
4599-00-000 GENERAL EXPENSES	0.00	7,974.00	7,974.00	100.00	0.00	15,948.00	15,948.00	100.00	95,699.00
4899-00-000 FINANCING EXPENSES	6,690.04	6,946.00	255.96	3.68	8,924.34	13,892.00	4,967.66	35.76	83,358.00
5999-00-000 NON-OPERATING ITEMS	0.00	5,178.00	5,178.00	100.00	0.00	10,356.00	10,356.00	100.00	62,137.00
8000-00-000 TOTAL EXPENSES	27,256.27	50,193.00	22,936.73	45.70	46,249.49	100,386.00	54,136.51	53.93	602,357.80
9000-00-000 NET INCOME	27,816.21	7,134.00	20,682.21	289.91	63,484.75	14,268.00	49,216.75	344.94	85,554.20
CASH FLOW	27,816.04	7,134.00	20,682.04	289.91	63,484.58	14,268.00	49,216.58	344.94	85,554.20

Nez Perce Apartments (npa)  
**Budget Comparison**  
 Period = Nov 2024  
 Book = Accrual ; Tree = ysi\_bf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	28,384.42	26,771.00	1,613.42	6.03	52,234.42	53,542.00	-1,307.58	-2.44	321,252.00
3699-00-000 OTHER INCOME	1,105.62	1,097.00	8.62	0.79	2,169.10	2,194.00	-24.90	-1.13	13,164.00
3999-00-000 TOTAL INCOME	29,490.04	27,868.00	1,622.04	5.82	54,403.52	55,736.00	-1,332.48	-2.39	334,416.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	2,596.95	5,250.00	2,653.05	50.53	5,218.45	10,500.00	5,281.55	50.30	62,999.00
4399-00-000 UTILITY EXPENSES	2,449.45	1,687.00	-762.45	-45.20	3,753.70	3,374.00	-379.70	-11.25	20,251.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	1,913.52	8,412.00	6,498.48	77.25	3,901.87	16,824.00	12,922.13	76.81	100,927.60
4599-00-000 GENERAL EXPENSES	117.10	3,601.00	3,483.90	96.75	117.10	7,202.00	7,084.90	98.37	43,221.00
4899-00-000 FINANCING EXPENSES	2,761.88	2,970.00	208.12	7.01	3,684.24	5,940.00	2,255.76	37.98	35,645.00
5999-00-000 NON-OPERATING ITEMS	0.00	2,978.00	2,978.00	100.00	0.00	5,956.00	5,956.00	100.00	35,736.00
8000-00-000 TOTAL EXPENSES	9,838.90	24,898.00	15,059.10	60.48	16,675.36	49,796.00	33,120.64	66.51	298,779.60
9000-00-000 NET INCOME	19,651.14	2,970.00	16,681.14	561.65	37,728.16	5,940.00	31,788.16	535.15	35,636.40
CASH FLOW	19,600.14	2,970.00	16,630.14	559.94	37,677.16	5,940.00	31,737.16	534.30	35,636.40

Shoreline North (sna)  
**Budget Comparison**

Period = Nov 2024

Book = Accrual ; Tree = ysi\_bf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	48,150.17	52,234.00	-4,083.83	-7.82	97,475.17	104,468.00	-6,992.83	-6.69	626,817.00
3699-00-000 OTHER INCOME	1,569.16	1,511.00	58.16	3.85	3,358.96	3,022.00	336.96	11.15	18,130.00
3999-00-000 TOTAL INCOME	49,719.33	53,745.00	-4,025.67	-7.49	100,834.13	107,490.00	-6,655.87	-6.19	644,947.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	2,827.62	6,938.00	4,110.38	59.24	5,703.30	13,876.00	8,172.70	58.90	83,254.00
4399-00-000 UTILITY EXPENSES	1,853.81	2,281.00	427.19	18.73	3,432.72	4,562.00	1,129.28	24.75	27,368.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	3,084.43	7,881.00	4,796.57	60.86	8,229.51	15,762.00	7,532.49	47.79	94,567.20
4599-00-000 GENERAL EXPENSES	0.00	6,717.00	6,717.00	100.00	0.00	13,434.00	13,434.00	100.00	80,613.00
4899-00-000 FINANCING EXPENSES	7,669.61	8,068.00	398.39	4.94	10,231.41	16,136.00	5,904.59	36.59	96,817.00
5999-00-000 NON-OPERATING ITEMS	0.00	13,258.00	13,258.00	100.00	0.00	26,516.00	26,516.00	100.00	159,101.00
8000-00-000 TOTAL EXPENSES	15,435.47	45,143.00	29,707.53	65.81	27,596.94	90,286.00	62,689.06	69.43	541,720.20
9000-00-000 NET INCOME	34,283.86	8,602.00	25,681.86	298.56	73,237.19	17,204.00	56,033.19	325.70	103,226.80
CASH FLOW	34,283.86	8,602.00	25,681.86	298.56	73,237.19	17,204.00	56,033.19	325.70	103,226.80

Vine Terrace (vta)  
**Budget Comparison**

Period = Nov 2024

Book = Accrual ; Tree = ysi\_bf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	36,925.00	40,055.00	-3,130.00	-7.81	73,475.00	80,110.00	-6,635.00	-8.28	480,658.00
3699-00-000 OTHER INCOME	643.51	1,718.00	-1,074.49	-62.54	1,453.16	3,436.00	-1,982.84	-57.71	20,616.00
3999-00-000 TOTAL INCOME	37,568.51	41,773.00	-4,204.49	-10.07	74,928.16	83,546.00	-8,617.84	-10.32	501,274.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	5,941.99	7,611.00	1,669.01	21.93	10,869.27	15,222.00	4,352.73	28.60	91,334.00
4399-00-000 UTILITY EXPENSES	3,163.59	3,691.00	527.41	14.29	5,420.96	7,382.00	1,961.04	26.57	44,289.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	5,059.71	13,138.00	8,078.29	61.49	8,985.28	26,276.00	17,290.72	65.80	157,633.40
4599-00-000 GENERAL EXPENSES	0.00	4,755.00	4,755.00	100.00	0.00	9,510.00	9,510.00	100.00	57,064.00
4899-00-000 FINANCING EXPENSES	4,644.01	4,878.00	233.99	4.80	6,195.22	9,756.00	3,560.78	36.50	58,532.00
5999-00-000 NON-OPERATING ITEMS	0.00	4,354.00	4,354.00	100.00	0.00	8,708.00	8,708.00	100.00	52,251.00
8000-00-000 TOTAL EXPENSES	18,809.30	38,427.00	19,617.70	51.05	31,470.73	76,854.00	45,383.27	59.05	461,103.40
9000-00-000 NET INCOME	18,759.21	3,346.00	15,413.21	460.65	43,457.43	6,692.00	36,765.43	549.39	40,170.60
CASH FLOW	18,696.21	3,346.00	15,350.21	458.76	43,394.43	6,692.00	36,702.43	548.45	40,170.60

(.ac\_busa)  
**Budget Comparison**

Period = Nov 2024

Book = Accrual ; Tree = ysi\_bf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	6,170.00	8,702.00	-2,532.00	-29.10	11,945.00	17,404.00	-5,459.00	-31.37	104,426.00
3499-00-000 GRANT INCOME	0.00	13,721.00	-13,721.00	-100.00	0.00	27,442.00	-27,442.00	-100.00	164,647.00
3699-00-000 OTHER INCOME	1,130.98	6,773.00	-5,642.02	-83.30	22,354.58	13,546.00	8,808.58	65.03	81,279.00
3999-00-000 TOTAL INCOME	7,300.98	29,196.00	-21,895.02	-74.99	34,299.58	58,392.00	-24,092.42	-41.26	350,352.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	8,738.59	7,046.00	-1,692.59	-24.02	17,076.91	14,092.00	-2,984.91	-21.18	84,555.00
4299-00-000 TENANT SERVICES EXPENSES	0.00	1,625.00	1,625.00	100.00	0.00	3,250.00	3,250.00	100.00	19,500.00
4399-00-000 UTILITY EXPENSES	1,007.59	1,663.00	655.41	39.41	1,941.52	3,326.00	1,384.48	41.63	19,947.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	2,296.01	3,740.00	1,443.99	38.61	3,704.59	7,480.00	3,775.41	50.47	44,848.40
4599-00-000 GENERAL EXPENSES	85.58	1,033.00	947.42	91.72	117.36	2,066.00	1,948.64	94.32	12,396.00
5999-00-000 NON-OPERATING ITEMS	0.00	1,961.00	1,961.00	100.00	0.00	3,922.00	3,922.00	100.00	23,527.00
8000-00-000 TOTAL EXPENSES	12,127.77	17,068.00	4,940.23	28.94	22,840.38	34,136.00	11,295.62	33.09	204,773.40
9000-00-000 NET INCOME	-4,826.79	12,128.00	-16,954.79	-139.80	11,459.20	24,256.00	-12,796.80	-52.76	145,578.60
CASH FLOW	-4,826.79	12,128.00	-16,954.79	-139.80	11,459.20	24,256.00	-12,796.80	-52.76	145,578.60

Property	Description	Percent
ada.gf	Ada General Fund	100.000000
dor	ID021- Dorothy Duplexes	100.000000
libhse	415 N Liberty	100.000000
shd	1905 & 1907 Shoshone	100.000000

All LRA programs (.lra)  
**Budget Comparison**

Period = Nov 2024

Book = Accrual ; Tree = ysi\_bf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	4,675.00	5,485.00	-810.00	-14.77	8,442.00	10,970.00	-2,528.00	-23.04	65,820.00
3499-00-000 GRANT INCOME	2,496.00	1,287.00	1,209.00	93.94	2,528.46	2,574.00	-45.54	-1.77	62,979.00
3699-00-000 OTHER INCOME	522.72	558.00	-35.28	-6.32	1,062.59	1,116.00	-53.41	-4.79	6,701.00
3999-00-000 TOTAL INCOME	7,693.72	7,330.00	363.72	4.96	12,033.05	14,660.00	-2,626.95	-17.92	135,500.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	2,643.95	2,290.24	-353.71	-15.44	4,944.73	4,580.48	-364.25	-7.95	27,480.00
4299-00-000 TENANT SERVICES EXPENSES	0.00	21.00	21.00	100.00	0.00	42.00	42.00	100.00	250.00
4399-00-000 UTILITY EXPENSES	1,231.63	881.00	-350.63	-39.80	1,231.63	1,762.00	530.37	30.10	10,570.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	738.30	2,135.00	1,396.70	65.42	2,201.25	4,270.00	2,068.75	48.45	25,636.00
4599-00-000 GENERAL EXPENSES	58.94	1,738.00	1,679.06	96.61	58.94	3,476.00	3,417.06	98.30	20,862.00
5999-00-000 NON-OPERATING ITEMS	0.00	1,108.00	1,108.00	100.00	0.00	2,216.00	2,216.00	100.00	13,294.00
8000-00-000 TOTAL EXPENSES	4,672.82	8,173.24	3,500.42	42.83	8,436.55	16,346.48	7,909.93	48.39	98,092.00
9000-00-000 NET INCOME	3,020.90	-843.24	3,864.14	458.25	3,596.50	-1,686.48	5,282.98	313.25	37,408.00
CASH FLOW	3,020.90	-843.24	3,864.14	458.25	3,596.50	-1,686.48	5,282.98	313.25	37,408.00

Property	Description	Percent
a.cfp-19	ID021- CFP 19	100.000000
a.cfp-20	ID021 - CFP 20	100.000000
a.cfp-21	ID021 - CFP 21	100.000000
a.cfp-22	ID021 - CFP 22	100.000000
a.cfp-23	ID021 - CFP 23	100.000000
lra	ID021 Ada County Acquisition Duplexes	100.000000

FDS Ada HCV (.ada\_hcv)  
**Budget Comparison**  
 Period = Nov 2024  
 Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3129-00-000 Total Other Tenant Income	319.66	0.00	319.66	N/A	319.66	0.00	319.66	N/A	0.00
3199-00-000 TOTAL TENANT INCOME	319.66	0.00	319.66	N/A	319.66	0.00	319.66	N/A	0.00
3400-00-000 GRANT INCOME									
3499-00-000 TOTAL GRANT INCOME	624,564.34	697,703.00	-73,138.66	-10.48	1,239,920.78	1,395,406.00	-155,485.22	-11.14	8,372,436.00
3600-00-000 OTHER INCOME									
3699-00-000 TOTAL OTHER INCOME	6,229.79	7,152.00	-922.21	-12.89	12,560.53	14,304.00	-1,743.47	-12.19	85,824.00
3999-00-000 TOTAL INCOME	631,113.79	704,855.00	-73,741.21	-10.46	1,252,800.97	1,409,710.00	-156,909.03	-11.13	8,458,260.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE EXPENSES									
4110-99-000 Total Administrative Salaries	52,540.09	55,103.00	2,562.91	4.65	105,445.20	110,206.00	4,760.80	4.32	661,235.00
4131-00-000 Total Legal Expense	0.00	42.00	42.00	100.00	0.00	84.00	84.00	100.00	500.00
4189-00-000 Total Other Admin Expenses	9,093.00	9,994.00	901.00	9.02	13,931.71	19,988.00	6,056.29	30.30	119,926.00
4191-00-000 Total Miscellaneous Admin Expenses	7,565.72	9,876.00	2,310.28	23.39	10,456.19	19,752.00	9,295.81	47.06	118,521.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	69,198.81	75,015.00	5,816.19	7.75	129,833.10	150,030.00	20,196.90	13.46	900,182.00
4200-00-000 TENANT SERVICES									
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES									
4419-00-000 Total General Maint Expense	44.06	22,118.00	22,073.94	99.80	47.10	44,236.00	44,188.90	99.89	265,421.00
4439-00-000 Total Contract Costs	12.59	46.00	33.41	72.63	12.59	92.00	79.41	86.32	557.00
4499-00-000 TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	56.65	22,164.00	22,107.35	99.74	59.69	44,328.00	44,268.31	99.87	265,978.00
4500-00-000 GENERAL EXPENSES									
4599-00-000 TOTAL GENERAL EXPENSES	0.00	2,642.00	2,642.00	100.00	0.00	5,284.00	5,284.00	100.00	31,705.00
4700-00-000 HOUSING ASSISTANCE PAYMENTS									
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	615,632.98	611,730.00	-3,902.98	-0.64	1,229,017.94	1,223,460.00	-5,557.94	-0.45	7,340,757.00
5000-00-000 NON-OPERATING ITEMS									
5999-00-000 TOTAL NON-OPERATING ITEMS	0.00	1,959.00	1,959.00	100.00	0.00	3,918.00	3,918.00	100.00	23,509.00
8000-00-000 TOTAL EXPENSES	684,888.44	713,560.00	28,671.56	4.02	1,358,910.73	1,427,120.00	68,209.27	4.78	8,562,731.00
9000-00-000 NET INCOME	-53,774.65	-8,705.00	-45,069.65	-517.74	-106,109.76	-17,410.00	-88,699.76	-509.48	-104,471.00

Property	Description	Percent
a.portin	Administered Portability Participants	100.000000
ada.hcv	ID021-Ada County Housing Choice Vouchers (HCV)	100.000000
ada.home	ID021- Ada County Homeownership Vouchers	100.000000
ada.ned	ID021-Ada County Vouchers- NED	100.000000

Continuum of Care Program (.coc)

**Budget Comparison**

Period = Nov 2024

Book = Accrual ; Tree = ysi\_bf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	17,542.00	15,550.00	1,992.00	12.81	36,424.00	31,100.00	5,324.00	17.12	46,650.00
3499-00-000 GRANT INCOME	92,369.13	96,461.00	-4,091.87	-4.24	187,418.62	192,922.00	-5,503.38	-2.85	289,383.00
3699-00-000 OTHER INCOME	245.51	520.00	-274.49	-52.79	431.17	1,040.00	-608.83	-58.54	1,560.00
3999-00-000 TOTAL INCOME	110,156.64	112,531.00	-2,374.36	-2.11	224,273.79	225,062.00	-788.21	-0.35	337,593.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	15,998.68	27,058.00	11,059.32	40.87	30,929.30	54,116.00	23,186.70	42.85	81,174.00
4299-00-000 TENANT SERVICES EXPENSES	11,998.52	16,730.00	4,731.48	28.28	24,853.28	33,460.00	8,606.72	25.72	50,190.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	10.81	2,375.00	2,364.19	99.54	11.95	4,750.00	4,738.05	99.75	7,125.00
4599-00-000 GENERAL EXPENSES	0.00	1,122.00	1,122.00	100.00	0.00	2,244.00	2,244.00	100.00	3,366.00
4799-00-000 HOUSING ASSISTANCE PAYMENTS	80,130.00	0.00	-80,130.00	N/A	161,590.00	0.00	-161,590.00	N/A	0.00
5999-00-000 NON-OPERATING ITEMS	0.00	84.00	84.00	100.00	0.00	168.00	168.00	100.00	252.00
8000-00-000 TOTAL EXPENSES	108,138.01	47,369.00	-60,769.01	-128.29	217,384.53	94,738.00	-122,646.53	-129.46	142,107.00
9000-00-000 NET INCOME	2,018.63	65,162.00	-63,143.37	-96.90	6,889.26	130,324.00	-123,434.74	-94.71	195,486.00
CASH FLOW	2,018.63	65,162.00	-63,143.37	-96.90	6,889.26	130,324.00	-123,434.74	-94.71	195,486.00

Property	Description	Percent
coc	ID021- CHOIS - CoC Program Grant	100.000000
coc-21	ID021 CoC CHOIS Program	100.000000
coc-22	ID021 CoC CHOIS Program	100.000000
coc-23	CHOIS ID021 Continuum of Care	100.000000



Property = ada.main ovw.tran ada.fssc aer ada.ff

**Property Comparison**

Period = Nov 2024

Book = Accrual ; Tree = ysi\_is

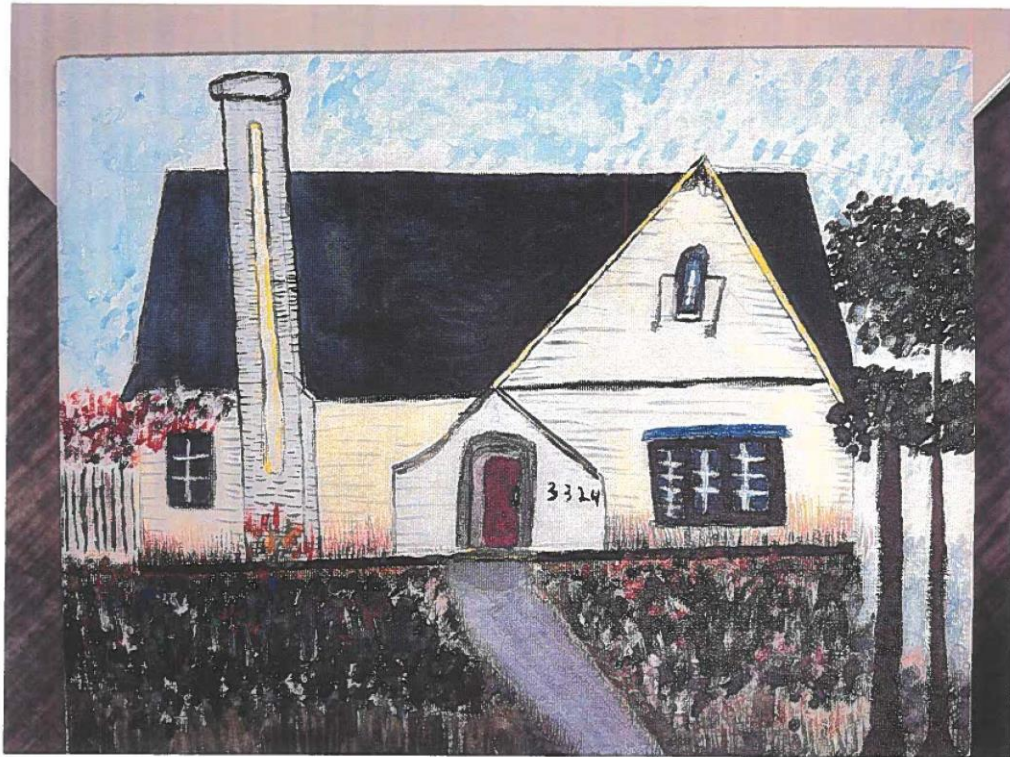
	ADA COUNTY FSS FORFEITURES (ada.ff)	ID021 ACHA FSS Coordinator Grant (ada.fssc)	ID021- Ada County Vouchers Mainstream (ada.main)	Ada Emergency Rental Assistance Program (aer)	ID021- OVW Transitional Housing Program Grant (ovw.tran)	Total
	Actual	Actual	Actual	Actual	Actual	Actual
2999-99-999 Revenue & Expenses						
3000-00-000 INCOME						
3400-00-000 GRANT INCOME						
3499-00-000 TOTAL GRANT INCOME	0.00	0.00	32,135.00	0.00	9,990.73	42,125.73
3600-00-000 OTHER INCOME						
3699-00-000 TOTAL OTHER INCOME	3,683.68	0.00	16.38	0.00	0.00	3,700.06
3999-00-000 TOTAL INCOME	3,683.68	0.00	32,151.38	0.00	9,990.73	45,825.79
4000-00-000 EXPENSES						
4100-00-000 ADMINISTRATIVE EXPENSES						
4110-99-000 Total Administrative Salaries	0.00	14,584.49	2,347.56	0.00	385.73	17,317.78
4189-00-000 Total Other Admin Expenses	0.00	0.00	430.81	0.00	0.00	430.81
4191-00-000 Total Miscellaneous Admin Expenses	0.00	0.00	964.79	0.00	0.00	964.79
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	0.00	14,584.49	3,743.16	0.00	385.73	18,713.38
4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES						
4419-00-000 Total General Maint Expense	0.00	0.00	1.35	0.00	0.00	1.35
4439-00-000 Total Contract Costs	0.00	0.00	0.38	0.00	0.00	0.38
4499-00-000 TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	0.00	0.00	1.73	0.00	0.00	1.73
4700-00-000 HOUSING ASSISTANCE PAYMENTS						
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0.00	25,780.00	0.00	9,605.00	35,385.00
8000-00-000 TOTAL EXPENSES	0.00	14,584.49	29,524.89	0.00	9,990.73	54,100.11
9000-00-000 NET INCOME	3,683.68	-14,584.49	2,626.49	0.00	0.00	-8,274.32

This page represents individual grants and programs as reported on the financial data schedule in the audit. These properties are not combined with other programs on the FDS.

## FSS Contest Winner

Our Family Self-Sufficiency (FSS) team is celebrating a young artist from our program whose artwork was selected for the **NAHRO “What Home Means to Me” Annual Calendar Contest!** Her drawing and corresponding essay will be featured in the 2025 calendar, helping to share an important message about the meaning of home. She was also awarded a \$100 prize from NAHRO for being selected. In the January BCACHA Board Meeting, we will be honoring this artist with a matching prize.

In her words, “The “house” I painted shows how much I really appreciate y’all for being very kind and sweet to us. I don’t know the words or the things I can do, to show how much I appreciate your kindness to us.”



18 yrs.

Figure 1, Artist Stella D.