



# APRIL 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.

#### **Director's Report**

This report provides key updates for BCACHA activities over the past month.

#### **Monthly Staff Training Report**

This report provides a high-level summary of the trainings that BCACHA staff attended the previous month.

#### **Financial Reports**

In addition to the financial reports, the first page of this section also includes a summary of BCACHA accounting actions for the past month.

## 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, April 9, 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 March 12, 2025 (ACTION ITEM)

**III. REPORTS**

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

**IV. BUSINESS**

- A. Finance Update
- B. Staff Presentation – Family Self-Sufficiency
- C. EXECUTIVE SESSION Per 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:**

**Ron Barstow is inviting you to a scheduled Zoom meeting.**

Topic: BCACHA April Board Meeting

Time: Apr 9, 2025 04:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

Meeting ID: 847 7472 0881

Passcode: 015884

<https://us06web.zoom.us/j/84774720881?pwd=hFaWB66lqYcFrCORCS7POqSLkHS6Vm.1>

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- +1 669 900 6833 US (San Jose)
- +1 719 359 4580 US
- +1 253 205 0468 US
- +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



**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, March 12, 2025 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 February 12, 2025 (ACTION ITEM)

**VII. REPORTS**

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

**VIII. BUSINESS**

- D. Finance Update
- E. Disposition of Moore St Property (ACTION ITEM)
- F. Staff Presentation – Section 8
- G. 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:**

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/89051837844?pwd=8edbJiqRxmPnfsqbV9bZwAamk6t3J3.1>

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+1 689 278 1000 US

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+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

+1 564 217 2000 US

+1 646 931 3860 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, March 12, 2025. 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 Flaherty, Commissioner Bill Roscoe, Commissioner Buffy Jones, Ex-Officio Commissioner Lynn Bradescu

**Commissioners absent:** Ex-Officio Commissioner Kathy Corless

**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, Housing Choice Voucher Supervisor Anne Pridmore

IT and Operations Administrator Ron Barstow, Finance Director Glenn Luke, Senior Staff Accountant Annette Sampson, Certified Commercial Investment Member Jay Story, Nan McKay Consultant John Murphy, Housing Operations and Asset Manager Marissa Henderson, attorney at law Mary Ruppert, realtor Kyle Smith with 208 Real Estate, realtor Greg Rockfellow with 208 Real Estate, and Administrative Services Manager Mallory VanDercar

**II. CONSENT AGENDA**

Commissioner Flaherty moved that the board approve the Consent Agenda. 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 Jacobs	Aye
Commissioner Roscoe	Aye
Commissioner Jones	Aye

The motion passed by roll call vote.

### **III. REPORTS**

#### **A. Chairman's Report**

Chair Donnelly Tzul began by offering property tours for new and existing board members and reminded board members that they are able to participate in the Executive Committee meetings by reaching out to Ms. VanDercar. She also discussed planned federal funding reductions and federal staffing reductions, and Fair Housing enforcement. Commissioners expressed concerns about program impacts and potential contingency planning, and discussed an option for a Board retreat focused around contingency and long term planning.

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

Executive Director Watson shared that no formal notification from HUD regarding funding changes has been received, available information has been sourced from press reports. She also reported on a recent fire at Harrison Hills Apartments, where BCACHA is assisting displaced residents.

### **IV. BUSINESS**

#### **H. Finance Update**

Finance Director Glenn Luke presented financials through December, noting some budget misclassifications that require adjustments. He highlighted a variance in housing assistance payments, with approved shortfall funding from HUD expected soon. Ms. Watson discussed the shortfall status, highlighting various factors that impact that status, such as an increase to the HUD Fair Market Rent and an increase in rental costs across Ada County. The ongoing audit was also addressed, with auditors likely scheduled to present at the May meeting. Ms. Donnelly Tzul reminded board members that this presentation is lengthy, and they can expect a longer meeting when the auditors present to the board.

#### **I. Disposition of Moore St Property (ACTION ITEM)**

Ms. Watson introduced Jay Story, of Story Commercial Real Estate, and highlighted the agency's past experience working with Mr. Story. Mr. Story presented on the Moore St property, and his recommendations for the marketing and sale of the property. He recommended selling the property without restrictions to maximize value and outlined a six-week marketing strategy, with an estimate of a sale between 18-48 weeks. Mr. Story noted that the first part of the disposition process would be signing the representation agreement.

Commissioner Flaherty moved to authorize the Executive Director to hire Jay Story and his real estate firm to assist in the disposition of Moore St and authorize the Executive Director to take the actions necessary to dispose of the property. Commissioner Rock seconded the motion. A roll call vote was taken:

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

The motion passed by roll call vote.

**J. Staff Presentation – Section 8**

Housing Choice Voucher Supervisor Anne Pridmore and Deputy Director Jillian Patterson presented an overview of the Housing Choice Voucher (HCV) program. They discussed eligibility criteria, participant demographics, program challenges, and misconceptions. Commissioners inquired about lease-up rates, agency-landlord support, tenant screening, and data that could be provided to interested partner landlords. Staff committed to exploring data tracking improvements, including success metrics and program outcomes.

**K. 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.**

Commissioner Flaherty motioned to enter 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. Commissioner Jacobs seconded the motion. A roll call vote was taken:

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

Commissioner Jones

Aye

**The Board Entered Executive Session at 5:30 p.m.**

Commissioner Paulsen exited the meeting at 5:55.

Commissioner Flaherty motioned to exit 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. Commissioner Roscoe seconded the motion. A roll call vote was taken:

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

**The Board exited Executive Session at 6:02 p.m.**

**Commissioner Rock motioned to adjourn the meeting at 6:03p.m.**

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

- BCACHA 02/12/2025 Board Minutes
- Director’s Report
- Funding Report
- Financial Statements
- February Staff Trainings

Respectfully submitted,

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

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

## Director's Report

### Key Progress Points

- Moore St.
  - We have negotiated and executed our contract agreement with Jay Story
  - Researching and providing Geotechnical/soils condition, other property related reports and title search information
  
- HUD Funding/Program Changes
  - Monitoring HUD site and media reports related to HUD staffing and funding.
  - Researching best practices in contingency planning, researching/drafting guidance for staff re: proper response to immigration related inquiries, Language Access Plan requirements....
  
- Outreach/public service
  - Responded to a request from Latah County for information about creating a public housing authority.
  - Attended legislative hearings pertaining to homelessness. Provided testimony.
  - Attended Chamber of Commerce luncheon featuring Sen. Mike Crapo.
  - Interviewed with the Shelter Force and the New York Times re: affordable housing.
  
- Risk Management -
  - Monitoring progress on legal cases (landlord-Tenant) and Housing Assistance Contract Issues

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

## March Staff Trainings

<b>Training Title</b>	<b>Training Organization</b>	<b>Synopsis of Training</b>
Accessing Mainstream Resources	Our Path Home	This training provided staff information on community support such as Adult Protective Services, Crisis Response, as well as a Narcan/ opioid overdose prevention training.
Identifying & Avoiding Waste, Fraud, and Abuse	Nelrod	Participants learned about the most common waste, fraud, and abuse issues that the Office of the Inspector General (OIG) has uncovered in the last few years. In addition, participants learned what policies and preventive safeguards should be in place, as well as how to identify and stop potential damaging issues in the early stages.
Managing the Waiting List	Nelrod	Attendees learned about preventing delays in leasing activities, maintaining compliance, and reducing the likelihood of fair housing claims.
Quality Control File Review	Nelrod	Incorporating routine Quality Control File Reviews (QCFRs) can assist PHAs in identifying individual and systematic performance errors, which may be the cause of incorrect tenant rent calculations. Learn how routine QCFRs can provide insight into PHA operations and procedures that may need to be addressed with income and rent determinations.
SEMAP: Determination of Adjusted Income	Nelrod	This training delved into the importance of verification and documentation procedures, periodic file reviews, quality control best practices, and the impact of HOTMA. It also discussed how calculations are important but can't be correct without correct verification data.
Supervisor Durg and Alcohol Reasonable Suspicion Training	Minert & Associates	This training provided information on how to identify signs of impairment on the job and how to address those situations
Understanding Contingency Management: A Foundational Webinar for Homeless Service Providers	SAMHSA	This webinar provided attendees with a foundational understanding of contingency management and how it works to support individuals experiencing homelessness with substance use or co-occurring disorders. Attendees heard from two programs about how they use contingency management—what has worked, what has been challenging, and how other programs might develop contingency management programs of their own.
Presentation from Child Protective Services	Department of Health and Welfare Staff	Child protective services staff met with BCACHA staff and discussed what to look for, when to report, and what to expect as it pertains to child protective services.

## Financial Statements

### Financial Updates Summary

Accounting unit is caught up except for the following:

1. Posting of consumable inventory for maintenance supply expenses, except for the months of October and November which was prior to implementing the consumable inventory module in December. That will be a small \$ amount.
2. Entering assets purchased (and disposals) for January and February and related depreciation just for those assets. Depreciation is recorded through February for all other assets not acquired in January and February. Again this will be a small \$ amount.

We are close to finalizing the audit and plan to have the auditors present the audited financials in the May board meeting.

Items Left to do for audit:

1. We need to review and book the receivable and deferred inflow as of 9/30/24 for the 2 Verizon cell tower leases for the 20 year contract term (includes renewal periods) signed in FY24 per GASB 87 . This will increase our assets by around 1.5 million as of 9/30/24 and will decrease via amortization over 20 years as Verizon payments are received.
2. Complete reconciliation of intercompany accounts and cash due to conversion to Yardi and mapping of accounts from Tenmast. This is close to completion.

**Ada County Housing Authority**  
**Budget to Actual Narrative**  
**For The Month and Year-to-Date Ending February 2025**

Executive Summary

The Ada County Housing Authority is performing in line with the budget through the first five months of FY 2025. Overall, revenues are above budget by \$52k (1.2%) and expenses are over budget by \$53k (12%). Year-to-date net income is in line with the budget.

Revenues

A deeper dive into the revenues show that during February, revenues exceeded the budget by \$78k therefore contributing to the \$52k overage year-to-date. Tenant revenues are running just below budget while grant subsidies are significantly higher than the budget amounts. The most significant dollar variances are in the grant income category which represents the housing assistance revenues. Due to HUD's cash management process, when housing assistance payments increase month over month, the revenue will follow in about 3 months.

Expenses

Overall, total expenses for the programs do not significantly vary as a percentage of budget. Categories where expenses exceed the budget are General Expenses, which includes insurance and portability HAP, and Housing Assistance Payments. For Housing Assistance Payments, the February variance is negative \$26k and the year-to-date variance is negative \$219k. This is due to increased housing costs.

**Boise City Housing Authority**  
**Budget to Actual Narrative**  
**For The Month and Year-to-Date Ending February 2025**

Executive Summary

The Boise City Housing Authority performance through February 2025 is significantly better than budgeted projections. Overall, year-to-date revenues are above budget by \$1M (13.12%) and expenses are over budget by \$497k (6.4%). Year-to-date net income is significantly better than budget by \$511k.

Revenues

During February, revenues exceeded the budget by \$236k therefore contributing to the \$1M overage year-to-date. Tenant revenues are running 10.5% below budget while grant revenues are exceeding projections by 1\$1M (19.2%). The most significant dollar variances are in the grant income category which represents the housing assistance revenues. It should be noted that at the time this report was prepared the management fee revenues for the Bosie 5 have not been recorded. There would also be an offsetting expense presented so the total dollar variance in not income would not be affected.

Expenses

Overall, total expenses exceed the budget by 6.4% for the programs. This is due mainly to the Housing Assistance Payments which is \$894k above budget. For Housing Assistance Payments, the February variance is negative \$171k or 18.2%. This is consistent with the year-to-date percentage variance which would indicate the continual increases in rental costs.

*Financial Statements begin on the following page.*

### Ada County all properties Budget Comparison

Period = Feb 2025

Book = Accrual ; Tree = ysl\_is

	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	29,193.00	29,737.00	-544.00	-1.83	146,624.66	148,685.00	-2,060.34	-1.39	356,846.00
3499-00-000 GRANT INCOME	896,011.42	809,172.00	86,839.42	10.73	4,112,889.27	4,045,860.00	67,029.27	1.66	9,757,605.00
3699-00-000 OTHER INCOME	6,603.97	15,003.00	-8,399.03	-55.98	62,105.21	75,015.00	-12,909.79	-17.21	180,044.00
3999-00-000 TOTAL INCOME	931,808.39	853,912.00	77,896.39	9.12	4,321,619.14	4,269,560.00	52,059.14	1.22	10,294,495.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	108,193.26	138,870.24	30,676.98	22.09	567,559.86	694,351.20	126,791.34	18.26	1,666,445.00
4299-00-000 TENANT SERVICES EXPENSES	9,408.85	18,445.00	9,036.15	48.99	47,270.88	92,225.00	44,954.12	48.74	221,333.00
4399-00-000 UTILITY EXPENSES	2,226.20	2,544.00	317.80	12.49	9,796.67	12,720.00	2,923.33	22.98	30,517.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	4,677.37	3,067.00	-1,610.37	-52.51	16,191.87	15,335.00	-856.87	-5.59	36,806.20
4599-00-000 GENERAL EXPENSES	15,537.92	6,535.00	-9,002.92	-137.76	44,441.84	32,675.00	-11,766.84	-36.01	78,435.00
4799-00-000 HOUSING ASSISTANCE PAYMENTS	706,658.96	680,906.00	-25,752.96	-3.78	3,623,512.87	3,404,530.00	-218,982.87	-6.43	8,170,867.00
5999-00-000 NON-OPERATING ITEMS	10,033.01	6,168.00	-3,865.01	-62.66	26,449.55	30,840.00	4,390.45	14.24	74,021.00
8000-00-000 TOTAL EXPENSES	856,735.57	856,535.24	-200.33	-0.02	4,335,223.54	4,282,676.20	-52,547.34	-1.23	10,278,424.20
9000-00-000 NET INCOME	75,072.82	-2,623.24	77,696.06	2,961.84	-13,604.40	-13,116.20	-488.20	-3.72	16,070.80

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
a.portin	Administered Portability Participants	100.000000
ada.ff	ADA COUNTY FSS FORFEITURES	100.000000
ada.fssc	ID021 ACHA FSS Coordinator Grant	100.000000
ada.gf	Ada General Fund	100.000000
ada.hcv	ID021-Ada County Housing Choice Vouchers (HCV)	100.000000
ada.home	ID021- Ada County Homeownership Vouchers	100.000000
ada.main	ID021- Ada County Vouchers Mainstream	100.000000
ada.ned	ID021-Ada County Vouchers- NED	100.000000
aer	Ada Emergency Rental Assistance Program	100.000000
coc	ID021- CHOIS - CoC Program Grant	100.000000

**Boise City all properties**  
**Budget Comparison**  
 Period = Feb 2025  
 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									
3199-00-000 TENANT INCOME	191,006.57	356,829.00	-165,822.43	-46.47	1,596,237.84	1,784,145.00	-187,907.16	-10.53	4,281,955.00
3499-00-000 GRANT INCOME	1,371,195.40	1,112,602.00	258,593.40	23.24	6,630,065.73	5,563,010.00	1,067,055.73	19.18	16,860,324.00
3699-00-000 OTHER INCOME	210,704.82	67,257.00	143,447.82	213.28	465,421.65	336,285.00	129,136.65	38.40	807,083.00
3999-00-000 TOTAL INCOME	1,772,906.79	1,536,688.00	236,218.79	15.37	8,691,725.22	7,683,440.00	1,008,285.22	13.12	21,949,362.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	235,096.50	291,745.00	56,648.50	19.42	1,339,339.65	1,458,725.00	119,385.35	8.18	3,500,935.00
4299-00-000 TENANT SERVICES EXPENSES	12,835.61	13,970.00	1,134.39	8.12	66,269.21	69,850.00	3,580.79	5.13	167,622.40
4399-00-000 UTILITY EXPENSES	29,068.56	32,304.67	3,236.11	10.02	137,555.59	161,523.35	23,967.76	14.84	387,671.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPE	73,430.05	104,787.00	31,356.95	29.92	374,059.78	523,947.00	149,887.22	28.61	1,257,492.60
4599-00-000 GENERAL EXPENSES	63,947.80	76,712.00	12,764.20	16.64	293,060.01	383,560.00	90,499.99	23.59	920,585.00
4799-00-000 HOUSING ASSISTANCE PAYMENTS	1,102,602.96	931,298.00	-171,304.96	-18.39	5,550,422.84	4,656,490.00	-893,932.84	-19.20	11,175,577.00
4899-00-000 FINANCING EXPENSES	32,367.41	30,497.00	-1,870.41	-6.13	134,147.03	152,485.00	18,337.97	12.03	365,977.00
5999-00-000 NON-OPERATING ITEMS	156,870.62	78,533.00	-78,337.62	-99.75	401,743.76	392,665.00	-9,078.76	-2.31	994,649.00
8000-00-000 TOTAL EXPENSES	1,706,219.51	1,559,846.67	-146,372.84	-9.38	8,296,597.87	7,799,245.35	-497,352.52	-6.38	18,770,509.00
9000-00-000 NET INCOME	66,687.28	-23,158.67	89,845.95	387.96	395,127.35	-115,805.35	510,932.70	441.20	3,178,853.00

Property	Description	Percent					
all	Allumbaugh House	100.000000	bc.pbv	ID013- Boise City Project-Based Vouchers (New Path)	100.000000	nla	Liberty Park Apartments
b.cfp-19	ID013- CFP 19	100.000000	bc.vapbv	ID013- Boise City VASH Project-Based Vouchers (Valor Pointe)	100.000000	npa	Nez Perce Apartments
b.cfp-20	ID013 - CFP 20	100.000000	bc.vash	ID013- Boise City Vouchers VASH	100.000000	orc	BCACHA Office
b.cfp-21	ID013 - CFP 21	100.000000	ber	Boise Emergency Rental Assistance Program	100.000000	rto	Hobblers Place
b.cfp-22	ID013 - CFP 22	100.000000	boi.ff	BOISE CITY FSS FORFEITURES	100.000000	saf	Shoreline Admin Fund
b.cfp-23	ID013 - CFP 23	100.000000	lgf.pm	Local General Fund-Property Management	100.000000	saf-nla	Shoreline Admin fee - North Liberty
b.cfp-eg	ID013 - CFP 23 - Emergency Grant	100.000000	local.gf	Local General Fund	100.000000	saf-npa	Shoreline Admin fee - Nez Perce
b.portin	Administered Portability Participants	100.000000	lrb	Low Rent Boise City	100.000000	saf-shl	Shoreline Admin Fund - Shoreline Plaza, Inc.
bc.ehv	ID013- Boise City Emergency Housing Vouchers (EHV)	100.000000	lrb-c	ID013- Capitol Plaza	100.000000	saf-sna	Shoreline Admin fee - Shoreline North
bc.fssc	Boise City FSS Coordinator Grant	100.000000	lrb-f	ID013- Franklin Plaza	100.000000	saf-vta	Shoreline Admin fee - Vine Terrace
bc.hcv	ID013-Boise City Housing Choice Vouchers (HCV)	100.000000	lrbsc-c	Service Coordinator - Capital	100.000000	shl	Shoreline Plaza
bc.home	ID013- Boise City HCV Homeownership Vouchers	100.000000	lrbsc-f	Service Coordinator - Franklin	100.000000	sna	Shoreline North
bc.main	ID013- Boise City Vouchers Mainstream	100.000000	mfsc	ID013- Shoreline Plaza Multifamily Service Coordinator Grant	100.000000	vta	Vine Terrace
bc.ned	ID013-Boise City Vouchers- NED	100.000000					

### Boise City Business Activities Budget Comparison

Period = Feb 2025

Book = Accrual ; Tree = ysl\_is

	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	-49,386.68	52,885.00	-102,271.68	-193.38	167,250.00	264,425.00	-97,175.00	-36.75	634,621.00
3699-00-000 OTHER INCOME	115,862.68	33,711.00	82,151.68	243.69	248,938.44	168,555.00	80,383.44	47.69	404,552.00
3999-00-000 TOTAL INCOME	66,476.00	86,596.00	-20,120.00	-23.23	416,188.44	432,980.00	-16,791.56	-3.88	1,039,173.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	45,462.17	50,234.00	4,771.83	9.50	251,898.70	251,170.00	-728.70	-0.29	602,818.00
4299-00-000 TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	61.61	0.00	-61.61	N/A	0.00
4399-00-000 UTILITY EXPENSES	1,584.81	2,302.00	717.19	31.16	8,580.91	11,510.00	2,929.09	25.45	27,623.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	5,598.42	12,323.00	6,724.58	54.57	35,672.24	61,615.00	25,942.76	42.10	147,881.00
4599-00-000 GENERAL EXPENSES	2,093.97	11,123.00	9,029.03	81.17	43,757.70	55,615.00	11,857.30	21.32	133,475.00
5999-00-000 NON-OPERATING ITEMS	34,852.72	19,260.00	-15,592.72	-80.96	87,319.94	96,300.00	8,980.06	9.33	231,125.00
8000-00-000 TOTAL EXPENSES	89,592.09	95,242.00	5,649.91	5.93	427,291.10	476,210.00	48,918.90	10.27	1,142,922.00
9000-00-000 NET INCOME	-23,116.09	-8,646.00	-14,470.09	-167.36	-11,102.66	-43,230.00	32,127.34	74.32	-103,749.00

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

Tenant income variance is due to a large reclass of cell tower revenue in February.



### Boise LIPH Budget Comparison

Period = Feb 2025

Book = Accrual ; Tree = ysl\_is

		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	50,919.15	49,122.00	1,797.15	3.66	254,949.60	245,610.00	9,339.60	3.80	589,470.00
3499-00-000	GRANT INCOME	24,354.00	33,778.00	-9,424.00	-27.90	151,470.22	168,890.00	-17,419.78	-10.31	3,914,425.00
3699-00-000	OTHER INCOME	12,699.04	13,534.00	-834.96	-6.17	60,362.25	67,670.00	-7,307.75	-10.80	162,400.00
3999-00-000	TOTAL INCOME	87,972.19	96,434.00	-8,461.81	-8.77	466,782.07	482,170.00	-15,387.93	-3.19	4,666,295.00
4000-00-000	EXPENSES									
4199-00-000	ADMINISTRATIVE EXPENSES	37,187.68	44,464.00	7,276.32	16.36	206,304.96	222,320.00	16,015.04	7.20	533,568.00
4299-00-000	TENANT SERVICES EXPENSES	6,417.80	7,070.00	652.20	9.22	32,230.87	35,350.00	3,119.13	8.82	84,833.20
4399-00-000	UTILITY EXPENSES	9,509.52	11,273.00	1,763.48	15.64	43,019.62	56,365.00	13,345.38	23.68	135,280.00
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	19,207.88	25,699.00	6,491.12	25.26	102,130.23	128,495.00	26,364.77	20.52	308,389.80
4599-00-000	GENERAL EXPENSES	18,994.79	25,460.00	6,465.21	25.39	94,955.48	127,300.00	32,344.52	25.41	305,521.00
5999-00-000	NON-OPERATING ITEMS	41,265.32	23,393.00	-17,872.32	-76.40	104,771.34	116,965.00	12,193.66	10.43	280,713.00
8000-00-000	TOTAL EXPENSES	132,582.99	137,359.00	4,776.01	3.48	583,412.50	686,795.00	103,382.50	15.05	1,648,305.00
9000-00-000	NET INCOME	-44,610.80	-40,925.00	-3,685.80	-9.01	-116,630.43	-204,625.00	87,994.57	43.00	3,017,990.00

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

### Boise HCV Budget Comparison

Period = Feb 2025

Book = Accrual ; Tree = ysl\_is

	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	1,269,356.40	1,072,042.00	197,314.40	18.41	5,967,633.69	5,360,210.00	607,423.69	11.33	12,864,509.00
3699-00-000 OTHER INCOME	8,281.17	9,967.00	-1,685.83	-16.91	45,061.07	49,835.00	-4,773.93	-9.58	119,600.00
3999-00-000 TOTAL INCOME	1,277,637.57	1,082,009.00	195,628.57	18.08	6,012,694.76	5,410,045.00	602,649.76	11.14	12,984,109.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	98,278.52	143,858.00	45,579.48	31.68	535,279.71	719,290.00	184,010.29	25.58	1,726,289.00
4299-00-000 TENANT SERVICES EXPENSES	0.00	75.00	75.00	100.00	32.77	375.00	342.23	91.26	900.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	54.41	221.00	166.59	75.38	310.86	1,105.00	794.14	71.87	2,653.00
4599-00-000 GENERAL EXPENSES	20,972.14	4,291.00	-16,681.14	-388.75	43,902.72	21,455.00	-22,447.72	-104.63	51,492.00
4799-00-000 HOUSING ASSISTANCE PAYMENTS	1,035,797.00	931,298.00	-104,499.00	-11.22	5,198,039.88	4,656,490.00	-541,549.88	-11.63	11,175,577.00
5999-00-000 NON-OPERATING ITEMS	242.89	189.00	-53.89	-28.51	677.80	945.00	267.20	28.28	2,267.00
8000-00-000 TOTAL EXPENSES	1,155,344.96	1,079,932.00	-75,412.96	-6.98	5,778,243.74	5,399,660.00	-378,583.74	-7.01	12,959,178.00
9000-00-000 NET INCOME	122,292.61	2,077.00	120,215.61	5,787.94	234,451.02	10,385.00	224,066.02	2,157.59	24,931.00

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

### Allumbaugh House Budget Comparison

Period = Feb 2025

Book = Accrual ; Tree = ysl\_is

	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	-49,910.00	12,539.00	-62,449.00	-498.04	0.00	62,695.00	-62,695.00	-100.00	150,468.00
3699-00-000 OTHER INCOME	63,510.71	1,552.00	61,958.71	3,992.18	68,683.60	7,760.00	60,923.60	785.10	18,618.00
3999-00-000 TOTAL INCOME	13,600.71	14,091.00	-490.29	-3.48	68,683.60	70,455.00	-1,771.40	-2.51	169,086.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	4,910.74	5,749.00	838.26	14.58	27,822.10	28,745.00	922.90	3.21	68,988.00
4399-00-000 UTILITY EXPENSES	1,970.59	2,860.00	889.41	31.10	8,782.98	14,300.00	5,517.02	38.58	34,320.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	2,325.47	10,753.00	8,427.53	78.37	34,439.42	53,765.00	19,325.58	35.94	129,029.40
4599-00-000 GENERAL EXPENSES	1,030.11	1,529.00	498.89	32.63	5,372.76	7,645.00	2,272.24	29.72	18,350.00
5999-00-000 NON-OPERATING ITEMS	15,340.21	7,664.00	-7,676.21	-100.16	38,350.57	38,320.00	-30.57	-0.08	91,967.00
8000-00-000 TOTAL EXPENSES	25,577.12	28,555.00	2,977.88	10.43	114,767.83	142,775.00	28,007.17	19.62	342,654.40
9000-00-000 NET INCOME	-11,976.41	-14,464.00	2,487.59	17.20	-46,084.23	-72,320.00	26,235.77	36.28	-173,568.40

### Boise Other Programs Property Comparison

Period = Oct 2024-Feb 2025

Book = Accrual ; Tree = ysi\_is

		ID013- Boise City Emergency Housing Vouchers (EHV)(bc.ehv)	Boise City FSS Coordinator Grant(bc.fssc)	ID013- Boise City Vouchers Mainstream(bc.mai n)	Boise Emergency Rental Assistance Program(ber)	BOISE CITY FSS FORFEITURES(boi.f f)	Total
		Actual	Actual	Actual	Actual	Actual	Actual
2999-99-999	Revenue & Expenses						
3000-00-000	INCOME						
3499-00-000	GRANT INCOME	193,396.00	45,614.52	247,464.00	0.00	0.00	486,474.52
3699-00-000	OTHER INCOME	18.73	0.00	37.46	0.00	1,182.02	1,238.21
3999-00-000	TOTAL INCOME	193,414.73	45,614.52	247,501.46	0.00	1,182.02	487,712.73
4000-00-000	EXPENSES						
4199-00-000	ADMINISTRATIVE EXPENSES	17,678.05	77,489.11	25,017.76	0.00	0.00	120,184.92
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	11.24	0.00	12.92	0.00	0.00	24.16
4599-00-000	GENERAL EXPENSES	235.65	0.00	407.07	0.00	0.00	642.72
4799-00-000	HOUSING ASSISTANCE PAYMENTS	143,209.00	0.00	209,173.96	0.00	0.00	352,382.96
8000-00-000	TOTAL EXPENSES	161,133.94	77,489.11	234,611.71	0.00	0.00	473,234.76
9000-00-000	NET INCOME	32,280.79	-31,874.59	12,889.75	0.00	1,182.02	14,477.97

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.

### Ada Business Activities Budget Comparison

Period = Feb 2025

Book = Accrual ; Tree = ysl\_is

	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	7,483.00	8,702.00	-1,219.00	-14.01	36,348.00	43,510.00	-7,162.00	-16.46	104,426.00
3699-00-000 OTHER INCOME	814.40	6,773.00	-5,958.60	-87.98	24,741.62	33,865.00	-9,123.38	-26.94	81,279.00
3999-00-000 TOTAL INCOME	8,297.40	15,475.00	-7,177.60	-46.38	61,089.62	77,375.00	-16,285.38	-21.05	185,705.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	8,574.88	9,425.00	850.12	9.02	46,284.94	47,125.00	840.06	1.78	113,099.00
4299-00-000 TENANT SERVICES EXPENSES	0.00	1,625.00	1,625.00	100.00	0.00	8,125.00	8,125.00	100.00	19,500.00
4399-00-000 UTILITY EXPENSES	1,614.85	1,663.00	48.15	2.90	6,218.88	8,315.00	2,096.12	25.21	19,947.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	3,459.12	1,361.00	-2,098.12	-154.16	9,656.77	6,805.00	-2,851.77	-41.91	16,305.20
4599-00-000 GENERAL EXPENSES	637.89	1,033.00	395.11	38.25	3,125.13	5,165.00	2,039.87	39.49	12,396.00
5999-00-000 NON-OPERATING ITEMS	3,851.73	1,961.00	-1,890.73	-96.42	9,752.14	9,805.00	52.86	0.54	23,527.00
8000-00-000 TOTAL EXPENSES	18,138.47	17,068.00	-1,070.47	-6.27	75,037.86	85,340.00	10,302.14	12.07	204,774.20
9000-00-000 NET INCOME	-9,841.07	-1,593.00	-8,248.07	-517.77	-13,948.24	-7,965.00	-5,983.24	-75.12	-19,069.20

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

### Ada LIPH Budget Comparison

Period = Feb 2025

Book = Accrual ; Tree = ysl\_is

		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	4,899.00	5,485.00	-586.00	-10.68	22,550.00	27,425.00	-4,875.00	-17.78	65,820.00
3499-00-000	GRANT INCOME	424.00	1,287.00	-863.00	-67.06	4,711.26	6,435.00	-1,723.74	-26.79	62,979.00
3699-00-000	OTHER INCOME	408.57	558.00	-149.43	-26.78	2,527.76	2,790.00	-262.24	-9.40	6,701.00
3999-00-000	TOTAL INCOME	5,731.57	7,330.00	-1,598.43	-21.81	29,789.02	36,650.00	-6,860.98	-18.72	135,500.00
4000-00-000	EXPENSES									
4199-00-000	ADMINISTRATIVE EXPENSES	4,150.36	2,971.24	-1,179.12	-39.68	16,646.45	14,856.20	-1,790.25	-12.05	35,647.00
4299-00-000	TENANT SERVICES EXPENSES	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	478.00
4399-00-000	UTILITY EXPENSES	611.35	881.00	269.65	30.61	3,577.79	4,405.00	827.21	18.78	10,570.00
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	1,177.04	1,565.00	387.96	24.79	6,388.82	7,825.00	1,436.18	18.35	18,791.00
4599-00-000	GENERAL EXPENSES	742.83	1,738.00	995.17	57.26	3,819.73	8,690.00	4,870.27	56.04	20,862.00
5999-00-000	NON-OPERATING ITEMS	2,920.73	2,164.00	-756.73	-34.97	7,592.81	10,820.00	3,227.19	29.83	25,973.00
8000-00-000	TOTAL EXPENSES	9,602.31	9,359.24	-243.07	-2.60	38,025.60	46,796.20	8,770.60	18.74	112,321.00
9000-00-000	NET INCOME	-3,870.74	-2,029.24	-1,841.50	-90.75	-8,236.58	-10,146.20	1,909.62	18.82	23,179.00

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
Ira		ID021 Ada County Acquisition Duplexes	100.000000

### Ada HCV Budget Comparison

Period = Feb 2025

Book = Accrual ; Tree = ysl\_is

	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	0.00	0.00	0.00	N/A	319.66	0.00	319.66	N/A	0.00
3499-00-000 GRANT INCOME	708,648.42	697,703.00	10,945.42	1.57	3,369,756.59	3,488,515.00	-118,758.41	-3.40	8,372,436.00
3699-00-000 OTHER INCOME	4,852.57	7,152.00	-2,299.43	-32.15	29,810.12	35,760.00	-5,949.88	-16.64	85,824.00
3999-00-000 TOTAL INCOME	713,500.99	704,855.00	8,645.99	1.23	3,399,886.37	3,524,275.00	-124,388.63	-3.53	8,458,260.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	61,423.55	97,059.00	35,635.45	36.72	333,239.02	485,295.00	152,055.98	31.33	1,164,711.00
4299-00-000 TENANT SERVICES EXPENSES	0.00	50.00	50.00	100.00	21.85	250.00	228.15	91.26	600.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	32.30	123.00	90.70	73.74	100.14	615.00	514.86	83.72	1,484.00
4599-00-000 GENERAL EXPENSES	13,575.31	2,642.00	-10,933.31	-413.83	34,398.75	13,210.00	-21,188.75	-160.40	31,705.00
4799-00-000 HOUSING ASSISTANCE PAYMENTS	590,704.96	611,730.00	21,025.04	3.44	3,041,563.87	3,058,650.00	17,086.13	0.56	7,340,757.00
5999-00-000 NON-OPERATING ITEMS	3,108.90	1,959.00	-1,149.90	-58.70	8,725.49	9,795.00	1,069.51	10.92	23,509.00
8000-00-000 TOTAL EXPENSES	668,845.02	713,563.00	44,717.98	6.27	3,418,049.12	3,567,815.00	149,765.88	4.20	8,562,766.00
9000-00-000 NET INCOME	44,655.97	-8,708.00	53,363.97	612.82	-18,162.75	-43,540.00	25,377.25	58.28	-104,506.00

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
		0.000000

### CoC Budget Comparison

Period = Feb 2025

Book = Accrual ; Tree = ysl\_is

		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	16,811.00	15,550.00	1,261.00	8.11	87,407.00	77,750.00	9,657.00	12.42	186,600.00
3499-00-000	GRANT INCOME	158,318.00	96,461.00	61,857.00	64.13	511,294.63	482,305.00	28,989.63	6.01	1,157,533.00
3699-00-000	OTHER INCOME	70.20	520.00	-449.80	-86.50	846.34	2,600.00	-1,753.66	-67.45	6,240.00
3999-00-000	TOTAL INCOME	175,199.20	112,531.00	62,668.20	55.69	599,547.97	562,655.00	36,892.97	6.56	1,350,373.00
4000-00-000	EXPENSES									
4199-00-000	ADMINISTRATIVE EXPENSES	14,074.45	29,415.00	15,340.55	52.15	76,197.56	147,075.00	70,877.44	48.19	352,988.00
4299-00-000	TENANT SERVICES EXPENSES	9,408.85	16,730.00	7,321.15	43.76	45,316.88	83,650.00	38,333.12	45.83	200,755.00
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	7.92	18.00	10.08	56.00	40.52	90.00	49.48	54.98	226.00
4599-00-000	GENERAL EXPENSES	517.62	1,122.00	604.38	53.87	2,723.24	5,610.00	2,886.76	51.46	13,472.00
4799-00-000	HOUSING ASSISTANCE PAYMENTS	79,159.00	69,176.00	-9,983.00	-14.43	400,413.00	345,880.00	-54,533.00	-15.77	830,110.00
5999-00-000	NON-OPERATING ITEMS	151.65	84.00	-67.65	-80.54	379.11	420.00	40.89	9.74	1,012.00
8000-00-000	TOTAL EXPENSES	103,319.49	116,545.00	13,225.51	11.35	525,070.31	582,725.00	57,654.69	9.89	1,398,563.00
9000-00-000	NET INCOME	71,879.71	-4,014.00	75,893.71	1,890.73	74,477.66	-20,070.00	94,547.66	471.09	-48,190.00

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



### Ada Other Programs Property Comparison

Period = Oct 2024-Feb 2025

Book = Accrual ; Tree = ysi\_is

		ada.ff	ada.fssc	ada.main	aer	ovw.tran	Total
		Actual	Actual	Actual	Actual	Actual	Actual
2999-99-999	Revenue & Expenses						
3000-00-000	INCOME						
3499-00-000	GRANT INCOME	0.00	43,743.05	153,125.00	0.00	30,258.74	227,126.79
3699-00-000	OTHER INCOME	4,141.91	0.00	37.46	0.00	0.00	4,179.37
3999-00-000	TOTAL INCOME	4,141.91	43,743.05	153,162.46	0.00	30,258.74	231,306.16
4000-00-000	EXPENSES						
4199-00-000	ADMINISTRATIVE EXPENSES	0.00	75,304.07	17,985.72	0.00	1,902.10	95,191.89
4299-00-000	TENANT SERVICES EXPENSES	0.00	0.00	0.00	0.00	1,932.15	1,932.15
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	0.00	0.00	5.62	0.00	0.00	5.62
4599-00-000	GENERAL EXPENSES	0.00	0.00	374.99	0.00	0.00	374.99
4799-00-000	HOUSING ASSISTANCE PAYMENTS	0.00	0.00	133,426.00	0.00	48,110.00	181,536.00
8000-00-000	TOTAL EXPENSES	0.00	75,304.07	151,792.33	0.00	51,944.25	279,040.65
9000-00-000	NET INCOME	4,141.91	-31,561.02	1,370.13	0.00	-21,685.51	-47,734.49

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.

## Liberty Park Budget Comparison

Period = Feb 2025

Book = Accrual ; Tree = ysl\_is

	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	52,494.87	55,714.00	-3,219.13	-5.78	262,373.14	278,570.00	-16,196.86	-5.81	668,564.00
3699-00-000 OTHER INCOME	3,878.35	1,613.00	2,265.35	140.44	9,532.95	8,065.00	1,467.95	18.20	19,348.00
3999-00-000 TOTAL INCOME	56,373.22	57,327.00	-953.78	-1.66	271,906.09	286,635.00	-14,728.91	-5.14	687,912.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	6,830.22	12,071.00	5,240.78	43.42	51,250.20	60,355.00	9,104.80	15.09	144,856.00
4399-00-000 UTILITY EXPENSES	5,524.87	3,757.00	-1,767.87	-47.06	19,235.64	18,785.00	-450.64	-2.40	45,090.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	9,913.76	14,267.00	4,353.24	30.51	51,646.16	71,335.00	19,688.84	27.60	171,218.20
4599-00-000 GENERAL EXPENSES	4,658.27	7,974.00	3,315.73	41.58	23,329.70	39,870.00	16,540.30	41.49	95,699.00
4899-00-000 FINANCING EXPENSES	7,283.54	6,946.00	-337.54	-4.86	30,498.27	34,730.00	4,231.73	12.18	83,358.00
5999-00-000 NON-OPERATING ITEMS	10,736.97	5,178.00	-5,558.97	-107.36	30,138.53	25,890.00	-4,248.53	-16.41	62,137.00
8000-00-000 TOTAL EXPENSES	44,947.63	50,193.00	5,245.37	10.45	206,098.50	250,965.00	44,866.50	17.88	602,358.20
9000-00-000 NET INCOME	11,425.59	7,134.00	4,291.59	60.16	65,807.59	35,670.00	30,137.59	84.49	85,553.80

## Nez Perce Budget Comparison

Period = Feb 2025

Book = Accrual ; Tree = ysl\_is

	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	25,728.00	26,771.00	-1,043.00	-3.90	132,861.10	133,855.00	-993.90	-0.74	321,252.00
3699-00-000 OTHER INCOME	846.23	1,097.00	-250.77	-22.86	4,920.74	5,485.00	-564.26	-10.29	13,164.00
3999-00-000 TOTAL INCOME	26,574.23	27,868.00	-1,293.77	-4.64	137,781.84	139,340.00	-1,558.16	-1.12	334,416.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	2,732.18	6,009.00	3,276.82	54.53	25,146.57	30,045.00	4,898.43	16.30	72,103.00
4399-00-000 UTILITY EXPENSES	1,179.07	1,687.00	507.93	30.11	8,707.14	8,435.00	-272.14	-3.23	20,251.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	3,660.96	7,653.00	3,992.04	52.16	14,230.68	38,277.00	24,046.32	62.82	91,873.60
4599-00-000 GENERAL EXPENSES	2,039.55	3,601.00	1,561.45	43.36	10,330.68	18,005.00	7,674.32	42.62	43,221.00
4899-00-000 FINANCING EXPENSES	3,212.23	2,970.00	-242.23	-8.16	13,104.03	14,850.00	1,745.97	11.76	35,645.00
5999-00-000 NON-OPERATING ITEMS	6,201.80	2,978.00	-3,223.80	-108.25	15,504.43	14,890.00	-614.43	-4.13	35,736.00
8000-00-000 TOTAL EXPENSES	19,025.79	24,898.00	5,872.21	23.59	87,023.53	124,502.00	37,478.47	30.10	298,829.60
9000-00-000 NET INCOME	7,548.44	2,970.00	4,578.44	154.16	50,758.31	14,838.00	35,920.31	242.08	35,586.40

## Shoreline Budget Comparison

Period = Feb 2025

Book = Accrual ; Tree = ysl\_is

	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	74,775.80	67,509.00	7,266.80	10.76	350,343.54	337,545.00	12,798.54	3.79	810,105.00
3499-00-000 GRANT INCOME	0.00	6,782.00	-6,782.00	-100.00	24,487.30	33,910.00	-9,422.70	-27.79	81,390.00
3699-00-000 OTHER INCOME	2,437.08	3,308.00	-870.92	-26.33	14,837.28	16,540.00	-1,702.72	-10.29	39,700.00
3999-00-000 TOTAL INCOME	77,212.88	77,599.00	-386.12	-0.50	389,668.12	387,995.00	1,673.12	0.43	931,195.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	5,509.93	12,543.00	7,033.07	56.07	52,042.96	62,715.00	10,672.04	17.02	150,513.00
4299-00-000 TENANT SERVICES EXPENSES	6,417.81	6,825.00	407.19	5.97	33,943.96	34,125.00	181.04	0.53	81,889.20
4399-00-000 UTILITY EXPENSES	4,193.61	4,453.67	260.06	5.84	20,849.37	22,268.35	1,418.98	6.37	53,450.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	15,686.57	14,881.00	-805.57	-5.41	62,276.48	74,405.00	12,128.52	16.30	178,542.80
4599-00-000 GENERAL EXPENSES	7,037.51	11,262.00	4,224.49	37.51	35,774.92	56,310.00	20,535.08	36.47	135,150.00
4899-00-000 FINANCING EXPENSES	8,146.43	7,635.00	-511.43	-6.70	33,611.36	38,175.00	4,563.64	11.95	91,625.00
5999-00-000 NON-OPERATING ITEMS	12,701.46	6,613.00	-6,088.46	-92.07	35,685.20	33,065.00	-2,620.20	-7.92	79,352.00
8000-00-000 TOTAL EXPENSES	59,693.32	64,212.67	4,519.35	7.04	274,184.25	321,063.35	46,879.10	14.60	770,522.00
9000-00-000 NET INCOME	17,519.56	13,386.33	4,133.23	30.88	115,483.87	66,931.65	48,552.22	72.54	160,673.00

## Shoreline North Budget Comparison

Period = Feb 2025

Book = Accrual ; Tree = ysl\_is

	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	49,390.00	52,234.00	-2,844.00	-5.44	246,989.87	261,170.00	-14,180.13	-5.43	626,817.00
3699-00-000 OTHER INCOME	1,442.31	1,511.00	-68.69	-4.55	8,159.51	7,555.00	604.51	8.00	18,130.00
3999-00-000 TOTAL INCOME	50,832.31	53,745.00	-2,912.69	-5.42	255,149.38	268,725.00	-13,575.62	-5.05	644,947.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	2,855.61	7,773.00	4,917.39	63.26	30,733.04	38,865.00	8,131.96	20.92	93,274.00
4399-00-000 UTILITY EXPENSES	2,061.02	2,281.00	219.98	9.64	11,101.59	11,405.00	303.41	2.66	27,368.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	7,805.16	7,285.00	-520.16	-7.14	34,760.83	36,425.00	1,664.17	4.57	87,413.80
4599-00-000 GENERAL EXPENSES	3,934.39	6,717.00	2,782.61	41.43	19,715.88	33,585.00	13,869.12	41.30	80,613.00
4899-00-000 FINANCING EXPENSES	8,558.24	8,068.00	-490.24	-6.08	35,484.80	40,340.00	4,855.20	12.04	96,817.00
5999-00-000 NON-OPERATING ITEMS	26,663.80	13,258.00	-13,405.80	-101.11	66,824.19	66,290.00	-534.19	-0.81	159,101.00
8000-00-000 TOTAL EXPENSES	51,878.22	45,382.00	-6,496.22	-14.31	198,620.33	226,910.00	28,289.67	12.47	544,586.80
9000-00-000 NET INCOME	-1,045.91	8,363.00	-9,408.91	-112.51	56,529.05	41,815.00	14,714.05	35.19	100,360.20

## Vine Budget Comparison

Period = Feb 2025

Book = Accrual ; Tree = ysl\_is

	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	36,995.43	40,055.00	-3,059.57	-7.64	181,470.59	200,275.00	-18,804.41	-9.39	480,658.00
3699-00-000 OTHER INCOME	720.92	964.00	-243.08	-25.22	3,687.60	4,820.00	-1,132.40	-23.49	11,571.00
3999-00-000 TOTAL INCOME	37,716.35	41,019.00	-3,302.65	-8.05	185,158.19	205,095.00	-19,936.81	-9.72	492,229.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	4,808.98	9,044.00	4,235.02	46.83	38,676.49	45,220.00	6,543.51	14.47	108,526.00
4399-00-000 UTILITY EXPENSES	3,045.07	3,691.00	645.93	17.50	17,278.34	18,455.00	1,176.66	6.38	44,289.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	9,173.19	11,705.00	2,531.81	21.63	38,568.72	58,525.00	19,956.28	34.10	140,491.00
4599-00-000 GENERAL EXPENSES	3,050.57	4,755.00	1,704.43	35.84	15,277.45	23,775.00	8,497.55	35.74	57,064.00
4899-00-000 FINANCING EXPENSES	5,166.97	4,878.00	-288.97	-5.92	21,448.57	24,390.00	2,941.43	12.06	58,532.00
5999-00-000 NON-OPERATING ITEMS	8,865.45	0.00	-8,865.45	N/A	22,471.76	0.00	-22,471.76	N/A	52,251.00
8000-00-000 TOTAL EXPENSES	34,110.23	34,073.00	-37.23	-0.11	153,721.33	170,365.00	16,643.67	9.77	461,153.00
9000-00-000 NET INCOME	3,606.12	6,946.00	-3,339.88	-48.08	31,436.86	34,730.00	-3,293.14	-9.48	31,076.00