



AGENDA OF GBHA PROPERTIES I, INC.

**THURSDAY, FEBRUARY 16, 2023, 10:30 AM
IMMEDIATELY FOLLOWING GREEN BAY HOUSING
AUTHORITY MEETING.**

**In person at City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.**

A. Zoom Meeting Information.

1. This item contains documents which provide call in information and instructions for the Zoom meeting.

B. Roll Call.

1. William VandeCastle - Chair, Terri Refsguard Vice-Chair, Sandra Popp, Erin Edwards and Stephen Srubas

C. Approval of the Agenda.

1. Approval of the agenda for the February 16, 2023, meeting of GBHA Properties I, Inc.

D. Approval of Minutes.

1. Approval of the minutes from the December 20, 2022, meeting of GBHA Properties I, Inc.

E. Regular Business.

1. Consideration with possible action on approval of proposed rent increases for all Scattered Site properties effective April 1, 2023.
2. Consideration with possible action on writing off delinquent tenant accounts effective February 8, 2023.

F. Informational.

1. Occupancy Report
2. Langan Report

3. GBHA properties I Financial Report.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council may attend this GBHA Properties I, Inc. meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

Virtual Meeting Instructions



Green Bay Housing Authority

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/81434999289?pwd=N0dIMGxWSS85SGswK2IZeGhZZUN0UT09>

Meeting ID: 814 3499 9289

Passcode: 483400

One tap mobile

+13017158592,,81434999289# US (Germantown)

+13126266799,,81434999289# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

Meeting ID: 814 3499 9289

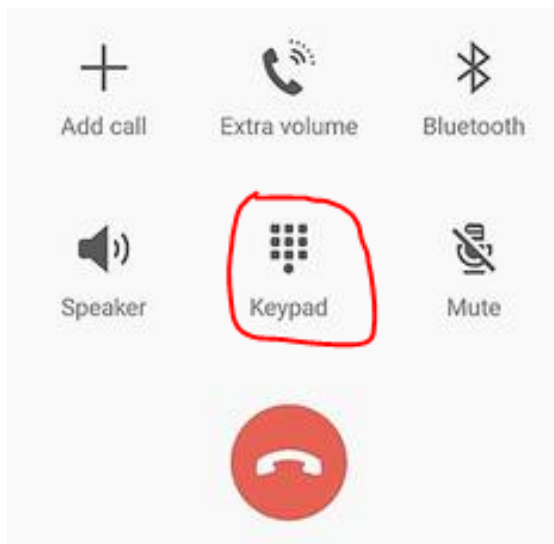
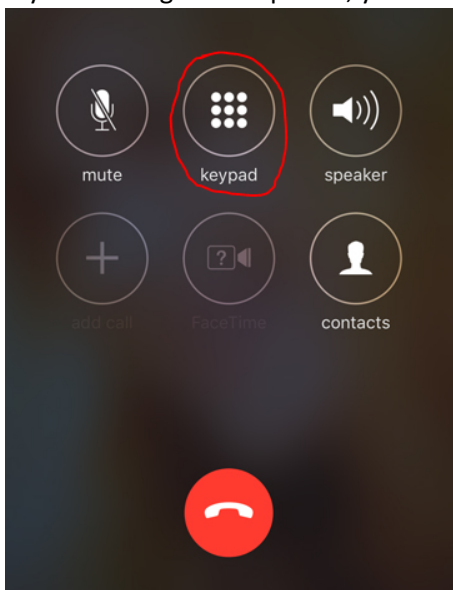
Find your local number: <https://us02web.zoom.us/u/koUDU8TSd>

Additional Information

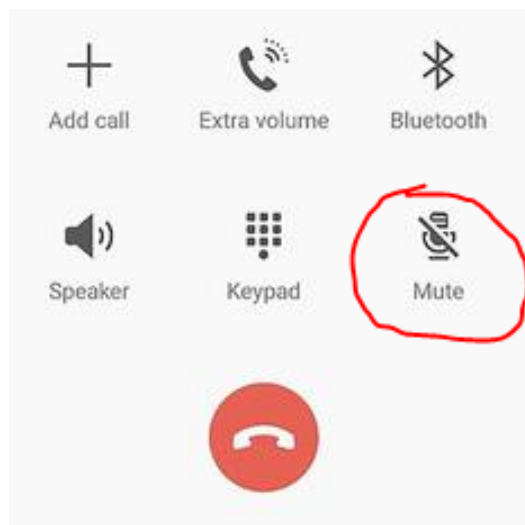
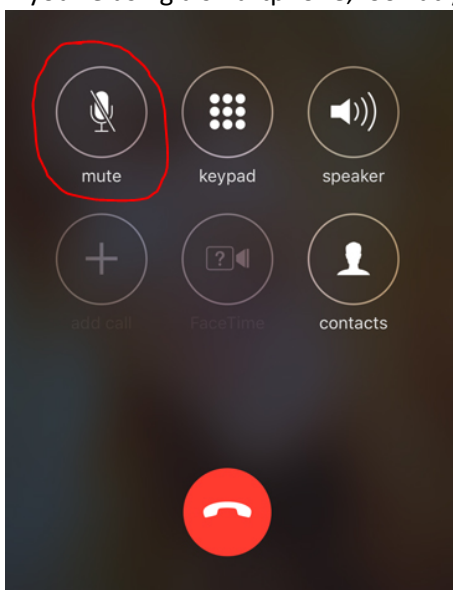
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
3. Please log into the Zoom meeting 10 minutes before the meeting starts to ensure proper technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
4. Once you are in the meeting please mute yourselves.
 - a. You may unmute yourself when you are called upon to speak.
5. Waiting room
 - a. When you call in, all callers/participants will be placed in a “waiting room.”
 - b. Persons on the agenda will be admitted to the meeting, and then once the item is concluded, the host will permanently mute you from the meeting (you can still hear the meeting).
6. Using Zoom with a tablet or computer
 - a. Tablet—you will be asked to sign in. Download the app either with the Apple Store or the Play Store
 - b. Computer—you will be asked to sign in. You may download the app or click on the link to open Zoom in your browser.
7. Registering
 - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You’ll receive another email confirming that you’re registered for the meeting.
 - b. If you’re using a phone, your registration will still be tied to an email.
8. Raising your hand
 - a. Committee members—you can either use CivicClerk and request to speak or you can “raise your hand” in the zoom meeting (you’d need to use a computer or tablet) to let the host know you’d like to speak. You can also un-mute yourselves and start speaking.
 - b. Persons on the agenda—you can “raise your hand” but you’d need to use a computer. You will be allowed to speak, per Wisconsin Open Meetings Rules, once the committee has “opened the floor for interested parties to speak.” Once the committee is finished with your agenda item, the host will mute you permanently, unless the committee opens the floor again.
9. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—well in advance of the meeting, please download the Zoom Meeting app before you join a meeting by using either the Apple Store or the Play Store. You will be asked to input your name, thus identifying you for the meeting. You’ll also be asked to verify your email.
 - d. Computer—well in advance of the meeting, please download the Zoom Meeting app, but you can also click on a link to open the Zoom Meeting in your browser. You will be asked to input your name, thus identifying you for the meeting.
 - e. For tablet and computer users—if you download the app you will be asked to verify your email.
10. Zoom etiquette
 - a. Muting yourselves when you’re not talking will prevent your background noise from interfering with others’ ability to listen to and participate in the meeting.
 - b. If you’re using a telephone, please identify yourself with your phone number and name before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourselves.
11. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching live on YouTube will see a gray screen with the City logo during closed session.
12. Persons interested in listening to the meeting can go to www.youtube.com/CityofGreenBay

Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
 - a. If you're using a smartphone, you can access the keypad by clicking "Keypad" on your screen



3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not need to talk, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button



- b. If you're using a computer, you should see a Mute button in the Zoom application





MINUTES OF GBHA PROPERTIES I, INC.

**THURSDAY, JUNE 23, 2022, 10:30 AM
IMMEDIATELY FOLLOWING GREEN BAY HOUSING
AUTHORITY MEETING.**

Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

I. This item contains documents which provide call in information and instructions for the Zoom meeting.

B. ROLL CALL.

I. William VandeCastle - Chair, Terri Refsguard - Vice Chair, Sandra Popp, Erin Edwards and Stephen Srubas

Meeting started at 11:04AM

Present:William VandeCastle-Chair, Stephen Srubas, Erin Edwards, Sandra Popp, Absent:None,

Excused:Terri Refsguard-Vice Chair

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the June 23, 2022, meeting of GBHA Properties I, Inc.

Moved by Sandra Popp, seconded by Stephen Srubas to approve the agenda for the June 23, 2022 meeting of GBHA Properties I, Inc. Motion carried. Yes:William VandeCastle, Sandra Popp, Stephen Srubas, Erin Edwards, No:None, Abstain:None

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the May 19, 2022, meeting of GBHA Properties I, Inc.

Moved by William VandeCastle, seconded by Erin Edwards to approve the minutes from the May 19, 2022 meeting of GBHA Properties I, Inc. Motion carried. Yes:William VandeCastle, Stephen Srubas, Erin Edwards, Sandra Popp, No:None, Abstain:None

E. REGULAR BUSINESS.

I. Consideration with possible action on approval of GBHA Properties I, Inc. operating budget for Fiscal Year beginning July 1, 2022.

Moved by William VandeCastle, seconded by Erin Edwards to approve GBHA Properties I, Inc. operating budget for fiscal year beginning July 1, 2022. Motion carried. Yes:William VandeCastle, Erin Edwards, Stephen Srubas, Sandra Popp, No:None, Abstain:None

F. INFORMATIONAL.

G. ADJOURNMENT.

Moved by Stephen Srubas, seconded Sandra Popp to adjourn the meeting of GBHA Properties I, Inc. Motion carried. Yes:William VandeCastle, Erin Edwards, Stephen Srubas, Sandra Popp, No:None, Abstain:None

Meeting adjourned at 11:17AM



Report to the
GBHA Properties 1, Inc.
of the City of Green Bay

MEETING DATE

February 16, 2023

PREPARED BY

Jayne Valentine, Staff

AGENDA ITEM # E.1

Consideration with possible action on approval of proposed rent increases for all Scattered Site properties effective April 1, 2023.

BACKGROUND

Each year, staff has to review the contracted rent amounts for all units. GBHA Properties 1, Inc., utilizes the Brown County voucher payment standards (VPS), which are reviewed by the Department of Housing and Urban Development. A VPS is the household's gross housing expenses less rent and utilities they are responsible for. There are specific VPS for 2-3-4 bedroom units.

To follow HUD's fair market rents and the trending economy to be competitive, GBHA Properties 1, Inc., is proposing the attached rent increases (Proposed Rents Excel). Regardless of what the contracted rent is, tenants will continue to pay 30 percent of their adjusted annual income or the flat rate rent, whichever option is in their financial interest. On the second excel (breakdown of income), you are able to review 2022's contracted rent amount, 2023's proposed contracted rent amount and the income increase per unit per month.

For the last year, Scattered Sites were in public housing. The program generated a yearly rent income of \$394,018.95. For the first contract year, the Scattered Sites were on the Section 18 platform. The program generated a yearly rent income of \$612,624.00. The projected rent income revenue for the next contract year is \$631,920.00.

RECOMMENDATION

To approve the proposed rent amounts for all Scattered Sites properties effective April 1, 2023.

FISCAL IMPACT

ATTACHMENTS

1. Proposed Rents eff 4-1-2023
2. Breakdown of rent income

Address	Unit Type	Bedrooms	Tenant Paid Utilites	Landlord Paid Utilities	Proposed Rent Amount
1008 Pine Street	duplex (upper/lower)	3	Heat / Electric	Water+Sewer	\$1,243.00
1010 Pine Street	duplex (upper/lower)	3	Heat / Electric	Water+Sewer	\$1,243.00
1009 Crooks Street	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
1014 Pine Street	duplex (upper/lower)	3	Heat / Electric	Water+Sewer	\$1,243.00
1016 Pine Street	duplex (upper/lower)	3	Heat / Electric	Water+Sewer	\$1,243.00
1100 Pine Street	duplex (upper/lower)	2	Heat / Electric	Water+Sewer	\$908.00
1102 Pine Street	duplex (upper/lower)	3	Heat / Electric	Water+Sewer	\$1,243.00
1121 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1125 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1333 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1337 University Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
1339 University Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
1341 University Avenue	duplex (upper/lower)	2	Heat / Electric	Water+Sewer	\$908.00
1343 University Avenue	duplex (upper/lower)	2	Heat / Electric	Water+Sewer	\$908.00
1404 University Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
1408 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1410 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1412 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1416 University Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
1420 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1424 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1428 Dousman Street	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
1440 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1444 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1448 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1577 Charles Street	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
323 North Ashland Avenue	duplex (upper/lower)	2	Heat / Electric	Water+Sewer	\$908.00
325 North Ashland Avenue	duplex (upper/lower)	3	Heat / Electric	Water+Sewer	\$1,243.00
409 North Maple Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
415 North Maple Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
509 South Maple Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
510 North Chestnut Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
516 North Ashland Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
522 North Maple Avenue	duplex (upper/lower)	3	Heat / Electric	Water+Sewer	\$1,243.00
524 North Maple Avenue	duplex (upper/lower)	3	Heat / Electric	Water+Sewer	\$1,243.00
712 Bond Street	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00

715 North Chestnut Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
815 Dousman Street	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
816 North Maple Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
835 Christiana Street	duplex (upper/lower)	3	Heat / Electric	Water+Sewer	\$1,243.00
837 Christiana Street	duplex (upper/lower)	3	Heat / Electric	Water+Sewer	\$1,243.00
836 Cora Street	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
839 Christiana Street	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
886 Division Street	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
896 School Place	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
912 South Oakland Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
913 North Chestnut Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
967 Holzer Street	single family home	2	Heat / Electric / Water+Sewer	none	\$908.00

\$52,660.00

2 Bedroom Upper/Lower

2022 \$ 824.00
2023 \$ 908.00
Difference: \$ 84.00
of units 4
2023 increase: \$ **4,032.00**

2 Bedroom SFH

2022 \$ 731.00
2023 \$ 802.00
Difference: \$ 71.00
of units 1
2023 increase: \$ **852.00**

3 Bedroom Upper/Lower

2022 \$ 1,195.00
2023 \$ 1,243.00
Difference: \$ 48.00
of units 10
2023 increase: \$ **5,760.00**

3 Bedroom SFH

2022 \$ 1,081.00
2023 \$ 1,114.00
Difference: \$ 33.00
of units 17
2023 increase: \$ **6,732.00**

Total increase in rent revenue: \$ 19,296.00

Rent Revenue 4/1/2021 - 3/31/2022 (last yr of PH):	\$394,018.95
Rent Revenue 4/1/2022-4/1/2023 (1st year Section18):	\$ 612,624.00
Projected Rent Revenue 4/1/2023 - 3/31/2024:	\$ 631,920.00

4 Bedroom SFH

2022 \$ 1,037.00

2023 \$ 1,047.00

Difference: \$ 10.00

of units 16

2023 increase: \$ **1,920.00**

Address	Unit Type	Bedrooms	Tenant Paid Utilites	Landlord Paid Utilities	Proposed Rent Amount
1008 Pine Street	duplex (upper/lower)	3	Heat / Electric	Water+Sewer	\$1,243.00
1010 Pine Street	duplex (upper/lower)	3	Heat / Electric	Water+Sewer	\$1,243.00
1009 Crooks Street	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
1014 Pine Street	duplex (upper/lower)	3	Heat / Electric	Water+Sewer	\$1,243.00
1016 Pine Street	duplex (upper/lower)	3	Heat / Electric	Water+Sewer	\$1,243.00
1100 Pine Street	duplex (upper/lower)	2	Heat / Electric	Water+Sewer	\$908.00
1102 Pine Street	duplex (upper/lower)	3	Heat / Electric	Water+Sewer	\$1,243.00
1121 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1125 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1333 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1337 University Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
1339 University Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
1341 University Avenue	duplex (upper/lower)	2	Heat / Electric	Water+Sewer	\$908.00
1343 University Avenue	duplex (upper/lower)	2	Heat / Electric	Water+Sewer	\$908.00
1404 University Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
1408 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1410 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1412 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1416 University Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
1420 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1424 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1428 Dousman Street	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
1440 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1444 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1448 University Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
1577 Charles Street	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
323 North Ashland Avenue	duplex (upper/lower)	2	Heat / Electric	Water+Sewer	\$908.00
325 North Ashland Avenue	duplex (upper/lower)	3	Heat / Electric	Water+Sewer	\$1,243.00
409 North Maple Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
415 North Maple Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
509 South Maple Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
510 North Chestnut Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
516 North Ashland Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
522 North Maple Avenue	duplex (upper/lower)	3	Heat / Electric	Water+Sewer	\$1,243.00
524 North Maple Avenue	duplex (upper/lower)	3	Heat / Electric	Water+Sewer	\$1,243.00
712 Bond Street	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00

715 North Chestnut Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
815 Dousman Street	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
816 North Maple Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
835 Christiana Street	duplex (upper/lower)	3	Heat / Electric	Water+Sewer	\$1,243.00
837 Christiana Street	duplex (upper/lower)	3	Heat / Electric	Water+Sewer	\$1,243.00
836 Cora Street	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
839 Christiana Street	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
886 Division Street	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
896 School Place	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
912 South Oakland Avenue	single family home	4	Heat / Electric / Water+Sewer	none	\$1,047.00
913 North Chestnut Avenue	single family home	3	Heat / Electric / Water+Sewer	none	\$1,114.00
967 Holzer Street	single family home	2	Heat / Electric / Water+Sewer	none	\$908.00

\$52,660.00

2 Bedroom Upper/Lower

2022 \$ 824.00
2023 \$ 908.00
Difference: \$ 84.00
of units 4
2023 increase: \$ **4,032.00**

2 Bedroom SFH

2022 \$ 731.00
2023 \$ 802.00
Difference: \$ 71.00
of units 1
2023 increase: \$ **852.00**

3 Bedroom Upper/Lower

2022 \$ 1,195.00
2023 \$ 1,243.00
Difference: \$ 48.00
of units 10
2023 increase: \$ **5,760.00**

3 Bedroom SFH

2022 \$ 1,081.00
2023 \$ 1,114.00
Difference: \$ 33.00
of units 17
2023 increase: \$ **6,732.00**

Total increase in rent revenue: \$ 19,296.00

Rent Revenue 4/1/2021 - 3/31/2022 (last yr of PH):	\$394,018.95
Rent Revenue 4/1/2022-4/1/2023 (1st year Section18):	\$ 612,624.00
Projected Rent Revenue 4/1/2023 - 3/31/2024:	\$ 631,920.00

4 Bedroom SFH

2022 \$ 1,037.00

2023 \$ 1,047.00

Difference: \$ 10.00

of units 16

2023 increase: \$ **1,920.00**

Green Bay Housing Authority
Tenant Write-offs

Scattered Sites	Address	Rent	Other Charges	Amount	Move Out Date	Approved
		\$ 1,945.00	\$ -	\$ 1,945.00	6/9/2022	
		\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -		
		\$ 1,945.00	\$ -	\$ 1,945.00		



1723 Murphy Court, Green Bay, WI 54303 • Phone: 920-494-9910 • www.LanganAndAssociates.com

December 1, 2022

Jayne Valentine
Senior Property Manager
Housing Authority of City of Green Bay
1424 Admiral Court
Green Bay, WI 54303

Re: Monthly Report:

Ms. Valentine,

For the month of November 2022 there were **no** Green Bay Housing applications reviewed by Langan and Associates. It was:

- 0 Applications for Mason Manor.
- 0 Applications for Scattered Sites.

Should there be any questions please feel free to contact me at (920) 639-6667.

Respectfully submitted,

Ken Brodhagen

Ken Brodhagen, Investigator
Langan & Associates, Inc.

This document is confidential and intended for the use of the listed recipient only.

GBHA Properties 1, Inc.
Budget vs. Actual
Summary

GBHA Properties 1, Inc

Jan-23

\$\$

	YTD	Budget
Total Income	303,767.93	622,897.00
Total Expense	254,035.25	540,982.96
Net Income	49,732.68	81,914.04

GBHA Properties 1, Inc.
Budget vs. Actual
Summary

SS - Properites

	YTD	Budget	\$ Over Budget	% of Budget
Income				
2802.00 · Hud Contributions	0.00	0.00	0.00	0.0%
3110.00 · Dwelling Rental	296,783.22	611,352.00	-314,568.78	48.55%
3120.00 · Excess Utilities	0.00	0.00	0.00	0.0%
3510.00 · Management Fee Revenue	0.00	0.00	0.00	0.0%
3520.00 · Asset Management Rev	0.00	0.00	0.00	0.0%
3530.00 · BookKeeping Fee Rev	0.00	0.00	0.00	0.0%
3610.00 · Int Income	376.95	45.00	331.95	837.67%
3690.00 · Other Income - Tenants	0.00	0.00	0.00	0.0%
3690.01 · Other Income - Ins Dividends	3,509.12	2,500.00	1,009.12	140.37%
3690.02 · Other Income	3,098.64	9,000.00	-5,901.36	34.43%
3690.03 · Cell Tower Rent	0.00	0.00	0.00	0.0%
9110.00 · Transfers In	0.00	0.00	0.00	0.0%
Total Income	303,767.93	622,897.00	-319,129.07	48.77%
Expense				
4110.00 · Admin Salaries	41,047.82	76,500.00	-35,452.18	53.66%
4120.00 · Compensated Absences	0.00	500.00	-500.00	0.0%
4130.00 · Legal Expense	0.00	2,000.00	-2,000.00	0.0%
4130.01 · Investigations Expense	3,067.71	0.00	3,067.71	100.0%
4140.00 · Staff Training	211.00	5,000.00	-4,789.00	4.22%
4150.00 · Travel	188.57	500.00	-311.43	37.71%
4160.00 · Management Fee	19,069.92	32,952.96	-13,883.04	57.87%
4163.00 · BookKeeping Fee	2,533.46	4,320.00	-1,786.54	58.65%
4165.00 · Asset Management Fee	3,360.00	5,760.00	-2,400.00	58.33%
4171.00 · Auditing Fees	0.00	3,850.00	-3,850.00	0.0%
4182.00 · Employee Benefits - Admin	15,445.21	29,500.00	-14,054.79	52.36%
4190.01 · Printing	402.30	1,000.00	-597.70	40.23%
4190.02 · Postage	300.00	1,500.00	-1,200.00	20.0%
4190.03 · Paper & Office Supplies	491.59	1,500.00	-1,008.41	32.77%
4190.04 · Publications	0.00	0.00	0.00	0.0%
4190.05 · Membership Dues & Fees	25.00	0.00	25.00	100.0%
4190.06 · Computer Support	5,166.49	4,000.00	1,166.49	129.16%
4190.07 · Tele Fax & Comm	788.78	1,400.00	-611.22	56.34%
4190.08 · Marketing	0.00	0.00	0.00	0.0%
4190.10 · Miscellaneous	1,358.46	2,000.00	-641.54	67.92%
4220.00 · Ten Ser-Recr Etc	0.00	0.00	0.00	0.0%
4220.01 · Ten Ser - Resident Part	0.00	1,200.00	-1,200.00	0.0%
4230.00 · Ten Ser-Contrs	0.00	0.00	0.00	0.0%
4310.00 · Water	5,574.84	10,000.00	-4,425.16	55.75%
4320.00 · Electricity	860.79	2,000.00	-1,139.21	43.04%
4330.00 · Gas	1,021.55	2,500.00	-1,478.45	40.86%
4390.00 · Other Utilities	1,954.64	2,500.00	-545.36	78.19%
4410.00 · Maint - Labor	23,909.35	53,500.00	-29,590.65	44.69%
4420.00 · Maint - Supplies	12,121.43	25,000.00	-12,878.57	48.49%
4430.00 · Maint - Contracts	12,121.23	12,000.00	121.23	101.01%
4430.01 · Maint - Non-Contract	160.00	10,000.00	-9,840.00	1.6%
4430.03 · Maint - Truck Maint	2,239.79	2,000.00	239.79	111.99%
4430.09 · Fire Protection - Maint	0.00	0.00	0.00	0.0%
4430.10 · Heating and Cooling	683.42	2,000.00	-1,316.58	34.17%
4430.11 · Snow Removal	108.00	1,000.00	-892.00	10.8%
4430.12 · Elevator Maintenance	0.00	0.00	0.00	0.0%
4430.13 · Landscape and Grounds	2,300.00	3,000.00	-700.00	76.67%
4430.15 · Electrical	0.00	0.00	0.00	0.0%
4430.16 · Plumbing	1,181.00	1,000.00	181.00	118.1%
4430.17 · Extermination	1,927.00	2,000.00	-73.00	96.35%
4430.18 · Appliances	6,074.97	1,000.00	5,074.97	607.5%
4430.19 · Garbage & Trash Removal	892.00	4,000.00	-3,108.00	22.3%
4430.25 · Unit Repair	44,725.00	0.00	44,725.00	100.0%
4432.00 · Extraordinary Maintenance	0.00	0.00	0.00	0.0%
4433.00 · Emp Ben Contr-ord maint	6,869.67	16,500.00	-9,630.33	41.63%
4480.00 · Protect Service	0.00	0.00	0.00	0.0%
4510.00 · Insurance Expense - Property	32,354.00	25,000.00	7,354.00	129.42%
4510.01 · Insurance Expenses - Liability	3,347.00	3,500.00	-153.00	95.63%
4520.00 · PILOT	0.00	38,000.00	-38,000.00	0.0%
4530.00 · Bank Fees	153.26	0.00	153.26	100.0%
4572.00 · Bad Debt - Tenant Rents	0.00	10,000.00	-10,000.00	0.0%
4590.00 · Other General	0.00	0.00	0.00	0.0%
4600.00 · Leases	0.00	6,000.00	-6,000.00	0.0%

GBHA Properties 1, Inc.
Budget vs. Actual
Summary

SS - Properites

	YTD	Budget	\$ Over Budget	% of Budget
4800.00 · Depreciation Expense	0.00	135,000.00	-135,000.00	0.0%
9120.00 · Transfers Out	0.00	0.00	0.00	0.0%
Total Expense	254,035.25	540,982.96	-286,947.71	46.96%
Net Income/(Loss)	49,732.68	81,914.04	-32,181.36	60.71%

4800.00 · Depreciation Expense
9120.00 · Transfers Out
Total Expense
Net Income/(Loss)