



Request for Action

TO: Faribault Housing and Redevelopment Authority

FROM: Kim Clausen, Community Development Coordinator

MEETING DATE: January 13, 2020

SUBJECT: Public Housing

PURPOSE:

The purpose of this memorandum is to provide the Faribault Housing and Redevelopment Authority with an update on the Public Housing program.

OCCUPANCY:

	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec
<u>Occupancy:</u>	100%	100%	98%	98%	98%	100%	100%	98%	96%	96%	100%	
<u>Turnovers:</u>	0	0	1	1	1	0	0	0	2	2	0	

Vacant Units: None

OPERATING STATEMENT:

Discussion: The financial report for the month of November is attached. The largest expenses include \$3,704 for mowing, \$11,572.41 for unit turnovers, \$1,165 for fall cleanup, recharging fire extinguishers for \$880 and appliance replacement for \$1,706.

Requested Action: The Board is asked to review and approve the monthly operating statement as presented.

PROJECT ACTIVITY:

No unusual project activity.

**PUBLIC HOUSING
FOR THE MONTH ENDED NOVEMBER 30, 2019**

	<u>2019 Budget</u>	<u>% of Revenue</u>	<u>November Actual</u>	<u>Monthly Budget</u>	<u>Variance of Monthly Budget</u>	<u>Favorable/ Unfavorable</u>	<u>2019 Year-To-Date</u>	<u>Remaining Balance</u>
REVENUES								
33160 FEDERAL GRANTS	100,000.00	42.68%	2,475.00	8,333.33	-70.30%	U	27,300.00	96,263.00
36200 OTHER MISC REVENUE	6,000.00	2.56%	429.68	500.00	-14.06%	U	6,987.73	(987.73)
36210 INTEREST ON INVESTMENTS	4,309.00	1.84%	588.21	359.08	63.81%	F	5,292.64	(983.64)
36211 INTEREST MARKET VALUE	0.00	0.00%	0.00	0.00	NA	F	4,119.19	(4,119.19)
36220 RENTS	124,000.00	52.92%	20,558.00	10,333.33	98.95%	F	248,304.13	(124,304.13)
36240 REFUNDS & REIMBURSEMENTS	0.00	NA	0.00	0.00	NA	F	9.43	(9.43)
TOTAL REVENUE ACCOUNTS	<u>\$234,309.00</u>	<u>100.00%</u>	<u>\$24,050.89</u>	<u>\$19,525.75</u>	<u>23.18%</u>	<u>F</u>	<u>\$292,013.12</u>	<u>(\$34,141.12)</u>
EXPENSES								
SUPPLIES								
42110 GENERAL SUPPLIES	22,000.00	7.03%	767.31	1,833.33	-58.15%	F	21,747.75	252.25
42115 TENANT SERVICES	0.00	0.00%	0.00	0.00	NA	U	0.00	0.00
TOTAL: SUPPLIES	<u>\$22,000.00</u>	<u>7.03%</u>	<u>\$767.31</u>	<u>1,833.33</u>	<u>-58.15%</u>	<u>F</u>	<u>\$21,747.75</u>	<u>\$252.25</u>
OTHER SERVICES & CHARGES								
43010 AUDITING & ACCT SERVICES	4,500.00	1.44%	0.00	375.00	-100.00%	F	1,425.00	3,075.00
43040 ATTORNEY FEES-CIVIL PROCES	2,500.00	0.80%	0.00	208.33	-100.00%	F	0.00	2,500.00
43070 MANAGEMENT SERVICES	80,484.00	25.73%	6,707.00	6,707.00	0.00%	F	73,777.00	6,707.00
43090 EXPERT & PROF SERVICES	7,000.00	2.24%	303.30	33.75	798.67%	U	2,816.75	4,183.25
43430 ADVERTISING - OTHER	500.00	0.16%	192.85	41.67	362.84%	U	192.85	307.15
43610 INSURANCE & BONDS	30,900.00	9.88%	0.00	2,575.00	-100.00%	F	33,604.00	(2,704.00)
43810 ELECTRIC UTILITIES	1,100.00	0.35%	106.51	91.67	16.19%	U	867.04	232.96
43820 WATER UTILITIES	800.00	0.26%	84.01	66.67	26.02%	U	892.56	(92.56)
43830 GAS UTILITIES	720.00	0.23%	27.83	60.00	-53.62%	F	143.63	576.37
43840 REFUSE DISPOSAL	3,000.00	0.96%	215.35	250.00	-13.86%	F	2,221.35	778.65
43850 SEWER UTILITIES	850.00	0.27%	19.21	70.83	-72.88%	F	228.53	621.47
43860 STORM WATER UTILITY	700.00	0.22%	63.88	58.33	9.51%	U	683.71	16.29
44010 BUILDING MAINTENANCE	87,000.00	27.81%	12,356.76	7,250.00	70.44%	U	117,178.45	(30,178.45)
44050 EXTRAORDINARY MAINTENANCE	54,480.00	0.00%	8,571.00	4,540.00	NA	U	36,189.90	18,290.10
44370 MISCELLANEOUS CHARGES	0.00	0.00%	0.00	0.00	NA	U	0.00	0.00
44375 UTILITY REIMBURSEMENT	7,500.00	2.40%	844.00	625.00	35.04%	U	6,292.00	1,208.00
44390 TAXES & LICENSES	8,500.00	2.72%	0.00	708.33	-100.00%	F	1,520.00	6,980.00
44700 INTEREST	300.00	0.10%	5.68	25.00	-77.28%	F	150.83	149.17
TOTAL: OTHER SERVICES & CHARGES	<u>\$290,834.00</u>	<u>92.97%</u>	<u>\$29,497.38</u>	<u>\$23,686.58</u>	<u>24.53%</u>	<u>U</u>	<u>\$278,183.60</u>	<u>\$12,650.40</u>
TOTAL EXPENSES	<u>\$312,834.00</u>	<u>100.00%</u>	<u>\$30,264.69</u>	<u>25,519.92</u>	<u>18.59%</u>	<u>U</u>	<u>\$299,931.35</u>	<u>\$12,902.65</u>