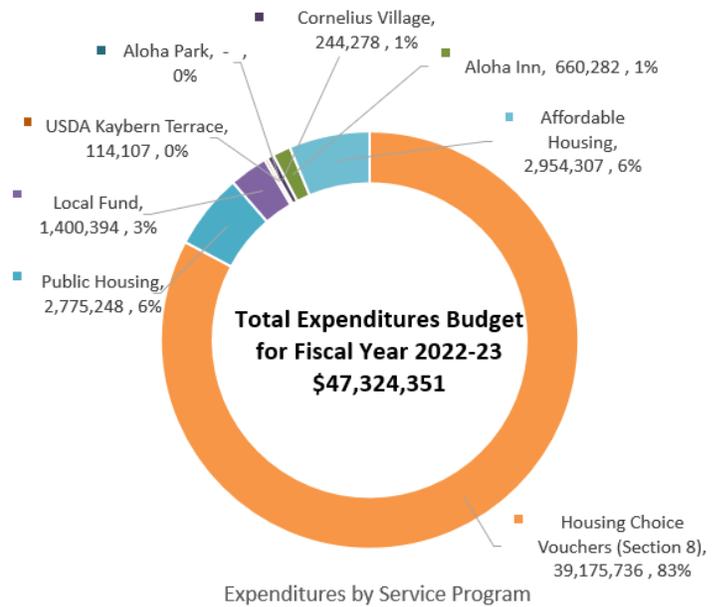
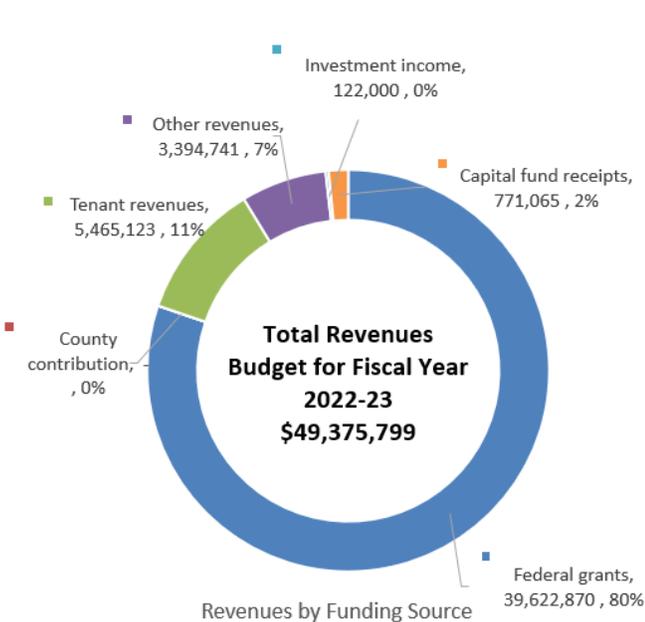


**Housing Authority of Washington County
 FY 2022-23 Operating Budget
 Housing Authority Funds 402 to 422**

	Actual 2019-20	Actual 2020-21	Budget 2021-22	Projected 2021-22	Proposed 2022-23	Change \$	Change %
Revenues by funding source							
Federal grants	31,389,761	32,882,551	37,434,667	37,844,017	39,622,870	2,188,203	6%
County contribution	511,711	458,193	176,961	176,961	-	(176,961)	-100%
Tenant revenues	6,610,696	7,018,017	7,428,613	7,568,064	5,465,123	(1,963,490)	-26%
Other revenues	2,948,957	11,658,244	8,818,488	30,156,043	3,394,741	(5,423,747)	-62%
Investment income	231,545	167,675	102,919	210,634	122,000	19,081	19%
Capital fund receipts	1,342,572	5,909,218	1,018,022	3,304,683	771,065	(246,957)	-24%
Total Revenues	43,035,242	58,093,898	54,979,670	79,260,402	49,375,799	(5,603,871)	-10%
Expenses by service program							
Housing Choice Vouchers (Section 8)	31,213,063	32,887,286	36,612,864	36,604,321	39,175,736	2,562,872	7%
Public Housing	2,296,105	2,254,456	2,098,942	2,168,722	2,775,248	676,306	32%
Local Fund	575,580	6,984,247	7,003,643	25,320,024	1,400,394	(5,603,249)	-80%
USDA Kaybern Terrace	119,783	92,631	119,159	97,173	114,107	(5,052)	-4%
Aloha Park	525,056	560,275	519,341	564,791	-	(519,341)	-100%
Cornelius Village	173,161	277,016	278,873	262,721	244,278	(34,595)	-12%
Aloha Inn	-	100,115	-	142,557	660,282	660,282	
Affordable Housing	5,293,351	5,128,605	5,476,006	5,440,048	2,954,307	(2,521,699)	-46%
Total Expenditures	40,196,098	48,284,631	52,108,828	70,600,357	47,324,351	(4,784,477)	-9%
Net Income (Loss)	2,839,144	9,809,267	2,870,842	8,660,045	2,051,448		
Net position, beginning of year							
Net investment in capital assets	(1,801,622)	4,057,794	11,011,371	2,816,031	2,646,544		
Restricted net position	3,150,715	3,293,939	3,491,513	3,465,523	3,614,203		
Unrestricted net position	13,746,925	17,553,551	13,273,242	27,283,776	29,356,030		
Net position, end of year	15,096,018	24,905,284	27,776,126	33,565,330	35,616,777		



The mission of the Housing Authority of Washington County (HAWC) is to provide decent, safe and affordable housing for low-income families and individuals within a financially sound framework. The housing must provide a living environment, which enables residents to live with dignity. Residents must be responsible and able to live independently, or if dependent, with adequate support from family, friends, or human service providers.

Service Program Description:

1. ***Housing Choice Vouchers (HCV or Section 8):*** Provides rental subsidies to low-income households. Under the program, the Authority provides a subsidy that is the difference between the “payment standard” established for a given unit size and up to 40 percent of the participant’s income. The Authority is responsible to maintain a program waiting list, determine the applicant’s eligibility, inform the applicant of program requirements, ensure that the rental unit selected by the participant meets housing quality standards, enter a housing assistance payment contract with the owner, respond to landlord/client issues, and recertifies each resident’s income annually per the U.S. Department of Housing and Urban Development (HUD) guidelines to maintain housing eligibility. The Authority is authorized to serve up to 3,227 households with vouchers throughout the fiscal year 2022-23, subject to housing assistance payment funding availability.
2. ***Public Housing:*** This program provides 244 units of Public Housing owned by HUD and the Authority for Washington County. The portfolio consists of 133 units of scattered site houses and 111 units in a multifamily setting. The Authority is responsible to perform waitlist management, unit leasing of new residents, grounds and unit maintenance, oversight of landlord/tenant issues, provision of resident services, and annual recertification of resident income per HUD guidelines to maintain housing eligibility.
3. ***Local Fund Programs:***
 - The Authority’s Real Estate Development program’s goal is to increase the number of affordable housing units in Washington County via acquisition or new development. These goals are accomplished by direct ownership of properties and or partnerships with nonprofits and other providers of affordable housing in the community.
 - One-time Landlord Compensation Fund from Oregon Housing and Community Services to process over \$30 million dollars out to landlords throughout Washington County preserving housing for thousands of the most vulnerable in our community.
 - Health Career Northwest program was a Six-year Department of Health and Human Services-funded Health Profession Opportunity Grant beginning September 2016 to provide robust health care industry training to low-income job seekers, this grant ended in October 2021.
 - Non-Federal funded Housing program includes two houses of Specialty Housing for developmentally disabled persons, three rental units acquired with federal NSP (Neighborhood Stabilization Program) funds, and five units from County tax foreclosures. The Authority is responsible to perform waitlist management, unit leasing of new residents, grounds and unit maintenance, oversight of landlord/tenant issues.
4. ***USDA Kaybern Terrace:*** Rural Development provides loan and rental subsidies to the Authority for housing low- and moderate-income elderly or disabled renters. The Authority has 12 units under this program, of which six units are subsidized by Rural Development.
5. ***Aloha Park:*** 80-unit complex with an assessed property tax value of \$2.4 million, acquired during fiscal year 2010-11 for \$1.00. This property is included in the AHP4 project for major rehabilitation, it is a low-income housing tax credit (LIHTC) bond property which has fiscal year ended on December 31. A separate budget will be prepared starting in fiscal year 2022-23.
6. ***Cornelius Village:*** 14-unit apartment acquired in November 2019 with \$500,000 Washington County’s Housing Production Opportunity Fund, \$385,000 HAWC development fund and \$1.57 million bank acquisition loan.

7. ***Aloha Inn:*** 54-unit Permanent Supportive Housing (PSH) building acquired in January 2021 with \$8.47 million Metro Affordable Housing Bond. This is a 52-room hotel conversion to serve households supported by the Supportive Housing Services.
8. ***Affordable Housing:*** This program preserves the supply of affordable housing by developing, acquiring, rehabilitating, and operating existing housing units that are available for purchase. Three units, formerly Transitional Housing, were made available to Washington County Department of Community Corrections. Ten multifamily apartments/complexes were purchased through bond issuances to provide affordable housing to 521 families. In June 2022, four of ten multifamily apartments (252 units) will be transferred to the AHP4 project for major rehabilitation, these low-income housing tax credit (LIHTC) bond properties have fiscal year ended on December 31. A separate budget will be prepared starting in fiscal year 2022-23.

Budget Message:

The proposed budget reflects funding projections based upon information provided by HUD, affordable housing industry sources and rate forecasts. The Authority's fiscal year begins July 1st and ends June 30th. The operating periods of the various grant programs varies based on the date the grant was awarded. To the extent possible, the proposed budget reflects revenues and expenditures anticipated during the Authority's fiscal year (FY) spanning the period July 1, 2022 to June 30, 2023.

As we look forward to the upcoming year, we continue to reflect on the accomplishments of the past year. The Authority made significant progress in meeting its goals and priorities. Highlights include:

- The Authority signed its Moving to Work (MTW) contract after going through a two-year competitive application process.
- Authority staff were able to get over \$30 million dollars in landlord compensation funds out to landlords throughout Washington County preserving housing for thousands of the most vulnerable in our community.
- Development and leadership staffed partnered to purchase two hotels that were utilized as much needed shelters in 2021 with the ability to continue to provide housing solutions into the future.
- The Development team continued to usher through multiple Metro Bond affordable housing development deals to increase the overall supply of affordable housing.
- Development and Asset Management staff put together a major financing and development plan named AHP4 to begin the \$45 million dollar rehabilitation of 332 units of affordable housing in 5 different buildings throughout the County.
- The Rental Assistance Division utilized new HUD federal COVID response Mainstream and Emergency Housing Vouchers to house hundreds of homeless individuals.
- The Authority created a new team within the Rental Assistance Division to issue the new Supportive Housing Services funded rental assistance programs.
- The Asset Management team implemented a strategic asset management plan that provides more visibility and higher levels of accountability around our portfolio management.
- Leadership forged close partnerships with Government Relations staff to build stronger advocacy efforts at both the State and Federal levels in regard to affordable housing and homeless funding.

**Housing Authority of Washington County
FY 2022-23 Operating Budget
Housing Authority Funds 402 to 422**

The upcoming fiscal year brings great opportunity for the Authority to continue to improve the lives of the families we serve, bring new innovation to the work we do and increase the number of affordable housing units in our community while improving the existing stock. Of particular note:

Equity Work- The Authority and Department engaged with Cultural Coaching Solutions to assist the Department with our equity work. The entire team has undergone intercultural development assessments and are now working on a longer-term coaching and training program with the consultant and our Office of Equity. The Authority will also be looking at bringing on additional culturally specific organizations in the upcoming months to improve our community engagement efforts and assist us in building out our Resident Advisory Board.

Moving to Work (MTW)- The Authority will be focusing on implementing our locally designed MTW activities in the upcoming year. This will include the implementation of our Beaverton School System pilot to house 50 homeless families, as well as our exciting new rent reform program meant to encourage our work-able families to increase their earned income.

Rehabilitation of Portfolio- The Authority is close to closing on the rehabilitation project that will bring \$45 million in rehab to five (5) projects throughout Washington County. The AHP4 partnership project is the first development where the Housing Authority is acting as the developer - a new and exciting opportunity. The Authority will begin exploring the opportunities to rehab the remaining five (5) sites in the affordable portfolio.

Real Estate Development- The Authority's Development staff ensured that all the goals of the Metro Bond development Local Implementation Strategy (LIS) are on track. Staff will continue to make the Metro Bond a priority in the upcoming year. In addition, the Authority will take steps to increase overall development activities. The Authority can bring federal, state and local resources together to increase the number of affordable units in our community. Development activity is also a major opportunity for the Authority to increase revenues through developer fee, which can then be utilized to help with additional affordable housing development.

Advocacy and Relationship Building- The Authority will continue to work with Government Relations staff to create important relationships with our State and Federal delegations. With most of its funding coming from the federal government, the Authority needs to continue to build these critical bridges and advocate for funding to support our voucher and public housing programs. As a reminder, our advocacy work at the federal level assisted us with receiving new federal vouchers and our MTW status. In the last two years, the State of Oregon opened new opportunities for funding for the Authority that did not exist in the past. Creating relationships with State representatives and staff at the State Housing Finance Agency will continue to be important as new revenue streams become available.

The proposed operating budget places the Housing Authority in a healthy position to accomplish these important goals and priorities in the next fiscal year, and to continue to serve thousands of families through rent assistance vouchers, public housing, affordable housing, and other household supports. Affordable housing remains a vital need in our community, and we are proud of the continued efforts and innovations of our staff to serve the County.

**Housing Authority of Washington County
 FY 2022-23 Operating Budget
 Housing Authority Funds 402 to 422**

Revenue Analysis

	Actual 2019-20	Actual 2020-21	Budget 2021-22	Projected 2021-22	Proposed 2022-23	Change \$	Change %
Revenues by funding source							
Federal grants	31,389,761	32,882,551	37,434,667	37,844,017	39,622,870	2,188,203	6%
County contribution	511,711	458,193	176,961	176,961	-	(176,961)	-100%
Tenant revenues	6,610,696	7,018,017	7,428,613	7,568,064	5,465,123	(1,963,490)	-26%
Other revenues	2,948,957	11,658,244	8,818,488	30,156,043	3,394,741	(5,423,747)	-62%
Investment income	231,545	167,675	102,919	210,634	122,000	19,081	19%
Capital fund receipts	1,342,572	5,909,218	1,018,022	3,304,683	771,065	(246,957)	-24%
Total Revenues	43,035,242	58,093,898	54,979,670	79,260,402	49,375,799	(5,603,871)	-10%

Eighty two percent (82%) of Authority revenues are federal funds, including allocations from Congress through HUD in the following forms: Public Housing Operating Subsidy for the operations of public housing; Capital Fund Grant for major physical repairs of public housing; HCV Administrative Fee for the administration of the HCV program; Housing Assistance Payment (HAP) for pass through rent assistance to landlords; Grants for Family Self-Sufficiency and Resident Services. Eleven percent (11%) of revenues come from rental income. At seven percent (7%), other revenues include laundry income, NSF/late fees, rental property damages reimbursements, development fees and interest earned. Total revenues are budgeted to decrease by \$5,603,871 (10%). The decrease is to reflect one-time revenue of \$6 million in 2021-22 for the Landlord Compensation Fund from Oregon Housing and Community Services and conversion of five multifamily apartments to the AHP4 project (LIHTC bond property).

Expenditure Analysis

The Housing Choice Vouchers program accounts for eighty three percent (83%) of Authority expenditures. Thirteen percent (13%) of budget expenditures are allocated to operate housing units, and four percent (4%) of budget expenditures are designated to development activities.

	FY2020-21 Actual	FY2021-22 Budget	FY2021-22 Projection	FY2022-23 Budget	Change \$	Change %
Repairs and maintenance	1,583,400	1,612,654	1,672,418	1,020,540	(592,114)	-35%
Repairs and maintenance payroll	475,860	568,303	502,042	530,892	(37,411)	-7%
Administrative	2,050,533	1,959,074	2,175,413	1,792,639	(166,435)	-8%
Administrative payroll	2,914,045	3,792,631	3,342,949	4,877,968	1,085,337	32%
County and DHS overhead	724,486	594,029	612,981	916,750	322,721	53%
Utilities	1,005,875	1,048,863	1,109,321	633,303	(415,560)	-37%
Insurance	263,095	313,869	364,206	272,016	(41,853)	-11%
PILOT	79,395	70,105	70,105	76,349	6,244	9%
Housing Assistance Payments	36,529,273	39,514,770	58,100,615	35,528,594	(3,986,176)	-7%
Debt service interest	1,133,962	1,070,085	1,070,085	583,524	(486,561)	-45%
Depreciation/Amortization	1,524,707	1,564,445	1,580,222	1,091,776	(472,669)	-30%
	48,284,631	52,108,828	70,600,357	47,324,351	(4,784,477)	-7%

Total expenditures are budgeted to decrease by \$4,784,477 (7%). \$2.6 million of the decrease is due to the conversion of five multifamily apartments to the AHP4 project (LIHTC bond property). Budget expenditures decrease also includes housing assistance payments decrease of \$3,986,176 (7%) to reflect net impact of a HUD HAP renewal increase of \$2.1 million, and the decrease of \$6 million for the one-time Landlord Compensation Fund program.

**Housing Authority of Washington County
 FY 2022-23 Operating Budget
 Housing Authority Funds 402 to 422**

Staff costs will increase by \$1,047,926 (24%). The Authority’s personnel are exclusively contracted Washington County employees. A total of 38.74 Full Time Equivalents (FTE) were assigned to the Authority programs in FY 2021-22. An additional 4.82 FTE will be added to the FY 2022-23 to assist with the increased workloads from the Housing Choice Voucher program, affordable housing development activities and to provide adequate administrative, accounting and financial reporting support. County and department overhead costs increase by \$322,721 (53%). This is primarily due to the County-wide allocation system for indirect costs. The debt service interest decrease of \$486,561 (45%) is to reflect 49% of bond defeasance due to the AHP4 LIHTC bond portfolio.

The Housing Choice Voucher program, Public Housing, Local Fund Development program, USDA Kaybern Terrace property and Cornelius Village property are estimated with budget deficit at the end of the FY 2022-23. Budget deficits are to be covered by program reserves (program reserves are accumulated operating saving from prior fiscal years). Budget deficit explanation is provided under program budget section below.

Program Budget:

Housing Choice Vouchers (page 12 – 13)

The total authorized 3,227 vouchers include 2,706 units of Housing Choice Vouchers (HCV), 247 units of Veteran’s Assistance Vouchers (VASH), 7 Family Unification Program vouchers (FUP), 178 units of Mainstream vouchers, and 89 Emergency Housing Vouchers. 145 new vouchers (50 VASH, 6 FUP and 89 Emergency Housing vouchers) have been added to the program since the FY 2021-22 budget was developed. This program receives two funding streams from HUD, Housing Assistance Payment (HAP) and Administrative Fees.

HAP is funded by HUD on a calendar year (CY) and the funding level is based on the expenditures of the prior year with a HUD determined inflation factor, which most likely does not reflect actual rent increases. HUD began “short funding” agencies in CY 2009, reducing even further the funding to a proration of the anticipated need. The following two tables show the Authority’s challenges – tight rental market and rising voucher costs without adequate HAP funding.

Please note the CY 2022 HAP funding inflation factor increased to 12.16% as a result of a Fair Market Rate Study conducted by the Washington State University, which was paid by four housing authorities in the Portland-Vancouver metropolitan area.

	CY 2017	CY 2018	CY 2019	CY 2020	CY 2021	CY 2022
Renewal funding inflation factor	2.60%	4.10%	5.89%	2.85%	4.29%	12.16%
Renewal funding awarded	\$ 22,203,621	\$ 25,384,999	\$ 26,686,356	\$ 27,473,685	\$ 30,025,033	\$ 34,644,753
New voucher HAP funding	\$ 809	\$ -	\$ 393,741	\$ 302,060	\$ 1,175,578	\$ 1,811,756
CARES Act HAP funding (awarded in September 2020, available thru December 2021)					\$ 1,830,609	\$ -
American Rescue Plan Act HAP funding (86 new Emergency Housing Vouchers)					\$ 962,100	\$ -
Total funding calculated	\$ 22,204,430	\$ 25,384,999	\$ 27,080,097	\$ 27,775,745	\$ 33,993,320	\$ 36,456,509
Proration factor	97.00%	99.75%	99.50%	99.40%	100.00%	100.00%
Total HAP funding level	\$ 21,538,297	\$ 25,320,268	\$ 26,944,697	\$ 27,609,091	\$ 33,993,320	\$ 36,456,509

	CY 2017 Actual	CY 2018 Actual	CY 2019 Actual	CY 2020 Actual	CY2021 Actual	CY 2022 Projection
Total HAP expenditures	\$ 24,385,206	\$ 25,201,009	\$ 26,713,681	\$ 28,790,220	\$ 30,889,239	\$ 35,772,673
Total unit months leased	31,881	31,174	31,731	31,990	32,910	35,245
Total actual households served	2,657	2,598	2,644	2,666	2,743	2,937
Average HAP unit cost per month	\$ 764.88	\$ 808.40	\$ 841.88	\$ 899.98	\$ 938.60	\$ 1,014.97
Average HAP unit cost increase %	11.92%	5.69%	4.14%	6.90%	4.29%	8.14%

Voucher Administrative Fees: the uncertainty of HAP budget authority described in the previous section also results in uncertainty in the level of voucher administrative fees to be earned by the Authority during the fiscal year.

Housing authorities earn administrative fees each month under the Voucher program at a HUD-published rate for the number of units leased, adjusted by a floating proration factor that is adjusted on a quarterly basis depending upon funds available at HUD. In the past, HUD has been approximately four to six months behind in finalizing each month's administrative fees earned and it is retroactive to the beginning of the calendar year, resulting in another level of uncertainty for funding administrative costs.

FY2022-23 operating revenue assumes an 84% administrative fee proration and that 92% of the Authority's vouchers will be utilized with additional HAP funding. Revenue also includes \$160,000 from the Family Self-Sufficiency (FSS) Coordinator Grant. This program is anticipated to have a budget deficit of \$485,531, which will be covered by the administrative reserve (end of FY 2021-22 administrative reserve balance is estimated to be around \$1.3 million). The budget deficit is primarily due to the HUD administrative fee funding structure. Housing authorities do not earn administrative fees until after the units are leased. Tasks performed prior to the unit being leased for new vouchers are not paid. A considerable amount of work goes into pre-leased tasks including screening program waiting lists, determining the applicant's eligibility, informing the applicant of program requirements, and inspecting the rental unit to ensure it meets HUD's housing quality standards.

Management has been assessing the program workflow, streamlining processes, managing operating costs and seeking opportunities to expand the Family Self-Sufficiency program to assist clients to increase earning potential to decrease HAP unit cost.

Public Housing (page 14 – 15)

This program is supported by three funding streams: HUD Operating Subsidy, HUD Capital Fund and rental revenue collected from tenants.

HUD Operating Subsidy allocated to housing authorities depends on the level of Congressional appropriation. The Operating Subsidy is funded by CY, calculated by the housing authority in accordance with HUD guidelines and is submitted to HUD by the agency according to HUD's timelines. The Operating Subsidy funding is also subject to proration. FY 2022-23 Operating Subsidy assumes 96.54% proration.

HUD Capital Fund is funded by CY under a formula grant from HUD that considers the number and type of units and the age of the agency's public housing stock. The funds may be used to make major physical improvements to public housing and management improvements that enhance the Authority's capability in operating all programs. Since the Authority has less than 250 units of public housing, the Capital Fund can be utilized for operations. FY 2022-23 Capital Fund receipt includes CFP-21 for \$781,065, with total of \$771,065 designated for overdue deferred maintenance items.

Tenant revenues include unit rent (calculated based on tenant's income) and repayments from tenants (due to unreported incomes). Total tenant revenues are offset by utility allowance payments (URP). Net tenant revenues are budgeted to be \$913,300.

Local Fund (page 16 – 25)

Local Fund revenue is comprised of annual management fees from conduit bond issuances and other partners, one-time Landlord Compensation Fund from Oregon Housing and Community Services, revenues from a US Department of Health and Human Services Health Careers NW Grant (HPOG-Health Profession Opportunity Grants), and rent from small, non-bond-financed properties.

The Landlord Compensation Fund (LCF, one-time program, included in page 18 - 19) is designed to provide relief to residential landlords who have been unable to collect rent due to tenant hardships. During the Third Special Session of 2020, the Oregon Legislature enacted an eviction moratorium and established the Landlord Compensation Fund (HB 4401). Grant applications were administered by Oregon Housing Community and Services and the Authority was responsible to administer grant distribution. This program received two funding streams, Housing Assistant Payment (HAP) of \$30.8 million and Administrative Fees over \$900,000 in the FY 2020-21 and FY2021-22. This program ended in December 2021.

FY2022-23 other revenues increased by \$788,825 is a result of Quatama Crossing property cash flow distribution, now resumed to the level prior to the COVID-19 impact.

Real Estate Development Program (page 20 – 21) primary revenues are developer fees from conduit bond issuances and cash distribution from development partners as cash flow allows. FY 2022-23 budget other revenues increased by \$198,130 to reflect conduit bond issuances fees and development fees earned from various affordable housing development projects. This program is anticipated to have a budget deficit of \$146,630. Operating costs increase is due to additional staff needs, and the budget deficit will be covered by the prior operating earnings.

The Health Careers NW Grant (page 22 – 23) provided robust health care industry training to low-income job seekers. This five-year grant was scheduled to end in September 2020 and was extended to year 6, ending in October 2021.

Non-Federal funded Housing program (page 24 – 25) housing units are managed by the Authority staff and are budgeted to breakeven.

Kaybern Terrace Property (page 26 – 27)

Kaybern Terrace is a complex of twelve units for senior and disabled individuals in North Plains. Six of the units receive rental subsidy from the USDA. The property is projected with a budget deficit of \$12,782. Management has been working with USDA to identify options for the long-term preservation of this affordable housing asset.

Aloha Park Apartments (page 28 – 29)

This property is included in the AHP4 project for major rehabilitation. It is a low-income housing tax credit (LIHTC) bond property which has a fiscal year ended on December 31. A separate budget will be prepared starting in fiscal year 2022-23.

Cornelius Village Apartments (page 30 – 31)

This property is managed by a property management contractor and anticipated to operate at breakeven. The budget deficit is due to depreciation expensed in FY 2022-23.

Aloha Inn Property (page 32 – 33)

This property will be managed by a property management contractor for Permanent Supportive Housing and is anticipated to operate at breakeven after replacement fund set aside.

Affordable Housing Properties (page 34 – 35)

The Affordable Housing program had 521 housing units in 10 multifamily properties that were purchased through bond issuances and 3 single family houses designated as transitional houses. In 2010, the bonds were refunded by a

Housing Authority of Washington County
FY 2022-23 Operating Budget
Housing Authority Funds 402 to 422

new Full Faith and Credit bond issue by Washington County. The County's 2009 Full Faith & Credit bond was available for refunding in April 2019, and the County's 2019 Full Faith & Credit bond was issued on June 5, 2019 with net premium of \$2,170,000. Four of ten multifamily apartments (252 units include: Villager Apartments, Parkside Apartments, Ridge at Bull Mountain Apartments and Bonita Villa Apartments) will be transferred to the AHP4 project for major rehabilitation. These low-income housing tax credit (LIHTC) bond properties have a fiscal year ended on December 31. A separate budget will be prepared starting in fiscal year 2022-23.

FY2022-23 budget reflects the remaining 269 housing units in 6 multifamily properties, which are managed by a property management contractor and anticipate operating at breakeven after replacement fund set aside.

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
 FY2022-23 Budget
 TOTAL HOUSING AUTHORITY

	HA Total FY2020-21 Actual	HA Total FY2021-22 Budget	HA Total FY2021-22 Projection	HA Total FY2022-23 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	893,172	1,009,510	965,547	942,065
Public Housing Cap Fund - operations	260,763	-	-	10,000
HCV Housing Assistance Payments Revenue	27,261,400	33,214,770	33,501,148	35,508,594
HCV (Section 8) Admin	2,273,788	2,491,994	2,509,395	3,002,211
FSS Coordinator	81,528	68,424	106,141	160,000
HUD CARES Funds, HCV Admin & PH Ops	2,111,900	434,770	761,786	-
County Contribution	458,193	176,961	176,961	-
Other Local Grants	6,846,788	6,215,199	25,232,299	28,895
Total intergovernmental revenues	40,187,532	43,611,628	63,253,277	39,651,765
Tenant revenues	7,018,017	7,428,613	7,568,064	5,465,123
Other revenues	3,552,906	2,800,488	4,822,934	3,353,846
Total operating revenues	50,758,455	53,840,729	75,644,275	48,470,734
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	404,039	323,676	319,050	236,089
Repairs and maintenance-Contracted services	757,515	715,361	861,403	458,035
Maintenance payroll-Property Management Co.	421,846	573,617	491,965	326,416
Maintenance staff payroll	475,860	568,303	502,042	530,892
Administrative-supplies & materials	95,042	173,698	205,502	178,282
Administrative-Contracted services	941,562	964,752	1,145,227	1,010,896
Program payroll-Property Management Co.	560,235	638,646	617,502	437,035
Program staff payroll	2,162,294	3,096,024	2,574,915	3,654,654
DHS admin overhead	599,131	523,555	557,092	1,031,073
Internal asset manager allocation	152,620	173,052	210,942	192,241
County & DHS overhead	724,486	594,029	612,981	916,750
Utilities	1,005,875	1,048,863	1,109,321	633,303
Insurance	263,095	313,869	364,206	272,016
PILOT	79,395	70,105	70,105	76,349
Housing Assistance Payments	35,477,734	39,214,770	58,082,654	35,508,594
Port-in HAP expense	1,051,539	300,000	17,961	20,000
Other (port-out HAP, admin fees & PH FSS Escrow	91,971	83,800	100,996	106,420
HUD CARES Funds, HCV Admin & PH Ops	194,572	-	58,062	-
Extraordinary expense	16,981	30,088	-	-
Bad debt, net of recoveries	150,170	68,090	48,124	60,006
Total operating expenses	45,625,962	49,474,298	67,950,050	45,649,051
Net program income	5,132,493	4,366,431	7,694,225	2,821,683

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
 FY2022-23 Budget
 TOTAL HOUSING AUTHORITY

	HA Total FY2020-21 Actual	HA Total FY2021-22 Budget	HA Total FY2021-22 Projection	HA Total FY2022-23 Budget
Other ongoing cash outflows:				
Debt service payment	1,727,879	1,709,791	1,709,791	1,277,163
Transfers to (from) restricted cash - HAP	(31,032)	-	(107,906)	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	1,696,847	1,709,791	1,601,885	1,277,163
Cash flow from operations	3,435,646	2,656,640	6,092,340	1,544,520
Other Unrestricted cash flows:				
Investment income	167,675	102,919	210,634	122,000
Gain/loss on sale of property	1,674	-	(6,000)	-
Capital fund receipts (HUD, HPOF, other grants)	5,909,218	1,018,022	3,304,683	771,065
Capitalized modernization/purchased	(209,685)	(8,518,022)	(489,683)	(771,065)
Debt service payment	1,727,879	1,709,791	1,709,791	1,277,163
Debt service interest	(1,130,994)	(1,070,085)	(1,070,085)	(583,524)
Transfers from Local Fund	-	7,500,000	-	-
Transfers to Affordable Housing Fund	(2,968)	(7,500,000)	-	-
Transfers from (to) restricted cash - Repl Reserve	(179,627)	(179,574)	(172,680)	(136,680)
Total Other Unrestricted cash flows	6,283,172	(6,936,949)	3,486,660	678,959
Net Unrestricted cash flows	9,718,818	(4,280,309)	9,579,000	2,223,479
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	18,740	18,000	106,810	12,000
Transfers from (to) unrestricted cash - HAP	(31,032)	-	(107,906)	-
Transfers from unrestricted cash-Repl Res	179,627	179,574	172,680	136,680
Reserve Releases	-	-	-	-
Total restricted cash flows	167,335	197,574	171,584	148,680
Net cash flows	9,886,153	(4,082,735)	9,750,584	2,372,159
Depreciation/Amortization Expense	1,524,707	1,564,445	1,580,222	1,091,776
Investment in partnership valuation change	1,238,137	-	-	-
Net Income Accrual Basis	9,809,267	2,870,842	8,660,045	2,051,448
ENDING NET POSITION:				
Net investment in capital assets	4,057,794	11,011,371	2,967,255	2,646,544
Restricted net position	3,293,939	3,491,513	3,465,523	3,614,203
Unrestricted net position	17,553,552	13,273,243	27,132,552	29,356,031
Total Net Position	24,905,285	27,776,127	33,565,331	35,616,778

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
 FY2022-23 Budget
 HOUSING CHOICE VOUCHER PROGRAMS

	HCV FY2020-21 Actual	HCV FY2021-22 Budget	HCV FY2021-22 Projection	HCV FY2022-23 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	27,261,400	33,214,770	33,501,148	35,508,594
HCV (Section 8) Admin	2,273,788	2,491,994	2,509,395	3,002,211
FSS Coordinator	81,528	68,424	106,141	160,000
HUD CARES Funds, HCV Admin & PH Ops	1,994,416	434,770	761,786	-
County Contribution	55,794	-	-	-
Other Local Grants	-	-	-	-
Total intergovernmental revenues	31,666,926	36,209,958	36,878,470	38,670,805
Tenant revenues	-	-	-	-
Other revenues	1,191,047	341,400	28,517	7,400
Total operating revenues	32,857,973	36,551,358	36,906,987	38,678,205
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	11	300	-	300
Repairs and maintenance-Contracted services	-	-	-	-
Maintenance payroll-Property Management Co.	-	-	-	-
Maintenance staff payroll	-	-	-	-
Administrative-supplies & materials	15,362	66,398	33,576	84,600
Administrative-Contracted services	136,383	162,863	219,875	165,690
Program payroll-Property Management Co.	-	-	-	-
Program staff payroll	1,521,120	2,146,468	1,898,176	2,278,906
DHS admin overhead	325,337	293,009	321,816	536,982
Internal asset manager allocation	-	-	-	-
County & DHS overhead	393,408	332,450	354,103	477,442
Utilities	-	-	-	-
Insurance	5,045	5,715	5,363	6,081
PILOT	-	-	-	-
Housing Assistance Payments	29,123,041	33,214,770	33,609,054	35,508,594
Port-in HAP expense	1,051,539	300,000	17,961	20,000
Other (port-out HAP, admin fees & PH FSS Escrow	76,533	68,800	74,885	79,200
HUD CARES Funds, HCV Admin & PH Ops	163,807	-	53,571	-
Extraordinary expense	-	-	-	-
Bad debt, net of recoveries	67,760	14,150	8,000	10,000
Total operating expenses	32,879,346	36,604,923	36,596,380	39,167,795
Net program income	(21,373)	(53,565)	310,607	(489,590)

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
FY2022-23 Budget
HOUSING CHOICE VOUCHER PROGRAMS

	HCV FY2020-21 Actual	HCV FY2021-22 Budget	HCV FY2021-22 Projection	HCV FY2022-23 Budget
--	----------------------------	----------------------------	--------------------------------	----------------------------

Other ongoing cash outflows:				
Debt service payment	-	-	-	-
Transfers to (from) restricted cash - HAP	(31,032)	-	(107,906)	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	(31,032)	-	(107,906)	-
Cash flow from operations	9,659	(53,565)	418,513	(489,590)
Other Unrestricted cash flows:				
Investment income	437	720	(720)	-
Gain/loss on sale of property	-	-	-	-
Capital fund receipts (HUD, HPOF, other grants)	-	-	-	-
Capitalized modernization/purchased	-	-	-	-
Debt service payment	-	-	-	-
Debt service interest	-	-	-	-
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	437	720	(720)	-
Net Unrestricted cash flows	10,096	(52,845)	417,793	(489,590)
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	18,740	18,000	106,810	12,000
Transfers from (to) unrestricted cash - HAP	(31,032)	-	(107,906)	-
Transfers from unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	(12,292)	18,000	(1,096)	12,000
Net cash flows	(2,196)	(34,845)	416,697	(477,590)
Depreciation/Amortization Expense	7,940	7,941	7,941	7,941
Investment in partnership valuation change	(10,136)	(42,786)	408,756	(485,531)
Net Income Accrual Basis	(10,136)	(42,786)	408,756	(485,531)
ENDING NET POSITION:				
Net investment in capital assets	19,954	12,013	12,013	4,072
Restricted net position	114,043	132,043	112,947	124,947
Unrestricted net position	944,482	879,623	1,350,262	868,612
Total Net Position	1,078,479	1,023,680	1,475,222	997,632

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
 FY2022-23 Budget
 PUBLIC HOUSING PROGRAM

	PH FY2020-21 Actual	PH FY2021-22 Budget	PH FY2021-22 Projection	PH FY2022-23 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	893,172	1,009,510	965,547	942,065
Public Housing Cap Fund - operations	260,763	-	-	10,000
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	117,484	-	-	-
County Contribution	41,520	-	-	-
Other Local Grants	-	-	-	-
Total intergovernmental revenues	1,312,939	1,009,510	965,547	952,065
Tenant revenues	888,188	828,000	936,240	913,300
Other revenues	16,104	11,000	8,780	7,600
Total operating revenues	2,217,231	1,848,510	1,910,567	1,872,965
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	126,452	97,750	97,750	103,750
Repairs and maintenance-Contracted services	35,050	85,500	85,500	154,500
Maintenance payroll-Property Management Co.	-	-	-	-
Maintenance staff payroll	430,785	508,059	467,912	486,680
Administrative-supplies & materials	9,260	20,760	20,760	20,960
Administrative-Contracted services	133,695	61,593	56,683	73,055
Program payroll-Property Management Co.	-	-	-	-
Program staff payroll	378,295	324,824	355,320	614,354
DHS admin overhead	181,076	119,768	148,786	271,099
Internal asset manager allocation	39,697	45,015	54,872	50,007
County & DHS overhead	218,963	135,890	163,713	241,040
Utilities	131,182	145,442	145,442	149,805
Insurance	66,679	82,501	85,837	102,315
PILOT	79,395	70,105	70,105	76,349
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow)	12,671	15,000	24,816	25,000
HUD CARES Funds, HCV Admin & PH Ops	30,765	-	4,491	-
Extraordinary expense	-	-	-	-
Bad debt, net of recoveries	30,803	24,000	24,000	24,000
Total operating expenses	1,904,768	1,736,207	1,805,987	2,392,914
Net program income	312,463	112,303	104,580	(519,949)

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
 FY2022-23 Budget
 PUBLIC HOUSING PROGRAM

	PH FY2020-21 Actual	PH FY2021-22 Budget	PH FY2021-22 Projection	PH FY2022-23 Budget
Other ongoing cash outflows:				
Debt service payment	-	-	-	-
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	-	-	-	-
Cash flow from operations	312,463	112,303	104,580	(519,949)
Other Unrestricted cash flows:				
Investment income	32	8	(651)	-
Gain/loss on sale of property	1,674			
Capital fund receipts (HUD, HPOF, other grants)	259,218	1,018,022	489,683	771,065
Capitalized modernization/purchased	(209,685)	(1,018,022)	(489,683)	(771,065)
Debt service payment	-	-	-	-
Debt service interest	-	-	-	-
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	51,239	8	(651)	-
Net Unrestricted cash flows	363,702	112,311	103,929	(519,949)
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	-	-
Net cash flows	363,702	112,311	103,929	(519,949)
<i>Depreciation/Amortization Expense</i>	<i>349,688</i>	<i>362,735</i>	<i>362,735</i>	<i>382,334</i>
<i>Investment in partnership valuation change</i>				
Net Income Accrual Basis	223,699	767,598	230,877	(131,218)
ENDING NET POSITION:				
Net investment in capital assets	5,987,110	6,642,397	6,114,058	6,502,789
Restricted net position	-	-	-	-
Unrestricted net position	2,330,912	2,443,223	2,434,841	1,914,892
Total Net Position	8,318,022	9,085,620	8,548,899	8,417,681

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County FY2022-23 Budget TOTAL LOCAL FUND			
---	--	--	--

	LOCAL FY2020-21 Actual	LOCAL FY2021-22 Budget	LOCAL FY2021-22 Projection	LOCAL FY2022-23 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
County Contribution	346,401	176,961	176,961	-
Other Local Grants	6,808,041	6,180,000	25,192,836	-
Total intergovernmental revenues	7,154,442	6,356,961	25,369,797	-
Tenant revenues	144,608	146,126	149,314	146,126
Other revenues	1,982,467	2,069,982	4,451,607	3,056,937
Total operating revenues	9,281,517	8,573,069	29,970,718	3,203,063
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	7,223	8,240	2,384	8,240
Repairs and maintenance-Contracted services	9,959	2,300	15,840	2,300
Maintenance payroll-Property Management Co.	-	-	-	-
Maintenance staff payroll	28,811	26,888	29,120	32,851
Administrative-supplies & materials	18,804	51,115	58,362	54,515
Administrative-Contracted services	212,637	314,040	397,089	349,144
Program payroll-Property Management Co.	-	-	-	-
Program staff payroll	177,501	386,290	183,281	590,225
DHS admin overhead	47,090	59,985	39,410	151,118
Internal asset manager allocation	14,652	26,570	20,240	18,445
County & DHS overhead	56,942	68,060	43,363	134,361
Utilities	3,761	3,540	2,665	3,540
Insurance	3,721	4,081	5,314	6,299
PILOT	-	-	-	-
Housing Assistance Payments	6,354,693	6,000,000	24,473,600	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
Extraordinary expense	-	3,000	-	-
Bad debt, net of recoveries	(3,250)	-	-	-
Total operating expenses	6,932,544	6,954,109	25,270,668	1,351,038
Net program income	2,348,973	1,618,960	4,700,050	1,852,025

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County			
FY2022-23 Budget			
TOTAL LOCAL FUND			

	LOCAL FY2020-21 Actual	LOCAL FY2021-22 Budget	LOCAL FY2021-22 Projection	LOCAL FY2022-23 Budget
Other ongoing cash outflows:				
Debt service payment	-	-	-	-
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	-	-	-	-
Cash flow from operations	2,348,973	1,618,960	4,700,050	1,852,025
Other Unrestricted cash flows:				
Investment income	166,168	102,000	211,970	122,000
Gain/loss on sale of property	-	-	(6,000)	-
Capital fund receipts (HUD, HPOF, other grants)	-	-	-	-
Capitalized modernization/purchased	-	-	-	-
Debt service payment	-	-	-	-
Debt service interest	-	-	-	-
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	(2,968)	(7,500,000)	-	-
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	163,200	(7,398,000)	205,970	122,000
Net Unrestricted cash flows	2,512,173	(5,779,040)	4,906,020	1,974,025
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	-	-
Net cash flows	2,512,173	(5,779,040)	4,906,020	1,974,025
Depreciation/Amortization Expense	48,735	49,535	49,356	49,356
Investment in partnership valuation change	1,238,137	-	-	-
Net Income Accrual Basis	3,701,575	(5,828,575)	4,856,664	1,924,669
ENDING NET POSITION:				
Net investment in capital assets	1,398,570	1,349,035	1,349,214	1,299,858
Restricted net position	-	-	-	-
Unrestricted net position	16,755,473	10,976,433	21,661,493	23,635,518
Total Net Position	18,154,043	12,325,468	23,010,707	24,935,376

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
 FY2022-23 Budget
 GENERAL & LANDLORD COMPENSATION FUND

	LF General FY2020-21 Actual	LF General FY2021-22 Budget	LF Gen & LCF FY2021-22 Projection	LF Gen & LCF FY2022-23 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
County Contribution	238,343	-	16,700	-
Other Local Grants	6,707,191	6,180,000	25,163,797	-
Total intergovernmental revenues	6,945,534	6,180,000	25,180,497	-
Tenant revenues	-	-	-	-
Other revenues	1,542,723	1,549,675	3,776,212	2,338,500
Total operating revenues	8,488,257	7,729,675	28,956,709	2,338,500
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	28	-	-	-
Repairs and maintenance-Contracted services	-	-	-	-
Maintenance payroll-Property Management Co.	-	-	-	-
Maintenance staff payroll	-	-	-	-
Administrative-supplies & materials	17,235	41,100	37,430	43,100
Administrative-Contracted services	164,095	189,078	324,191	308,226
Program payroll-Property Management Co.	-	-	-	-
Program staff payroll	23,158	12,117	42,187	25,672
DHS admin overhead	7,587	4,856	10,173	9,872
Internal asset manager allocation	13,019	24,725	17,991	16,396
County & DHS overhead	9,174	5,510	11,194	8,777
Utilities	-	-	-	-
Insurance	-	-	-	-
PILOT	-	-	-	-
Housing Assistance Payments	6,354,693	6,000,000	24,473,600	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
Extraordinary expense	-	3,000	-	-
Bad debt, net of recoveries	-	-	-	-
Total operating expenses	6,588,989	6,280,386	24,916,766	412,043
Net program income	1,899,268	1,449,289	4,039,943	1,926,457

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
FY2022-23 Budget
GENERAL & LANDLORD COMPENSATION FUND
LF General LF General LF Gen & LCF LF Gen & LCF
FY2020-21 FY2021-22 FY2021-22 FY2022-23
Actual Budget Projection Budget

Other ongoing cash outflows:				
Debt service payment	-	-	-	-
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	-	-	-	-
Cash flow from operations	1,899,268	1,449,289	4,039,943	1,926,457
Other Unrestricted cash flows:				
Investment income	163,379	100,000	209,169	120,000
Gain/loss on sale of property	-	-	-	-
Capital fund receipts (HUD, HPOF, other grants)	-	-	-	-
Capitalized modernization/purchased	-	-	-	-
Debt service payment	-	-	-	-
Debt service interest	-	-	-	-
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	(2,968)	(7,500,000)	-	-
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	160,411	(7,400,000)	209,169	120,000
Net Unrestricted cash flows	2,059,679	(5,950,711)	4,249,112	2,046,457
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	-	-
Net cash flows	2,059,679	(5,950,711)	4,249,112	2,046,457
<i>Depreciation/Amortization Expense</i>	-	-	-	-
<i>Investment in partnership valuation change</i>	<i>1,238,137</i>	-	-	-
Net Income Accrual Basis	3,297,816	(5,950,711)	4,249,112	2,046,457
ENDING NET POSITION:				
Net investment in capital assets	425,030	425,030	425,030	425,030
Restricted net position	-	-	-	-
Unrestricted net position	16,495,080	10,544,369	20,744,192	22,790,649
Total Net Position	16,920,110	10,969,399	21,169,222	23,215,679

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
 FY2022-23 Budget
 LOCAL FUND DEVELOPMENT

	LF Devt. FY2020-21 Actual	LF Devt. FY2021-22 Budget	LF Devt. FY2021-22 Projection	LF Devt. FY2022-23 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
County Contribution	77,142	144,979	144,979	-
Other Local Grants	-	-	-	-
Total intergovernmental revenues	77,142	144,979	144,979	-
Tenant revenues	-	-	-	-
Other revenues	438,850	520,307	675,395	718,437
Total operating revenues	515,992	665,286	820,374	718,437
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	-	-	-	-
Repairs and maintenance-Contracted services	-	-	-	-
Maintenance payroll-Property Management Co.	-	-	-	-
Maintenance staff payroll	-	-	-	-
Administrative-supplies & materials	1,191	9,600	20,865	11,000
Administrative-Contracted services	32,361	120,361	67,516	37,752
Program payroll-Property Management Co.	-	-	-	-
Program staff payroll	75,104	350,823	109,960	564,553
DHS admin overhead	16,063	47,890	18,643	133,027
Internal asset manager allocation	-	-	-	-
County & DHS overhead	19,424	54,336	20,513	118,277
Utilities	-	-	-	-
Insurance	-	-	436	458
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
Extraordinary expense	-	-	-	-
Bad debt, net of recoveries	-	-	-	-
Total operating expenses	144,143	583,010	237,933	865,067
Net program income	371,849	82,276	582,441	(146,630)

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
FY2022-23 Budget

LOCAL FUND DEVELOPMENT

	LF Devt. FY2020-21 Actual	LF Devt. FY2021-22 Budget	LF Devt. FY2021-22 Projection	LF Devt. FY2022-23 Budget
Other ongoing cash outflows:				
Debt service payment	-	-	-	-
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	-	-	-	-
Cash flow from operations	371,849	82,276	582,441	(146,630)
Other Unrestricted cash flows:				
Investment income				
Gain/loss on sale of property				
Capital fund receipts (HUD, HPOF, other grants)				
Capitalized modernization/purchased		-	-	-
Debt service payment	-	-	-	-
Debt service interest	-	-	-	-
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	-	-	-	-
Net Unrestricted cash flows	371,849	82,276	582,441	(146,630)
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	-	-
Net cash flows	371,849	82,276	582,441	(146,630)
<i>Depreciation/Amortization Expense</i>	-	-	-	-
<i>Investment in partnership valuation change</i>	-	-	-	-
Net Income Accrual Basis	371,849	82,276	582,441	(146,630)
ENDING NET POSITION:				
Net investment in capital assets		-	-	-
Restricted net position	-	-	-	-
Unrestricted net position	-	-	-	-
Total Net Position	-	-	-	-

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
 FY2022-23 Budget
 LOCAL FUND HPOG

	HPOG FY2020-21 Actual	HPOG FY2021-22 Budget	HPOG FY2021-22 Projection	HPOG FY2022-23 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
County Contribution	29,644	31,982	15,282	-
Other Local Grants	100,850	-	29,039	-
Total intergovernmental revenues	130,494	31,982	44,321	-
Tenant revenues	-	-	-	-
Other revenues	-	-	-	-
Total operating revenues	130,494	31,982	44,321	-
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	-	-	-	-
Repairs and maintenance-Contracted services	-	-	-	-
Maintenance payroll-Property Management Co.	-	-	-	-
Maintenance staff payroll	-	-	-	-
Administrative-supplies & materials	100	-	-	-
Administrative-Contracted services	13,275	1,545	2,100	-
Program payroll-Property Management Co.	-	-	-	-
Program staff payroll	79,239	23,350	31,134	-
DHS admin overhead	16,948	3,320	5,279	-
Internal asset manager allocation	-	-	-	-
County & DHS overhead	20,493	3,767	5,808	-
Utilities	-	-	-	-
Insurance	439	-	-	-
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
Extraordinary expense	-	-	-	-
Bad debt, net of recoveries	-	-	-	-
Total operating expenses	130,494	31,982	44,321	-
Net program income	-	-	-	-

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
 FY2022-23 Budget
 LOCAL FUND HPOG

	HPOG FY2020-21 Actual	HPOG FY2021-22 Budget	HPOG FY2021-22 Projection	HPOG FY2022-23 Budget
Other ongoing cash outflows:				
Debt service payment	-	-	-	-
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	-	-	-	-
Cash flow from operations	-	-	-	-
Other Unrestricted cash flows:				
Investment income	-	-	-	-
Gain/loss on sale of property	-	-	-	-
Capital fund receipts (HUD, HPOF, other grants)	-	-	-	-
Capitalized modernization/purchased	-	-	-	-
Debt service payment	-	-	-	-
Debt service interest	-	-	-	-
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	-	-	-	-
Net Unrestricted cash flows	-	-	-	-
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	-	-
Net cash flows	-	-	-	-
<i>Depreciation/Amortization Expense</i>	-	-	-	-
<i>Investment in partnership valuation change</i>	-	-	-	-
Net Income Accrual Basis	-	-	-	-
ENDING NET POSITION:				
Net investment in capital assets	-	-	-	-
Restricted net position	-	-	-	-
Unrestricted net position	-	-	-	-
Total Net Position	-	-	-	-

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
 FY2022-23 Budget
 LOCAL FUND RENTAL

	LF Rental FY2020-21 Actual	LF Rental FY2021-22 Budget	LF Rental FY2021-22 Projection	LF Rental FY2022-23 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
County Contribution	1,272	-	-	-
Other Local Grants	-	-	-	-
Total intergovernmental revenues	1,272	-	-	-
Tenant revenues	144,608	146,126	149,314	146,126
Other revenues	894	-	-	-
Total operating revenues	146,774	146,126	149,314	146,126
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	7,195	8,240	2,384	8,240
Repairs and maintenance-Contracted services	9,959	2,300	15,840	2,300
Maintenance payroll-Property Management Co.	-	-	-	-
Maintenance staff payroll	28,811	26,888	29,120	32,851
Administrative-supplies & materials	278	415	67	415
Administrative-Contracted services	2,906	3,056	3,282	3,166
Program payroll-Property Management Co.	-	-	-	-
Program staff payroll	-	-	-	-
DHS admin overhead	6,492	3,919	5,315	8,219
Internal asset manager allocation	1,633	1,845	2,249	2,049
County & DHS overhead	7,851	4,447	5,848	7,307
Utilities	3,761	3,540	2,665	3,540
Insurance	3,282	4,081	4,878	5,841
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
Extraordinary expense	-	-	-	-
Bad debt, net of recoveries	(3,250)	-	-	-
Total operating expenses	68,918	58,731	71,648	73,928
Net program income	77,856	87,395	77,666	72,198

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
 FY2022-23 Budget
 LOCAL FUND RENTAL

	LF Rental FY2020-21 Actual	LF Rental FY2021-22 Budget	LF Rental FY2021-22 Projection	LF Rental FY2022-23 Budget
Other ongoing cash outflows:				
Debt service payment	-	-	-	-
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	-	-	-	-
Cash flow from operations	77,856	87,395	77,666	72,198
Other Unrestricted cash flows:				
Investment income	2,789	2,000	2,801	2,000
Gain/loss on sale of property	-	-	(6,000)	-
Capital fund receipts (HUD, HPOF, other grants)	-	-	-	-
Capitalized modernization/purchased	-	-	-	-
Debt service payment	-	-	-	-
Debt service interest	-	-	-	-
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	2,789	2,000	(3,199)	2,000
Net Unrestricted cash flows	80,645	89,395	74,467	74,198
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	-	-
Net cash flows	80,645	89,395	74,467	74,198
Depreciation/Amortization Expense	48,735	49,535	49,356	49,356
Investment in partnership valuation change	-	-	-	-
Net Income Accrual Basis	31,910	39,860	25,111	24,842
ENDING NET POSITION:				
Net investment in capital assets	973,540	924,005	924,184	874,828
Restricted net position	-	-	-	-
Unrestricted net position	260,393	349,788	334,860	409,058
Total Net Position	1,233,933	1,273,793	1,259,044	1,283,886

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
 FY2022-23 Budget
 KAYBERN TERRACE PROPERTY

	Kaybern FY2020-21 Actual	Kaybern FY2021-22 Budget	Kaybern FY2021-22 Projection	Kaybern FY2022-23 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
County Contribution	102	-	-	-
Other Local Grants	35,779	35,199	39,463	28,895
Total intergovernmental revenues	35,881	35,199	39,463	28,895
Tenant revenues	45,929	56,014	47,485	71,230
Other revenues	1,743	1,546	1,333	1,200
Total operating revenues	83,553	92,759	88,281	101,325
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	6,080	6,327	3,051	2,871
Repairs and maintenance-Contracted services	6,519	10,175	10,675	9,560
Maintenance payroll-Property Management Co.	8,097	12,093	5,815	12,008
Maintenance staff payroll	-	-	-	-
Administrative-supplies & materials	1,109	1,178	1,178	1,098
Administrative-Contracted services	10,697	11,666	11,666	10,696
Program payroll-Property Management Co.	5,184	21,877	7,700	22,350
Program staff payroll	-	-	-	-
DHS admin overhead	395	299	453	573
Internal asset manager allocation	1,954	2,214	2,699	2,459
County & DHS overhead	478	339	499	510
Utilities	14,701	16,250	16,424	17,129
Insurance	1,406	1,603	1,875	2,238
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
Extraordinary expense	-	-	-	-
Bad debt, net of recoveries	2,745	2,500	2,500	707
Total operating expenses	59,365	86,521	64,535	82,199
Net program income	24,188	6,238	23,746	19,126

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
 FY2022-23 Budget
 KAYBERN TERRACE PROPERTY

	Kaybern FY2020-21 Actual	Kaybern FY2021-22 Budget	Kaybern FY2021-22 Projection	Kaybern FY2022-23 Budget
Other ongoing cash outflows:				
Debt service payment	26,062	34,750	34,750	34,750
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	26,062	34,750	34,750	34,750
Cash flow from operations	(1,874)	(28,512)	(11,004)	(15,624)
Other Unrestricted cash flows:				
Investment income	126	150	(5)	-
Gain/loss on sale of property	-	-	-	-
Capital fund receipts (HUD, HPOF, other grants)	-	-	-	-
Capitalized modernization/purchased	-	-	-	-
Debt service payment	26,062	34,750	34,750	34,750
Debt service interest	(27,802)	(27,173)	(27,173)	(26,443)
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	(1,614)	7,727	7,572	8,307
Net Unrestricted cash flows	(3,488)	(20,785)	(3,432)	(7,317)
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	-	-
Net cash flows	(3,488)	(20,785)	(3,432)	(7,317)
Depreciation/Amortization Expense	5,464	5,465	5,465	5,465
Investment in partnership valuation change				
Net Income Accrual Basis	(8,952)	(26,250)	(8,897)	(12,782)
ENDING NET POSITION:				
Net investment in capital assets	(167,863)	(173,328)	(173,328)	(178,793)
Restricted net position	36,121	36,121	36,121	36,121
Unrestricted net position	(17,954)	(38,739)	(21,386)	(28,703)
Total Net Position	(149,696)	(175,946)	(158,593)	(171,375)

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
 FY2022-23 Budget
 ALOHA PARK PROPERTY

	Aloha Pk FY2020-21 Actual	Aloha Pk FY2021-22 Budget	Aloha Pk FY2021-22 Projection	Aloha Pk FY2022-23 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
County Contribution	-	-	-	-
Other Local Grants	2,968	-	-	-
Total intergovernmental revenues	2,968	-	-	-
Tenant revenues	526,108	511,515	540,291	-
Other revenues	15,044	12,200	10,000	-
Total operating revenues	544,120	523,715	550,291	-
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	27,207	24,880	14,109	-
Repairs and maintenance-Contracted services	95,053	59,670	97,767	-
Maintenance payroll-Property Management Co.	58,190	56,803	62,787	-
Maintenance staff payroll	-	-	-	-
Administrative-supplies & materials	6,829	5,901	5,480	-
Administrative-Contracted services	50,645	44,776	56,472	-
Program payroll-Property Management Co.	81,595	84,597	88,205	-
Program staff payroll	-	-	-	-
DHS admin overhead	-	-	-	-
Internal asset manager allocation	-	-	-	-
County & DHS overhead	-	-	-	-
Utilities	77,873	78,953	74,776	-
Insurance	21,080	23,531	26,158	-
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
Extraordinary expense	-	-	-	-
Bad debt, net of recoveries	1,423	1,200	7	-
Total operating expenses	419,895	380,311	425,761	-
Net program income	124,225	143,404	124,530	-

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
 FY2022-23 Budget
 ALOHA PARK PROPERTY

	Aloha Pk FY2020-21 Actual	Aloha Pk FY2021-22 Budget	Aloha Pk FY2021-22 Projection	Aloha Pk FY2022-23 Budget
Other ongoing cash outflows:				
Debt service payment	114,703	114,703	114,703	-
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	114,703	114,703	114,703	-
Cash flow from operations	9,522	28,701	9,827	-
Other Unrestricted cash flows:				
Investment income	-	-	-	-
Gain/loss on sale of property	-	-	-	-
Capital fund receipts (HUD, HPOF, other grants)	-	-	-	-
Capitalized modernization/purchased	-	-	-	-
Debt service payment	114,703	114,703	114,703	-
Debt service interest	(80,081)	(78,731)	(78,731)	-
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	(36,000)	(36,000)	(36,000)	-
Total Other Unrestricted cash flows	(1,378)	(28)	(28)	-
Net Unrestricted cash flows	8,144	28,673	9,799	-
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res	36,000	36,000	36,000	-
Reserve Releases	-	-	-	-
Total restricted cash flows	36,000	36,000	36,000	-
Net cash flows	44,144	64,673	45,799	-
Depreciation/Amortization Expense	60,299	60,299	60,299	-
Investment in partnership valuation change	-	-	-	-
Net Income Accrual Basis	(16,155)	4,374	(14,500)	-
ENDING NET POSITION:				
Net investment in capital assets	211,353	151,054	151,054	-
Restricted net position	466,875	502,875	502,875	-
Unrestricted net position	(1,537,549)	(1,508,876)	(1,527,750)	-
Total Net Position	(859,321)	(854,947)	(873,821)	-

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
 FY2022-23 Budget
 CORNELIUS VILLAGE PROPERTY

	Cornelius FY2020-21 Actual	Cornelius FY2021-22 Budget	Cornelius FY2021-22 Projection	Cornelius FY2022-23 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
County Contribution	114	-	-	-
Other Local Grants	-	-	-	-
Total intergovernmental revenues	114	-	-	-
Tenant revenues	192,475	217,288	195,288	210,692
Other revenues	5,721	6,224	4,321	3,744
Total operating revenues	198,310	223,512	199,609	214,436
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	11,181	9,810	3,540	1,360
Repairs and maintenance-Contracted services	13,618	15,900	9,288	8,230
Maintenance payroll-Property Management Co.	15,914	19,258	5,530	11,614
Maintenance staff payroll	21	-	-	-
Administrative-supplies & materials	1,457	930	446	490
Administrative-Contracted services	15,082	12,833	21,147	15,195
Program payroll-Property Management Co.	24,819	24,712	22,398	10,869
Program staff payroll	-	-	-	-
DHS admin overhead	465	348	529	669
Internal asset manager allocation	2,274	2,583	3,148	2,869
County & DHS overhead	561	395	582	595
Utilities	29,414	33,404	31,878	30,890
Insurance	4,730	5,707	7,195	8,521
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
Extraordinary expense	-	-	-	-
Bad debt, net of recoveries	7,162	2,040	6,087	3,198
Total operating expenses	126,698	127,920	111,768	94,500
Net program income	71,612	95,592	87,841	119,936

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
 FY2022-23 Budget
 CORNELIUS VILLAGE PROPERTY

	Cornelius FY2020-21 Actual	Cornelius FY2021-22 Budget	Cornelius FY2021-22 Projection	Cornelius FY2022-23 Budget
Other ongoing cash outflows:				
Debt service payment	95,162	105,088	105,088	105,088
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	95,162	105,088	105,088	105,088
Cash flow from operations	(23,550)	(9,496)	(17,247)	14,848
Other Unrestricted cash flows:				
Investment income	53	41	40	-
Gain/loss on sale of property	-	-	-	-
Capital fund receipts (HUD, HPOF, other grants)	-	-	-	-
Capitalized modernization/purchased	-	-	-	-
Debt service payment	95,162	105,088	105,088	105,088
Debt service interest	(84,842)	(83,931)	(83,931)	(82,756)
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	(6,947)	(6,894)	-	-
Total Other Unrestricted cash flows	3,426	14,304	21,197	22,332
Net Unrestricted cash flows	(20,124)	4,808	3,950	37,180
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res	6,947	6,894	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	6,947	6,894	-	-
Net cash flows	(13,177)	11,702	3,950	37,180
<i>Depreciation/Amortization Expense</i>	<i>65,476</i>	<i>67,022</i>	<i>67,022</i>	<i>67,022</i>
<i>Investment in partnership valuation change</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Net Income Accrual Basis	(78,653)	(55,320)	(63,072)	(29,842)
ENDING NET POSITION:				
Net investment in capital assets	765,126	698,104	883,495	816,473
Restricted net position	6,947	13,841	6,947	6,947
Unrestricted net position	(6,370)	(1,562)	(187,811)	(150,631)
Total Net Position	765,703	710,383	702,631	672,789

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
 FY2022-23 Budget
 ALOHA INN PROPERTY

	Aloha Inn FY2020-21 Actual	Aloha Inn FY2021-22 Budget	Aloha Inn FY2021-22 Projection	Aloha Inn FY2022-23 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
County Contribution	-	-	-	-
Other Local Grants	-	-	-	-
Total intergovernmental revenues	-	-	-	-
Tenant revenues	300	-	3,600	796,917
Other revenues	-	-	1,350	3,600
Total operating revenues	300	-	4,950	800,517
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	14,480	-	7,930	50,900
Repairs and maintenance-Contracted services	2,646	-	50,000	59,904
Maintenance payroll-Property Management Co.	-	-	-	61,349
Maintenance staff payroll	14,215	-	-	-
Administrative-supplies & materials	-	-	307	5,100
Administrative-Contracted services	247	-	918	197,623
Program payroll-Property Management Co.	-	-	-	144,381
Program staff payroll	-	-	5,637	8,948
DHS admin overhead	4,819	-	2,995	4,689
Internal asset manager allocation	8,791	-	12,144	11,067
County & DHS overhead	5,828	-	3,295	4,169
Utilities	4,320	-	42,800	93,968
Insurance	-	-	16,531	18,184
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
Extraordinary expense	-	-	-	-
Bad debt, net of recoveries	-	-	-	-
Total operating expenses	55,346	-	142,557	660,282
Net program income	(55,046)	-	(137,607)	140,235

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
 FY2022-23 Budget
 ALOHA INN PROPERTY

	Aloha Inn FY2020-21 Actual	Aloha Inn FY2021-22 Budget	Aloha Inn FY2021-22 Projection	Aloha Inn FY2022-23 Budget
Other ongoing cash outflows:				
Debt service payment	-	-	-	48,000
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	-	-	-	48,000
Cash flow from operations	(55,046)	-	(137,607)	92,235
Other Unrestricted cash flows:				
Investment income	(632)	-	-	-
Gain/loss on sale of property	-	-	-	-
Capital fund receipts (HUD, HPOF, other grants)	5,650,000	-	2,815,000	-
Capitalized modernization/purchased	-	-	-	-
Debt service payment	-	-	-	48,000
Debt service interest	(44,769)	-	-	-
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	5,604,599	-	2,815,000	48,000
Net Unrestricted cash flows	5,549,553	-	2,677,393	140,235
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	-	-
Net cash flows	5,549,553	-	2,677,393	140,235
<i>Depreciation/Amortization Expense</i>	-	-	-	-
<i>Investment in partnership valuation change</i>	-	-	-	-
Net Income Accrual Basis	5,549,553	-	2,677,393	140,235
ENDING NET POSITION:				
Net investment in capital assets	5,808,253	5,808,253	883,495	883,495
Restricted net position	-	-	-	-
Unrestricted net position	(258,700)	(258,700)	7,343,451	7,483,686
Total Net Position	5,549,553	5,549,553	8,226,946	8,367,181

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
FY2022-23 Budget

TOTAL AFFORDABLE HOUSING

	AFF HOU FY2020-21 Actual	AFF HOU FY2021-22 Budget	AFF HOU FY2021-22 Projection	AFF HOU FY2022-23 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
County Contribution	14,262	-	-	-
Other Local Grants	-	-	-	-
Total intergovernmental revenues	14,262	-	-	-
Tenant revenues	5,220,409	5,669,670	5,695,846	3,326,858
Other revenues	340,780	358,136	317,026	273,365
Total operating revenues	5,575,451	6,027,806	6,012,872	3,600,223
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	211,405	176,369	190,286	68,668
Repairs and maintenance-Contracted services	594,670	541,816	592,333	223,541
Maintenance payroll-Property Management Co.	339,645	485,463	417,833	241,445
Maintenance staff payroll	2,028	33,356	5,010	11,361
Administrative-supplies & materials	42,221	27,416	85,393	11,519
Administrative-Contracted services	382,176	356,981	381,377	199,493
Program payroll-Property Management Co.	448,637	507,460	499,199	259,435
Program staff payroll	85,378	238,442	132,501	162,221
DHS admin overhead	39,949	50,146	43,103	65,943
Internal asset manager allocation	85,252	96,670	117,839	107,394
County & DHS overhead	48,306	56,895	47,426	58,633
Utilities	744,624	771,274	795,336	337,971
Insurance	160,434	190,731	215,933	128,378
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow)	2,767	-	1,295	2,220
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
Extraordinary expense	16,981	27,088	-	-
Bad debt, net of recoveries	43,527	24,200	7,530	22,101
Total operating expenses	3,248,000	3,584,307	3,532,394	1,900,323
Net program income	2,327,451	2,443,499	2,480,478	1,699,900

FY2022-23 HAWC Operating Budget

Housing Authority of Washington County
FY2022-23 Budget

TOTAL AFFORDABLE HOUSING

	AFF HOU FY2020-21 Actual	AFF HOU FY2021-22 Budget	AFF HOU FY2021-22 Projection	AFF HOU FY2022-23 Budget
Other ongoing cash outflows:				
Debt service payment	1,491,952	1,455,250	1,455,250	1,089,325
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	1,491,952	1,455,250	1,455,250	1,089,325
Cash flow from operations	835,499	988,249	1,025,228	610,575
Other Unrestricted cash flows:				
Investment income	1,491	-	-	-
Gain/loss on sale of property	-	-	-	-
Capital fund receipts (HUD, HPOF, other grants)	-	-	-	-
Capitalized modernization/purchased	-	(7,500,000)	-	-
Debt service payment	1,491,952	1,455,250	1,455,250	1,089,325
Debt service interest	(893,500)	(880,250)	(880,250)	(474,325)
Transfers from Local Fund	-	7,500,000	-	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	(136,680)	(136,680)	(136,680)	(136,680)
Total Other Unrestricted cash flows	463,263	438,320	438,320	478,320
Net Unrestricted cash flows	1,298,762	1,426,569	1,463,548	1,088,895
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res Reserve Releases	136,680	136,680	136,680	136,680
Total restricted cash flows	136,680	136,680	136,680	136,680
Net cash flows	1,435,442	1,563,249	1,600,228	1,225,575
Depreciation/Amortization Expense	987,105	1,011,449	1,027,404	579,659
Investment in partnership valuation change	-	-	-	-
Net Income Accrual Basis	448,337	8,051,800	572,824	645,916
ENDING NET POSITION:				
Net investment in capital assets	(9,964,709)	(3,476,158)	883,495	303,836
Restricted net position	2,669,953	2,806,633	2,806,633	2,943,313
Unrestricted net position	(656,741)	769,828	(11,068,801)	(9,979,906)
Total Net Position	(7,951,497)	100,303	(7,378,673)	(6,732,757)