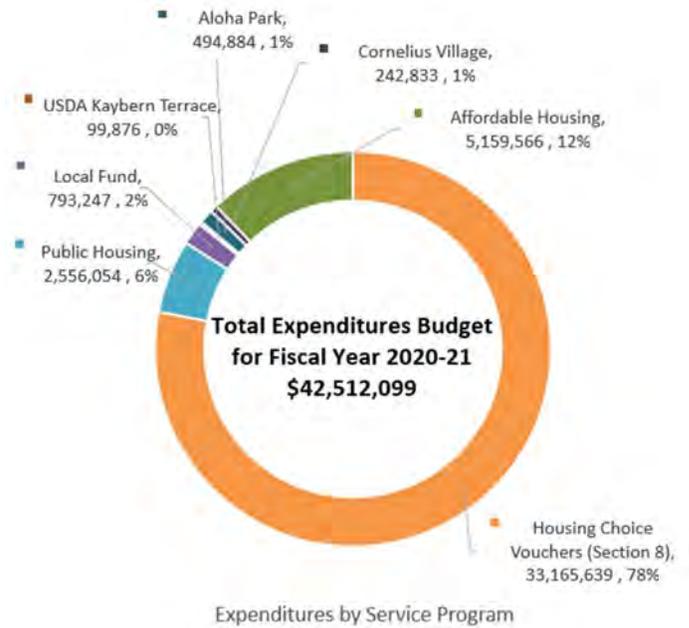
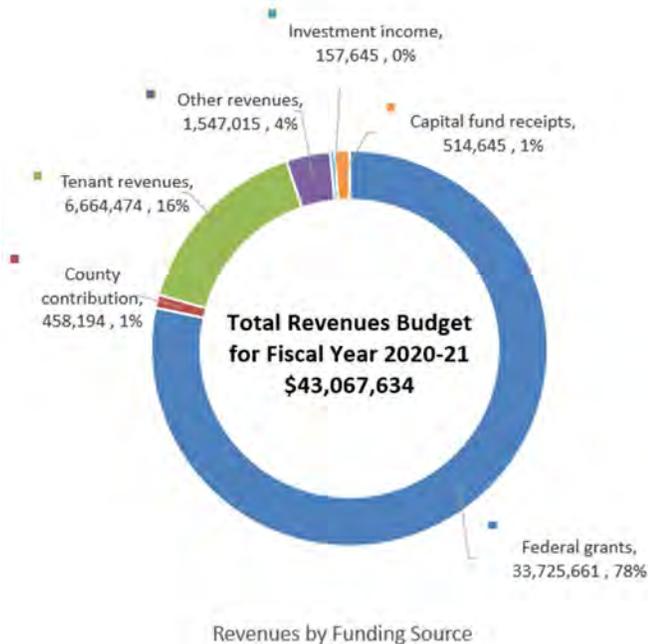


**Housing Authority of Washington County
 FY2020-21 Operating Budget
 Housing Authority Funds 402 to 421**

	Actual 2017-18	Actual 2018-19	Budget 2019-20	Projected 2019-20	Proposed 2020-21	Change \$	Change %
Revenues by funding source							
Federal grants	28,262,468	29,836,599	30,514,240	31,437,883	33,725,661	2,287,778	7%
County contribution	298,913	464,061	511,711	511,711	458,194	(53,517)	-10%
Tenant revenues	6,314,011	6,322,373	6,551,038	6,661,062	6,664,474	3,412	0%
Other revenues	4,302,454	4,386,912	2,505,038	2,303,055	1,547,015	(756,040)	-33%
Investment income	13,257	367,880	171,560	227,940	157,645	(70,295)	-31%
Capital fund receipts	443,217	946,723	448,890	948,890	514,645	(434,245)	-46%
Total Revenues	39,634,320	42,324,548	40,702,477	42,090,541	43,067,634	977,093	2%
Expenses by service program							
Housing Choice Vouchers (Section 8)	28,219,762	29,029,304	29,891,746	31,087,400	33,165,639	2,078,239	7%
Public Housing	2,415,205	2,068,468	2,317,101	2,449,514	2,556,054	106,540	4%
Local Fund	714,124	853,094	4,932,715	608,906	793,247	184,341	30%
USDA Kaybern Terrace	70,247	77,322	84,493	83,405	99,876	16,471	20%
Aloha Park	500,252	542,600	551,039	539,071	494,884	(44,187)	-8%
Cornelius Village	-	-	-	186,030	242,833	56,803	31%
Affordable Housing	5,462,965	6,122,218	4,879,348	4,923,251	5,159,566	236,315	5%
Total Expenditures	37,382,555	38,693,005	42,656,442	39,877,577	42,512,099	2,634,522	7%
Net Income (Loss)	2,251,765	3,631,543	(1,953,965)	2,212,964	555,535		
Net position, beginning of year	6,373,025	8,624,790	12,256,333	12,256,333	14,469,297		
Net investment in capital assets	(2,047,350)	(2,745,900)	(3,727,432)	(2,787,407)	(1,462,225)		
Restricted net position	3,006,081	3,555,663	3,728,343	3,205,317	3,409,891		
Unrestricted net position	7,666,059	11,446,570	10,301,457	14,051,387	13,077,166		
Net position, end of year	8,624,790	12,256,333	10,302,368	14,469,297	15,024,832		



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 2,977 households with vouchers throughout the fiscal year 2020-21, 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.
 - Health Career Northwest program is a five-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.
 - 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.
6. **Cornelius Village:** 14-unit apartment acquired in November 2019 with \$500,000 Washington County’s Housing Production Opportunity Fund, \$400,000 HAWC development fund and \$1.57 million bank acquisition loan.
7. **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.

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, 2020 to June 30, 2021.

As the budget was being developed, Washington County became the first in Oregon and among the first in the United States to experience the arrival of the novel coronavirus and the disease it causes, called COVID-19. Through a series of statewide orders intended to decrease the spread of the COVID-19 issued by the governor beginning in mid-March, a great deal of economic activity has been brought to a halt, which created a dramatic impact of layoffs occurring with industries supporting low-wage jobs in Washington County.

Seventy eight percent (78%) of Authority revenues are federal funds, include allocation 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. Sixteen percent (16%) of revenues come from rental income. Four percent (4%) other revenues include laundry income, NSF/late fee, rental property damages reimbursement and development fees. Total revenues are budgeted to increase by \$977,093 (2%).

The Housing Choice Vouchers program accounts for seventy eight percent (78%) of Authority expenditures, twenty percent (20%) of budget expenditures are allocated to operate housing units, and two percent (2%) of budget expenditures are designated to development activities.

Total expenditures are budgeted to increase by \$2,634,522 (7%). Staff costs will increase by \$641,790 (18%). The Authority's personnel are exclusively contracted Washington County employees. A total of 34.72 Full Time Equivalents (FTE) were assigned to the Authority programs in FY 2019-20, an additional 1.76 FTE will be added to the FY 2020-21 to assist with the increased workloads from the Development program and the Affordable Housing portfolio. Approximately \$200,000 of the staff costs increase is the result of additional 1.76 FTE, the remaining staff costs increase is due to staffing changes, salaries, retirement costs and health benefits. Please note the Authority experienced higher turn-over during FY 2019-20, many positions were partially vacant in FY 2019-20. Budget expenditure increases also include: housing assistance payments increase by \$1,572,997 (5%) to reflect HUD held HAP reserve releases and HAWC held HAP reserve uses; countywide indirect costs increase by \$144,022 (21%); debt service interest increase by \$340,760 (45%), as one-time debt service refunding interest saving was recognized in FY 2019-20; \$265,468 new expenditure is added for HUD COVID-19 related activities; insurance premium increases by \$36,973 (16%). Budget expenditure increases will be offset by expenditure saving on supplies, materials and contracted services.

The Housing Choice Voucher program, Real Estate Development program, USDA Kaybern Terrace property and Cornelius Village property are estimated with budget deficit at the end of the FY 2020-21. 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.

Housing Authority of Washington County
 FY2020-21 Operating Budget
 Housing Authority Funds 402 to 421

Program Budget:

Housing Choice Vouchers (page 10 – 11)

The total authorized 2,977 vouchers include 2,706 units of Housing Choice Vouchers (HCV), 167 units of Veteran’s Assistance Vouchers (VASH), 1 Family Unification Program voucher (FUP) and 103 units of Mainstream vouchers. 59 new vouchers (1 FUP voucher and 58 Mainstream vouchers) have been added to the program since the FY 2019-20 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), 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 cost without adequate HAP funding (data excluding Mainstream vouchers, which are managed separately).

	CY 2016	CY 2017	CY 2018	CY 2019	CY 2020
Renewal funding inflation factor	10.10%	2.60%	4.10%	5.89%	2.85%
Renewal funding awarded	\$ 22,689,312	\$ 22,203,621	\$ 25,384,999	\$ 26,686,356	\$ 27,331,981
New voucher HAP funding	\$ 2,893	\$ 809	\$ -	\$ 18,188	\$ 1,288
Total funding calculated	\$ 22,692,205	\$ 22,204,430	\$ 25,384,999	\$ 26,704,544	\$ 27,333,269
Proration factor	99.58%	97.00%	99.75%	99.50%	99.40%
Total HAP funding level	\$ 22,597,352	\$ 21,538,297	\$ 25,320,268	\$ 26,571,022	\$ 27,169,270

	CY 2015 Actual	CY 2016 Actual	CY 2017 Actual	CY 2018 Actual	CY 2019 Actual	CY 2020 Projection
Total HAP expenditures	\$ 20,607,913	\$ 21,640,956	\$ 24,385,206	\$ 25,201,009	\$ 26,575,897	\$ 29,280,852
Total actual households served	2,645	2,639	2,657	2,598	2,630	2,636
Average HAP unit cost per month	\$ 649.29	\$ 683.41	\$ 764.88	\$ 808.40	\$ 842.10	\$ 925.70
Average HAP unit cost increase %		5.25%	11.92%	5.69%	4.17%	9.93%

Based on the Two-Year-Tool projection, the Authority placed a hold on all leasing activity in the HCV program in August 2019. At the end of CY 2019, the Authority had over \$1 million HAP reserve. Due to the COVID-19, interim HAP increases have been processed to assist clients who lost incomes, as a result, the Authority is anticipated to be placed on HUD “Shortfall Team” monitoring. Budgeted HAP revenue does not reflect additional HUD Coronavirus Aid, Relief, and Economic Security (CARES) Act HAP funds announced in April 2020. HUD is working on disbursement of the CARES Act HAP funds as this proposed budget is being developed.

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. The basis administrative fee rate for CY 2020 was issued in April 2020, but the actual proration will not be known until sometime in CY 2021.

FY2020-21 operating revenue assumes an 81% administrative fee proration and that 89% of the Authority’s vouchers will be utilized due to lease-up challenges resulting from Washington County’s tight rental market and rising voucher

**Housing Authority of Washington County
FY2020-21 Operating Budget
Housing Authority Funds 402 to 421**

costs. Revenue also includes \$136,847 from the Family Self-Sufficiency (FSS) Coordinator Grant and \$307,884 HUD CARES Act Administrative Fee funding for the COVID-19 related activities. This program is anticipated to have a budget deficit of \$289,241, which will be covered by the administrative reserve (end of FY 2019-20 administrative reserve balance is estimated to be around \$900,000). The budget deficit is primarily due to 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. The second reason for the budget deficit is the higher countywide cost allocated to this program.

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 and increase the FSS Coordinator Grant. The Authority also continues working with County to determine if countywide cost allocated to the Authority can be reduced to an affordable level.

Public Housing (page 12 – 13)

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 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 2020-21 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, 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. \$745,036 was awarded for CY 2020 of which \$223,511 is allocated for operations and \$521,525 is 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). Budgeted net tenant revenues of \$846,500 does not reflect possible tenants lost incomes due to the COVID-19.

Local Fund (page 14 – 21)

Local Fund revenue is comprised of annual management fees from conduit bond issuances and other partners, 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.

Real Estate Development Program, primary revenues are developer fees from conduit bond issuances and cash distribution from development partners as cash flow allows. FY 2020-21 budget other revenues decreased by \$741,300 (50%) as a result of Quatama Crossing property cash flow distribution reductions due to the COVID-19 uncertainty. This program is projected with a budget deficit mainly due to a \$2 million transfer from the program reserve to the Affordable Housing properties for overdue capital needs.

The Health Careers NW Grant provides robust health care industry training to low-income job seekers. This five-year grant was scheduled to end in September 2020 and has been extended to year 6, however the year 6 grant amount

is not adequate to cover program costs. Additional matching is required for this program. This program is budgeted to receive \$86,310 in grant revenue, which is reduced by \$41,780 (33%) compared to the FY 2019-20 grant revenue.

Non-Federal funded Housing program, housing units are managed by the Authority staff and are budgeted to breakeven.

Kaybern Terrace Property (page 22 – 23)

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 \$6,984, which will be covered by the program reserve. The end of FY 2019-20 program reserve balance is estimated to be around \$52,391. This property is managed by a property management contractor. The Authority changed property management contractors in March 2020. Management has been working with the new property management contractor to the long-term preservation of this affordable housing asset and to improve the financial performance.

Aloha Park Apartments (page 24 – 25)

Cash flow from Aloha Park is restricted to the property. Because of the restricted cash flow, this property was refinanced through a HUD FHA 223(f) multi-family loan in August 2014. Refinanced cash flow was available to the Authority as unrestricted cash. This property is managed by property management contractor and anticipated to operate at breakeven.

Cornelius Village Apartments (page 26 – 27)

This property is managed by property management contractor and anticipated to operate at breakeven. The budget deficit is due to depreciation expensed in FY 2020-21.

Affordable Housing Properties (page 28 – 29)

The Affordable Housing program consists of 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 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, the County's 2019 Full Faith & Credit bond was issued on June 5, 2019 with net premium of \$2,170,000. The reduced debt service payments over 25 years of the remaining bond life are estimated to result in \$5,170,000 in net present value savings for the Authority. The average yearly savings will be over \$200,000 which will be utilized for overdue capital needs.

The portfolio of ten multifamily properties are managed by a property management contractor. The Authority changed property management contractors in March 2020 due to issues with the previous contractor. A capital needs assessment was performed during FY 2019-20, which identified over \$10 million of capital needs in the immediate term. In addition to the \$200,000 debt service saving, \$2 million cash flow generated from the conduit bond development fees are budgeted to provide funding for overdue capital upgrades and property preservation.

(This page intentionally left blank)

FY2020-21 HAWC Budget Detail

**Housing Authority of Washington County
FY2020-21 Budget
TOTAL HOUSING AUTHORITY**

	HA Total FY19 Actual	HA Total FY20 Budget	HA Total FY20 Projection	HA Total FY21 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	882,051	731,428	832,457	800,841
Public Housing Cap Fund - operations	434,993	434,993	353,142	223,511
HCV Housing Assistance Payments Revenue	26,144,898	26,983,980	27,698,309	29,804,546
HCV (Section 8) Admin	2,069,816	2,048,676	2,048,487	2,121,926
FSS Coordinator	95,583	123,528	91,186	136,847
HUD COVID-19 Funds, HCV Admin & PH Ops	-	-	132,734	398,202
County Contribution	464,061	511,711	511,711	458,194
Other	209,259	191,635	281,568	239,788
Total intergovernmental revenues	30,300,660	31,025,951	31,949,594	34,183,855
Tenant revenues	6,322,373	6,551,038	6,661,062	6,664,474
Other revenues	4,145,959	2,505,038	2,276,555	1,522,015
Total operating revenues	40,768,992	40,082,027	40,887,211	42,370,344
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	505,511	391,546	486,942	323,592
Repairs and maintenance-Contracted services	1,248,535	1,076,571	1,145,113	551,966
Maintenance payroll-Property Management Co.	406,987	457,276	407,887	506,848
Maintenance staff payroll	481,035	561,691	464,386	464,983
Administrative-supplies & materials	98,437	117,664	118,892	143,976
Administrative-Contracted services	440,871	814,546	628,380	931,533
Program payroll-Property Management Co.	561,592	596,782	611,649	577,295
Program staff payroll	1,925,271	2,293,954	2,167,351	2,641,657
DHS admin overhead	493,704	576,225	610,802	731,620
Internal asset manager allocation	201,894	242,729	228,722	274,791
County & DHS overhead	662,991	690,366	695,930	839,952
Utilities	940,880	977,131	947,407	892,692
Insurance	202,643	231,514	233,832	270,805
PILOT	77,265	74,676	75,013	72,675
Housing Assistance Payments	25,564,380	26,983,980	28,236,981	29,804,546
Port-in HAP expense	1,341,044	299,580	287,711	300,000
Other (port-out HAP, admin fees & PH FSS Escrow)	69,367	92,782	109,861	103,004
HUD COVID-19 Funds, HCV Admin & PH Ops	-	-	132,734	398,202
Bad debt, net of recoveries	79,863	102,244	98,668	50,600
Total operating expenses	35,302,268	36,581,257	37,688,261	39,880,737
Net program income	5,466,724	3,500,770	3,198,950	2,489,607

FY2020-21 HAWC Budget Detail

Housing Authority of Washington County
 FY2020-21 Budget
 TOTAL HOUSING AUTHORITY

	HA Total FY19 Actual	HA Total FY20 Budget	HA Total FY20 Projection	HA Total FY21 Budget
Other ongoing cash outflows:				
Debt service payment	1,831,253	1,234,849	1,279,444	1,742,098
Transfers to (from) restricted cash - HAP	580,518	-	(538,672)	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	2,411,772	1,234,849	740,772	1,742,098
Cash flow from operations	3,054,953	2,265,921	2,458,178	747,509
Other Unrestricted cash flows:				
Investment income	367,833	171,560	227,940	157,645
Capital fund receipts (HUD, HPOF, other grants)	946,723	448,890	948,890	514,645
Capitalized modernization/purchased	(1,196,723)	(448,890)	(1,388,915)	(2,856,890)
Debt service payment	610,768	715,058	759,653	850,223
Debt service interest	(452,704)	(124,972)	(239,103)	(207,779)
Transfers from Local Fund	-	-	380,171	2,000,000
Transfers to Affordable Housing Fund	-	(4,000,000)	(380,171)	(2,000,000)
Transfers from (to) restricted cash - Repl Reserve	(172,680)	(172,680)	(161,826)	(179,574)
Total Other Unrestricted cash flows	103,216	(3,411,034)	146,639	(1,721,730)
Net Unrestricted cash flows	3,158,169	(1,145,113)	2,604,817	(974,221)
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	48,316	-	26,500	25,000
Transfers from (to) restricted cash - HAP	580,518	-	(538,672)	-
Transfers from Unrestricted cash-Repl Res	172,680	172,680	161,826	179,574
Reserve Releases	-	-	-	-
Total restricted cash flows	801,514	172,680	(350,346)	204,574
Net cash flows	3,959,683	(972,433)	2,254,471	(769,647)
Depreciation/Amortization Expense	1,717,547	1,430,422	1,430,422	1,531,708
Investment in partnership valuation change	192,685	-	-	-
Net Income Accrual Basis	3,631,543	(1,953,965)	2,212,964	555,535
ENDING NET POSITION:				
Net investment in capital assets	(2,745,900)	(3,727,432)	(2,787,407)	(1,462,225)
Restricted net position	3,555,663	3,728,343	3,205,317	3,409,891
Unrestricted net position	11,446,569	10,301,456	14,051,387	13,077,166
Total Net Position	12,256,333	10,302,367	14,469,297	15,024,832

FY2020-21 HAWC Budget Detail

**Housing Authority of Washington County
FY2020-21 Budget
HOUSING CHOICE VOUCHER PROGRAMS**

	HCV FY19 Actual	HCV FY20 Budget	HCV FY20 Projection	HCV FY21 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	26,144,898	26,983,980	27,698,309	29,804,546
HCV (Section 8) Admin	2,069,816	2,048,676	2,048,487	2,121,926
FSS Coordinator	95,583	123,528	91,186	136,847
HUD COVID-19 Funds, HCV Admin & PH Ops	-	-	102,628	307,884
County Contribution	138,847	184,608	184,608	105,919
Other	-	-	-	-
Total intergovernmental revenues	28,449,144	29,340,792	30,125,218	32,477,122
Tenant revenues	-	-	-	-
Other revenues	1,511,921	454,580	348,110	360,276
Total operating revenues	29,961,064	29,795,372	30,473,328	32,837,398
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	46	63	370	406
Repairs and maintenance-Contracted services	-	-	-	-
Maintenance payroll-Property Management Co.	-	-	-	-
Maintenance staff payroll	-	-	-	-
Administrative-supplies & materials	30,633	40,400	38,336	66,111
Administrative-Contracted services	69,280	74,422	120,121	74,635
Program payroll-Property Management Co.	-	-	-	-
Program staff payroll	1,317,720	1,656,282	1,498,042	1,684,870
DHS admin overhead	270,360	335,444	342,471	389,700
Internal asset manager allocation	-	-	-	-
County & DHS overhead	363,061	396,815	372,611	446,223
Utilities	-	-	-	-
Insurance	4,187	5,024	5,154	5,801
PILOT	-	-	-	-
Housing Assistance Payments	25,564,380	26,983,980	28,236,981	29,804,546
Port-in HAP expense	1,341,044	299,580	287,711	300,000
Other (port-out HAP, admin fees & PH FSS Escrow)	50,373	72,010	64,539	63,022
HUD COVID-19 Funds, HCV Admin & PH Ops	-	-	102,628	307,884
Bad debt, net of recoveries	14,285	23,790	14,500	14,500
Total operating expenses	29,025,369	29,887,810	31,083,464	33,157,698
Net program income	935,696	(92,438)	(610,136)	(320,300)

FY2020-21 HAWC Budget Detail

Housing Authority of Washington County
 FY2020-21 Budget
 HOUSING CHOICE VOUCHER PROGRAMS

	HCV FY19 Actual	HCV FY20 Budget	HCV FY20 Projection	HCV FY21 Budget
Other ongoing cash outflows:				
Debt service payment	-	-	-	-
Transfers to (from) restricted cash - HAP	580,518	-	(538,672)	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	580,518	-	(538,672)	-
Cash flow from operations	355,177	(92,438)	(71,464)	(320,300)
Other Unrestricted cash flows:				
Investment income	7,241	-	5,394	5,000
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	7,241	-	5,394	5,000
Net Unrestricted cash flows	362,419	(92,438)	(66,070)	(315,300)
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	48,316	-	26,500	25,000
Transfers from (to) restricted cash - HAP	580,518	-	(538,672)	-
Transfers from Unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	628,834	-	(512,172)	25,000
Net cash flows	991,253	(92,438)	(578,242)	(290,300)
<i>Depreciation/Amortization Expense</i>	<i>3,936</i>	<i>3,936</i>	<i>3,936</i>	<i>7,941</i>
<i>Investment in partnership valuation change</i>				
Net Income Accrual Basis	987,317	(96,374)	(582,178)	(298,241)
ENDING NET POSITION:				
Net investment in capital assets	11,807	7,871	7,871	(70)
Restricted net position	693,246	693,246	181,074	206,074
Unrestricted net position	972,134	879,696	906,064	590,764
Total Net Position	1,677,187	1,580,813	1,095,009	796,768

FY2020-21 HAWC Budget Detail

Housing Authority of Washington County
 FY2020-21 Budget
 PUBLIC HOUSING PROGRAM

	PH FY19 Actual	PH FY20 Budget	PH FY20 Projection	PH FY21 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	882,051	731,428	832,457	800,841
Public Housing Cap Fund - operations	434,993	434,993	353,142	223,511
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD COVID-19 Funds, HCV Admin & PH Ops	-	-	30,106	90,318
County Contribution	75,019	85,258	85,258	90,682
Other	-	-	-	-
Total intergovernmental revenues	1,392,063	1,251,679	1,300,963	1,205,352
Tenant revenues	896,241	909,086	865,966	846,500
Other revenues	19,658	5,111	34,737	35,400
Total operating revenues	2,307,962	2,165,876	2,201,666	2,087,252
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	170,113	152,340	152,340	134,664
Repairs and maintenance-Contracted services	135,302	145,694	145,694	65,202
Maintenance payroll-Property Management Co.	-	-	-	-
Maintenance staff payroll	309,931	535,383	436,217	432,661
Administrative-supplies & materials	8,254	9,692	9,692	12,123
Administrative-Contracted services	40,843	40,566	43,426	47,820
Program payroll-Property Management Co.	-	-	-	-
Program staff payroll	363,924	358,240	490,833	530,436
DHS admin overhead	138,256	180,985	222,671	235,753
Internal asset manager allocation	56,429	64,846	46,960	56,183
County & DHS overhead	185,662	212,653	242,818	270,497
Utilities	119,816	137,821	134,571	138,608
Insurance	49,153	58,963	59,239	79,838
PILOT	77,265	74,676	75,013	72,675
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow)	12,163	10,892	25,584	25,000
HUD COVID-19 Funds, HCV Admin & PH Ops	-	-	30,106	90,318
Bad debt, net of recoveries	19,201	7,500	7,500	7,500
Total operating expenses	1,686,313	1,990,251	2,122,664	2,199,278
Net program income	621,649	175,625	79,002	(112,026)

FY2020-21 HAWC Budget Detail

Housing Authority of Washington County
 FY2020-21 Budget
 PUBLIC HOUSING PROGRAM

	PH FY19 Actual	PH FY20 Budget	PH FY20 Projection	PH FY21 Budget
Other ongoing cash outflows:				
Debt service payment	-	-	-	-
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	-	-	-	-
Cash flow from operations	621,649	175,625	79,002	(112,026)
Other Unrestricted cash flows:				
Investment income	6,083	360	-	-
Capital fund receipts (HUD, HPOF, other grants)	273,593	448,890	448,890	521,525
Capitalized modernization/purchased	(273,593)	(448,890)	(448,890)	(521,525)
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	6,083	360	-	-
Net Unrestricted cash flows	627,732	175,985	79,002	(112,026)
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) restricted cash - HAP	-	-	-	-
Transfers from Unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	-	-
Net cash flows	627,732	175,985	79,002	(112,026)
<i>Depreciation/Amortization Expense</i>	<i>382,155</i>	<i>326,850</i>	<i>326,850</i>	<i>356,776</i>
<i>Investment in partnership valuation change</i>				
Net Income Accrual Basis	519,171	298,025	201,042	52,723
ENDING NET POSITION:				
Net investment in capital assets	6,111,391	6,233,431	6,233,431	6,398,180
Restricted net position	-	-	-	-
Unrestricted net position	1,724,180	1,900,164	1,803,182	1,691,156
Total Net Position	7,835,571	8,133,595	8,036,612	8,089,335

FY2020-21 HAWC Budget Detail

Housing Authority of Washington County			
FY2020-21 Budget			
TOTAL LOCAL FUND			

	LOCAL FY19 Actual	LOCAL FY20 Budget	LOCAL FY20 Projection	LOCAL FY21 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 COVID-19 Funds, HCV Admin & PH Ops	-	-	-	-
County Contribution	239,295	229,120	229,120	232,912
Other	179,837	162,766	253,090	211,310
Total intergovernmental revenues	419,132	391,886	482,210	444,222
Tenant revenues	132,138	125,979	153,346	150,575
Other revenues	2,217,233	1,655,432	1,502,220	734,375
Total operating revenues	2,768,503	2,173,297	2,137,776	1,329,172
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	112,406	28,000	27,802	8,100
Repairs and maintenance-Contracted services	19,780	-	15,369	15,200
Maintenance payroll-Property Management Co.	2,114	-	275	-
Maintenance staff payroll	171,104	26,308	24,233	32,322
Administrative-supplies & materials	10,674	2,300	14,185	38,800
Administrative-Contracted services	45,567	426,281	181,146	268,835
Program payroll-Property Management Co.	-	-	-	-
Program staff payroll	223,897	245,818	153,798	217,211
DHS admin overhead	81,040	53,064	40,673	58,408
Internal asset manager allocation	21,502	25,077	24,646	30,733
County & DHS overhead	108,831	70,163	71,075	66,909
Utilities	5,765	4,182	4,182	4,250
Insurance	2,539	3,047	3,047	4,004
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow)	-	-	-	-
HUD COVID-19 Funds, HCV Admin & PH Ops	-	-	-	-
Bad debt, net of recoveries	-	-	-	-
Total operating expenses	805,219	884,240	560,431	744,772
Net program income	1,963,284	1,289,057	1,577,345	584,400

FY2020-21 HAWC Budget Detail

Housing Authority of Washington County			
FY2020-21 Budget			
TOTAL LOCAL FUND			

	LOCAL FY19 Actual	LOCAL FY20 Budget	LOCAL FY20 Projection	LOCAL FY21 Budget
Other ongoing cash outflows:				
Debt service payment	-	-	-	-
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	-	-	-	-
Cash flow from operations	1,963,284	1,289,057	1,577,345	584,400
Other Unrestricted cash flows:				
Investment income	270,135	140,000	196,743	131,305
Capital fund receipts (HUD, HPOF, other grants)	673,130	-	-	-
Capitalized modernization/purchased	(923,130)	-	-	-
Debt service payment	-	-	-	-
Debt service interest	(1,426)	-	-	-
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	(4,000,000)	(380,171)	(2,000,000)
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	18,710	(3,860,000)	(183,428)	(1,868,695)
Net Unrestricted cash flows	1,981,993	(2,570,943)	1,393,917	(1,284,295)
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) restricted cash - HAP	-	-	-	-
Transfers from Unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	-	-
Net cash flows	1,981,993	(2,570,943)	1,393,917	(1,284,295)
Depreciation/Amortization Expense	46,449	48,475	48,475	48,475
Investment in partnership valuation change	192,685	-	-	-
Net Income Accrual Basis	3,051,360	(2,619,418)	1,345,442	(1,332,770)
ENDING NET POSITION:				
Net investment in capital assets	1,343,494	1,295,019	1,295,019	1,246,544
Restricted net position	-	-	-	-
Unrestricted net position	10,725,581	8,154,638	12,119,498	10,835,203
Total Net Position	12,069,075	9,449,657	13,414,517	12,081,747

FY2020-21 HAWC Budget Detail

Housing Authority of Washington County
 FY2020-21 Budget
 LOCAL FUND DEVELOPMENT

	LF Devt. FY19 Actual	LF Devt. FY20 Budget	LF Devt. FY20 Projection	LF Devt. FY21 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 COVID-19 Funds, HCV Admin & PH Ops	-	-	-	-
County Contribution	221,052	224,759	224,759	229,638
Other	-	-	125,000	125,000
Total intergovernmental revenues	221,052	224,759	349,759	354,638
Tenant revenues	100	-	100	100
Other revenues	1,895,651	1,645,000	1,475,675	734,375
Total operating revenues	2,116,803	1,869,759	1,825,534	1,089,113
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	2,043	-	400	400
Repairs and maintenance-Contracted services	-	-	-	-
Maintenance payroll-Property Management Co.	-	-	-	-
Maintenance staff payroll	-	-	-	-
Administrative-supplies & materials	7,007	-	11,141	36,450
Administrative-Contracted services	(21,105)	359,459	150,632	252,500
Program payroll-Property Management Co.	-	-	-	-
Program staff payroll	129,436	163,278	69,608	132,146
DHS admin overhead	26,553	31,839	15,314	30,565
Internal asset manager allocation	18,497	22,144	22,144	27,740
County & DHS overhead	35,663	43,455	43,455	34,998
Utilities	-	-	-	-
Insurance	-	-	-	-
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD COVID-19 Funds, HCV Admin & PH Ops	-	-	-	-
Bad debt, net of recoveries	-	-	-	-
Total operating expenses	198,095	620,175	312,694	514,799
Net program income	1,918,707	1,249,584	1,512,840	574,314

FY2020-21 HAWC Budget Detail

Housing Authority of Washington County
 FY2020-21 Budget
 LOCAL FUND DEVELOPMENT

	LF Devt. FY19 Actual	LF Devt. FY20 Budget	LF Devt. FY20 Projection	LF Devt. FY21 Budget
Other ongoing cash outflows:				
Debt service payment	-	-	-	-
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	-	-	-	-
Cash flow from operations	1,918,707	1,249,584	1,512,840	574,314
Other Unrestricted cash flows:				
Investment income	270,746	140,000	195,000	130,000
Capital fund receipts (HUD, HPOF, other grants)	300,000	-	-	-
Capitalized modernization/purchased	(550,000)	-	-	-
Debt service payment	-	-	-	-
Debt service interest	(1,426)	-	-	-
Transfers from Local Fund	(20,062)	(21,848)	(23,633)	(54,929)
Transfers to Affordable Housing Fund	-	(4,000,000)	(380,171)	(2,000,000)
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	(742)	(3,881,848)	(208,804)	(1,924,929)
Net Unrestricted cash flows	1,917,966	(2,632,264)	1,304,036	(1,350,615)
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) restricted cash - HAP	-	-	-	-
Transfers from Unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	-	-
Net cash flows	1,917,966	(2,632,264)	1,304,036	(1,350,615)
<i>Depreciation/Amortization Expense</i>	-	-	-	-
<i>Investment in partnership valuation change</i>	<i>192,685</i>	-	-	-
Net Income Accrual Basis	2,660,651	(2,632,264)	1,304,036	(1,350,615)
ENDING NET POSITION:				
Net investment in capital assets	283,953	283,953	283,953	283,953
Restricted net position	-	-	-	-
Unrestricted net position	10,613,312	7,981,048	11,917,348	10,566,733
Total Net Position	10,897,265	8,265,001	12,201,301	10,850,686

FY2020-21 HAWC Budget Detail

Housing Authority of Washington County
 FY2020-21 Budget
 LOCAL FUND HPOG

	HPOG FY19 Actual	HPOG FY20 Budget	HPOG FY20 Projection	HPOG FY21 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 COVID-19 Funds, HCV Admin & PH Ops	-	-	-	-
County Contribution	-	-	-	-
Other	179,837	162,766	128,090	86,310
Total intergovernmental revenues	179,837	162,766	128,090	86,310
Tenant revenues	-	-	-	-
Other revenues	3,125	-	-	-
Total operating revenues	182,962	162,766	128,090	86,310
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	2,576	2,300	2,300	2,350
Administrative-Contracted services	60,580	63,873	25,045	11,620
Program payroll-Property Management Co.	-	-	-	-
Program staff payroll	94,461	82,540	84,190	85,065
DHS admin overhead	19,381	16,095	19,247	19,675
Internal asset manager allocation	-	-	-	-
County & DHS overhead	26,026	19,806	20,941	22,529
Utilities	-	-	-	-
Insurance	-	-	-	-
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD COVID-19 Funds, HCV Admin & PH Ops	-	-	-	-
Bad debt, net of recoveries	-	-	-	-
Total operating expenses	203,024	184,614	151,723	141,239
Net program income	(20,062)	(21,848)	(23,633)	(54,929)

FY2020-21 HAWC Budget Detail

Housing Authority of Washington County
 FY2020-21 Budget
 LOCAL FUND HPOG

	HPOG FY19 Actual	HPOG FY20 Budget	HPOG FY20 Projection	HPOG FY21 Budget
Other ongoing cash outflows:				
Debt service payment	-	-	-	-
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	-	-	-	-
Cash flow from operations	(20,062)	(21,848)	(23,633)	(54,929)
Other Unrestricted cash flows:				
Investment income	-	-	-	-
Capital fund receipts (HUD, HPOF, other grants)	-	-	-	-
Capitalized modernization/purchased	-	-	-	-
Debt service payment	-	-	-	-
Debt service interest	-	-	-	-
Transfers from Local Fund	20,062	21,848	23,633	54,929
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	20,062	21,848	23,633	54,929
Net Unrestricted cash flows	-	-	-	-
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) restricted 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	-	-	-	-

FY2020-21 HAWC Budget Detail

Housing Authority of Washington County
 FY2020-21 Budget
 LOCAL FUND RENTAL

	LF Rental FY19 Actual	LF Rental FY20 Budget	LF Rental FY20 Projection	LF Rental FY21 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 COVID-19 Funds, HCV Admin & PH Ops	-	-	-	-
County Contribution	18,243	4,361	4,361	3,274
Other	-	-	-	-
Total intergovernmental revenues	18,243	4,361	4,361	3,274
Tenant revenues	132,038	125,979	153,246	150,475
Other revenues	318,457	10,432	26,545	-
Total operating revenues	468,738	140,772	184,152	153,749
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	110,363	28,000	27,402	7,700
Repairs and maintenance-Contracted services	19,780	-	15,369	15,200
Maintenance payroll-Property Management Co.	2,114	-	275	-
Maintenance staff payroll	171,104	26,308	24,233	32,322
Administrative-supplies & materials	1,090	-	744	-
Administrative-Contracted services	6,092	2,949	5,469	4,715
Program payroll-Property Management Co.	-	-	-	-
Program staff payroll	-	-	-	-
DHS admin overhead	35,106	5,130	6,112	8,168
Internal asset manager allocation	3,004	2,933	2,502	2,993
County & DHS overhead	47,143	6,902	6,679	9,382
Utilities	5,765	4,182	4,182	4,250
Insurance	2,539	3,047	3,047	4,004
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD COVID-19 Funds, HCV Admin & PH Ops	-	-	-	-
Bad debt, net of recoveries	-	-	-	-
Total operating expenses	404,100	79,451	96,014	88,734
Net program income	64,638	61,321	88,138	65,015

FY2020-21 HAWC Budget Detail

Housing Authority of Washington County
 FY2020-21 Budget
 LOCAL FUND RENTAL

	LF Rental FY19 Actual	LF Rental FY20 Budget	LF Rental FY20 Projection	LF Rental FY21 Budget
Other ongoing cash outflows:				
Debt service payment	-	-	-	-
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	-	-	-	-
Cash flow from operations	64,638	61,321	88,138	65,015
Other Unrestricted cash flows:				
Investment income	(611)	-	1,743	1,305
Capital fund receipts (HUD, HPOF, other grants)	373,130	-	-	-
Capitalized modernization/purchased	(373,130)	-	-	-
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	(611)	-	1,743	1,305
Net Unrestricted cash flows	64,027	61,321	89,881	66,320
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) restricted cash - HAP	-	-	-	-
Transfers from Unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	-	-
Net cash flows	64,027	61,321	89,881	66,320
Depreciation/Amortization Expense	46,449	48,475	48,475	48,475
Investment in partnership valuation change	-	-	-	-
Net Income Accrual Basis	390,709	12,846	41,406	17,845
ENDING NET POSITION:				
Net investment in capital assets	1,059,541	1,011,066	1,011,066	962,591
Restricted net position	-	-	-	-
Unrestricted net position	112,269	173,590	202,150	268,470
Total Net Position	1,171,810	1,184,656	1,213,216	1,231,061

FY2020-21 HAWC Budget Detail

Housing Authority of Washington County
 FY2020-21 Budget
 KAYBERN TERRACE PROPERTY

	Kaybern FY19 Actual	Kaybern FY20 Budget	Kaybern FY20 Projection	Kaybern FY21 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 COVID-19 Funds, HCV Admin & PH Ops	-	-	-	-
County Contribution	197	201	201	236
Other	29,422	28,869	28,478	28,478
Total intergovernmental revenues	29,619	29,070	28,679	28,714
Tenant revenues	59,409	60,388	60,506	62,856
Other revenues	1,148	1,074	1,200	1,242
Total operating revenues	90,176	90,532	90,385	92,812
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	819	2,713	1,200	4,460
Repairs and maintenance-Contracted services	16,049	17,228	21,572	10,040
Maintenance payroll-Property Management Co.	600	900	-	10,800
Maintenance staff payroll	-	-	-	-
Administrative-supplies & materials	1,561	2,050	2,050	700
Administrative-Contracted services	3,833	4,203	4,160	4,527
Program payroll-Property Management Co.	3,935	3,666	3,666	19,007
Program staff payroll	-	-	-	-
DHS admin overhead	-	-	-	-
Internal asset manager allocation	2,766	3,189	3,189	4,125
County & DHS overhead	-	-	-	-
Utilities	14,801	17,431	14,480	11,007
Insurance	997	1,210	1,210	1,492
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow)	23	25	-	-
HUD COVID-19 Funds, HCV Admin & PH Ops	-	-	-	-
Bad debt, net of recoveries	847	1,309	1,309	-
Total operating expenses	46,231	53,924	52,836	66,158
Net program income	43,945	36,608	37,549	26,654

FY2020-21 HAWC Budget Detail

Housing Authority of Washington County
 FY2020-21 Budget
 KAYBERN TERRACE PROPERTY

	Kaybern FY19 Actual	Kaybern FY20 Budget	Kaybern FY20 Projection	Kaybern FY21 Budget
Other ongoing cash outflows:				
Debt service payment	34,750	34,750	34,750	34,750
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	34,750	34,750	34,750	34,750
Cash flow from operations	9,196	1,858	2,799	(8,096)
Other Unrestricted cash flows:				
Investment income	2,717	1,800	1,050	80
Capital fund receipts (HUD, HPOF, other grants)	-	-	-	-
Capitalized modernization/purchased	-	-	(56,530)	-
Debt service payment	34,750	34,750	34,750	34,750
Debt service interest	(28,998)	(28,476)	(28,476)	(27,856)
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	8,469	8,074	(49,206)	6,974
Net Unrestricted cash flows	17,664	9,932	(46,407)	(1,122)
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) restricted cash - HAP	-	-	-	-
Transfers from Unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	-	-
Net cash flows	17,664	9,932	(46,407)	(1,122)
Depreciation/Amortization Expense	2,093	2,093	2,093	5,862
Investment in partnership valuation change				
Net Income Accrual Basis	15,571	7,839	8,030	(6,984)
ENDING NET POSITION:				
Net investment in capital assets	(243,459)	(245,552)	(189,022)	(194,884)
Restricted net position	36,121	36,121	36,121	36,121
Unrestricted net position	98,798	108,730	52,391	51,269
Total Net Position	(108,540)	(100,701)	(100,510)	(107,494)

FY2020-21 HAWC Budget Detail

Housing Authority of Washington County
 FY2020-21 Budget
 ALOHA PARK PROPERTY

	Aloha Pk FY19 Actual	Aloha Pk FY20 Budget	Aloha Pk FY20 Projection	Aloha Pk FY21 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 COVID-19 Funds, HCV Admin & PH Ops	-	-	-	-
County Contribution	-	-	-	-
Other	-	-	-	-
Total intergovernmental revenues	-	-	-	-
Tenant revenues	535,058	545,515	532,584	533,535
Other revenues	13,634	9,926	11,950	14,500
Total operating revenues	548,692	555,441	544,534	548,035
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	24,962	26,400	26,650	12,000
Repairs and maintenance-Contracted services	97,017	85,539	72,400	66,640
Maintenance payroll-Property Management Co.	59,259	58,146	59,288	51,387
Maintenance staff payroll	-	-	-	-
Administrative-supplies & materials	10,936	11,502	6,090	4,700
Administrative-Contracted services	36,025	38,017	36,646	51,276
Program payroll-Property Management Co.	53,975	64,506	65,871	82,891
Program staff payroll	-	-	-	-
DHS admin overhead	-	-	-	-
Internal asset manager allocation	-	-	-	-
County & DHS overhead	-	-	-	-
Utilities	92,382	94,797	98,500	61,217
Insurance	23,310	28,142	27,081	21,393
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow)	47	250	250	-
HUD COVID-19 Funds, HCV Admin & PH Ops	-	-	-	-
Bad debt, net of recoveries	1,536	1,945	4,500	3,000
Total operating expenses	399,448	409,244	397,276	354,504
Net program income	149,244	146,197	147,258	193,531

FY2020-21 HAWC Budget Detail

Housing Authority of Washington County
 FY2020-21 Budget
 ALOHA PARK PROPERTY

	Aloha Pk FY19 Actual	Aloha Pk FY20 Budget	Aloha Pk FY20 Projection	Aloha Pk FY21 Budget
Other ongoing cash outflows:				
Debt service payment	114,703	114,703	114,703	114,703
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	114,703	114,703	114,703	114,703
Cash flow from operations	34,541	31,494	32,555	78,828
Other Unrestricted cash flows:				
Investment income	-	-	-	-
Capital fund receipts (HUD, HPOF, other grants)	-	-	-	-
Capitalized modernization/purchased	-	-	-	-
Debt service payment	114,703	114,703	114,703	114,703
Debt service interest	(82,853)	(81,496)	(81,496)	(80,081)
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	(36,000)	(36,000)	(36,000)	(36,000)
Total Other Unrestricted cash flows	(4,150)	(2,793)	(2,793)	(1,378)
Net Unrestricted cash flows	30,391	28,701	29,762	77,450
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) restricted cash - HAP	-	-	-	-
Transfers from Unrestricted cash-Repl Res	36,000	36,000	36,000	36,000
Reserve Releases	-	-	-	-
Total restricted cash flows	36,000	36,000	36,000	36,000
Net cash flows	66,391	64,701	65,762	113,450
<i>Depreciation/Amortization Expense</i>	<i>60,299</i>	<i>60,299</i>	<i>60,299</i>	<i>60,299</i>
<i>Investment in partnership valuation change</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Net Income Accrual Basis	6,092	4,402	5,463	53,151
ENDING NET POSITION:				
Net investment in capital assets	264,356	204,057	204,057	143,758
Restricted net position	390,014	426,014	426,014	462,014
Unrestricted net position	(1,521,015)	(1,492,314)	(1,491,253)	(1,413,803)
Total Net Position	(866,645)	(862,243)	(861,182)	(808,030)

FY2020-21 HAWC Budget Detail

**Housing Authority of Washington County
FY2020-21 Budget
CORNELIUS VILLAGE PROPERTY**

	Cornelius FY19 Actual	Cornelius FY20 Budget	Cornelius FY20 Projection	Cornelius FY21 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 COVID-19 Funds, HCV Admin & PH Ops	-	-	-	-
County Contribution	-	-	-	276
Other	-	-	-	-
Total intergovernmental revenues	-	-	-	276
Tenant revenues	-	-	136,560	207,924
Other revenues	-	-	-	-
Total operating revenues	-	-	136,560	208,200
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	-	-	5,768	8,652
Repairs and maintenance-Contracted services	-	-	10,928	16,392
Maintenance payroll-Property Management Co.	-	-	5,600	8,395
Maintenance staff payroll	-	-	3,936	-
Administrative-supplies & materials	-	-	408	612
Administrative-Contracted services	-	-	8,680	11,325
Program payroll-Property Management Co.	-	-	6,896	10,328
Program staff payroll	-	-	-	-
DHS admin overhead	-	-	-	-
Internal asset manager allocation	-	-	4,210	3,935
County & DHS overhead	-	-	1,681	878
Utilities	-	-	19,280	28,920
Insurance	-	-	2,512	3,768
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD COVID-19 Funds, HCV Admin & PH Ops	-	-	-	-
Bad debt, net of recoveries	-	-	2,000	1,200
Total operating expenses	-	-	71,899	94,405
Net program income	-	-	64,661	113,795

FY2020-21 HAWC Budget Detail

Housing Authority of Washington County
 FY2020-21 Budget
 CORNELIUS VILLAGE PROPERTY

	Cornelius FY19 Actual	Cornelius FY20 Budget	Cornelius FY20 Projection	Cornelius FY21 Budget
Other ongoing cash outflows:				
Debt service payment	-	-	44,595	95,162
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	-	-	44,595	95,162
Cash flow from operations	-	-	20,066	18,633
Other Unrestricted cash flows:				
Investment income	-	-	65	-
Capital fund receipts (HUD, HPOF, other grants)	-	-	500,000	-
Capitalized modernization/purchased	-	-	(883,495)	-
Debt service payment	-	-	44,595	95,162
Debt service interest	-	-	(114,131)	(84,842)
Transfers from Local Fund	-	-	380,171	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	-	-	10,854	(6,894)
Total Other Unrestricted cash flows	-	-	(61,941)	3,426
Net Unrestricted cash flows	-	-	(41,875)	22,059
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) restricted cash - HAP	-	-	-	-
Transfers from Unrestricted cash-Repl Res	-	-	(10,854)	6,894
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	(10,854)	6,894
Net cash flows	-	-	(52,729)	28,953
<i>Depreciation/Amortization Expense</i>	-	-	-	63,586
<i>Investment in partnership valuation change</i>	-	-	-	-
Net Income Accrual Basis	-	-	830,766	(34,633)
ENDING NET POSITION:				
Net investment in capital assets	-	-	883,495	819,909
Restricted net position	-	-	(10,854)	(3,960)
Unrestricted net position	-	-	(41,875)	(19,816)
Total Net Position	-	-	830,766	796,133

FY2020-21 HAWC Budget Detail

Housing Authority of Washington County
FY2020-21 Budget

TOTAL AFFORDABLE HOUSING

	AFF HOU FY19 Actual	AFF HOU FY20 Budget	AFF HOU FY20 Projection	AFF HOU FY21 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 COVID-19 Funds, HCV Admin & PH Ops	-	-	-	-
County Contribution	10,703	12,524	12,524	28,169
Other	-	-	-	-
Total intergovernmental revenues	10,703	12,524	12,524	28,169
Tenant revenues	4,699,527	4,910,070	4,912,100	4,863,084
Other revenues	382,365	378,915	378,338	376,222
Total operating revenues	5,092,595	5,301,509	5,302,962	5,267,475
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	197,164	182,030	272,812	155,310
Repairs and maintenance-Contracted services	980,387	828,110	879,150	378,492
Maintenance payroll-Property Management Co.	345,014	398,230	342,724	436,266
Maintenance staff payroll	-	-	-	-
Administrative-supplies & materials	36,380	51,720	48,131	20,930
Administrative-Contracted services	245,323	231,057	234,201	473,115
Program payroll-Property Management Co.	503,682	528,610	535,216	465,069
Program staff payroll	19,730	33,614	24,678	209,140
DHS admin overhead	4,048	6,732	4,987	47,759
Internal asset manager allocation	121,197	149,617	149,717	179,815
County & DHS overhead	5,436	10,735	7,745	55,445
Utilities	708,116	722,900	676,394	648,690
Insurance	122,457	135,128	135,589	154,509
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow)	6,761	9,605	19,488	14,982
HUD COVID-19 Funds, HCV Admin & PH Ops	-	-	-	-
Bad debt, net of recoveries	43,993	67,700	68,859	24,400
Total operating expenses	3,339,688	3,355,788	3,399,691	3,263,922
Net program income	1,752,907	1,945,721	1,903,271	2,003,553

FY2020-21 HAWC Budget Detail

Housing Authority of Washington County
FY2020-21 Budget

TOTAL AFFORDABLE HOUSING

	AFF HOU FY19 Actual	AFF HOU FY20 Budget	AFF HOU FY20 Projection	AFF HOU FY21 Budget
Other ongoing cash outflows:				
Debt service payment	1,681,801	1,085,396	1,085,396	1,497,483
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	1,681,801	1,085,396	1,085,396	1,497,483
Cash flow from operations	71,106	860,325	817,875	506,070
Other Unrestricted cash flows:				
Investment income	81,656	29,400	24,688	21,260
Capital fund receipts (HUD, HPOF, other grants)	-	-	-	(6,880)
Capitalized modernization/purchased	-	-	-	(2,335,365)
Debt service payment	461,316	565,605	565,605	605,608
Debt service interest	(339,428)	(15,000)	(15,000)	(15,000)
Transfers from Local Fund	-	-	-	2,000,000
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	66,864	443,325	438,613	132,943
Net Unrestricted cash flows	137,970	1,303,650	1,256,488	639,013
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) restricted cash - HAP	-	-	-	-
Transfers from Unrestricted cash-Repl Res	136,680	136,680	136,680	136,680
Reserve Releases	-	-	-	-
Total restricted cash flows	136,680	136,680	136,680	136,680
Net cash flows	274,650	1,440,330	1,393,168	775,693
Depreciation/Amortization Expense	1,222,616	988,769	988,769	988,769
Investment in partnership valuation change	-	-	-	-
Net Income Accrual Basis	(947,967)	451,561	404,399	2,122,289
ENDING NET POSITION:				
Net investment in capital assets	(10,233,489)	(11,222,258)	(11,222,258)	(9,875,663)
Restricted net position	2,436,282	2,572,962	2,572,962	2,709,642
Unrestricted net position	(553,108)	750,542	703,380	1,342,393
Total Net Position	(8,350,315)	(7,898,755)	(7,945,917)	(5,823,628)