

AGENDA
REGULAR MEETING
BOARD OF COMMISSIONERS
RIVER FALLS HOUSING AUTHORITY
Thursday, August 11, 2022 at 6:30 pm
Riverview Manor 625 N Main St - Community Room

ROLL CALL

MINUTES OF REGULAR MEETING – June 08, 2022

TENANT COMMENTS

MISSION STATEMENT

River Falls Housing Authority manages, maintains, and facilitates affordable housing in accordance with Federal and State statute. Our mission is to partner with the community to assess housing needs and opportunities and to be proactive, creative, and collaborative in the development and delivery of fair, safe, sustainable, and inclusive programs.

ACTION ITEMS

1. Review and Approve Minutes of June Meeting
2. Review and Approve Payment of July & August Bills
3. Review and Approve August Budget Report
4. Review & Approve PILOT Payments

REPORTS

1. Vacancy, and Re-rental Report
2. Waiting Lists

DISCUSSION ITEMS

CHAIR AND COMMISSIONERS REPORT

ANY OTHER BUSINESS THAT JUNE PROPERLY COME BEFORE THE BOARD

ADJOURN

Minutes of the Regular Meeting of the River Falls Housing Authority June 08, 2022, Chair Todd Bierstadt called the meeting to order at 6:30.

Present: Todd Bjerstedt, Matt Fitzgerald, Jacqueline Niccum, Jacob Proue, Jason Stroud

Absent: None

Also Present: Peggy Chukel-Executive Director

Tenant Comments: No tenants were present

ACTION ITEMS

1. Review and Approve Minutes of April Meeting: M/S/C-JN/JP
2. Review and Approve Payment of Bills: M/S/C-JN/JP
3. Review and Approve Budget Report: M/S/C-JP /MF
4. Review and Approve Year End Write Offs: M/S/C-MF/JN
5. Review and Approve Job Descriptions of New E.D. & O.M.

REPORTS

N/A

DISCUSSION ITEMS

N/A

ADJOURN: 7:06 M/S/C-JP/JN

Respectfully submitted by P L Chukel, recording secretary

MEMO

TO: River Falls Housing Authority Board of Commissioners
FROM: Peggy Chukel, Executive Director
RE: June Board of Commissioners Meeting
DATE: August 11, 2022

ACTION ITEMS

1. Review and Approve Minutes of last meeting. There were only the standard action items, no new items to report or discuss
2. Review and Approve Payment of July & August Bills (Attachment 1): As there was no meeting in July, I have enclosed Check Registers for June & July, side by side for comparability. August Check Registers will be presented at the meeting.
3. Review and Approve June & July Budget Reports (Attachment 2): No
4. Review and Approve Pilot Payments (Attachment 3)

REPORTS

1. Vacancy and Re-rental Report:
We currently have 9 Vacant Units: 1 was filled on 08/01, 3 are 09/01 MIs, 1 is a 10/1 MI & the other 4 are still available. However EW103 is ADA and may be hard to fill.
2. Waiting Lists (Attachment 4):
Almost every building's list has gotten longer. We are up 59 applicants from last quarter.

DISCUSSION ITEMS

**River Falls Housing Authority
Check Register
As of June 30, 2022**

| Date | Num | Name | Amount |
|-------------|------------|------------------|---------------|
| 06/08/22 | 4289 | Ace | 401.37 |
| 06/08/22 | 4290 | Chris Amdahl | 121.00 |
| 06/08/22 | 4291 | Dey | 100.55 |
| 06/08/22 | 4292 | Drug Test | 250.75 |
| 06/08/22 | 4293 | Granite | 713.81 |
| 06/08/22 | 4294 | Summit | 1,178.50 |
| 06/08/22 | 4295 | Swenson | 153.00 |
| 06/08/22 | 4296 | ServPro | 1,994.67 |
| 06/08/22 | 4297 | Staples | 484.12 |
| 06/08/22 | 4298 | Steiner | 432.58 |
| 06/08/22 | 4299 | US Internet | 259.67 |
| 06/15/22 | 4300 | Bjerstedt | 180.00 |
| 06/15/22 | 4301 | Fitzgerald | 150.00 |
| 06/15/22 | 4302 | Niccum | 150.00 |
| 06/15/22 | 4303 | Proue | 150.00 |
| 06/15/22 | 4304 | Clog Un Boggler | 320.00 |
| 06/15/22 | 4305 | Glass Express | 282.75 |
| 06/15/22 | 4306 | Grainger | 163.46 |
| 06/15/22 | 4307 | HD Supply | 307.72 |
| 06/15/22 | 4308 | Renovation Sys | 843.84 |
| 06/15/22 | 4309 | Summit | 565.00 |
| 06/15/22 | 4310 | Swedes | 419.94 |
| 06/23/22 | 4311 | Cook | 169.50 |
| 06/27/22 | 4312 | Proulx | 138.00 |
| 06/30/22 | 4313 | Evju | 1,787.00 |
| 06/30/22 | 4314 | Vargas | 1,377.67 |
| 06/30/22 | 4315 | Vargas | 9.57 |
| 06/30/22 | 4316 | Glen Hills | 3,316.00 |
| 06/30/22 | 4317 | Annett | 2,500.00 |
| 06/30/22 | 4318 | Chukel | 16,878.40 |
| 06/30/22 | 4319 | Hoffman | 1,000.00 |
| 06/30/22 | 4320 | VanSomeren | 3,000.00 |
| 06/30/22 | 4321 | Carahsoft | 167.95 |
| 06/30/22 | 4322 | Dey | 49.01 |
| 06/30/22 | 4323 | Dewey's | 150.00 |
| 06/30/22 | 4324 | EPM | 112.00 |
| 06/30/22 | 4325 | HD Supply | 32.65 |
| 06/30/22 | 4326 | Pierce Cty Waste | 30.00 |
| 06/30/22 | 4327 | Roberts | 1,290.00 |
| 06/30/22 | 4328 | Sherwin Williams | 510.00 |
| 06/30/22 | 4329 | Staples | 62.07 |
| 06/30/22 | 4330 | StarTech | 1,290.00 |
| 06/30/22 | 4331 | Steiner | 522.49 |
| 06/30/22 | 4332 | TKE | 1,352.65 |
| 06/30/22 | 4333 | RFMU | 14,996.75 |
| 06/30/22 | 4334 | SCVNG | 3,020.18 |
| 06/01/22 | 220601 | RFSB14 | 5,107.08 |
| 06/01/22 | 220602 | RFSB15 | 2,077.00 |
| 06/01/22 | 220603 | RFSB16 | 159.55 |
| 06/01/22 | 220604 | FNB | 70.00 |
| 06/01/22 | 220605 | PB Lease | 142.53 |

**River Falls Housing Authority
Check Register
As of July 31, 2022**

| Date | Num | Name | Amount |
|-------------|------------|---------------------|---------------|
| 07/12/22 | 4335 | 1Better | 1,194.00 |
| 07/12/22 | 4336 | Ace | 629.83 |
| 07/12/22 | 4337 | Clog Un Boggler | 275.00 |
| 07/12/22 | 4338 | Dey | 27.60 |
| 07/12/22 | 4339 | Drug Test | 398.25 |
| 07/12/22 | 4340 | Granite | 743.49 |
| 07/12/22 | 4341 | HD Supply | 113.43 |
| 07/12/22 | 4342 | JH | 171.42 |
| 07/12/22 | 4343 | Staples | 260.58 |
| 07/12/22 | 4344 | Renovation Sys | 4,560.02 |
| 07/12/22 | 4345 | Sherwin Williams | 0.40 |
| 07/12/22 | 4346 | Steiner | 150.00 |
| 07/12/22 | 4347 | Summit | 630.00 |
| 07/12/22 | 4348 | TKE | 4,349.66 |
| 07/12/22 | 4349 | US Internet | 261.13 |
| 07/12/22 | 4350 | EPM | 246.00 |
| 07/13/22 | 4351 | VOID | - |
| 07/13/22 | 4352 | Hill | 480.00 |
| 07/14/22 | 4353 | Cook | 156.75 |
| 07/15/22 | 4354 | Arcade | 500.00 |
| 07/25/22 | 4355 | Summit | 3,319.00 |
| 07/26/22 | 4356 | Vargas | 14.06 |
| 07/29/22 | 4357 | Evju | 1,544.15 |
| 07/29/22 | 4358 | Vargas | 1,357.46 |
| 07/31/22 | 4359 | All | 1,562.00 |
| 07/31/22 | 4360 | Chris Amdahl | 323.00 |
| 07/31/22 | 4361 | Clog Un Boggler | 600.00 |
| 07/31/22 | 4362 | Dewey's | 356.98 |
| 07/31/22 | 4363 | Dey | 83.06 |
| 07/31/22 | 4364 | Gorton | 90.00 |
| 07/31/22 | 4365 | Glass Express | 315.50 |
| 07/31/22 | 4366 | Helmer | 189.38 |
| 07/31/22 | 4367 | HD Supply | 12,302.20 |
| 07/31/22 | 4368 | HUB70 | 226.80 |
| 07/31/22 | 4369 | JCE | 1,026.63 |
| 07/31/22 | 4370 | Glen Hills | 1,658.00 |
| 07/31/22 | 4371 | Renovation Sys | 1,009.60 |
| 07/31/22 | 4372 | Roberts | 350.00 |
| 07/31/22 | 4373 | 01LIFE | 7.68 |
| 07/31/22 | 4374 | Pierce Cty Waste | 45.00 |
| 07/31/22 | 4375 | Staples | 312.16 |
| 07/31/22 | 4376 | StarTech | 1,540.00 |
| 07/31/22 | 4377 | Steiner | 6,387.77 |
| 07/31/22 | 4378 | Surface Specialists | 193.75 |
| 07/31/22 | 4379 | Swedes | 224.17 |
| 07/31/22 | 4380 | TKE | 1,599.91 |
| 07/31/22 | 4381 | Ramona Allee | 24.00 |
| 07/31/22 | 4382 | RFMU | 15,000.00 |
| 07/31/22 | 4383 | SCVNG | 2,500.00 |
| 07/02/22 | 220700 | Coronell-R108 | 185.00 |
| 07/01/22 | 220701 | RFSB14 | 5,260.34 |

| Date | Num | Name | Amount |
|----------|--------|-------------|-------------------|
| 06/08/22 | 220606 | 247 | 44.90 |
| 06/10/22 | 220607 | CAS | 100.00 |
| 06/10/22 | 220608 | Comcast | 129.80 |
| 06/10/22 | 220609 | Comcast | 129.80 |
| 06/10/22 | 220610 | Comcast | 129.80 |
| 06/10/22 | 220611 | Comcast | 181.00 |
| 06/10/22 | 220612 | Hawkins | 1,518.00 |
| 06/10/22 | 220613 | Waste Mgmt | 1,663.03 |
| 06/30/22 | 220614 | Annett | 2,209.40 |
| 06/30/22 | 220615 | Chukel | 3,900.00 |
| 06/30/22 | 220616 | Hoffman | 3,225.24 |
| 06/30/22 | 220617 | Marson | 2,167.60 |
| 06/30/22 | 220618 | OBrien | 2,641.04 |
| 06/30/22 | 220619 | Sachen | 2,692.00 |
| 06/30/22 | 220620 | Schendel | 974.84 |
| 06/30/22 | 220621 | VanSomeren | 3,280.52 |
| 06/30/22 | 220622 | 01LIFE | 213.32 |
| 06/30/22 | 220623 | 02DOR | 2,805.77 |
| 06/30/22 | 220624 | 03EFTPS | 17,405.46 |
| 06/30/22 | 220625 | 04WRS | 4,135.79 |
| 06/30/22 | 220626 | 05HEALTH | 6,934.24 |
| 06/30/22 | 220627 | 06HSA | 1,575.00 |
| 06/30/22 | 220628 | Annett | 54.52 |
| 06/30/22 | 220629 | Chukel | 27.00 |
| 06/30/22 | 220630 | Marson | 62.64 |
| 06/30/22 | 220631 | Sachen | 133.98 |
| 06/10/22 | 220632 | Capital One | 4,225.36 |
| 06/30/22 | 220633 | Capital One | 5,887.77 |
| 06/30/22 | 220634 | RICOH | 153.00 |
| 06/30/22 | 220635 | FNB | 20.00 |
| TOTAL | | | <u>139,561.60</u> |

| Date | Num | Name | Amount |
|----------|--------|-------------|-------------------|
| 07/01/22 | 220702 | RFSB15 | 2,047.75 |
| 07/01/22 | 220703 | RFSB16 | 159.50 |
| 07/05/22 | 220704 | Capital One | 1,726.15 |
| 07/12/22 | 220705 | RICOH | 204.59 |
| 07/12/22 | 220706 | 247 | 44.90 |
| 07/12/22 | 220707 | CAS | 100.00 |
| 07/12/22 | 220708 | Comcast | 129.80 |
| 07/12/22 | 220709 | Comcast | 471.70 |
| 07/12/22 | 220710 | Comcast | 129.80 |
| 07/12/22 | 220711 | Comcast | 181.00 |
| 07/12/22 | 220712 | Hawkins | 1,618.00 |
| 07/12/22 | 220713 | Waste Mgmt | 1,678.55 |
| 07/19/22 | 220714 | RFMU | 7.03 |
| 07/29/22 | 220715 | Annett | 2,568.95 |
| 07/29/22 | 220716 | Chukel | 4,270.50 |
| 07/29/22 | 220717 | Hoffman | 3,259.19 |
| 07/29/22 | 220718 | Marson | 2,076.05 |
| 07/29/22 | 220719 | OBrien | 2,553.86 |
| 07/29/22 | 220720 | Sachen | 2,298.74 |
| 07/29/22 | 220721 | Schendel | 1,005.07 |
| 07/29/22 | 220722 | VanSomeren | 3,497.59 |
| 07/29/22 | 220723 | Annett | 42.50 |
| 07/29/22 | 220724 | Marson | 41.88 |
| 07/29/22 | 220725 | Sachen | 118.75 |
| 07/29/22 | 220726 | 01LIFE | 213.32 |
| 07/29/22 | 220727 | 02DOR | 1,161.69 |
| 07/29/22 | 220728 | 03EFTPS | 7,067.50 |
| 07/29/22 | 220729 | 04WRS | 4,210.03 |
| 07/29/22 | 220730 | 05HEALTH | 8,042.84 |
| 07/29/22 | 220731 | 06HSA | 1,575.00 |
| 07/01/22 | 220732 | FNB | 70.00 |
| 07/31/22 | 220733 | FNB | <u>20.00</u> |
| TOTAL | | | <u>127,347.39</u> |

**Voucher
Check Register
As of June 30, 2022**

| Date | Num | Name | Amount |
|----------|--------|---------------|------------------|
| 06/01/22 | 220601 | 1300 | 2,634.00 |
| 06/01/22 | 220602 | Anderson | 614.00 |
| 06/01/22 | 220603 | Aurora | 1,759.38 |
| 06/01/22 | 220604 | Beadles | 2,054.00 |
| 06/01/22 | 220605 | Berg | 1,735.00 |
| 06/01/22 | 220606 | Betzold | 1,526.00 |
| 06/01/22 | 220607 | Boisclair | 1,780.00 |
| 06/01/22 | 220608 | Burt | 1,450.00 |
| 06/01/22 | 220609 | CityRF | 1,920.00 |
| 06/01/22 | 220610 | Depot | 1,890.00 |
| 06/01/22 | 220611 | Dodge | 1,501.00 |
| 06/01/22 | 220612 | ECR | 949.00 |
| 06/01/22 | 220613 | Fairfax | 1,278.89 |
| 06/01/22 | 220614 | Granfors | 925.00 |
| 06/01/22 | 220615 | Hanson | 712.00 |
| 06/01/22 | 220616 | Knigge | 1,089.00 |
| 06/01/22 | 220617 | Kubiak | 547.00 |
| 06/01/22 | 220618 | Kusilek | 900.00 |
| 06/01/22 | 220619 | Landmark | 2,094.00 |
| 06/01/22 | 220620 | Larson | 1,093.00 |
| 06/01/22 | 220621 | LSI | 3,549.00 |
| 06/01/22 | 220622 | Morrow | 750.00 |
| 06/01/22 | 220623 | Olmsted | 2,820.03 |
| 06/01/22 | 220624 | Penkert | 1,262.00 |
| 06/01/22 | 220625 | RFHA EB | 911.00 |
| 06/01/22 | 220626 | RFHA OP | 377.00 |
| 06/01/22 | 220627 | Ross | 975.00 |
| 06/01/22 | 220628 | Schuster | 1,446.00 |
| 06/01/22 | 220629 | Simonet | 1,352.00 |
| 06/01/22 | 220630 | Traynor | 312.00 |
| 06/01/22 | 220631 | URP Burke | 140.00 |
| 06/01/22 | 220632 | URP Gustafson | 115.00 |
| 06/01/22 | 220633 | URP Hall | 27.00 |
| 06/01/22 | 220634 | URP Zeroth | 30.00 |
| 06/01/22 | 220635 | Vandervorst | 655.00 |
| 06/01/22 | 220636 | WMP | 957.00 |
| 06/01/22 | 220637 | Young | 1,498.00 |
| 06/02/22 | 220638 | RFHA | 100.00 |
| 06/30/22 | 220639 | RFHA | 4,440.30 |
| 06/30/22 | 220640 | FNB | 20.00 |
| | | | <u>50,187.60</u> |

**Voucher
Check Register
As of July 31, 2022**

| Date | Num | Name | Amount |
|----------|--------|---------------|------------------|
| 07/01/22 | 220701 | 1300 | 1,694.00 |
| 07/01/22 | 220702 | Anderson | 597.00 |
| 07/01/22 | 220703 | Beadles | 2,295.00 |
| 07/01/22 | 220704 | Berg | 1,735.00 |
| 07/01/22 | 220705 | Betzold | 1,526.00 |
| 07/01/22 | 220706 | Boisclair | 1,780.00 |
| 07/01/22 | 220707 | Burt | 1,450.00 |
| 07/01/22 | 220708 | CityRF | 1,920.00 |
| 07/01/22 | 220709 | Depot | 1,890.00 |
| 07/01/22 | 220710 | Dodge | 1,501.00 |
| 07/01/22 | 220711 | ECR | 1,000.00 |
| 07/01/22 | 220712 | Granfors | 925.00 |
| 07/01/22 | 220713 | Hanson | 863.00 |
| 07/01/22 | 220714 | Knigge | 1,089.00 |
| 07/01/22 | 220715 | Kubiak | 547.00 |
| 07/01/22 | 220716 | Kusilek | 900.00 |
| 07/01/22 | 220717 | Landmark | 2,139.00 |
| 07/01/22 | 220718 | Larson | 1,093.00 |
| 07/01/22 | 220719 | LSI | 3,549.00 |
| 07/01/22 | 220720 | Morrow | 750.00 |
| 07/01/22 | 220721 | Olmsted | 2,727.60 |
| 07/01/22 | 220722 | Penkert | 1,262.00 |
| 07/01/22 | 220723 | RFHA EB | 911.00 |
| 07/01/22 | 220724 | RFHA OP | 359.00 |
| 07/01/22 | 220725 | Ross | 975.00 |
| 07/01/22 | 220726 | Schuster | 1,261.00 |
| 07/01/22 | 220727 | Simonet | 1,352.00 |
| 07/01/22 | 220728 | Traynor | 682.00 |
| 07/01/22 | 220729 | URP Burke | 140.00 |
| 07/01/22 | 220730 | URP Gustafson | 115.00 |
| 07/01/22 | 220731 | URP Hall | 27.00 |
| 07/01/22 | 220732 | URP Zeroth | 30.00 |
| 07/01/22 | 220733 | Vandervorst | 655.00 |
| 07/01/22 | 220734 | WMP | 1,000.00 |
| 07/01/22 | 220735 | Young | 1,498.00 |
| 07/01/22 | 220736 | RFHA | 100.00 |
| 07/31/22 | 220737 | RFHA | 3,338.75 |
| 07/31/22 | 220738 | FNB | 20.00 |
| | | | <u>45,696.35</u> |

WINDMILL PLACE, LLC
 Check Register
 As of June 30, 2022

WINDMILL PLACE,
 LLC
 Check Register
 As of July 31, 2022

| Date | Num | Name | Amount |
|----------|--------|---------------|------------------|
| 06/30/22 | 1817 | Cinnaire Corp | 4,000.00 |
| 06/01/22 | 220601 | Comcast | 93.00 |
| 06/01/22 | 220602 | FNB-Res Acct | 756.29 |
| 06/01/22 | 220603 | FNB-NP | 6,261.93 |
| 06/01/22 | 220604 | MGMT ACCT | 4,260.00 |
| 06/30/22 | 220605 | RFHA | 8,530.89 |
| 06/30/22 | 220606 | FNB-fees | 9.42 |
| 06/30/22 | 220607 | RFMU | 1,217.38 |
| 06/30/22 | 220608 | SCVNG | 189.14 |
| | | | <u>25,318.05</u> |

| Date | Num | Name | Amount |
|----------|--------|--------------|------------------|
| 07/01/22 | 220701 | Comcast | 93.00 |
| 07/01/22 | 220702 | FNB-Res Acct | 756.29 |
| 07/01/22 | 220703 | FNB-NP | 6,261.93 |
| 07/31/22 | 220704 | FNB-fees | 9.40 |
| 07/31/22 | 220705 | RFHA | 7,737.34 |
| 07/31/22 | 220607 | RFMU | 1,217.38 |
| 07/31/22 | 220608 | SCVNG | 189.14 |
| | | | <u>16,264.48</u> |

| HOUSING AUTHORITY JUNE BUDGET REPORT FOR AUGUST 2022 BOARD MEETING | | | | | |
|---|----------------|----------------|----------------|----------------|---------------|
| Year Ending June 2022 | | | | | |
| 12 Months at: 100% | | | | | |
| | HUD/RVM | E/B | OAKPK | 4PLX | WMP |
| | | | | | 42% |
| Income | | | | | |
| Budget | 594,497 | 480,366 | 155,209 | 34,622 | 236,252 |
| To Date | 625,912 | 471,440 | 153,292 | 35,873 | 124,240 |
| Percent | 105.28% | 98.14% | 98.76% | 103.61% | 52.59% |
| Admin | | | | | |
| Budget | 182,058 | 161,829 | 55,010 | 10,348 | 41,670 |
| To Date | 169,673 | 160,681 | 54,873 | 10,312 | 26,503 |
| Percent | 93.20% | 99.29% | 99.75% | 99.65% | 63.60% |
| Utilities | | | | | |
| Budget | 105,600 | 87,850 | 20,200 | 9,425 | 27,420 |
| To Date | 104,297 | 84,805 | 18,727 | 8,438 | 9,616 |
| Percent | 98.77% | 96.53% | 92.71% | 89.53% | 35.07% |
| Maint | | | | | |
| Budget | 194,084 | 108,261 | 36,300 | 4,614 | 64,044 |
| To Date | 178,652 | 115,381 | 34,029 | 7,457 | 16,498 |
| Percent | 92.05% | 106.58% | 93.74% | 161.62% | 25.76% |
| Ins/Taxes | | | | | |
| Budget | 44,150 | 47,510 | 14,575 | 2,390 | 17,296 |
| To Date | 49,221 | 48,992 | 14,307 | 2,334 | 4,503 |
| Percent | 111.49% | 103.12% | 98.16% | 97.66% | 26.03% |
| Mortgage & Fees | | | | | |
| Budget | | - | 2,546 | 4,868 | 172,750 |
| To Date | | - | 2,546 | 4,868 | 77,849 |
| Percent | | | 100.00% | 100.00% | 45.06% |
| Trx to Reserves | | | | | |
| Budget | | 61,285 | 24,924 | 1,915 | 9,075 |
| To Date | | 61,285 | 24,924 | 1,915 | 4,538 |
| Percent | | 100.00% | 100.00% | 100.00% | 50.00% |
| Net | 124,069 | 296 | 3,886 | 549 | (15,267) |
| Investments | | | | | |
| Operating | 109,988 | 108,282 | 15,776 | 9,227 | 75,354 |
| Reserve | | 346,186 | 89,120 | 29,814 | 99,697 |
| Other | 7,260 | 31,100 | 9,551 | 1,462 | 52,749 |
| Sec Dep | 25,873 | 23,657 | 8,332 | 2,300 | 8,100 |
| CFP 2021 | 122,609 | | | | |
| Mgmt Fund | 389,251 | | | | |

| HOUSING AUTHORITY JULY BUDGET REPORT FOR AUGUST 2022 BOARD MEETING | | | | | |
|--|---------|---------|---------|--------|----------|
| Year Ending June 2023 | | | | | |
| 1 Months at: 8% | | | | | |
| | HUD/RVM | E/B | OAKPK | 4PLX | WMP |
| | | | | | 0.67% |
| Income | | | | | |
| Budget | 566,933 | 477,790 | 196,316 | 55,752 | 236,252 |
| To Date | 48,703 | 44,620 | 12,939 | 3,338 | 143,299 |
| Percent | 8.59% | 9.34% | 6.59% | 5.99% | 60.66% |
| Admin | | | | | |
| Budget | 173,575 | 179,020 | 54,154 | 18,812 | 41,670 |
| To Date | 11,281 | 13,786 | 4,641 | 1,590 | 27,075 |
| Percent | 6.50% | 7.70% | 8.57% | 8.45% | 64.97% |
| Utilities | | | | | |
| Budget | 109,600 | 83,400 | 23,200 | 8,875 | 27,420 |
| To Date | 8,983 | 8,389 | 1,254 | 912 | 11,114 |
| Percent | 8.20% | 10.06% | 5.41% | 10.28% | 40.53% |
| Maint | | | | | |
| Budget | 214,450 | 114,060 | 34,066 | 10,137 | 64,044 |
| To Date | 26,685 | 17,989 | 2,537 | 1,039 | 23,653 |
| Percent | 12.44% | 15.77% | 7.45% | 10.25% | 36.93% |
| Ins/Taxes | | | | | |
| Budget | 50,500 | 43,700 | 14,180 | 2,340 | 17,296 |
| To Date | - | - | - | - | 5,186 |
| Percent | 0.00% | 0.00% | 0.00% | 0.00% | 29.98% |
| Mortgage & Fees | | | | | |
| Budget | | - | 2,546 | 4,868 | 172,750 |
| To Date | | - | 212 | 406 | 90,827 |
| Percent | | | 8.33% | 8.33% | 52.58% |
| Trx to Reserves | | | | | |
| Budget | | 63,124 | 24,573 | 1,914 | 9,075 |
| To Date | | 5,260 | 2,048 | 160 | 5,294 |
| Percent | | 8.33% | 8.33% | 8.33% | 58.34% |
| Net | 1,754 | (804) | 2,247 | (768) | (19,850) |
| Investments | | | | | |
| Operating | 124,380 | 163,307 | 33,732 | 13,883 | 75,354 |
| Reserve | | 351,566 | 91,198 | 29,979 | 99,697 |
| Other | 7,262 | 31,101 | 9,551 | 1,462 | 52,749 |
| Sec Dep | 27,380 | 23,657 | 8,332 | 2,300 | 8,100 |
| CFP 2021 | 149,300 | | | | |
| Mgmt Fund | 390,748 | | | | |

River Falls Housing Authority
 PILOT CALCULATION
 July 2021 through June 2022

| | 01 | 14 | 15 | 16 | TOTAL |
|---------------------------|-------------------|-------------------|------------------|------------------|-------------------|
| INCOME - RD INCOME | | | | | |
| 3110.000 Dwelling Rental | 293,514.00 | 406,381.00 | 101,691.00 | 14,256.00 | 815,842.00 |
| 3111.000 Rental Overage | - | (21,615.00) | (2,438.00) | - | (24,053.00) |
| 3120.000 Excess Utilities | 4,358.00 | 6,148.00 | - | 516.00 | 11,022.00 |
| TOTAL INCOME | 297,872.00 | 390,914.00 | 99,253.00 | 14,772.00 | 802,811.00 |
| UTILITY EXPENSES | | | | | |
| 4012.000 Electricity | 50,958.38 | 35,403.78 | 3,878.59 | 4,016.10 | 94,256.85 |
| 4013.000 Water | 19,101.37 | 15,659.16 | 5,051.72 | 1,427.23 | 41,239.48 |
| 4015.000 Fuel | 26,807.37 | 17,559.60 | 5,773.80 | 1,704.92 | 51,845.69 |
| 4016.000 Garbage/Trash | - | 9,087.88 | 2,337.69 | 1,028.00 | 12,453.57 |
| 4017.000 Fees/Other | 7,429.79 | 7,094.58 | 1,684.93 | 261.33 | 16,470.63 |
| TOTAL UTILITY EXP | 104,296.91 | 84,805.00 | 18,726.73 | 8,437.58 | 216,266.22 |
| NET | 193,575.09 | 306,109.00 | 80,526.27 | 6,334.42 | 586,544.78 |
| 2022 PILOT DUE | 19,357.51 | 30,610.90 | 8,052.63 | 633.44 | 58,654.48 |
| ACTUAL PER GL | 19,501.24 | 30,585.00 | 8,052.62 | 653.41 | 58,792.27 |
| Prior Yr Calc error | 143.73 | (25.90) | (0.01) | 19.97 | 137.79 |

| Vacancy and Re-Rental Activity Report June to August 2022 | | | | | | |
|---|---------|-----------|----------|----------|-------------|--------|
| Name | ADDRESS | UNIT TYPE | MOVE OUT | MOVE IN | COMMENTS | |
| McConnell | K441 | Fam-2 | 06/10/22 | | Term | |
| Coronell | R108 | ED-1 | 06/30/22 | | Trx to BW | |
| Hancock | E103 | ED-1 | 07/31/22 | | Term | |
| Hill | E137 | ED-1 | 07/31/22 | | Mvd Home | |
| Alle | E139 | ED-1 | 07/31/22 | | Decsd | |
| Lanzen | O211 | ED-1 | 07/31/22 | | Trx to E137 | |
| Koller | R104 | ED-1 | 07/31/22 | | Trx to R108 | |
| Naebers | W107 | ED-1 | 07/31/22 | | Decsd | |
| Bussert | R215 | ED-1 | 08/31/22 | | Married | |
| | | | | | | |
| Koller | R108 | ED-1 | 06/30/22 | 08/01/22 | | |
| Huddleson | E139 | ED-1 | 07/31/22 | 09/01/22 | | |
| Huseman | K441 | Fam-2 | 06/10/22 | 09/01/22 | | |
| 2 Possibles | R104 | ED-1 | 07/31/22 | 09/01/22 | | |
| Parnell | R215 | ED-1 | 08/31/22 | 10/01/22 | | |
| | E103 | ED-1 | 07/31/22 | | ADA | |
| | E137 | ED-1 | 07/31/22 | | | |
| | O211 | ED-1 | 07/31/22 | | | |
| | W107 | ED-1 | 07/31/22 | | | |
| CURRENT WAITING LISTS | | | | | | |
| Proj | 1 BR | 2 BR | 3 BR | 4 BR | Total | Change |
| RTH | 11 | 30 | 26 | 1 | 68 | 0 |
| RVM | 41 | | | | 41 | 8 |
| EW | 68 | 14 | | | 82 | 10 |
| BW | 61 | 10 | | | 71 | 10 |
| OP | 60 | 9 | | | 69 | 7 |
| WMP | 96 | | | | 96 | 14 |
| VCHR | 10 | 3 | 4 | 1 | 18 | 10 |
| LAST QUARTER | | | | | | |
| Proj | 1 BR | 2 BR | 3 BR | 4 BR | Total | |
| RTH | 9 | 30 | 28 | 1 | 68 | |
| RVM | 33 | | | | 33 | |
| EW | 60 | 12 | | | 72 | |
| BW | 53 | 8 | | | 61 | |
| OP | 53 | 9 | | | 62 | |
| WMP | 82 | | | | 82 | |
| VCHR | 2 | 4 | 1 | 1 | 8 | |

Waiting List numbers will be updated quarterly