



# Board of Commissioners Meeting Packet

## August 26, 2009

*6:00 p.m. (Dinner)*

**6:30 p.m. (Business Session)**

**100 South Arch Street  
Little Rock, AR 72201**

# Agenda

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF THE AGENDA**
- IV. **RECOGNITIONS / PRESENTATIONS:** *LRHA Espirit De Corps Recognitions*
- V. **ACTION ITEMS:**
  - APPROVAL OF THE MINUTES:** May Regular Meeting
  - RESOLUTIONS:**
    - Authorizing the Charge Off of Delinquent Former Tenant Accounts
- VI. **SPECIAL REPORTS:**
  - LRHA Board of Commissioners
  - Report of Legal Counsel
  - Report of the Resident Ex-Officio Commissioner
  - Central Arkansas Housing Corporation (CAHC)
- VII. **OLD BUSINESS:**
  - Salary Comparability Study and Recommendations
    - *Review and Consideration of Proposed Budget Revisions*
  - American Recovery & Reinvestment Act
    - *HUD Formula Grant and HUD Competitive Grants*
  - Hollinsworth Grove Disposition Update
- VIII. **NEW BUSINESS:**
  - LRHA Board Terms of Office
  - HUD Review and Corrective Action Plan
  - 2008 Independent Financial Audit Report (*to be handed out at the meeting*)
  - Public Housing Agency Plan (*5 year and annual*)
- IX. **DIRECTORS REPORT(S):**
  - Executive Director Report (*to be sent in a supplemental packet*)
  - Human Resource Report
  - Financial Report
  - HCV Program Report
  - Public Housing Report
  - Real Estate Dev. Report (*to be sent in a supplemental packet*)
  - CFP & Contracts Report
- X. **PUBLIC PARTICIPATION:**
  - Remarks from Housing Participants
  - Remarks from General Public
- XI. **ADJOURNMENT**

# **BOARD MEETING MINUTES**

## **Little Rock Housing Authority Board of Commissioners**

**Meeting Date:** May 27, 2009 (Regular Meeting)

Meeting held at 6:30 p.m. at the Administration Offices, 100 South Arch Street, Little Rock, AR 72201

**Commissioners Present:**

Commissioner Walker, Chair  
Commissioner Webb  
Commissioner Stephens

**Commissioner Absent:**

Commissioner Polite, Vice-Chair  
Commissioner Gray

**Resident Advisory Board:**

Ruthie Belcher  
Pearlie Gant  
Linda Sims  
Jimmy Wilkins  
Katherine Strong

**Ex-Officio Liaison:**

Aaliyah Khabeer, *RAB*

**Legal Counsel:**

Bettina Brownstein, *WLJ, LLP*

**Other:**

**Staff:**

Shelly Ehenger, *Executive Director*  
Ron Hooks, *Director of Finance*  
Pam Williams, *HCV Program Director*  
Gerald Turner, *Director of Real Estate Development*  
Nancy Hall, *Operations Coordinator*  
Jake Yancey, *CFP Coordinator*

**Media:**

None

**General Public:**

Grace Blagdon  
Cheryl Draper Warden  
Carla Backus  
Frezel Farris  
Alice Bander

**Item 1: Call to Order**

The Chairperson called the meeting to order at 6:30 p.m.

**Item 2: Roll Call**

Nancy Hall provided roll call. A quorum was declared present.

**Item 3: Approval of the Agenda**

**Commissioner Stephens** moved that the Agenda be approved. **Commissioner Webb** seconded the motion. The following votes were recorded: “**Ayes**” – **Commissioner Walker, Webb and Stephens/ “Nays”- None**. The Chairperson thereupon declared motion carried and the Agenda adopted.

**Item 4: Recognition/Presentation**

Aaliyah Khabeer was introduced as the new Resident Advisory Board (RAB) liaison to the Board. Ms. Khabeer expressed her appreciation for the opportunity to participate.

**Item 5: Action Items**

**APPROVAL OF THE MINUTES - Commissioner Stephens** moved that the Minutes from the April 23, 2009 meeting be approved as submitted. **Commissioner Webb** seconded the motion. The following votes were recorded: “**Ayes**” – **Commissioner Walker, Webb and Stephens/ “Nays”- None**. The Chairperson thereupon declared the motion carried and the Minutes adopted.

**RESOLUTION(S):** The Board recognized the following resolutions and acted upon them accordingly.

1. Resolution recognizing the service of former employee Sharon D. Gilliame, Assistant Property Manager at Parris Towers.

**Commissioner Stephens** moved to approve the resolution as submitted. **Commissioner Webb** seconded the motion. The following votes were recorded: “**Ayes**” – **Commissioner Walker, Webb and Stephens/ “Nays”- None**. The Chairperson thereupon declared motion carried and the Resolution (#6441) adopted.

2. Resolution authorizing the release of covenants in special warranty deed

**Commissioner Webb** moved to authorize the release. **Commissioner Stephens** seconded the motion. The following votes were recorded: “**Ayes**” – **Commissioner Walker, Webb and Stephens/ “Nays”- None**. The Chairperson thereupon declared motion carried and the Resolution (#6442) adopted.

3. Resolution authorizing the charge offs of delinquent former tenant accounts

**Commissioner Webb** moved to authorize the charge offs as presented by staff. **Commissioner Stephens** seconded the motion. The following votes were recorded: “**Ayes**” – **Commissioner Walker, Webb and Stephens/ “Nays”- None**. The Chairperson thereupon declared motion carried and the Resolution (#6443) adopted.

**REVISED PERSONNEL POLICY** – Nancy Hall provided updates to the following policies and the Board acted upon them accordingly.

1. Resolution to update the Family Medical Leave Act in accordance with recent changes in federal law.

**Commissioner Webb** moved to revise the personnel policy to comply with recent federal changes related to the Family Medical Leave Act. **Commissioner Stephens** seconded the motion. The following votes were recorded: “**Ayes**” – **Commissioner Walker, Webb and Stephens/** “**Nays**”- **None**. The Chairperson thereupon declared motion carried and the Resolution (#6444) adopted.

2. Resolution to approve Catastrophic Leave Policy effective July 1, 2009.

**Commissioner Webb** moved to approve the Catastrophic Leave policy with the eligibility period being 30 calendar days. **Commissioner Stephens** seconded the motion. The following votes were recorded: “**Ayes**” – **Commissioner Walker, Webb and Stephens/** “**Nays**”- **None**. The Chairperson thereupon declared motion carried and the Resolution (#6445) adopted.

After a presentation by Nancy Hall, Operations Coordinator, on the Salary Comparability Study and the recommendations the Board asked questions and discussed in detail the information provided. Concerns regarding the affordability and the scope of the assessment were raised. The Board requested a copy of the entire report. It was determined that the Board needed additional information. The matter was tabled.

#### **AMERICAN RECOVERY & REINVESTMENT ACT (ARRA) –**

Gerald Turner provided updates regarding ARRA formula grant related to the development of ACC units. The staff presented maps and information on the work conducted in the Stephens and Central High neighborhoods. The staff has identified lots to acquire to develop the rental property. 18 ACC units (6 in the Central High and 12 in the Stephens area) were discussed. Staff was invited to the Landbank meeting to make a presentation by Mrs. Blagdon, Chair of the Landbank. The next 90 days LRHA will engage the community regarding the strategies being presented.

The Board was briefed on the various competitive opportunities through the ARRA grant. The proposals discussed include senior green housing, ADA rehabilitation of the existing units at Cumberland Towers and a \$10 million grant to rehabilitate Sunset Terrace. The Executive Director brought up to the Board what had been read in the paper regarding the Fair Grounds expansion and the possible impact on Sunset Terrace. Commissioner Webb challenged the staff to look long term at Sunset Terrace.

After discussion the Board acted upon them accordingly.

1. Resolution (6446) to authorize submission of grants for Categories 1, 2, and 4.
2. Resolution (6447) authorizing LRHA to apply for and commit matching leverage resources contingent upon receipt of the grant award.

**Commissioner Stephens** moved to authorize both resolutions. **Commissioner Webb** seconded the motion. The following votes were recorded: “**Ayes**” – **Commissioner Walker, Webb and Stephens**/ “**Nays**”- **None**. The Chairperson thereupon declared motion carried and the Resolutions adopted.

**Item 6: Special Reports**

**REPORT OF LEGAL COUNSEL:** The following updates were provided:

- NBI has presented settlement to their Board for approval. Waiting on HUD’s approval. Matter appears to be closer to being complexly resolved.

**Item 7: Old Business**

**HOLLINSWORTH GROVE DISPOSITION UPDATE** - HUD will not approve disposition as submitted. HUD is requesting value of units in a formal commitment from the City. Staff has been working with City officials to address the matter.

**Item 8: Director’s Reports**

- Shelly Ehenger provided an update on agency operations
- Ron Hooks provided an update on the agency financials
- Pam Williams provided an update on the housing choice voucher program.
- Gerald Turner provided an update on real estate transactions
- Nancy Hall provide an update on human resources activities
- Jake Yancey provided an update on capital funds and contracts

**Item 9: Public Participation**

Members of the Love and Stephens Neighborhood thanked the Board for the proposed investment in their community. They expressed the desire to work with LRHA as the plans are developed.

**ADJOURNMENT:** There being no further reports to come before the Board the meeting ended at 8:39 p.m.

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*H. Bradley Walker, Chairman*

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*Shelly Ehenger, Executive Director*

Commissioner \_\_\_\_\_ introduced the following Resolution and moved for its adoption:

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION AUTHORIZING THE CHARGE-OFF OF  
DELINQUENT ACCOUNTS OF FORMER TENANTS TO  
COLLECTION LOSSES FOR THE PERIOD ENDING JULY, 2008**

**WHEREAS**, the LRHA rent certain of its properties pursuant to the execution of its low-rent policies and procedures and;

**WHEREAS**, certain tenants have vacated their rented properties owing money to the LRHA with out making arrangements for the settlement of their accounts and;

**WHEREAS**, efforts have been made to collect such delinquent accounts, without success and;

**WHEREAS**, it is deemed desirable to remove theses accounts from the ledger of the LRHA pending eventual collection, if any

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK, ARKANSAS**, that;

These delinquent accounts of former tenants, which consist of collection losses as shown on the attached summary sheets for the period of April – June 2009. This Resolution is effective immediately.

Commissioner \_\_\_\_\_ seconded the motion and upon roll call following vote was recorded:

**“Ayes” – Commissioners**

**“Nays” – Commissioners**

**The Chairperson thereupon declared the motion carried and the Resolution adopted.**

HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK  
 DELINQUENT ACCOUNTS OF VACATED TENANTS  
 FOR THE PERIOD ENDING MARCH 31, 2009

| PROJECT NAME          |  | RENT<br>AMOUNT   | UTILITY<br>AMOUNT | MAINT.<br>AMOUNT | LEGAL<br>AMOUNT | OTHER<br>AMOUNT | TOTAL<br>BALANCE |
|-----------------------|--|------------------|-------------------|------------------|-----------------|-----------------|------------------|
|                       |  |                  |                   |                  |                 |                 |                  |
| SUNSET TERRACE-001    |  | 2,142.00         | 352.41            | 2,128.47         | 0.00            | 129.73          | 6,065.53         |
| PARRIS TOWERS-009     |  | 6,034.22         |                   | 1,452.19         | 4,155.94        | 555.00          | 12197.35         |
| CUMBERLAND TOWERS-010 |  | 4,655.50         |                   | 1,775.64         | 1,024.00        | 235.00          | 7,690.14         |
| POWELL TOWERS-011     |  | 244.74           |                   | 1,255.73         | 0.00            | 20.00           | 1,520.47         |
| <b>TOTALS</b>         |  | <b>13,076.46</b> | <b>352.41</b>     | <b>6,612.03</b>  | <b>5,179.94</b> | <b>939.73</b>   | <b>27,473.49</b> |

- Upgrading clothes washers to high efficiency models
- Replacing all original fan coils in units
- Renovating a sample of apartments with green materials
- Painting interior surfaces with low VOC paint
- Replacing hallway carpet flooring with polished concrete flooring

– Submitted July 20, 2009 –

**\$2,203,411 Total Grant Amount**

\$1,664,976 HUD Grant Request Amount  
 \$ 538,435 LRHA Match

(4) Neighborhood Stabilization Program (NSP) 2: Submitted July 15, 2009

**\$34,044,590 Total Grant Amount**

\$22,457,261 HUD Grant Request Amount  
 \$ 3,207,508 City of Little Rock Match  
 \$ 8,379,821 Other Match, including LRHA match of \$1.1

**NSP 2 Overview:**

Partnership with City of Little Rock, Habitat for Humanities, Black Community Developers and LRHA. City of Little Rock is the lead agency.

**Target areas:** Central High Neighborhood; Stephens / Love Neighborhood; and Near Children’s Hospital and Arkansas Baptist College (*Target Areas were selected based upon the HUD “need” designation maps.*)

Total units to be produced **270** of which **110 LRHA** owned and managed units.

**Other Possible Stimulus Funding:**

- Working in collaboration with the City of Little Rock and Aristotle to develop an application for broadband service targeted at underserved populations. Four applications are being submitted.
- **REO Property:** HUD has offered two possible properties owned by the government to LRHA. The homes have been serving as the residence for families affected by Hurricane Katrina. The properties are located in Maumelle and Jacksonville. They have been appraised by HUD. They are offering them to LRHA at 50% of the appraised value. We will also negotiate any other cost, i.e. damages. This is an eligible expenditure for the formula stimulus funds.

**Hollinsworth Grove:**

We have advertised the demolition of Hollinsworth Grove. Opening of the IFB is scheduled for August 25, 2009. HUD provided us approval to do so in December 2007. This will be charged to our 2007 Capital Fund Grant that must be obligated by September, 2009.

*Human Resources Report*

April 2009

Submitted by Shelly Ehenger

Total Employees: 51

Open Positions: 5

Employee Turnover (January - July 2009)

25% turnover

Death (1)

Voluntary Resignations (12)

Terminations (1)

Employee Training 2009

Total Spent \$27,677.85

Trainings include:

- Supervisory, Asset management, Green Technology, Dealing with Difficult People, VASH Conference, Human Resource Conference, NAHRO, Capital Funds, and Inspections

No employees have taken advantage of the Education Policy!!

Other:

- Employee Picnic - April 28<sup>th</sup> - 29<sup>th</sup>
- Swine Flu precautions and plan being developed and implemented

**July 2009**  
**Section 8 Housing Choice Voucher Program**

|                                                |     |                   |
|------------------------------------------------|-----|-------------------|
| PIC Reporting Rate:                            |     | 100.16%           |
| The Disaster Housing Assistance Program (DHAP) |     |                   |
| Conversion to HCV:                             |     | 35 Vouchers       |
| FEMA HAP Final Payments:                       | 41  |                   |
| Current Lease Up Rate:                         |     | 93%               |
| No. Families Shopping:                         | 234 | New Vouchers: 146 |

**Housing Choice Voucher Program Update**  
**January – June 2009**

- ◆ PIC reporting rate has been maintained at 100% submission from January thru July.
- ◆ DHAP ended February 28, 2009 with new HUD implement Priority HC Vouchers:
  - Priority 1; Head of Household - Disability (18)
  - Priority 2; Any Disable Family Member ( 2)
  - Priority 3; Any Eligible Families (15)

Closeout DHAP Participants ends August 31, 2009. There are 41 families in this category. The deadline for transition the DHAP to HCV is September 1, 2009.

**Housing Choice Voucher Program Planning**  
**July – December 2009**

New Marketing Strategies Lease Up

- Recruiting
  - New Landlord
  - Curbside/For Rent Signs
  - Apartment Communities
  - Churches Rental Properties
  - LR/Pulaski Housing Authority Rental Partnership

Annual Landlord Meeting: October 2009 (date to be announced)

Opening Aristotle Wait List: November 2009

Implementation 100% Quality Control of HCV tenant files: November 2009

Staffs Development

|                               |                |                      |
|-------------------------------|----------------|----------------------|
| HCV Rent Calculation:         | Online Seminar | 6 Housing Specialist |
| HCV Housing Quality Standards | October 6-8    | 2 Housing Inspector  |
|                               |                | 1 Housing Specialist |

Emphasys (Elite)

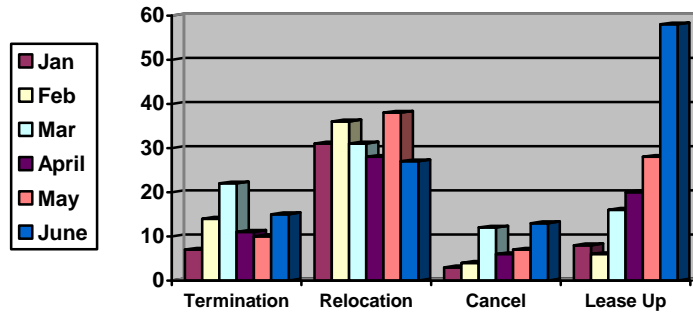
September 14-16

4 Team Members

Casterline Associates P. C.

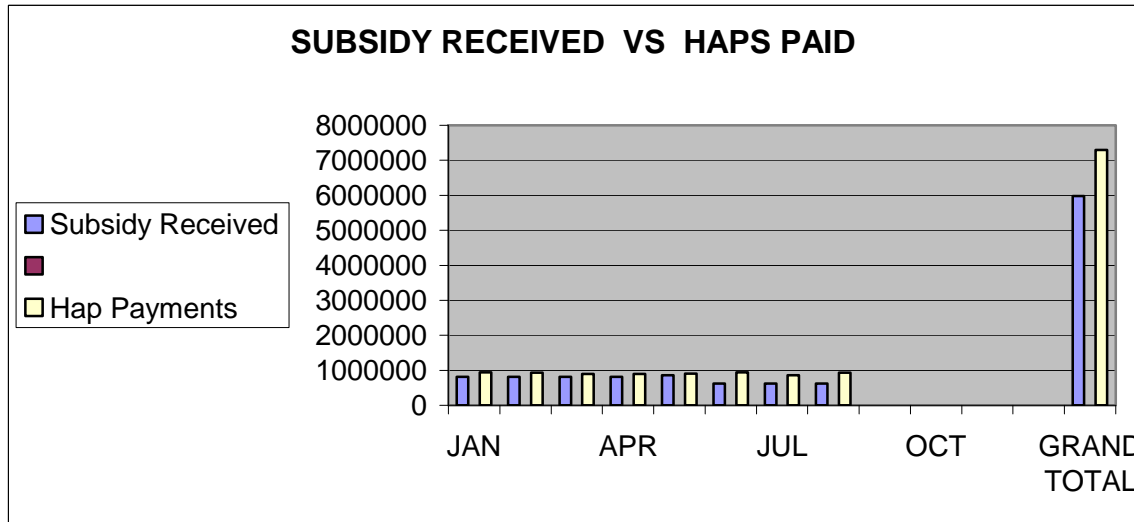
October 12-16

3 Team Members



**Subsidy Received VS Hap Payments**

|                    | Subsidy Received | Hap Payments |
|--------------------|------------------|--------------|
| <b>JAN</b>         | 814,543.00       | 941,422.80   |
| <b>FEB</b>         | 814,543.00       | 933,266.53   |
| <b>MAR</b>         | 814,543.00       | 898,039.80   |
| <b>APR</b>         | 814,543.00       | 896,208.00   |
| <b>MAY</b>         | 855,270.00       | 903,717.55   |
| <b>JUN</b>         | 622,173.00       | 939,512.00   |
| <b>JUL</b>         | 622,173.00       | 856,358.00   |
| <b>GRAND TOTAL</b> | 5,979,961.00     | 7,299,248.68 |



# Management Report

## Property Management Report

Data as of July 31, 2009

| Data                  | Cumberland Towers | Parris Towers | Powell Towers | Sunset Terrace |
|-----------------------|-------------------|---------------|---------------|----------------|
| <b>Occupancy %</b>    | 99                | 97            | 99            | 92             |
| <b>Occupied Units</b> | 176               | 236           | 163           | 65             |
| <b>Vacant Units</b>   | 2                 | 5 Mod+8= 13   | 3 Mod +2= 5   | 1Mod+6= 7      |
| <b>Rent Charged</b>   | \$37,829          | \$49,565      | \$33,818      | \$8,079        |
| <b>Rent Collected</b> | \$27,415          | \$50,393      | \$26,298      | \$6,344        |
| <b>14 Day Notices</b> | 16                | 40            | 12            | 10             |
| <b>Move Ins</b>       | 1                 | 5             | 2             | 3              |
| <b>Move Outs</b>      | 0                 | 4             | 7             | 6              |
| <b>Waitlist</b>       | 19                | 5             | 19            | 175            |
| <b>Evictions</b>      | 2                 | 4             | 3             | 3              |

I have evaluated the management operations at each site, interviewed all departments and an internal review was conducted with the independent auditor and HUD. The following plan outlines actions for the next six-months to address identified discrepancies and noncompliance items. This list is not all inclusive, but represents areas of focus for the coming months to begin to achieve the goal of asset based management.

*Management Operations:* Personnel will be trained in the topics listed below by attending weekly training sessions. When practical and feasible some training will be outsourced.

- Standardized Tenant File for all sites—all documents/forms will be placed on shared drive in a dedicated folder to simplify this process
- Tenant File Quality Control Checklist for each tab
- Uniform Make-Ready boards at all sites to decrease unit turn-around days
- LRHA Policies/Procedures Review—expectations established and feedback loop in-place
- Regulations/Forms in congruence with HUD
- Fair-Housing
- Marketing & Leasing
- ACOP
- Effective Planning/Time Management
- Preventative Reports

## **Capital Funds Program/Contract Report**

### **Current Solicitations**

**Powell Towers Re-roof-** Bids due Aug 24, 2009

**Hollingsworth Demolition-** Bids due Aug 21, 2009

**Replace Fan Coil Units at Parris Towers-** Bids due Sept 11, 2009

**Replace Flooring at High-Rises-** Bids due Sept 11, 2009

### **Status of Recent Awards**

- **Consulting Engineering Services for Energy Performance Contracting RFP-** The EPC project is going great. We recently submitted our Preliminary Plan to HUD and received their approval. We are currently awaiting further information from HUD regarding the Capital Fund Recovery Competition and how it may affect our project.
- **Domestic Hot Water and Boiler Replacement at Parris Towers-** Project Complete
- **IFB Electrical Bus Replacement at Parris Towers-** Project Complete
- **Installation of A/C units at Sunset-** We have installed 16 units thus far. The crew is able to install 3 Units a day. The tenants are very excited!

**Little Rock Housing Authority  
Capital Funds Expenditures  
As of August 17, 2009**

| Grant               | Award Date | Effective Date | Budget           | Obligated        | Expended         | Available        | %<br>Obligated % Expended |            |
|---------------------|------------|----------------|------------------|------------------|------------------|------------------|---------------------------|------------|
| CFP 501-05          | 7/22/2005  | 8/18/2005      | 1,418,932        | 1,418,932        | 1,418,932        | -                | 100%                      | 100%       |
| CFP 501-06          | 6/18/2006  | 7/18/2006      | 1,446,139        | 1,446,139        | 1,271,637        | 0                | 100%                      | 88%        |
| CFP 501-07          | 9/19/2007  | 9/19/2007      | 1,509,929        | 1,033,978        | 753,450          | 475,951          | 68%                       | 50%        |
| CFP 501-08          | 6/13/2008  | 6/13/2008      | 1,267,060        | 0                | 0                | 1,267,060        | 0%                        | 0%         |
| <b>Grant Totals</b> | -          | -              | <b>5,642,060</b> | <b>3,899,049</b> | <b>3,444,019</b> | <b>1,743,011</b> | <b>69%</b>                | <b>61%</b> |

| Grant               | Award Date | Effective Date | Budget           | Obligated        | Expended         | Available        | %<br>Obligated % Expended |            |
|---------------------|------------|----------------|------------------|------------------|------------------|------------------|---------------------------|------------|
| RHF 502-03          | 12/23/2003 | 12/23/2003     | 925,602          | 925,602          | 925,602          | -                | 100%                      | 100%       |
| RHF 502-04          | 8/19/2004  | 8/19/2004      | 1,083,122        | 1,083,122        | 1,016,420        | 1,016,420        | 100%                      | 94%        |
| RHF 502-05          | 7/22/2005  | 7/22/2005      | 902,002          | 902,002          | 661,919          | 240,083          | 100%                      | 73%        |
| RHF 502-06          | 6/8/2006   | 6/8/2006       | 817,746          | 817,746          | -                | 817,746          | 100%                      | 0%         |
| RHF 502-07          | 9/19/2007  | 9/19/2007      | 428,077          | 428,077          | -                | 428,077          | 100%                      | 0%         |
| <b>Grant Totals</b> | -          | -              | <b>4,156,549</b> | <b>4,156,549</b> | <b>2,603,941</b> | <b>2,502,326</b> | <b>100%</b>               | <b>63%</b> |

\*Notes: RHF Grants are restricted based upon RHF Plan. RHF 502's are obligated to Cumberland Manor and Metropolitan Village

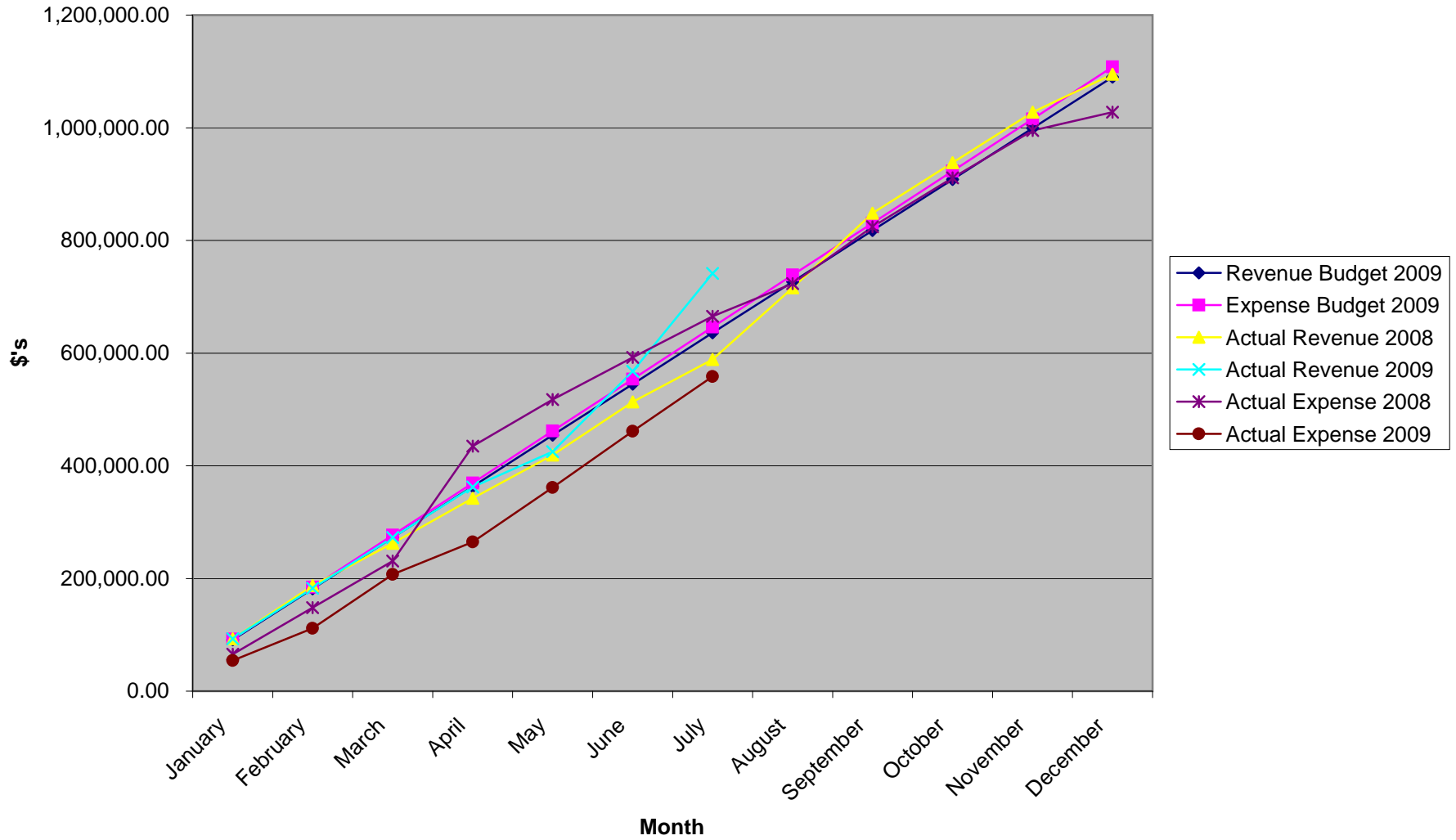
| Grant               | Award Date | Effective Date | Budget           | Obligated      | Expended | Available        | % Obligated | % Expended |
|---------------------|------------|----------------|------------------|----------------|----------|------------------|-------------|------------|
| RHF 501-07          | 9/19/2007  | 9/19/2007      | 399,374          | 399,374        | -        | 399,374          | 100%        | 100%       |
| RHF 501-08          | 6/13/2008  | 6/13/2008      | 268,054          | 268,054        | -        | 268,054          | 0%          | 0%         |
| RHF 501-09          | TBD        | TBD            | 268,054          | -              | -        | 268,054          | 0%          | 0%         |
| RHF 501-10          | TBD        | TBD            | 268,054          | -              | -        | 268,054          | 0%          | 0%         |
| RHF 501-11          | TBD        | TBD            | 268,054          | -              | -        | 268,054          | 0%          | 0%         |
| <b>Grant Totals</b> | -          | -              | <b>1,471,590</b> | <b>667,428</b> | -        | <b>1,471,590</b> | <b>45%</b>  | <b>0%</b>  |

| Grant               | Award Date | Effective Date | Budget           | Obligated        | Expended | Available | % Obligated | % Expended |
|---------------------|------------|----------------|------------------|------------------|----------|-----------|-------------|------------|
| RHF 502-08          | 6/13/2008  | 6/13/2008      | 543,128          | 543,128          | -        | -         | 100%        | 0%         |
| RHF 502-09          | TBD        | TBD            | 543,128          | 543,128          | -        | -         | 100%        | 0%         |
| RHF 502-10          | TBD        | TBD            | 543,128          | 543,128          | -        | -         | 100%        | 0%         |
| RHF 502-11          | TBD        | TBD            | 543,128          | 543,128          | -        | -         | 100%        | 0%         |
| RHF 502-12          | TBD        | TBD            | 543,128          | 543,128          | -        | -         | 100%        | 0%         |
| <b>Grant Totals</b> | -          | -              | <b>2,715,640</b> | <b>2,715,640</b> | -        | -         | <b>100%</b> | <b>0%</b>  |

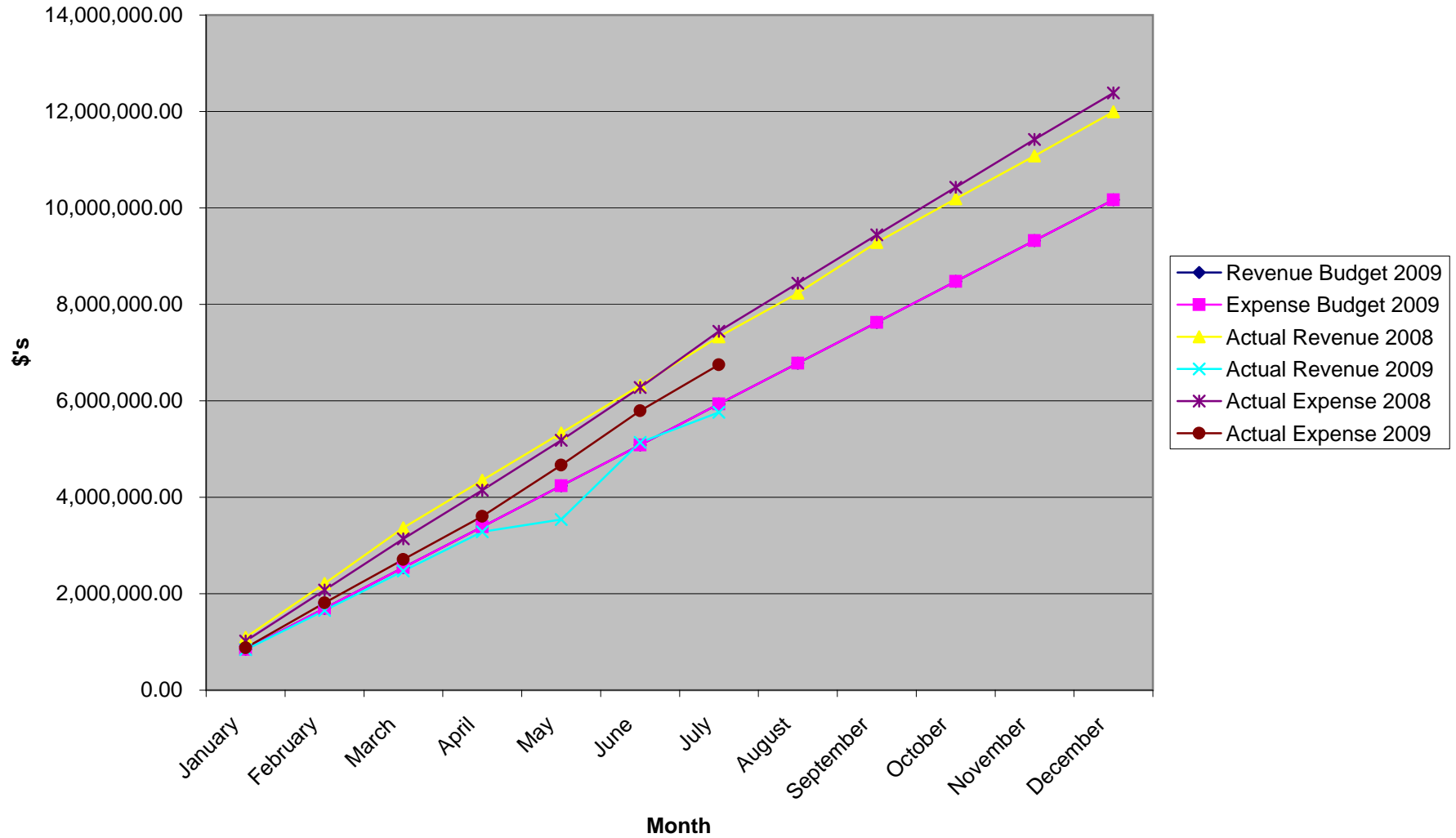
RHF Grants are restricted to approved RHF Plans

| Grant       | Award Date | Effective Date | Budget    | Obligated | Expended | Available | % Obligated | % Expended |
|-------------|------------|----------------|-----------|-----------|----------|-----------|-------------|------------|
| CFRG (ARRA) | 3/17/2009  | 3/17/2009      | 2,630,644 | 381,253   | 105,353  | 2,525,291 | 14%         | 4%         |

## Little Rock Housing Authority Housing Choice Voucher Program - Administration



## Little Rock Housing Authority Housing Choice Voucher Program - Housing Assistance Payments



**Housing Authority of the City of Little Rock  
Housing Choice Voucher Program  
January 1, 2009 - July 31, 2009**

**Operating Budget - 2009**

|                                              |                                              |                                        |                           |
|----------------------------------------------|----------------------------------------------|----------------------------------------|---------------------------|
| <b>PHA Name</b>                              | Housing Authority of the City of Little Rock | <b>Project Name</b>                    | Section 8 Voucher Program |
| <b>Address</b>                               | 100 S. Arch Street                           | <b>Address</b>                         | 100 S. Arch Street        |
| <b>City, State</b>                           | Little Rock, AR 72201                        | <b>City, State</b>                     | Little Rock, AR 72201     |
| <b>AMP Project Number</b>                    | S8VO                                         | <b>Fiscal Year Ending</b>              | 12/31/2009                |
| <b>ACC Units</b>                             | 2025                                         | <b>Estimated Lease Rate</b>            | 92%                       |
| <b>Unit Months Available (UMAs)</b>          | 24,300                                       | <b>Average Bedroom Size</b>            |                           |
|                                              |                                              | <b>Anticipated Number of Turnovers</b> |                           |
|                                              |                                              |                                        |                           |
| <b>Type of Budget (Original, Revision #)</b> | Orginial                                     | <b>HA Code</b>                         | AR004                     |
|                                              |                                              |                                        |                           |

| FDS Line #               | Account Title                 | 2009 Budget       | Section 8 Voucher | Cumulative Year to Date July |
|--------------------------|-------------------------------|-------------------|-------------------|------------------------------|
| <b>Operating Income:</b> |                               |                   |                   |                              |
|                          |                               |                   |                   |                              |
| 300706                   | Gross Potential Hap Fee       | 10,170,000        | 622,173           | 5,478,155                    |
| 300706                   | Gross Potential Adm Fee       | 985,000           | 94,104            | 640,601                      |
| 300715                   | Rent Income                   | 60,000            | 5,000             | 35,000                       |
| 0                        | Interest-Operating Reserves   | -                 |                   |                              |
| 300711                   | Interest Income               | 45,000            | 1                 | 16,866                       |
|                          |                               |                   |                   |                              |
|                          | <b>Total Operating Income</b> | <b>11,260,000</b> | <b>721,278</b>    | <b>6,170,622</b>             |

| <b>Operating Expenditures:</b> |                                    |                |               |                |
|--------------------------------|------------------------------------|----------------|---------------|----------------|
| <u>Administrative</u>          |                                    |                |               |                |
| 400911                         | Administrative Salaries/Bonus      | 459,303        | 50,813        | 229,025        |
| 400915                         | Employee Benefits - Administrative | 145,338        | 6,846         | 61,411         |
| 400913                         | Temporary Worker                   | 12,000         |               | 7,004          |
| 400918                         | Staff Training/Travel              | 25,000         |               | 5,982          |
| 400912                         | Auditing Fees                      | 22,000         | 1,795         | 4,496          |
| 400914                         | Advertising & Marketing            | 7,500          |               | 1,504          |
| 400916                         | Office Expenses                    | 60,000         | 8,541         | 60,588         |
| 400916-005000                  | Telephone Service                  | 10,000         | 1,031         | 2,332          |
| 401002-401001                  | Asset Management Fee               | 243,000        | 18,880        | 113,119        |
|                                | <b>Total Administrative</b>        | <b>984,141</b> | <b>87,907</b> | <b>485,461</b> |

| <u>Utilities</u> |                    |        |       |       |
|------------------|--------------------|--------|-------|-------|
| 400931           | <u>Water</u>       | 4,000  | 18    | 99    |
| 400932           | <u>Electricity</u> | 17,000 | 1,913 | 8,107 |
| 400933           | <u>Gas</u>         | 5,000  | 335   | 2,592 |
| 400936           | <u>Sewer</u>       | 4,500  | 41    | 239   |

|  |                        |               |       |        |
|--|------------------------|---------------|-------|--------|
|  | <b>Total Utilities</b> | <b>30,500</b> | 2,307 | 11,037 |
|--|------------------------|---------------|-------|--------|

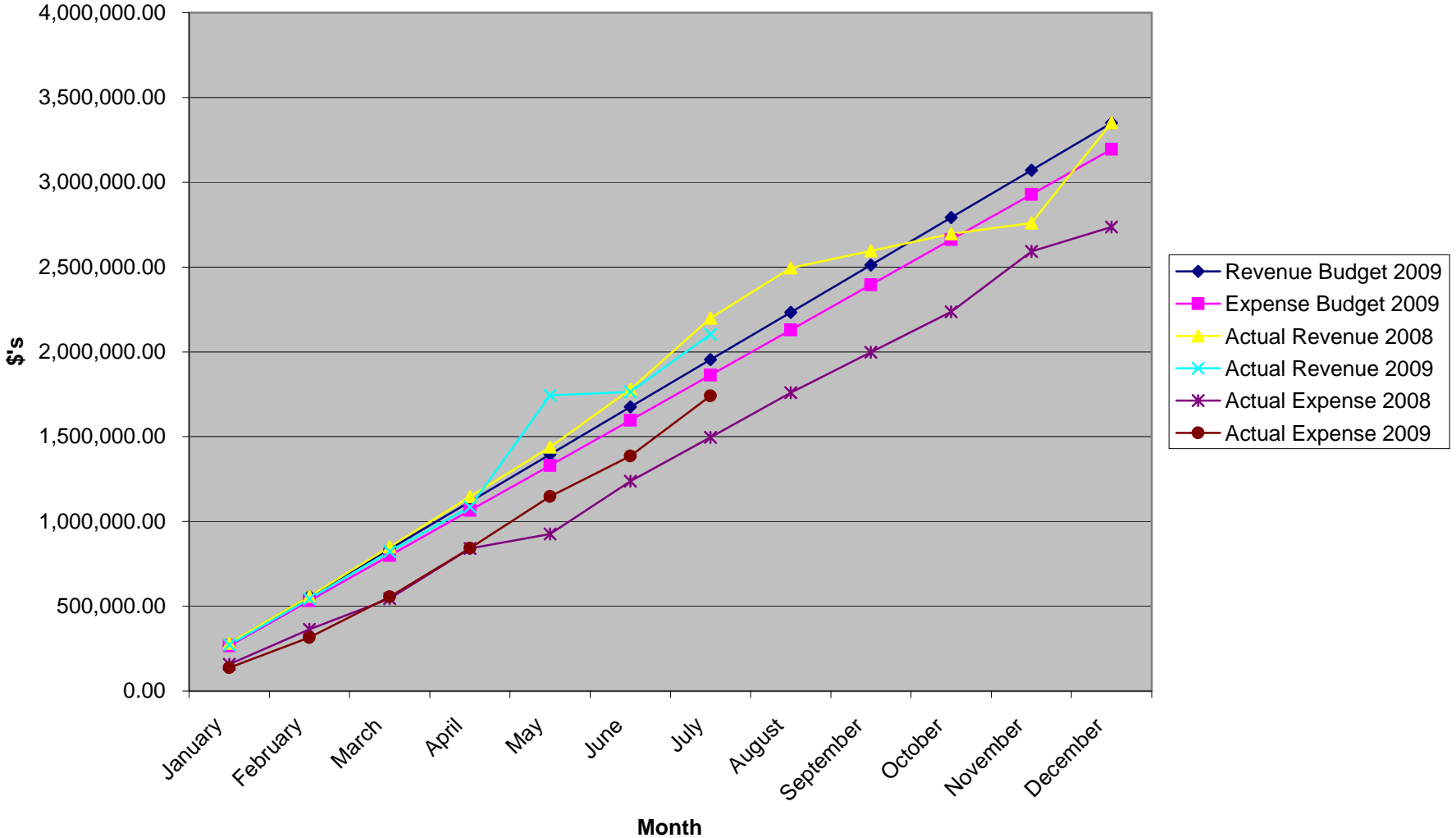
| <b>Maintenance</b> |                                |               |              |               |
|--------------------|--------------------------------|---------------|--------------|---------------|
| 400942-002000      | Gasoline & Diesel              | 30,000        | 382          | 1,359         |
| 400942-003000      | Janitorial Cleaning Supplies   | 700           | 505          | 1,702         |
| 400942-004000      | Sundry                         | 1,200         |              | 1,089         |
|                    | Maint. Contract:               |               |              |               |
| 400943-000030      | Alarm Service                  | 1,000         |              | 48            |
| 400943-000035      | Answering Service              | 1,800         |              | -             |
| 400943-000100      | Custodial Service              | 10,000        | 500          | 3,100         |
| 400943-000040      | Elevator Maintenance           | 10,000        | 404          | 6,855         |
| 400943-000075      | Maintenance Contract-Computers | 6,000         |              | 564           |
| 400943-000090      | Pest Control                   | 2,500         |              | 1,045         |
| 400943-000105      | Vehicle Repairs and Service    | 6,500         | 48           | 1,220         |
|                    |                                |               |              |               |
|                    | <b>Total Maintenance</b>       | <b>69,700</b> | <b>1,838</b> | <b>16,982</b> |

| <b>Insurance</b> |                                |               |            |              |
|------------------|--------------------------------|---------------|------------|--------------|
| 400961-420100    | Property Insurance             | 6,500         | 276        | 1,933        |
| 400961-420200    | Liability Insurance            | 2,000         |            | -            |
| 400961-420300    | Workers's Comp.                | 5,000         | 409        | 2,860        |
|                  | <b>Total Insurance Expense</b> | <b>13,500</b> | <b>685</b> | <b>4,794</b> |

| <b>General Expenses</b> |                               |               |              |              |
|-------------------------|-------------------------------|---------------|--------------|--------------|
| 400962                  | Other General Expense         | 5,000         | (114)        | (399)        |
| 459500                  | Outgoing Adm Fee-Portable     | 5,000         |              | 78           |
|                         | <b>Total General Expenses</b> | <b>10,000</b> | <b>(114)</b> | <b>(322)</b> |

|        |                                     |                   |                  |                  |
|--------|-------------------------------------|-------------------|------------------|------------------|
| 471501 | UAP-Tenant Payments                 | 406,370           | 70,693           | 497,716          |
| 471510 | HAP-Occupied Units                  | 9,357,261         | 823,092          | 5,704,268        |
|        | HAP-Damages & Unpaid Rents          | -                 |                  | (426)            |
| 471540 | Incoming Portable Haps              | 304,777           | 36,939           | 241,333          |
| 471580 | FSS Escrow Expense                  | 101,592           | -                | -                |
|        | <b>Total HAP Expenditures</b>       | <b>10,170,000</b> | <b>930,724</b>   | <b>6,442,891</b> |
|        |                                     |                   |                  | -                |
|        | <b>Total Operating Expenditures</b> | <b>11,277,841</b> | <b>1,023,347</b> | <b>6,960,842</b> |
|        |                                     |                   |                  |                  |
|        | <b>Cash Flow from Operations</b>    | <b>(17,841)</b>   | <b>(302,069)</b> | <b>(790,220)</b> |

### Little Rock Housing Authority Low Income Public Housing



**Year-to-Date Expenditure Report  
Parris Towers  
As of July 31, 2009**

| Account #                | Account Title                 | Budget           | Y-T-D Expense  | Budget Balance |
|--------------------------|-------------------------------|------------------|----------------|----------------|
| <b>Operating Income:</b> |                               |                  |                |                |
| 311000                   | Gross Rent                    | 630,000          | 360,464.62     | 269,535        |
| 300706-300100            | Gross Subsidy                 | 500,659          | 336,309.20     | 164,350        |
| 300715-300200            | Non-Dwelling Rent             | 9,600            | 9,712          | (112)          |
| 300715-300300            | Other Income                  | 2,000            | 13,608         | (11,608)       |
|                          | <b>Total Operating Income</b> | <b>1,142,259</b> | <b>720,093</b> | <b>422,166</b> |

| <b>Operating Expenditures:</b> |                                    |                |               |               |
|--------------------------------|------------------------------------|----------------|---------------|---------------|
| <b>Administrative</b>          |                                    |                |               |               |
| 400911                         | Administrative Salaries            | 53,988         | 34,787        | 19,201        |
| 400915                         | Employee Benefits - Administrative | 17,611         | 10,106        | 7,506         |
| 400912                         | Auditing Fees                      | 7,500          | 3,043         | 4,457         |
| 401002-401002                  | Bookkeeping Fees                   | 22,590         | 12,630        | 9,960         |
| 401002-401003                  | Inspection Fees                    | 12,048         | 6,736         | 5,312         |
| 400914                         | Advertising and Marketing          | 1,000          | -             | 1,000         |
| 400916                         | Office Expenses                    | 4,620          | 5,595         | (975)         |
| 400917                         | Legal Expense                      | 10,000         | 5,405         | 4,595         |
| 400918                         | Travel                             | 5,000          | 3,131         | 1,869         |
| 400919                         | Other Administrative Costs         | 18,056         | 13,456        | 4,600         |
|                                | <b>Total Administrative</b>        | <b>152,414</b> | <b>94,889</b> | <b>57,525</b> |

|               |                              |                |        |               |
|---------------|------------------------------|----------------|--------|---------------|
| 401002-401001 | <b>Asset Management Fees</b> | <b>127,227</b> | 71,132 | <b>56,095</b> |
|---------------|------------------------------|----------------|--------|---------------|

| <b>Tenant Services</b> |                                     |              |              |              |
|------------------------|-------------------------------------|--------------|--------------|--------------|
|                        | Tenant Services - Salaries          | -            | -            | -            |
|                        | Employee Benefits - Tenant Services | -            | -            | -            |
|                        | Relocation Costs                    |              | -            | -            |
| 400924                 | Tenant Services-Other               | 6,000        | 2,623        | 3,377        |
|                        | <b>Total Tenant Services</b>        | <b>6,000</b> | <b>2,623</b> | <b>3,377</b> |

| <b>Utilities</b> |                        |                |                |                |
|------------------|------------------------|----------------|----------------|----------------|
| 400931           | Water                  | 25,000         | 11,970         | 13,030         |
| 400932           | Electricity            | 180,000        | 119,255        | 60,745         |
| 400933           | Gas                    | 85,000         | 64,487         | 20,513         |
| 400936           | Sewer                  | 23,000         | 23,016         | (16)           |
| 400937           | Other                  | 30,000         | -              | 30,000         |
|                  | <b>Total Utilities</b> | <b>343,000</b> | <b>218,728</b> | <b>124,272</b> |

| <b>Maintenance</b> |                                     |                |                |                |
|--------------------|-------------------------------------|----------------|----------------|----------------|
| 400941             | Labor                               | 102,389        | 57,101         | 45,287         |
| 400945             | Employee Benefits - Maintenance     | 34,296         | 18,174         | 16,121         |
| 400946             | Part Time Employees                 | 7,000          | 1,079          | 5,921          |
| 400942             | Maintenance Materials               | 20,000         | 16,877         | 3,123          |
|                    | Maint. Contract:                    |                |                |                |
| 400943-000010      | Garbage and Trash Removal Contracts | 8,000          | 6,364          | 1,636          |
| 400943-000020      | Heating & Cooling Contracts         | 35,000         | 17,052         | 17,948         |
| 400943-000040      | Elevator Maintenance                | 8,100          | 4,820          | 3,280          |
| 400943-000050      | Landscape & Grounds Contracts       | 10,000         | 4,338          | 5,662          |
| 400943-000070      | Electrical Contracts                | 4,000          | 3,142          | 858            |
| 400943-000090      | Extermination Contracts             | 6,300          | 2,290          | 4,010          |
| 400943-000110      | Other Misc. Contract Costs          | 20,000         | 9,426          | 10,574         |
|                    | <b>Total Maintenance</b>            | <b>255,084</b> | <b>140,665</b> | <b>114,420</b> |

**Year-to-Date Expenditure Report  
Parris Towers  
As of July 31, 2009**

| <b>Account #</b>           | <b>Account Title</b>                    | <b>Budget</b>    | <b>Y-T-D Expense</b> | <b>Budget Balance</b> |
|----------------------------|-----------------------------------------|------------------|----------------------|-----------------------|
| <b>Protective Services</b> |                                         |                  |                      |                       |
|                            | Protective Services - Labor             | -                | -                    | -                     |
|                            | Employee Benefits - Protective Services | -                | -                    | -                     |
| 400953                     | Protective Services Contract Costs      | 90,000           | 48,171               | 41,829                |
|                            | Protective Service Other                |                  |                      | -                     |
|                            | <b>Total Protective Services</b>        | <b>90,000</b>    | <b>48,171</b>        | <b>41,829</b>         |
| <b>Insurance</b>           |                                         |                  |                      |                       |
| 400961-420100              | Property                                | 28,000           | 14,712               | 13,288                |
| 400961-420200              | General Liability                       | 7,000            | 4,793                | 2,207                 |
| 400961-420300              | Worker's Comp.                          | 2,000            | 1,124                | 876                   |
| 400961-420400              | Other Insurance                         | 800              | -                    | 800                   |
|                            | <b>Total Insurance Expense</b>          | <b>37,800</b>    | <b>20,629</b>        | <b>17,171</b>         |
| <b>General Expenses</b>    |                                         |                  |                      |                       |
| 400962                     | Other General Expense                   |                  | -                    | -                     |
| 400963                     | Payments In Lieu of Taxes               | 31,076           | -                    | 31,076                |
| 400964                     | Bad Debt-Tenants                        | 20,000           | 8,637                | 11,363                |
|                            | <b>Total General Expenses</b>           | <b>51,076</b>    | <b>8,637</b>         | <b>42,439</b>         |
|                            | <b>Total Operating Expenditures</b>     | <b>1,062,601</b> | <b>605,474</b>       | <b>457,126</b>        |
|                            | <b>Cash Flow from Operations</b>        | <b>79,658</b>    | <b>114,619</b>       |                       |

**Year-to-Date Expenditure Report  
Powell Towers  
As of July 31, 2009**

| Account #                | Account Title                 | Budget         | Y-T-D Expense  | Budget Balance |
|--------------------------|-------------------------------|----------------|----------------|----------------|
| <b>Operating Income:</b> |                               |                |                |                |
| 300703                   | Gross Rent                    | 400,000        | 232,290        | 167,710        |
| 300706                   | Gross Subsidy                 | 512,225        | 266,709        | 245,516        |
| 300715                   | Non-Dwelling Rent             | 42,468         | 30,913         | 11,555         |
| 300715                   | Other Income                  | 7,000          | 12,501         | (5,501)        |
|                          | <b>Total Operating Income</b> | <b>961,693</b> | <b>542,413</b> | <b>419,280</b> |

| <b>Operating Expenditures:</b> |                                    |                |               |               |
|--------------------------------|------------------------------------|----------------|---------------|---------------|
| <b>Administrative</b>          |                                    |                |               |               |
| 400911                         | Administrative Salaries            | 53,967         | 29,588        | 24,379        |
| 400915                         | Employee Benefits - Administrative | 17,608         | 5,106         | 12,501        |
| 400912                         | Auditing Fees                      | 7,500          | 3,043         | 4,457         |
| 401002                         | Bookkeeping Fees                   | 15,120         | 8,565         | 6,555         |
| 401002                         | Inspection Fees                    | 8,064          | 4,568         | 3,496         |
| 400914                         | Advertising and Marketing          | 2,000          | -             | 2,000         |
| 400916                         | Office Expenses                    | 6,000          | 3,987         | 2,013         |
| 400917                         | Legal Expense                      | 10,000         | 3,351         | 6,649         |
| 400918                         | Travel                             | 5,000          | 747           | 4,253         |
| 400919                         | Other Administrative Costs         | 27,000         | 9,733         | 17,267        |
|                                | <b>Total Administrative</b>        | <b>152,258</b> | <b>68,688</b> | <b>83,570</b> |

|        |                              |               |               |               |
|--------|------------------------------|---------------|---------------|---------------|
| 401002 | <b>Asset Management Fees</b> | <b>85,156</b> | <b>48,238</b> | <b>36,918</b> |
|--------|------------------------------|---------------|---------------|---------------|

| <b>Tenant Services</b> |                                     |               |              |              |
|------------------------|-------------------------------------|---------------|--------------|--------------|
|                        | Tenant Services - Salaries          | -             | -            | -            |
|                        | Employee Benefits - Tenant Services | -             | -            | -            |
|                        | Relocation Costs                    |               | -            | -            |
| 400924                 | Tenant Services-Other               | 10,000        | 2,484        | 7,516        |
|                        | <b>Total Tenant Services</b>        | <b>10,000</b> | <b>2,484</b> | <b>7,516</b> |

| <b>Utilities</b> |                        |                |                |                |
|------------------|------------------------|----------------|----------------|----------------|
| 400931           | Water                  | 22,000         | 9,613          | 12,387         |
| 400932           | Electricity            | 135,000        | 64,224         | 70,776         |
| 400933           | Gas                    | 65,000         | 45,418         | 19,582         |
| 400936           | Sewer                  | 25,000         | 20,277         | 4,723          |
| 400937           | Other                  |                |                | -              |
|                  | <b>Total Utilities</b> | <b>247,000</b> | <b>139,533</b> | <b>107,468</b> |

| <b>Maintenance</b> |                                     |                |                |                |
|--------------------|-------------------------------------|----------------|----------------|----------------|
| 400941             | Labor                               | 102,862        | 58,206         | 44,656         |
| 400945             | Employee Benefits - Maintenance     | 34,372         | 18,548         | 15,824         |
| 900946             | Part Time Employees                 | 7,000          | 1,019          | 5,981          |
| 400942             | Maintenance Materials               | 20,000         | 6,944          | 13,056         |
|                    | Maint. Contract:                    |                |                |                |
| 400943-000010      | Garbage and Trash Removal Contracts | 6,000          | 3,867          | 2,133          |
| 400943-000020      | Heating & Cooling Contracts         | 28,325         | 14,772         | 13,553         |
| 400943-000040      | Elevator Maintenance                | 8,000          | 4,108          | 3,892          |
| 400943-000050      | Landscape & Grounds Contracts       | 5,000          | 2,433          | 2,567          |
| 400943-000090      | Extermination Contracts             | 5,400          | 2,936          | 2,465          |
| 400943-000100      | Janitorial Contracts                | 2,050          | -              | 2,050          |
| 400943-000110      | Other Misc. Contract Costs          | 17,000         | 10,626         | 6,375          |
|                    | <b>Total Maintenance</b>            | <b>236,009</b> | <b>123,458</b> | <b>112,551</b> |

Year-to-Date Expenditure Report  
Powell Towers  
As of July 31, 2009

| Account #                  | Account Title                           | Budget         | Y-T-D Expense  | Budget Balance |
|----------------------------|-----------------------------------------|----------------|----------------|----------------|
| <b>Protective Services</b> |                                         |                |                |                |
|                            | Protective Services - Labor             | -              | -              | -              |
|                            | Employee Benefits - Protective Services | -              | -              | -              |
| 400953                     | Protective Services Contract Costs      | 90,000         | 48,171         | 41,829         |
|                            | Protective Service Other                |                |                | -              |
|                            | <b>Total Protective Services</b>        | <b>90,000</b>  | <b>48,171</b>  | <b>41,829</b>  |
| <b>Insurance</b>           |                                         |                |                |                |
| 400961-420100              | Property                                | 23,500         | 12,364         | 11,136         |
| 400961-420200              | General Liability                       | 6,300          | 3,228          | 3,072          |
| 400961-420300              | Worker's Comp.                          | 3,000          | 919            | 2,081          |
| 400961-420400              | Other Insurance                         | 700            | -              | 700            |
|                            | <b>Total Insurance Expense</b>          | <b>33,500</b>  | <b>16,511</b>  | <b>16,989</b>  |
| <b>General Expenses</b>    |                                         |                |                |                |
| 400962                     | Other General Expense                   |                |                | -              |
| 400963                     | Payments In Lieu of Taxes               | 35,036         | -              | 35,036         |
| 400964                     | Bad Debt-Tenants                        | 4,000          | 8,448          | (4,448)        |
|                            | <b>Total General Expenses</b>           | <b>39,036</b>  | <b>8,448</b>   | <b>30,588</b>  |
|                            | <b>Total Operating Expenditures</b>     | <b>892,960</b> | <b>455,530</b> | <b>437,429</b> |
|                            | <b>Cash Flow from Operations</b>        | <b>68,733</b>  | <b>86,883</b>  |                |

**Year-to-Date Expenditure Report  
Cumberland Towers  
As of July 31, 2009**

| Account #                | Account Title                 | Budget         | Y-T-D Expense  | Budget Balance |
|--------------------------|-------------------------------|----------------|----------------|----------------|
| <b>Operating Income:</b> |                               |                |                |                |
| 300703                   | Gross Rent                    | 467,000        | 269,037.97     | 197,962        |
| 300706                   | Gross Subsidy                 | 480,000        | 313,828.60     | 166,171        |
| 300715                   | Other Income                  | 2,000          | 4,230          | (2,230)        |
|                          | <b>Total Operating Income</b> | <b>949,000</b> | <b>587,096</b> | <b>361,904</b> |

| <b>Operating Expenditures:</b> |                                    |                |               |               |
|--------------------------------|------------------------------------|----------------|---------------|---------------|
| <b>Administrative</b>          |                                    |                |               |               |
| 400911                         | Administrative Salaries            | 49,854         | 26,995        | 22,859        |
| 400915                         | Employee Benefits - Administrative | 16,703         | 6,950         | 9,754         |
| 400912                         | Auditing Fees                      | 1,620          | 3,043         | (1,423)       |
| 401002-401002                  | Bookkeeping Fees                   | 16,200         | 9,233         | 6,968         |
| 401002-401003                  | Inspection Fees                    | 8,640          | 4,924         | 3,716         |
| 400914                         | Advertising and Marketing          | 2,000          | -             | 2,000         |
| 400916                         | Office Expenses                    | 8,250          | 3,925         | 4,325         |
| 400917                         | Legal Expense                      | 8,000          | 2,181         | 5,819         |
| 400918                         | Travel                             | 4,000          | 1,914         | 2,086         |
| 400919                         | Other Administrative Costs         | 20,000         | 14,585        | 5,415         |
|                                | <b>Total Administrative</b>        | <b>135,267</b> | <b>73,748</b> | <b>61,520</b> |

|               |                              |               |        |               |
|---------------|------------------------------|---------------|--------|---------------|
| 401002-401001 | <b>Asset Management Fees</b> | <b>91,238</b> | 51,997 | <b>39,241</b> |
|---------------|------------------------------|---------------|--------|---------------|

| <b>Tenant Services</b> |                                     |               |              |              |
|------------------------|-------------------------------------|---------------|--------------|--------------|
|                        | Tenant Services - Salaries          | -             | -            | -            |
|                        | Employee Benefits - Tenant Services | -             | -            | -            |
|                        | Relocation Costs                    |               | -            | -            |
| 400924                 | Tenant Services-Other               | 10,000        | 2,266        | 7,734        |
|                        | <b>Total Tenant Services</b>        | <b>10,000</b> | <b>2,266</b> | <b>7,734</b> |

| <b>Utilities</b> |                        |                |                |               |
|------------------|------------------------|----------------|----------------|---------------|
| 400931           | Water                  | 11,500         | 8,577          | 2,923         |
| 400932           | Electricity            | 80,000         | 49,867         | 30,133        |
| 400933           | Gas                    | 65,000         | 37,846         | 27,154        |
| 400936           | Sewer                  | 29,000         | 16,259         | 12,741        |
| 400937           | Other                  |                |                | -             |
|                  | <b>Total Utilities</b> | <b>185,500</b> | <b>112,548</b> | <b>72,952</b> |

| <b>Maintenance</b> |                                     |                |                |               |
|--------------------|-------------------------------------|----------------|----------------|---------------|
| 400941             | Labor                               | 89,682         | 58,169         | 31,513        |
| 400945             | Employee Benefits - Maintenance     | 28,757         | 15,131         | 13,626        |
| 400946             | Part Time Employees                 | 7,000          | 1,095          | 5,905         |
| 400942             | Maintenance Materials               | 20,000         | 9,906          | 10,094        |
|                    | Maint. Contract:                    |                |                |               |
| 400943-000010      | Garbage and Trash Removal Contracts | 6,000          | 2,438          | 3,562         |
| 400943-000020      | Heating & Cooling Contracts         | 31,500         | 15,486         | 16,014        |
| 400943-000040      | Elevator Maintenance                | 8,000          | 5,160          | 2,840         |
| 400943-000050      | Landscape & Grounds Contracts       | 10,000         | 4,512          | 5,488         |
| 400943-000090      | Extermination Contracts             | 6,300          | 2,090          | 4,210         |
| 400943-000110      | Other Misc. Contract Costs          | 14,000         | 10,651         | 3,349         |
|                    | <b>Total Maintenance</b>            | <b>221,239</b> | <b>124,637</b> | <b>96,602</b> |

Year-to-Date Expenditure Report  
Cumberland Towers  
As of July 31, 2009

| Account #                  | Account Title                           | Budget         | Y-T-D Expense  | Budget Balance |
|----------------------------|-----------------------------------------|----------------|----------------|----------------|
| <b>Protective Services</b> |                                         |                |                |                |
|                            | Protective Services - Labor             | -              | -              | -              |
|                            | Employee Benefits - Protective Services | -              | -              | -              |
| 400953                     | Protective Services Contract Costs      | 90,000         | 48,168         | 41,832         |
|                            | Protective Service Other                |                |                | -              |
|                            | <b>Total Protective Services</b>        | <b>90,000</b>  | <b>48,168</b>  | <b>41,832</b>  |
| <b>Insurance</b>           |                                         |                |                |                |
| 400961-420100              | Property                                | 22,000         | 10,575         | 11,425         |
| 400961-420200              | General Liability                       | 6,500          | 3,438          | 3,062          |
| 400961-420300              | Worker's Comp.                          | 3,000          | 919            | 2,081          |
| 400961-420400              | Other Insurance                         | 700            |                | 700            |
|                            | <b>Total Insurance Expense</b>          | <b>32,200</b>  | <b>14,932</b>  | <b>17,268</b>  |
| <b>General Expenses</b>    |                                         |                |                |                |
| 400962                     | Other General Expense                   |                | -              | -              |
| 400963                     | Payments In Lieu of Taxes               | 3,938          | -              | 3,938          |
| 400964                     | Bad Debt-Tenants                        | 9,500          | 348            | 9,152          |
|                            | <b>Total General Expenses</b>           | <b>13,438</b>  | <b>348</b>     | <b>13,090</b>  |
|                            | <b>Total Operating Expenditures</b>     | <b>778,883</b> | <b>428,644</b> | <b>350,239</b> |
|                            | <b>Cash Flow from Operations</b>        | <b>170,117</b> | <b>158,452</b> |                |

**Year-to-Date Expenditure Report  
Sunset Terrace  
As of July 31, 2009**

| Account #                | Account Title                 | Budget         | Y-T-D Expense  | Budget Balance |
|--------------------------|-------------------------------|----------------|----------------|----------------|
| <b>Operating Income:</b> |                               |                |                |                |
| 311000                   | Gross Rent                    | 100,000        | 58,328         | 41,672         |
| 300706-300100            | Gross Subsidy                 | 185,000        | 174,515        | 10,485         |
| 312000                   | Excess Utilities              | 12,000         | 8,857          | 3,143          |
| 369000                   | Other Income (Fees)           |                | 11,477         | (11,477)       |
|                          | <b>Total Operating Income</b> | <b>297,000</b> | <b>253,178</b> | <b>43,822</b>  |

| <b>Operating Expenditures:</b> |                                    |               |               |               |
|--------------------------------|------------------------------------|---------------|---------------|---------------|
| <b>Administrative</b>          |                                    |               |               |               |
| 400911                         | Administrative Salaries            | 27,583        | 17,077        | 10,506        |
| 400915                         | Employee Benefits - Administrative | 8,883         | 5,636         | 3,247         |
| 400912                         | Auditing Fees                      | 1,970         | 1,591         | 379           |
| 401002-401002                  | Bookkeeping Fees                   | 6,660         | 3,675         | 2,985         |
| 401002-401003                  | Inspection Fees                    | 3,552         | 1,960         | 1,592         |
| 400914                         | Advertising and Marketing          | 1,000         | -             | 1,000         |
| 400916                         | Office Expenses                    | 3,000         | 5,443         | (2,443)       |
| 400917                         | Legal Expense                      | 5,000         | 1             | 4,999         |
| 400918                         | Travel                             | 3,000         | 2,254         | 746           |
| 400919                         | Other Administrative Costs         | 20,000        | 8,582         | 11,418        |
|                                | <b>Total Administrative</b>        | <b>80,648</b> | <b>46,219</b> | <b>34,429</b> |

|               |                              |               |        |        |
|---------------|------------------------------|---------------|--------|--------|
| 401002-401001 | <b>Asset Management Fees</b> | <b>37,509</b> | 20,698 | 16,811 |
|---------------|------------------------------|---------------|--------|--------|

| <b>Tenant Services</b> |                                     |              |           |              |
|------------------------|-------------------------------------|--------------|-----------|--------------|
|                        | Tenant Services - Salaries          | -            | -         | -            |
|                        | Employee Benefits - Tenant Services | -            | -         | -            |
|                        | Relocation Costs                    |              | -         | -            |
| 400924                 | Tenant Services-Other               | 2,400        | 50        | 2,350        |
|                        | <b>Total Tenant Services</b>        | <b>2,400</b> | <b>50</b> | <b>2,350</b> |

| <b>Utilities</b> |                        |               |               |               |
|------------------|------------------------|---------------|---------------|---------------|
| 400931           | Water                  | 8,500         | 4,486         | 4,014         |
| 400932           | Electricity            | 70,000        | 24,523        | 45,477        |
| 400933           | Gas                    | 8,700         | 7,824         | 876           |
| 400936           | Sewer                  | 12,400        | 10,366        | 2,034         |
|                  | <b>Total Utilities</b> | <b>99,600</b> | <b>47,199</b> | <b>52,401</b> |

| <b>Maintenance</b> |                                     |                |                |               |
|--------------------|-------------------------------------|----------------|----------------|---------------|
| 400941             | Labor                               | 75,280         | 51,447         | 23,833        |
| 400945             | Employee Benefits - Maintenance     | 25,442         | 15,304         | 10,138        |
| 400946             | Part Time Employees                 | 7,000          | 1,019          | 5,981         |
| 400942             | Maintenance Materials               | 20,000         | 11,028         | 8,972         |
|                    | Maint. Contract:                    |                |                |               |
| 400943-000010      | Garbage and Trash Removal Contracts | 17,124         | 15,663         | 1,461         |
| 400943-000050      | Landscape & Grounds Contracts       | 19,752         | 10,462         | 9,290         |
| 400943-000070      | Electrical Contracts                | 5,000          | -              | 5,000         |
| 400943-000080      | Plumbing Contracts                  | 1,020          | 1,247          | (227)         |
| 400943-000090      | Extermination Contracts             | 5,400          | 4,571          | 829           |
| 400943-000110      | Other Misc. Contract Costs          | 7,000          | 1,911          | 5,089         |
|                    | <b>Total Maintenance</b>            | <b>183,018</b> | <b>112,651</b> | <b>70,367</b> |

Year-to-Date Expenditure Report  
Sunset Terrace  
As of July 31, 2009

| Account #               | Account Title                       | Budget           | Y-T-D Expense  | Budget Balance |
|-------------------------|-------------------------------------|------------------|----------------|----------------|
| <b>Insurance</b>        |                                     |                  |                |                |
| 400961-420100           | Property                            | 36,000           | 18,997         | 17,003         |
| 400961-420200           | General Liability                   | 3,100            | 1,660          | 1,440          |
| 400961-420300           | Worker's Comp.                      | 1,900            | 613            | 1,287          |
| 400961-420400           | Other Insurance                     | 1,000            | -              | 1,000          |
|                         | <b>Total Insurance Expense</b>      | <b>42,000</b>    | <b>21,270</b>  | <b>20,730</b>  |
| <b>General Expenses</b> |                                     |                  |                |                |
| 400962                  | Other General Expense               |                  |                | -              |
| 400963                  | Payments In Lieu of Taxes           | 4,790            | 0.00           | 4,790          |
| 400964                  | Bad Debt-Tenants                    | 10,000           | 2,198          | 7,802          |
|                         | <b>Total General Expenses</b>       | <b>14,790</b>    | <b>2,198</b>   | <b>12,592</b>  |
|                         | <b>Total Operating Expenditures</b> | <b>459,965</b>   | <b>250,286</b> | <b>209,679</b> |
|                         | <b>Cash Flow from Operations</b>    | <b>(162,965)</b> | <b>2,892</b>   |                |

### Little Rock Housing Authority Central Office Cost Center

