

**CHEYENNE HOUSING AUTHORITY
REGULAR BOARD OF COMMISSIONERS MEETING AGENDA
3304 SHERIDAN STREET
CHEYENNE, WYOMING 82009
7:30 AM THURSDAY MAY 21, 2026**

ITEM 1: PUBLIC COMMENTS

CONSENT AGENDA

- ITEM 2a: APPROVAL OF MINUTES OF THE APRIL 16, 2026 REGULAR BOARD MEETING**
- ITEM 2b: APPROVAL OF CASH FLOW STATEMENT, BALANCE SHEET, INVOICES PAID TO VENDORS, HOUSING CHOICE VOUCHER & VASH LANDLORDS, PBCA AND VISA CARD PAYMENTS FOR THE MONTH OF APRIL 2026 (MS. WISE)**
- ITEM 2c: APPROVAL OF UNCOLLECTIBLE PUBLIC HOUSING PROGRAM WRITE-OFFS (MS. WISE)**
- ITEM 2d: APPROVAL OF UNCOLLECTIBLE MULTIFAMILY HOUSING PROGRAM WRITE-OFFS (MS. WISE)**
- ITEM 2e: APPROVAL OF UNCOLLECTIBLE VOUCHER PROGRAM WRITEOFFS (MS. WISE)**
- ITEM 2f: PROGRAM REPORTS FOR APRIL 2026 – INFORMATION ONLY (PROGRAM DIRECTORS)**
- ITEM 2g: SOUTH CHEYENNE DATA CENTER – COWBOY STATE DAILY ARTICLE**

REGULAR AGENDA

- ITEM 3: INTEREST EARNED ON FEDERAL FUNDS – UPDATE – INFORMATION ONLY (MS. WISE)**
- ITEM 4: APPROVAL TO RENEW CD INVESTMENT (MS. WISE)**
- ITEM 5: APPROVAL TO OPEN PUBLIC COMMENT PERIOD FOR RULES OF CONDUCT FOR INFORMAL HEARINGS, REVIEWS, & MEETINGS (MR. HANCOCK)**
- ITEM 6: VOLUNTEERS OF AMERICA’S ACCEPTANCE OF CHA’S PROPOSED LOGAN MANOR LEASE EFFECTIVE JULY 1, 2026 – INFORMATION ONLY (MR. HANCOCK)**
- ITEM 7: RATIFICATION OF EMAIL APPROVAL TO SOLICIT BIDS TO REPAIR WIND AND HAIL DAMAGE TO MULTIPLE PROPERTIES (MR. HANCOCK)**

ITEM 8: RESIDENTIAL LEASE: PROPOSED LEASE REVISION FOR PATTISON AVENUE APARTMENTS, MCGOWEN PLACE APARTMENTS, FOXCREST II, WRAP HOUSES, WEAVER ROAD APARTMENTS, AND MARKET RATE PROPERTIES (MR. HANCOCK)

ITEM 9: NEXT BOARD MEETING: 7:30 AM THURSDAY JUNE 18, 2026

OTHER ITEMS:

ADJOURN REGULAR MEETING AND ENTER EXECUTIVE SESSION TO CONSIDER LEGAL ISSUES AND REAL ESTATE TRANSACTION

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**CHEYENNE HOUSING AUTHORITY
REGULAR BOARD OF COMMISSIONERS MEETING MINUTES
3304 SHERIDAN STREET
CHEYENNE, WY 82009
7:30 AM THURSDAY APRIL 16, 2026**

PRESENT IN CONFERENCE ROOM: CHAIRWOMAN LORI SCHOENE, COMMISSIONERS DAVID JOHNSON, KRISTIN LEE, LORRIE HANCOCK AND GREG HANCOCK

PRESENT VIA ZOOM: COMMISSIONERS JEN GODONIS AND CHRIS MICKEY, AMANDA ALLARD, BRENDA WISE, AND MARK STOTTS

Chairwoman Schoene declared a quorum and called the Regular Meeting to order.

ITEM 1: PUBLIC COMMENTS

ITEM 2: CONSENT AGENDA

ITEM 2a: APPROVAL OF THE MINUTES OF THE MARCH 19, 2026 REGULAR BOARD MEETING

Action: Board considered the Minutes from the March 19, 2026 Regular Board Meeting

ITEM 2b: APPROVAL OF CASH FLOW STATEMENT, BALANCE SHEET, INVOICES PAID TO VENDORS, HOUSING CHOICE VOUCHER LANDLORDS, VASH LANDLORDS, PBCA, VISA CARD FOR THE MONTH OF MARCH 2026 (MS. WISE)

Action: Board considered the financials, invoices paid to vendors, Housing Choice Voucher Landlords, VASH Landlords, PBCA, and Visa Card for the month of March 2026.

ITEM 2c: APPROVAL OF UNCOLLECTIBLE PUBLIC HOUSING PROGRAM WRITE- OFFS (MS. WISE)

Action: Board considered Public Housing write offs of \$5,633.97.

ITEM 2d: PROGRAM REPORTS FOR MARCH 2025 - INFORMATION ONLY (PROGRAM DIRECTORS)

Action: Board received the March 2026 Housing Program report.

ITEM 2e: UPDATE: MAINTENANCE SHOP REMODEL – INFORMATION ONLY (MR. HANCOCK)

Action: Board received a report that the contract has been executed and construction completion is projected for October 2026.

ITEM 2f: UPDATE: PARTIAL RELEASE OF DECLARATION OF TRUST FROM CITY OF CHEYENNE COMPLEX - INFORMATION ONLY (PROGRAM DIRECTORS)

Action: Board was informed that the Partial Release of the Declaration of Trust was removed from the City of Cheyenne Complex.

After discussion, a Motion to approve all items in the consent Agenda was made, seconded and carried.

REGULAR AGENDA

ITEM 3: APPROVAL TO ALLOCATE HOUSING CHOICE VOUCHER/VASH AUDITOR AND COMPUTER EXPENSE TO UNRESTRICTED CASH (MS. WISE)

Ms. Wise requested approval to allocate Voucher program audit and computer expenditures of \$24,978.87 for FYE 3/31/2026 to unrestricted cash. A Motion was made, seconded, and carried to approve allocation of audit and computer expenditures of \$24,978.87 to unrestricted cash, as requested.

ITEM 4: APPROVAL TO RENEW CD INVESTMENTS (MS. WISE)

Ms. Wise reported that one CD will mature on May 21, and requested approval to renew that CD at ANB Bank at an interest rate of approximately 3.5% (based on current rate). Ms. Schoene recused herself and left the meeting for the discussion and vote. A Motion was made, seconded, and carried to approve the renewal of that CD at ANB Bank, as requested.

ITEM 5: HOUSING: APPROVAL TO REQUEST WCDA APPROVAL FOR RENT INCREASES AT THE WRAP HOUSES (MR. HANCOCK)

Mr. Hancock requested authorization to submit a request to WCDA for approximately 7% rent increases at CHA's WRAP houses. After discussion, a Motion was made, seconded, and carried to approve CHA's request to WCDA for approximately 7% rent increases on WRAP houses, as requested.

ITEM 6: APPROVAL TO ADOPT REVISED WAIVER FOR PROPER EGRESS FROM BASEMENT WINDOWS (MR. HANCOCK)

Mr. Hancock reported that no Public Comments were received during the Public Comment Period that ended on April 6, and requested approval to adopt the Lease Addendum – Waiver for Proper Egress from Basement. After brief discussion, a Motion was made, seconded, and carried to approve adoption of the Lease Addendum – Waiver for Proper Egress from Basement, as requested.

ITEM 7: APPROVAL OF LOGAN MANOR LEASE WITH VOLUNTEERS OF AMERICA EFFECTIVE JULY 1, 2026 (MR. HANCOCK)

Mr. Hancock presented a two-year lease form submitted to the VOA for its review, highlighted modifications from the previous two-year lease, and requested approval of the lease and authorization for the Board Chair's execution of that lease if the final lease is substantially the same as that presented today. After discussion, a Motion was made, seconded, and carried to approve renewal of the two-year lease effective July 1, 2026 and authorize the Board Chair's execution of that lease if the final lease form is substantially the same as the lease presented to the Board.

ITEM 8: APPROVAL OF 2026 CAPITAL FUND ANNUAL CONTRIBUTION CONTRACT AND RELATED DOCUMENTS (MR. HANCOCK)

Mr. Hancock reported that \$990,600 Capital Funds have been allocated to CHA, and requested approval and execution of a series of documents required for submittal to HUD prior to receipt of

those funds. After brief discussion, a Motion was made, seconded, and carried to approve execution of all documents required to receive the 2026 Capital Fund allocation, as requested.

**ITEM 9: APPROVAL TO OPEN PUBLIC COMMENT PERIOD FOR GRIEVANCE POLICY REVISION
(MR. HANCOCK)**

Mr. Hancock presented and requested approval to open the Public Comment Period for a revision to the Public Housing Grievance Policy within the Admissions and Continuing Occupancy Policy, a new Grievance Policy for WCDA-financed properties McGowen Place Apartments, Golden Meadows, and WRAP Houses, and a new Grievance Policy for Multifamily properties Indian Hills Manor and Pine Bluffs Senior Housing. After brief discussion, a Motion was made, seconded, and carried to approve opening the Public Comment Period for the above listed revised and new grievance policies, as requested.

ITEM 10: NEXT BOARD MEETING: 7:30 AM THURSDAY APRIL 16, 2026

OTHER ITEMS

A MOTION WAS MADE, SECONDED, AND CARRIED TO ADJOURN THE REGULAR MEETING AND ENTER EXECUTIVE SESSION TO CONSIDER REAL ESTATE AND PERSONNEL ISSUES

ITEM 11: APPROVAL TO SOLICIT BIDS TO REPAIR THE ROOF OF THE DOWNTOWN FORMER SENIOR ACTIVITY CENTER (MR. HANCOCK)

A Motion was made, seconded, and carried to approve the solicitation of bids to repair the roof at the downtown senior activity center, as discussed in Executive Session.

ITEM 12: APPROVAL OF WELCOME HOME WYOMING INVESTMENT (MR. HANCOCK)

A Motion was made, seconded, and carried to approve the additional Welcome Home Wyoming Advantage Program investment discussed in Executive Session.

ITEM 13: APPROVAL OF WELCOME HOME WYOMING FEE TO CHA (MR. HANCOCK)

As discussed in Executive Session, a Motion was made, seconded, and carried to approve the Welcome Home Wyoming Advantage Program fee-to-CHA and authorize the Board Chair and Executive Director to take any actions required to implement that fee.

THERE BEING NO FURTHER BUSINESS TO BE BROUGHT BEFORE THE CHEYENNE HOUSING AUTHORITY BOARD OF COMMISSIONERS, THE REGULAR MEETING WAS ADJOURNED.

Lori Schoene, Board Chairperson

Jen Godonis, Secretary/Treasurer

Cheyenne Housing Authority
3304 Sheridan St.
Cheyenne, WY 82009
307-633-8320



Memo

To: Board of Commissioners
From: Brenda
Date: May 21, 2026
Re: Monthly Financial Memo – CHA – April 2026

The Cash Flow Statement presents both April activity and fiscal year 2027 year-to-date results for all CHA properties and programs. Percentage columns reflect each line item as a share of total income.

April financial activity includes several reversing entries related to fiscal year-end accruals recorded in March 2026. These entries were necessary to properly recognize fiscal year 2026 revenues and expenses and were reversed in April as part of standard accounting procedures.

Key highlights for April are outlined below:

- Grant Income
 - o Section 8 Admin Fee Income
 - The fiscal year 2026 administrative fee reconciliation indicated that CHA received an overpayment of administrative fees. Accordingly, a payable was recorded as of March 31, 2026.
 - This payable was reversed in April as the overpayment carries forward into the new fiscal year.
 - The reconciliation was prepared using estimated proration amounts and will be finalized once HUD releases the 2025 annual reconciliation.

- Other Income
 - o Interest Earned on Gen Fund Investments
 - In March, an accrual was recorded for interest earned but not yet received as of fiscal year-end.
 - This accrual entry was reversed in April in accordance with standard year-end accounting procedures.

- Administrative Fees Earned PBCA
 - o PBCA administrative fee revenue is accrued based on contract earnings as of March 31, 2026. Because payments are received approximately two months in arrears, \$133,095 was accrued in March for revenue earned but not yet received.
 - o The fiscal year-end accrual was reversed in April, resulting in a negative revenue balance of \$83,184 for the month.

- General Expenses
 - o Collection Losses
 - At fiscal year-end, CHA records an estimated allowance for doubtful accounts to recognize receivables that may ultimately be uncollectible.
 - As of March 31, 2026, it was estimated that approximately \$72,703 of outstanding accounts receivable could result in collection losses.
 - This year-end entry was reversed in April.

- Non-Operating Items
 - o Gain/Loss from Sale Disposition of Real Property
 - In April, CHA paid \$375,375 for the repayment of CDBG funds for the former senior activity center.

- Net Income
 - o CHA recorded a net loss of \$533,868 for April.
 - The April loss was primarily attributable to the reversal of fiscal year 2026 accrual entries and the repayment of CDBG funds.

- Cash Flows
 - o Cash decreased by \$1,034,929 in April. Significant expenditures included:
 - \$375,375 CDBG repayment
 - \$250,000 Welcome Home Wyoming *INVESTMENT*
 - \$124,276 Energy Performance Contract loan payment
 - \$89,894 for purchase of two trucks

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List Cheyenne Housing Authority (listcha)

Cash Flow Statement

Period = Apr 2026

	Period to Date	%	Year to Date	%
INCOME				
TENANT INCOME				
RENTAL INCOME				
Tenant Rent	233,789.00	8.19	233,789.00	8.19
50059 HAP Subsidy	42,052.00	1.47	42,052.00	1.47
Tenant Based Subsidy	30,522.00	1.07	30,522.00	1.07
Utility Reimb Recovery -PHA	-1,429.79	-0.05	-1,429.79	-0.05
PBV HAP Subsidy	1,307,988.38	45.84	1,307,988.38	45.84
Rent - Logan Manor	5,919.02	0.21	5,919.02	0.21
TOTAL RENTAL INCOME	1,618,840.61	56.74	1,618,840.61	56.74
OTHER TENANT INCOME				
Laundry and Vending	5,470.75	0.19	5,470.75	0.19
Damages/Other Income	9,534.45	0.33	9,534.45	0.33
Late Charges	560.00	0.02	560.00	0.02
Legal Fees - Tenant	-616.00	-0.02	-616.00	-0.02
NSF Charges	120.00	0.00	120.00	0.00
Excess Utilities	127.00	0.00	127.00	0.00
Misc.Tenant Income	2,631.03	0.09	2,631.03	0.09
Fraud Recovery Rev HAP	1,096.80	0.04	1,096.80	0.04
Fraud Recovery Rev Admin Fees	14,860.00	0.52	14,860.00	0.52
Tenant Payment Agreement (TPA) Rent	1,329.00	0.05	1,329.00	0.05
Tenant Payment Agreement (TPA) Fraud	449.00	0.02	449.00	0.02
Tenant Payment Agreement (TPA) Other	9,654.69	0.34	9,654.69	0.34
TOTAL OTHER TENANT INCOME	45,216.72	1.58	45,216.72	1.58
TOTAL TENANT INCOME	1,664,057.33	58.32	1,664,057.33	58.32
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	101,125.26	3.54	101,125.26	3.54
Section 8 HAP Earned	1,114,132.00	39.05	1,114,132.00	39.05
Section 8 Admin. Fee Income	44,583.40	1.56	44,583.40	1.56
Capital Fund Grants	25,193.18	0.88	25,193.18	0.88
TOTAL GRANT INCOME	1,285,033.84	45.04	1,285,033.84	45.04
OTHER INCOME				
Interest Earned on Gen Fund Investments	-24,154.42	-0.85	-24,154.42	-0.85
Interest - WB & Trust Bond Funds	330.40	0.01	330.40	0.01
Interest Income - Loans Pattison	75.48	0.00	75.48	0.00
Interest Income - PB Loan	199.64	0.01	199.64	0.01
Interest Income - LarOffic	1,081.95	0.04	1,081.95	0.04
Administrative Fees Earned PBCA	-83,184.45	-2.92	-83,184.45	-2.92
Other Income - Verizon rooftop lease	2,291.67	0.08	2,291.67	0.08
Other Income - Rental	4,899.84	0.17	4,899.84	0.17

List Cheyenne Housing Authority (listcha)

Cash Flow Statement

Period = Apr 2026

	Period to Date	%	Year to Date	%
Income - Down pymnt Assistance Program	2,636.88	0.09	2,636.88	0.09
TOTAL OTHER INCOME	-95,823.01	-3.36	-95,823.01	-3.36
TOTAL INCOME	2,853,268.16	100.00	2,853,268.16	100.00
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries				
Nontechnical Salaries	3,393.23	0.12	3,393.23	0.12
Workers Compensation	142.47	0.00	142.47	0.00
Payroll Taxes	287.39	0.01	287.39	0.01
Employee Benefit Insurance	652.11	0.02	652.11	0.02
Employee Benefit Contribution-Retirement	265.42	0.01	265.42	0.01
TOTAL ADMINISTRATIVE SALARIES	4,740.62	0.17	4,740.62	0.17
LEGAL EXPENSE				
Fingerprinting/Background Checks	3,856.80	0.14	3,856.80	0.14
General Legal Expense	8,704.00	0.31	8,704.00	0.31
TOTAL LEGAL EXPENSE	12,560.80	0.44	12,560.80	0.44
OTHER ADMIN EXPENSES				
Travel	543.75	0.02	543.75	0.02
Accounting Fees	499.40	0.02	499.40	0.02
Port Out Admin Fee Paid	2,783.37	0.10	2,783.37	0.10
Administration	180,578.19	6.33	180,578.19	6.33
Intake Agents	6,248.00	0.22	6,248.00	0.22
TOTAL OTHER ADMIN EXPENSES	190,652.71	6.68	190,652.71	6.68
MISC ADMIN EXPENSES				
Membership and Fees	4,317.20	0.15	4,317.20	0.15
Office Supplies	623.65	0.02	623.65	0.02
Housing Software Contract Expense	2,557.67	0.09	2,557.67	0.09
Telephone	4,398.32	0.15	4,398.32	0.15
Postage	1,668.81	0.06	1,668.81	0.06
Software Maintenance & License Expenses	5,513.08	0.19	5,513.08	0.19
Copiers	380.86	0.01	380.86	0.01
Internet	140.00	0.00	140.00	0.00
TOTAL MISC ADMIN EXPENSES	19,599.59	0.69	19,599.59	0.69
TOTAL ADMINISTRATIVE EXPENSES	227,553.72	7.98	227,553.72	7.98
UTILITY EXPENSES				
Water & Sewer	14,128.56	0.50	14,128.56	0.50
Water & Sewer - Vacant Units	98.22	0.00	98.22	0.00
Water - Laramie, 1265 N. 3rd St.	401.17	0.01	401.17	0.01
Electricity	5,550.48	0.19	5,550.48	0.19

List Cheyenne Housing Authority (listcha)

Cash Flow Statement

Period = Apr 2026

	Period to Date	%	Year to Date	%
Electricity-Vacant Units	140.19	0.00	140.19	0.00
Electricity - Laramie, 1265 N. 3rd St.	107.62	0.00	107.62	0.00
Gas	2,733.21	0.10	2,733.21	0.10
Gas-Vacant Units	33.46	0.00	33.46	0.00
Gas - Laramie, 1265 N. 3rd St.	298.39	0.01	298.39	0.01
Utility Fees	247.91	0.01	247.91	0.01
Utilities Tenant Owes	1,162.15	0.04	1,162.15	0.04
Sanitation	11,963.48	0.42	11,963.48	0.42
Sanitation - Vacant Units	52.46	0.00	52.46	0.00
TOTAL UTILITY EXPENSES	36,917.30	1.29	36,917.30	1.29
MAINTENANCE AND OPERATIONAL EXPENSES				
GENERAL MAINT EXPENSE				
Maintenance Salaries	36,753.43	1.29	36,753.43	1.29
Payroll Taxes	3,328.90	0.12	3,328.90	0.12
Maint Workers Compensation	1,628.77	0.06	1,628.77	0.06
Employee Benefits - Health/Life Ins.	14,539.25	0.51	14,539.25	0.51
Employee Benefits - Retirement	3,025.88	0.11	3,025.88	0.11
Maintenance Travel/Training	72.50	0.00	72.50	0.00
Vehicle Gas, Oil, Grease	2,257.80	0.08	2,257.80	0.08
TOTAL GENERAL MAINT EXPENSE	61,606.53	2.16	61,606.53	2.16
MATERIALS				
Grounds Maint.	163.42	0.01	163.42	0.01
Maint. -Janitorial/Cleaning	75.99	0.00	75.99	0.00
Materials-Maint.	34,995.88	1.23	34,995.88	1.23
Vehicle Repairs	3,279.33	0.11	3,279.33	0.11
Tools and Equipment	1,863.33	0.07	1,863.33	0.07
TOTAL MATERIALS	40,377.95	1.42	40,377.95	1.42
CONTRACT COSTS				
Contract-Alarm/Extinguisher	7,410.20	0.26	7,410.20	0.26
Contract-Pest Control	9,766.00	0.34	9,766.00	0.34
Contract-Grounds	750.00	0.03	750.00	0.03
Contract-Flooring	6,282.14	0.22	6,282.14	0.22
Contract-Equipment Rental	25.00	0.00	25.00	0.00
Contract-Maintenance	4,250.00	0.15	4,250.00	0.15
Contract-Elevator Monitoring	1,967.83	0.07	1,967.83	0.07
Contract-Alarm Monitoring	240.00	0.01	240.00	0.01
Contract-JCI Measurement & Verification	1,703.67	0.06	1,703.67	0.06
Contract Costs-Other	75.00	0.00	75.00	0.00
TOTAL CONTRACT COSTS	32,469.84	1.14	32,469.84	1.14
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	134,454.32	4.71	134,454.32	4.71

List Cheyenne Housing Authority (listcha)

Cash Flow Statement

Period = Apr 2026

	Period to Date	%	Year to Date	%
GENERAL EXPENSES				
Liability Insurance	37,334.60	1.31	37,334.60	1.31
Rent Expense	4,899.84	0.17	4,899.84	0.17
Collection Losses	-72,703.14	-2.55	-72,703.14	-2.55
TOTAL GENERAL EXPENSES	-30,468.70	-1.07	-30,468.70	-1.07
HOUSING ASSISTANCE PAYMENTS				
Housing Assistance Payments	2,454,120.38	86.01	2,454,120.38	86.01
Tenant Utility Payments	19,005.00	0.67	19,005.00	0.67
Port Out HAP Payments	62,772.00	2.20	62,772.00	2.20
TOTAL HOUSING ASSISTANCE PAYMENTS	2,535,897.38	88.88	2,535,897.38	88.88
FINANCING EXPENSE				
Loan Interest Expense	1,281.59	0.04	1,281.59	0.04
Interest Expense EPC lease purchase	12,698.43	0.44	12,698.43	0.44
Mortgage Interest Expense	1,214.78	0.04	1,214.78	0.04
TOTAL FINANCING EXPENSES	15,194.80	0.53	15,194.80	0.53
NON-OPERATING ITEMS				
Depreciation - EPC	11,888.96	0.42	11,888.96	0.42
Depreciation	73,473.38	2.58	73,473.38	2.58
SBITA Amortization Expense	6,247.55	0.22	6,247.55	0.22
Gain/Loss from Sale Disposition of Real Property	375,375.00	13.16	375,375.00	13.16
Gain/Loss on Trustee Investments	602.60	0.02	602.60	0.02
TOTAL NON-OPERATING ITEMS	467,587.49	16.39	467,587.49	16.39
TOTAL EXPENSES	3,387,136.31	118.71	3,387,136.31	118.71
NET INCOME	-533,868.15	-18.71	-533,868.15	-18.71
ADJUSTMENTS				
A/R -Tenants	24,198.49	0.85	24,198.49	0.85
Allowance for Doubtful Accounts-Tenants	-78,841.81	-2.76	-78,841.81	-2.76
A/R - Tenant Payment Agreement (TPA)	-11,432.69	-0.40	-11,432.69	-0.40
A/R -Tenant Based Subsidy	383.00	0.01	383.00	0.01
A/R Intercompany	96.98	0.00	96.98	0.00
A/R -50059 HAP	540.00	0.02	540.00	0.02
A/R - HUD	133,095.12	4.66	133,095.12	4.66
Subsidy Suspense Receivable	2.00	0.00	2.00	0.00
Accounts Receivable HOM Inc.	20,232.47	0.71	20,232.47	0.71
A/R Shared Supplies	-15,683.58	-0.55	-15,683.58	-0.55
A/R - Accrued Interest CD's	25,735.77	0.90	25,735.77	0.90
Notes Receivable WHP Pattison Project	988.35	0.03	988.35	0.03
A/R Shared Maint Materials	-5,256.25	-0.18	-5,256.25	-0.18
Notes and Loans Rec PB	495.13	0.02	495.13	0.02
Notes and Loans Rec LarOffic	1,522.13	0.05	1,522.13	0.05
Accrued Interest Receivable	1,284.33	0.04	1,284.33	0.04

List Cheyenne Housing Authority (listcha)

Cash Flow Statement

Period = Apr 2026

	Period to Date	%	Year to Date	%
Investments-WHWY	-252,552.35	-8.85	-252,552.35	-8.85
Investments - TBills & CD's	-2,151.68	-0.08	-2,151.68	-0.08
WB & T Bond Debt Service Fund	-1.52	0.00	-1.52	0.00
WB & T Bond Reserve Fund	659.41	0.02	659.41	0.02
WB & T Bond Revenue Fund	-13,373.84	-0.47	-13,373.84	-0.47
Prepaid Insurance	33,686.60	1.18	33,686.60	1.18
Prepaid Elevator Maintenance Contract	1,967.83	0.07	1,967.83	0.07
Prepaid Software	2,988.90	0.10	2,988.90	0.10
Prepaid Contracts	1,703.67	0.06	1,703.67	0.06
Prepaid Other	4,682.25	0.16	4,682.25	0.16
Inventories-Materials	-1,968.00	-0.07	-1,968.00	-0.07
2023 CF Accumulated Depreciation	3,299.49	0.12	3,299.49	0.12
2024 CF Dwelling Structures	-25,193.18	-0.88	-25,193.18	-0.88
2024 CF Accumulated Depreciation	1,386.83	0.05	1,386.83	0.05
2021 CF Accumulated Depreciation	2,785.41	0.10	2,785.41	0.10
2022 CF Accumulated Depreciation	3,182.99	0.11	3,182.99	0.11
Automotive Equipment	-89,894.00	-3.15	-89,894.00	-3.15
Accum Depreciation	62,818.66	2.20	62,818.66	2.20
Accumulated Depreciation - EPC	11,888.96	0.42	11,888.96	0.42
SBITA Accumulated Amortization	6,247.55	0.22	6,247.55	0.22
Tenant Security Deposits	2,529.00	0.09	2,529.00	0.09
ERAP Refund	85.22	0.00	85.22	0.00
A/P Other	-22,202.37	-0.78	-22,202.37	-0.78
A/P Intercompany	9.51	0.00	9.51	0.00
A/P-HUD	-44,583.40	-1.56	-44,583.40	-1.56
A/P-HOM Inc	-93,166.58	-3.27	-93,166.58	-3.27
A/P-Payroll Taxes Payable	-817.69	-0.03	-817.69	-0.03
Dental Insurance Withheld	-402.73	-0.01	-402.73	-0.01
Workers Compensation	-5,918.48	-0.21	-5,918.48	-0.21
Vision Insurance Withheld	-30.40	0.00	-30.40	0.00
Accrued Interest Payable	-25,396.85	-0.89	-25,396.85	-0.89
Accrued Payroll & Payroll Taxes	-30,757.68	-1.08	-30,757.68	-1.08
HAP Repayment	-104.00	0.00	-104.00	0.00
Tenant Prepaid Rents	-36,007.07	-1.26	-36,007.07	-1.26
Notes Payable - LT	-2,017.26	-0.07	-2,017.26	-0.07
Mortgage Loan Payable	-4,298.18	-0.15	-4,298.18	-0.15
Housing Trust Fund Note & Mortgage	-336.67	-0.01	-336.67	-0.01
Mortgage Payable CHA	-988.35	-0.03	-988.35	-0.03
EPC Capital Lease Payable	-86,180.28	-3.02	-86,180.28	-3.02
TOTAL ADJUSTMENTS	-501,060.84	-17.56	-501,060.84	-17.56
CASH FLOW	-1,034,928.99	-36.27	-1,034,928.99	-36.27

List Cheyenne Housing Authority (listcha)

Cash Flow Statement

Period = Apr 2026

			%
Period to Date	Beginning Balance	Ending Balance	Difference
Cash Public Interfund	100,029.81	100,039.32	9.51
Cash Public Housing	395,846.15	113,329.83	-282,516.32
Cash PH Operating Subsidy	1,113,136.81	1,214,451.15	101,314.34
Cash PH Special Proceeds	8,392.84	8,393.53	0.69
Cash Vouchers	399,554.54	121,235.20	-278,319.34
Cash IHM/Weaver	1,120,737.05	522,650.49	-598,086.56
Cash Pine Bluffs	66,429.42	67,209.53	780.11
Cash Foxcrest II	-29,481.99	357,396.41	386,878.40
Cash Replacement Reserves	322,981.93	0.00	-322,981.93
Bond Operating Reserve	54,583.66	0.00	-54,583.66
Cash Other Properties	315,102.46	299,689.53	-15,412.93
Cash Senior Services IIIB & IIIE	61,370.25	61,249.32	-120.93
Cash Nutrition IIIC	32,577.35	32,581.37	4.02
Cash Pattison ANB	111,169.62	116,736.99	5,567.37
Cash McGowen ANB	539,355.92	557,211.48	17,855.56
Cash Golden Meadows ANB	82,099.98	85,676.34	3,576.36
Cash Laramie Office	42,538.58	43,636.10	1,097.52
Pine Bluffs Reserve	50,980.08	50,988.88	8.80
Total Cash	4,787,554.46	3,752,625.47	-1,034,928.99
Year to Date	Beginning Balance	Ending Balance	Difference
Cash Public Interfund	100,029.81	100,039.32	9.51
Cash Public Housing	395,846.15	113,329.83	-282,516.32
Cash PH Operating Subsidy	1,113,136.81	1,214,451.15	101,314.34
Cash PH Special Proceeds	8,392.84	8,393.53	0.69
Cash Vouchers	399,554.54	121,235.20	-278,319.34
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Cash Nutrition IIIC	32,577.35	32,581.37	4.02
Cash Pattison ANB	111,169.62	116,736.99	5,567.37
Cash McGowen ANB	539,355.92	557,211.48	17,855.56
Cash Golden Meadows ANB	82,099.98	85,676.34	3,576.36
Cash Laramie Office	42,538.58	43,636.10	1,097.52
Petty Cash	150.00	150.00	0.00
Pine Bluffs Reserve	50,980.08	50,988.88	8.80
Total Cash	4,787,554.46	3,752,625.47	-1,034,928.99

List Cheyenne Housing Authority (listcha)

Balance Sheet (With Period Change)

Period = Apr 2026

	Balance Current Period	Beginning Balance	Net Change
CURRENT ASSETS			
CASH			
UNRESTRICTED CASH			
Cash Public Interfund	100,039.32	100,029.81	9.51
Cash Public Housing	113,329.83	395,846.15	-282,516.32
Cash PH Operating Subsidy	1,214,451.15	1,113,136.81	101,314.34
Cash PH Special Proceeds	8,393.53	8,392.84	0.69
Cash Vouchers	121,235.20	399,554.54	-278,319.34
Cash IHM/Weaver	522,650.49	1,120,737.05	-598,086.56
Cash Pine Bluffs	67,209.53	66,429.42	780.11
Cash Foxcrest II	357,396.41	-29,481.99	386,878.40
Cash Replacement Reserves	0.00	322,981.93	-322,981.93
Bond Operating Reserve	0.00	54,583.66	-54,583.66
Cash Other Properties	299,689.53	315,102.46	-15,412.93
Cash Senior Services IIIB & IIIE	61,249.32	61,370.25	-120.93
Cash Nutrition IIIC	32,581.37	32,577.35	4.02
Cash Pattison ANB	116,736.99	111,169.62	5,567.37
Cash McGowen ANB	557,211.48	539,355.92	17,855.56
Cash Golden Meadows ANB	85,676.34	82,099.98	3,576.36
Cash Laramie Office	43,636.10	42,538.58	1,097.52
Petty Cash	150.00	150.00	0.00
TOTAL UNRESTRICTED CASH	3,701,636.59	4,736,574.38	-1,034,937.79
RESTRICTED CASH			
Pine Bluffs Reserve	50,988.88	50,980.08	8.80
TOTAL RESTRICTED CASH	50,988.88	50,980.08	8.80
TOTAL CASH	3,752,625.47	4,787,554.46	-1,034,928.99
ACCOUNTS AND NOTES RECEIVABLE			
A/R -Tenants	61,867.12	86,065.61	-24,198.49
Allowance for Doubtful Accounts-Tenants	0.00	-78,841.81	78,841.81
A/R - Tenant Payment Agreement (TPA)	26,239.54	14,806.85	11,432.69
A/R -Tenant Based Subsidy	-383.00	0.00	-383.00
A/R Intercompany	99,932.83	100,029.81	-96.98
A/R -50059 HAP	1,352.00	1,892.00	-540.00
A/R - HUD	0.00	133,095.12	-133,095.12
Subsidy Suspense Receivable	-2.00	0.00	-2.00
Accounts Receivable HOM Inc.	13.32	20,245.79	-20,232.47
A/R Shared Supplies	15,683.58	0.00	15,683.58
A/R - Accrued Interest CD's	0.00	25,735.77	-25,735.77

List Cheyenne Housing Authority (listcha)

Balance Sheet (With Period Change)

Period = Apr 2026

	Balance Current Period	Beginning Balance	Net Change
Notes Receivable WHP Pattison Project	29,204.99	30,193.34	-988.35
A/R Shared Maint Materials	5,256.25	0.00	5,256.25
A/R IHM - Conversion	313,143.70	313,143.70	0.00
Lease Rent Receivable	357,591.65	357,591.65	0.00
Notes and Loans Rec PB	119,288.87	119,784.00	-495.13
Notes and Loans Rec LarOffic	647,650.52	649,172.65	-1,522.13
Accrued Interest Receivable	0.00	1,284.33	-1,284.33
TOTAL ACCOUNTS AND NOTES RECEIVABLE	1,676,839.37	1,774,198.81	-97,359.44
OTHER ASSETS			
Investments-WHWY	340,065.16	87,512.81	252,552.35
Investments - TBills & CD's	8,827,085.67	8,824,933.99	2,151.68
WB & T Bond Debt Service Fund	505.39	503.87	1.52
WB & T Bond Reserve Fund	232,026.88	232,686.29	-659.41
WB & T Bond Revenue Fund	112,526.47	99,152.63	13,373.84
Prepaid Insurance	75,815.02	109,501.62	-33,686.60
Prepaid Postage	7,500.00	7,500.00	0.00
Prepaid Elevator Maintenance Contract	9,839.06	11,806.89	-1,967.83
Prepaid Software	16,669.48	19,658.38	-2,988.90
Prepaid Contracts	13,629.32	15,332.99	-1,703.67
Prepaid Other	0.00	4,682.25	-4,682.25
Inventories-Materials	33,288.42	31,320.42	1,968.00
Deferred Outflow of Resources	114,221.00	114,221.00	0.00
TOTAL OTHER ASSETS	9,783,171.87	9,558,813.14	224,358.73
TOTAL CURRENT ASSETS	15,212,636.71	16,120,566.41	-907,929.70
NONCURRENT ASSETS:			
CAPITAL FUNDS			
2023 CF Dwelling Structures	698,255.21	698,255.21	0.00
2023 CF Non-Dwelling Structures	4,499.99	4,499.99	0.00
2023 CF Operations	200,787.20	200,787.20	0.00
2023 CF Operations Contra	-200,787.20	-200,787.20	0.00
2023 CF Administration	100,393.60	100,393.60	0.00
2023 CF Accumulated Depreciation	-61,973.97	-58,674.48	-3,299.49
TOTAL 2023 CAPITAL FUNDS	741,174.83	744,474.32	-3,299.49
2024 CAPITAL FUNDS			
2024 CF Dwelling Structures	291,110.82	265,917.64	25,193.18
2024 CF Non-Dwelling Structures	43,740.55	43,740.55	0.00
2024 CF Operations	189,802.20	189,802.20	0.00
2024 CF Operations Contra	-189,802.20	-189,802.20	0.00
2024 CF Administration	54,028.23	54,028.23	0.00
2024 CF Accumulated Depreciation	-10,282.05	-8,895.22	-1,386.83
TOTAL 2024 CAPITAL FUNDS	378,597.55	354,791.20	23,806.35

List Cheyenne Housing Authority (listcha)

Balance Sheet (With Period Change)

Period = Apr 2026

	Balance Current Period	Beginning Balance	Net Change
2025 CAPITAL FUNDS			
2025 CF Operations	193,351.80	193,351.80	0.00
2025 CF Operations Contra	-193,351.80	-193,351.80	0.00
TOTAL 2025 CAPITAL FUNDS	0.00	0.00	0.00
2021 CAPITAL FUNDS			
2021 CF Dwelling Structures	316,598.28	316,598.28	0.00
2021 CF Non-Dwelling Structures/Equipment	201,851.22	201,851.22	0.00
2021 CF Operations	148,128.20	148,128.20	0.00
2021 CF Operations Contra	-148,128.20	-148,128.20	0.00
2021 CF Administration	74,063.30	74,063.30	0.00
2021 CF Accumulated Depreciation	-142,075.71	-139,290.30	-2,785.41
TOTAL 2021 CAPITAL FUNDS	450,437.09	453,222.50	-2,785.41
2022 CAPITAL FUNDS			
2022 CF Dwelling Structures	636,845.00	636,845.00	0.00
2022 CF Non-Dwelling Structures/Equipment	46,163.30	46,163.30	0.00
2022 CF Operations	195,144.80	195,144.80	0.00
2022 CF Operations Contra	-195,144.80	-195,144.80	0.00
2022 CF Administration	97,571.90	97,571.90	0.00
2022 CF Accumulated Depreciation	-91,160.79	-87,977.80	-3,182.99
TOTAL 2022 CAPITAL FUNDS	689,419.41	692,602.40	-3,182.99
TOTAL CAPITAL FUNDS	2,259,628.88	2,245,090.42	14,538.46
FIXED ASSETS			
Land/Site Acquisition	3,347,725.27	3,347,725.27	0.00
Land/Site Improvement	1,108,061.00	1,108,061.00	0.00
Land/Site Improvement EPC	3,945.00	3,945.00	0.00
Buildings	4,561,487.92	4,561,487.92	0.00
Building Improvements	16,454.00	16,454.00	0.00
Dwelling Structures/Improvements	34,707,040.99	34,707,040.99	0.00
Dwelling Structures Improvements EPC	2,287,411.60	2,287,411.60	0.00
Non-Dwelling Structures	3,063,432.32	3,063,432.32	0.00
CARES Act Non-Dwelling Structures	53,373.66	53,373.66	0.00
CARES Act Non-Dwelling Improvements	64,069.66	64,069.66	0.00
Non-Dwelling Structures EPC	803,591.00	803,591.00	0.00
Non-Dwelling Equipment	76,705.32	76,705.32	0.00
Office Furniture & Equipment	38,808.94	38,808.94	0.00
CARES Act Office Equipment	50,787.47	50,787.47	0.00
Maintenance Equipment	68,814.10	68,814.10	0.00
CARES Act Maintenance Equipment	18,125.00	18,125.00	0.00
Community Space Equipment	3,104.88	3,104.88	0.00
Kitchen Equipment	35,496.06	35,496.06	0.00
Other Equipment	22,590.25	22,590.25	0.00
Automotive Equipment	592,917.00	503,023.00	89,894.00
Capitalized Software	7,487.24	7,487.24	0.00

List Cheyenne Housing Authority (listcha)

Balance Sheet (With Period Change)

Period = Apr 2026

	Balance Current Period	Beginning Balance	Net Change
CARES Act Housing Software Capitalized	42,683.88	42,683.88	0.00
Architectural	143,561.70	143,561.70	0.00
Landscaping	133,790.52	133,790.52	0.00
SBITA Asset	374,852.79	374,852.79	0.00
Accum Depreciation	-36,662,004.15	-36,599,185.49	-62,818.66
Accumulated Depreciation - EPC	-1,678,563.03	-1,666,674.07	-11,888.96
SBITA Accumulated Amortization	-362,357.70	-356,110.15	-6,247.55
TOTAL FIXED ASSETS	12,923,392.69	12,914,453.86	8,938.83
TOTAL NONCURRENT ASSETS	15,183,021.57	15,159,544.28	23,477.29
TOTAL ASSETS	30,395,658.28	31,280,110.69	-884,452.41
LIABILITIES & EQUITY			
LIABILITIES:			
CURRENT LIABILITIES:			
Tenant Security Deposits	256,446.08	253,917.08	2,529.00
Security Deposit-Pet	4,901.00	4,901.00	0.00
ERAP Refund	85.22	0.00	85.22
A/P Other	0.00	22,202.37	-22,202.37
A/P Intercompany	100,039.32	100,029.81	9.51
A/P-HUD	0.00	44,583.40	-44,583.40
A/P-HOM Inc	0.00	93,166.58	-93,166.58
A/P-Payroll Taxes Payable	432.92	1,250.61	-817.69
Dental Insurance Withheld	-402.73	0.00	-402.73
Workers Compensation	3,402.44	9,320.92	-5,918.48
Vision Insurance Withheld	-30.40	0.00	-30.40
Accrued Interest Payable	235.36	25,632.21	-25,396.85
Bond Interest Payable	16,728.47	16,728.47	0.00
Accrued Payroll & Payroll Taxes	0.00	30,757.68	-30,757.68
Accrued Compensated Absences	68,742.83	68,742.83	0.00
Accrued PILOT	57,735.25	57,735.25	0.00
A/P PBCA - Conversion	313,143.70	313,143.70	0.00
HAP Repayment	104.00	208.00	-104.00
Tenant Prepaid Rents	16,013.43	52,020.50	-36,007.07
Deferred Lease Revenue	357,591.65	357,591.65	0.00
TOTAL CURRENT LIABILITIES	1,195,168.54	1,451,932.06	-256,763.52
NONCURRENT LIABILITIES:			
Notes Payable - LT	766,939.39	768,956.65	-2,017.26
Mortgage Loan Payable	426,481.93	430,780.11	-4,298.18
AP WY Unclaimed Property	17,983.33	17,983.33	0.00
Deferred Indebtedness	551,823.50	551,823.50	0.00

List Cheyenne Housing Authority (listcha)

Balance Sheet (With Period Change)

Period = Apr 2026

	Balance	Beginning	Net
	Current Period	Balance	Change
Housing Trust Fund Note & Mortgage	120,827.37	121,164.04	-336.67
Mortgage Payable CHA	29,204.99	30,193.34	-988.35
Series 2014 Bonds Payable	1,100,000.00	1,100,000.00	0.00
EPC Capital Lease Payable	1,945,567.89	2,031,748.17	-86,180.28
Net Pension Liability	1,097,269.00	1,097,269.00	0.00
Deferred Inflows of Resources	149,031.00	149,031.00	0.00
TOTAL NONCURRENT LIABILITIES	6,205,128.40	6,298,949.14	-93,820.74
TOTAL LIABILITIES	7,400,296.94	7,750,881.20	-350,584.26
EQUITY			
RETAINED EARNINGS:			
Retained Earnings	22,880,103.34	23,413,971.49	-533,868.15
Pre-2004 Administrative Fee Reserve	115,258.00	115,258.00	0.00
TOTAL RETAINED EARNINGS:	22,995,361.34	23,529,229.49	-533,868.15
TOTAL EQUITY	22,995,361.34	23,529,229.49	-533,868.15
TOTAL LIABILITIES AND EQUITY	30,395,658.28	31,280,110.69	-884,452.41

Payment Summary April 2026

Bank	Check#	Vendor	Date	Month	Amount
foxcrest - Foxcrest II	1879	v100463 - CHEYENNE HOUSING AUTHORITY	4/2/2026	04-2026	13,889.66
foxcrest - Foxcrest II	1880	v100463 - CHEYENNE HOUSING AUTHORITY	4/9/2026	04-2026	1,670.38
foxcrest - Foxcrest II	1881	v100463 - CHEYENNE HOUSING AUTHORITY	4/16/2026	04-2026	961.38
foxcrest - Foxcrest II	1882	v100463 - CHEYENNE HOUSING AUTHORITY	4/23/2026	04-2026	8,231.44
foxcrest - Foxcrest II	1883	v100463 - CHEYENNE HOUSING AUTHORITY	4/30/2026	04-2026	1,174.73
gmanb - Golden Meadows ANB	10112	v100463 - CHEYENNE HOUSING AUTHORITY	4/2/2026	04-2026	185.54
gmanb - Golden Meadows ANB	10113	v100463 - CHEYENNE HOUSING AUTHORITY	4/9/2026	04-2026	790.81
gmanb - Golden Meadows ANB	10114	v100463 - CHEYENNE HOUSING AUTHORITY	4/16/2026	04-2026	461.00
gmanb - Golden Meadows ANB	10115	v100463 - CHEYENNE HOUSING AUTHORITY	4/23/2026	04-2026	4,384.77
gmanb - Golden Meadows ANB	10116	v100463 - CHEYENNE HOUSING AUTHORITY	4/30/2026	04-2026	782.49
ihmweav - IHM/Weaver	3793	v100463 - CHEYENNE HOUSING AUTHORITY	4/2/2026	04-2026	385,399.51
ihmweav - IHM/Weaver	3794	v100463 - CHEYENNE HOUSING AUTHORITY	4/9/2026	04-2026	20,488.21
ihmweav - IHM/Weaver	3795	t0019976 - Peregoy	4/9/2026	04-2026	2.00
ihmweav - IHM/Weaver	3796	v100463 - CHEYENNE HOUSING AUTHORITY	4/16/2026	04-2026	4,401.83
ihmweav - IHM/Weaver	3797	v100463 - CHEYENNE HOUSING AUTHORITY	4/17/2026	04-2026	250,000.00
ihmweav - IHM/Weaver	3798	v100463 - CHEYENNE HOUSING AUTHORITY	4/23/2026	04-2026	59,869.56
ihmweav - IHM/Weaver	3799	v100463 - CHEYENNE HOUSING AUTHORITY	4/30/2026	04-2026	19,227.57
laroffic - Laramie Office	361	v100463 - CHEYENNE HOUSING AUTHORITY	4/2/2026	04-2026	378.42
laroffic - Laramie Office	362	v100463 - CHEYENNE HOUSING AUTHORITY	4/9/2026	04-2026	260.48
laroffic - Laramie Office	363	v100463 - CHEYENNE HOUSING AUTHORITY	4/14/2026	04-2026	2,604.08
laroffic - Laramie Office	364	v100463 - CHEYENNE HOUSING AUTHORITY	4/16/2026	04-2026	108.92
laroffic - Laramie Office	365	v100463 - CHEYENNE HOUSING AUTHORITY	4/23/2026	04-2026	127.74
laroffic - Laramie Office	366	v100463 - CHEYENNE HOUSING AUTHORITY	4/30/2026	04-2026	328.25
mcganb - McGowen ANB	10126	v100463 - CHEYENNE HOUSING AUTHORITY	4/2/2026	04-2026	2,304.71
mcganb - McGowen ANB	10127	v100463 - CHEYENNE HOUSING AUTHORITY	4/9/2026	04-2026	1,592.56
mcganb - McGowen ANB	10128	t0000049 - Melander	4/9/2026	04-2026	37.00
mcganb - McGowen ANB	10129	v100463 - CHEYENNE HOUSING AUTHORITY	4/16/2026	04-2026	329.85
mcganb - McGowen ANB	10130	t0000052 - Forgey, The Estate of	4/21/2026	04-2026	376.36
mcganb - McGowen ANB	10130	t0000052 - Forgey, The Estate of	4/22/2026	04-2026	-376.36
mcganb - McGowen ANB	10131	t0000052 - Forgey, The Estate of	4/22/2026	04-2026	205.64
mcganb - McGowen ANB	10132	v100463 - CHEYENNE HOUSING AUTHORITY	4/23/2026	04-2026	16,735.05
mcganb - McGowen ANB	10133	v100463 - CHEYENNE HOUSING AUTHORITY	4/30/2026	04-2026	512.80
pattanb - Pattison ANB	10130	v100463 - CHEYENNE HOUSING AUTHORITY	4/2/2026	04-2026	183.69
pattanb - Pattison ANB	10131	v100463 - CHEYENNE HOUSING AUTHORITY	4/9/2026	04-2026	447.33
pattanb - Pattison ANB	10132	v100463 - CHEYENNE HOUSING AUTHORITY	4/14/2026	04-2026	1,063.83
pattanb - Pattison ANB	10133	v100463 - CHEYENNE HOUSING AUTHORITY	4/16/2026	04-2026	124.64
pattanb - Pattison ANB	10134	v100463 - CHEYENNE HOUSING AUTHORITY	4/23/2026	04-2026	3,678.15
pattanb - Pattison ANB	10135	v100463 - CHEYENNE HOUSING AUTHORITY	4/30/2026	04-2026	667.19
pb - Pine Bluffs	3707	v100463 - CHEYENNE HOUSING AUTHORITY	4/2/2026	04-2026	171.43
pb - Pine Bluffs	3708	v100463 - CHEYENNE HOUSING AUTHORITY	4/9/2026	04-2026	1,686.68
pb - Pine Bluffs	3709	v100463 - CHEYENNE HOUSING AUTHORITY	4/14/2026	04-2026	694.77
pb - Pine Bluffs	3710	v100463 - CHEYENNE HOUSING AUTHORITY	4/16/2026	04-2026	3,534.50
pb - Pine Bluffs	3711	v100463 - CHEYENNE HOUSING AUTHORITY	4/23/2026	04-2026	1,987.94
pb - Pine Bluffs	3712	v100463 - CHEYENNE HOUSING AUTHORITY	4/30/2026	04-2026	147.40
ph - Public Housing	10121	v107141 - BLACK HILLS ENERGY	4/1/2026	04-2026	3,202.98
ph - Public Housing	10122	v107253 - BLACK HILLS ENERGY LARAMIE	4/1/2026	04-2026	1,782.11
ph - Public Housing	10123	v100447 - BOARD OF PUBLIC UTILITIES	4/1/2026	04-2026	1,335.02
ph - Public Housing	10124	v101944 - CITY OF LARAMIE	4/1/2026	04-2026	1,594.25
ph - Public Housing	10125	t0018879 - Phillips	4/1/2026	04-2026	33.00
ph - Public Housing	10126	v100198b - ROCKY MOUNTAIN FIRE SYSTEMS	4/1/2026	04-2026	364.32
ph - Public Housing	10126	v100198b - ROCKY MOUNTAIN FIRE SYSTEMS	4/3/2026	04-2026	-364.32
ph - Public Housing	10127	v105276 - ROCKY MOUNTAIN POWER	4/1/2026	04-2026	1,585.32
ph - Public Housing	10128	v100463 - CHEYENNE HOUSING AUTHORITY	4/2/2026	04-2026	24,669.49
ph - Public Housing	10129	v105276 - ROCKY MOUNTAIN POWER	4/3/2026	04-2026	364.32
ph - Public Housing	10130	t0007413 - Gable	4/7/2026	04-2026	173.00
ph - Public Housing	10131	t0008652 - Matson	4/9/2026	04-2026	277.00
ph - Public Housing	10132	v100463 - CHEYENNE HOUSING AUTHORITY	4/9/2026	04-2026	36,199.24
ph - Public Housing	10133	t0019508 - Buss - Rogers	4/10/2026	04-2026	400.00

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ph - Public Housing	10134	v100463 - CHEYENNE HOUSING AUTHORITY	4/16/2026	04-2026	132,006.66
ph - Public Housing	10135	v100463 - CHEYENNE HOUSING AUTHORITY	4/23/2026	04-2026	93,462.74
ph - Public Housing	10136	t0011339 - Allafisah	4/24/2026	04-2026	1,590.00
ph - Public Housing	10137	v100463 - CHEYENNE HOUSING AUTHORITY	4/30/2026	04-2026	151,349.32
socser - Social Services IIIB & IIIE	2691	v100463 - CHEYENNE HOUSING AUTHORITY	4/2/2026	04-2026	11.90
socser - Social Services IIIB & IIIE	2692	v100463 - CHEYENNE HOUSING AUTHORITY	4/23/2026	04-2026	41.23
socser - Social Services IIIB & IIIE	2693	v100463 - CHEYENNE HOUSING AUTHORITY	4/30/2026	04-2026	75.40
intrfund - Interfund	664	v106794 - ADVANCED COMFORT SOLUTIONS INC	4/2/2026	04-2026	3,711.00
intrfund - Interfund	665	v104560 - ANSER-FONE INC	4/2/2026	04-2026	4,028.25
intrfund - Interfund	666	v0000780 - AUTOMATIC GARAGE DOOR OF CHEYENNE, INC	4/2/2026	04-2026	1,390.00
intrfund - Interfund	667	v107697 - BUGBEE	4/2/2026	04-2026	200.00
intrfund - Interfund	668	v0000761 - FRONTIER PEST SOLUTIONS	4/2/2026	04-2026	2,518.00
intrfund - Interfund	669	v0000781 - INTEGRATED COMPUTER CONSULTING, INC.	4/2/2026	04-2026	4,884.22
intrfund - Interfund	670	v0000413 - OGLE	4/2/2026	04-2026	543.75
intrfund - Interfund	671	v0000486 - CHARTER COMMUNICATIONS	4/9/2026	04-2026	140.00
intrfund - Interfund	672	v0000761 - FRONTIER PEST SOLUTIONS	4/9/2026	04-2026	1,000.00
intrfund - Interfund	673	v100609 - LOCK SHOP OF CHEYENNE	4/9/2026	04-2026	8.00
intrfund - Interfund	674	v107673 - MANAGECAST TECHNOLOGIES INC	4/9/2026	04-2026	1,189.44
intrfund - Interfund	675	v107491 - NATIONAL CREDIT REPORTING	4/9/2026	04-2026	1,097.80
intrfund - Interfund	676	v107033 - BIG PAWS LAWN CARE LLC	4/16/2026	04-2026	750.00
intrfund - Interfund	677	v106378 - CENTURYLINK	4/16/2026	04-2026	608.49
intrfund - Interfund	678	v0000761 - FRONTIER PEST SOLUTIONS	4/16/2026	04-2026	600.00
intrfund - Interfund	679	v107673 - MANAGECAST TECHNOLOGIES INC	4/16/2026	04-2026	9,520.00
intrfund - Interfund	680	v0000511 - BOKF	4/20/2026	04-2026	250,000.00
intrfund - Interfund	681	v0000780 - AUTOMATIC GARAGE DOOR OF CHEYENNE, INC	4/23/2026	04-2026	575.00
intrfund - Interfund	682	v106831 - CARLA'S SUNSHINE FLOORING LLC	4/23/2026	04-2026	3,298.86
intrfund - Interfund	683	v106727 - CHARTER COMMUNICATIONS	4/23/2026	04-2026	229.99
intrfund - Interfund	684	v0000761 - FRONTIER PEST SOLUTIONS	4/23/2026	04-2026	4,730.00
intrfund - Interfund	685	v100545 - HOM INC	4/23/2026	04-2026	253,498.98
intrfund - Interfund	686	v0000457 - HOUSING INSURANCE SERVICES, INC.	4/23/2026	04-2026	3,540.00
intrfund - Interfund	687	v104560 - ANSER-FONE INC	4/30/2026	04-2026	4,043.25
intrfund - Interfund	688	v106831 - CARLA'S SUNSHINE FLOORING LLC	4/30/2026	04-2026	2,983.28
intrfund - Interfund	689	v0000761 - FRONTIER PEST SOLUTIONS	4/30/2026	04-2026	918.00
intrfund - Interfund	690	v108186 - SUMMIT FIRE & SECURITY LLC	4/30/2026	04-2026	7,210.20
intrfund - Interfund	108663	v107336 - ARTISTIC AUTO GLASS	4/2/2026	04-2026	439.00
intrfund - Interfund	108663	v107336 - ARTISTIC AUTO GLASS	4/13/2026	04-2026	-439.00
intrfund - Interfund	108664	v0000684 - ASSOCIATED LEGAL GROUP, LLC	4/2/2026	04-2026	6,290.00
intrfund - Interfund	108665	v107141 - BLACK HILLS ENERGY	4/2/2026	04-2026	3,919.51
intrfund - Interfund	108666	v107253 - BLACK HILLS ENERGY-LARAMIE	4/2/2026	04-2026	321.04
intrfund - Interfund	108667	v100447 - BOARD OF PUBLIC UTILITIES	4/2/2026	04-2026	5,411.83
intrfund - Interfund	108668	v101380 - BUFFALO SENIOR CENTER INC.	4/2/2026	04-2026	136.00
intrfund - Interfund	108669	v108211 - CAPITAL BUSINESS SYSTEMS INC.	4/2/2026	04-2026	1,689.38
intrfund - Interfund	108670	v100463 - CHEYENNE HOUSING AUTHORITY	4/2/2026	04-2026	4,899.84
intrfund - Interfund	108671	v102056 - CITY OF CHEYENNE WYOMING	4/2/2026	04-2026	375,375.00
intrfund - Interfund	108672	v101944 - CITY OF LARAMIE	4/2/2026	04-2026	214.06
intrfund - Interfund	108673	v101944 - CITY OF LARAMIE	4/2/2026	04-2026	167.28
intrfund - Interfund	108674	v101944 - CITY OF LARAMIE	4/2/2026	04-2026	1,206.60
intrfund - Interfund	108675	v101944 - CITY OF LARAMIE	4/2/2026	04-2026	207.89
intrfund - Interfund	108676	v103580 - CITY OF RAWLINS	4/2/2026	04-2026	136.00
intrfund - Interfund	108677	v103587 - COUNCIL OF COMMUNITY SERVICES	4/2/2026	04-2026	2,040.00
intrfund - Interfund	108678	v108059 - FEDEX OFFICE AND PRINT SERVICES INC	4/2/2026	04-2026	11.90
intrfund - Interfund	108679	v106830 - FIRST WYOMING BANK AND TRUST	4/2/2026	04-2026	13,085.52
intrfund - Interfund	108680	v101306 - GLASS MASTERS	4/2/2026	04-2026	105.00
intrfund - Interfund	108681	v106504 - HD SUPPLY FACILITIES MAINTENANCE LTD.	4/2/2026	04-2026	1,013.75
intrfund - Interfund	108682	v0000566 - HOMEBASE	4/2/2026	04-2026	85.95
intrfund - Interfund	108683	v104803 - JEIDE, SUSAN	4/2/2026	04-2026	552.00
intrfund - Interfund	108684	v104302 - JOHN LUSH.NET INC	4/2/2026	04-2026	257.84
intrfund - Interfund	108685	v104210 - LANDER SR CITIZENS CENTER INC	4/2/2026	04-2026	684.00
intrfund - Interfund	108686	v107209 - MENARD INC	4/2/2026	04-2026	2,198.30
intrfund - Interfund	108687	v102191 - ODP BUSINESS SOLUTIONS (OFFICE DEPOT)	4/2/2026	04-2026	73.85

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intrfund - Interfund	108688	v105276 - ROCKY MOUNTAIN POWER	4/2/2026	04-2026	112.10
intrfund - Interfund	108689	v0000328 - TIMEVALUE SOFTWARE	4/2/2026	04-2026	60.00
intrfund - Interfund	108690	v101976 - UNITED STATES POSTAL SERVICE	4/2/2026	04-2026	1,629.00
intrfund - Interfund	108691	v108156 - Volunteers of America Northern Rockies	4/2/2026	04-2026	2,700.00
intrfund - Interfund	108692	v0000369 - ACE HARDWARE & PAINT-CHEYENNE	4/9/2026	04-2026	28.98
intrfund - Interfund	108693	v100261 - B & B APPLIANCE INC	4/9/2026	04-2026	110.95
intrfund - Interfund	108694	v107141 - BLACK HILLS ENERGY	4/9/2026	04-2026	9.74
intrfund - Interfund	108695	v104540 - BLOEDORN LUMBER-CHEYENNE	4/9/2026	04-2026	107.45
intrfund - Interfund	108696	v104107 - BRITTANY TOWNHOMES ASSOC	4/9/2026	04-2026	305.00
intrfund - Interfund	108697	v108012 - CHEYENNE ACE LLC	4/9/2026	04-2026	45.14
intrfund - Interfund	108698	v107882 - CITY OF GILLETTE DEPT OF FINANCE	4/9/2026	04-2026	5.00
intrfund - Interfund	108699	v100501 - ELLENBECKER OIL INC	4/9/2026	04-2026	2,257.80
intrfund - Interfund	108700	v101306 - GLASS MASTERS	4/9/2026	04-2026	389.17
intrfund - Interfund	108701	v106504 - HD SUPPLY FACILITIES MAINTENANCE LTD.	4/9/2026	04-2026	432.34
intrfund - Interfund	108702	v0000566 - HOMEBASE	4/9/2026	04-2026	40.98
intrfund - Interfund	108703	v106324 - JOHN DEERE FINANCIAL	4/9/2026	04-2026	468.96
intrfund - Interfund	108704	v0000799 - LEVEL EXCAVATING LLC	4/9/2026	04-2026	4,250.00
intrfund - Interfund	108705	v107209 - MENARD INC	4/9/2026	04-2026	1,219.03
intrfund - Interfund	108706	v101591 - NELSON	4/9/2026	04-2026	72.50
intrfund - Interfund	108707	v102191 - ODP BUSINESS SOLUTIONS (OFFICE DEPOT)	4/9/2026	04-2026	1,108.36
intrfund - Interfund	108708	v0000742 - RAM TRUCKING INC.	4/9/2026	04-2026	163.42
intrfund - Interfund	108709	v108174 - RENTGROW INC	4/9/2026	04-2026	2,674.00
intrfund - Interfund	108710	v100749 - SHERWIN WILLIAMS	4/9/2026	04-2026	19.97
intrfund - Interfund	108711	v0000541 - SHRED MONSTER, LLC	4/9/2026	04-2026	119.00
intrfund - Interfund	108712	v0000664 - Sign Language Services of Cheyenne	4/9/2026	04-2026	75.00
intrfund - Interfund	108713	v100831 - TOWN OF PINE BLUFFS	4/9/2026	04-2026	691.90
intrfund - Interfund	108714	v101004 - WYOMING DEPT OF WORKFORCE SRVC	4/9/2026	04-2026	10,571.53
intrfund - Interfund	108715	v100855 - WYOMING SECURITY SYSTEMS INC	4/9/2026	04-2026	240.00
intrfund - Interfund	108716	v100463 - CHEYENNE HOUSING AUTHORITY	4/10/2026	04-2026	8,538.46
intrfund - Interfund	108717	v106480 - ACE HARDWARE & PAINT #11299-C	4/16/2026	04-2026	2.79
intrfund - Interfund	108718	v0000369 - ACE HARDWARE & PAINT-CHEYENNE	4/16/2026	04-2026	17.75
intrfund - Interfund	108719	v104439 - ALBANY COUNTY GOVERNMENT / SHERIFF'S OFFICE	4/16/2026	04-2026	80.00
intrfund - Interfund	108720	v104600 - BLOEDORN LUMBER COMPANY-LARAMIE	4/16/2026	04-2026	33.99
intrfund - Interfund	108721	v100447 - BOARD OF PUBLIC UTILITIES	4/16/2026	04-2026	310.81
intrfund - Interfund	108722	v108012 - CHEYENNE ACE LLC	4/16/2026	04-2026	64.93
intrfund - Interfund	108723	v100166 - CHEYENNE WINNELSON	4/16/2026	04-2026	19.82
intrfund - Interfund	108724	v101944 - CITY OF LARAMIE	4/16/2026	04-2026	64.89
intrfund - Interfund	108725	v0000322 - CLARITY TELECOM, LLC	4/16/2026	04-2026	256.76
intrfund - Interfund	108726	v0000767 - COWBOY GLASS LLC	4/16/2026	04-2026	822.22
intrfund - Interfund	108727	v106504 - HD SUPPLY FACILITIES MAINTENANCE LTD.	4/16/2026	04-2026	381.30
intrfund - Interfund	108728	v0000566 - HOMEBASE	4/16/2026	04-2026	1,554.80
intrfund - Interfund	108729	v0000586 - JD ELECTRIC & FIBER OPTICS, LLC	4/16/2026	04-2026	20,600.00
intrfund - Interfund	108730	v108207 - KEN GARFF CHEYENNE	4/16/2026	04-2026	89,894.00
intrfund - Interfund	108731	v105339 - LOWE'S	4/16/2026	04-2026	6,395.93
intrfund - Interfund	108732	v107209 - MENARD INC	4/16/2026	04-2026	533.10
intrfund - Interfund	108733	v102191 - ODP BUSINESS SOLUTIONS (OFFICE DEPOT)	4/16/2026	04-2026	1,082.59
intrfund - Interfund	108734	v108173 - REPUBLIC SERVICES INC	4/16/2026	04-2026	105.90
intrfund - Interfund	108735	v0000746 - RIEGEL BODY SHOP, INC.	4/16/2026	04-2026	2,376.07
intrfund - Interfund	108736	v103902 - ROCKY AHMA	4/16/2026	04-2026	250.00
intrfund - Interfund	108737	v100749 - SHERWIN WILLIAMS	4/16/2026	04-2026	2,048.30
intrfund - Interfund	108738	v103948 - SID HARVEY INDUSTRIES INC	4/16/2026	04-2026	52.77
intrfund - Interfund	108739	v0000025 - UHS PREMIUM BILLING	4/16/2026	04-2026	15,356.63
intrfund - Interfund	108740	v108009 - WYOMING FIRST AID & SAFETY SUPPLY LLC	4/16/2026	04-2026	42.94
intrfund - Interfund	108741	v107284 - XESI DOCUMENT SOLUTIONS	4/16/2026	04-2026	380.86
intrfund - Interfund	108742	v0000369 - ACE HARDWARE & PAINT-CHEYENNE	4/23/2026	04-2026	42.96
intrfund - Interfund	108743	v100261 - B & B APPLIANCE INC	4/23/2026	04-2026	128.80
intrfund - Interfund	108744	v0000685 - BEAM INSURANCE ADMINISTRATORS LLC	4/23/2026	04-2026	139.15
intrfund - Interfund	108745	v107141 - BLACK HILLS ENERGY	4/23/2026	04-2026	371.01
intrfund - Interfund	108746	v100447 - BOARD OF PUBLIC UTILITIES	4/23/2026	04-2026	9,096.85
intrfund - Interfund	108747	v100454 - CAPITAL LUMBER CO	4/23/2026	04-2026	12.78

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intrfund - Interfund	108748	v106379 - CENTURYLINK BUSINESS SERVICES	4/23/2026	04-2026	24.33
intrfund - Interfund	108749	v100267 - COWBOY DODGE CHRYSLER JEEP RAM	4/23/2026	04-2026	852.99
intrfund - Interfund	108750	v108059 - FEDEX OFFICE AND PRINT SERVICES INC	4/23/2026	04-2026	41.23
intrfund - Interfund	108751	v106279 - FIRST NATIONAL BANK	4/23/2026	04-2026	4,265.12
intrfund - Interfund	108752	v106504 - HD SUPPLY FACILITIES MAINTENANCE LTD.	4/23/2026	04-2026	658.41
intrfund - Interfund	108753	v0000566 - HOMEBASE	4/23/2026	04-2026	1,558.26
intrfund - Interfund	108754	v0000458 - HOUSING AUTHORITY RISK RETENTION GROUP, INC	4/23/2026	04-2026	108.00
intrfund - Interfund	108755	v107209 - MENARD INC	4/23/2026	04-2026	863.92
intrfund - Interfund	108756	v102191 - ODP BUSINESS SOLUTIONS (OFFICE DEPOT)	4/23/2026	04-2026	506.00
intrfund - Interfund	108757	v105276 - ROCKY MOUNTAIN POWER	4/23/2026	04-2026	107.62
intrfund - Interfund	108758	v100749 - SHERWIN WILLIAMS	4/23/2026	04-2026	399.32
intrfund - Interfund	108759	v104096 - SHERWIN WILLIAMS-LARAMIE	4/23/2026	04-2026	219.13
intrfund - Interfund	108760	v103948 - SID HARVEY INDUSTRIES INC	4/23/2026	04-2026	138.42
intrfund - Interfund	108761	v103515 - VERIZON WIRELESS	4/23/2026	04-2026	386.74
intrfund - Interfund	108762	v100463 - CHEYENNE HOUSING AUTHORITY	4/23/2026	04-2026	8,345.71
intrfund - Interfund	108763	v0000383 - COLES	4/29/2026	04-2026	472.36
intrfund - Interfund	108764	v107626 - ANIXTER INC	4/30/2026	04-2026	3,984.49
intrfund - Interfund	108765	v0000684 - ASSOCIATED LEGAL GROUP, LLC	4/30/2026	04-2026	2,414.00
intrfund - Interfund	108766	v100261 - B & B APPLIANCE INC	4/30/2026	04-2026	166.90
intrfund - Interfund	108767	v107141 - BLACK HILLS ENERGY	4/30/2026	04-2026	4,775.80
intrfund - Interfund	108768	v107253 - BLACK HILLS ENERGY-LARAMIE	4/30/2026	04-2026	195.39
intrfund - Interfund	108769	v100447 - BOARD OF PUBLIC UTILITIES	4/30/2026	04-2026	8,464.69
intrfund - Interfund	108770	v108211 - CAPITAL BUSINESS SYSTEMS INC.	4/30/2026	04-2026	1,689.38
intrfund - Interfund	108771	v108012 - CHEYENNE ACE LLC	4/30/2026	04-2026	11.58
intrfund - Interfund	108772	v100166 - CHEYENNE WINNELSON	4/30/2026	04-2026	260.86
intrfund - Interfund	108773	v101944 - CITY OF LARAMIE	4/30/2026	04-2026	171.46
intrfund - Interfund	108774	v101944 - CITY OF LARAMIE	4/30/2026	04-2026	212.40
intrfund - Interfund	108775	v101944 - CITY OF LARAMIE	4/30/2026	04-2026	1,216.62
intrfund - Interfund	108776	v101944 - CITY OF LARAMIE	4/30/2026	04-2026	198.17
intrfund - Interfund	108777	v104556 - FIRST BANKCARD	4/30/2026	04-2026	385.92
intrfund - Interfund	108778	v107857 - FLAGSTAR PUBLIC FUNDING CORP	4/30/2026	04-2026	124,275.56
intrfund - Interfund	108779	v101306 - GLASS MASTERS	4/30/2026	04-2026	925.46
intrfund - Interfund	108780	v106504 - HD SUPPLY FACILITIES MAINTENANCE LTD.	4/30/2026	04-2026	401.28
intrfund - Interfund	108781	v0000566 - HOMEBASE	4/30/2026	04-2026	493.20
intrfund - Interfund	108782	v107209 - MENARD INC	4/30/2026	04-2026	111.93
intrfund - Interfund	108783	v0000173 - MIDWEST CONNECT	4/30/2026	04-2026	1,440.00
intrfund - Interfund	108784	v101164 - NAN MCKAY & ASSOC INC	4/30/2026	04-2026	478.00
intrfund - Interfund	108785	v102191 - ODP BUSINESS SOLUTIONS (OFFICE DEPOT)	4/30/2026	04-2026	230.18
intrfund - Interfund	108786	v103523 - SUMMIT SUPPLY INC	4/30/2026	04-2026	1,487.95
intrfund - Interfund	108787	v106726 - WCDA MORTGAGE SERVICING	4/30/2026	04-2026	1,509.03
intrfund - Interfund	108788	v100854 - WYOMING RETIREMENT SYSTEM	4/30/2026	04-2026	12,562.47
intrfund - Interfund	108789	v0000772 - WYOMING STEEL & FE, INC	4/30/2026	04-2026	33.15
intrfund - Interfund	108790	v107386 - WYOMING TRIBUNE EAGLE-Circulation	4/30/2026	04-2026	396.20
voucher - Voucher	302	v108072 - H/A of the City of Lander WY	4/3/2026	04-2026	0.00
voucher - Voucher	303	v105395 - Lexington Hills Apts	4/21/2026	04-2026	0.00
voucher - Voucher	256748	v0000759 - Prince William County Housing Authority	4/29/2026	04-2026	-4,093.70
voucher - Voucher	256792	v106996 - 4600 Hilltop LLC	4/1/2026	04-2026	1,944.00
voucher - Voucher	256793	v106562 - Abernathy Ronald J.	4/1/2026	04-2026	247.00
voucher - Voucher	256794	v107900 - BHC 3 LLC	4/1/2026	04-2026	714.00
voucher - Voucher	256795	v108110 - BHJ Property Management LLC	4/1/2026	04-2026	1,042.00
voucher - Voucher	256796	v107141 - BLACK HILLS ENERGY	4/1/2026	04-2026	7,128.30
voucher - Voucher	256797	v107253 - BLACK HILLS ENERGY-LARAMIE	4/1/2026	04-2026	94.50
voucher - Voucher	256798	v0000247 - Brooks Strong LLC	4/1/2026	04-2026	1,642.00
voucher - Voucher	256799	v103905 - Carrol Realty Co. Inc.	4/1/2026	04-2026	800.00
voucher - Voucher	256800	v0000033 - Cassper Housing Authority	4/1/2026	04-2026	926.29
voucher - Voucher	256801	v105958 - Cassidy	4/1/2026	04-2026	1,107.00
voucher - Voucher	256802	v102224 - Cheyenne Housing Authority	4/1/2026	04-2026	30,905.00
voucher - Voucher	256803	v104536 - Cheyenne Property Management Group LLC	4/1/2026	04-2026	3,786.00
voucher - Voucher	256804	v107886 - CITY OF CODY	4/1/2026	04-2026	214.00
voucher - Voucher	256805	v107882 - CITY OF GILLETTE DEPT OF FINANCE	4/1/2026	04-2026	605.70

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voucher - Voucher	256806	v0000091 - Claudson	4/1/2026	04-2026	602.00
voucher - Voucher	256807	v0000050 - Colorado Division of Housing	4/1/2026	04-2026	614.35
voucher - Voucher	256808	v105555 - Community Action of Laramie County	4/1/2026	04-2026	2,589.00
voucher - Voucher	256809	v107001 - Cotton	4/1/2026	04-2026	1,003.00
voucher - Voucher	256810	v101767 - Country Club Estates LLC	4/1/2026	04-2026	3,258.00
voucher - Voucher	256811	v0000360 - County of Sacramento HA	4/1/2026	04-2026	2,544.35
voucher - Voucher	256812	v0000402 - Dakota County CDA	4/1/2026	04-2026	1,002.35
voucher - Voucher	256813	v0000520 - Dallas County Public Housing Agency- OAC	4/1/2026	04-2026	198.35
voucher - Voucher	256814	v102699 - DPE, Inc	4/1/2026	04-2026	4,517.00
voucher - Voucher	256815	v108128 - Estes	4/1/2026	04-2026	441.00
voucher - Voucher	256816	v108139 - Federer Hope LLC	4/1/2026	04-2026	1,697.00
voucher - Voucher	256817	v105880 - First Class Property Management LLC	4/1/2026	04-2026	2,897.00
voucher - Voucher	256818	v0000072 - Foothills Regional Housing	4/1/2026	04-2026	7,439.92
voucher - Voucher	256819	v107332 - Gapen	4/1/2026	04-2026	661.00
voucher - Voucher	256820	v107151 - GHI LLC	4/1/2026	04-2026	1,823.00
voucher - Voucher	256821	v107369 - Grand Harmony Limited Partnership	4/1/2026	04-2026	8,554.00
voucher - Voucher	256822	v107754 - Grand Mesa Limited Partnership	4/1/2026	04-2026	13,215.00
voucher - Voucher	256823	v0000041 - H/A County of Adams	4/1/2026	04-2026	2,159.35
voucher - Voucher	256824	v104744 - Hansen	4/1/2026	04-2026	824.00
voucher - Voucher	256825	v100782 - Harmon	4/1/2026	04-2026	2,244.00
voucher - Voucher	256826	v107219 - Hart	4/1/2026	04-2026	414.00
voucher - Voucher	256827	v0000490 - Housing Authority County Flagler Florida	4/1/2026	04-2026	2,199.35
voucher - Voucher	256828	v0000697 - Housing Authority of the City of Austin	4/1/2026	04-2026	1,273.35
voucher - Voucher	256829	v0000491 - Housing Authority Salt Lake City	4/1/2026	04-2026	4,974.88
voucher - Voucher	256830	v0000004 - Housing Catalyst	4/1/2026	04-2026	9,569.10
voucher - Voucher	256831	v107131 - Konkel	4/1/2026	04-2026	319.00
voucher - Voucher	256832	v0000698 - Kuzma Success Realty	4/1/2026	04-2026	2,603.00
voucher - Voucher	256833	v107144 - Ladd	4/1/2026	04-2026	311.00
voucher - Voucher	256834	v106869 - Lander Blue Ridge Apartments LLC	4/1/2026	04-2026	940.00
voucher - Voucher	256835	v0000724 - Lanzi	4/1/2026	04-2026	1,051.00
voucher - Voucher	256836	v101602 - Lara	4/1/2026	04-2026	497.00
voucher - Voucher	256837	v105155 - Lemmons	4/1/2026	04-2026	13,523.00
voucher - Voucher	256838	v104479 - Lewis	4/1/2026	04-2026	2,379.00
voucher - Voucher	256839	v0000489 - Lind Land Company	4/1/2026	04-2026	535.00
voucher - Voucher	256840	v0000519 - LMV, LLC	4/1/2026	04-2026	1,320.00
voucher - Voucher	256841	v0000157 - Loveland Housing Authority	4/1/2026	04-2026	1,049.35
voucher - Voucher	256842	v104270 - Lucht	4/1/2026	04-2026	81.00
voucher - Voucher	256843	v107878 - May	4/1/2026	04-2026	428.00
voucher - Voucher	256844	v0000267 - Mesa Housing Authority	4/1/2026	04-2026	595.35
voucher - Voucher	256845	v107881 - MONTANA-DAKOTA UTILITIES CO.	4/1/2026	04-2026	55.00
voucher - Voucher	256846	v107012 - Mountainview Manor Inc.	4/1/2026	04-2026	154.00
voucher - Voucher	256847	v103141 - Nelson	4/1/2026	04-2026	1,145.00
voucher - Voucher	256848	v105843 - Parnell, June	4/1/2026	04-2026	318.00
voucher - Voucher	256849	v108129 - Pearl South Fork LLC	4/1/2026	04-2026	1,728.00
voucher - Voucher	256850	v107275 - Pete Driver LLC	4/1/2026	04-2026	1,137.00
voucher - Voucher	256851	v100196 - Peterson	4/1/2026	04-2026	1,068.00
voucher - Voucher	256852	v0000759 - Prince William County Housing Authority	4/1/2026	04-2026	1,640.35
voucher - Voucher	256853	v0000058 - Real Estate 1	4/1/2026	04-2026	2,852.00
voucher - Voucher	256854	v107035 - Reed	4/1/2026	04-2026	695.00
voucher - Voucher	256855	v0000718 - Rent Solutions Property Management LLC	4/1/2026	04-2026	293.00
voucher - Voucher	256856	v107535 - Riverton Woodridge Apartments	4/1/2026	04-2026	2,513.00
voucher - Voucher	256857	v105276 - ROCKY MOUNTAIN POWER	4/1/2026	04-2026	1,010.50
voucher - Voucher	256858	v108143 - Ronald G. Lytton Trust	4/1/2026	04-2026	536.00
voucher - Voucher	256859	v0000693 - Sage Ridge Apartments	4/1/2026	04-2026	10,743.00
voucher - Voucher	256859	v0000693 - Sage Ridge Apartments	4/20/2026	04-2026	-10,743.00
voucher - Voucher	256860	v0000356 - San Marcos Housing Authority	4/1/2026	04-2026	1,813.35
voucher - Voucher	256861	v0000076 - Scottsbluff County HA	4/1/2026	04-2026	937.35
voucher - Voucher	256862	v0000464 - Seminole County Housing Authority	4/1/2026	04-2026	2,164.35
voucher - Voucher	256863	v104179 - Storey, Harry	4/1/2026	04-2026	467.00
voucher - Voucher	256864	v104314 - TD Real Estate LLC	4/1/2026	04-2026	12,851.00

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voucher - Voucher	256865	v106833 - The Timbers	4/1/2026	04-2026	2,001.00
voucher - Voucher	256866	v0000424 - Thunder Rock 2 LLC	4/1/2026	04-2026	13,198.00
voucher - Voucher	256867	v102011 - Townhouse Apts. A Ltd. Ptrshp	4/1/2026	04-2026	733.00
voucher - Voucher	256868	v106719 - Tralee Prairie View LLC	4/1/2026	04-2026	39,359.00
voucher - Voucher	256869	v104402 - True	4/1/2026	04-2026	329.00
voucher - Voucher	256870	v107653 - Valley View Apartments	4/1/2026	04-2026	843.00
voucher - Voucher	256871	v108156 - Volunteers of America Northern Rockies	4/1/2026	04-2026	6,887.00
voucher - Voucher	256872	v0000729 - Walsh Kids Investments LLC	4/1/2026	04-2026	1,440.00
voucher - Voucher	256873	v107476 - Ward	4/1/2026	04-2026	1,062.00
voucher - Voucher	256874	v108065 - Wesley Earles RVOC Trust	4/1/2026	04-2026	3,066.00
voucher - Voucher	256875	v107242 - Western Mountain LLC	4/1/2026	04-2026	38.00
voucher - Voucher	256876	v107956 - White Stone Realty LLC	4/1/2026	04-2026	415.00
voucher - Voucher	256877	v108060 - Wind River Realty	4/1/2026	04-2026	410.00
voucher - Voucher	256878	v105732 - Woodridge Apartments	4/1/2026	04-2026	3,685.00
voucher - Voucher	256879	v103691 - Wyoming Motel Inc.	4/1/2026	04-2026	2,300.00
voucher - Voucher	256880	v107044 - Wyoming Real Estate Network	4/1/2026	04-2026	143.00
voucher - Voucher	256881	v100463 - CHEYENNE HOUSING AUTHORITY	4/2/2026	04-2026	14,099.65
voucher - Voucher	256882	v100463 - CHEYENNE HOUSING AUTHORITY	4/9/2026	04-2026	4,181.12
voucher - Voucher	256883	v102224 - Cheyenne Housing Authority	4/15/2026	04-2026	2.00
voucher - Voucher	256884	v105155 - Lemmons	4/15/2026	04-2026	706.00
voucher - Voucher	256885	v100463 - CHEYENNE HOUSING AUTHORITY	4/16/2026	04-2026	342.13
voucher - Voucher	256886	v0000693 - Sage Ridge Apartments	4/20/2026	04-2026	10,743.00
voucher - Voucher	256887	v106878 - Buck Creek Apartments LP	4/21/2026	04-2026	1,253.00
voucher - Voucher	256888	v100463 - CHEYENNE HOUSING AUTHORITY	4/23/2026	04-2026	131,453.34
voucher - Voucher	256889	v100463 - CHEYENNE HOUSING AUTHORITY	4/30/2026	04-2026	1,525.90
voucher - Voucher	768278	v0000408 - 1515 Logan Avenue LLC	4/1/2026	04-2026	75.00
voucher - Voucher	768279	v104327 - ABS Rentals LLC	4/1/2026	04-2026	339.00
voucher - Voucher	768280	v0000640 - Adams	4/1/2026	04-2026	467.00
voucher - Voucher	768281	v0000788 - All County Cowboy	4/1/2026	04-2026	719.00
voucher - Voucher	768282	v0000244 - Alliance Industries LLC	4/1/2026	04-2026	1,171.00
voucher - Voucher	768283	v0000342 - Antelope Ridge CRN LLC	4/1/2026	04-2026	22,888.00
voucher - Voucher	768284	v0000769 - Aragon	4/1/2026	04-2026	1,154.00
voucher - Voucher	768285	v108226 - Archuleta, Ernest D.	4/1/2026	04-2026	1,208.00
voucher - Voucher	768286	v101139 - Arias	4/1/2026	04-2026	3,180.00
voucher - Voucher	768287	v102505 - ARK Regional Services Inc.	4/1/2026	04-2026	2,292.00
voucher - Voucher	768288	v0000475 - Ascentia Real Estate Holding Company, LLC	4/1/2026	04-2026	19,678.00
voucher - Voucher	768289	v0000673 - Ascentia Real Estate Holding Company, LLC	4/1/2026	04-2026	1,428.00
voucher - Voucher	768290	v0000743 - Aspen Gold Realty	4/1/2026	04-2026	733.00
voucher - Voucher	768291	v0000706 - B & C Family Properties	4/1/2026	04-2026	444.00
voucher - Voucher	768292	v0000753 - Babich	4/1/2026	04-2026	699.00
voucher - Voucher	768293	v0000182 - Backward Buffalo	4/1/2026	04-2026	531.00
voucher - Voucher	768294	v107634 - Balis	4/1/2026	04-2026	1,002.00
voucher - Voucher	768295	v107074 - Barhite	4/1/2026	04-2026	722.00
voucher - Voucher	768296	v0000472 - BCL PROPERTIES LLC	4/1/2026	04-2026	952.00
voucher - Voucher	768297	v108240 - Bear Paw Realty	4/1/2026	04-2026	8,912.00
voucher - Voucher	768298	v107537 - Beech House Holdings LLC	4/1/2026	04-2026	853.00
voucher - Voucher	768299	v0000779 - Belden	4/1/2026	04-2026	1,446.00
voucher - Voucher	768300	v0000419 - Bent Avenue Estates LLC	4/1/2026	04-2026	1,600.00
voucher - Voucher	768301	v0000715 - Bentley Rentals	4/1/2026	04-2026	616.00
voucher - Voucher	768302	v0000420 - Bergamasco	4/1/2026	04-2026	299.00
voucher - Voucher	768303	v0000669 - Bergstrom	4/1/2026	04-2026	636.00
voucher - Voucher	768304	v102554 - Berry	4/1/2026	04-2026	5,601.00
voucher - Voucher	768305	v0000755 - Big Red Real Estate	4/1/2026	04-2026	785.00
voucher - Voucher	768306	v0000455 - Bighorn Flats, LLC	4/1/2026	04-2026	9,461.00
voucher - Voucher	768307	v105682 - Birchwood Properties LLC	4/1/2026	04-2026	918.00
voucher - Voucher	768308	v107351 - Bischoff	4/1/2026	04-2026	1,574.00
voucher - Voucher	768309	v0000705 - BM&F PROPERTIES LLC	4/1/2026	04-2026	659.00
voucher - Voucher	768310	v0000754 - Bressler Busy Bee Properties	4/1/2026	04-2026	578.00
voucher - Voucher	768311	v108121 - BRP LLC	4/1/2026	04-2026	2,395.00
voucher - Voucher	768312	v105344 - Buchanan	4/1/2026	04-2026	599.00

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voucher - Voucher	768313	v0000712 - Buchholtz	4/1/2026	04-2026	888.00
voucher - Voucher	768314	v106878 - Buck Creek Apartments LP	4/1/2026	04-2026	1,253.00
voucher - Voucher	768314	v106878 - Buck Creek Apartments LP	4/21/2026	04-2026	-1,253.00
voucher - Voucher	768315	v108048 - Bunn	4/1/2026	04-2026	1,992.00
voucher - Voucher	768316	v0000757 - Bush	4/1/2026	04-2026	204.00
voucher - Voucher	768317	v108225 - Butler, Shawn E.	4/1/2026	04-2026	847.00
voucher - Voucher	768318	v0000609 - Byrum	4/1/2026	04-2026	950.00
voucher - Voucher	768319	v0000456 - C. Popper Properties	4/1/2026	04-2026	920.00
voucher - Voucher	768320	v107952 - Capital Greens Apartments LLC	4/1/2026	04-2026	23,924.00
voucher - Voucher	768321	v0000597 - Cardinal Real Estate, LLC	4/1/2026	04-2026	1,505.00
voucher - Voucher	768322	v0000591 - Case Properties, LLC	4/1/2026	04-2026	350.00
voucher - Voucher	768323	v107544 - Cedar Bluffs Apartments LP	4/1/2026	04-2026	3,532.00
voucher - Voucher	768324	v106917 - Cedar Mountain Apartments	4/1/2026	04-2026	1,237.00
voucher - Voucher	768325	v108236 - Cheyenne Missile, LLC	4/1/2026	04-2026	480.00
voucher - Voucher	768326	v0000756 - Cheyenne Mountainside Apartments LLC	4/1/2026	04-2026	54,973.00
voucher - Voucher	768327	v0000051 - CHYWY Homes, LLC	4/1/2026	04-2026	412.00
voucher - Voucher	768328	v102652 - City Dwellings Inc.	4/1/2026	04-2026	673.00
voucher - Voucher	768329	v0000768 - Clapp	4/1/2026	04-2026	544.00
voucher - Voucher	768330	v0000302 - Clark	4/1/2026	04-2026	1,902.00
voucher - Voucher	768331	v107125 - Compass Indian Hills LLC	4/1/2026	04-2026	2,953.00
voucher - Voucher	768332	v0000785 - Concord Lexington Preservation Limited Partnership	4/1/2026	04-2026	57,161.00
voucher - Voucher	768333	v105198 - Condominium Apartments LLC	4/1/2026	04-2026	1,658.00
voucher - Voucher	768334	v102242 - Conrad Cherie A.	4/1/2026	04-2026	714.00
voucher - Voucher	768335	v0000707 - Cook	4/1/2026	04-2026	358.00
voucher - Voucher	768336	v106312 - Cooksey	4/1/2026	04-2026	923.00
voucher - Voucher	768337	v107307 - Cooley	4/1/2026	04-2026	637.00
voucher - Voucher	768338	v0000740 - Cooper	4/1/2026	04-2026	73.00
voucher - Voucher	768339	v107664 - Copper Mountain Apartments Limited Partnership	4/1/2026	04-2026	1,012.00
voucher - Voucher	768340	v0000567 - Cornerstone Communities LLC	4/1/2026	04-2026	730.00
voucher - Voucher	768341	v0000643 - Corona	4/1/2026	04-2026	595.00
voucher - Voucher	768342	v0000219 - Cottonwood Terrace Apartments, LLC	4/1/2026	04-2026	17,979.00
voucher - Voucher	768343	v107699 - Coughanour	4/1/2026	04-2026	281.00
voucher - Voucher	768344	v107024 - Craft Properties LLC	4/1/2026	04-2026	108.00
voucher - Voucher	768345	v107345 - Crow Creek Apartments	4/1/2026	04-2026	18,398.00
voucher - Voucher	768346	v105249 - Crowder	4/1/2026	04-2026	2,974.00
voucher - Voucher	768347	v0000052 - Crown Realty & Property Management Inc	4/1/2026	04-2026	347.00
voucher - Voucher	768348	v104959 - Crown Realty and Property	4/1/2026	04-2026	2,492.00
voucher - Voucher	768349	v105840 - D & D Properties LLC	4/1/2026	04-2026	811.00
voucher - Voucher	768350	v106207 - D	4/1/2026	04-2026	386.00
voucher - Voucher	768351	v0000508 - Damossa	4/1/2026	04-2026	835.00
voucher - Voucher	768352	v107933 - Daugherty	4/1/2026	04-2026	889.00
voucher - Voucher	768353	v0000355 - Dell Range Senior LLC	4/1/2026	04-2026	18,426.00
voucher - Voucher	768354	v0000682 - Dennis	4/1/2026	04-2026	697.00
voucher - Voucher	768355	v104284 - Deveraux Properties	4/1/2026	04-2026	372.00
voucher - Voucher	768356	v107468 - DK Duplexes	4/1/2026	04-2026	470.00
voucher - Voucher	768357	v102725 - Donaldson	4/1/2026	04-2026	307.00
voucher - Voucher	768358	v0000183 - Downey	4/1/2026	04-2026	569.00
voucher - Voucher	768359	v0000683 - Espinoza	4/1/2026	04-2026	473.00
voucher - Voucher	768360	v105175 - Espinoza	4/1/2026	04-2026	231.00
voucher - Voucher	768361	v0000650 - Etter	4/1/2026	04-2026	342.00
voucher - Voucher	768362	v0000163 - Evans	4/1/2026	04-2026	2,451.00
voucher - Voucher	768363	v107265 - FastTrack Inc	4/1/2026	04-2026	2,327.00
voucher - Voucher	768364	v0000276 - Fenton	4/1/2026	04-2026	336.00
voucher - Voucher	768365	v105078 - Ferrari	4/1/2026	04-2026	334.00
voucher - Voucher	768366	v106101 - Five Star Properties LLC	4/1/2026	04-2026	1,616.00
voucher - Voucher	768367	v107828 - Flores	4/1/2026	04-2026	1,407.00
voucher - Voucher	768368	v106032 - Fluellen Properties LLC	4/1/2026	04-2026	1,614.00
voucher - Voucher	768369	v107982 - Flynn	4/1/2026	04-2026	4,935.00
voucher - Voucher	768370	v0000444 - Foust	4/1/2026	04-2026	889.00
voucher - Voucher	768371	v107113 - Fox Farm Townhomes	4/1/2026	04-2026	10,220.00

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voucher - Voucher	768372	v107767 - Fox	4/1/2026	04-2026	607.00
voucher - Voucher	768373	v106792 - Francis	4/1/2026	04-2026	89.00
voucher - Voucher	768374	v108133 - Freestone Apartments LLC	4/1/2026	04-2026	5,052.00
voucher - Voucher	768375	v0000663 - Frontier Property Management	4/1/2026	04-2026	1,361.00
voucher - Voucher	768376	v106634 - Galt Ventures	4/1/2026	04-2026	1,504.00
voucher - Voucher	768377	v107901 - Ganskow	4/1/2026	04-2026	2,039.00
voucher - Voucher	768378	v108068 - Garrett	4/1/2026	04-2026	1,008.00
voucher - Voucher	768379	v108203 - Genesis LLC	4/1/2026	04-2026	281.00
voucher - Voucher	768380	v105321 - Gilman Doris Irma	4/1/2026	04-2026	334.00
voucher - Voucher	768381	v106919 - Glacier Place Apartments LP	4/1/2026	04-2026	7,021.00
voucher - Voucher	768382	v0000592 - Golkowski	4/1/2026	04-2026	539.00
voucher - Voucher	768383	v0000422 - Gopp Village, LLC	4/1/2026	04-2026	737.00
voucher - Voucher	768384	v107691 - Granite Springs Apartments	4/1/2026	04-2026	8,529.00
voucher - Voucher	768385	v0000290 - Graystoke Capital Autumn Ridge LLC	4/1/2026	04-2026	8,764.00
voucher - Voucher	768386	v107912 - Green Pine Properties LLC	4/1/2026	04-2026	1,611.00
voucher - Voucher	768387	v107981 - Greenhouse Enterprises	4/1/2026	04-2026	2,490.00
voucher - Voucher	768388	v102833 - Grimshaw Investments LLC	4/1/2026	04-2026	9,201.00
voucher - Voucher	768389	v106415 - Grindle-Bell	4/1/2026	04-2026	570.00
voucher - Voucher	768390	v0000717 - Gross	4/1/2026	04-2026	732.00
voucher - Voucher	768391	v0000584 - GSI Investors I LLC	4/1/2026	04-2026	10,694.00
voucher - Voucher	768392	v0000585 - GSI Investors I LLC	4/1/2026	04-2026	7,563.00
voucher - Voucher	768393	v103739 - H-W Family Holdings	4/1/2026	04-2026	373.00
voucher - Voucher	768394	v103609 - H/A City of Aurora	4/1/2026	04-2026	17,268.24
voucher - Voucher	768395	v102058 - H/A County of King	4/1/2026	04-2026	5,473.81
voucher - Voucher	768396	v108072 - H/A of the City of Lander WY	4/1/2026	04-2026	592.00
voucher - Voucher	768397	v104577 - H/A of Vancouver	4/1/2026	04-2026	3,152.70
voucher - Voucher	768398	v108183 - Haley Communities LP Fund No. 5	4/1/2026	04-2026	1,067.00
voucher - Voucher	768399	v108184 - Haley Communities LP Fund No. 5	4/1/2026	04-2026	9,413.00
voucher - Voucher	768400	v0000701 - Haley Communities LP Fund No. 6	4/1/2026	04-2026	11,257.00
voucher - Voucher	768401	v0000789 - Hall	4/1/2026	04-2026	954.00
voucher - Voucher	768402	v104669 - Hamaker	4/1/2026	04-2026	1,365.00
voucher - Voucher	768403	v0000412 - Hand	4/1/2026	04-2026	683.00
voucher - Voucher	768404	v0000646 - Hanson	4/1/2026	04-2026	1,029.00
voucher - Voucher	768405	v0000339 - Hardsocg	4/1/2026	04-2026	722.00
voucher - Voucher	768406	v105222 - Hardy	4/1/2026	04-2026	742.00
voucher - Voucher	768407	v0000466 - Harness Properties LLC	4/1/2026	04-2026	334.00
voucher - Voucher	768408	v0000297 - Harrington	4/1/2026	04-2026	780.00
voucher - Voucher	768409	v108223 - Hawk's Point, LLC	4/1/2026	04-2026	18,172.00
voucher - Voucher	768410	v0000152 - Hemeyer	4/1/2026	04-2026	824.00
voucher - Voucher	768411	v106550 - Heritage Senior Living, LP	4/1/2026	04-2026	10,545.00
voucher - Voucher	768412	v108130 - Higgins	4/1/2026	04-2026	722.00
voucher - Voucher	768413	v105444 - Hillside Manor LLC	4/1/2026	04-2026	1,274.00
voucher - Voucher	768414	v0000476 - Holman	4/1/2026	04-2026	2,117.00
voucher - Voucher	768415	v0000398 - Holmes	4/1/2026	04-2026	1,293.00
voucher - Voucher	768416	v104221 - Home Forward H/A of Portland	4/1/2026	04-2026	1,163.35
voucher - Voucher	768417	v108111 - Homes 4 U LLC	4/1/2026	04-2026	950.00
voucher - Voucher	768418	v0000086 - Housing Authority of Brighton	4/1/2026	04-2026	1,766.83
voucher - Voucher	768419	v0000073 - Housing Authority of Longmont	4/1/2026	04-2026	2,908.70
voucher - Voucher	768420	v108057 - Hubert	4/1/2026	04-2026	720.00
voucher - Voucher	768421	v106989 - Hunt	4/1/2026	04-2026	1,282.00
voucher - Voucher	768422	v0000527 - Huntsman	4/1/2026	04-2026	1,000.00
voucher - Voucher	768423	v108161 - Icy Lake LLC	4/1/2026	04-2026	491.00
voucher - Voucher	768424	v107791 - Irishbulldog LLC	4/1/2026	04-2026	275.00
voucher - Voucher	768425	v103763 - Iron Loos Mountain LLC	4/1/2026	04-2026	597.00
voucher - Voucher	768426	v107173 - Ironwood Apartments LLC	4/1/2026	04-2026	1,363.00
voucher - Voucher	768427	v0000134 - J & G Property Ventures	4/1/2026	04-2026	436.00
voucher - Voucher	768428	v105889 - Jack & Carol LLC	4/1/2026	04-2026	665.00
voucher - Voucher	768429	v107038 - JADA Enterprises LLC	4/1/2026	04-2026	1,233.00
voucher - Voucher	768430	v107036 - JAI Enterprises	4/1/2026	04-2026	520.00
voucher - Voucher	768431	v105079 - Jairell	4/1/2026	04-2026	91.00

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voucher - Voucher	768432	v0000550 - JJP Investments LLC	4/1/2026	04-2026	621.00
voucher - Voucher	768433	v105133 - Johnson	4/1/2026	04-2026	299.00
voucher - Voucher	768434	v100426 - Johnson	4/1/2026	04-2026	1,452.00
voucher - Voucher	768435	v107909 - Johnson	4/1/2026	04-2026	616.00
voucher - Voucher	768436	v107934 - Johnson	4/1/2026	04-2026	1,979.00
voucher - Voucher	768437	v0000515 - Jordan Rentals LLC	4/1/2026	04-2026	739.00
voucher - Voucher	768438	v0000180 - JSV Rentals	4/1/2026	04-2026	610.00
voucher - Voucher	768439	v107053 - Juby's Mobile Home Park LLC	4/1/2026	04-2026	118.00
voucher - Voucher	768440	v0000675 - Katchmar	4/1/2026	04-2026	600.00
voucher - Voucher	768441	v104381 - KDWY Inc.	4/1/2026	04-2026	1,738.00
voucher - Voucher	768442	v101712 - Kester	4/1/2026	04-2026	1,557.00
voucher - Voucher	768443	v0000553 - Kinkade	4/1/2026	04-2026	606.00
voucher - Voucher	768444	v104272 - Kliewer	4/1/2026	04-2026	569.00
voucher - Voucher	768445	v0000323 - Korber	4/1/2026	04-2026	530.00
voucher - Voucher	768446	v107436 - Kraemer	4/1/2026	04-2026	871.00
voucher - Voucher	768447	v100709 - Lahti	4/1/2026	04-2026	749.00
voucher - Voucher	768448	v103034 - Lander Apartments Ltd.	4/1/2026	04-2026	1,350.00
voucher - Voucher	768449	v0000603 - Laramie Property Management Group	4/1/2026	04-2026	579.00
voucher - Voucher	768450	v107924 - Laramie Property Management Group	4/1/2026	04-2026	1,245.00
voucher - Voucher	768451	v107871 - Legacy Laramie Partners LP	4/1/2026	04-2026	5,218.00
voucher - Voucher	768452	v107659 - Legacy Property Solutions LLC	4/1/2026	04-2026	6,255.00
voucher - Voucher	768453	v106705 - Legacy-Cheyenne Partners LP	4/1/2026	04-2026	16,500.00
voucher - Voucher	768454	v107905 - Levengood	4/1/2026	04-2026	67.00
voucher - Voucher	768455	v105395 - Lexington Hills Apts	4/1/2026	04-2026	405.00
voucher - Voucher	768455	v105395 - Lexington Hills Apts	4/21/2026	04-2026	-405.00
voucher - Voucher	768456	v0000123 - Liberty Village ICG, LLC	4/1/2026	04-2026	2,246.00
voucher - Voucher	768457	v0000478 - Lippard	4/1/2026	04-2026	407.00
voucher - Voucher	768458	v107308 - LNAA Properties LLC	4/1/2026	04-2026	224.00
voucher - Voucher	768459	v0000453 - Loofboro	4/1/2026	04-2026	465.00
voucher - Voucher	768460	v107833 - Lower East Side Properties LLC	4/1/2026	04-2026	434.00
voucher - Voucher	768461	v0000636 - Loyola Listings LLC	4/1/2026	04-2026	1,440.00
voucher - Voucher	768462	v0000575 - Lucero	4/1/2026	04-2026	434.00
voucher - Voucher	768463	v0000540 - Lucero	4/1/2026	04-2026	1,937.00
voucher - Voucher	768464	v108000 - Lucky 307 LLC	4/1/2026	04-2026	439.00
voucher - Voucher	768465	v108196 - Lueders	4/1/2026	04-2026	711.00
voucher - Voucher	768466	v102092 - Lusher	4/1/2026	04-2026	566.00
voucher - Voucher	768467	v108030 - Lynn Manages Houses LLC	4/1/2026	04-2026	2,016.00
voucher - Voucher	768468	v107983 - Lynn Manages Houses	4/1/2026	04-2026	5,562.00
voucher - Voucher	768469	v0000580 - Lynn Miller Family Trust	4/1/2026	04-2026	649.00
voucher - Voucher	768470	v106697 - M.V. Federer & Company Ltd No. III	4/1/2026	04-2026	4,577.00
voucher - Voucher	768471	v0000714 - Management Services and Consulting LLC	4/1/2026	04-2026	1,746.00
voucher - Voucher	768472	v104944 - Manolis	4/1/2026	04-2026	574.00
voucher - Voucher	768473	v0000479 - Martino, Jr.	4/1/2026	04-2026	1,734.00
voucher - Voucher	768474	v0000526 - Martinson	4/1/2026	04-2026	509.00
voucher - Voucher	768475	v0000344 - Matt Goetz	4/1/2026	04-2026	2,130.00
voucher - Voucher	768476	v108175 - McIntosh	4/1/2026	04-2026	751.00
voucher - Voucher	768477	v104320 - McRoberts	4/1/2026	04-2026	701.00
voucher - Voucher	768478	v0000708 - McWhirter	4/1/2026	04-2026	843.00
voucher - Voucher	768479	v0000452 - Meares	4/1/2026	04-2026	303.00
voucher - Voucher	768480	v107207 - Merrill	4/1/2026	04-2026	364.00
voucher - Voucher	768481	v108154 - MFT Investments LLC	4/1/2026	04-2026	483.00
voucher - Voucher	768482	v108170 - Michaud Real Estate LLC	4/1/2026	04-2026	625.00
voucher - Voucher	768483	v0000587 - Michele Investments LLC	4/1/2026	04-2026	313.00
voucher - Voucher	768484	v103963 - Miller	4/1/2026	04-2026	542.00
voucher - Voucher	768485	v0000150 - Miller	4/1/2026	04-2026	1,318.00
voucher - Voucher	768486	v107851 - Mission Village of Cheyenne LLC	4/1/2026	04-2026	11,370.00
voucher - Voucher	768487	v0000477 - Mistarka	4/1/2026	04-2026	638.00
voucher - Voucher	768488	v0000691 - Moore	4/1/2026	04-2026	146.00
voucher - Voucher	768489	v108197 - Morey	4/1/2026	04-2026	620.00
voucher - Voucher	768490	v0000361 - Morgan	4/1/2026	04-2026	2,180.00

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voucher - Voucher	768491	v0000719 - Morris	4/1/2026	04-2026	707.00
voucher - Voucher	768492	v103129 - Mountain View Associates Partnership LLP	4/1/2026	04-2026	1,228.00
voucher - Voucher	768493	v104410 - Mueller	4/1/2026	04-2026	1,314.00
voucher - Voucher	768494	v0000629 - North Fork Rentals LLC	4/1/2026	04-2026	569.00
voucher - Voucher	768495	v103446 - Northwestern Engineering Company	4/1/2026	04-2026	1,165.00
voucher - Voucher	768496	v106033 - O'Mara	4/1/2026	04-2026	493.00
voucher - Voucher	768497	v104028 - Olinger	4/1/2026	04-2026	2,296.00
voucher - Voucher	768498	v107695 - One LLC	4/1/2026	04-2026	3,839.00
voucher - Voucher	768499	v101876 - One LLC - Sheridan	4/1/2026	04-2026	6,776.00
voucher - Voucher	768500	v108200 - Pakons LLC dba Snokap North	4/1/2026	04-2026	1,141.00
voucher - Voucher	768501	v100088 - Panopoulos Enterprises	4/1/2026	04-2026	1,981.00
voucher - Voucher	768502	v0000690 - Parker Flats LLC	4/1/2026	04-2026	2,922.00
voucher - Voucher	768503	v103189 - Parkview Senior Apartment	4/1/2026	04-2026	1,364.00
voucher - Voucher	768504	v101651 - Patty Bennett Realty Inc.	4/1/2026	04-2026	3,131.00
voucher - Voucher	768505	v106545 - Peak Apartments LP	4/1/2026	04-2026	6,585.00
voucher - Voucher	768506	v104869 - Pelesky	4/1/2026	04-2026	585.00
voucher - Voucher	768507	v0000677 - Pershing Pointe Preservation LP	4/1/2026	04-2026	83,734.00
voucher - Voucher	768508	v0000546 - Phillips	4/1/2026	04-2026	815.00
voucher - Voucher	768509	v105762 - Pietsch Rentals LLP	4/1/2026	04-2026	969.00
voucher - Voucher	768510	v0000641 - Pine Rock Realty	4/1/2026	04-2026	989.00
voucher - Voucher	768511	v108216 - Pinecreek Partners, LLC	4/1/2026	04-2026	808.00
voucher - Voucher	768512	v106791 - Pioneer Apartments Inc	4/1/2026	04-2026	1,642.00
voucher - Voucher	768513	v0000637 - Pioneer Village II LLLP	4/1/2026	04-2026	2,048.00
voucher - Voucher	768514	v0000127 - Pioneer Village LLP	4/1/2026	04-2026	1,220.00
voucher - Voucher	768515	v107935 - Powell Court Apartments LLC	4/1/2026	04-2026	2,418.00
voucher - Voucher	768516	v107495 - Priority Property Management LLC	4/1/2026	04-2026	5,327.00
voucher - Voucher	768517	v106789 - Prosser	4/1/2026	04-2026	500.00
voucher - Voucher	768518	v0000616 - PS Wyoming LLC	4/1/2026	04-2026	357.00
voucher - Voucher	768519	v0000668 - Purvis Investments	4/1/2026	04-2026	298.00
voucher - Voucher	768520	v108237 - Rami George Asmar Living Trust	4/1/2026	04-2026	297.00
voucher - Voucher	768521	v106981 - Rangco LLC	4/1/2026	04-2026	1,537.00
voucher - Voucher	768522	v107445 - Redinger	4/1/2026	04-2026	865.00
voucher - Voucher	768523	v0000298 - Remington Village ICG LLC	4/1/2026	04-2026	1,538.00
voucher - Voucher	768524	v0000695 - Reynolds	4/1/2026	04-2026	376.00
voucher - Voucher	768525	v101084 - Riedel	4/1/2026	04-2026	1,580.00
voucher - Voucher	768526	v0000786 - Rincon MH Development LLC	4/1/2026	04-2026	527.00
voucher - Voucher	768527	v107951 - River Run Apartments LLC	4/1/2026	04-2026	9,935.00
voucher - Voucher	768528	v107937 - River Walk LLC	4/1/2026	04-2026	5,723.00
voucher - Voucher	768529	v108193 - Riverton One Apartments LLC	4/1/2026	04-2026	3,700.00
voucher - Voucher	768530	v108078 - Riverton Rentals Property Management LLC	4/1/2026	04-2026	1,733.00
voucher - Voucher	768531	v108194 - Riverton Two Apartments LLC	4/1/2026	04-2026	924.00
voucher - Voucher	768532	v107090 - Rizzuto	4/1/2026	04-2026	334.00
voucher - Voucher	768533	v0000722 - Robin's Point Apartments	4/1/2026	04-2026	10,096.00
voucher - Voucher	768534	v107862 - Rock Solid Properties LLC	4/1/2026	04-2026	6,350.00
voucher - Voucher	768535	v106374 - Rolling Rock Apartments, LP	4/1/2026	04-2026	13,190.00
voucher - Voucher	768536	v107156 - Ronald & Ruth Hummel Trust	4/1/2026	04-2026	170.00
voucher - Voucher	768537	v108150 - Russell	4/1/2026	04-2026	567.00
voucher - Voucher	768538	v0000516 - S&A Casitas LLC	4/1/2026	04-2026	702.00
voucher - Voucher	768539	v0000397 - Samuelson Investments LLC	4/1/2026	04-2026	780.00
voucher - Voucher	768540	v0000696 - Sanchez	4/1/2026	04-2026	666.00
voucher - Voucher	768541	v103277 - Sanders	4/1/2026	04-2026	1,248.00
voucher - Voucher	768542	v0000253 - Sandoval	4/1/2026	04-2026	1,555.00
voucher - Voucher	768543	v0000346 - Sara	4/1/2026	04-2026	347.00
voucher - Voucher	768544	v106001 - SAS Investments LLC	4/1/2026	04-2026	896.00
voucher - Voucher	768545	v103307 - Shandon Park Rawlins LLC	4/1/2026	04-2026	3,077.00
voucher - Voucher	768546	v0000233 - Share Tree, LLC	4/1/2026	04-2026	528.00
voucher - Voucher	768547	v0000674 - Shattuck	4/1/2026	04-2026	524.00
voucher - Voucher	768548	v0000107 - SJT Investments, LLC	4/1/2026	04-2026	533.00
voucher - Voucher	768549	v107877 - SK Investments LLC	4/1/2026	04-2026	1,675.00
voucher - Voucher	768550	v0000447 - Smith	4/1/2026	04-2026	1,207.00

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voucher - Voucher	768551	v0000745 - Smith	4/1/2026	04-2026	753.00
voucher - Voucher	768552	v100460 - Snow	4/1/2026	04-2026	1,377.00
voucher - Voucher	768553	v107906 - Snyder Family Revocable Trust	4/1/2026	04-2026	303.00
voucher - Voucher	768554	v107596 - South Ridge Apartments LP	4/1/2026	04-2026	13,827.00
voucher - Voucher	768555	v106755 - Southworth	4/1/2026	04-2026	3,650.00
voucher - Voucher	768556	v101391 - Squaw Valley Apartments LLC	4/1/2026	04-2026	2,166.00
voucher - Voucher	768557	v105660 - Stadium Place Associates LP	4/1/2026	04-2026	7,369.00
voucher - Voucher	768558	v107923 - Stearns	4/1/2026	04-2026	267.00
voucher - Voucher	768559	v101510 - Stewart	4/1/2026	04-2026	1,632.00
voucher - Voucher	768560	v0000351 - Stockwell	4/1/2026	04-2026	679.00
voucher - Voucher	768561	v106549 - Stonepile Estates LLC	4/1/2026	04-2026	3,579.00
voucher - Voucher	768562	v0000501 - Sunergy	4/1/2026	04-2026	638.00
voucher - Voucher	768563	v103362 - Sunny Meadows Village Comm. LLP	4/1/2026	04-2026	703.00
voucher - Voucher	768564	v106823 - TD Avenues LLC	4/1/2026	04-2026	428.00
voucher - Voucher	768565	v0000138 - TD Holdings, LLC	4/1/2026	04-2026	575.00
voucher - Voucher	768566	v0000765 - Team Properties Group	4/1/2026	04-2026	1,070.00
voucher - Voucher	768567	v0000427 - Teeter	4/1/2026	04-2026	548.00
voucher - Voucher	768568	v0000129 - Ter Haar, Herman	4/1/2026	04-2026	324.00
voucher - Voucher	768569	v107426 - The Surrey Limited Partnership	4/1/2026	04-2026	5,013.00
voucher - Voucher	768570	v106855 - THL Holdings LLC	4/1/2026	04-2026	9,248.00
voucher - Voucher	768571	v0000727 - Thompson	4/1/2026	04-2026	296.00
voucher - Voucher	768571	v0000727 - Thompson	4/21/2026	04-2026	-296.00
voucher - Voucher	768572	v108235 - Thorne	4/1/2026	04-2026	308.00
voucher - Voucher	768573	v108119 - TJB Partners	4/1/2026	04-2026	7,149.00
voucher - Voucher	768574	v108179 - TJB Partners	4/1/2026	04-2026	3,770.00
voucher - Voucher	768575	v0000623 - Todd Teague	4/1/2026	04-2026	1,078.00
voucher - Voucher	768576	v107868 - Townsend Place Apartments LP	4/1/2026	04-2026	14,107.00
voucher - Voucher	768577	v0000747 - Tschacher	4/1/2026	04-2026	462.00
voucher - Voucher	768578	v0000570 - Twelve Twenty Enterprises	4/1/2026	04-2026	833.00
voucher - Voucher	768579	v0000560 - Uren	4/1/2026	04-2026	1,213.00
voucher - Voucher	768580	v101152 - Varos	4/1/2026	04-2026	2,447.00
voucher - Voucher	768581	v0000723 - Velasquez	4/1/2026	04-2026	710.00
voucher - Voucher	768582	v0000308 - Velte	4/1/2026	04-2026	550.00
voucher - Voucher	768583	v0000359 - Villages at Gillette Apartments LLC	4/1/2026	04-2026	8,213.00
voucher - Voucher	768584	v0000205 - Volunteers of America-Mandell	4/1/2026	04-2026	1,386.00
voucher - Voucher	768585	v107016 - Wamboldt	4/1/2026	04-2026	396.00
voucher - Voucher	768586	v107565 - Wasserstein	4/1/2026	04-2026	835.00
voucher - Voucher	768587	v0000590 - Watson	4/1/2026	04-2026	619.00
voucher - Voucher	768588	v108158 - West Park Village LLC	4/1/2026	04-2026	367.00
voucher - Voucher	768589	v0000514 - Westover	4/1/2026	04-2026	628.00
voucher - Voucher	768590	v107617 - White	4/1/2026	04-2026	433.00
voucher - Voucher	768591	v103478 - Wind River Realty Inc.	4/1/2026	04-2026	362.00
voucher - Voucher	768592	v108103 - Windmill Properties and Management LLC	4/1/2026	04-2026	2,839.00
voucher - Voucher	768593	v0000340 - Windridge CRN LLC	4/1/2026	04-2026	6,525.00
voucher - Voucher	768594	v105894 - Winter	4/1/2026	04-2026	1,717.00
voucher - Voucher	768595	v107469 - Wolf Creek Apartments LP	4/1/2026	04-2026	2,243.00
voucher - Voucher	768596	v0000741 - Woodridge Enterprizes LLC	4/1/2026	04-2026	118.00
voucher - Voucher	768597	v103629 - WRP LLC	4/1/2026	04-2026	2,029.00
voucher - Voucher	768598	v108056 - WYLA Mountain MHP LLC	4/1/2026	04-2026	421.00
voucher - Voucher	768599	v107768 - Wyoming Apartments LLC	4/1/2026	04-2026	2,349.00
voucher - Voucher	768600	v102212 - Wyoming Hereford Ranch LLC	4/1/2026	04-2026	495.00
voucher - Voucher	768601	v0000388 - Wyoming Real Estate Group LLC	4/1/2026	04-2026	1,913.00
voucher - Voucher	768602	v107584 - Wyoming Real Estate Group LLC	4/1/2026	04-2026	610.00
voucher - Voucher	768603	v0000378 - Young	4/1/2026	04-2026	615.00
voucher - Voucher	768604	v0000694 - Z Homes and Properties LLC	4/1/2026	04-2026	82.00
voucher - Voucher	768605	v0000764 - Zachs Three Stooges, LLC	4/1/2026	04-2026	956.00
voucher - Voucher	768606	v100046 - Zamora	4/1/2026	04-2026	1,094.00
voucher - Voucher	768607	v108234 - Zub Holdings, LLC	4/1/2026	04-2026	2,025.00
voucher - Voucher	768608	v0000342 - Antelope Ridge CRN LLC	4/15/2026	04-2026	778.00
voucher - Voucher	768609	v107952 - Capital Greens Apartments LLC	4/15/2026	04-2026	718.00

Payment Summary April 2026

voucher - Voucher	768610	v0000756 - Cheyenne Mountainside Apartments LLC	4/15/2026	04-2026	541.00
voucher - Voucher	768611	v0000785 - Concord Lexington Preservation Limited Partnership	4/15/2026	04-2026	991.00
voucher - Voucher	768612	v107981 - Greenhouse Enterprises	4/15/2026	04-2026	660.00
voucher - Voucher	768613	v0000701 - Haley Communities LP Fund No. 6	4/15/2026	04-2026	821.00
voucher - Voucher	768614	v107983 - Lynn Manages Houses	4/15/2026	04-2026	566.00
voucher - Voucher	768615	v107677 - Rocky Mountain Manor Inc	4/15/2026	04-2026	494.00
voucher - Voucher	768616	v103307 - Shandon Park Rawlins LLC	4/15/2026	04-2026	1,512.00
voucher - Voucher	768617	v0000785 - Concord Lexington Preservation Limited Partnership	4/21/2026	04-2026	405.00
voucher - Voucher	768618	v0000727 - Thompson	4/21/2026	04-2026	296.00
voucher - Voucher	768619	v0000759 - Prince William County Housing Authority	4/29/2026	04-2026	4,093.70

PBCA

Month of:
April, 2026

		Received Actual	Offset	CHA Amount Wired
Bicentennial Apt. Village	WY990012004	\$ 83,606.00		\$ 83,606.00
Canyon Village Senior Citizens	WY99L000004	\$ 19,009.00		\$ 19,009.00
Cheyenne Handicap	WY99T856003	\$ 5,078.00	\$ 3,137.34	\$ 1,940.66
Cheyenne North	WY990019023	\$ 35,569.00		\$ 35,569.00
Cheyenne Station	WY990019012	\$ 48,371.00		\$ 48,371.00
Chief Washakie	WY99H001001	\$ 20,153.00		\$ 20,153.00
City of Casper Housing Auth. (Windy City)	WY99T815001	\$ 5,587.00		\$ 5,587.00
DelMar Housing Associates LLC	WY99M000028			\$ -
Desert Winds	WY99T856001	\$ 17,823.00	\$ 6,038.28	\$ 11,784.72
Eastward Court	WY990021001	\$ 28,802.00		\$ 28,802.00
Emerald Housing	WY99T796002	\$ 7,386.00		\$ 7,386.00
Gail Gardens*	WY990006002	\$ 88,267.00		\$ 88,267.00
Gem City Housing	WY99T846001	\$ 3,525.00	\$ 3,525.00	\$ -
Golden Manor II	WY992049201	\$ 5,435.00		\$ 5,435.00
Golden Manor I	WY99M000022	\$ 1,502.00		\$ 1,502.00
Heritage Towers (NBA Heritage Towers)	WY990594201	\$ 37,052.00		\$ 37,052.00
Holy Trinity Manor	WY99T866003	\$ 27,230.00		\$ 27,230.00
Hot Springs Senior Citizens Apts.	WY99R000002	\$ 10,962.00		\$ 10,962.00
Laprele Apartments	WY990019009	\$ 40,036.00		\$ 40,036.00
Laramie Senior Housing*	WY99T807002	\$ 37,859.00		\$ 37,859.00
Mansface Terrace II	WY99T826004	\$ 43,839.00		\$ 43,839.00
Newcastle Apartments	WY99R000011	\$ 22,034.00		\$ 22,034.00
Acadian Apts (Parkside)	WY990019003	\$ 66,048.00		\$ 66,048.00
Payne Plaza	WY99T836001	\$ 21,563.00		\$ 21,563.00
Platte County Housing Authority	WY998023002	\$ 5,159.00		\$ 5,159.00
Platte Manor Apartments	WY99M000023	\$ 3,895.00		\$ 3,895.00
Platte View Apartments	WY99M000018	\$ 36,428.00		\$ 36,428.00
Rainbow Vista	WY990019013	\$ 22,485.00		\$ 22,485.00
Rawlins Cathy Gardens Apartments LLC	WY990004001	\$ 14,008.00		\$ 14,008.00
Ranger Apartments	WY990013001	\$ 9,694.00		\$ 9,694.00
Rehab. Enter Mt. States (REMS)	WY99T807001	\$ 12,038.00		\$ 12,038.00
Rehabilitation Enterprises (RENEW)	WY991350201	\$ 22,850.00		\$ 22,850.00
Rocky Mountain Manor	WY99M000008	\$ 6,639.00		\$ 6,639.00
Sage Apartments	WY99R000005	\$ 13,902.00		\$ 13,902.00
Sagecreek Apartments	WY99R000010	\$ 28,499.00		\$ 28,499.00
Sempiternal Society	WY99R000001	\$ 21,035.00		\$ 21,035.00
Sertoma Senior Housing	WY99M000024	\$ 18,357.00		\$ 18,357.00
Sheridan Square	WY990013002	\$ 60,914.00		\$ 60,914.00
Shoshone Court	WY990019018	\$ 17,630.00		\$ 17,630.00
Skyline Towers	WY99M000017	\$ 37,225.00		\$ 37,225.00
Spring Hill Apartments	WY99M000029	\$ 58,506.00		\$ 58,506.00
St. Anthony Manor	WY99T815003	\$ 59,000.00		\$ 59,000.00
Stagecoach Apartments	WY990019014	\$ 47,494.00		\$ 47,494.00
Sunrise Villa*	WY99R000003	\$ 18,679.00		\$ 18,679.00
Trails Apartments	WY99M000020	\$ 29,060.00		\$ 29,060.00
Village Gardens	WY990019020	\$ 39,571.00		\$ 39,571.00
Western O & M	WY99R000006	\$ 13,964.00		\$ 13,964.00
Westgate Apartments	WY99M000021	\$ 22,491.00		\$ 22,491.00
Worland Gardens	WY990011001	\$ 14,413.00		\$ 14,413.00
Wyoming Dept of Health	WY99R000004	\$ 10,017.00		\$ 10,017.00

Total \$ 1,320,689.00 \$ 12,700.62 \$ 1,307,988.38



CHEYENNE HOUSING AUTH
PURCHASE CARD
Account number ending in 6965
For billing cycle ending 04/16/2026

New Balance
\$385.92

Minimum Payment
\$10.00

Payment Due
05/13/2026

Your Account Summary



Previous Balance	\$1,657.46
Payments	-\$1,657.46
Other Credits	\$0.00
Purchases	\$385.92
Balance Transfers	\$0.00
Cash Advances	\$0.00
Fees Charged	\$0.00
Interest Charged	\$0.00
New Balance	\$385.92
Statement Closing Date	04/16/26
Days in Billing Cycle	30
Total Credit Limit	\$10,000.00
Available Credit	\$9,614.00
Cash Limit	\$1,000.00
Available Cash	\$1,000.00

Your Payment Information

New Balance	\$385.92
Minimum Payment Due	\$10.00
Past Due Amount	\$0.00
Payment Due Date	05/13/2026

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Account Number XXXX-XXXX-XXXX-6965

New Balance
\$385.92

Minimum Payment
\$10.00

Payment Due
05/13/2026



CHEYENNE HOUSING AUTH
PURCHASE CARD
 Account number ending in 6965
 Transactions for billing cycle ending 04/16/26

TRANSACTION DETAIL



Transactions

Trans Date	Post Date	Reference Number	Transaction Description	Credits (CR) and Debits
03-19	03-20	24801976078685831459273	FRONTIER SIDING SUPPLY CHEYENNE WY	\$25.00
03-19	03-23	24103986079900012000017	FRONTIER OUTDOOR POWER CHEYENNE WY	\$213.49
03-21	03-23	24755426080280806548587	BRAKES PLUS 157 CHEYENNE WY	\$50.27
03-30	03-30	74418006089023000304943	PAYMENT - THANK YOU	\$1,657.46 CR
04-09	04-10	24445006099200203303282	4TE*LARAMIE COUNTY CLERK CHEYANNE WY	\$29.05
04-12	04-13	24692166102407666544503 7	AMAZON MKTPL*BC7DB3U90 Amzn.com/bill WA	\$68.11

Fees Charged

Total Fees for this period \$0.00

Interest Charged

Interest Charge on Purchases \$0.00
 Interest Charge on Cash Advances \$0.00
 Interest Charge on Balance Transfers \$0.00
Total Interest for this Period \$0.00

Charge Summary Your Annual Percentage Rate (APR) is the annual interest rate on your account (v) Variable rate (f) Fixed rate

	Annual Percentage Rate (APR)	Special Offer or Eligible Purchases APR Expiration Date	Balance Subject to Interest Rate	Days Rate Used	Interest Charge
Purchases	17.99% (v)	NA	\$967.49	30	\$0.00
Cash Advance	23.43% (v)	NA	\$0.00	30	\$0.00

2026 Total Year-to-Date

Total Fees Charged in 2026 \$0.00
 Total Interest Charged in 2026 \$0.00

Contact Information

Contact us online
 card.fnbo.com

Talk To Us
 800-819-4249
 We accept calls made through
 relay services (dial 711)

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 FNBO
 P.O. Box 2818
 Omaha, NE 68103-2818

Memo

To: Board of Commissioners
From: Brenda
Date: May 21, 2026
Re: Budget to Actual Financial Memo – 4th Quarter

Each quarter a budget to actual report is provided for your review. The “PTD” columns represent the fourth quarter, the “YTD” columns reflect the 2026 fiscal year totals. Budget reports are created for the single cost centers, properties (programs) with multiple cost centers are presented as a group. General information:

Cost Center Structure

Single Cost Center Properties/Programs

- Foxcrest II
- Laramie Office
 - o The Laramie Office manages Public Housing and HCV programs; however, HUD has no ownership interest in this property.
- Pine Bluffs
- Project Based Contract Administration (PBCA) program
- Weaver Road Apartments
- Pattison Avenue Apartments
- Golden Meadows
- McGowen Place Apartments

Programs with Multiple Cost Centers

- Housing Choice Vouchers (HCV)
 - o The HCV program has three individual cost centers used to track housing assistance payments expenses for different types of vouchers (HCV, VASH, portable vouchers). All income and other expense items are directly charged to HCV cost center.

- Indian Hills Manor (IHM)
 - o A non-HUD property; all reserves are unrestricted and used to support CHA projects and initiatives.
 - o Tracking costs specific to the apartments versus any investments is a key part of management. IHM has three cost centers.
 - Indian Hills Apartments
 - Indian Hills Investments
 - Welcome Home Wyoming program

- Other Properties
 - o Previously categorized as “Special Services” prior to the Yardi conversion, this group includes:
 - WRAP Houses – three single-family homes acquired through the Wyoming Community Development Authority’s Neighborhood Stabilization Program.
 - Market Rentals (College Houses) – two duplexes and one single-family home.
 - Logan Manor – a 19-unit apartment building leased to Volunteers of America.

- Public Housing
 - o Represents a single program encompassing 341 housing units across multiple property types.
 - o The cost center structure was specifically designed to allow CHA to analyze operational costs for different building types (high-rise, multifamily, single-family).
 - o Cost Centers:
 - Burke Hi-Rise – 77 units, 9 floors
 - Stanfield Manor – 54 units, 4 floors
 - Storey Blvd. Apartments – 38 units, 3 floors
 - Jackson Street Apartments – 20 units, 5 buildings (2-story)
 - Single-Family Homes – Cheyenne (97 units, 2–6 bedrooms)
 - Single-Family Homes – Laramie (55 units, 2–4 bedrooms)
 - General Fund – Used mainly to track assets unidentifiable to one of the specific properties.

The following is a summary of each report for fiscal year ending March 31, 2026 (YTD columns):

- Foxcrest II
 - o Total income exceeded budget by \$6,764.
 - o Expenses were \$6,674 below budget.
 - o Net income was \$13,438 greater than budgeted.
 - o Occupancy averaged 97.7%, compared to 98.4% in fiscal year 2025.

- Laramie Office
 - Rental income \$4,900 greater than budgeted due to the full-year rent increase (3%) not fully captured in the budget.
 - Expenses were \$1,110 below budget due to reduced maintenance salary allocations.
 - Net Income was \$6,097 greater than budgeted.

- Housing Choice Vouchers (HCV)
 - Total income was \$400,493 below budgeted, primarily due to lower-than-anticipated HAP and Administrative Fee revenue.
 - Total expenses exceeded budget by \$283,307.
 - Landlord incentive fees totaling \$141,500 were not included in the original budget.
 - Other significant expense variances included:
 - Fingerprint and background check costs
 - Collection losses
 - Housing Assistance Payments (HAP) to landlords
 - The program reported an actual net loss of \$424,494.

- Indian Hills Manor (IHM)
 - Total income exceeded budget by \$124,217, primarily due to higher investment interest earnings.
 - Expenses were \$116,116 below budget.
 - Net income for the year totaled \$472,605.
 - Occupancy averaged 96.2%, compared to 97.0% in fiscal year 2025.

- Other Properties (Market Rental, Logan Manor, and Wrap Houses)
 - Total income exceeded budget by \$28,826.
 - Expenses were \$22,884 above budget.
 - Net income totaled \$72,549.
 - Market Rental occupancy averaged 96.2%, compared to 97.6% in fiscal year 2025.
 - Wrap House occupancy remained at 100% for both fiscal years 2026 and 2025.

- Public Housing
 - Tenant income exceeded budget by \$8,215, including \$155,876 in tenant damage charges, of which approximately half is expected to be uncollectible.
 - Total income was \$70,819 below budgeted.
 - The largest variance related to Capital Funds, as CHA drew \$144,309 less than anticipated for Capital Fund expenditures.
 - Expenses were \$253,753 below budget, primarily due to:
 - \$128,732 in maintenance savings
 - \$107,299 gain on the sale of fixed assets
 - Net income exceeded budget by \$182,934.
 - Occupancy averaged 97.9%, compared to 98.2% in fiscal year 2025.

- Pine Bluffs
 - o Total income exceeded budget by \$11,653.
 - o Expenses were \$7,765 below budget.
 - o As a result of increased revenue and reduced expenses, net income totaled \$25,783.
 - o Occupancy averaged 94.8%, compared to 90.6% in fiscal year 2025.

- PBCA
 - o Net income for the year exceeded budget by \$8,480.
 - o PBV HAP Subsidy revenue and Housing Assistance Payment expenses offset one another. HAP revenue and expense were both \$563,606 greater than anticipated.

- Weaver
 - o Total income exceeded budget by \$3,680.
 - o Expenses exceeded budget by \$16,832.
 - The largest variances were related to utilities, maintenance, and insurance costs.
 - o Net income for the year totaled \$1,817.
 - o Occupancy averaged 92.4%, compared to 96.5% in fiscal year 2025. The decrease was primarily due to unit downtime associated with aluminum wiring removal during unit turns.

- Pattison
 - o Total income exceeded budget by \$5,645.
 - o Expenses exceeded budget by \$14,113.
 - Largest variances were due to utilities, maintenance and insurance expenses.
 - o Net income for the year was \$87,891.
 - o Occupancy averaged 97.4%, compared to 96.9% during the six months CHA owned the property in fiscal year 2025.

- Golden Meadows
 - o Total income was generally in line with budget, exceeding projections by \$1,517.
 - o Expenses were \$9,975 above budget.
 - The largest variance was in maintenance and operational expenses.
 - o Occupancy for the year was 97.4% compared to 100% for the six months CHA owned the property in fiscal year 2025.

- McGowen
 - o Total income is \$15,192 greater than budgeted.
 - o Expenses were \$9,975 greater than budgeted.
 - The largest variance was in maintenance and operational expenses.
 - o Net income for the year totaled \$62,393.
 - o Occupancy averaged 99.3%, compared to 98.8% in fiscal year 2025.

Foxcrest II (fxcrstII)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
TENANT INCOME									
RENTAL INCOME									
Tenant Rent	90,629.00	86,994.00	3,635.00	4.18	350,996.00	347,976.00	3,020.00	0.87	347,976.00
Tenant Based Subsidy	17,533.00	16,895.00	638.00	3.78	62,691.00	67,583.00	-4,892.00	-7.24	67,583.00
TOTAL RENTAL INCOME	108,162.00	103,889.00	4,273.00	4.11	413,687.00	415,559.00	-1,872.00	-0.45	415,559.00
OTHER TENANT INCOME									
Key Charge	0.00	12.00	-12.00	-100.00	0.00	30.00	-30.00	-100.00	30.00
Damages/Other Income	305.00	1,133.00	-828.00	-73.08	1,255.75	4,544.00	-3,288.25	-72.36	4,544.00
Late Charges	50.00	103.00	-53.00	-51.46	200.00	400.00	-200.00	-50.00	400.00
NSF Charges	0.00	15.00	-15.00	-100.00	0.00	60.00	-60.00	-100.00	60.00
Misc. Tenant Income	0.00	28.00	-28.00	-100.00	1,000.00	100.00	900.00	900.00	100.00
TOTAL OTHER TENANT INCOME	355.00	1,291.00	-936.00	-72.50	2,455.75	5,134.00	-2,678.25	-52.17	5,134.00
TOTAL TENANT INCOME	108,517.00	105,180.00	3,337.00	3.17	416,142.75	420,693.00	-4,550.25	-1.08	420,693.00
OTHER INCOME									
Interest Earned on Gen Fund Investments	11,975.60	5,509.00	6,466.60	117.38	34,386.19	22,042.00	12,344.19	56.00	22,042.00
Interest - WB & Trust Bond Funds	4,324.13	4,976.00	-651.87	-13.10	11,527.35	12,880.00	-1,352.65	-10.50	12,880.00
Other Income	38.24	202.00	-163.76	-81.07	1,146.10	823.00	323.10	39.26	823.00
TOTAL OTHER INCOME	16,337.97	10,687.00	5,650.97	52.88	47,059.64	35,745.00	11,314.64	31.65	35,745.00
TOTAL INCOME	124,854.97	115,867.00	8,987.97	7.76	463,202.39	456,438.00	6,764.39	1.48	456,438.00
EXPENSES									
ADMINISTRATIVE EXPENSES									
LEGAL EXPENSE									
Fingerprinting/Background Checks	26.98	68.00	-41.02	-60.32	225.70	257.00	-31.30	-12.18	257.00

Foxcrest II (fxcrstii)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
General Legal Expense	20.58	11.00	-9.58	-87.09	73.32	20.00	-53.32	-266.60	20.00
TOTAL LEGAL EXPENSE	47.56	79.00	31.44	39.80	299.02	277.00	-22.02	-7.95	277.00
OTHER ADMIN EXPENSES									
Accounting Fees	50.20	22.00	-28.20	-128.18	144.95	103.00	-41.95	-40.73	103.00
Auditing Fees	0.00	142.00	142.00	100.00	629.53	583.00	-46.53	-7.98	583.00
Administration	14,765.76	14,765.00	-0.76	-0.01	59,063.04	59,063.00	-0.04	0.00	59,063.00
TOTAL OTHER ADMIN EXPENSES	14,815.96	14,929.00	113.04	0.76	59,837.52	59,749.00	-88.52	-0.15	59,749.00
MISC ADMIN EXPENSES									
Membership and Fees	0.00	25.00	25.00	100.00	50.78	106.00	55.22	52.09	106.00
Advertising	0.00	54.00	54.00	100.00	106.77	234.00	127.23	54.37	234.00
Office Supplies	389.84	197.00	-192.84	-97.89	788.54	773.00	-15.54	-2.01	773.00
Housing Software Contract Expense	550.80	282.00	-268.80	-95.32	1,101.60	1,128.00	26.40	2.34	1,128.00
Telephone	89.81	348.00	258.19	74.19	802.10	1,401.00	598.90	42.75	1,401.00
Postage	30.34	21.00	-9.34	-44.48	123.98	93.00	-30.98	-33.31	93.00
Software Maintenance & License Expenses	164.55	106.00	-58.55	-55.24	621.23	412.00	-209.23	-50.78	412.00
Copiers	12.23	17.00	4.77	28.06	41.71	62.00	20.29	32.73	62.00
TOTAL MISC ADMIN EXPENSES	1,237.57	1,050.00	-187.57	-17.86	3,636.71	4,209.00	572.29	13.60	4,209.00
TOTAL ADMINISTRATIVE EXPENSES	16,101.09	16,058.00	-43.09	-0.27	63,773.25	64,235.00	461.75	0.72	64,235.00
UTILITY EXPENSES									
Water & Sewer	3,456.96	3,000.00	-456.96	-15.23	20,359.66	18,958.00	-1,401.66	-7.39	18,958.00
Electricity-Vacant Units	0.00	52.00	52.00	100.00	209.93	223.00	13.07	5.86	223.00
Gas-Vacant Units	0.00	72.00	72.00	100.00	356.93	297.00	-59.93	-20.18	297.00
Utility Fees	65.90	91.00	25.10	27.58	394.27	370.00	-24.27	-6.56	370.00
Sanitation	2,166.33	2,237.00	70.67	3.16	8,600.20	8,951.00	350.80	3.92	8,951.00
TOTAL UTILITY EXPENSES	5,689.19	5,452.00	-237.19	-4.35	29,920.99	28,799.00	-1,121.99	-3.90	28,799.00
MAINTENANCE AND OPERATIONAL EXPENSES									
GENERAL MAINT EXPENSE									
Maintenance Salaries	-3,042.10	6,004.00	9,046.10	150.67	21,751.34	24,004.00	2,252.66	9.38	24,004.00

Foxcrest II (focrstii)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Maintenance - Temporary Labor	84.30	872.00	787.70	90.33	307.21	3,500.00	3,192.79	91.22	3,500.00
Payroll Taxes	-261.20	480.00	741.20	154.42	2,035.99	1,911.00	-124.99	-6.54	1,911.00
Maint Workers Compensation	-116.46	289.00	405.46	140.30	1,082.49	1,162.00	79.51	6.84	1,162.00
Employee Benefits - Health/Life Ins.	147.00	1,350.00	1,203.00	89.11	4,239.85	5,400.00	1,160.15	21.48	5,400.00
Employee Benefits - Retirement	-125.99	566.00	691.99	122.26	2,076.01	2,249.00	172.99	7.69	2,249.00
Accrued Maint Compensated Absences Expense	913.25	0.00	-913.25	N/A	913.25	0.00	-913.25	N/A	0.00
Maintenance Travel/Training	0.00	5.00	5.00	100.00	0.00	14.00	14.00	100.00	14.00
Vehicle Gas, Oil, Grease	249.94	384.00	134.06	34.91	1,200.17	1,545.00	344.83	22.32	1,545.00
TOTAL GENERAL MAINT EXPENSE	-2,151.26	9,950.00	12,101.26	121.62	33,606.31	39,785.00	6,178.69	15.53	39,785.00
MATERIALS									
Grounds Maint.	34.49	674.00	639.51	94.88	2,863.30	2,699.00	-164.30	-6.09	2,699.00
Materials-Maint.	10,382.78	3,399.00	-6,983.78	-205.47	23,312.30	13,596.00	-9,716.30	-71.46	13,596.00
Vehicle Repairs	68.20	256.00	187.80	73.36	1,812.24	1,030.00	-782.24	-75.95	1,030.00
Tools and Equipment	80.64	91.00	10.36	11.38	136.47	361.00	224.53	62.20	361.00
TOTAL MATERIALS	10,566.11	4,420.00	-6,146.11	-139.05	28,124.31	17,686.00	-10,438.31	-59.02	17,686.00
CONTRACT COSTS									
Contract-Pest Control	0.00	61.00	61.00	100.00	0.00	250.00	250.00	100.00	250.00
Contract-Grounds	0.00	783.00	783.00	100.00	3,040.00	3,123.00	83.00	2.66	3,123.00
Contract-Flooring	0.00	769.00	769.00	100.00	2,796.77	3,082.00	285.23	9.25	3,082.00
Contract-Maintenance	0.00	565.00	565.00	100.00	0.00	2,266.00	2,266.00	100.00	2,266.00
Contract-IT Contracts	0.00	4.00	4.00	100.00	12.33	13.00	0.67	5.15	13.00
TOTAL CONTRACT COSTS	0.00	2,182.00	2,182.00	100.00	5,849.10	8,734.00	2,884.90	33.03	8,734.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES									
	8,414.85	16,552.00	8,137.15	49.16	67,579.72	66,205.00	-1,374.72	-2.08	66,205.00
GENERAL EXPENSES									
Property Insurance	4,032.09	3,948.00	-84.09	-2.13	16,053.27	15,801.00	-252.27	-1.60	15,801.00
Liability Insurance	2,139.29	1,152.00	-987.29	-85.70	5,037.06	4,590.00	-447.06	-9.74	4,590.00
Collection Losses	0.00	808.00	808.00	100.00	0.00	3,238.00	3,238.00	100.00	3,238.00
TOTAL GENERAL EXPENSES	6,171.38	5,908.00	-263.38	-4.46	21,090.33	23,629.00	2,538.67	10.74	23,629.00

Foxcrest II (fxcrstii)

Budget Comparison

Period Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
FINANCING EXPENSE									
Bond Fund Interest Expense	0.00	0.00	0.00	N/A	48,687.50	48,688.00	0.50	0.00	48,688.00
Bond Fund Trustee Fees	387.44	381.00	-6.44	-1.69	2,658.88	3,000.00	341.12	11.37	3,000.00
TOTAL FINANCING EXPENSES	387.44	381.00	-6.44	-1.69	51,346.38	51,688.00	341.62	0.66	51,688.00
NON-OPERATING ITEMS									
Depreciation	22,329.31	22,330.00	0.69	0.00	89,317.26	89,317.00	-0.26	0.00	89,317.00
Gain/Loss on Trustee Investments	1,965.15	750.00	-1,215.15	-162.02	-2,828.46	3,000.00	5,828.46	194.28	3,000.00
TOTAL NON-OPERATING ITEMS	24,294.46	23,080.00	-1,214.46	-5.26	86,488.80	92,317.00	5,828.20	6.31	92,317.00
TOTAL EXPENSES	61,058.41	67,431.00	6,372.59	9.45	320,199.47	326,873.00	6,673.53	2.04	326,873.00
NET INCOME	63,796.56	48,436.00	15,360.56	31.71	143,002.92	129,565.00	13,437.92	10.37	129,565.00

Laramie Office (leroffic)
Budget Comparison
 Period = Jan 2026-Mar 2026

Revenue & Expenses	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
OTHER INCOME									
Interest Earned on Gen Fund Investments	15.51	10.00	5.51	55.10	54.22	55.00	-0.78	-1.42	55.00
Other Income - Rental	14,699.52	13,470.00	1,229.52	9.13	58,798.08	53,898.00	4,900.08	9.09	53,898.00
Other Income	0.00	0.00	0.00	N/A	88.23	0.00	88.23	N/A	0.00
TOTAL OTHER INCOME	14,715.03	13,480.00	1,235.03	9.16	58,940.53	53,953.00	4,987.53	9.24	53,953.00
TOTAL INCOME	14,715.03	13,480.00	1,235.03	9.16	58,940.53	53,953.00	4,987.53	9.24	53,953.00
EXPENSES									
ADMINISTRATIVE EXPENSES									
OTHER ADMIN EXPENSES									
Accounting Fees	1.46	11.00	9.54	86.73	39.60	11.00	-28.60	-260.00	11.00
TOTAL OTHER ADMIN EXPENSES	1.46	11.00	9.54	86.73	39.60	11.00	-28.60	-260.00	11.00
MISC ADMIN EXPENSES									
Office Supplies	834.90	30.00	-804.90	-2,683.00	1,401.93	111.00	-1,290.93	-1,163.00	111.00
Postage	7.40	12.00	4.60	38.33	29.08	57.00	27.92	48.98	57.00
TOTAL MISC ADMIN EXPENSES	842.30	42.00	-800.30	-1,905.48	1,431.01	168.00	-1,263.01	-751.79	168.00
TOTAL ADMINISTRATIVE EXPENSES	843.76	53.00	-790.76	-1,492.00	1,470.61	179.00	-1,291.61	-721.57	179.00
UTILITY EXPENSES									
Water - Laramie, 1265 N. 3rd St.	536.13	836.00	299.87	35.87	4,006.16	3,329.00	-677.16	-20.34	3,329.00
Electricity - Laramie, 1265 N. 3rd St.	361.90	525.00	163.10	31.07	1,419.50	2,109.00	689.50	32.69	2,109.00
Gas - Laramie, 1265 N. 3rd St.	517.67	442.00	-75.67	-17.12	1,710.18	1,756.00	45.82	2.61	1,756.00
Sanitation	309.83	298.00	-11.83	-3.97	1,100.27	1,198.00	97.73	8.16	1,198.00
TOTAL UTILITY EXPENSES	1,725.53	2,101.00	375.47	17.87	8,236.11	8,392.00	155.89	1.86	8,392.00

Laramie Office (Ieroffic)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
MAINTENANCE AND OPERATIONAL EXPENSES									
GENERAL MAINT EXPENSE									
Maintenance Salaries	-503.21	1,451.00	1,954.21	134.68	211.94	5,789.00	5,577.06	96.34	5,789.00
Payroll Taxes	-41.39	37.00	78.39	211.86	24.75	154.00	129.25	83.93	154.00
Maint Workers Compensation	-24.12	72.00	96.12	133.50	10.42	279.00	268.58	96.27	279.00
Employee Benefits - Health/Life Ins.	10.81	103.00	92.19	89.50	41.14	400.00	358.86	89.72	400.00
Employee Benefits - Retirement	-44.87	73.00	117.87	161.47	22.09	280.00	257.91	92.11	280.00
Accrued Maint Compensated Absences Expense	17.75	0.00	-17.75	N/A	17.75	0.00	-17.75	N/A	0.00
TOTAL GENERAL MAINT EXPENSE	-585.03	1,736.00	2,321.03	133.70	328.09	6,902.00	6,573.91	95.25	6,902.00
MATERIALS									
Materials-Maint.	0.00	122.00	122.00	100.00	252.94	500.00	247.06	49.41	500.00
TOTAL MATERIALS	0.00	122.00	122.00	100.00	252.94	500.00	247.06	49.41	500.00
CONTRACT COSTS									
Contract-Grounds	0.00	35.00	35.00	100.00	433.00	134.00	-299.00	-223.13	134.00
Contract-Alarm Monitoring	240.00	251.00	11.00	4.38	960.00	989.00	29.00	2.93	989.00
TOTAL CONTRACT COSTS	240.00	286.00	46.00	16.08	1,393.00	1,123.00	-270.00	-24.04	1,123.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	-345.03	2,144.00	2,489.03	116.09	1,974.03	8,525.00	6,550.97	76.84	8,525.00
GENERAL EXPENSES									
Property Insurance	517.23	478.00	-39.23	-8.21	2,020.53	1,918.00	-102.53	-5.35	1,918.00
Liability Insurance	232.84	76.00	-156.84	-206.37	596.37	319.00	-277.37	-86.95	319.00
TOTAL GENERAL EXPENSES	750.07	554.00	-196.07	-35.39	2,616.90	2,237.00	-379.90	-16.98	2,237.00
FINANCING EXPENSE									
Loan Interest Expense	3,261.03	3,344.00	82.97	2.48	13,361.65	13,361.00	-0.65	0.00	13,361.00
TOTAL FINANCING EXPENSES	3,261.03	3,344.00	82.97	2.48	13,361.65	13,361.00	-0.65	0.00	13,361.00
NON-OPERATING ITEMS									

Laramie Office (laroffic)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Depreciation	6,571.47	5,594.00	-977.47	-17.47	26,285.88	22,361.00	-3,924.88	-17.55	22,361.00
TOTAL NON-OPERATING ITEMS	6,571.47	5,594.00	-977.47	-17.47	26,285.88	22,361.00	-3,924.88	-17.55	22,361.00
TOTAL EXPENSES	12,806.83	13,790.00	983.17	7.13	53,945.18	55,055.00	1,109.82	2.02	55,055.00
NET INCOME	1,908.20	-310.00	2,218.20	715.55	4,995.35	-1,102.00	6,097.35	553.30	-1,102.00

List All Vouchers (listalvc)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
TENANT INCOME									
RENTAL INCOME									
Utility Reimb Recovery - PHA	62.00	123.00	-61.00	-49.59	299.00	501.00	-202.00	-40.32	501.00
TOTAL RENTAL INCOME	62.00	123.00	-61.00	-49.59	299.00	501.00	-202.00	-40.32	501.00
OTHER TENANT INCOME									
Misc.Tenant Income	50.00	101.00	-51.00	-50.50	217.90	389.00	-171.10	-43.98	389.00
Fraud Recovery Rev HAP	3,339.73	191.00	3,148.73	1,648.55	3,990.71	776.00	3,214.71	414.27	776.00
Fraud Recovery Rev Admin Fees	-13,492.40	2,632.00	-16,124.40	-612.63	3,990.70	10,525.00	-6,534.30	-62.08	10,525.00
Tenant Payment Agreement (TPA) Fraud	27,304.59	3,177.00	24,127.59	759.45	22,685.49	12,717.00	9,968.49	78.39	12,717.00
Tenant Payment Agreement (TPA) Other	92.90	362.00	-269.10	-74.34	0.00	1,460.00	-1,460.00	-100.00	1,460.00
TOTAL OTHER TENANT INCOME	17,294.82	6,463.00	10,831.82	167.60	30,884.80	25,867.00	5,017.80	19.40	25,867.00
TOTAL TENANT INCOME	17,356.82	6,586.00	10,770.82	163.54	31,183.80	26,368.00	4,815.80	18.26	26,368.00
GRANT INCOME									
Section 8 HAP Earned	3,394,282.00	3,815,559.00	-421,277.00	-11.04	13,675,990.00	14,062,227.00	-386,237.00	-2.75	14,062,227.00
Section 8 Admin. Fee Income	391,100.60	486,587.00	-95,486.40	-19.62	1,898,709.00	1,922,360.00	-23,651.00	-1.23	1,922,360.00
Port In HAP Earned	1,309.61	0.00	1,309.61	N/A	1,309.61	0.00	1,309.61	N/A	0.00
TOTAL GRANT INCOME	3,786,692.21	4,302,146.00	-515,453.79	-11.98	15,576,008.61	15,984,587.00	-408,578.39	-2.56	15,984,587.00
OTHER INCOME									
Interest Earned on Gen Fund Investments	378.84	0.00	378.84	N/A	1,823.98	0.00	1,823.98	N/A	0.00
Interest Earned - Unrestricted	0.00	300.00	-300.00	-100.00	0.00	1,200.00	-1,200.00	-100.00	1,200.00
Fraud Recovery	-86.12	0.00	-86.12	N/A	0.00	0.00	0.00	N/A	0.00
Other Income	0.00	305.00	-305.00	-100.00	3,868.21	1,223.00	2,645.21	216.29	1,223.00
TOTAL OTHER INCOME	292.72	605.00	-312.28	-51.62	5,692.19	2,423.00	3,269.19	134.92	2,423.00
TOTAL INCOME	3,804,341.75	4,309,337.00	-504,995.25	-11.72	15,612,884.60	16,013,378.00	-400,493.40	-2.50	16,013,378.00
EXPENSES									
ADMINISTRATIVE EXPENSES									
Administrative Salaries	2,895.98	6,018.00	-3,122.02	51.88	18,801.23	24,072.00	-5,270.77	21.90	24,072.00
Nontechnical Salaries									

List All Vouchers (listalvc)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Workers Compensation	182.70	290.00	107.30	37.00	982.71	1,163.00	180.29	15.50	1,163.00
Payroll Taxes	341.76	541.00	199.24	36.83	2,055.10	2,161.00	105.90	4.90	2,161.00
Employee Benefit Insurance	297.25	6.00	-291.25	-4,854.17	308.25	15.00	-293.25	-1,955.00	15.00
Accrued Compensated Absences Expense	826.30	0.00	-826.30	N/A	826.30	0.00	-826.30	N/A	0.00
Employee Benefit Contribution-Retirement	340.41	563.00	222.59	39.54	1,830.67	2,255.00	424.33	18.82	2,255.00
TOTAL ADMINISTRATIVE SALARIES	4,884.40	7,418.00	2,533.60	34.15	24,804.26	29,666.00	4,861.74	16.39	29,666.00
LEGAL EXPENSE									
Fingerprinting/Background Checks	7,640.00	1,585.00	-6,055.00	-382.02	25,722.00	6,346.00	-19,376.00	-305.33	6,346.00
General Legal Expense	1,242.72	266.00	-976.72	-367.19	4,591.19	1,067.00	-3,524.19	-330.29	1,067.00
TOTAL LEGAL EXPENSE	8,882.72	1,851.00	-7,031.72	-379.89	30,313.19	7,413.00	-22,900.19	-308.92	7,413.00
OTHER ADMIN EXPENSES									
Staff Training and Supplies	0.00	0.00	0.00	N/A	145.00	0.00	-145.00	N/A	0.00
Travel	110.10	132.00	21.90	16.59	647.71	528.00	-119.71	-22.67	528.00
Accounting Fees	94.01	72.00	-22.01	-30.57	370.36	279.00	-91.36	-32.75	279.00
Auditing Fees	0.00	6,503.00	6,503.00	100.00	24,978.87	26,006.00	1,027.13	3.95	26,006.00
Port Out Admin Fee Paid	7,644.78	7,530.00	-114.78	-1.52	27,266.85	30,102.00	2,835.15	9.42	30,102.00
Administration	358,387.48	385,139.00	26,751.52	6.95	1,505,919.69	1,540,541.00	34,621.31	2.25	1,540,541.00
Incentive Fee	14,000.00	0.00	-14,000.00	N/A	141,500.00	0.00	-141,500.00	N/A	0.00
Intake Agents	18,258.00	18,166.00	-92.00	-0.51	71,241.00	72,679.00	1,438.00	1.98	72,679.00
TOTAL OTHER ADMIN EXPENSES	398,494.37	417,542.00	19,047.63	4.56	1,772,069.48	1,670,135.00	-101,934.48	6.10	1,670,135.00
MISC ADMIN EXPENSES									
Membership and Fees	0.00	1,621.00	1,621.00	100.00	3,116.32	6,481.00	3,364.68	51.92	6,481.00
Advertising	0.00	73.00	73.00	100.00	55.86	280.00	224.14	80.05	280.00
Office Supplies	23,926.17	9,874.00	-14,052.17	-142.31	47,110.25	39,502.00	-7,608.25	-19.26	39,502.00
Housing Software Contract Expense	33,805.50	16,816.00	-16,989.50	-101.03	67,611.00	67,270.00	-341.00	-0.51	67,270.00
Telephone	2,883.16	1,699.00	-1,184.16	-69.70	11,771.20	6,793.00	-4,978.20	-73.28	6,793.00
Postage	5,130.45	5,728.00	597.55	10.43	20,469.81	22,900.00	2,430.19	10.61	22,900.00
Software Maintenance & License Expenses	11,699.33	5,909.00	-5,790.33	-97.99	30,075.05	23,621.00	-6,454.05	-27.32	23,621.00
Copiers	820.39	956.00	135.61	14.19	2,779.51	3,827.00	1,047.49	27.37	3,827.00
Internet	35.40	36.00	0.60	1.67	134.40	135.00	0.60	0.44	135.00
TOTAL MISC ADMIN EXPENSES	78,300.40	42,712.00	-35,588.40	-83.32	183,123.40	170,809.00	-12,314.40	-7.21	170,809.00
TOTAL ADMINISTRATIVE EXPENSES	490,561.89	469,523.00	-21,038.89	-4.48	2,010,310.33	1,878,023.00	-132,287.33	-7.04	1,878,023.00

List All Vouchers (listalvc)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
MAINTENANCE AND OPERATIONAL EXPENSES									
GENERAL MAINT EXPENSE	46.09	102.00	55.91	54.81	399.73	417.00	17.27	4.14	417.00
Vehicle Gas, Oil, Grease	46.09	102.00	55.91	54.81	399.73	417.00	17.27	4.14	417.00
TOTAL GENERAL MAINT EXPENSE									
MATERIALS	0.00	16.00	16.00	100.00	838.80	34.00	-804.80	-2,367.06	34.00
Vehicle Repairs	0.00	16.00	16.00	100.00	838.80	34.00	-804.80	-2,367.06	34.00
TOTAL MATERIALS									
CONTRACT COSTS	250.00	1,990.00	1,740.00	87.44	8,018.00	7,957.00	-61.00	-0.77	7,957.00
Contract-Misc	0.00	199.00	199.00	100.00	743.47	784.00	40.53	5.17	784.00
Contract-IT Contracts	250.00	2,189.00	1,939.00	88.58	8,761.47	8,741.00	-20.47	-0.23	8,741.00
TOTAL CONTRACT COSTS									
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	296.09	2,307.00	2,010.91	87.17	10,000.00	9,192.00	-808.00	-8.79	9,192.00
GENERAL EXPENSES	9,413.10	6,720.00	-2,693.10	-40.08	31,430.34	26,898.00	-4,532.34	-16.85	26,898.00
Liability Insurance	1,469.94	1,470.00	0.06	0.00	5,879.76	5,880.00	0.24	0.00	5,880.00
Rent Expense	29,409.24	1,652.00	-27,757.24	-1,680.22	30,842.24	6,620.00	-24,222.24	-365.89	6,620.00
Collection Losses	0.00	399.00	399.00	100.00	0.00	1,605.00	1,605.00	100.00	1,605.00
Bad Debt-Other	40,292.28	10,241.00	-30,051.28	-293.44	68,152.34	41,003.00	-27,149.34	-66.21	41,003.00
TOTAL GENERAL EXPENSES									
HOUSING ASSISTANCE PAYMENTS	3,431,691.00	3,280,133.00	-151,558.00	-4.62	13,072,624.00	12,796,517.00	-276,107.00	-2.16	12,796,517.00
Housing Assistance Payments	26,931.00	30,200.00	3,269.00	10.82	101,860.00	120,785.00	18,925.00	15.67	120,785.00
Tenant Utility Payments	194,529.00	226,831.00	32,302.00	14.24	760,383.00	895,339.00	134,956.00	15.07	895,339.00
Port Out HAP Payments	3,653,151.00	3,537,164.00	-115,987.00	-3.28	13,934,867.00	13,812,641.00	-122,226.00	-0.88	13,812,641.00
TOTAL HOUSING ASSISTANCE PAYMENTS									
NON-OPERATING ITEMS	3,512.13	3,303.00	-209.13	-6.33	14,048.50	13,212.00	-836.50	-6.33	13,212.00
Depreciation	3,512.13	3,303.00	-209.13	-6.33	14,048.50	13,212.00	-836.50	-6.33	13,212.00
TOTAL NON-OPERATING ITEMS									
TOTAL EXPENSES	4,187,813.39	4,022,538.00	-165,275.39	-4.11	16,037,378.17	15,754,071.00	-283,307.17	-1.80	15,754,071.00
NET INCOME	-383,471.64	286,799.00	-670,270.64	-233.71	-424,493.57	259,307.00	-683,800.57	-263.70	259,307.00

List Indian Hills (tstih)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
TENANT INCOME									
RENTAL INCOME									
Tenant Rent	53,112.00	51,650.00	1,462.00	2.83	209,166.00	206,603.00	2,563.00	1.24	206,603.00
50059 HAP Subsidy	107,486.00	106,159.00	1,327.00	1.25	420,045.00	424,642.00	-4,597.00	-1.08	424,642.00
TOTAL RENTAL INCOME	160,598.00	157,809.00	2,789.00	1.77	629,211.00	631,245.00	-2,034.00	-0.32	631,245.00
OTHER TENANT INCOME									
Laundry and Vending	542.00	1,209.00	-667.00	-55.17	4,481.50	4,845.00	-363.50	-7.50	4,845.00
Key Charge	90.00	15.00	75.00	500.00	160.00	60.00	100.00	166.67	60.00
Damages/Other Income	1,265.00	1,311.00	-46.00	-3.51	13,402.00	5,253.00	8,149.00	155.13	5,253.00
Late Charges	85.00	112.00	-27.00	-24.11	467.00	436.00	31.00	7.11	436.00
Legal Fees - Tenant	2,576.00	0.00	2,576.00	N/A	2,576.00	0.00	2,576.00	N/A	0.00
NSF Charges	60.00	21.00	39.00	185.71	240.00	93.00	147.00	158.06	93.00
Excess Utilities	268.00	415.00	-147.00	-35.42	1,213.00	1,648.00	-435.00	-26.40	1,648.00
Misc. Tenant Income	30.00	50.00	-20.00	-40.00	447.06	185.00	262.06	141.65	185.00
TOTAL OTHER TENANT INCOME	4,916.00	3,133.00	1,783.00	56.91	22,986.56	12,520.00	10,466.56	83.60	12,520.00
TOTAL TENANT INCOME	165,514.00	160,942.00	4,572.00	2.84	652,197.56	643,765.00	8,432.56	1.31	643,765.00
OTHER INCOME									
Interest Earned on Gen Fund Investments	63,740.36	4,500.00	59,240.36	1,316.45	149,276.26	18,000.00	131,276.26	729.31	18,000.00
Interest Income - Loans Pattison	241.22	277.00	-35.78	-12.92	1,096.33	1,096.00	0.33	0.03	1,096.00
Interest Income - PB Loan	603.85	622.00	-18.15	-2.92	2,493.54	2,494.00	-0.46	-0.02	2,494.00
Interest Income - LarOffic	3,261.03	3,344.00	-82.97	-2.48	13,361.65	13,361.00	0.65	0.00	13,361.00
Interest - WHWY	7,815.47	0.00	7,815.47	N/A	7,815.47	0.00	7,815.47	N/A	0.00
Other Income	545.45	372.00	173.45	46.63	4,764.23	1,506.00	3,258.23	216.35	1,506.00
Income - Down pymnt Assistance Program	9,149.83	12,497.00	-3,347.17	-26.78	23,433.74	50,000.00	-26,566.26	-53.13	50,000.00
TOTAL OTHER INCOME	85,357.21	21,612.00	63,745.21	294.95	202,241.22	86,457.00	115,784.22	133.92	86,457.00
TOTAL INCOME	250,871.21	182,554.00	68,317.21	37.42	854,438.78	730,222.00	124,216.78	17.01	730,222.00

List Indian Hills (listh)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
EXPENSES									
ADMINISTRATIVE EXPENSES									
LEGAL EXPENSE									
Fingerprinting/Background Checks	475.38	155.00	-320.38	-206.70	2,386.70	623.00	-1,763.70	-283.10	623.00
General Legal Expense	2,764.15	637.00	-2,127.15	-333.93	2,846.55	2,554.00	-292.55	-11.45	2,554.00
Welcome Home Wyoming - Legal Expense	0.00	375.00	375.00	100.00	0.00	1,500.00	1,500.00	100.00	1,500.00
Legal Expense - Non IHM related	0.00	104.00	104.00	100.00	1,674.00	428.00	-1,246.00	-291.12	428.00
TOTAL LEGAL EXPENSE	3,239.53	1,271.00	-1,968.53	-154.88	6,907.25	5,105.00	-1,802.25	-35.30	5,105.00
OTHER ADMIN EXPENSES									
Accounting Fees	324.42	170.00	-154.42	-90.84	914.29	665.00	-249.29	-37.49	665.00
Auditing Fees	0.00	166.00	166.00	100.00	647.71	661.00	13.29	2.01	661.00
Administration	23,418.80	24,374.00	955.20	3.92	84,456.13	97,490.00	13,033.87	13.37	97,490.00
New Sr. Center Expenses	0.00	1,247.00	1,247.00	100.00	0.00	5,000.00	5,000.00	100.00	5,000.00
Management Fee	0.00	253.00	253.00	100.00	1,000.00	1,000.00	0.00	0.00	1,000.00
TOTAL OTHER ADMIN EXPENSES	23,743.22	26,210.00	2,466.78	9.41	87,018.13	104,816.00	17,797.87	16.98	104,816.00
MISC ADMIN EXPENSES									
Membership and Fees	0.00	40.00	40.00	100.00	79.34	166.00	86.66	52.20	166.00
Publications	0.00	118.00	118.00	100.00	0.00	469.00	469.00	100.00	469.00
Advertising	0.00	0.00	0.00	N/A	468.58	0.00	-468.58	N/A	0.00
Office Supplies	621.25	249.00	-372.25	-149.50	1,410.10	987.00	-423.10	-42.87	987.00
Housing Software Contract Expense	860.62	440.00	-420.62	-95.60	1,721.26	1,763.00	41.74	2.37	1,763.00
Telephone	697.40	962.00	264.60	27.51	3,477.30	3,842.00	364.70	9.49	3,842.00
Postage	518.99	260.00	-258.99	-99.61	1,363.67	1,034.00	-329.67	-31.88	1,034.00
Software Maintenance & License Expenses	423.77	215.00	-208.77	-97.10	1,137.35	845.00	-292.35	-34.60	845.00
Copiers	19.11	25.00	5.89	23.56	65.18	97.00	31.82	32.80	97.00
TOTAL MISC ADMIN EXPENSES	3,141.14	2,309.00	-832.14	-36.04	9,722.78	9,203.00	-519.78	-5.65	9,203.00
TOTAL ADMINISTRATIVE EXPENSES	30,123.89	29,790.00	-333.89	-1.12	103,648.16	119,124.00	15,475.84	12.99	119,124.00
UTILITY EXPENSES									
Water & Sewer	1,287.09	2,412.00	1,124.91	46.64	9,435.40	9,648.00	212.60	2.20	9,648.00

List Indian Hills (listih)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	FTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Electricity	7,299.59	7,178.00	-121.59	-1.69	23,836.26	28,724.00	4,887.74	17.02	28,724.00
Gas	2,920.26	1,627.00	-1,293.26	-79.49	7,207.87	6,523.00	-684.87	-10.50	6,523.00
Utility Fees	25.74	48.00	22.26	46.38	187.58	201.00	13.42	6.68	201.00
Sanitation	1,053.90	1,590.00	536.10	33.72	6,236.95	6,351.00	114.05	1.80	6,351.00
TOTAL UTILITY EXPENSES	12,586.58	12,855.00	268.42	2.09	46,904.06	51,447.00	4,542.94	8.83	51,447.00
MAINTENANCE AND OPERATIONAL EXPENSES									
GENERAL MAINT EXPENSE									
Maintenance Salaries	59,448.36	24,902.00	-34,546.36	-138.73	105,538.62	99,620.00	-6,018.62	-6.04	99,620.00
Maintenance - Temporary Labor	268.75	1,003.00	734.25	73.21	620.06	4,000.00	3,379.94	84.50	4,000.00
Payroll Taxes	5,303.59	1,983.00	-3,320.59	-167.45	9,914.51	7,932.00	-1,982.51	-24.99	7,932.00
Maint Workers Compensation	3,314.12	1,207.00	-2,107.12	-174.58	5,582.69	4,816.00	-766.69	-15.92	4,816.00
Employee Benefits - Healthy/Life Ins.	10,381.47	5,600.00	-4,781.47	-85.38	19,593.04	22,412.00	2,818.96	12.58	22,412.00
Employee Benefits - Retirement	5,876.56	2,332.00	-3,544.56	-152.00	10,065.02	9,334.00	-731.02	-7.83	9,334.00
Accrued Maint Compensated Absences Expense	7,127.98	0.00	-7,127.98	N/A	7,127.98	0.00	-7,127.98	N/A	0.00
Maintenance Travel/Training	130.10	122.00	-8.10	-6.64	654.99	482.00	-172.99	-35.89	482.00
Vehicle Gas, Oil, Grease	390.53	578.00	187.47	32.43	1,875.29	2,297.00	421.71	18.36	2,297.00
TOTAL GENERAL MAINT EXPENSE	92,241.46	37,727.00	-54,514.46	-144.50	161,072.20	150,893.00	-10,179.20	-6.75	150,893.00
MATERIALS									
Grounds Maint.	54.71	1,012.00	957.29	94.59	3,369.11	4,063.00	693.89	17.08	4,063.00
Maint. - Janitorial/Cleaning	38.45	59.00	20.55	34.83	326.20	221.00	-105.20	-47.60	221.00
Materials-Maint.	15,074.64	4,997.00	-10,077.64	-201.67	25,850.16	19,982.00	-5,868.16	-29.37	19,982.00
Vehicle Repairs	106.55	415.00	308.45	74.33	2,831.51	1,648.00	-1,183.51	-71.81	1,648.00
Tools and Equipment	126.00	139.00	13.00	9.35	213.23	544.00	330.77	60.80	544.00
TOTAL MATERIALS	15,400.35	6,622.00	-8,778.35	-132.56	32,590.21	26,458.00	-6,132.21	-23.18	26,458.00
CONTRACT COSTS									
Contract-Alarm/Extinguisher	300.00	768.00	468.00	60.94	5,265.86	3,054.00	-2,211.86	-72.42	3,054.00
Contract-Pest Control	3,700.00	3,730.00	30.00	0.80	17,362.23	14,935.00	-2,427.23	-16.25	14,935.00
Contract-Grounds	2,013.65	156.00	-1,857.65	-1,190.80	2,601.65	606.00	-1,995.65	-329.32	606.00
Contract-Flooring	668.92	2,322.00	1,653.08	71.19	9,581.08	9,270.00	-311.08	-3.36	9,270.00
Contract-Maintenance	0.00	0.00	0.00	N/A	750.00	0.00	-750.00	N/A	0.00
Contract-Elevator Monitoring	1,106.86	1,087.00	-19.86	-1.83	4,363.09	4,363.00	-0.09	0.00	4,363.00

List Indian Hills (Istth)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Contract-IT Contracts	0.00	11.00	11.00	100.00	19.27	20.00	0.73	3.65	20.00
TOTAL CONTRACT COSTS	7,789.43	8,074.00	284.57	3.52	39,943.18	32,248.00	-7,695.18	-23.86	32,248.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	115,431.24	52,423.00	-63,008.24	-120.19	233,605.59	209,599.00	-24,006.59	-11.45	209,599.00
GENERAL EXPENSES									
Property Insurance	3,813.75	3,705.00	-108.75	-2.94	15,296.37	14,829.00	-467.37	-3.15	14,829.00
Liability Insurance	5,300.29	2,483.00	-2,817.29	-113.46	13,243.03	9,917.00	-3,326.03	-33.54	9,917.00
Payments in Lieu of Taxes	8,173.75	7,840.00	-333.75	-4.26	8,173.75	7,840.00	-333.75	-4.26	7,840.00
Misc. Taxes/Licenses/Insurance	0.00	13.00	13.00	100.00	0.00	31.00	31.00	100.00	31.00
Collection Losses	7,299.00	1,457.00	-5,842.00	-400.96	13,740.00	5,822.00	-7,918.00	-136.00	5,822.00
WHW Down Payment Assistance	347,392.71	7,500.00	-339,892.71	-4,531.90	347,392.71	30,000.00	-317,392.71	-1,057.98	30,000.00
TOTAL GENERAL EXPENSES	371,979.50	22,998.00	-348,981.50	-1,517.44	397,845.86	68,439.00	-329,406.86	-481.31	68,439.00
NON-OPERATING ITEMS									
Depreciation	20,802.17	12,333.00	-8,469.17	-68.67	57,571.61	49,341.00	-8,230.61	-16.68	49,341.00
Gain/Loss on Sale of Fixed Assets	0.00	0.00	0.00	N/A	-273,560.75	0.00	273,560.75	N/A	0.00
Gain/Loss on Trustee Investments	-183,180.97	0.00	183,180.97	N/A	-183,180.97	0.00	183,180.97	N/A	0.00
Proceeds from Insurers or Others	-900.00	0.00	900.00	N/A	-1,000.00	0.00	1,000.00	N/A	0.00
TOTAL NON-OPERATING ITEMS	-163,278.80	12,333.00	175,611.80	1,423.92	-400,170.11	49,341.00	449,511.11	911.03	49,341.00
TOTAL EXPENSES	366,842.41	130,399.00	-236,443.41	-181.32	381,833.56	497,950.00	116,116.44	23.32	497,950.00
NET INCOME	-115,971.20	52,155.00	-168,126.20	-322.36	472,605.22	232,272.00	240,333.22	103.47	232,272.00

List Other Properties (Iistohtp)

Budget Comparison

Period - Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
TENANT INCOME									
RENTAL INCOME									
Tenant Rent	18,796.00	19,134.00	-338.00	-1.77	66,759.00	76,545.00	-9,786.00	-12.78	76,545.00
Tenant Based Subsidy	10,779.00	9,085.00	1,694.00	18.65	43,618.00	36,346.00	7,272.00	20.01	36,346.00
Rent - Logan Manor	15,144.66	17,625.00	-2,480.34	-14.07	67,982.72	70,491.00	-2,508.28	-3.56	70,491.00
TOTAL RENTAL INCOME	<u>44,719.66</u>	<u>45,844.00</u>	<u>-1,124.34</u>	<u>-2.45</u>	<u>178,359.72</u>	<u>183,382.00</u>	<u>-5,022.28</u>	<u>-2.74</u>	<u>183,382.00</u>
OTHER TENANT INCOME									
Damages/Other Income	175.00	241.00	-66.00	-27.39	6,319.00	997.00	5,322.00	533.80	997.00
Late Charges	50.00	42.00	8.00	19.05	250.00	150.00	100.00	66.67	150.00
NSF Charges	0.00	0.00	0.00	N/A	30.00	0.00	30.00	N/A	0.00
Misc. Tenant Income	169.65	0.00	169.65	N/A	998.04	0.00	998.04	N/A	0.00
TOTAL OTHER TENANT INCOME	<u>394.65</u>	<u>283.00</u>	<u>111.65</u>	<u>39.45</u>	<u>7,597.04</u>	<u>1,147.00</u>	<u>6,450.04</u>	<u>562.34</u>	<u>1,147.00</u>
TOTAL TENANT INCOME	<u>45,114.31</u>	<u>46,127.00</u>	<u>-1,012.69</u>	<u>-2.20</u>	<u>185,956.76</u>	<u>184,529.00</u>	<u>1,427.76</u>	<u>0.77</u>	<u>184,529.00</u>
OTHER INCOME									
Interest Earned on Gen Fund Investments	24,603.34	7,500.00	17,103.34	228.04	55,636.92	30,000.00	25,636.92	85.46	30,000.00
Interest Income - Leases	2,612.40	0.00	2,612.40	N/A	2,612.40	0.00	2,612.40	N/A	0.00
Other Income	726.77	735.00	-8.23	-1.12	2,061.96	2,913.00	-851.04	-29.22	2,913.00
TOTAL OTHER INCOME	<u>27,942.51</u>	<u>8,235.00</u>	<u>19,707.51</u>	<u>239.31</u>	<u>60,311.28</u>	<u>32,913.00</u>	<u>27,398.28</u>	<u>83.24</u>	<u>32,913.00</u>
TOTAL INCOME	<u>73,056.82</u>	<u>54,362.00</u>	<u>18,694.82</u>	<u>34.39</u>	<u>246,268.04</u>	<u>217,442.00</u>	<u>28,826.04</u>	<u>13.26</u>	<u>217,442.00</u>
EXPENSES									
ADMINISTRATIVE EXPENSES									
LEGAL EXPENSE									
Fingerprinting/Background Checks	49.93	6.00	-43.93	-732.17	163.90	6.00	-157.90	-2,631.67	6.00

List Other Properties (listothp)

Budget Comparison

Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
General Legal Expense	-3,752.35	9.00	3,761.35	41,792.78	66.43	18.00	-48.43	-269.06	18.00
TOTAL LEGAL EXPENSE	-3,702.42	15.00	3,717.42	24,782.80	230.33	24.00	-206.33	-859.71	24.00
OTHER ADMIN EXPENSES									
Accounting Fees	10.77	18.00	7.23	40.17	56.40	36.00	-20.40	-56.67	36.00
Auditing Fees	0.00	96.00	96.00	100.00	375.67	384.00	8.33	2.17	384.00
Administration	12,316.17	11,275.00	-1,041.17	-9.23	48,523.80	45,088.00	-3,435.80	-7.62	45,088.00
TOTAL OTHER ADMIN EXPENSES	12,326.94	11,389.00	-937.94	-8.24	48,955.87	45,508.00	-3,447.87	-7.58	45,508.00
MISC ADMIN EXPENSES									
Membership and Fees	0.00	42.00	42.00	100.00	46.02	96.00	49.98	52.06	96.00
Advertising	0.00	36.00	36.00	100.00	8.26	117.00	108.74	92.94	117.00
Office Supplies	312.29	147.00	-165.29	-112.44	887.60	588.00	-299.60	-50.95	588.00
Housing Software Contract Expense	499.16	249.00	-250.16	-100.47	998.34	1,023.00	24.66	2.41	1,023.00
Telephone	81.35	361.00	279.65	77.47	727.16	1,423.00	695.84	48.90	1,423.00
Postage	51.24	60.00	8.76	14.60	205.40	213.00	7.60	3.57	213.00
Software Maintenance & License Expenses	245.79	106.00	-139.79	-131.88	659.66	403.00	-256.66	-63.69	403.00
Copiers	11.09	35.00	23.91	68.31	37.82	62.00	24.18	39.00	62.00
TOTAL MISC ADMIN EXPENSES	1,200.92	1,036.00	-164.92	-15.92	3,570.26	3,925.00	354.74	9.04	3,925.00
TOTAL ADMINISTRATIVE EXPENSES	9,825.44	12,440.00	2,614.56	21.02	52,756.46	49,457.00	-3,299.46	-6.67	49,457.00
UTILITY EXPENSES									
Water & Sewer	610.39	569.00	-41.39	-7.27	2,477.10	2,288.00	-189.10	-8.26	2,288.00
Water & Sewer - Vacant Units	6.91	20.00	13.09	65.45	284.61	74.00	-210.61	-284.61	74.00
Electricity-Vacant Units	36.53	15.00	-21.53	-143.53	179.42	42.00	-137.42	-327.19	42.00
Gas-Vacant Units	84.78	11.00	-73.78	-670.73	420.69	56.00	-364.69	-651.23	56.00
Utility Fees	18.17	20.00	1.83	9.15	75.67	47.00	-28.67	-61.00	47.00
Utilities Tenant Owes	119.65	0.00	-119.65	N/A	648.04	0.00	-648.04	N/A	0.00
Sanitation	292.32	318.00	25.68	8.08	1,243.98	1,290.00	46.02	3.57	1,290.00
Sanitation - Vacant Units	3.30	0.00	-3.30	N/A	148.48	0.00	-148.48	N/A	0.00
TOTAL UTILITY EXPENSES	1,172.05	953.00	-219.05	-22.99	5,477.99	3,797.00	-1,680.99	-44.27	3,797.00

List Other Properties (listothp)

Budget Comparison

Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
MAINTENANCE AND OPERATIONAL EXPENSES									
GENERAL MAINT EXPENSE									
Maintenance Salaries	21,064.95	2,473.00	-18,591.95	-751.80	16,590.77	9,880.00	-6,710.77	-67.92	9,880.00
Maintenance - Temporary Labor	67.41	56.00	-11.41	-20.38	155.63	200.00	44.37	22.18	200.00
Payroll Taxes	1,967.70	176.00	-1,791.70	-1,018.01	2,485.18	707.00	-1,778.18	-251.51	707.00
Maint Workers Compensation	1,056.20	106.00	-950.20	-896.42	1,328.52	430.00	-898.52	-208.96	430.00
Employee Benefits - Health/Life Ins.	4,163.12	503.00	-3,660.12	-727.66	5,039.58	1,997.00	-3,042.58	-152.36	1,997.00
Employee Benefits - Retirement	2,002.55	211.00	-1,791.55	-849.08	2,503.34	832.00	-1,671.34	-200.88	832.00
Accrued Maint Compensated Absences Expense	1,081.14	0.00	-1,081.14	N/A	1,081.14	0.00	-1,081.14	N/A	0.00
Maintenance Travel/Training	0.00	13.00	13.00	100.00	0.00	13.00	13.00	100.00	13.00
Vehicle Gas, Oil, Grease	226.49	334.00	107.51	32.19	1,087.60	1,306.00	218.40	16.72	1,306.00
TOTAL GENERAL MAINT EXPENSE	31,629.56	3,872.00	-27,757.56	-716.88	30,271.76	15,365.00	-14,906.76	-97.02	15,365.00
MATERIALS									
Grounds Maint.	8.00	39.00	31.00	79.49	66.70	84.00	17.30	20.60	84.00
Materials-Maint.	6,614.84	2,960.00	-3,654.84	-123.47	13,147.03	11,861.00	-1,286.03	-10.84	11,861.00
Vehicle Repairs	61.79	228.00	166.21	72.90	1,641.97	921.00	-720.97	-78.28	921.00
Tools and Equipment	73.09	87.00	13.91	15.99	123.68	321.00	197.32	61.47	321.00
TOTAL MATERIALS	6,757.72	3,314.00	-3,443.72	-103.91	14,979.38	13,187.00	-1,792.38	-13.59	13,187.00
CONTRACT COSTS									
Contract-Electrical	-3,775.00	0.00	3,775.00	N/A	0.00	0.00	0.00	N/A	0.00
Contract-Grounds	0.00	195.00	195.00	100.00	400.00	771.00	371.00	48.12	771.00
Contract-Flooring	0.00	520.00	520.00	100.00	2,838.02	2,077.00	-761.02	-36.64	2,077.00
Contract-Maintenance	0.00	1,283.00	1,283.00	100.00	0.00	5,144.00	5,144.00	100.00	5,144.00
Contract-IT Contracts	0.00	12.00	12.00	100.00	11.18	12.00	0.82	6.83	12.00
TOTAL CONTRACT COSTS	-3,775.00	2,010.00	5,785.00	287.81	3,249.20	8,004.00	4,754.80	59.41	8,004.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	34,612.28	9,196.00	-25,416.28	-276.38	48,500.34	36,556.00	-11,944.34	-32.67	36,556.00
GENERAL EXPENSES									
Property Insurance	2,856.00	2,730.00	-126.00	-4.62	11,336.73	10,938.00	-398.73	-3.65	10,938.00

List Other Properties (listothp)

Budget Comparison

Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Liability Insurance	2,159.92	1,260.00	-899.92	-71.42	5,161.01	5,031.00	-130.01	-2.58	5,031.00
Flood Insurance	413.73	0.00	-413.73	N/A	1,241.27	0.00	-1,241.27	N/A	0.00
Collection Losses	4,352.04	0.00	-4,352.04	N/A	4,352.04	0.00	-4,352.04	N/A	0.00
TOTAL GENERAL EXPENSES	9,781.69	3,990.00	-5,791.69	-145.16	22,091.05	15,969.00	-6,122.05	-38.34	15,969.00
NON-OPERATING ITEMS									
Depreciation	9,377.34	11,260.00	1,882.66	16.72	37,332.73	45,055.00	7,722.27	17.14	45,055.00
Gain/Loss on Sale of Fixed Assets	-338.00	0.00	338.00	N/A	2,195.70	0.00	-2,195.70	N/A	0.00
Casualty Losses Materials Repairs	3,771.00	0.00	-3,771.00	N/A	8,771.00	0.00	-8,771.00	N/A	0.00
Proceeds from Insurers or Others	0.00	0.00	0.00	N/A	-3,407.00	0.00	3,407.00	N/A	0.00
TOTAL NON-OPERATING ITEMS	12,810.34	11,260.00	-1,550.34	-13.77	44,892.43	45,055.00	162.57	0.36	45,055.00
TOTAL EXPENSES	68,201.80	37,839.00	-30,362.80	-80.24	173,718.27	150,834.00	-22,884.27	-15.17	150,834.00
NET INCOME	4,855.02	16,523.00	-11,667.98	-70.62	72,549.77	66,608.00	5,941.77	8.92	66,608.00

List Public Housing (listph)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
TENANT INCOME									
RENTAL INCOME									
Tenant Rent	360,601.68	364,246.43	-3,644.75	-1.00	1,439,202.75	1,456,981.43	-17,778.68	-1.22	1,456,981.43
Utility Reimb Recovery -PHA	2,890.70	0.00	2,890.70	N/A	1,347.00	0.00	1,347.00	N/A	0.00
TOTAL RENTAL INCOME	363,492.38	364,246.43	-754.05	-0.21	1,440,549.75	1,456,981.43	-16,431.68	-1.13	1,456,981.43
OTHER TENANT INCOME									
Laundry and Vending	2,913.75	5,200.00	-2,286.25	-43.97	19,664.25	20,806.00	-1,141.75	-5.49	20,806.00
Key Charge	60.00	91.80	-31.80	-34.64	310.00	370.80	-60.80	-16.40	370.80
Damages/Other Income	39,974.93	30,900.00	9,074.93	29.37	155,876.20	123,600.00	32,276.20	26.11	123,600.00
Late Charges	1,595.94	2,269.00	-673.06	-29.66	7,400.00	9,064.00	-1,664.00	-18.36	9,064.00
Legal Fees - Tenant	2,493.00	1,289.00	1,204.00	93.41	8,881.26	5,150.00	3,731.26	72.45	5,150.00
NSF Charges	150.00	91.80	58.20	63.40	690.00	370.80	319.20	86.08	370.80
Excess Utilities	231.00	768.00	-537.00	-69.92	2,793.00	3,090.00	-297.00	-9.61	3,090.00
Misc. Tenant Income	5,618.88	3,858.00	1,760.88	45.64	23,482.33	15,450.00	8,032.33	51.99	15,450.00
Tenant Payment Agreement (TPA) Rent	-1,067.63	618.00	-1,685.63	-272.76	-1,278.56	2,472.00	-3,750.56	-151.72	2,472.00
Tenant Payment Agreement (TPA) Other	-4,187.50	1,929.00	-6,116.50	-317.08	-5,072.52	7,725.00	-12,797.52	-165.66	7,725.00
TOTAL OTHER TENANT INCOME	47,782.37	47,014.60	767.77	1.63	212,745.96	188,098.60	24,647.36	13.10	188,098.60
TOTAL TENANT INCOME	411,274.75	411,261.03	13.72	0.00	1,653,295.71	1,645,080.03	8,215.68	0.50	1,645,080.03
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	327,214.20	369,656.00	-42,441.80	-11.48	1,491,025.20	1,478,636.00	12,389.20	0.84	1,478,636.00
Capital Fund Grants	55,508.32	165,000.00	-109,491.68	-66.36	605,691.40	750,000.00	-144,308.60	-19.24	750,000.00
TOTAL GRANT INCOME	382,722.52	534,656.00	-151,933.48	-28.42	2,096,716.60	2,228,636.00	-131,919.40	-5.92	2,228,636.00
OTHER INCOME									
Interest Earned on Gen Fund Investments	18,086.06	2,747.00	15,339.06	558.39	51,787.41	11,000.00	40,787.41	370.79	11,000.00
Interest Income - Leases	18,957.15	18,957.00	0.15	0.00	18,957.15	18,957.00	0.15	0.00	18,957.00
Fraud Recovery	0.00	768.00	-768.00	-100.00	0.00	3,090.00	-3,090.00	-100.00	3,090.00
Other Income - Verizon rooftop lease	-12,082.14	7,046.50	-19,128.64	-271.46	10,834.56	28,187.50	-17,352.94	-61.56	28,187.50

List Public Housing (listph)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Other Income - Rental	1,104.48	553.00	551.48	99.73	2,208.96	2,209.00	-0.04	0.00	2,209.00
Other Income	3,139.22	150.00	2,989.22	1,992.81	33,036.37	600.00	32,436.37	5,406.06	600.00
SBITA Recovery Income	38,332.38	19,400.02	18,932.36	97.59	77,697.57	77,594.02	103.55	0.13	77,594.02
TOTAL OTHER INCOME	67,537.15	49,621.52	17,915.63	36.10	194,522.02	141,637.52	52,884.50	37.34	141,637.52
TOTAL INCOME	861,534.42	995,538.55	-134,004.13	-13.46	3,944,534.33	4,015,353.55	-70,819.22	-1.76	4,015,353.55
EXPENSES									
ADMINISTRATIVE EXPENSES									
Administrative Salaries	9,784.75	8,922.00	-862.75	-9.67	39,003.48	35,679.00	-3,324.48	-9.32	35,679.00
Nontechnical Salaries	556.24	512.70	-43.54	-8.49	2,025.91	2,051.70	25.79	1.26	2,051.70
Workers Compensation	997.01	751.00	-246.01	-32.76	3,768.72	3,019.00	-749.72	-24.83	3,019.00
Payroll Taxes	2,470.03	0.00	-2,470.03	N/A	2,549.23	0.00	-2,549.23	N/A	0.00
Employee Benefit Insurance	1,772.06	339.00	-1,433.06	-422.73	1,772.06	1,365.00	-407.06	-29.82	1,365.00
Accrued Compensated Absences Expense	1,036.09	870.07	-166.02	-19.08	3,773.90	3,471.07	-302.83	-8.72	3,471.07
Employee Benefit Contribution-Retirement	16,616.18	11,394.77	-5,221.41	-45.82	52,893.30	45,585.77	-7,307.53	-16.03	45,585.77
TOTAL ADMINISTRATIVE SALARIES	2,030.01	1,330.40	-699.61	-52.59	8,037.00	5,335.40	-2,701.60	-50.64	5,335.40
LEGAL EXPENSE	2,207.30	4,635.00	2,427.70	52.38	18,066.89	18,540.00	473.11	2.55	18,540.00
Fingerprinting/Background Checks	4,237.31	5,965.40	1,728.09	28.97	26,103.89	23,875.40	-2,228.49	-9.33	23,875.40
General Legal Expense	0.00	37.50	37.50	100.00	0.00	154.50	154.50	100.00	154.50
TOTAL LEGAL EXPENSE	0.00	37.50	37.50	100.00	0.00	154.50	154.50	100.00	154.50
OTHER ADMIN EXPENSES									
Staff Training and Supplies	990.78	1,195.68	204.90	17.14	5,432.62	4,795.68	-636.94	-13.28	4,795.68
Travel	981.91	863.38	-118.53	-13.73	4,227.70	3,446.38	-781.32	-22.67	3,446.38
Accounting Fees	0.00	0.00	0.00	N/A	4,417.37	4,510.00	92.63	2.05	4,510.00
Auditing Fees	157,347.63	157,352.96	5.33	0.00	629,390.52	629,393.96	3.44	0.00	629,393.96
Administration	159,330.32	159,449.52	129.20	0.08	643,468.21	642,300.52	-1,167.69	-0.18	642,300.52
TOTAL OTHER ADMIN EXPENSES	0.00	256.00	256.00	100.00	541.07	1,030.00	488.93	47.47	1,030.00
MISC ADMIN EXPENSES									
Membership and Fees	0.00	469.30	469.30	100.00	271.31	1,864.30	1,592.99	85.45	1,864.30
Advertising	0.00	256.00	256.00	100.00	541.07	1,030.00	488.93	47.47	1,030.00

List Public Housing (listph)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Office Supplies	4,195.18	2,800.40	-1,394.78	-49.81	9,594.77	11,206.40	1,611.63	14.38	11,206.40
Telephone	2,419.79	4,899.02	2,479.23	50.61	17,532.85	19,605.02	2,072.17	10.57	19,605.02
Postage	729.65	825.66	96.01	11.63	2,855.49	3,318.66	463.17	13.96	3,318.66
Software Maintenance & License Expenses	2,996.71	1,350.56	-1,646.15	-121.89	9,265.94	5,409.56	-3,856.38	-71.29	5,409.56
Copiers	847.20	821.00	-26.20	-3.19	2,629.75	3,296.00	666.25	20.21	3,296.00
Internet	318.55	309.00	-9.55	-3.09	1,209.55	1,236.00	26.45	2.14	1,236.00
Small Office Equipment	0.00	128.00	128.00	100.00	0.00	515.00	515.00	100.00	515.00
Bank Fees	0.00	20.70	20.70	100.00	0.00	92.70	92.70	100.00	92.70
TOTAL MISC ADMIN EXPENSES	11,507.08	11,879.64	372.56	3.14	43,900.73	47,573.64	3,672.91	7.72	47,573.64
TOTAL ADMINISTRATIVE EXPENSES	191,680.89	188,689.33	-2,991.56	-1.59	766,366.13	759,335.33	-7,030.80	-0.93	759,335.33
TENANT SERVICES									
Ten Services - Recreation, Pubs, Other	0.00	366.38	366.38	100.00	1,027.75	1,482.38	454.63	30.67	1,482.38
Other Tenant Svcs.	0.00	37.50	37.50	100.00	0.00	154.50	154.50	100.00	154.50
TOTAL TENANT SERVICES EXPENSES	0.00	403.88	403.88	100.00	1,027.75	1,636.88	609.13	37.21	1,636.88
UTILITY EXPENSES									
Water & Sewer	12,226.41	15,743.50	3,517.09	22.34	60,578.01	62,984.50	2,406.49	3.82	62,984.50
Water & Sewer - Vacant Units	871.40	434.40	-437.00	-100.60	2,213.43	1,730.40	-483.03	-27.91	1,730.40
Water - Irrigation	0.00	2,578.00	2,578.00	100.00	5,998.74	10,300.00	4,301.26	41.76	10,300.00
Electricity	22,373.47	16,942.00	-5,431.47	-32.06	77,711.46	67,774.00	-9,937.46	-14.66	67,774.00
Electricity-Vacant Units	809.79	545.60	-264.19	-48.42	2,843.35	2,183.60	-659.75	-30.21	2,183.60
Gas	11,639.65	6,233.00	-5,406.65	-86.74	29,172.60	24,926.00	-4,246.60	-17.04	24,926.00
Gas-Vacant Units	1,263.29	676.20	-587.09	-86.82	3,452.46	2,719.20	-733.26	-26.97	2,719.20
Utility Fees	438.20	273.56	-164.64	-60.18	1,379.16	1,083.56	-295.60	-27.28	1,083.56
Utilities Tenant Owes	1,825.42	1,673.00	-152.42	-9.11	8,792.18	6,695.00	-2,097.18	-31.32	6,695.00
Sanitation	14,542.62	13,649.00	-893.62	-6.55	54,731.82	54,590.00	-141.82	-0.26	54,590.00
Sanitation - Vacant Units	542.44	256.00	-286.44	-111.89	1,637.67	1,030.00	-607.67	-59.00	1,030.00
TOTAL UTILITY EXPENSES	66,532.69	59,004.26	-7,528.43	-12.76	248,510.88	236,016.26	-12,494.62	-5.29	236,016.26
MAINTENANCE AND OPERATIONAL EXPENSES									
GENERAL MAINT EXPENSE									
Maintenance Salaries	77,746.12	134,727.35	56,981.23	42.29	405,055.50	538,917.35	133,861.85	24.84	538,917.35

List Public Housing (listph)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Maintenance - Temporary Labor	2,275.25	10,303.00	8,027.75	77.92	3,811.88	41,200.00	37,388.12	90.75	41,200.00
Maint. Empl. Rent Free Unit	-9.90	0.00	9.90	N/A	0.00	0.00	0.00	N/A	0.00
Payroll Taxes	10,063.35	11,382.18	1,318.83	11.59	46,912.75	45,546.18	-1,366.57	-3.00	45,546.18
Maint Workers Compensation	5,278.41	6,924.00	1,645.59	23.77	24,340.81	27,687.00	3,346.19	12.09	27,687.00
Employee Benefits - Health/Life Ins.	26,746.71	27,628.00	881.29	3.19	88,964.55	110,500.00	21,535.45	19.49	110,500.00
Employee Benefits - Retirement	11,505.70	13,418.00	1,912.30	14.25	47,276.34	53,657.00	6,380.66	11.89	53,657.00
Accrued Maint Compensated Absences Expense	24,204.95	6,948.00	-17,256.95	-248.37	24,204.95	27,810.00	3,605.05	12.96	27,810.00
Maintenance Travel/Training	0.00	256.00	256.00	100.00	0.00	1,030.00	1,030.00	100.00	1,030.00
Vehicle Gas, Oil, Grease	2,936.31	5,050.00	2,113.69	41.86	13,810.35	20,188.00	6,377.65	31.59	20,188.00
TOTAL GENERAL MAINT EXPENSE	160,746.90	216,636.53	55,889.63	25.80	654,377.13	866,535.53	212,158.40	24.48	866,535.53
MATERIALS									
Grounds Maint.	321.22	7,213.00	6,891.78	95.55	12,622.59	28,840.00	16,217.41	56.23	28,840.00
Maint. - Janitorial/Cleaning	213.49	0.00	-213.49	N/A	1,021.92	0.00	-1,021.92	N/A	0.00
Materials-Maint.	111,039.23	65,508.00	-45,531.23	-69.50	301,631.39	262,032.00	-39,599.39	-15.11	262,032.00
Vehicle Repairs	1,057.83	1,960.00	902.17	46.03	15,770.71	7,828.00	-7,942.71	-101.47	7,828.00
Tools and Equipment	708.31	927.00	218.69	23.59	3,130.70	3,708.00	577.30	15.57	3,708.00
TOTAL MATERIALS	113,340.08	75,608.00	-37,732.08	-49.90	334,177.31	302,408.00	-31,769.31	-10.51	302,408.00
CONTRACT COSTS									
Contract-Alarm/Extinguisher	4,209.00	309.00	-3,900.00	-1,262.14	26,373.23	1,236.00	-25,137.23	-2,033.76	1,236.00
Contract-Electrical	0.00	256.00	256.00	100.00	981.50	1,030.00	48.50	4.71	1,030.00
Contract-Pest Control	17,965.75	7,853.00	-10,112.75	-128.78	57,762.61	31,415.00	-26,347.61	-83.87	31,415.00
Contract-Grounds	1,628.00	3,346.00	1,718.00	51.34	16,656.69	13,390.00	-3,266.69	-24.40	13,390.00
Contract-Flooring	13,840.41	15,000.00	1,159.59	7.73	68,419.00	60,000.00	-8,419.00	-14.03	60,000.00
Contract-Equipment Rental	724.00	0.00	-724.00	N/A	724.00	0.00	-724.00	N/A	0.00
Contract-Maintenance	3,000.00	3,240.00	240.00	7.41	3,750.00	12,978.00	9,228.00	71.10	12,978.00
Contract-Elevator Monitoring	4,796.43	6,330.00	1,533.57	24.23	20,306.69	25,338.00	5,031.31	19.86	25,338.00
Contract-Alarm Monitoring	365.00	492.60	127.60	25.90	1,085.00	1,977.60	892.60	45.14	1,977.60
Contract-JCI Measurement & Verification	5,111.01	3,558.00	-1,553.01	-43.65	17,486.01	14,214.00	-3,272.01	-23.02	14,214.00
Contract-IT Contracts	0.00	0.00	0.00	N/A	131.45	0.00	-131.45	N/A	0.00
Contract-Asset Fees	-64.75	0.00	64.75	N/A	0.00	0.00	0.00	N/A	0.00
Contract-Fee For Service	-140.00	0.00	140.00	N/A	0.00	0.00	0.00	N/A	0.00
Contract Costs-Other	0.00	128.00	128.00	100.00	75.00	515.00	440.00	85.44	515.00
TOTAL CONTRACT COSTS	51,434.85	40,512.60	-10,922.25	-26.96	213,751.18	162,093.60	-51,657.58	-31.87	162,093.60

List Public Housing (listph)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	325,521.83	332,757.13	7,235.30	2.17	1,202,305.62	1,331,037.13	128,731.51	9.67	1,331,037.13
GENERAL EXPENSES									
Property Insurance	45,909.36	43,997.00	-1,912.36	-4.35	184,059.51	176,000.00	-8,059.51	-4.58	176,000.00
Liability Insurance	31,274.79	22,547.00	-8,727.79	-38.71	80,981.29	90,200.00	9,218.71	10.22	90,200.00
Flood Insurance	0.00	876.80	876.80	100.00	819.75	3,495.80	2,676.05	76.55	3,495.80
Payments in Lieu of Taxes	49,561.50	15,117.80	-34,443.70	-227.84	49,561.50	60,486.80	10,925.30	18.06	60,486.80
Misc. Taxes/Licenses/Insurance	0.00	13.00	13.00	100.00	240.00	40.00	-200.00	-500.00	40.00
Rent Expense	13,229.58	1,321.08	-11,908.50	-901.42	52,918.32	5,290.08	-47,628.24	-900.33	5,290.08
Collection Losses	65,107.11	25,753.00	-39,354.11	-152.81	134,143.65	103,000.00	-31,143.65	-30.24	103,000.00
TOTAL GENERAL EXPENSES	205,082.34	109,625.68	-95,456.66	-87.08	502,724.02	438,512.68	-64,211.34	-14.64	438,512.68
HOUSING ASSISTANCE PAYMENTS									
Tenant Utility Payments	23,051.00	26,777.00	3,726.00	13.91	103,667.00	107,120.00	3,453.00	3.22	107,120.00
TOTAL HOUSING ASSISTANCE PAYMENTS	23,051.00	26,777.00	3,726.00	13.91	103,667.00	107,120.00	3,453.00	3.22	107,120.00
FINANCING EXPENSE									
Interest Expense EPC lease purchase	25,396.85	20,209.95	-5,186.90	-25.67	78,799.15	80,851.95	2,052.80	2.54	80,851.95
SBITA Interest Expense	4,492.76	4,500.00	7.24	0.16	4,492.76	18,000.00	13,507.24	75.04	18,000.00
TOTAL FINANCING EXPENSES	29,889.61	24,709.95	-5,179.66	-20.96	83,291.91	98,851.95	15,560.04	15.74	98,851.95
NON-OPERATING ITEMS									
Depreciation - EPC	35,666.86	35,667.00	0.14	0.00	142,667.46	142,668.00	0.54	0.00	142,668.00
Depreciation	131,503.89	133,753.00	2,249.11	1.68	463,088.06	535,000.00	71,911.94	13.44	535,000.00
SBITA Amortization Expense	18,742.63	19,304.10	561.47	2.91	74,970.54	77,219.10	2,248.56	2.91	77,219.10
Gain/Loss on Sale of Fixed Assets	0.00	0.00	0.00	N/A	-107,298.50	0.00	107,298.50	N/A	0.00
Closing Costs/Title Insurance	0.00	0.00	0.00	N/A	715.75	0.00	-715.75	N/A	0.00
Proceeds from Insurers or Others	-8,392.70	0.00	8,392.70	N/A	-8,392.70	0.00	8,392.70	N/A	0.00
TOTAL NON-OPERATING ITEMS	177,520.68	188,724.10	11,203.42	5.94	565,750.61	754,887.10	189,136.49	25.05	754,887.10
TOTAL EXPENSES	1,019,279.04	930,691.33	-88,587.71	-9.52	3,473,643.92	3,727,397.33	253,753.41	6.81	3,727,397.33
NET INCOME	-157,744.62	64,847.22	-222,591.84	-343.26	470,890.41	287,956.22	182,934.19	63.53	287,956.22

Pine Bluffs (pb)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
TENANT INCOME									
RENTAL INCOME									
Tenant Rent	14,826.00	12,309.00	2,517.00	20.45	55,445.00	49,227.00	6,218.00	12.63	49,227.00
50059 HAP Subsidy	10,204.00	9,392.00	812.00	8.65	49,320.00	37,562.00	11,758.00	31.30	37,562.00
Utility Reimb -59 & TC	180.00	0.00	180.00	N/A	0.00	0.00	0.00	N/A	0.00
TOTAL RENTAL INCOME	25,210.00	21,701.00	3,509.00	16.17	104,765.00	86,789.00	17,976.00	20.71	86,789.00
OTHER TENANT INCOME									
Laundry and Vending	0.00	267.00	-267.00	-100.00	1,036.60	1,059.00	-22.40	-2.12	1,059.00
Damages/Other Income	3,640.00	2,662.00	978.00	36.74	5,170.00	10,636.00	-5,466.00	-51.39	10,636.00
Late Charges	8.00	16.00	-8.00	-50.00	36.00	52.00	-16.00	-30.77	52.00
Legal Fees - Tenant	0.00	162.00	-162.00	-100.00	0.00	639.00	-639.00	-100.00	639.00
NSF Charges	0.00	0.00	0.00	N/A	60.00	0.00	60.00	N/A	0.00
Misc. Tenant Income	0.00	106.00	-106.00	-100.00	106.92	439.00	-332.08	-75.64	439.00
TOTAL OTHER TENANT INCOME	3,648.00	3,213.00	435.00	13.54	6,409.52	12,825.00	-6,415.48	-50.02	12,825.00
TOTAL TENANT INCOME	28,858.00	24,914.00	3,944.00	15.83	111,174.52	99,614.00	11,560.52	11.61	99,614.00
OTHER INCOME									
Interest Earned on Gen Fund Investments	53.29	97.00	-43.71	-45.06	265.09	394.00	-128.91	-32.72	394.00
Other Income	61.88	167.00	-105.12	-62.95	892.44	671.00	221.44	33.00	671.00
TOTAL OTHER INCOME	115.17	264.00	-148.83	-56.38	1,157.53	1,065.00	92.53	8.69	1,065.00
TOTAL INCOME	28,973.17	25,178.00	3,795.17	15.07	112,332.05	100,679.00	11,653.05	11.57	100,679.00
EXPENSES									
ADMINISTRATIVE EXPENSES									
LEGAL EXPENSE									
Fingerprinting/Background Checks	9.49	120.00	110.51	92.09	377.55	462.00	84.45	18.28	462.00

Pine Bluffs (pb)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
General Legal Expense	10.29	465.00	454.71	97.79	36.65	1,869.00	1,832.35	98.04	1,869.00
TOTAL LEGAL EXPENSE	19.78	585.00	565.22	96.62	414.20	2,331.00	1,916.80	82.23	2,331.00
OTHER ADMIN EXPENSES									
Accounting Fees	23.25	18.00	-5.25	-29.17	108.71	90.00	-18.71	-20.79	90.00
Auditing Fees	0.00	50.00	50.00	100.00	207.27	212.00	4.73	2.23	212.00
Administration	2,520.00	2,440.00	-80.00	-3.28	10,304.00	9,757.00	-547.00	-5.61	9,757.00
TOTAL OTHER ADMIN EXPENSES	2,543.25	2,508.00	-35.25	-1.41	10,619.98	10,059.00	-560.98	-5.58	10,059.00
MISC ADMIN EXPENSES									
Membership and Fees	0.00	17.00	17.00	100.00	25.39	53.00	27.61	52.09	53.00
Advertising	0.00	242.00	242.00	100.00	4.56	962.00	957.44	99.53	962.00
Office Supplies	198.79	69.00	-129.79	-188.10	398.16	267.00	-131.16	-49.12	267.00
Housing Software Contract Expense	275.40	141.00	-134.40	-95.32	550.80	564.00	13.20	2.34	564.00
Telephone	44.95	158.00	113.05	71.55	401.22	644.00	242.78	37.70	644.00
Postage	237.13	251.00	13.87	5.53	497.09	989.00	491.91	49.74	989.00
Software Maintenance & License Expenses	135.60	68.00	-67.60	-99.41	363.95	257.00	-106.95	-41.61	257.00
Copiers	6.11	11.00	4.89	44.45	20.85	29.00	8.15	28.10	29.00
TOTAL MISC ADMIN EXPENSES	897.98	957.00	59.02	6.17	2,262.02	3,765.00	1,502.98	39.92	3,765.00
TOTAL ADMINISTRATIVE EXPENSES	3,461.01	4,050.00	588.99	14.54	13,296.20	16,155.00	2,858.80	17.70	16,155.00
UTILITY EXPENSES									
Water & Sewer	970.05	905.00	-65.05	-7.19	6,464.40	4,823.00	-1,641.40	-34.03	4,823.00
Electricity	642.54	586.00	-56.54	-9.65	2,360.30	2,341.00	-19.30	-0.82	2,341.00
Electricity-Vacant Units	32.18	118.00	85.82	72.73	116.14	478.00	361.86	75.70	478.00
Gas	1,438.25	1,132.00	-306.25	-27.05	4,411.15	4,525.00	113.85	2.52	4,525.00
Utility Fees	7.26	11.00	3.74	34.00	8.24	11.00	2.76	25.09	11.00
Utilities Tenant Owes	0.00	37.00	37.00	100.00	56.92	154.00	97.08	63.04	154.00
Sanitation	366.00	314.00	-52.00	-16.56	1,411.15	1,268.00	-143.15	-11.29	1,268.00
TOTAL UTILITY EXPENSES	3,456.28	3,103.00	-353.28	-11.39	14,828.30	13,600.00	-1,228.30	-9.03	13,600.00
MAINTENANCE AND OPERATIONAL EXPENSES									
GENERAL MAINT EXPENSE									
Maintenance Salaries	3,536.56	4,756.00	1,219.44	25.64	15,167.36	19,039.00	3,871.64	20.34	19,039.00

Pine Bluffs (pb)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Maintenance - Temporary Labor	72.24	75.00	2.76	3.68	181.11	300.00	118.89	39.63	300.00
Payroll Taxes	359.19	382.00	22.81	5.97	1,431.39	1,516.00	84.61	5.58	1,516.00
Maint Workers Compensation	190.90	228.00	37.10	16.27	754.44	921.00	166.56	18.08	921.00
Employee Benefits - Health/Life Ins.	1,277.99	1,070.00	-207.99	-19.44	3,110.07	4,283.00	1,172.93	27.39	4,283.00
Employee Benefits - Retirement	452.91	443.00	-9.91	-2.24	1,488.50	1,784.00	295.50	16.56	1,784.00
Accrued Maint Compensated Absences Expense	670.96	0.00	-670.96	N/A	670.96	0.00	-670.96	N/A	0.00
Maintenance Travel/Training	0.00	7.00	7.00	100.00	0.00	7.00	7.00	100.00	7.00
Vehicle Gas, Oil, Grease	124.96	181.00	56.04	30.96	600.23	721.00	120.77	16.75	721.00
TOTAL GENERAL MAINT EXPENSE	6,685.71	7,142.00	456.29	6.39	23,404.06	28,571.00	5,166.94	18.08	28,571.00
MATERIALS									
Grounds Maint.	16.53	495.00	478.47	96.66	1,489.76	1,989.00	499.24	25.10	1,989.00
Materials-Maint.	4,594.36	1,548.00	-3,046.36	-196.79	6,789.67	6,192.00	-597.67	-9.65	6,192.00
Vehicle Repairs	34.12	127.00	92.88	73.13	907.35	505.00	-402.35	-79.67	505.00
Tools and Equipment	40.33	48.00	7.67	15.98	68.26	174.00	105.74	60.77	174.00
TOTAL MATERIALS	4,685.34	2,218.00	-2,467.34	-111.24	9,255.04	8,860.00	-395.04	-4.46	8,860.00
CONTRACT COSTS									
Contract-Grounds	0.00	0.00	0.00	N/A	907.20	0.00	-907.20	N/A	0.00
Contract-Flooring	2,635.51	1,897.00	-738.51	-38.93	5,635.51	7,603.00	1,967.49	25.88	7,603.00
Contract-IT Contracts	0.00	6.00	6.00	100.00	6.17	6.00	-0.17	-2.83	6.00
TOTAL CONTRACT COSTS	2,635.51	1,903.00	-732.51	-38.49	6,548.88	7,609.00	1,060.12	13.93	7,609.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	14,006.56	11,263.00	-2,743.56	-24.36	39,207.98	45,040.00	5,832.02	12.95	45,040.00
GENERAL EXPENSES									
Property Insurance	893.13	876.00	-17.13	-1.96	3,568.56	3,495.00	-73.56	-2.10	3,495.00
Liability Insurance	931.04	440.00	-491.04	-111.60	2,179.64	1,772.00	-407.64	-23.00	1,772.00
Collection Losses	3,608.92	1,247.00	-2,361.92	-189.41	3,996.92	5,000.00	1,003.08	20.06	5,000.00
TOTAL GENERAL EXPENSES	5,433.09	2,563.00	-2,870.09	-111.98	9,745.12	10,267.00	521.88	5.08	10,267.00
HOUSING ASSISTANCE PAYMENTS									
Tenant Utility Payments	220.00	0.00	-220.00	N/A	220.00	0.00	-220.00	N/A	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	220.00	0.00	-220.00	N/A	220.00	0.00	-220.00	N/A	0.00

Pine Bluffs (pb)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
FINANCING EXPENSE									
Loan Interest Expense	603.85	622.00	18.15	2.92	2,493.54	2,494.00	0.46	0.02	2,494.00
TOTAL FINANCING EXPENSES	603.85	622.00	18.15	2.92	2,493.54	2,494.00	0.46	0.02	2,494.00
NON-OPERATING ITEMS									
Depreciation	1,689.33	1,690.00	0.67	0.04	6,757.31	6,757.00	-0.31	0.00	6,757.00
TOTAL NON-OPERATING ITEMS	1,689.33	1,690.00	0.67	0.04	6,757.31	6,757.00	-0.31	0.00	6,757.00
TOTAL EXPENSES	28,870.12	23,291.00	-5,579.12	-23.95	86,548.45	94,313.00	7,764.55	8.23	94,313.00
NET INCOME	103.05	1,887.00	-1,783.95	-94.54	25,783.60	6,366.00	19,417.60	305.02	6,366.00

Project Based Contract Admin (pbca)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
TENANT INCOME									
RENTAL INCOME									
PBV HAP Subsidy	4,155,360.02	3,701,348.00	454,012.02	12.27	15,368,983.00	14,805,377.00	563,606.00	3.81	14,805,377.00
TOTAL RENTAL INCOME	4,155,360.02	3,701,348.00	454,012.02	12.27	15,368,983.00	14,805,377.00	563,606.00	3.81	14,805,377.00
TOTAL TENANT INCOME	4,155,360.02	3,701,348.00	454,012.02	12.27	15,368,983.00	14,805,377.00	563,606.00	3.81	14,805,377.00
OTHER INCOME									
Interest Earned on Gen Fund Investments	16,160.81	7,500.00	8,660.81	115.48	39,682.50	30,000.00	9,682.50	32.28	30,000.00
Administrative Fees Earned PBCA	282,827.13	269,007.00	13,820.13	5.14	723,832.02	717,007.00	6,825.02	0.95	717,007.00
TOTAL OTHER INCOME	298,987.94	276,507.00	22,480.94	8.13	763,514.52	747,007.00	16,507.52	2.21	747,007.00
TOTAL INCOME	4,454,347.96	3,977,855.00	476,492.96	11.98	16,132,497.52	15,552,384.00	580,113.52	3.73	15,552,384.00
EXPENSES									
ADMINISTRATIVE EXPENSES									
LEGAL EXPENSE									
General Legal Expense	17.10	0.00	-17.10	N/A	17.96	0.00	-17.96	N/A	0.00
TOTAL LEGAL EXPENSE	17.10	0.00	-17.10	N/A	17.96	0.00	-17.96	N/A	0.00
OTHER ADMIN EXPENSES									
Staff Training and Supplies	0.00	231.00	231.00	100.00	0.00	924.00	924.00	100.00	924.00
Auditing Fees	0.00	62.00	62.00	100.00	232.88	233.00	0.12	0.05	233.00
Administration	212,322.74	205,917.00	-6,405.74	-3.11	564,057.40	559,277.00	-4,780.40	-0.85	559,277.00
TOTAL OTHER ADMIN EXPENSES	212,322.74	206,210.00	-6,112.74	-2.96	564,290.28	560,434.00	-3,856.28	-0.69	560,434.00
MISC ADMIN EXPENSES									
Membership and Fees	258.00	154.00	-104.00	-67.53	853.00	613.00	-240.00	-39.15	613.00
Advertising	0.00	3.00	3.00	100.00	1.02	3.00	1.98	66.00	3.00

Project Based Contract Admin (pbca)

Budget Comparison

Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Office Supplies	148.17	77.00	-71.17	-92.43	425.14	311.00	-114.14	-36.70	311.00
Housing Software Contract Expense	15,965.70	6,414.00	-9,551.70	-148.92	30,536.26	25,674.00	-4,862.26	-18.94	25,674.00
Telephone	62.19	274.00	211.81	77.30	309.04	1,102.00	792.96	71.96	1,102.00
Postage	2.96	5.00	2.04	40.80	10.08	5.00	-5.08	-101.60	5.00
Software Maintenance & License Expenses	265.42	141.00	-124.42	-88.24	1,578.90	573.00	-1,005.90	-175.55	573.00
Copiers	13.06	13.00	-0.06	-0.46	34.11	31.00	-3.11	-10.03	31.00
TOTAL MISC ADMIN EXPENSES	16,715.50	7,081.00	-9,634.50	-136.06	33,747.55	28,312.00	-5,435.55	-19.20	28,312.00
TOTAL ADMINISTRATIVE EXPENSES	229,055.34	213,291.00	-15,764.34	-7.39	598,055.79	588,746.00	-9,309.79	-1.58	588,746.00
MAINTENANCE AND OPERATIONAL EXPENSES									
CONTRACT COSTS									
Contract-IT Contracts	0.00	7.00	7.00	100.00	13.57	7.00	-6.57	-93.86	7.00
Contract Costs-Other	650.00	703.00	53.00	7.54	1,400.00	2,800.00	1,400.00	50.00	2,800.00
TOTAL CONTRACT COSTS	650.00	710.00	60.00	8.45	1,413.57	2,807.00	1,393.43	49.64	2,807.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	650.00	710.00	60.00	8.45	1,413.57	2,807.00	1,393.43	49.64	2,807.00
GENERAL EXPENSES									
Liability Insurance	571.84	646.00	74.16	11.48	2,709.83	2,599.00	-110.83	-4.26	2,599.00
TOTAL GENERAL EXPENSES	571.84	646.00	74.16	11.48	2,709.83	2,599.00	-110.83	-4.26	2,599.00
HOUSING ASSISTANCE PAYMENTS									
Housing Assistance Payments	4,155,360.02	3,701,348.00	-454,012.02	-12.27	15,368,983.00	14,805,377.00	-563,606.00	-3.81	14,805,377.00
TOTAL HOUSING ASSISTANCE PAYMENTS	4,155,360.02	3,701,348.00	-454,012.02	-12.27	15,368,983.00	14,805,377.00	-563,606.00	-3.81	14,805,377.00
TOTAL EXPENSES	4,385,637.20	3,915,995.00	-469,642.20	-11.99	15,971,162.19	15,399,529.00	-571,633.19	-3.71	15,399,529.00
NET INCOME	68,710.76	61,860.00	6,850.76	11.07	161,335.33	152,855.00	8,480.33	5.55	152,855.00

Weaver Road Apartments (weaverrd)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
TENANT INCOME									
RENTAL INCOME									
Tenant Rent	17,542.00	23,888.00	-6,346.00	-26.57	79,460.00	95,564.00	-16,104.00	-16.85	95,564.00
Tenant Based Subsidy	16,180.00	9,197.00	6,983.00	75.93	55,547.00	36,800.00	18,747.00	50.94	36,800.00
TOTAL RENTAL INCOME	33,722.00	33,085.00	637.00	1.93	135,007.00	132,364.00	2,643.00	2.00	132,364.00
OTHER TENANT INCOME									
Key Charge	0.00	12.00	-12.00	-100.00	0.00	30.00	-30.00	-100.00	30.00
Damages/Other Income	0.00	628.00	-628.00	-100.00	3,154.50	2,500.00	654.50	26.18	2,500.00
Late Charges	50.00	178.00	-128.00	-71.91	150.00	700.00	-550.00	-78.57	700.00
Legal Fees - Tenant	0.00	122.00	-122.00	-100.00	0.00	500.00	-500.00	-100.00	500.00
NSF Charges	0.00	12.00	-12.00	-100.00	0.00	30.00	-30.00	-100.00	30.00
Misc. Tenant Income	0.00	61.00	-61.00	-100.00	1,109.21	250.00	859.21	343.68	250.00
TOTAL OTHER TENANT INCOME	50.00	1,013.00	-963.00	-95.06	4,413.71	4,010.00	403.71	10.07	4,010.00
TOTAL TENANT INCOME	33,772.00	34,098.00	-326.00	-0.96	139,420.71	136,374.00	3,046.71	2.23	136,374.00
OTHER INCOME									
Other Income	36.61	0.00	36.61	N/A	633.33	0.00	633.33	N/A	0.00
TOTAL OTHER INCOME	36.61	0.00	36.61	N/A	633.33	0.00	633.33	N/A	0.00
TOTAL INCOME	33,808.61	34,098.00	-289.39	-0.85	140,054.04	136,374.00	3,680.04	2.70	136,374.00
EXPENSES									
ADMINISTRATIVE EXPENSES									
LEGAL EXPENSE									
Fingerprinting/Background Checks	41.40	47.00	5.60	11.91	506.70	200.00	-306.70	-153.35	200.00

Weaver Road Apartments (weaverrd)

Budget Comparison

Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
General Legal Expense	7.72	128.00	120.28	93.97	111.50	515.00	403.50	78.35	515.00
TOTAL LEGAL EXPENSE	49.12	175.00	125.88	71.93	618.20	715.00	96.80	13.54	715.00
OTHER ADMIN EXPENSES									
Accounting Fees	53.13	16.00	-37.13	-232.06	125.75	52.00	-73.75	-141.83	52.00
Auditing Fees	0.00	42.00	42.00	100.00	155.46	159.00	3.54	2.23	159.00
Administration	5,537.16	5,535.00	-2.16	-0.04	22,148.64	22,149.00	0.36	0.00	22,149.00
TOTAL OTHER ADMIN EXPENSES	5,590.29	5,593.00	2.71	0.05	22,429.85	22,360.00	-69.85	-0.31	22,360.00
MISC ADMIN EXPENSES									
Membership and Fees	0.00	13.00	13.00	100.00	19.04	40.00	20.96	52.40	40.00
Advertising	0.00	134.00	134.00	100.00	3.42	548.00	544.58	99.38	548.00
Office Supplies	146.19	61.00	-85.19	-139.66	295.67	232.00	-63.67	-27.44	232.00
Housing Software Contract Expense	206.54	108.00	-98.54	-91.24	413.10	423.00	9.90	2.34	423.00
Telephone	33.64	112.00	78.36	69.96	300.57	445.00	144.43	32.46	445.00
Postage	21.24	20.00	-1.24	-6.20	75.30	65.00	-10.30	-15.85	65.00
Software Maintenance & License Expenses	101.70	40.00	-61.70	-154.25	272.96	175.00	-97.96	-55.98	175.00
Copiers	4.58	6.00	1.42	23.67	15.64	24.00	8.36	34.83	24.00
TOTAL MISC ADMIN EXPENSES	513.89	494.00	-19.89	-4.03	1,395.70	1,952.00	556.30	28.50	1,952.00
TOTAL ADMINISTRATIVE EXPENSES	6,153.30	6,262.00	108.70	1.74	24,443.75	25,027.00	583.25	2.33	25,027.00
UTILITY EXPENSES									
Water & Sewer	729.85	2,357.00	1,627.15	69.03	8,452.75	9,422.00	969.25	10.29	9,422.00
Electricity-Vacant Units	69.71	43.00	-26.71	-62.12	117.15	160.00	42.85	26.78	160.00
Gas	-7.72	0.00	7.72	N/A	0.00	0.00	0.00	N/A	0.00
Gas-Vacant Units	105.10	61.00	-44.10	-72.30	161.34	259.00	97.66	37.71	259.00
Utility Fees	14.59	45.00	30.41	67.58	169.07	189.00	19.93	10.54	189.00
Utilities Tenant Owes	0.00	0.00	0.00	N/A	46.81	0.00	-46.81	N/A	0.00
Sanitation	668.44	1,002.00	333.56	33.29	3,952.29	4,017.00	64.71	1.61	4,017.00
TOTAL UTILITY EXPENSES	1,579.97	3,508.00	1,928.03	54.96	12,899.41	14,047.00	1,147.59	8.17	14,047.00
MAINTENANCE AND OPERATIONAL EXPENSES									

Weaver Road Apartments (weaverd)

Budget Comparison

Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
GENERAL MAINT EXPENSE									
Maintenance Salaries	3,574.96	3,085.00	-489.96	-15.88	19,100.57	12,337.00	-6,763.57	-54.82	12,337.00
Maintenance - Temporary Labor	155.82	122.00	-33.82	-27.72	236.10	500.00	263.90	52.78	500.00
Payroll Taxes	-51.93	244.00	295.93	121.28	3,675.29	982.00	-2,693.29	-274.27	982.00
Maint Workers Compensation	75.15	146.00	70.85	48.53	1,970.28	596.00	-1,374.28	-230.58	596.00
Employee Benefits - Healthy/Life Ins.	722.15	300.00	-422.15	-140.72	7,337.22	1,200.00	-6,137.22	-511.44	1,200.00
Employee Benefits - Retirement	202.53	278.00	75.47	27.15	3,677.10	1,124.00	-2,553.10	-227.14	1,124.00
Accrued Maint Compensated Absences Expense	1,581.63	0.00	-1,581.63	N/A	1,581.63	0.00	-1,581.63	N/A	0.00
Maintenance Travel/Training	0.00	5.00	5.00	100.00	0.00	5.00	5.00	100.00	5.00
Vehicle Gas, Oil, Grease	93.73	151.00	57.27	37.93	449.97	592.00	142.03	23.99	592.00
TOTAL GENERAL MAINT EXPENSE	6,354.04	4,331.00	-2,023.04	-46.71	38,028.16	17,336.00	-20,692.16	-119.36	17,336.00
MATERIALS									
Grounds Maint.	12.03	268.00	255.97	95.51	736.09	1,069.00	332.91	31.14	1,069.00
Materials-Maint.	1,751.67	1,929.00	177.33	9.19	4,711.17	7,725.00	3,013.83	39.01	7,725.00
Vehicle Repairs	25.55	94.00	68.45	72.82	678.66	391.00	-287.66	-73.57	391.00
Tools and Equipment	30.23	31.00	0.77	2.48	51.15	130.00	78.85	60.65	130.00
TOTAL MATERIALS	1,819.48	2,322.00	502.52	21.64	6,177.07	9,315.00	3,137.93	33.69	9,315.00
CONTRACT COSTS									
Contract-Alarmy/Extinguisher	0.00	0.00	0.00	N/A	125.00	0.00	-125.00	N/A	0.00
Contract-Grounds	0.00	40.00	40.00	100.00	2,778.00	157.00	-2,621.00	-1,669.43	157.00
Contract-Flooring	0.00	629.00	629.00	100.00	1,616.40	2,501.00	884.60	35.37	2,501.00
Contract-Maintenance	0.00	197.00	197.00	100.00	0.00	773.00	773.00	100.00	773.00
Contract-IT Contracts	0.00	5.00	5.00	100.00	4.63	5.00	0.37	7.40	5.00
TOTAL CONTRACT COSTS	0.00	871.00	871.00	100.00	4,524.03	3,436.00	-1,088.03	-31.67	3,436.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	8,173.52	7,524.00	-649.52	-8.63	48,729.26	30,087.00	-18,642.26	-61.96	30,087.00
GENERAL EXPENSES									
Property Insurance	1,388.13	1,345.00	-43.13	-3.21	5,520.51	5,386.00	-134.51	-2.50	5,386.00
Liability Insurance	942.60	480.00	-462.60	-96.38	2,336.05	1,938.00	-398.05	-20.54	1,938.00

Weaver Road Apartments (weaverd)

Budget Comparison

Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Collection Losses	0.00	962.00	962.00	100.00	2,228.81	3,842.00	1,613.19	41.99	3,842.00
TOTAL GENERAL EXPENSES	2,330.73	2,787.00	456.27	16.37	10,085.37	11,166.00	1,080.63	9.68	11,166.00
FINANCING EXPENSE									
Mortgage Interest Expense	2,578.11	2,768.00	189.89	6.86	11,074.97	11,075.00	0.03	0.00	11,075.00
TOTAL FINANCING EXPENSES	2,578.11	2,768.00	189.89	6.86	11,074.97	11,075.00	0.03	0.00	11,075.00
NON-OPERATING ITEMS									
Depreciation	8,501.69	7,503.00	-998.69	-13.31	31,004.30	30,003.00	-1,001.30	-3.34	30,003.00
TOTAL NON-OPERATING ITEMS	8,501.69	7,503.00	-998.69	-13.31	31,004.30	30,003.00	-1,001.30	-3.34	30,003.00
TOTAL EXPENSES	29,317.32	30,352.00	1,034.68	3.41	138,237.06	121,405.00	-16,832.06	-13.86	121,405.00
NET INCOME	4,491.29	3,746.00	745.29	19.90	1,816.98	14,969.00	-13,152.02	-87.86	14,969.00

Pattison Apartments (pattison)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
TENANT INCOME									
RENTAL INCOME									
Tenant Rent	29,302.00	27,439.00	1,863.00	6.79	113,170.00	109,753.00	3,417.00	3.11	109,753.00
Tenant Based Subsidy	4,836.00	4,052.00	784.00	19.35	17,619.00	16,193.00	1,426.00	8.81	16,193.00
TOTAL RENTAL INCOME	34,138.00	31,491.00	2,647.00	8.41	130,789.00	125,946.00	4,843.00	3.85	125,946.00
OTHER TENANT INCOME									
Laundry and Vending	0.00	497.00	-497.00	-100.00	1,185.00	2,000.00	-815.00	-40.75	2,000.00
Key Charge	0.00	11.00	-11.00	-100.00	0.00	20.00	-20.00	-100.00	20.00
Damages/Other Income	335.00	61.00	274.00	449.18	1,120.00	250.00	870.00	348.00	250.00
Late Charges	150.00	122.00	28.00	22.95	400.00	500.00	-100.00	-20.00	500.00
NSF Charges	0.00	0.00	0.00	N/A	30.00	0.00	30.00	N/A	0.00
Misc.Tenant Income	0.00	0.00	0.00	N/A	1,000.00	0.00	1,000.00	N/A	0.00
TOTAL OTHER TENANT INCOME	485.00	691.00	-206.00	-29.81	3,735.00	2,770.00	965.00	34.84	2,770.00
TOTAL TENANT INCOME	34,623.00	32,182.00	2,441.00	7.58	134,524.00	128,716.00	5,808.00	4.51	128,716.00
OTHER INCOME									
Interest Earned on Gen Fund Investments	49.77	28.00	21.77	77.75	145.34	100.00	45.34	45.34	100.00
Other Income	0.00	61.00	-61.00	-100.00	42.40	250.00	-207.60	-83.04	250.00
TOTAL OTHER INCOME	49.77	89.00	-39.23	-44.08	187.74	350.00	-162.26	-46.36	350.00
TOTAL INCOME	34,672.77	32,271.00	2,401.77	7.44	134,711.74	129,066.00	5,645.74	4.37	129,066.00
EXPENSES									
ADMINISTRATIVE EXPENSES									
LEGAL EXPENSE									
Fingerprinting/Background Checks	50.44	120.00	69.56	57.97	250.25	480.00	229.75	47.86	480.00
General Legal Expense	10.29	61.00	50.71	83.13	36.65	250.00	213.35	85.34	250.00
TOTAL LEGAL EXPENSE	60.73	181.00	120.27	66.45	286.90	730.00	443.10	60.70	730.00

Pattison Apartments (pattison)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
OTHER ADMIN EXPENSES									
Accounting Fees	14.82	6.00	-8.82	-147.00	56.45	24.00	-32.45	-135.21	24.00
Auditing Fees	0.00	42.00	42.00	100.00	207.27	150.00	-57.27	-38.18	150.00
Administration	7,382.88	7,383.00	0.12	0.00	29,531.52	29,532.00	0.48	0.00	29,532.00
TOTAL OTHER ADMIN EXPENSES	7,397.70	7,431.00	33.30	0.45	29,795.24	29,706.00	-89.24	-0.30	29,706.00
MISC ADMIN EXPENSES									
Membership and Fees	0.00	12.00	12.00	100.00	25.39	30.00	4.61	15.37	30.00
Advertising	0.00	103.00	103.00	100.00	121.74	400.00	278.26	69.56	400.00
Office Supplies	198.79	75.00	-123.79	-165.05	398.16	300.00	-98.16	-32.72	300.00
Housing Software Contract Expense	275.40	103.00	-172.40	-167.38	550.80	400.00	-150.80	-37.70	400.00
Telephone	44.95	165.00	120.05	72.76	401.22	660.00	258.78	39.21	660.00
Postage	32.90	15.00	-17.90	-119.33	72.55	60.00	-12.55	-20.92	60.00
Software Maintenance & License Expenses	135.60	105.00	-30.60	-29.14	363.95	420.00	56.05	13.35	420.00
Copiers	6.11	6.00	-0.11	-1.83	20.85	24.00	3.15	13.12	24.00
TOTAL MISC ADMIN EXPENSES	693.75	584.00	-109.75	-18.79	1,954.66	2,294.00	339.34	14.79	2,294.00
TOTAL ADMINISTRATIVE EXPENSES	8,152.18	8,196.00	43.82	0.53	32,036.80	32,730.00	693.20	2.12	32,730.00
UTILITY EXPENSES									
Water & Sewer	1,253.62	1,500.00	246.38	16.43	8,750.98	8,400.00	-350.98	-4.18	8,400.00
Electricity	548.60	390.00	-158.60	-40.67	1,477.09	1,560.00	82.91	5.31	1,560.00
Electricity-Vacant Units	48.87	30.00	-18.87	-62.90	130.51	120.00	-10.51	-8.76	120.00
Gas	1,232.51	0.00	-1,232.51	N/A	4,383.93	0.00	-4,383.93	N/A	0.00
Utility Fees	47.58	47.00	-0.58	-1.23	197.53	200.00	2.47	1.24	200.00
Sanitation	1,076.79	86.00	-990.79	-1,152.08	4,299.51	356.00	-3,943.51	-1,107.73	356.00
TOTAL UTILITY EXPENSES	4,207.97	2,053.00	-2,154.97	-104.97	19,239.55	10,636.00	-8,603.55	-80.89	10,636.00
MAINTENANCE AND OPERATIONAL EXPENSES									
GENERAL MAINT EXPENSE									
Maintenance Salaries	-832.81	1,398.00	2,230.81	159.57	6,540.95	5,574.00	-966.95	-17.35	5,574.00
Maintenance - Temporary Labor	13.20	42.00	28.80	68.57	122.07	150.00	27.93	18.62	150.00
Payroll Taxes	-63.93	111.00	174.93	157.59	617.44	444.00	-173.44	-39.06	444.00
Maint Workers Compensation	-31.64	72.00	103.64	143.94	325.33	270.00	-55.33	-20.49	270.00

Pattison Apartments (pattison)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Employee Benefits - Health/Life Ins.	156.71	318.00	161.29	50.72	1,345.58	1,254.00	-91.58	-7.30	1,254.00
Employee Benefits - Retirement	-12.86	126.00	138.86	110.21	642.88	522.00	-120.88	-23.16	522.00
Accrued Maint Compensated Absences Expense	288.81	0.00	-288.81	N/A	288.81	0.00	-288.81	N/A	0.00
Maintenance Travel/Training	28.90	61.00	32.10	52.62	140.90	250.00	109.10	43.64	250.00
Vehicle Gas, Oil, Grease	124.96	60.00	-64.96	-108.27	600.23	240.00	-360.23	-150.10	240.00
TOTAL GENERAL MAINT EXPENSE	-328.66	2,188.00	2,516.66	115.02	10,624.19	8,704.00	-1,920.19	-22.06	8,704.00
MATERIALS									
Grounds Maint.	16.53	47.00	30.47	64.83	1,010.96	200.00	-810.96	-405.48	200.00
Maint. -Janitorial/Cleaning	11.23	0.00	-11.23	N/A	95.29	0.00	-95.29	N/A	0.00
Materials-Maint.	1,172.82	1,200.00	27.18	2.26	4,748.20	4,800.00	51.80	1.08	4,800.00
Vehicle Repairs	34.12	90.00	55.88	62.09	907.69	360.00	-547.69	-152.14	360.00
Tools and Equipment	40.33	24.00	-16.33	-68.04	68.26	96.00	27.74	28.90	96.00
TOTAL MATERIALS	1,275.03	1,361.00	85.97	6.32	6,830.40	5,456.00	-1,374.40	-25.19	5,456.00
CONTRACT COSTS									
Contract-Alarm/Extinguisher	0.00	0.00	0.00	N/A	175.00	0.00	-175.00	N/A	0.00
Contract-Grounds	0.00	29.00	29.00	100.00	180.00	110.00	-70.00	-63.64	110.00
Contract-Flooring	0.00	750.00	750.00	100.00	2,295.07	3,000.00	704.93	23.50	3,000.00
Contract-Maintenance	0.00	122.00	122.00	100.00	750.00	500.00	-250.00	-50.00	500.00
Contract-IT Contracts	0.00	0.00	0.00	N/A	6.17	0.00	-6.17	N/A	0.00
TOTAL CONTRACT COSTS	0.00	901.00	901.00	100.00	3,406.24	3,610.00	203.76	5.64	3,610.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES									
	946.37	4,450.00	3,503.63	78.73	20,860.83	17,770.00	-3,090.83	-17.39	17,770.00
GENERAL EXPENSES									
Property Insurance	668.58	676.00	7.42	1.10	2,663.70	2,710.00	46.30	1.71	2,710.00
Liability Insurance	997.14	225.00	-772.14	-343.17	2,002.68	900.00	-1,102.68	-122.52	900.00
Collection Losses	1,889.00	122.00	-1,767.00	-1,448.36	2,500.00	500.00	-2,000.00	-400.00	500.00
TOTAL GENERAL EXPENSES	3,554.72	1,023.00	-2,531.72	-247.48	7,166.38	4,110.00	-3,056.38	-74.36	4,110.00
FINANCING EXPENSE									
Mortgage Interest Expense	296.48	277.00	-19.48	-7.03	1,151.59	1,096.00	-55.59	-5.07	1,096.00
TOTAL FINANCING EXPENSES	296.48	277.00	-19.48	-7.03	1,151.59	1,096.00	-55.59	-5.07	1,096.00

Pattison Apartments (pattison)

Budget Comparison

Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
NON-OPERATING ITEMS									
Depreciation	1,841.31	1,839.00	-2.31	-0.13	7,365.24	7,365.00	-0.24	0.00	7,365.00
TOTAL NON-OPERATING ITEMS	1,841.31	1,839.00	-2.31	-0.13	7,365.24	7,365.00	-0.24	0.00	7,365.00
TOTAL EXPENSES	18,999.03	17,838.00	-1,161.03	-6.51	87,820.39	73,707.00	-14,113.39	-19.15	73,707.00
NET INCOME	15,673.74	14,433.00	1,240.74	8.60	46,891.35	55,359.00	-8,467.65	-15.30	55,359.00

Golden Meadows Townhomes (gm)

Budget Comparison

Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
TENANT INCOME									
RENTAL INCOME									
Tenant Rent	14,680.00	13,781.00	899.00	6.52	53,226.00	55,136.00	-1,910.00	-3.46	55,136.00
Tenant Based Subsidy	16,616.00	16,846.00	-230.00	-1.37	69,788.00	67,390.00	2,398.00	3.56	67,390.00
TOTAL RENTAL INCOME	31,296.00	30,627.00	669.00	2.18	123,014.00	122,526.00	488.00	0.40	122,526.00
OTHER TENANT INCOME									
Key Charge	0.00	11.00	-11.00	-100.00	0.00	20.00	-20.00	-100.00	20.00
Damages/Other Income	60.00	88.00	-28.00	-31.82	725.00	340.00	385.00	113.24	340.00
Late Charges	0.00	47.00	-47.00	-100.00	50.00	200.00	-150.00	-75.00	200.00
Misc. Tenant Income	137.18	12.00	125.18	1,043.17	685.76	30.00	655.76	2,185.87	30.00
TOTAL OTHER TENANT INCOME	197.18	158.00	39.18	24.80	1,460.76	590.00	870.76	147.59	590.00
TOTAL TENANT INCOME	31,493.18	30,785.00	708.18	2.30	124,474.76	123,116.00	1,358.76	1.10	123,116.00
OTHER INCOME									
Interest Earned on Gen Fund Investments	28.51	24.00	4.51	18.79	111.51	96.00	15.51	16.16	96.00
Other Income	0.00	14.00	-14.00	-100.00	193.20	50.00	143.20	286.40	50.00
TOTAL OTHER INCOME	28.51	38.00	-9.49	-24.97	304.71	146.00	158.71	108.71	146.00
TOTAL INCOME	31,521.69	30,823.00	698.69	2.27	124,779.47	123,262.00	1,517.47	1.23	123,262.00
EXPENSES									
ADMINISTRATIVE EXPENSES									
LEGAL EXPENSE									
Fingerprinting/Background Checks	37.54	35.00	-2.54	-7.26	220.95	125.00	-95.95	-76.76	125.00
General Legal Expense	10.29	61.00	50.71	83.13	36.65	250.00	213.35	85.34	250.00
TOTAL LEGAL EXPENSE	47.83	96.00	48.17	50.18	257.60	375.00	117.40	31.31	375.00

Golden Meadows Townhomes (gm)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
OTHER ADMIN EXPENSES									
Accounting Fees	30.81	15.00	-15.81	-105.40	88.84	60.00	-28.84	-48.07	60.00
Auditing Fees	0.00	42.00	42.00	100.00	207.27	150.00	-57.27	-38.18	150.00
Administration	7,382.88	7,383.00	0.12	0.00	29,531.52	29,532.00	0.48	0.00	29,532.00
TOTAL OTHER ADMIN EXPENSES	7,413.69	7,440.00	26.31	0.35	29,827.63	29,742.00	-85.63	-0.29	29,742.00
MISC ADMIN EXPENSES									
Membership and Fees	0.00	12.00	12.00	100.00	25.39	30.00	4.61	15.37	30.00
Advertising	64.79	103.00	38.21	37.10	4.56	400.00	395.44	98.86	400.00
Office Supplies	130.12	75.00	-55.12	-73.49	329.49	300.00	-29.49	-9.83	300.00
Housing Software Contract Expense	275.40	103.00	-172.40	-167.38	550.80	400.00	-150.80	-37.70	400.00
Telephone	44.95	165.00	120.05	72.76	401.22	660.00	258.78	39.21	660.00
Postage	14.99	15.00	0.01	0.07	95.47	60.00	-35.47	-59.12	60.00
Software Maintenance & License Expenses	135.60	105.00	-30.60	-29.14	363.95	420.00	56.05	13.35	420.00
Copiers	6.11	6.00	-0.11	-1.83	20.85	24.00	3.15	13.12	24.00
TOTAL MISC ADMIN EXPENSES	671.96	584.00	-87.96	-15.06	1,791.73	2,294.00	502.27	21.89	2,294.00
TOTAL ADMINISTRATIVE EXPENSES	8,133.48	8,120.00	-13.48	-0.17	31,876.96	32,411.00	534.04	1.65	32,411.00
UTILITY EXPENSES									
Water & Sewer	2,135.94	2,025.00	-110.94	-5.48	11,520.91	8,100.00	-3,420.91	-42.23	8,100.00
Electricity-Vacant Units	4.92	0.00	-4.92	N/A	150.18	0.00	-150.18	N/A	0.00
Gas-Vacant Units	0.00	0.00	0.00	N/A	172.06	0.00	-172.06	N/A	0.00
Utility Fees	42.74	42.00	-0.74	-1.76	230.54	168.00	-62.54	-37.23	168.00
Utilities Tenant Owes	137.18	0.00	-137.18	N/A	182.51	0.00	-182.51	N/A	0.00
Sanitation	1,187.04	1,200.00	12.96	1.08	4,969.68	4,800.00	-169.68	-3.54	4,800.00
TOTAL UTILITY EXPENSES	3,507.82	3,267.00	-240.82	-7.37	17,225.88	13,068.00	-4,157.88	-31.82	13,068.00
MAINTENANCE AND OPERATIONAL EXPENSES									
GENERAL MAINT EXPENSE									
Maintenance Salaries	-1,605.83	1,873.00	3,478.83	185.74	13,566.02	7,489.00	-6,077.02	-81.15	7,489.00
Maintenance - Temporary Labor	68.19	42.00	-26.19	-62.36	177.06	150.00	-27.06	-18.04	150.00

Golden Meadows Townhomes (gm)

Budget Comparison

Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Payroll Taxes	-136.13	146.00	282.13	193.24	1,269.55	596.00	-673.55	-113.01	596.00
Maint Workers Compensation	-58.50	92.00	150.50	163.59	675.15	362.00	-313.15	-86.51	362.00
Employee Benefits - Health/Life Ins.	135.63	424.00	288.37	68.01	2,640.38	1,684.00	-956.38	-56.79	1,684.00
Employee Benefits - Retirement	-53.70	179.00	232.70	130.00	1,293.76	701.00	-592.76	-84.56	701.00
Accrued Maint Compensated Absences Expense	568.79	0.00	-568.79	N/A	568.79	0.00	-568.79	N/A	0.00
Maintenance Travel/Training	0.00	21.00	21.00	100.00	0.00	75.00	75.00	100.00	75.00
Vehicle Gas, Oil, Grease	124.96	60.00	-64.96	-108.27	600.23	240.00	-360.23	-150.10	240.00
TOTAL GENERAL MAINT EXPENSE	-956.59	2,837.00	3,793.59	133.72	20,790.94	11,297.00	-9,493.94	-84.04	11,297.00
MATERIALS									
Grounds Maint.	16.53	47.00	30.47	64.83	1,346.16	200.00	-1,146.16	-573.08	200.00
Materials-Maint.	2,244.61	750.00	-1,494.61	-199.28	12,718.28	3,000.00	-9,718.28	-323.94	3,000.00
Vehicle Repairs	34.12	90.00	55.88	62.09	907.34	360.00	-547.34	-152.04	360.00
Tools and Equipment	40.33	24.00	-16.33	-68.04	68.26	96.00	27.74	28.90	96.00
TOTAL MATERIALS	2,335.59	911.00	-1,424.59	-156.38	15,040.04	3,656.00	-11,384.04	-311.38	3,656.00
CONTRACT COSTS									
Contract-Grounds	0.00	29.00	29.00	100.00	490.00	110.00	-380.00	-345.45	110.00
Contract-Flooring	0.00	703.00	703.00	100.00	5,368.71	2,800.00	-2,568.71	-91.74	2,800.00
Contract-Maintenance	0.00	122.00	122.00	100.00	92.00	500.00	408.00	81.60	500.00
Contract-TT Contracts	0.00	0.00	0.00	N/A	6.17	0.00	-6.17	N/A	0.00
TOTAL CONTRACT COSTS	0.00	854.00	854.00	100.00	5,956.88	3,410.00	-2,546.88	-74.69	3,410.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES									
	1,379.00	4,602.00	3,223.00	70.03	41,787.86	18,363.00	-23,424.86	-127.57	18,363.00
GENERAL EXPENSES									
Property Insurance	1,714.83	1,706.00	-8.83	-0.52	6,799.26	6,818.00	18.74	0.27	6,818.00
Liability Insurance	954.22	277.00	-677.22	-244.48	2,160.87	1,096.00	-1,064.87	-97.16	1,096.00
Collection Losses	0.00	122.00	122.00	100.00	0.00	500.00	500.00	100.00	500.00
TOTAL GENERAL EXPENSES	2,669.05	2,105.00	-564.05	-26.80	8,960.13	8,414.00	-546.13	-6.49	8,414.00
FINANCING EXPENSE									
Mortgage Interest Expense	913.76	900.00	-13.76	-1.53	3,699.82	3,600.00	-99.82	-2.77	3,600.00
TOTAL FINANCING EXPENSES	913.76	900.00	-13.76	-1.53	3,699.82	3,600.00	-99.82	-2.77	3,600.00

Golden Meadows Townhomes (gm)

Budget Comparison

Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
NON-OPERATING ITEMS									
Depreciation	6,098.98	6,099.00	0.02	0.00	24,395.94	24,396.00	0.06	0.00	24,396.00
TOTAL NON-OPERATING ITEMS	6,098.98	6,099.00	0.02	0.00	24,395.94	24,396.00	0.06	0.00	24,396.00
TOTAL EXPENSES	22,702.09	25,093.00	2,390.91	9.53	127,946.59	100,252.00	-27,694.59	-27.62	100,252.00
NET INCOME	8,819.60	5,730.00	3,089.60	53.92	-3,167.12	23,010.00	-26,177.12	-113.76	23,010.00

McGowen Place Apartments (mcgowen)
Budget Comparison
 Period Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
TENANT INCOME									
RENTAL INCOME									
Tenant Rent	90,439.00	83,333.00	7,106.00	8.53	350,711.00	333,326.00	17,385.00	5.22	333,326.00
Tenant Based Subsidy	28,539.00	28,637.00	-98.00	-0.34	106,954.00	114,560.00	-7,606.00	-6.64	114,560.00
TOTAL RENTAL INCOME	118,978.00	111,970.00	7,008.00	6.26	457,665.00	447,886.00	9,779.00	2.18	447,886.00
OTHER TENANT INCOME									
Key Charge	0.00	13.00	-13.00	-100.00	60.00	40.00	20.00	50.00	40.00
Damages/Other Income	635.00	237.00	398.00	167.93	4,500.00	948.00	3,552.00	374.68	948.00
Late Charges	50.00	178.00	-128.00	-71.91	550.00	700.00	-150.00	-21.43	700.00
Legal Fees - Tenant	588.00	0.00	588.00	N/A	1,773.00	0.00	1,773.00	N/A	0.00
Misc. Tenant Income	0.00	121.00	-121.00	-100.00	0.00	490.00	-490.00	-100.00	490.00
TOTAL OTHER TENANT INCOME	1,273.00	549.00	724.00	131.88	6,883.00	2,178.00	4,705.00	216.02	2,178.00
TOTAL TENANT INCOME	120,251.00	112,519.00	7,732.00	6.87	464,548.00	450,064.00	14,484.00	3.22	450,064.00
OTHER INCOME									
Interest Earned on Gen Fund Investments	254.08	122.00	132.08	108.26	890.67	500.00	390.67	78.13	500.00
Other Income	90.37	0.00	90.37	N/A	316.97	0.00	316.97	N/A	0.00
TOTAL OTHER INCOME	344.45	122.00	222.45	182.34	1,207.64	500.00	707.64	141.53	500.00
TOTAL INCOME	120,595.45	112,641.00	7,954.45	7.06	465,755.64	450,564.00	15,191.64	3.37	450,564.00
EXPENSES									
ADMINISTRATIVE EXPENSES									
LEGAL EXPENSE									
Fingerprinting/Background Checks	-54.12	53.00	107.12	202.11	139.90	224.00	84.10	37.54	224.00
General Legal Expense	36.02	192.00	155.98	81.24	2,362.82	750.00	-1,612.82	-215.04	750.00
TOTAL LEGAL EXPENSE	-18.10	245.00	263.10	107.39	2,502.72	974.00	-1,528.72	-156.95	974.00

McGowen Place Apartments (mcgowen)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
OTHER ADMIN EXPENSES									
Accounting Fees	49.28	422.00	372.72	88.32	1,757.85	1,691.00	-66.85	-3.95	1,691.00
Auditing Fees	0.00	183.00	183.00	100.00	725.44	741.00	15.56	2.10	741.00
Administration	25,840.08	25,843.00	2.92	0.01	103,360.32	103,360.00	-0.32	0.00	103,360.00
TOTAL OTHER ADMIN EXPENSES	25,889.36	26,448.00	558.64	2.11	105,843.61	105,792.00	-51.61	-0.05	105,792.00
MISC ADMIN EXPENSES									
Membership and Fees	0.00	20.00	20.00	100.00	88.86	92.00	3.14	3.41	92.00
Advertising	0.00	14.00	14.00	100.00	15.96	23.00	7.04	30.61	23.00
Office Supplies	682.21	113.00	-569.21	-503.73	1,379.92	464.00	-915.92	-197.40	464.00
Housing Software Contract Expense	963.91	498.00	-465.91	-93.56	1,927.81	1,974.00	46.19	2.34	1,974.00
Telephone	157.19	235.00	77.81	33.11	1,403.91	946.00	-457.91	-48.40	946.00
Postage	136.16	122.00	-14.16	-11.61	333.61	482.00	148.39	30.79	482.00
Software Maintenance & License Expenses	474.60	0.00	-474.60	N/A	818.57	0.00	-818.57	N/A	0.00
Copiers	21.40	13.00	-8.40	-64.62	72.99	31.00	-41.99	-135.45	31.00
Tax Credit Compliance Fee	1,960.00	493.00	-1,467.00	-297.57	1,960.00	1,960.00	0.00	0.00	1,960.00
TOTAL MISC ADMIN EXPENSES	4,395.47	1,508.00	-2,887.47	-191.48	8,001.63	5,972.00	-2,029.63	-33.99	5,972.00
TOTAL ADMINISTRATIVE EXPENSES	30,266.73	28,201.00	-2,065.73	-7.32	116,347.96	112,738.00	-3,609.96	-3.20	112,738.00
UTILITY EXPENSES									
Water & Sewer	5,035.98	4,387.00	-648.98	-14.79	29,819.38	29,545.00	-274.38	-0.93	29,545.00
Electricity-Vacant Units	0.00	64.00	64.00	100.00	45.58	244.00	198.42	81.32	244.00
Gas-Vacant Units	0.00	92.00	92.00	100.00	70.49	380.00	309.51	81.45	380.00
Utility Fees	100.76	151.00	50.24	33.27	596.50	592.00	-4.50	-0.76	592.00
Utilities Tenant Owes	0.00	90.00	90.00	100.00	0.00	342.00	342.00	100.00	342.00
Sanitation	4,450.32	4,560.00	109.68	2.41	17,663.96	18,222.00	558.04	3.06	18,222.00
TOTAL UTILITY EXPENSES	9,587.06	9,344.00	-243.06	-2.60	48,195.91	49,325.00	1,129.09	2.29	49,325.00
MAINTENANCE AND OPERATIONAL EXPENSES									
GENERAL MAINT EXPENSE									
Maintenance Salaries	-3,179.87	1,622.00	4,801.87	296.05	21,114.35	6,491.00	-14,623.35	-225.29	6,491.00
Maintenance - Temporary Labor	-5.16	42.00	47.16	112.29	388.88	150.00	-238.88	-159.25	150.00

McGowen Place Apartments (mcgowen)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Payroll Taxes	484.80	130.00	-354.80	-272.92	2,143.85	517.00	-1,626.85	-314.67	517.00
Maint Workers Compensation	-124.52	79.00	203.52	257.62	1,050.64	313.00	-737.64	-235.67	313.00
Employee Benefits - Health/Life Ins.	224.64	362.00	137.36	37.94	4,201.77	1,460.00	-2,741.77	-187.79	1,460.00
Employee Benefits - Retirement	-120.48	149.00	269.48	180.86	2,038.19	608.00	-1,430.19	-235.23	608.00
Accrued Maint Compensated Absences Expense	905.80	0.00	-905.80	N/A	905.80	0.00	-905.80	N/A	0.00
Maintenance Travel/Training	0.00	61.00	61.00	100.00	0.00	250.00	250.00	100.00	250.00
Vehicle Gas, Oil, Grease	437.38	138.00	-299.38	-216.94	2,100.41	543.00	-1,557.41	-286.82	543.00
TOTAL GENERAL MAINT EXPENSE	-1,377.41	2,583.00	3,960.41	153.33	33,943.89	10,332.00	-23,611.89	-228.53	10,332.00
MATERIALS									
Grounds Maint.	61.45	43.00	-18.45	-42.91	4,512.63	169.00	-4,343.63	-2,570.20	169.00
Materials-Maint.	7,207.10	3,090.00	-4,117.10	-133.24	23,390.45	12,360.00	-11,030.45	-89.24	12,360.00
Vehicle Repairs	119.37	66.00	-53.37	-80.86	3,172.05	282.00	-2,890.05	-1,024.84	282.00
Tools and Equipment	141.12	16.00	-125.12	-782.00	238.83	79.00	-159.83	-202.32	79.00
TOTAL MATERIALS	7,529.04	3,215.00	-4,314.04	-134.18	31,313.96	12,890.00	-18,423.96	-142.93	12,890.00
CONTRACT COSTS									
Contract-Grounds	0.00	983.00	983.00	100.00	2,928.00	3,935.00	1,007.00	25.59	3,935.00
Contract-Flooring	2,593.85	1,352.00	-1,241.85	-91.85	7,392.26	5,420.00	-1,972.26	-36.39	5,420.00
Contract-HVAC	0.00	16.00	16.00	100.00	0.00	52.00	52.00	100.00	52.00
Contract-Maintenance	0.00	1,753.00	1,753.00	100.00	0.00	7,000.00	7,000.00	100.00	7,000.00
Contract-IT Contracts	0.00	0.00	0.00	N/A	21.59	0.00	-21.59	N/A	0.00
TOTAL CONTRACT COSTS	2,593.85	4,104.00	1,510.15	36.80	10,341.85	16,407.00	6,065.15	36.97	16,407.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES									
	8,745.48	9,902.00	1,156.52	11.68	75,599.70	39,629.00	-35,970.70	-90.77	39,629.00
GENERAL EXPENSES									
Wind & Hail Insurance	0.00	2,977.00	2,977.00	100.00	0.00	11,905.00	11,905.00	100.00	11,905.00
Property Insurance	5,429.82	4,622.00	-807.82	-17.48	21,535.68	18,491.00	-3,044.68	-16.47	18,491.00
Liability Insurance	3,123.54	7,236.00	4,112.46	56.83	6,738.62	28,944.00	22,205.38	76.72	28,944.00
Property Taxes	0.00	852.00	852.00	100.00	0.00	3,417.00	3,417.00	100.00	3,417.00
Misc. Taxes/Licenses/Insurance	0.00	75.00	75.00	100.00	0.00	291.00	291.00	100.00	291.00
Collection Losses	1,128.00	253.00	-875.00	-345.85	4,663.00	1,000.00	-3,663.00	-366.30	1,000.00
TOTAL GENERAL EXPENSES	9,681.36	16,015.00	6,333.64	39.55	32,937.30	64,048.00	31,110.70	48.57	64,048.00

McGowen Place Apartments (mcgowen)
Budget Comparison
 Period = Jan 2026-Mar 2026

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
NON-OPERATING ITEMS									
Depreciation	32,553.01	31,915.00	-638.01	-2.00	130,281.97	127,648.00	-2,633.97	-2.06	127,648.00
TOTAL NON-OPERATING ITEMS	32,553.01	31,915.00	-638.01	-2.00	130,281.97	127,648.00	-2,633.97	-2.06	127,648.00
TOTAL EXPENSES	90,833.64	95,377.00	4,543.36	4.76	403,362.84	393,388.00	-9,974.84	-2.54	393,388.00
NET INCOME	29,761.81	17,264.00	12,497.81	72.39	62,392.80	57,176.00	5,216.80	9.12	57,176.00

**PUBLIC HOUSING
WRITE-OFFS**

TO: CHA BOARD OF COMMISSIONERS
FROM: Brenda Wise, Director of Accounting

DATE: May 21, 2026

RE: APPROVAL FOR ACCOUNT RECEIVABLE WRITE-OFFS PUBLIC HOUSING

Name	Rent Past Rent Rent Adj.	Move Out Work Order	Unpaid Maint. Charge	Utilities	Admin Fees	Legal Fees	Minus Security Deposit	Account Credits	Total	Notes
Margaret Velasquez	\$265.00	\$3,650.00			\$50.00		-\$360.00		\$3,605.00	Burke Termination - Lease Violations
Ronald Corbin	\$229.00	\$3,700.00	\$250.00		\$100.00		-\$360.00		\$3,919.00	Burke Termination - Lease Violations
Michelle Nicholson	\$19.00	\$4,155.00					-\$60.00	-\$6.30	\$4,107.70	Burke Tenant Moved Jackson
Ashley Abel	\$271.00	\$1,235.00			\$50.00	\$112.00	-\$750.00		\$918.00	Abandoned Unit Jackson
Kaila Mitchell	-\$33.00		\$4,160.00	\$447.31	\$200.00		-\$750.00		\$4,024.31	Tenant Moved Single Family Home Cheyenne
Andres Lopez		\$120.00	\$602.83	\$119.01	\$50.00		-\$600.00		\$291.84	Failure to pay damages and utilities Stanfield
Lisa Hulsey	\$35.00	\$785.00			\$50.00		-\$200.00		\$670.00	Tenant Moved Storey Blvd Apartments
Serena Jacobsen	\$400.00	\$1,420.00			\$100.00		-\$450.00	-\$30.00	\$1,440.00	Termination - Non-payment of rent
									\$18,975.85	

All collection efforts have been made on these tenant Account Receivables and will be sent to Rocky Mountain Recovery.

The amounts listed may be susceptible to change such as delayed utility billing received after the account has been submitted for write off.

2c

Housing Program Data April 2026 – Cheyenne Housing Authority

PUBLIC HOUSING	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five + Bedroom	Aggregate
Wait List Mar/Apr	1377 / 1419	1206 / 1265	185 / 194	57 / 57	7 / 7	2832 / 2942
Wait List Preference Term	6-12 mo.	5-7 years	6-12 mo.	3-5 years	1 year	
Total # of Units	169	12	147	9	4	341
# Units Vacant as of 1st day of the month	4 / 4	0 / 0	0 / 2	1 / 1	0 / 0	5 / 7
Unit Turnaround Time						40 / 39
Occupancy (Fiscal Year):	April 2026			YTD		
<u>Unit Months Leased</u>	333 / 340 = 97.94%			4,320 / 4,409 = 97.98%		
<u>Unit Months Available</u>						
TARS (Fiscal Year):	March 2026 (Actual)			April 2026 (Estimated)		
<u>TTL Tenant Accts Rec</u>	-10,594 / 1,653,296 = -0.64%			33,795 / 143,844 = 23.49%		
<u>TTL Tenant Revenue</u>						
HOUSING CHOICE VOUCHERS						
			March 2026	April 2026		
Total Baseline # of Units				1806	1806	
Total of Monthly HAP Payments				\$1,168,465	\$1,152,982	
Average HAP Payment per Unit				\$650	\$642	
Port-out - Average HAP Payment per Unit				41/\$1,537	40/\$1,569	
Port-in Administered - Average HAP Payments per Unit				0/\$000	0/\$000	
# Move-Ins Compared to Move-Outs				25/10	18/30	
# on Waiting List				3462	3699	
Wait List Preference Term				6-18 months	6-18 months	
# On the Street				83	48	
<u>Utilization: Unit Months Leased/Unit Months Available</u>				99.61%	99.39%	
YTD Utilization (Calendar Year)					99.17%	
VASH VOUCHER UTILIZATION						
Community	# Vouchers Available	# Vouchers Leased	# Vouchers Pending	% Leased	Average Subsidy/Unit	
Cheyenne	81	59	6	72.84%	541.92	
Sheridan	52	46	4	88.46%		
Gillette	15	10	3	66.67%		
Riverton	10	4	1	40.00%		
Total	158	119	14	75.32%		
YTD Utilization (Calendar Year)					74.53%	
TOTAL WAITING LIST						
			March 2026	April 2026		
Housing Choice Vouchers + Public Housing			6294	6641		
QUALITY CONTROL INSPECTIONS						
		# Req'd by 3/31/2027	# Completed YTD	April 2026		
		53	0	0		
NON-PUBLIC HOUSING PROPERTIES						
			# Units	Vacancies	Occupancy - Current/YTD	
Indian Hills Manor			50	1	98.00% / 98.00%	
Foxcrest II (Senior)			32	0	100.00% / 100.00%	
Pine Bluffs (Senior)			16	1	93.75% / 93.75%	
Weaver Road Apartments			12	0	100.00% / 100.00%	
College Houses			7	0	100.00% / 100.00%	
WRAP Houses			3	0	100.00% / 100.00%	
McGowen Place Apartments			56	1	98.21% / 98.21%	
Golden Meadows Apartments			16	0	100.00% / 100.00%	
Pattison Apartments			16	1	93.75% / 93.75%	
Total			208	4	98.08% / 98.08%	
YTD Occupancy (Fiscal Year)					98.08%	
Unit Turnaround Time					47 / 44	



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5,600-Worker Cheyenne Man Camp Would Be Larger Than 84 Wyoming Cities And Towns

The proposed 5,600-worker man camp south of Cheyenne would be larger than 84 Wyoming towns. Notices were mailed to more than 200 landowners describing it as “secured, temporary workforce housing campus” supporting “large-scale infrastructure projects.”



Kate Meadows

May 10, 2026 • 7 min read





A 5,600-worker man camp south of Cheyenne would be larger than 83 Wyoming incorporated places and be “almost like a little city,” the mayor says. “How do you plan to keep our community safe?” asks one resident, while officials say more housing is needed. Above, work is underway at a Meta data center in south Cheyenne not far from where a proposed man camp could be located. (Greg Johnson, Cowboy State Daily)

The Laramie County Planning Commission is eager to put a shovel in the ground on a proposed 800-unit man camp that could house up to 5,600 workers and specialists expected to come with a flood of artificial intelligence and data center construction.

The planners are asking the city of Cheyenne to collaborate on the project, which by size alone could be a city of its own in Wyoming.

The 5,600 workers it could serve would be larger than nearly 85% of the state’s incorporated cities or towns, according to the Wyoming Economic Analysis Division.

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With multiple billion-dollar projects converging on the Cheyenne area at once, Laramie County officials say they're racing against the clock to answer one pressing question: Where will the thousands of incoming workers live?

Laramie County Planning and Development Director Justin Arnold told Cowboy State Daily that the Planning Commission, the city planning department, and project developer Iron Guard Housing recently held a pre-application meeting.

"The county really wants to be able to collaborate with the city on this because there are a lot of moving parts," Arnold said.

Iron Guard Housing applied to build the man camp on the prairie just outside Cheyenne.

Cowboy State Daily previously reported the application targets a parcel on incorporated county land in the High Plains Business Park adjacent to the massive Meta data center already under construction.



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County officials increasingly view the project not as optional, but necessary.

"People in the community are starting to understand that the alternative to workforce accommodation could be devastating," said Justin Arnold, director of the county's Planning and Development. "You do the math."

"If we have 10,000 workers come into our community and we don't have anywhere to put them, where are they going to live?"



Opposition to Cheyenne data centers is growing as residents become more vocal and sign petitions against them. One councilman says development has happened so fast, it's "completely outstripped the ability of the county and the city to plan." (Greg Johnson, Cowboy State Daily)

Neighbors React

Notices were mailed March 25 to more than 200 landowners within a mile of the proposed man camp site describing the project as a "secured, temporary workforce housing campus" supporting "large-scale infrastructure projects."

Some residents have reacted with alarm to the size and potential impacts of such a large man camp, including increased crime.

Southside Cheyenne resident Elizabeth Marvin told planners she was "extremely disappointed and angry" and "devastated that even the suggestion of building a work camp, that could house up to 1,600 men, would be considered."

Heather Madrid listed traffic, utilities, public safety and property values as her chief concerns of the project.

"Man camps in similar locations have led to an increase in property crime, DUI's, drug crimes, and violent crimes," she wrote in a letter to planners. "There are many schools in this area."

"This area of town is underserved and under-resourced as it is," she wrote. "How do you plan to keep our community safe?"

Workers Already Here — And Coming

County and city leaders agree the region is growing rapidly, but differ somewhat on how much of the incoming workforce has already arrived.

"A lot of the workforce we're trying to accommodate are already here," Arnold said.

Cheyenne Mayor Patrick Collins believes the largest wave is still coming, saying that while Cheyenne is growing, many of the workers for these proposed projects haven't shown up yet.

The proposed Tallgrass project has not yet brought in workers, he said, nor has a gold mining project expected to begin construction soon.

"I think there's a lot of drivers that aren't in play yet," Collins said, referencing the Tallgrass-Crusoe Project Jade, a giant AI data center that could use up to 2.7 gigawatts of electricity. That's nearly triple the power use of all of Wyoming.

Still, he agreed the region lacks the capacity to absorb a major labor surge without additional housing.

"We just don't have the capacity right now," he said. "No hotel rooms, no Airbnbs. We're going to have to find a place for them. I think we have significant workforce already, yes. But I think the workforce we need to build for is still coming."



Microsoft's data center in the Cheyenne Business Parkway business park in east Cheyenne. (Greg Johnson, Cowboy State Daily)

'We Need Housing Yesterday'

County officials have been weighing whether it's better to centralize temporary labor in a secured compound rather than disperse thousands of workers across local hotels, rentals and neighborhoods.

Arnold said no project of this scale has crossed his desk during his tenure.

"The county would really like to be able to start the initial phases of the project," he said. "We need housing yesterday."

One of the largest hurdles is infrastructure.

Collins said a development of this size would likely function better on city water and sewer services than relying on county aquifers.

A partnership between the city and county appears increasingly likely, even as officials continue sorting out logistics behind the scenes.

Charles Bloom, Cheyenne's Planning and Development director, did not return Cowboy State Daily's call or email prior to publication.

Arnold said keeping the project outside city limits could help preserve land for future residential growth while also avoiding delays tied to annexation.

"If the proposed area went through a city annexation process, it could be another 10 months before a shovel goes in the ground," he said.

Tourism Industry Expects To Feel The Squeeze

The proposal reflects mounting pressure on Cheyenne's already-tight lodging and housing market as large industrial and energy projects ramp up simultaneously.

Collins said that without the proposed man camp, Cheyenne's tourism would take a hit.

"I can tell you I think our hotels are full. Our Airbnbs are full," he said. "The opportunity lost with that is we're going into our tourism season and there are not going to be places for people to stay here."

Visit Cheyenne CEO Jim Walter said the influx of data center and other skilled labor workers is on the agency's radar, but so far supply is holding with demand.

"As I look at demand for summertime, our hotels still have rooms available," he told said, adding that the number of workers coming is going to outstrip available hotel rooms in Cheyenne.

"We spend a lot of time and effort and money to get tourists to come to Cheyenne," he said, adding that if there is nowhere for them to stay, it's going to hurt Cheyenne.

Walter said the influx of workers proved to be a benefit to Cheyenne's industry, however. He reported seeing a 10% to 15% increase in revenue across the city's hotel network because of workers at these large-scale projects.

"My hope is this increased demand makes us more attractive and brings one or two more hoteliers to Cheyenne," he said.



(Greg Johnson, Cowboy State Daily)

'Almost Like A Little City'

The proposed development could eventually expand far beyond simple dormitory-style housing.

Collins said discussions have included possible medical facilities, restaurants and other services designed to support a long-term temporary workforce.

“This is going to be almost like a little city,” he said.

Arnold said county leaders are also exploring broader policy changes aimed at accelerating development and attracting more workforce housing projects.

One possibility would involve zoning additional industrial business parks that could bypass portions of the Wyoming Industrial Siting process, potentially speeding approvals for projects exceeding \$225 million.

“We have all kinds of different proposals coming before us,” Arnold said.

“I wouldn’t be pushing this unless I knew the other option wouldn’t hurt the community,” Arnold said.

“We’re hoping we can cooperate with the city so we’re not kicking the can down the road another 10 months,” he added. “There are a lot of moving parts.”

A public hearing before the Laramie county Planning Commission is scheduled for Thursday at 3:30 p.m.

Kate Meadows can be reached at kate@cowboystatedaily.com.

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