

**PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL****REPORT TO COMMISSIONERS****FROM JON M. GUTZMANN  
EXECUTIVE DIRECTOR****REGARDING** INFORMATIONAL REPORT  
FY 2022 RAD-PBRA Operating Budget;  
Maintenance Department Operating and  
Capital Expenditures; Development Reserve**DATE** September 22, 2021

In response to the unexpected reduction in the current year's cash flow discussed at previous meetings (due to delayed payments from HUD, delinquent rent payments, etc.), the Executive Director requested Maintenance Department staff perform a thorough review of the FY 2022 RAD-PBRA Operating Budgets, looking for opportunities to reduce cash outflow in the current year by deferring some operating and capital expenditures. As explained in detail below and shown on the attachment, staff determined that Maintenance spending in this fiscal year can be reduced by an estimated \$1,030,735. That would eliminate most of the budgeted draw on reserves \$1,073,156.

In addition to the savings and deferrals outlined below, staff are also deferring the \$600,000 contribution to a Development Reserve that was approved by the Board at the March 24, 2021 meeting, as part of the Operating Budget. Instead of the funds moving to the Business Activities Fund, they will remain at the Projects until cash flow is more stabilized through HAP payments from HUD, rental payments from residents, and/or increased payments from the emergency rent assistance programs.

The net result of deferring Maintenance Department expenses and deferring the transfer to a Development Reserve would be a projected contribution to reserves of an estimated \$557,579.

This is an example of how the PHA makes calculated decisions to respond to cash flow challenges while maintaining this vital housing asset.

Staff is not deferring any planned expenditures at the Scattered Sites (AMP 9). Since those units are still operating under the Low Income Public Housing program, they are not experiencing the delays in subsidy payments from HUD that the RAD-PBRA Projects are. They also have adequate funding for capital work available from the Capital Fund grant.

The following is a narrative on current and pending FY 2022 RAD-PBRA operating and capital work items. This information provides a description of the work, original budget amount from current year dollars or Reserves for Replacement (R4R), status of the work item and applicable operating budget increases or decreases as shown on the attached spreadsheet.

### **Operating and Capital Work Items**

#### **Project 1 – McDonough Homes**

- Furnace Replacements at McDonough Homes (\$150,000 R4R dollars): A construction contract was executed in an amount of \$154,000. The new furnaces are on order. Installation is anticipated to begin in late-September. Construction costs exceeding the \$150,000 R4R funding will be paid with current year funding. (Increase of \$4,000)
- Engineering Services for Energy Management System Upgrade (No budget). Staff are developing an RFP for engineering services to design a replacement of our Energy Management System (EMS). We estimate the need for approximately \$6,000 for engineering service fees related to the McDonough Community Center portion of this project that includes all Community Centers, Hi-Rises and the CAO. Staff forgot to account for this site in our FY 2022 budget request. All other sites, as shown below, are included in our FY 2022 project list. Staff recommend proceeding with this engineering work due to increasing obsolescence of the existing EMS equipment. Staff will request separate funds for the construction/installation in future budget year(s). (Increase of \$6,000)
- Repair and Paint Metal Trash Enclosures (\$20,000): Work completed at a final cost of \$20,000.
- Window Seal and Gasket Repair at McDonough Community Center (\$20,000): Staff are developing a scope of work and bid documents. The construction work can be delayed to FY 2023, if necessary. (Decrease of \$20,000)
- Storm Sewer Catch Basin Clean-outs (\$20,000): A contract was executed in an amount of \$25,000. Work completed. This work and the submittal of our results is required annually by the Capital Region Watershed District. (Increase of \$5,000)
- Roadway/Parking Lot Resurfacing at McDonough Homes (\$50,000): A construction contract was executed in an amount of \$60,300 for roadway and parking lot repairs at

McDonough Homes and Mt. Airy Homes. Work completed. The McDonough portion of the contract, valued at \$37,300, is less than the McDonough budget amount. (Decrease of \$12,700)

### **Project 2 – Hamline, Front, and Seal Hi-Rises**

- Front Hi-Rise Plumbing and Boiler Modernization: Total contract expenditures currently estimated at \$5.82 million. This includes architecture and engineering services, construction contract, executed construction change orders, projected construction change orders, resident moving costs, hotel unit cleaning and fees paid to relocate resident cable and telephone services for each move.
- Engineering Services for Energy Management System Upgrade (\$18,000): Staff are developing an RFP for engineering services. Staff expect to spend approximately \$18,000 (\$6,000/Hi-Rise). Staff recommend proceeding with this work as described above under Project 1 – McDonough.
- Hamline Hi-Rise kitchen remodel (\$90,000): Estimated cost of construction is much greater than available FY 2022 funding. Delay construction to FY 2023. (Decrease of \$90,000)
- Electrical System Repairs at Hamline Hi-Rise (\$5,000): Staff are working with our electrical service contractor to coordinate repairs that do not require a building shutdown. Staff expect to spend approximately \$3,000 on FY 2022 electrical repairs, followed by an additional small expenditure for an electrical design consultant to prepare a scope for FY 2023 work. (Potential decrease of up to \$2,000)
- Electrical System Repairs at Seal Hi-Rise (\$8,000): Staff are working with our electrical service contractor to coordinate repairs that do not require a building shutdown. Staff expect to spend approximately \$3,000 on FY 2022 electrical repairs, followed by an additional small expenditure for an electrical design consultant to prepare a scope for FY 2023 work. (Potential decrease of up to \$5,000)

### **Project 3 – Edgerton, Iowa and Wilson Hi-Rises**

- Hot Water Storage Tank Replacement (\$197,000): A contract for engineering services was executed in an amount of \$19,200. Staff and consultant are evaluating four bids received for the construction work.
- Engineering Services for Energy Management System Upgrade (\$18,000). Staff are developing an RFP for engineering services. Staff expect to spend approximately \$18,000 (\$6,000/Hi-Rise). Staff recommend proceeding with this work.
- Replace Heating System Pumps at Iowa Hi-Rise (\$35,000): A contract was executed in an amount of \$14,125. Pump materials are on order for installation in November. Further testing of the existing radiation system valves revealed a need to replace several valves prior to pump installation at an additional cost of \$14,000. (Decrease of \$6,875)
- Repair Underground Fuel Storage Tank Sensor at Wilson Hi-Rise (\$10,000): Staff are seeking bids for the replacement of a faulty interstitial tank sensor. Staff recommend proceeding with this work to comply with MPCA requirements.
- Electrical System Repairs at Edgerton Hi-Rise (\$25,000): Staff are working with our electrical service contractor to coordinate repairs that do not require a building shutdown. Staff expect to spend approximately \$7,000 on FY 2022 electrical repairs,

followed by an additional small expenditure for an electrical design consultant to prepare a scope for FY 2023 work. (Potential decrease of up to \$18,000)

#### **Project 4 – Roosevelt Homes**

- Fire Sprinkler System Expansion at Roosevelt Community Center (\$128,660 current year dollars plus \$121,340 of R4R dollars): In March 2021 the PHA’s consultant estimated the cost of construction at approximately \$145,000. Staff received one bid from Summit Fire Protection in an amount of \$356,000. Our consultant reviewed the bid received and determined the amount to be very high for what they historically see for the scope of work. Staff and the consultant are reviewing the project design and construction materials for any potential cost savings. Staff may re-bid of this work later this fiscal year.
- Engineering Services for Energy Management System Upgrade (\$6,000). Staff are developing an RFP for engineering services. Staff expect to spend approximately \$6,000 for engineering service fees related to the Roosevelt Community Center. Staff recommend proceeding with this work.
- Engineering for A-Building Roof Replacements (\$35,000 R4R dollars): Staff are preparing an RFP for the engineering services. Staff recommend proceeding with this engineering portion of the work. The construction work will be delayed until FY 2023.
- Replace Maintenance Shop Garage Doors and Install Door Openers (\$20,000): Staff prepared a scope of work for future bidding. This work can be delayed to FY 2023, if necessary. (Decrease of \$20,000)

#### **Project 5 – Mt. Airy Homes, Mt. Airy and Valley Hi-Rises**

- FY 2021 Mt. Airy Homes Retaining Wall Replacement (\$40,000 R4R dollars): This work began in FY 2021. Work completed. A small amount of engineering fees are withheld for upcoming 11-month warranty inspection. FY 2022 expenditures may total \$22,000.
- FY 2022 Mt. Airy Homes Retaining Wall Replacement (\$300,000 R4R dollars): A contract for engineering services was executed in the amount of \$10,500. An additional \$2,000 was spent on a required site survey. Bid documents were issued for the construction work. The PHA’s consultant estimated the cost of construction at approximately \$85,000. Staff received four bids for the work. The low bid amount was \$178,000. Staff and the consultant are reviewing the project design and construction materials for any potential cost savings. The large retaining wall work will be postponed until FY 2023. Staff executed a separate \$22,000 contract to demolish two other unnecessary retaining walls.
- Exterior Brick Repairs at Valley Hi-Rise (\$50,000 R4R dollars): Work completed. The FY 2022 budget for the work will be fully expended.
- Engineering Services for Mt. Airy Community Center Fire Sprinkler Installation (\$45,000): This engineering work can be delayed until FY 2023, if necessary. (Decrease of \$45,000)
- Engineering Services for Valley Hi-Rise Elevator Modernization (\$12,000): A contract for engineering services was executed in an amount of \$10,000. The construction will be held awaiting 2020 POHP or future year funding. (Decrease of \$2,000)
- Engineering Services for Valley Hi-Rise Electrical System Upgrades (\$60,000): A contract for engineering services was executed in an amount of \$61,000. Engineering

services are in progress. This project will receive \$668,000 of 2020 POHP funding. (Increase of \$1,000)

- Engineering Services for Energy Management System Upgrade (\$18,000). Staff are developing an RFP for engineering services. Staff expect to spend approximately \$18,000 (\$6,000/Hi-Rise and Community Center). Staff recommend proceeding with this work.
- Repair Trash Enclosures at Mt. Airy Homes (\$25,000): Staff are seeking bids for this work. There is sufficient work to spend the FY 2022 budget.
- Replace Building Entry Doors at Valley Hi-Rise (\$40,000): A construction contract was executed in an amount of \$44,000. Work completed. (Increase of \$4,000)
- Remove Underground Fuel Storage Tank at Valley Hi-Rise (\$15,000): A construction contract was executed in an amount of \$12,000. Work complete. (Decrease of \$3,000)
- Replace Fire Alarm Control Panel at Valley Hi-Rise (\$50,000): Staff will soon prepare a scope of work. Staff recommend proceeding with this work.
- Electrical System Repairs at Mt. Airy Hi-Rise (\$20,000): Staff are working with our electrical service contractor to coordinate repairs that do not require a building shutdown. Staff expect to spend approximately \$10,000 on FY 2022 electrical repairs, followed by an additional small expenditure for an electrical design consultant to prepare a scope for FY 2023 work. (Potential decrease of up to \$10,000)
- Landscape Clearing and Grubbing at Mt. Airy Homes (\$25,000): A contract was executed in an amount of \$14,000. Work completed. (Decrease of \$11,000)
- Sidewalk Trip Hazard Removal at Mt. Airy Homes (\$20,000): Staff completed a survey of the site to identify tripping hazards to be corrected this year. There is sufficient work to expend the FY 2022 budget.
- Parking Lot Resurfacing at Mt. Airy Homes (\$25,000): A construction contract was executed in an amount of \$60,300 for roadway and parking lot repairs at McDonough Homes and Mt. Airy Homes. Work completed. The Mt. Airy portion of the contract, valued at \$23,000, is less than the Mt. Airy budget amount. (Decrease of \$2,000)

#### **Project 6 – Exchange and Wabasha Hi-Rises**

- Engineering Services for Wabasha Hi-Rise Exterior Repairs (\$50,000 R4R dollars): A contract for engineering service was executed in an amount of \$35,000. Engineering services are in progress. This project will receive \$943,000 of 2020 POHP funding.
- Engineering Services for Energy Management System Upgrade (\$12,000). Staff are developing an RFP for engineering services. Staff expect to spend approximately \$12,000 (\$6,000/Hi-Rise). Staff recommend proceeding with this work.
- Electrical System Repairs at Exchange Hi-Rise (\$100,000): This work was identified during this fiscal year as part of a building-wide electrical shutdown for T-Mobile's rooftop cellular construction. Staff are seeking bids to replace the main electrical switch within the building switchgear. Costs of recent electrical repairs (that are not T-Mobile's responsibility) and to install a refurbished main switch are estimated at approximately \$40,000+. (Decrease of \$55,000)
- Bathroom Ceramic Tile Repairs at Wabasha Hi-Rise (\$114,777 R4R dollars): Staff will prepare bid documents for a unit price contract to repair apartment bathroom floor and shower tile as noted in Year 2 of the RAD CNA. This work will be completed in the Fall/Winter.

- Replace Air Handler Unit at Wabasha Hi-Rise (\$29,350 R4R dollars): Staff will prepare bid documents to replace the air handler unit as noted in Year 2 of the RAD CNA. This work will be completed in the Fall/Winter.
- Replace Rooftop Air Conditioning Condensing Unit at Wabasha Hi-Rise (\$14,360 R4R dollars): Staff will prepare bid documents to replace the A/C condensing unit as noted in Year 2 of the RAD CNA. This work will be completed in the Fall/Winter.

**Project 7 – Ravoux, Neill and Central, Hi-Rises**

- Engineering Services for Neill Hi-Rise Brick Repair (\$20,000): A contract for engineering service was executed in an amount of \$29,500. Engineering services are in progress. (Increase of \$9,500)
- Engineering Services for Ravoux Hi-Rise Joint Sealant Replacement (\$25,000): Staff issued an RFP for engineering services. There are failing sealants at the stair towers.
- Construction of Neill Hi-Rise Brick Repairs and Ravoux Joint Sealant Replacement (\$231,000): The PHA's consultants will perform the majority of associated engineering service in FY 2022. Due to weather limitation for this work, construction will be delayed until FY 2023. (Decrease of \$231,000)
- Engineering Services for Energy Management System Upgrade (\$18,000). Staff are developing an RFP for engineering services. Staff expect to spend approximately \$18,000 (\$6,000/Hi-Rise). Staff recommend proceeding with this work.
- Apartment Air Conditioning Replacements at Central Hi-Rise (\$39,700 R4R dollars): Our staff replace failed apartment A/C units on an as needed basis. PHA purchases the equipment and our HVAC team installs the units. Cost of the equipment is approximately \$1,000 to \$1,500/each. We typically replace three to five A/C units per year.
- Repair EIFS Exterior Surfaces at Ravoux Hi-Rise (\$25,000): Staff are soliciting bids for the repairs. Staff believe the cost of the repairs will be less than budgeted. (Decrease of \$15,000)
- Repair Underground Fuel Storage Tank (\$10,000): Repairs complete. The contractor determined a simpler method to complete the repairs at a cost of \$1,000. (Decrease of \$9,000)
- Replace Heating System Pumps and Boiler Room Expansion Piping at Ravoux Hi-Rise (\$85,000): A contract was executed in an amount of \$38,000. Materials are on order. Installation is anticipated in late-September. (Decrease of \$47,000)
- Electrical System Repairs at Central Hi-Rise (\$12,000): Staff are working with our electrical service contractor to coordinate repairs that do not require a building shutdown. Staff expect to spend approximately \$12,000 on FY 2022 electrical repairs, followed by an additional small expenditure for an electrical design consultant to prepare a scope for FY 2023 work.
- Electrical System Repairs at Ravoux Hi-Rise (\$7,000): Staff are working with our electrical service contractor to coordinate repairs that do not require a building shutdown. Staff expect to spend approximately \$3,000 on FY 2022 electrical repairs, followed by an additional small expenditure for an electrical design consultant to prepare a scope for FY 2023 work. (Potential decrease of up to \$4,000)

**Project 8 – Dunedin Homes, Dunedin, Cleveland and Montreal Hi-Rises**

- Dunedin Hi-Rise Exterior Brick Repairs and Community Room Roof Replacement (\$175,000): A change order to the existing engineering service contract was executed in an amount of \$17,000. Staff solicited and received bids far above the funds for a smaller portion of the remaining brick work. Commercial roofing materials are in short supply and most major roof replacements are waiting more than six months for completion. In addition, we would prefer not to install a roof directly beneath the final phase of brick repair above. This work will be postponed until funds are available for the remainder of the brick work and community room roof replacement currently estimated at \$1.3M. (Decrease of \$158,000)
- Engineering Services for Energy Management System Upgrade (\$18,000). Staff are developing an RFP for engineering services. Staff expect to spend approximately \$18,000 (\$6,000/Hi-Rise). Staff recommend proceeding with this work.
- Replace Fire Alarm Control Panel at Dunedin Hi-Rise (\$14,000 R4R dollars): Staff will soon prepare a scope of work. Staff recommend proceeding with this work that is estimated to cost around \$50,000. Approximately \$36,000 of current year funding saved by postponing the Dunedin brick repairs will be needed to boost the R4R funding for this work. (Increase of \$36,000)
- Replace Air Conditioning Condensing Unit at Cleveland Hi-Rise (\$43,000 R4R dollars): Staff will prepare bid documents to replace the A/C condensing unit as noted in Year 2 of the RAD CNA. This work will be completed in the Fall/Winter.
- Electrical System Repairs at Cleveland Hi-Rise (\$6,000): Staff are working with our electrical service contractor to coordinate repairs that do not require a building shutdown. Staff expect to spend approximately \$6,000.
- Electrical System Repairs at Dunedin Hi-Rise (\$6,000): Staff are working with our electrical service contractor to coordinate repairs that do not require a building shutdown. Staff expect to spend approximately \$6,000.

**Replacement of Vehicles and Equipment over \$5,000 (\$156,000):**

- Staff have obligated approximately \$82,000 on new trucks and equipment. Due to shortages of new vehicles and the slowdown of vehicle production this may be the extent of our vehicle and equipment purchases for this fiscal year. (Decrease of \$75,000)

**Routine Operational Expense Items**

- Purchase of Herman Miller workstation components and office chairs, as needed (\$4,000): No purchases to date. These funds are utilized to purchase workstation components installed throughout the Agency.
- Replace Hi-Rise Apartment Air Conditioner Covers (\$15,000): Staff spent \$18,000 to obtain new A/C covers for each apartment in three Hi-Rise buildings. (Increase of \$3,000)
- Replacement of CHSP Kitchen Appliance Replacement (\$10,000): All FY 2022 funds have been obligated for a new refrigerator and dishwasher at Montreal Hi-Rise.
- Hi-Rise Apartment Carpet Removal (\$5,000): All FY 2022 funds will be expended for removal of worn apartment carpet.
- Hi-Rise Telephone Entry System Replacement (\$8,000): All work complete at a cost of approximately \$7,000. (Decrease of \$1,000)

- Replace Walk-off Mats in Hi-Rises and Community Centers (\$13,000): Staff are procuring replacement walk-off mats. There are sufficient needs to expend the full budget for this fiscal year.
- Replacement of Hi-Rise and Community Center Furnishings (\$10,000): A contract was executed in an amount of \$7,000 for partial replacement of Exchange Hi-Rise community room furnishings. Materials are on order and will be delivered in late-August. (Decrease of \$3,000)
- Lead Based Paint Testing and Encapsulation and Testing in Family Areas, as needed (\$5,000): No work planned for FY22. These funds are needed if a child with an elevated blood lead level is reported.
- Roof and Masonry Repairs, as-needed (\$20,000): Approximately \$2,000 has been spent to date. (Decrease of \$10,000)
- Dwelling Unit Accessibility Modification Requests, as needed (\$5,000): No requests received at this time.
- Hi-Rise and Community Center Painting and Flooring Replacements (\$325,000): Approximately \$100,000 of these funds are planned for the Front Hi-Rise corridor painting following the plumbing modernization. There may not be sufficient time to perform this painting work in between the completion of the plumbing modernization and the end of our fiscal year. The Front Hi-Rise corridor painting work can be delayed until FY 2023, if necessary. (Decrease of \$100,000)
- Removal of Ash Trees (\$50,000): Staff plan to spend the full budget amount. More funding is needed in each future fiscal year.
- Parking Lot Sweeping and Striping (\$15,000): Work completed. Staff spent \$7,000 on this work. (Decrease of \$8,000)
- Equipment and Tools under \$5,000 (\$48,800): Purchases on-going to replace older tools and equipment. This budget may be reduced by \$12,000 through a reduction in equipment replacements, if necessary. (Decrease of \$12,000)

Staff are proceeding with this fiscally conservative approach with the objective to save current year funds on operating and capital work items through deferrals and construction cost savings.

The actual fiscal year-end savings will continue to evolve as we progress with work items already in progress and obtain bids for pending work that is not deferred until FY 2023.

TDA/TDB/BNF/JTL/MIS/AJH/FAH

Attachments: FY 2022 Budget Expense Deferrals  
Net Cash Flow



	FY 22 Operating Budget	Operating Increase/(Decrease)	Reserve for Replacement
<b>McDonough Homes</b>			
Furnace Replacements	\$ -	\$ 4,000	\$ 150,000
EMS Engineering Services	-	6,000	-
Comm Ctr Window Seal/Gasket Repair	20,000	(20,000)	-
Storm Sewer Catch Basins	20,000	5,000	-
Roadway/Parking Lot Resurfacing	50,000	(12,700)	-
	<u>\$ 90,000</u>	<u>\$ (17,700)</u>	<u>\$ 150,000</u>
<b>Hamline, Front, Seal</b>			
Front Plumbing			
EMS Engineering	\$ 18,000	\$ -	\$ -
Hamline Kitchen Remodel	90,000	(90,000)	-
Electrical System Repairs - Hamline	5,000	(2,000)	-
Electrical System Repairs - Seal	8,000	(5,000)	-
	<u>\$ 121,000</u>	<u>\$ (97,000)</u>	<u>\$ -</u>
<b>Edgerton, Iowa, Wilson</b>			
Hot Water Storage Tank Replacement	\$ 197,000		\$ -
EMS Engineering	18,000	-	-
Heating System Pump Replacement	35,000	(6,875)	-
Fuel Tank Sensor Repair	10,000	-	-
Electrical System Repairs - Edgerton	25,000	(18,000)	-
	<u>\$ 285,000</u>	<u>\$ (24,875)</u>	<u>\$ -</u>
<b>Roosevelt Homes</b>			
Comm Ctr Sprinkler Expansion	\$ 128,660	\$ (128,660)	\$ 121,340
EMS Engineering	6,000	-	-
Roof Replacement Engineering	-	-	35,000
Maint Shop Garage Door Repairs	20,000	(20,000)	-
	<u>\$ 154,660</u>	<u>\$ (148,660)</u>	<u>\$ 156,340</u>
<b>Mt Airy Homes</b>			
Retaining Wall Replacement	\$ -	\$ -	\$ 40,000
Retaining Wall Replacement	-	-	300,000
Valley Brick Repairs	50,000	-	-

Comm Ctr Sprinkler Engineering	45,000	(45,000)	-
Elevator Mod Engineering	12,000	(2,000)	-
Electrical System Upgrade Engineering	60,000	1,000	-
EMS Engineering	18,000	-	-
Trash Enclosure Repair	25,000	-	-
Entry Door Replacement - Valley	40,000	4,000	-
Fuel Storage Tank Removal	15,000	(3,000)	-
Fire Alarm Control Panel Replacement	50,000	-	-
Electrical System Repairs - Mt Airy	20,000	(10,000)	-
Landscape Grubbing	25,000	(11,000)	-
Trip Hazard Removal	20,000	-	-
Parking Lot Resurfacing	25,000	(2,000)	-
	<u>\$ 405,000</u>	<u>\$ (68,000)</u>	<u>\$ 340,000</u>

**Exchange, Wabasha**

Exterior Repair Engineering	\$ -	\$ -	\$ 50,000
EMS Engineering	12,000	-	-
Electrical System Repairs - Exchange	100,000	(55,000)	-
Ceramic Tile Repair	-	-	114,777
Air Handler Replacement	-	-	29,350
A/C Replacement	-	-	14,360
Capital Equipment	35,000	(35,000)	-
	<u>\$ 147,000</u>	<u>\$ (90,000)</u>	<u>\$ 208,487</u>

**Ravoux, Neill, Central**

Brick Repair Engineering	\$ 20,000	\$ 9,500	\$ -
Joint Seal Replacement Engineering	25,000	-	-
Brick Repair and Joint Sealant Construction	231,000	(231,000)	-
EMS Engineering	18,000	-	-
A/C Replacement - Central	-	-	39,700
EIFS Surface Repair	25,000	(15,000)	-
Fuel Storage Tank Repair	10,000	(9,000)	-
Heating System Pipe Replacement	85,000	(47,000)	-
Electrical System Repairs - Central	12,000	-	-
Electrical System Repairs - Ravoux	7,000	(4,000)	-
Capital Equipment	35,000	(35,000)	-

	\$	468,000	\$	(331,500)	\$	39,700
<b>Dunedin, Cleveland, Montreal</b>						
Exterior Brick Repair/Roof Replacement	\$	175,000	\$	(158,000)	\$	-
EMS Engineering		18,000		-		-
Fire Alarm Control Panel Replacement		-		36,000		14,000
A/C Replacement		-		-		43,000
Electrical System Repairs - Cleveland		6,000		-		-
Electrical System Repairs - Dunedin		6,000		-		-
	\$	205,000	\$	(122,000)	\$	57,000
	\$	1,875,660	\$	(899,735)	\$	951,527

**Other Operating Expense Adjustments**

Hi-Rise A/C Covers	\$	15,000	\$	3,000	\$	-
Hi-Rise Telephone Entry System		8,000		(1,000)		-
Comm Room Furniture		10,000		(3,000)		-
Roof and Masonry Repairs, as needed		20,000		(10,000)		-
Hi Rise Painting and Flooring Repl.		325,000		(100,000)		-
Parking Lot Striping/Sweeping		15,000		(8,000)		-
Misc Equipment		48,800		(12,000)		-
	\$	441,800	\$	(131,000)	\$	-

**TOTAL NET (REDUCTION)/INCREASE**

**\$ (1,030,735)**

Net Cash Flow

	FY 22 Budgeted Net Operating Cash Flow	Maintenance Deferrals	Eliminate Development Reserve Contribution	FY 22 Revised Net Operating Cash Flow	8/31/2021 TAR Receivable Balance
McDonough Homes	\$ 462,797	\$ (17,700)	\$ (300,000)	\$ 780,497	\$ 138,121
Hamline Front Seal	(1,779,278)	(97,000)	-	(1,682,278)	50,829
Edgerton Iowa Wilson	181,278	(24,875)	(100,000)	306,153	92,551
Roosevelt Homes	22,427	(148,660)	-	171,087	117,021
Mt Airy Valley	(119,770)	(68,000)	-	(51,770)	82,860
Exchange Wabasha	14,935	(90,000)	(100,000)	204,935	47,877
Ravoux Neill Central	(341,326)	(331,500)	-	(9,826)	82,293
Dunedin Cleveland Montreal	485,781	(122,000)	(100,000)	707,781	56,965
General Maintenance Operating	-	(131,000)	-	131,000	
	<u>\$ (1,073,156)</u>	<u>\$ (1,030,735)</u>	<u>\$ (600,000)</u>	<u>\$ 557,579</u>	<u>\$ 668,517</u>
					\$ (110,938)