



BOARD OF COMMISSIONERS MEETING

Monday, November 18, 2024

Location: The Administrative Office

1307 Tatum Drive, New Bern NC 28560

AGENDA

4:00pm Finance Committee Meeting

4:30pm Board of Commissioners Meeting

In Person & via Zoom. A recording will be available on our website within 72 hours.

Anyone wishing to make public comments must pre-register with the Interim Executive Director by NOON on Monday, November 18, 2024 which is the day of the meeting by calling 252-633-0800.

All comments will be limited to 4 minutes.

1. Call to Order – Chair Ronald Scott
2. Roll Call
3. Public Comments
4. Staff Comments
5. Approval of Minutes
6. Finance Report
7. Executive Director’s Report
8. New Bern Towers Report
9. Trent Court Report
10. ROSS Program Report
11. Resolutions
 - Board approval of updated Procurement Policy
 - Board approval of FCB Loan
12. Closed Session
 - Real Estate
 - Personnel
13. Adjournment



New Bern HA is inviting you to join a scheduled Zoom meeting at 4:00pm

Topic: Finance Committee Meeting

Time: Monday, November 18, 2024 @ 4:00 PM Eastern Time

Every month on the Third Monday

New Bern HA is inviting you to join a scheduled Zoom meeting at 4:30pm

Topic: NBHA's Board of Commissioners Meeting

Time: Monday, November 18, 2024 @ 4:30 PM Eastern Time

Every month on the Third Monday

Zoom Meeting Link (FOR BOTH MEETINGS):

<https://us06web.zoom.us/j/84743061062?pwd=fJpLqYKXZ6kgDz3Jib2tHscPBRfMvP.1>

Meeting ID: 847 4306 1062

Passcode: 225189

One tap mobile

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APPROVAL OF THE MINUTES

**MEETING HELD:
October 21st, 2024**

**HOUSING AUTHORITY OF THE CITY OF NEW BERN
MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF COMMISSIONERS
HELD ON MONDAY, OCTOBER 21, 2024**

The Board of Commissioners ("Board") of the Housing Authority of the City of New Bern ("Authority") met at 4:30 p.m. on Monday, October 21, 2024, at the Authority's administrative office at 1307 Tatum Drive, New Bern, NC, which are the place, hour, and date set forth in the notice announcing the meeting. A recording of this meeting is incorporated into these minutes and is available to the public.

Chair Scott called the meeting to order at 4:30 p.m.

Roll call was as follows:

Present:	Absent:
Sabrina Bengel	Denise H. Powell
Sulin Blackmon	
James R. Copland, IV	
Dana Outlaw (via Zoom)	
Jennell T. Reddick	
Ronald L. Scott	

Following roll call, Chair Scott determined that a quorum was present.

Authority staff members as well as Clifford P. Parson, attorney, and Stephanie Crosby, paralegal, from Ward and Smith, P.A., were present. Members of the public also were present including Wendy Card.

Public Comment Period

Mr. Barner stated that he expected Cleopatra Hargett-Lawton from the NAACP Education Committee to attend because she had some concerns about the F.R. Danyus property. She wanted information on what the Authority intended to do with the building. Ms. Hargett-Lawton did not attend and Mr. Barner has not been contacted directly for information.

Approval of Minutes of September 23, 2024 Meeting

Commissioner Bengel made a motion to approve the minutes of the September 23, 2024 meeting of the Board of Commissioners. Commissioner Reddick seconded the motion. The motion was approved unanimously.

Annual Audit – Ben Karlin, CPA

Ben Karlin from the Authority's audit firm, Rubino, presented the audit report. The Authority received an unmodified opinion which is the highest level that can be given but there were some issues including a material weakness over financial reporting due to fraudulent payroll activities

by a former employee. More information is available in the Audit Report. The Commissioners asked questions of Mr. Karlin.

Commissioner Reddick made a motion to approve the following resolution:

October 21, 2024 Resolution No. 10.24.01
Approval of Fiscal Year 2023 Financial Audit

WHEREAS, the Housing Authority of the City of New Bern is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and,

WHEREAS, pursuant to the Code of Federal Regulations (CFR), Title 2, Subtitle A, Chapter II, Part 200, Subpart F; Audit Requirements, non-Federal entities that expend \$750,000 or more during the non-Federal entity's fiscal year in Federal awards must have a single or program-specific audit conducted for that year; and,

WHEREAS, reporting is done in accordance with Generally Accepted Accounting Principles (GAAP) as promulgated by the Government Accounting Standards Board (GASB); and,

WHEREAS, all public housing authorities report the results of their audits electronically through the U.S. Department of Housing and Urban Development (HUD) Financial Assessment of Public Housing (FASS-PH) system;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of New Bern approves the Fiscal Year (FY) 2023 Financial Audit.

Commissioner Copland seconded the motion. The motion was approved unanimously.

Finance Report

BDO has been working on the finance reports since there is no finance director at this time. A representative presented the September 2024 financial report. It was provided for information only.

Executive Director's Report – Reginal Barner

1. CVR Associates and Urban Design will be in town on November 19 for listening sessions and a planning meeting for the Choice Neighborhoods application. Mr. Barner will be sending information out to the Commissioners about who served on various committees for the Choice Neighborhoods Planning Grant work so the Commissioners can make suggestions of who should be participating now.

2. FEMA – Commissioner Bengel and Mr. Barner were on the call with FEMA last week. The policy has changed at FEMA about segregating the Trent Court project. the Authority will probably have to leave it as is because getting approval to segregate it will probably take longer than it will take to prepare the master plan for the property.

New Bern Towers (NBT) Report – Latahsha Simmons

Ms. Simmons presented the New Bern Towers report which was included in the Board information packet. In addition she noted that there are seven approved to move into the eleven units available.

Police Report – Latahsha Simmons and Pam Minor

A Police Report for New Bern Towers and Trent Court was provided by the Police Department and was included in the Board information packet. Ms. Simmons presented the Police Report for New Bern Towers. There were six calls for service but none were significant. Ms. Minor presented the Police Report for Trent Court. There were nineteen calls for service but none were significant.

Trent Court Report – Pam Minor

Ms. Minor presented the Trent Court report which was included in the Board information packet.

Resident Opportunities and Self-Sufficiency (ROSS) Program Report – Sympathy Huggins

The ROSS Program report was included in the Board information packet and no oral report was given.

Closed Session

Commissioner Bengel made a motion to move into closed session to discuss a personnel matter and a real estate matter pursuant to N.C. Gen. Stat. § 143-318.11(a)(6) and (5). Commissioner Copland seconded the motion. The motion was approved unanimously.

The Board returned to Open Session.

No action was taken in closed session.

Commissioner Bengel thanked Mr. Barner for all of his hard work.

There being no further business, the meeting was adjourned at 5:58 p.m.

FINANCE

REPORT

1. October Board Reports (with existing Budget)
2. Budget Revision proposal
3. October Financials with proposed revisions
4. TARs Summary
5. TARs Detail



October Board Reports (with existing Budget)

**New Bern Housing Authority
Budget Revision as of 10/31/2024
New Bern Towers**

	Annual	Actual	12 Month	Proposed				
	Budget	10/2024	Annualized	\$ Variance	% Variance	Budget	Change	Comments
REVENUE								
HUD ROSS Grants	79,753	50,522	60,627	(19,126)	158%	61,040	(18,713)	Same as Total Expenses
Total Revenue	79,753	50,522	60,627	(19,126)	158%	61,040	(18,713)	
EXPENSES								
Administrative Salaries	50,000	33,770	40,524	(9,476)	148%	41,000	(9,000)	Rounded Annualized Actuals as of 10/2024 for 12 months
Training & Travel	5,000	2,241	2,689	(2,311)	223%	3,000	(2,000)	Rounded Annualized Actuals as of 10/2024 for 12 months
Telephone	1,500	618	741	(759)	243%	1,000	(500)	Rounded Annualized Actuals as of 10/2024 for 12 months
Payroll Taxes & Employee Benefits	9,000	6,164	7,397	(1,603)	146%	7,000	(2,000)	Rounded Annualized Actuals as of 10/2024 for 12 months
Office Expenses	6,000	31	37	(5,963)	19634%	40	(5,960)	Rounded Annualized Actuals as of 10/2024 for 12 months
Sundry Admin Expenses	6,000	7,699	9,239	3,239	78%	9,000	3,000	Rounded Annualized Actuals as of 10/2024 for 12 months
W/C Insurance Expense	2,253	-	-	(2,253)	N/A	-	(2,253)	Rounded Annualized Actuals as of 10/2024 for 12 months
Total Expenses	79,753	50,522	60,627	(19,126)	158%	61,040	(18,713)	
NET INCOME								
	-	-	-	-	N/A	-	-	

New Bern Housing Authority
Budget Revision as of 10/31/2024
LIPH - Trent Court

	Annual	Actual	12 Month	Proposed				Comments
	Budget	10/2024	Annualized	\$ Variance	% Variance	Budget	Change	
REVENUE								
Tenant Revenue								
Dwelling Rental	325,000	314,391	377,269	52,269	86%	377,300	52,300	Rounded Annualized Actuals as of 10/2024 for 12 months
Excess Utilities	27,000	28,364	34,037	7,037	79%	34,000	7,000	Rounded Annualized Actuals as of 10/2024 for 12 months
Total Tenant Revenue	352,000	342,755	411,306	59,306	103%	411,000	59,000	
HUD Grant Revenue								
HUD PHA Grants	552,645	197,231	236,678	(315,967)	234%	245,850	(306,795)	Equals Total Available OP Subsidy
CFP 2018	-	4,911	5,893	5,893	0%	4,900	4,900	No more drawdowns planned for 2024
CFP 2019	-	132,105	158,526	158,526	0%	132,100	132,100	No more drawdowns planned for 2024
CFP 2020	-	531,072	637,286	637,286	0%	531,100	531,100	No more drawdowns planned for 2024
CFP 2021	-	7,395	8,874	8,874	0%	7,400	7,400	No more drawdowns planned for 2024
CFP 2022	-	484,069	580,883	580,883	0%	484,100	484,100	No more drawdowns planned for 2024
CFP 2023	-	420,000	504,000	504,000	0%	420,000	420,000	No more drawdowns planned for 2024
Total HUD Grant Revenue	552,645	1,776,783	2,132,140	1,579,495	26%	2,132,000	1,579,000	
Other Revenue								
Interest Income	1,500	2,183	2,619	1,119	57%	2,600	1,100	Rounded Annualized Actuals as of 10/2024 for 12 months
Other Income	13,000	8,354	10,025	(2,975)	130%	10,000	(3,000)	Rounded Annualized Actuals as of 10/2024 for 12 months
Late Charges	4,000	7,260	8,712	4,712	46%	8,700	4,700	Rounded Annualized Actuals as of 10/2024 for 12 months
Other Income - FEMA	-	90,000	108,000	108,000	0%	-	-	Not a budget amount
Total Other Revenue	18,500	107,797	129,357	110,857	14%	129,000	110,500	
Total Revenue	923,145	2,227,336	2,672,803	1,749,658	35%	2,673,000	1,749,855	

EXPENSES

Administrative Expenses

Administrative Salaries	237,000	186,942	224,331	(12,669.29)	106%	224,300	(12,700)	Rounded Annualized Actuals as of 10/2024 for 12 months
Payroll Tax & Benefits	87,000	93,021	111,625	24,624.68	78%	111,600	24,600	Rounded Annualized Actuals as of 10/2024 for 12 months
Unemployment Benefits	-	2	3	2.93	0%	-	-	No Change
Legal Expenses	26,000	28,555	34,266	8,266.31	76%	34,300	8,300	Rounded Annualized Actuals as of 10/2024 for 12 months
Staff Training	17,000	9,934	11,921	(5,079.24)	143%	11,900	(5,100)	Rounded Annualized Actuals as of 10/2024 for 12 months
Meals expense	2,000	1,360	1,632	(367.64)	123%	1,600	(400)	Rounded Annualized Actuals as of 10/2024 for 12 months
Lodging	5,000	3,647	4,377	(623.12)	114%	4,400	(600)	Rounded Annualized Actuals as of 10/2024 for 12 months
Travel Expense	3,000	3,175	3,810	809.86	79%	3,800	800	Rounded Annualized Actuals as of 10/2024 for 12 months
Publications	3,700	7,929	9,515	5,814.56	39%	9,500	5,800	Rounded Annualized Actuals as of 10/2024 for 12 months
Accounting Fees	-	17,266	20,719	20,719.15	0%	20,700	20,700	Rounded Annualized Actuals as of 10/2024 for 12 months
Auditing Fees	-	7,131	8,557	8,556.84	0%	8,600	8,600	Rounded Annualized Actuals as of 10/2024 for 12 months
Telephone	15,500	14,315	17,178	1,677.93	90%	17,200	1,700	Rounded Annualized Actuals as of 10/2024 for 12 months
Office Expense	6,500	5,809	6,971	471.17	93%	7,000	500	Rounded Annualized Actuals as of 10/2024 for 12 months
Rent Expense - Hurricane Florence	-	24,000	28800	28,800.00	0%	28,800	28,800	Rounded Annualized Actuals as of 10/2024 for 12 months
Resident Council	2,300	664	796.836	(1,503.16)	289%	800	(1,500)	Rounded Annualized Actuals as of 10/2024 for 12 months
Sundry Admin Expense	8,500	47,066	56,479	47,979.13	15%	56,500	48,000	Rounded Annualized Actuals as of 10/2024 for 12 months
Membership Dues and Fees	-	2,232	2,679	2,678.59	0%	2,700	2,700	Rounded Annualized Actuals as of 10/2024 for 12 months
Total Administrative Expenses	413,500	453,049	543,659	154,783	120%	543,700	130,200	

Utilities

Water	101,000	99,014	118,816	17,816	85%	118,800	17,800	Rounded Annualized Actuals as of 10/2024 for 12 months
Electricity	118,000	99,930	119,916	1,916	98%	119,900	1,900	Rounded Annualized Actuals as of 10/2024 for 12 months
Gas-building	55,000	66,919	80,303	25,303	68%	80,300	25,300	Rounded Annualized Actuals as of 10/2024 for 12 months
Total Utilities	274,000	265,863	319,036	45,036	86%	319,000	45,000	

New Bern Housing Authority
Budget Revision as of 10/31/2024
LIPH - Trent Court

	Annual Budget	Actual 10/2024	12 Month Annualized	\$ Variance	% Variance	Proposed Budget	Change	Comments
Maintenance Expenses								
Labor Salaries	87,000	71,385	85,662	(1,338)	102%	85,700	(1,300)	Rounded Annualized Actuals as of 10/2024 for 12 months
Payroll Tax & Benefits	38,000	16,677	20,013	(17,987)	190%	20,000	(18,000)	Rounded Annualized Actuals as of 10/2024 for 12 months
Uniforms	4,000	3,875	4,650	650	86%	4,600	600	Rounded Annualized Actuals as of 10/2024 for 12 months
Consulting Services	9,300	270	324	(8,976)	2870%	300	(9,000)	Rounded Annualized Actuals as of 10/2024 for 12 months
Materials	39,000	35,077	42,092	3,092	93%	42,100	3,100	No Change
Computer Expense	14,350	11,390	13,668	(682)	105%	13,700	(650)	Rounded Annualized Actuals as of 10/2024 for 12 months
Repairs and Maintenance	13,000	2,856	3,427	(9,573)	379%	3,400	(9,600)	Rounded Annualized Actuals as of 10/2024 for 12 months
Electrical Contract	6,000	1,022	1,226	(4,774)	489%	1,200	(4,800)	Rounded Annualized Actuals as of 10/2024 for 12 months
Plumbing Contract	27,000	5,028	6,034	(20,966)	447%	6,000	(21,000)	Rounded Annualized Actuals as of 10/2024 for 12 months
Unit Turnover	19,000	10,989	13,187	(5,813)	144%	13,200	(5,800)	Rounded Annualized Actuals as of 10/2024 for 12 months
Garbage and Trash removal	43,000	39,469	47,363	4,363	91%	47,400	4,400	Rounded Annualized Actuals as of 10/2024 for 12 months
Extermination-Maintenance Expense	10,000	5,952	7,142	(2,858)	140%	7,100	(2,900)	Rounded Annualized Actuals as of 10/2024 for 12 months
Repairs and Maint. Truck	2,500	2,644	3,173	673	79%	3,200	700	Rounded Annualized Actuals as of 10/2024 for 12 months
Heating and Air	50,000	9,533	11,439	(38,561)	437%	11,400	(38,600)	Rounded Annualized Actuals as of 10/2024 for 12 months
Gas-Truck	6,500	5,738	6,885	385	94%	6,900	400	Rounded Annualized Actuals as of 10/2024 for 12 months
Security System	1,000	605	726	(274)	138%	700	(300)	Rounded Annualized Actuals as of 10/2024 for 12 months
Landscaping	6,000	4,929	5,915	(85)	101%	5,900	(100)	Rounded Annualized Actuals as of 10/2024 for 12 months
Total Maintenance Expenses	375,650	227,439	272,927	(102,723)	120%	272,800	(102,850)	
Insurance Expenses								
Insurance	86,500	80,138	96,166	9,666	90%	96,200	9,700	Rounded Annualized Actuals as of 10/2024 for 12 months
W/C Insurance Expense	6,700	-	-	(6,700)	N/A	-	(6,700)	No Insurance paid
Taxes	-	13,968	16,762	16,762	0%	14,000	14,000	No additional payments estimated, actual
Total Insurance Expenses	93,200	94,106	112,927	19,727	83%	110,200	17,000	
Other Expenses								
Storage management	600	393	472	(128)	127%	500	(100)	Rounded Annualized Actuals as of 10/2024 for 12 months
Eviction Expense	4,500	3,339	4,007	(493)	112%	4,000	(500)	Rounded Annualized Actuals as of 10/2024 for 12 months
App. Screening	5,000	8,712	10,455	5,455	48%	10,500	5,500	Rounded Annualized Actuals as of 10/2024 for 12 months
Total Other Expenses	10,100	12,445	14,934	4,834	68%	15,000	4,900	
Total Expenses	1,166,450	1,052,902	1,263,483	121,658	92%	1,260,700	94,250	
NET INCOME	(243,305)	1,174,433	1,409,320	1,628,000	-17%	1,412,300	1,655,605	

**New Bern Housing Authority
Budget Revision as of 10/31/2024
New Bern Towers**

	Annual	Actual	12 Month	Proposed			Comments	
	Budget	10/2024	Annualized	\$ Variance	% Variance	Budget		Change
REVENUE								
Tenant Revenue								
Dwelling Rental	290,000	353,137	423,765	133,765	68%	423,800	133,800	Rounded Annualized Actuals as of 10/2024 for 12 months
Total Tenant Revenue	290,000	360,933	423,765	133,765	68%	423,800	133,800	
HUD Grant Revenue								
Hap Payments	650,000	586,865	704,238	54,238	92%	704,200	54,200	Rounded Annualized Actuals as of 10/2024 for 12 months
Total HUD Grant Revenue	650,000	586,865	704,238	54,238	92%	704,200	54,200	
Other Revenue								
Interest on GF Investments	550	1,024	1,229	679	45%	1,200	650	Rounded Annualized Actuals as of 10/2024 for 12 months
Misc. Revenue	1,800	19,874	23,848	22,048	8%	23,800	22,000	Rounded Annualized Actuals as of 10/2024 for 12 months
Late Charges	750	1,242	1,490	740	50%	1,500	750	Rounded Annualized Actuals as of 10/2024 for 12 months
Vending Machine	150	721	865	715	17%	900	750	Rounded Annualized Actuals as of 10/2024 for 12 months
Laundry	5,000	1,810	2,172	(2,828)	230%	2,200	(2,800)	Rounded Annualized Actuals as of 10/2024 for 12 months
Total Other Revenue	8,250	24,670	29,604	21,354	28%	29,600	21,350	
Total Revenue	948,250	972,468	1,157,607	209,357	82%	1,157,600	209,350	
EXPENSES								
Administrative Expenses								
Administrative Salaries	98,700	163,446	196,136	97,436	50%	196,100	97,400	Rounded Annualized Actuals as of 10/2024 for 12 months
Payroll Tax & Benefits	68,000	37,853	45,424	(22,576)	150%	45,400	(22,600)	Rounded Annualized Actuals as of 10/2024 for 12 months
Legal Expenses	20,000	9,225	11,070	(8,930)	181%	11,100	(8,900)	Rounded Annualized Actuals as of 10/2024 for 12 months
Staff Training	12,000	4,027	4,833	(7,167)	248%	4,800	(7,200)	Rounded Annualized Actuals as of 10/2024 for 12 months
Meals expenses	500	619	742	242	67%	700	200	Rounded Annualized Actuals as of 10/2024 for 12 months
Lodging	2,000	2,445	2,934	934	68%	2,900	900	Rounded Annualized Actuals as of 10/2024 for 12 months
Travel Expense	500	623	747	247	67%	700	200	Rounded Annualized Actuals as of 10/2024 for 12 months
Publications	2,000	2,051	2,461	461	81%	2,500	500	Rounded Annualized Actuals as of 10/2024 for 12 months
Accounting Fees	20,700	14,708	17,650	(3,050)	117%	17,600	(3,100)	Rounded Annualized Actuals as of 10/2024 for 12 months
Auditing Fees	-	6,074	7,289	7,289	0%	7,300	7,300	Rounded Annualized Actuals as of 10/2024 for 12 months
Telephone	49,500	31,690	38,028	(11,472)	130%	38,000	(11,500)	Rounded Annualized Actuals as of 10/2024 for 12 months
Office Expense	4,000	4,781	5,737	1,737	70%	5,700	1,700	Rounded Annualized Actuals as of 10/2024 for 12 months
Sundry Admin Expense	7,500	7,250	8,699	1,199	86%	8,700	1,200	Rounded Annualized Actuals as of 10/2024 for 12 months
Membership Dues and Fees	-	140	168	168	0%	200	200	Rounded Annualized Actuals as of 10/2024 for 12 months
Total Administrative Expenses	285,400	284,931	341,917	56,517	83%	341,700	56,300	
Utilities								
Water	85,000	72,143	86,572	1,572	98%	86,600	1,600	Rounded Annualized Actuals as of 10/2024 for 12 months
Electricity	105,000	56,527	67,832	(37,168)	155%	69,900	(35,100)	Rounded Annualized Actuals with 3% increase for Winter Months
Gas-building	8,000	5,665	6,798	(1,202)	118%	7,000	(1,000)	Rounded Annualized Actuals with 3% increase for Winter Months
Total Utilities	198,000	134,335	161,202	(36,798)	123%	163,500	(34,500)	
Maintenance Expenses								
Labor Salaries	72,000	61,187	73,424	1,424	98%	73,400	1,400	Rounded Annualized Actuals as of 10/2024 for 12 months
Payroll Tax & Benefits	42,000	23,905	28,686	(13,314)	146%	28,700	(13,300)	Rounded Annualized Actuals as of 10/2024 for 12 months
Uniforms	6,800	4,928	5,913	(887)	115%	5,900	(900)	Rounded Annualized Actuals as of 10/2024 for 12 months
Consulting Services	6,380	4,630	5,556	(824)	115%	5,600	(780)	Rounded Annualized Actuals as of 10/2024 for 12 months
Materials	50,000	27,116	32,540	(17,460)	154%	32,500	(17,500)	Rounded Annualized Actuals as of 10/2024 for 12 months
Computer Expense	6,300	6,087	7,304	1,004	86%	7,300	1,000	Rounded Annualized Actuals as of 10/2024 for 12 months
Repairs and Maintenance	3,500	3,435	4,122	622	85%	4,100	600	Rounded Annualized Actuals as of 10/2024 for 12 months

**New Bern Housing Authority
Budget Revision as of 10/31/2024
New Bern Towers**

	Annual	Actual	12 Month	Proposed				Comments
	Budget	10/2024	Annualized	\$ Variance	% Variance	Budget	Change	
Electrical Contract	1,500	557	668	(832)	225%	700	(800)	Rounded Annualized Actuals as of 10/2024 for 12 months
Plumbing Contract	12,000	17,483	20,980	8,980	57%	21,000	9,000	Rounded Annualized Actuals as of 10/2024 for 12 months
Unit Turnover	32,000	25,467	30,560	(1,440)	105%	30,600	(1,400)	Rounded Annualized Actuals as of 10/2024 for 12 months
Laundry Contract	3,000	7,753	9,304	6,304	32%	9,300	6,300	Rounded Annualized Actuals as of 10/2024 for 12 months
Elevator Contract	10,000	12,583	15,099	5,099	66%	15,100	5,100	Rounded Annualized Actuals as of 10/2024 for 12 months
Garbage and Trash removal	6,000	3,913	4,695	(1,305)	128%	4,700	(1,300)	Rounded Annualized Actuals as of 10/2024 for 12 months
Extermination	35,000	12,357	14,828	(20,172)	236%	14,800	(20,200)	Rounded Annualized Actuals as of 10/2024 for 12 months
Vehicle/Truck	2,000	1,360	1,631	(369)	123%	1,600	(400)	Rounded Annualized Actuals as of 10/2024 for 12 months
Heating and Air	11,000	22,227	26,673	15,673	41%	26,700	15,700	Rounded Annualized Actuals as of 10/2024 for 12 months
Gas-Vehicle	2,900	3,309	3,971	1,071	73%	4,000	1,100	Rounded Annualized Actuals as of 10/2024 for 12 months
Security System	18,000	8,224	9,869	(8,131)	182%	9,900	(8,100)	Rounded Annualized Actuals as of 10/2024 for 12 months
Landscaping	5,000	6,231	7,477	2,477	67%	7,500	2,500	Rounded Annualized Actuals as of 10/2024 for 12 months
Total Maintenance Expenses	325,380	252,751	303,301	(22,079)	107%	303,400	(21,980)	
Insurance Expenses								
Insurance	46,500	3,193	3,832	(42,668)	1213%	3,800	(42,700)	Rounded Annualized Actuals as of 10/2024 for 12 months
W/C Insurance Expense	5,400	-	-	(5,400)	N/A	-	(5,400)	No Insurance Paid
Taxes	-	7,632	9,158	9,158	0%	7,600	7,600	No estimated extra payments
Total Insurance Expenses	51,900	7,632	12,990	(38,910)	400%	11,400	(40,500)	
Other Expenses								
Eviction Expense	3,000	126	151	(2,849)	1984%	200	(2,800)	Rounded Annualized Actuals as of 10/2024 for 12 months
App. Screening	7,500	7,559	9,071	1,571	83%	9,100	1,600	NA
Total Other Expenses	10,500	7,685	9,222	(1,278)	114%	9,300	(1,200)	
Total Expenses	871,180	687,334	828,632	(42,548)	105%	829,300	(41,880)	
NET INCOME	77,070	285,134	328,974	251,904	23%	328,300	251,230	



Budget Revision Proposal



P 252.633.0800
F 252.633.9496

1307 Tatum Drive
PO Box 1486
New Bern, NC 28563
NewBernHA.org



Finance Meeting

Administrative Office: Trent Court 1307 Tatum Drive
New Bern, NC 28562

NBHA Finance Department
Month Ended October 31, 2024



P 252.633.0800 | 1307 Tatum Drive
F 252.633.9496 | PO Box 1486
New Bern, NC 28563
 NewBernHA.org

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New Bern Housing Authority
Balance Sheet
October 31, 2024

ASSETS	ROSS	LIPH - TRENT COURT	NEW BERN TOWERS	TOTAL
Current Assets				
Operating Cash	-	3,964,060	1,220,748	5,184,808
Security Deposit Cash	-	-	30,642	30,642
Total Cash	-	3,964,060	1,251,390	5,215,450
Accounts Receivable - Tenants	-	71,730	19,339	91,068
Accounts Receivable - Allowance	-	(19,361)	(5,802)	(25,162)
Accounts Receivable - Fraud Recovery	-	45	1,166	1,211
Accounts Receivable - HUD	18,663	290,273	-	308,936
Accounts Receivable - Other	-	251,112	2,863	253,976
Interest Receivable - TVC	-	-	3,021	3,021
Total Receivables	18,663	593,800	20,587	633,050
Investments	-	800,000	400,000	1,200,000
Prepays	-	23,740	6,822	30,561
Inventories	-	10,843	4,065	14,908
Allowance for Obsolete Inventories	-	(1,084)	(407)	(1,491)
Inter Program Due To (From)	(18,595)	18,595	-	-
Total Prepays & Other	(18,595)	852,093	410,480	1,243,978
Total Current Assets	68	5,409,953	1,682,458	7,092,479
Non-Current Assets				
Land	-	479,023	22,999	502,023
Buildings	-	7,210,187	4,181,539	11,391,726
Furniture & Equipment - Dwelling	-	191,762	440,071	631,833
Furniture & Equipment - Non-Dwelling	-	100,419	102,554	202,973
Accumulated Depreciation	-	(5,579,639)	(4,049,306)	(9,628,945)
Construction in Progress	-	-	-	-
Total Fixed Assets	-	2,401,753	697,857	3,099,610
Other Assets	-	82,113	-	82,113
Note Receivable TVC	-	-	88,361	88,361
Total Other Non-Current Assets	-	82,113	88,361	170,474
Total Non-Current Assets	-	2,483,866	786,218	3,270,084
TOTAL ASSETS	68	7,893,819	2,468,676	10,362,563
LIABILITIES & EQUITY				
Accounts Payable Vendor	68	52,938	11,919	64,925
Accounts Payable - Payroll	-	(218)	-	(218)
Accounts Payable - Other	-	227,522	85,283	312,805
Tenant Security Deposits	-	30,040	12,335	42,375
Lease Liability	-	73,154	-	73,154
Prepaid Rent	-	4,056	7,041	11,097
Accrued Compensated Absences-CT	-	3,323	45	3,368
Accrued Compensated Absences-LT	-	1,124	15	1,139
Total Liabilities	68	391,940	116,638	508,646
Beginning Equity	-	6,327,446	2,097,776	8,425,221
Current Year Net Income/(Loss)	-	1,174,433	254,263	1,428,696
Ending Equity	-	7,501,879	2,352,038	9,853,917
TOTAL LIABILITIES & EQUITY	68	7,893,819	2,468,676	10,362,563

**New Bern Housing Authority
Budget Comparison Report
ROSS
October 31, 2024**

	Annual	Month to Date				Year to Date			
	Budget	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance
REVENUE									
HUD ROSS Grants	79,753	3,388	6,646	(3,258)	-96%	50,522	66,461	(15,938)	-32%
Total Revenue	79,753	3,388	6,646	(3,258)	-96%	50,522	66,461	(15,938)	-32%
EXPENSES									
Administrative Salaries	50,000	3,320	4,167	(846)	-25%	33,770	41,667	(7,896)	-23%
Training & Travel	5,000	-	417	(417)	N/A	2,241	4,167	(1,926)	-86%
Telephone	1,500	-	125	(125)	N/A	618	1,250	(632)	-102%
Payroll Taxes & Employee Benefits	9,000	-	750	(750)	N/A	6,164	7,500	(1,336)	-22%
Office Expenses	6,000	-	500	(500)	N/A	31	5,000	(4,969)	-16261%
Sundry Admin Expenses	6,000	68	500	(432)	-635%	7,699	5,000	2,699	35%
W/C Insurance Expense	2,253	-	188	(188)	N/A	-	1,878	(1,878)	N/A
Total Expenses	79,753	3,388	6,646	(3,258)	-96%	50,522	66,461	(15,938)	-32%
NET INCOME	-	-	-	-	N/A	-	-	-	N/A

**New Bern Housing Authority
Budget Comparison Report
LIPH - Trent Court
October 31, 2024**

	Annual	Month to Date				Year to Date			
	Budget	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance
REVENUE									
Tenant Revenue									
Dwelling Rental	325,000	31,214	27,083	4,130	13%	314,391	270,833	43,558	14%
Excess Utilities	27,000	4,094	2,250	1,844	45%	28,364	22,500	5,864	21%
Total Tenant Revenue	352,000	35,307	29,333	5,974	17%	342,755	293,333	49,422	14%
HUD Grant Revenue									
HUD PHA Grants	552,645	-	46,054	(46,054)	N/A	197,231	460,538	(263,306)	-134%
CFP 2018	-	-	-	-	N/A	4,911	-	4,911	100%
CFP 2019	-	-	-	-	N/A	132,105	-	132,105	100%
CFP 2020	-	-	-	-	N/A	531,072	-	531,072	100%
CFP 2021	-	-	-	-	N/A	7,395	-	7,395	100%
CFP 2022	-	-	-	-	N/A	484,069	-	484,069	100%
CFP 2023	-	-	-	-	N/A	420,000	-	420,000	100%
Total HUD Grant Revenue	552,645	-	46,054	(46,054)	N/A	1,776,783	460,538	1,316,246	74%
Other Revenue									
Interest Income	1,500	214	125	89	42%	2,183	1,250	933	43%
Other Income	13,000	(11,159)	1,083	(12,242)	110%	8,354	10,833	(2,479)	-30%
Late Charges	4,000	660	333	327	49%	7,260	3,333	3,927	54%
Other Income - FEMA	-	-	-	-	N/A	90,000	-	90,000	100%
Total Other Revenue	18,500	(10,285)	1,542	(11,827)	115%	107,797	15,417	92,381	86%
Total Revenue	923,145	25,022	76,929	(51,906)	-207%	2,227,336	769,288	1,458,048	65%

EXPENSES

Administrative Expenses

Administrative Salaries	237,000	19,862	19,750	112	1%	186,942	197,500	(10,558)	-6%
Payroll Tax & Benefits	87,000	14,965	7,250	7,715	52%	93,021	72,500	20,521	22%
Unemployment Benefits	-	-	-	-	N/A	2	-	2	100%
Legal Expenses	26,000	-	2,167	(2,167)	N/A	28,555	21,667	6,889	24%
Staff Training	17,000	-	1,417	(1,417)	N/A	9,934	14,167	(4,233)	-43%
Meals expense	2,000	-	167	(167)	N/A	1,360	1,667	(306)	-23%
Lodging	5,000	-	417	(417)	N/A	3,647	4,167	(519)	-14%
Travel Expense	3,000	-	250	(250)	N/A	3,175	2,500	675	21%
Publications	3,700	283	308	(25)	-9%	7,929	3,083	4,845	61%
Accounting Fees	-	-	-	-	N/A	17,266	-	17,266	100%
Auditing Fees	-	-	-	-	N/A	7,131	-	7,131	100%
Telephone	15,500	4,144	1,292	2,853	69%	14,315	12,917	1,398	10%
Office Expense	6,500	252	542	(290)	-115%	5,809	5,417	393	7%
Rent Expense - Hurricane Florence	-	4,800	-	-	0	24,000	-	24,000	1
Resident Council	2,300	-	-	-	N/A	664	-	664	1
Sundry Admin Expense	8,500	24,970	708	24,261	97%	47,066	7,083	39,983	85%
Membership Dues and Fees	-	350	-	350	100%	2,232	-	2,232	100%

**New Bern Housing Authority
Budget Comparison Report
LIPH - Trent Court
October 31, 2024**

	<u>Annual</u>	<u>Month to Date</u>				<u>Year to Date</u>			
	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>\$ Variance</u>	<u>% Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>\$ Variance</u>	<u>% Variance</u>
Total Administrative Expenses	413,500	69,626	34,267	30,559	44%	453,049	342,667	110,382	24%
Utilities									
Water	101,000	7,984	8,417	(433)	-5%	99,014	84,167	14,847	15%
Electricity	118,000	14,653	9,833	4,819	33%	99,930	98,333	1,597	2%
Gas-building	55,000	8,476	4,583	3,893	46%	66,919	45,833	21,086	32%
Total Utilities	274,000	31,112	22,833	8,279	27%	265,863	228,333	37,530	14%
Maintenance Expenses									
Labor Salaries	87,000	7,643	7,250	393	5%	71,385	72,500	(1,115)	-2%
Payroll Tax & Benefits	38,000	-	3,167	(3,167)	N/A	16,677	31,667	(14,989)	-90%
Uniforms	4,000	404	333	71	18%	3,875	3,333	541	14%
Consulting Services	9,300	-	775	(775)	N/A	270	7,750	(7,480)	-2770%
Materials	39,000	3,298	3,250	48	1%	35,077	32,500	2,577	7%
Computer Expense	14,350	4,610	1,196	3,414	74%	11,390	11,958	(569)	-5%
Repairs and Maintenance	13,000	1,605	1,083	522	33%	2,856	10,833	(7,977)	-279%
Electrical Contract	6,000	-	500	(500)	N/A	1,022	5,000	(3,978)	-389%
Plumbing Contract	27,000	160	2,250	(2,090)	-1305%	5,028	22,500	(17,472)	-347%
Unit Turnover	19,000	750	1,583	(833)	-111%	10,989	15,833	(4,844)	-44%
Garbage and Trash removal	43,000	4,367	3,583	783	18%	39,469	35,833	3,635	9%
Extermination-Maintenance Expense	10,000	925	833	92	10%	5,952	8,333	(2,381)	-40%
Repairs and Maint. Truck	2,500	132	208	(77)	-58%	2,644	2,083	561	21%
Heating and Air	50,000	1,307	4,167	(2,860)	-219%	9,533	41,667	(32,134)	-337%
Gas-Truck	6,500	260	542	(282)	-109%	5,738	5,417	321	6%
Security System	1,000	120	83	37	31%	605	833	(228)	-38%
Landscaping	6,000	1,093	500	593	54%	4,929	5,000	(71)	-1%
Total Maintenance Expenses	375,650	26,673	31,304	(4,631)	-17%	227,439	313,042	(85,602)	-38%
Insurance Expenses									
Insurance	86,500	38,698	7,208	31,489	81%	80,138	72,083	8,055	10%
W/C Insurance Expense	6,700	(4,295)	558	(4,853)	113%	-	5,583	(5,583)	N/A
Payment in Lieu of taxes	-	6,048	-	6,048	100%	13,968	-	13,968	100%
Total Insurance Expenses	93,200	40,451	7,767	32,684	81%	94,106	77,667	16,440	17%
Other Expenses									
Storage management	600	-	50	(50)	N/A	393	500	(107)	-27%
Eviction Expense	4,500	-	375	(375)	N/A	3,339	3,750	(411)	-12%
App. Screening	5,000	24	417	(393)	-1663%	8,712	4,167	4,546	52%
Total Other Expenses	10,100	24	842	(818)	-3462%	12,445	8,417	4,028	32%
Total Expenses	1,166,450	167,886	97,013	66,073	39%	1,052,902	970,125	82,777	8%
NET INCOME	(243,305)	(142,863)	(20,084)	(117,979)	83%	1,174,433	(200,838)	1,375,271	117%

**New Bern Housing Authority
Budget Comparison Report
New Bern Towers
October 31, 2024**

REVENUE	Annual	Month to Date				Year to Date			
	Budget	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance
Tenant Revenue									
Dwelling Rental	290,000	27,421	24,167	3,255	12%	353,137	241,667	111,471	32%
Total Tenant Revenue	290,000	27,421	24,167	3,255	12%	353,137	241,667	111,471	32%
HUD Grant Revenue									
Hap Payments	650,000	55,617	54,167	1,450	3%	586,865	541,667	45,198	8%
Total HUD Grant Revenue	650,000	55,617	54,167	1,450	3%	586,865	541,667	45,198	8%
Other Revenue									
Interest on GF Investments	550	105	46	59	56%	1,024	458	566	55%
Misc. Revenue	1,800	15,816	150	15,666	99%	23,386	1,500	21,886	94%
Late Charges	750	120	63	58	48%	1,242	625	617	50%
Vending Machine	150	-	13	(13)	N/A	721	125	596	83%
Laundry	5,000	-	417	(417)	N/A	1,810	4,167	(2,357)	-130%
Total Other Revenue	8,250	16,041	688	15,353	96%	28,182	6,875	21,307	76%
Total Revenue	948,250	99,079	79,021	20,058	20%	968,185	790,208	177,977	18%

EXPENSES

Administrative Expenses

Administrative Salaries	98,700	17,013	8,225	8,788	52%	163,446	82,250	81,196	50%
Payroll Tax & Benefits	68,000	-	5,667	(5,667)	N/A	37,853	56,667	(18,814)	-50%
Legal Expenses	20,000	-	1,667	(1,667)	N/A	9,225	16,667	(7,442)	-81%
Staff Training	12,000	-	1,000	(1,000)	N/A	4,027	10,000	(5,973)	-148%
Meals expenses	500	-	42	(42)	N/A	619	417	202	33%
Lodging	2,000	-	167	(167)	N/A	2,445	1,667	778	32%
Travel Expense	500	-	42	(42)	N/A	623	417	206	33%
Publications	2,000	-	167	(167)	N/A	2,051	1,667	384	19%
Accounting Fees	20,700	-	1,725	(1,725)	N/A	14,708	17,250	(2,542)	-17%
Auditing Fees	-	-	-	-	N/A	6,074	-	6,074	100%
Telephone	49,500	593	4,125	(3,532)	-595%	31,690	41,250	(9,560)	-30%
Office Expense	4,000	114	333	(220)	-193%	4,781	3,333	1,447	30%
Sundry Admin Expense	7,500	400	625	(225)	-56%	7,250	6,250	1,000	14%
Membership Dues and Fees	-	-	-	-	N/A	140	-	140	100%
Total Administrative Expenses	285,400	18,120	23,783	(5,663)	-31%	284,931	237,833	47,098	17%

Utilities

Water	85,000	11,116	7,083	4,033	36%	72,143	70,833	1,310	2%
Electricity	105,000	7,099	8,750	(1,651)	-23%	56,527	87,500	(30,973)	-55%
Gas-building	8,000	-	667	(667)	N/A	5,665	6,667	(1,002)	-18%
Total Utilities	198,000	18,216	16,500	1,716	9%	134,335	165,000	(30,665)	-23%

Maintenance Expenses

**New Bern Housing Authority
Budget Comparison Report
New Bern Towers
October 31, 2024**

	Annual	Month to Date				Year to Date			
	Budget	Actual	Budget	\$ Variance	% Variance	Actual	Budget	\$ Variance	% Variance
Labor Salaries	72,000	6,953	6,000	953	14%	61,187	60,000	1,187	2%
Payroll Tax & Benefits	42,000	-	3,500	(3,500)	N/A	23,905	35,000	(11,095)	-46%
Uniforms	6,800	4,928	567	4,361	89%	4,928	5,667	(739)	-15%
Consulting Services	6,380	-	532	(532)	N/A	4,630	5,317	(687)	-15%
Materials	50,000	1,702	4,167	(2,465)	-145%	27,116	41,667	(14,550)	-54%
Computer Expense	6,300	3,061	525	2,536	83%	6,087	5,250	837	14%
Repairs and Maintenance	3,500	-	292	(292)	N/A	3,435	2,917	518	15%
Electrical Contract	1,500	-	125	(125)	N/A	557	1,250	(693)	-125%
Plumbing Contract	12,000	1,919	1,000	919	48%	17,483	10,000	7,483	43%
Unit Turnover	32,000	5,973	2,667	3,306	55%	25,467	26,667	(1,200)	-5%
Laundry Contract	3,000	-	250	(250)	N/A	7,753	2,500	5,253	68%
Elevator Contract	10,000	-	833	(833)	N/A	12,583	8,333	4,249	34%
Garbage and Trash removal	6,000	528	500	28	5%	3,913	5,000	(1,087)	-28%
Extermination	35,000	2,799	2,917	(118)	-4%	12,357	29,167	(16,810)	-136%
Vehicle/Trucl	2,000	132	167	(35)	-27%	1,360	1,667	(307)	-23%
Heating and Air	11,000	1,826	917	910	50%	22,227	9,167	13,061	59%
Gas-Vehicle	2,900	221	242	(20)	-9%	3,309	2,417	892	27%
Security System	18,000	-	1,500	(1,500)	N/A	8,224	15,000	(6,776)	-82%
Landscaping	5,000	2,934	417	2,517	86%	6,231	4,167	2,064	33%
Total Maintenance Expenses	325,380	32,976	27,115	5,861	18%	252,751	271,150	(18,399)	-7%
Insurance Expenses									
Insurance	46,500	26,589	3,875	22,714	85%	26,589	38,750	(12,161)	-46%
W/C Insurance Expense	5,400	-	450	(450)	N/A	-	4,500	(4,500)	N/A
Payment in Lieu of taxes	-	7,632	-	7,632	100%	7,632	-	7,632	100%
Total Insurance Expenses	51,900	34,221	4,325	29,896	87%	34,221	43,250	(9,029)	-26%
Other Expenses									
Eviction Expense	3,000	126	250	(124)	-98%	126	2,500	(2,374)	-1884%
App. Screening	7,500	7,559	625	6,934	92%	7,559	6,250	1,309	17%
MISC Expense	-	(400)	-	(400)	100%	-	-	-	N/A
Total Other Expenses	10,500	7,285	875	6,410	88%	7,685	8,750	(1,065)	-14%
Total Expenses	871,180	110,817	72,598	38,219	34%	713,922	725,983	(12,061)	-2%
NET INCOME	77,070	(11,738)	6,422	(18,160)	155%	254,263	64,225	190,038	75%

**New Bern Housing Authority
Cash Lead
October 31, 2024**

	Modernization Account 1111.03	Trent Court Security Deposit 1111.04	General Fund Main 1111.05	ACH Rent Payment 1111.19	NBT General Fund 1111.10	NB Security Deposit 1111.12	Total
BEGINNING BOOK CASH BALANCE	\$ 1,230,871.36	\$ 51,009.04	\$ 2,411,334.78	\$ 19,166.58	\$ 1,170,445.37	\$ 29,953.27	\$ 4,912,780.40
ADD:							
General Deposits			30,464.42		30,882.34		61,346.76
Health Equity Refund							-
HUD Deposit					55,617.00		55,617.00
ACH Payment				9,717.42			9,717.42
ROSS Grant							-
Security Deposit		390.00				686.00	1,076.00
Misc							-
Interest		4.34	193.43		102.16	2.59	302.52
TOTAL DEPOSITS	-	394.34	30,657.85	9,717.42	86,601.50	688.59	128,059.70
LESS:							
ACH Rent Payments	-	-	-		-	-	-
Checks	13,500.00	-	91,965.55	-	36,398.55	-	141,864.10
Payroll - ADP			54,790.68				54,790.68
BCBS Insurance			10,405.12				10,405.12
Federal & State							-
Security Deposit		-				-	-
Misc							-
Service Charge			-	517.96			517.96
TOTAL PAYMENTS	13,500.00	-	157,161.35	517.96	36,398.55	-	207,577.86
						-	
ENDING BOOK CASH BALANCE 10/31/2024	\$ 1,217,371.36	\$ 51,403.38	\$ 2,284,831.28	\$ 28,366.04	\$ 1,220,648.32	\$ 30,641.86	\$ 4,833,262.24

**New Bern Housing Authority
Grant Summary
October 31, 2024**

	<u>Grant Year</u>	<u>Authorized</u>	<u>Draws To Date</u>	<u>Available</u>	<u>Start Date</u>	<u>End Date</u>
CFP						
	2020	\$ 613,054.00	\$ 684,328.66	\$ (71,274.66)	3/26/2020	3/25/2026
	2021	\$ 645,163.00	\$ 7,394.97	\$ 637,768.03	2/23/2021	2/22/2025
	2022	\$ 796,910.00	\$ 484,069.00	\$ 312,841.00	5/12/2022	5/11/2026
	2023	\$ 801,177.00	\$ 420,000.00	\$ 381,177.00	2/17/2023	2/16/2027
	Total CFP	\$ 2,856,304.00	\$ 1,595,792.63	\$ 1,260,511.37		
ROSS		\$ 245,850.00	\$ 185,341.17	\$ 60,508.83	6/1/2022	5/31/2025
	Total ROSS	\$ 245,850.00	\$ 185,341.17	\$ 60,508.83		
Operating Subsidy	2024	\$ 242,476.00	\$ 197,231.35	\$ 45,244.65	1/1/2024	12/31/2024
	Total Operating	\$ 242,476.00	\$ 197,231.35	\$ 45,244.65		



October Financials with Proposed Revisions

New Bern Housing Authority
Budget Revision as of 10/31/2024
New Bern Towers

	Annual Budget	Actual 10/2024	12 Month Annualized	\$ Variance	% Variance
REVENUE					
HUD ROSS Grants	79,753	50,522	60,627	(19,126)	158%
Total Revenue	79,753	50,522	60,627	(19,126)	158%
EXPENSES					
Administrative Salaries	50,000	33,770	40,524	(9,476)	148%
Training & Travel	5,000	2,241	2,689	(2,311)	223%
Telephone	1,500	618	741	(759)	243%
Payroll Taxes & Employee Benefits	9,000	6,164	7,397	(1,603)	146%
Office Expenses	6,000	31	37	(5,963)	19634%
Sundry Admin Expenses	6,000	7,699	9,239	3,239	78%
W/C Insurance Expense	2,253	-	-	(2,253)	N/A
Total Expenses	79,753	50,522	60,627	(19,126)	158%
NET INCOME	-	-	-	-	N/A

**New Bern Housing Authority
Budget Revision as of 10/31/2024
LIPH - Trent Court**

	Annual Budget	Actual 10/2024	12 Month Annualized	\$ Variance	% Variance	Proposed Budget	Change	Comments
REVENUE								
Tenant Revenue								
Dwelling Rental	325,000	314,391	377,269	52,269	86%	377,300	52,300	Rounded Annualized Actuals as of 10/2024 for 12 months
Excess Utilities	27,000	28,364	34,037	7,037	79%	34,000	7,000	Rounded Annualized Actuals as of 10/2024 for 12 months
Total Tenant Revenue	352,000	342,755	411,306	59,306	103%	411,000	59,000	
HUD Grant Revenue								
HUD PHA Grants	552,645	197,231	236,678	(315,967)	234%	245,850	(306,795)	Equals Total Available OP Subsidy
CFP 2018	-	4,911	5,893	5,893	0%	4,900	4,900	No more drawdowns planned for 2024
CFP 2019	-	132,105	158,526	158,526	0%	132,100	132,100	No more drawdowns planned for 2024
CFP 2020	-	531,072	637,286	637,286	0%	531,100	531,100	No more drawdowns planned for 2024
CFP 2021	-	7,395	8,874	8,874	0%	7,400	7,400	No more drawdowns planned for 2024
CFP 2022	-	484,069	580,883	580,883	0%	484,100	484,100	No more drawdowns planned for 2024
CFP 2023	-	420,000	504,000	504,000	0%	420,000	420,000	No more drawdowns planned for 2024
Total HUD Grant Revenue	552,645	1,776,783	2,132,140	1,579,495	26%	2,132,000	1,579,000	
Other Revenue								
Interest Income	1,500	2,183	2,619	1,119	57%	2,600	1,100	Rounded Annualized Actuals as of 10/2024 for 12 months
Other Income	13,000	8,354	10,025	(2,975)	130%	10,000	(3,000)	Rounded Annualized Actuals as of 10/2024 for 12 months
Late Charges	4,000	7,260	8,712	4,712	46%	8,700	4,700	Rounded Annualized Actuals as of 10/2024 for 12 months
Other Income - FEMA	-	90,000	108,000	108,000	0%	-	-	Not a budget amount
Total Other Revenue	18,500	107,797	129,357	110,857	14%	129,000	110,500	
Total Revenue	923,145	2,227,336	2,672,803	1,749,658	35%	2,673,000	1,749,855	

EXPENSES

Administrative Expenses

Administrative Salaries	237,000	186,942	224,331	(12,669.29)	106%	224,300	(12,700)	Rounded Annualized Actuals as of 10/2024 for 12 months
Payroll Tax & Benefits	87,000	93,021	111,625	24,624.68	78%	111,600	24,600	Rounded Annualized Actuals as of 10/2024 for 12 months
Unemployment Benefits	-	2	3	2.93	0%	-	-	No Change
Legal Expenses	26,000	28,555	34,266	8,266.31	76%	34,300	8,300	Rounded Annualized Actuals as of 10/2024 for 12 months
Staff Training	17,000	9,934	11,921	(5,079.24)	143%	11,900	(5,100)	Rounded Annualized Actuals as of 10/2024 for 12 months
Meals expense	2,000	1,360	1,632	(367.64)	123%	1,600	(400)	Rounded Annualized Actuals as of 10/2024 for 12 months
Lodging	5,000	3,647	4,377	(623.12)	114%	4,400	(600)	Rounded Annualized Actuals as of 10/2024 for 12 months
Travel Expense	3,000	3,175	3,810	809.86	79%	3,800	800	Rounded Annualized Actuals as of 10/2024 for 12 months
Publications	3,700	7,929	9,515	5,814.56	39%	9,500	5,800	Rounded Annualized Actuals as of 10/2024 for 12 months
Accounting Fees	-	17,266	20,719	20,719.15	0%	20,700	20,700	Rounded Annualized Actuals as of 10/2024 for 12 months
Auditing Fees	-	7,131	8,557	8,556.84	0%	8,600	8,600	Rounded Annualized Actuals as of 10/2024 for 12 months
Telephone	15,500	14,315	17,178	1,677.93	90%	17,200	1,700	Rounded Annualized Actuals as of 10/2024 for 12 months
Office Expense	6,500	5,809	6,971	471.17	93%	7,000	500	Rounded Annualized Actuals as of 10/2024 for 12 months
Rent Expense - Hurricane Florence	-	24,000	28800	28,800.00	0%	28,800	28,800	Rounded Annualized Actuals as of 10/2024 for 12 months
Resident Council	2,300	664	796.836	(1,503.16)	289%	800	(1,500)	Rounded Annualized Actuals as of 10/2024 for 12 months
Sundry Admin Expense	8,500	47,066	56,479	47,979.13	15%	56,500	48,000	Rounded Annualized Actuals as of 10/2024 for 12 months
Membership Dues and Fees	-	2,232	2,679	2,678.59	0%	2,700	2,700	Rounded Annualized Actuals as of 10/2024 for 12 months
Total Administrative Expenses	413,500	453,049	543,659	154,783	120%	543,700	130,200	

Utilities

Water	101,000	99,014	118,816	17,816	85%	118,800	17,800	Rounded Annualized Actuals as of 10/2024 for 12 months
Electricity	118,000	99,930	119,916	1,916	98%	119,900	1,900	Rounded Annualized Actuals as of 10/2024 for 12 months
Gas-building	55,000	66,919	80,303	25,303	68%	80,300	25,300	Rounded Annualized Actuals as of 10/2024 for 12 months
Total Utilities	274,000	265,863	319,036	45,036	86%	319,000	45,000	

New Bern Housing Authority
Budget Revision as of 10/31/2024
LIPH - Trent Court

	Annual Budget	Actual 10/2024	12 Month Annualized	\$ Variance	% Variance	Proposed Budget	Change	Comments
Maintenance Expenses								
Labor Salaries	87,000	71,385	85,662	(1,338)	102%	85,700	(1,300)	Rounded Annualized Actuals as of 10/2024 for 12 months
Payroll Tax & Benefits	38,000	16,677	20,013	(17,987)	190%	20,000	(18,000)	Rounded Annualized Actuals as of 10/2024 for 12 months
Uniforms	4,000	3,875	4,650	650	86%	4,600	600	Rounded Annualized Actuals as of 10/2024 for 12 months
Consulting Services	9,300	270	324	(8,976)	2870%	300	(9,000)	Rounded Annualized Actuals as of 10/2024 for 12 months
Materials	39,000	35,077	42,092	3,092	93%	42,100	3,100	No Change
Computer Expense	14,350	11,390	13,668	(682)	105%	13,700	(650)	Rounded Annualized Actuals as of 10/2024 for 12 months
Repairs and Maintenance	13,000	2,856	3,427	(9,573)	379%	3,400	(9,600)	Rounded Annualized Actuals as of 10/2024 for 12 months
Electrical Contract	6,000	1,022	1,226	(4,774)	489%	1,200	(4,800)	Rounded Annualized Actuals as of 10/2024 for 12 months
Plumbing Contract	27,000	5,028	6,034	(20,966)	447%	6,000	(21,000)	Rounded Annualized Actuals as of 10/2024 for 12 months
Unit Turnover	19,000	10,989	13,187	(5,813)	144%	13,200	(5,800)	Rounded Annualized Actuals as of 10/2024 for 12 months
Garbage and Trash removal	43,000	39,469	47,363	4,363	91%	47,400	4,400	Rounded Annualized Actuals as of 10/2024 for 12 months
Extermination-Maintenance Expense	10,000	5,952	7,142	(2,858)	140%	7,100	(2,900)	Rounded Annualized Actuals as of 10/2024 for 12 months
Repairs and Maint. Truck	2,500	2,644	3,173	673	79%	3,200	700	Rounded Annualized Actuals as of 10/2024 for 12 months
Heating and Air	50,000	9,533	11,439	(38,561)	437%	11,400	(38,600)	Rounded Annualized Actuals as of 10/2024 for 12 months
Gas-Truck	6,500	5,738	6,885	385	94%	6,900	400	Rounded Annualized Actuals as of 10/2024 for 12 months
Security System	1,000	605	726	(274)	138%	700	(300)	Rounded Annualized Actuals as of 10/2024 for 12 months
Landscaping	6,000	4,929	5,915	(85)	101%	5,900	(100)	Rounded Annualized Actuals as of 10/2024 for 12 months
Total Maintenance Expenses	375,650	227,439	272,927	(102,723)	120%	272,800	(102,850)	
Insurance Expenses								
Insurance	86,500	80,138	96,166	9,666	90%	96,200	9,700	Rounded Annualized Actuals as of 10/2024 for 12 months
W/C Insurance Expense	6,700	-	-	(6,700)	N/A	-	(6,700)	No Insurance paid
Taxes	-	13,968	16,762	16,762	0%	14,000	14,000	No additional payments estimated, actual
Total Insurance Expenses	93,200	94,106	112,927	19,727	83%	110,200	17,000	
Other Expenses								
Storage management	600	393	472	(128)	127%	500	(100)	Rounded Annualized Actuals as of 10/2024 for 12 months
Eviction Expense	4,500	3,339	4,007	(493)	112%	4,000	(500)	Rounded Annualized Actuals as of 10/2024 for 12 months
App. Screening	5,000	8,712	10,455	5,455	48%	10,500	5,500	Rounded Annualized Actuals as of 10/2024 for 12 months
Total Other Expenses	10,100	12,445	14,934	4,834	68%	15,000	4,900	
Total Expenses	1,166,450	1,052,902	1,263,483	121,658	92%	1,260,700	94,250	
NET INCOME	(243,305)	1,174,433	1,409,320	1,628,000	-17%	1,412,300	1,655,605	

**New Bern Housing Authority
Budget Revision as of 10/31/2024
New Bern Towers**

	Annual	Actual	12 Month	Proposed			Comments	
	Budget	10/2024	Annualized	\$ Variance	% Variance	Budget		Change
REVENUE								
Tenant Revenue								
Dwelling Rental	290,000	353,137	423,765	133,765	68%	423,800	133,800	Rounded Annualized Actuals as of 10/2024 for 12 months
Total Tenant Revenue	290,000	360,933	423,765	133,765	68%	423,800	133,800	
HUD Grant Revenue								
Hap Payments	650,000	586,865	704,238	54,238	92%	704,200	54,200	Rounded Annualized Actuals as of 10/2024 for 12 months
Total HUD Grant Revenue	650,000	586,865	704,238	54,238	92%	704,200	54,200	
Other Revenue								
Interest on GF Investments	550	1,024	1,229	679	45%	1,200	650	Rounded Annualized Actuals as of 10/2024 for 12 months
Misc. Revenue	1,800	19,874	23,848	22,048	8%	23,800	22,000	Rounded Annualized Actuals as of 10/2024 for 12 months
Late Charges	750	1,242	1,490	740	50%	1,500	750	Rounded Annualized Actuals as of 10/2024 for 12 months
Vending Machine	150	721	865	715	17%	900	750	Rounded Annualized Actuals as of 10/2024 for 12 months
Laundry	5,000	1,810	2,172	(2,828)	230%	2,200	(2,800)	Rounded Annualized Actuals as of 10/2024 for 12 months
Total Other Revenue	8,250	24,670	29,604	21,354	28%	29,600	21,350	
Total Revenue	948,250	972,468	1,157,607	209,357	82%	1,157,600	209,350	
EXPENSES								
Administrative Expenses								
Administrative Salaries	98,700	163,446	196,136	97,436	50%	196,100	97,400	Rounded Annualized Actuals as of 10/2024 for 12 months
Payroll Tax & Benefits	68,000	37,853	45,424	(22,576)	150%	45,400	(22,600)	Rounded Annualized Actuals as of 10/2024 for 12 months
Legal Expenses	20,000	9,225	11,070	(8,930)	181%	11,100	(8,900)	Rounded Annualized Actuals as of 10/2024 for 12 months
Staff Training	12,000	4,027	4,833	(7,167)	248%	4,800	(7,200)	Rounded Annualized Actuals as of 10/2024 for 12 months
Meals expenses	500	619	742	242	67%	700	200	Rounded Annualized Actuals as of 10/2024 for 12 months
Lodging	2,000	2,445	2,934	934	68%	2,900	900	Rounded Annualized Actuals as of 10/2024 for 12 months
Travel Expense	500	623	747	247	67%	700	200	Rounded Annualized Actuals as of 10/2024 for 12 months
Publications	2,000	2,051	2,461	461	81%	2,500	500	Rounded Annualized Actuals as of 10/2024 for 12 months
Accounting Fees	20,700	14,708	17,650	(3,050)	117%	17,600	(3,100)	Rounded Annualized Actuals as of 10/2024 for 12 months
Auditing Fees	-	6,074	7,289	7,289	0%	7,300	7,300	Rounded Annualized Actuals as of 10/2024 for 12 months
Telephone	49,500	31,690	38,028	(11,472)	130%	38,000	(11,500)	Rounded Annualized Actuals as of 10/2024 for 12 months
Office Expense	4,000	4,781	5,737	1,737	70%	5,700	1,700	Rounded Annualized Actuals as of 10/2024 for 12 months
Sundry Admin Expense	7,500	7,250	8,699	1,199	86%	8,700	1,200	Rounded Annualized Actuals as of 10/2024 for 12 months
Membership Dues and Fees	-	140	168	168	0%	200	200	Rounded Annualized Actuals as of 10/2024 for 12 months
Total Administrative Expenses	285,400	284,931	341,917	56,517	83%	341,700	56,300	
Utilities								
Water	85,000	72,143	86,572	1,572	98%	86,600	1,600	Rounded Annualized Actuals as of 10/2024 for 12 months
Electricity	105,000	56,527	67,832	(37,168)	155%	69,900	(35,100)	Rounded Annualized Actuals with 3% increase for Winter Months
Gas-building	8,000	5,665	6,798	(1,202)	118%	7,000	(1,000)	Rounded Annualized Actuals with 3% increase for Winter Months
Total Utilities	198,000	134,335	161,202	(36,798)	123%	163,500	(34,500)	
Maintenance Expenses								
Labor Salaries	72,000	61,187	73,424	1,424	98%	73,400	1,400	Rounded Annualized Actuals as of 10/2024 for 12 months
Payroll Tax & Benefits	42,000	23,905	28,686	(13,314)	146%	28,700	(13,300)	Rounded Annualized Actuals as of 10/2024 for 12 months
Uniforms	6,800	4,928	5,913	(887)	115%	5,900	(900)	Rounded Annualized Actuals as of 10/2024 for 12 months
Consulting Services	6,380	4,630	5,556	(824)	115%	5,600	(780)	Rounded Annualized Actuals as of 10/2024 for 12 months
Materials	50,000	27,116	32,540	(17,460)	154%	32,500	(17,500)	Rounded Annualized Actuals as of 10/2024 for 12 months
Computer Expense	6,300	6,087	7,304	1,004	86%	7,300	1,000	Rounded Annualized Actuals as of 10/2024 for 12 months
Repairs and Maintenance	3,500	3,435	4,122	622	85%	4,100	600	Rounded Annualized Actuals as of 10/2024 for 12 months

**New Bern Housing Authority
Budget Revision as of 10/31/2024
New Bern Towers**

	Annual	Actual	12 Month	Proposed				Comments
	Budget	10/2024	Annualized	\$ Variance	% Variance	Budget	Change	
Electrical Contract	1,500	557	668	(832)	225%	700	(800)	Rounded Annualized Actuals as of 10/2024 for 12 months
Plumbing Contract	12,000	17,483	20,980	8,980	57%	21,000	9,000	Rounded Annualized Actuals as of 10/2024 for 12 months
Unit Turnover	32,000	25,467	30,560	(1,440)	105%	30,600	(1,400)	Rounded Annualized Actuals as of 10/2024 for 12 months
Laundry Contract	3,000	7,753	9,304	6,304	32%	9,300	6,300	Rounded Annualized Actuals as of 10/2024 for 12 months
Elevator Contract	10,000	12,583	15,099	5,099	66%	15,100	5,100	Rounded Annualized Actuals as of 10/2024 for 12 months
Garbage and Trash removal	6,000	3,913	4,695	(1,305)	128%	4,700	(1,300)	Rounded Annualized Actuals as of 10/2024 for 12 months
Extermination	35,000	12,357	14,828	(20,172)	236%	14,800	(20,200)	Rounded Annualized Actuals as of 10/2024 for 12 months
Vehicle/Truck	2,000	1,360	1,631	(369)	123%	1,600	(400)	Rounded Annualized Actuals as of 10/2024 for 12 months
Heating and Air	11,000	22,227	26,673	15,673	41%	26,700	15,700	Rounded Annualized Actuals as of 10/2024 for 12 months
Gas-Vehicle	2,900	3,309	3,971	1,071	73%	4,000	1,100	Rounded Annualized Actuals as of 10/2024 for 12 months
Security System	18,000	8,224	9,869	(8,131)	182%	9,900	(8,100)	Rounded Annualized Actuals as of 10/2024 for 12 months
Landscaping	5,000	6,231	7,477	2,477	67%	7,500	2,500	Rounded Annualized Actuals as of 10/2024 for 12 months
Total Maintenance Expenses	325,380	252,751	303,301	(22,079)	107%	303,400	(21,980)	
Insurance Expenses								
Insurance	46,500	3,193	3,832	(42,668)	1213%	3,800	(42,700)	Rounded Annualized Actuals as of 10/2024 for 12 months
W/C Insurance Expense	5,400	-	-	(5,400)	N/A	-	(5,400)	No Insurance Paid
Taxes	-	7,632	9,158	9,158	0%	7,600	7,600	No estimated extra payments
Total Insurance Expenses	51,900	7,632	12,990	(38,910)	400%	11,400	(40,500)	
Other Expenses								
Eviction Expense	3,000	126	151	(2,849)	1984%	200	(2,800)	Rounded Annualized Actuals as of 10/2024 for 12 months
App. Screening	7,500	7,559	9,071	1,571	83%	9,100	1,600	NA
Total Other Expenses	10,500	7,685	9,222	(1,278)	114%	9,300	(1,200)	
Total Expenses	871,180	687,334	828,632	(42,548)	105%	829,300	(41,880)	
NET INCOME	77,070	285,134	328,974	251,904	23%	328,300	251,230	



TARs Summary

New Bern Housing Authority A/R AGING REPORT PHA - Amp

Aging Effective Posting Date: 10/31/2024

Site	Bldg	Unit	Tenant Number/Name			Phone #	Move-In Date	Move-Out Date	Open Balances				Cumulative Balance	
			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60		61 - 90
		101114	10647	ALLEN, LATRON D		865-304-2718	12/03/2021	04/24/2023						
114 TRENT COURT NEW BERN NC 28562														
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	1,307.25	1,307.25	
												Net Due ----->	1,307.25	
		101111	13605	BELL, LINDA B		252-229-7519	10/02/2020							
111 TRENT COURT NEW BERN NC 28562														
			Deposit: 490.00	Charge: 348.70	Credit: 540.00	OpenCr: 0.00	<= Totals =>		2.40	23.50	0.00	0.00	25.90	
												Net Due ----->	25.90	
		101100	11149	BENTON, LASHANDA N		252-670-8911	04/05/2007							
100 TRENT COURT NEW BERN NC 28562														
			Deposit: 75.00	Charge: 331.00	Credit: 341.00	OpenCr: 0.00	<= Totals =>		72.80	0.00	0.00	0.00	72.80	
												Net Due ----->	72.80	
		101115	11682	BERRY, DORCAS E		252-497-1238	12/15/2008	04/13/2023						
115 TRENT COURT NEW BERN NC 28562														
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	3,786.50	3,786.50	
												Net Due ----->	3,786.50	
		101097	12030	BRYANT, KARREN T		252-276-5441	10/10/2023	01/29/2024						
97 TRENT COURT NEW BERN NC 28562														
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	1,228.45	1,228.45	
												Net Due ----->	1,228.45	
		101112	12417	BRYANT, KIA B		252-665-2954	09/29/2023							
112 TRENT COURT NEW BERN NC 28562														
			Deposit: 450.00	Charge: 908.50	Credit: 835.00	OpenCr: 0.00	<= Totals =>		131.80	86.00	0.00	0.00	217.80	
												Net Due ----->	217.80	
		101101	13207	DUDLEY, KADAJA A		252-259-2227	12/15/2014							
101 TRENT COURT NEW BERN NC 28562														
			Deposit: 390.00	Charge: 353.70	Credit: 334.20	OpenCr: 0.00	<= Totals =>		83.70	0.00	0.00	0.00	83.70	
												Net Due ----->	83.70	
		101112	10412	FENDERSON, ROSLYN T		252-876-3822	01/05/2022	08/04/2023						
112 TRENT COURT NEW BERN NC 28562														
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	4,963.20	4,963.20	
												Net Due ----->	4,963.20	
		101113	14663	JORDAN, SHADAZAH J		252-468-4810	10/07/2022							
113 TRENT COURT NEW BERN NC 28562														
			Deposit: 490.00	Charge: 112.80	Credit: 0.00	OpenCr: 0.00	<= Totals =>		112.80	49.00	0.00	0.00	161.80	
												Net Due ----->	161.80	
		101097	13671	LEWIS, ROBERT E		252-571-6676	02/19/2024							
97 TRENT COURT NEW BERN NC 28562														
			Deposit: 380.00	Charge: 197.00	Credit: 200.00	OpenCr: 0.00	<= Totals =>		155.00	15.00	0.00	0.00	170.00	
												Net Due ----->	170.00	

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Site	Bldg	Unit	Tenant Number/Name			Phone #	Move-In Date	Move-Out Date	Open Balances				Cumulative Balance	
			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60		61 - 90
		101097	14714	MCDUFFIE, BRYAN J			252-772-5485	02/23/2023	08/08/2023					
97 TRENT COURT NEW BERN NC 28562														
				Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	480.20	480.20
												Net Due ----->	480.20	
		101103	12716	MCRAVIN, THENE A			252-514-8890	04/01/2013						
103 TRENT COURT NEW BERN NC 28562														
				Deposit: 390.00	Charge: 454.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		454.00	13.30	0.00	0.00	467.30
												Net Due ----->	467.30	
		101099	10374	MOORE, NEDRA			252-617-3377	01/06/1997						
99 TRENT COURT NEW BERN NC 28562														
				Deposit: 75.00	Charge: 603.90	Credit: 621.00	OpenCr: 0.00	<= Totals =>		49.90	0.30	0.00	0.00	50.20
												Net Due ----->	50.20	
		101116	13337	MOORE, SHAUGHNESSY O			252-658-6292	10/26/2023						
116 TRENT COURT NEW BERN NC 28562														
				Deposit: 380.00	Charge: 327.00	Credit: 341.00	OpenCr: 0.00	<= Totals =>		53.30	0.00	0.00	0.00	53.30
												Net Due ----->	53.30	
		101098	10665	NATHAN, SOPHIA L			252-617-3828	09/25/1985						
98 TRENT COURT NEW BERN NC 28562														
				Deposit: 40.00	Charge: 317.60	Credit: 380.00	OpenCr: 0.00	<= Totals =>		1.68	0.00	0.00	0.00	1.68
												Net Due ----->	1.68	
		101107	10607	NOBLES, REGINALD M			252-649-4096	08/16/2013						
107 TRENT COURT NEW BERN NC 28562														
				Deposit: 380.00	Charge: 488.40	Credit: 0.00	OpenCr: 0.00	<= Totals =>		488.40	393.30	15.00	393.20	1,289.90
												Net Due ----->	1,289.90	
		101113	12912	ROGERS, BRIANNA D				08/01/2016	08/01/2018					
113 TRENT COURT NEW BERN NC 28562														
				Deposit: 78.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	77.36	77.36
												Net Due ----->	77.36	
		101106	10154	SIMMONS, JR, RONALD G			252-626-4685	12/01/2022						
106 TRENT COURT NEW BERN NC 28562														
				Deposit: 380.00	Charge: 284.40	Credit: 288.20	OpenCr: 0.00	<= Totals =>		24.40	0.00	0.00	0.00	24.40
												Net Due ----->	24.40	
		101114	14770	SINCLAIR, PATRICIA K			252-259-6617	07/24/2023						
114 TRENT COURT NEW BERN NC 28562														
				Deposit: 450.00	Charge: 634.80	Credit: 657.40	OpenCr: 0.00	<= Totals =>		48.80	0.00	0.00	0.00	48.80
												Net Due ----->	48.80	
		101109	14571	SWANSON-COVING, SHANIKA			252-521-6586	05/09/2022	07/23/2024					
109 TRENT COURT NEW BERN NC 28562														
				Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	2,132.54	2,132.54
												Net Due ----->	2,132.54	

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			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60		61 - 90	Over 90	
___	___	101102	10336	WHITE, ASYA R		252-349-3133	03/31/2023									
102 TRENT COURT NEW BERN NC 28562																
Deposit: 450.00			Charge: 124.70			Credit: 220.00		OpenCr: 0.00		<= Totals =>		115.40	84.10	0.00	0.00	199.50
											<i>Net Due -----></i>		199.50			
PHA: 1			Project: 01			Totals										
Deposit: 4,898.00			Charge: 5,486.50			Credit: 4,757.80		OpenCr: 0.00		<= Totals =>		1,794.38	664.50	15.00	14,368.70	16,842.58
											<i>Net Due -----></i>		16,842.58			
___	___	102049	12477	BROWN, PAUL		252-259-7447	10/01/2012	12/31/2015								
49 CRAVEN TERRACE NEW BERN NC 28562																
Deposit: 0.00			Charge: 0.00			Credit: 0.00		OpenCr: 0.00		<= Totals =>		0.00	0.00	0.00	6.15	6.15
											<i>Net Due -----></i>		6.15			
___	___	102024	11437	GREEN, DORIELL		252-671-6046	07/11/2008	12/31/2015								
24 CRAVEN TERRACE NEW BERN NC 28562																
Deposit: 0.00			Charge: 0.00			Credit: 0.00		OpenCr: 0.00		<= Totals =>		0.00	0.00	0.00	11.40	11.40
											<i>Net Due -----></i>		11.40			
___	___	102144	12349	ROBINSON, SUQUANNA A		252-617-8988	05/12/2011	12/31/2015								
144 CRAVEN TERRACE NEW BERN NC 28562																
Deposit: 0.00			Charge: 0.00			Credit: 0.00		OpenCr: 0.00		<= Totals =>		0.00	0.00	0.00	20.00	20.00
											<i>Net Due -----></i>		20.00			
PHA: 1			Project: 02			Totals										
Deposit: 0.00			Charge: 0.00			Credit: 0.00		OpenCr: 0.00		<= Totals =>		0.00	0.00	0.00	37.55	37.55
											<i>Net Due -----></i>		37.55			
___	___	103177	14604	ADINOLFI, OLIVIA L		252-772-5731	07/15/2022	04/29/2024								
177 TRENT COURT NEW BERN NC 28562																
Deposit: 0.00			Charge: 0.00			Credit: 0.00		OpenCr: 0.00		<= Totals =>		0.00	0.00	0.00	23.50	23.50
											<i>Net Due -----></i>		23.50			
___	___	103174	12710	ARRINGTON, SHATINA B		252-670-9524	03/14/2023									
174 TRENT COURT NEW BERN NC 28562																
Deposit: 450.00			Charge: 125.00			Credit: 83.00		OpenCr: 0.00		<= Totals =>		74.40	0.00	0.00	0.00	74.40
											<i>Net Due -----></i>		74.40			
___	___	103125	14586	BANKS, TIA R		252-497-9841	07/27/2022	10/17/2024								
125 TRENT COURT NEW BERN NC 28562																
Deposit: 0.00			Charge: 872.63			Credit: 518.30		OpenCr: 0.00		<= Totals =>		354.33	0.00	0.00	0.00	354.33
											<i>Net Due -----></i>		354.33			
___	___	103127	15029	BARNETT, CAITLIN		252-349-4096	07/24/2024									
127 TRENT COURT NEW BERN NC 28562																

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			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60		61 - 90	Over 90			
Deposit: 390.00			Charge: 410.20			Credit: 381.00			OpenCr: 0.00			<= Totals =>		56.20	36.59	0.00	0.00	92.79
											<i>Net Due -----></i>		92.79					
___	___	103140	14551	BARNETT, KAYLA R		252-671-6628	07/27/2022											
140 TRENT COURT NEW BERN NC 28562																		
Deposit: 390.00			Charge: 109.00			Credit: 510.40			OpenCr: 0.00			<= Totals =>		27.40	0.00	0.00	0.00	27.40
											<i>Net Due -----></i>		27.40					
___	___	103154	13649	BARNETT, MELISSA A		252-670-3347	05/19/2022											
154 TRENT COURT NEW BERN NC 28562																		
Deposit: 390.00			Charge: 495.40			Credit: 414.00			OpenCr: 0.00			<= Totals =>		140.44	91.40	0.00	0.00	231.84
											<i>Net Due -----></i>		231.84					
___	___	103128	13504	BEALS, KELLY J		252-617-3676	06/14/2016	09/19/2022										
128 TRENT COURT NEW BERN NC 28562																		
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	0.00	0.00	50.10	50.10
											<i>Net Due -----></i>		50.10					
___	___	103210	12617	BELL, ASHLEY A		252-571-8272	10/15/2012											
210 TRENT COURT NEW BERN NC 28562																		
Deposit: 175.00			Charge: 362.50			Credit: 384.00			OpenCr: 0.00			<= Totals =>		66.90	0.00	0.00	0.00	66.90
											<i>Net Due -----></i>		66.90					
___	___	103159	12006	BELL, REBECCA M		252-229-6719	04/01/2010	04/24/2024										
159 TRENT COURT NEW BERN NC 28562																		
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	0.00	0.00	451.00	451.00
											<i>Net Due -----></i>		451.00					
___	___	103153	15179	BENTON, ROCKIMA L		252-617-1533	08/29/2024											
153 TRENT COURT NEW BERN NC 28562																		
Deposit: 390.00			Charge: 259.90			Credit: 218.00			OpenCr: 0.00			<= Totals =>		40.90	0.00	0.00	0.00	40.90
											<i>Net Due -----></i>		40.90					
___	___	103209	12923	BISE, AMANDA D		252-259-8738	12/10/2013											
209 TRENT COURT NEW BERN NC 28562																		
Deposit: 560.00			Charge: 167.00			Credit: 223.00			OpenCr: 0.00			<= Totals =>		102.50	64.00	0.00	0.00	166.50
											<i>Net Due -----></i>		166.50					
___	___	103145	14618	BROWN, SHOMEKA D		252-349-7411	08/17/2022											
145 TRENT COURT NEW BERN NC 28562																		
Deposit: 390.00			Charge: 150.80			Credit: 152.00			OpenCr: 0.00			<= Totals =>		99.60	92.20	0.00	0.00	191.80
											<i>Net Due -----></i>		191.80					
___	___	103165	12301	BRYANT, ANGELA R		252-617-9526	12/06/2022											
165 TRENT COURT NEW BERN NC 28562																		
Deposit: 390.00			Charge: 683.50			Credit: 684.00			OpenCr: 0.00			<= Totals =>		51.50	0.60	0.00	0.00	52.10
											<i>Net Due -----></i>		52.10					
___	___	103164	14559	BRYANT, ASHARI N		252-474-4551	06/01/2022											
164 TRENT COURT NEW BERN NC 28562																		

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			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60		61 - 90	Over 90			
Deposit: 390.00			Charge: 536.40			Credit: 668.00			OpenCr: 0.00			<= Totals =>		112.40	61.70	0.00	0.00	174.10
											<i>Net Due -----></i>		174.10					
___	___	103139	10643	BRYANT, MAGGY		252-349-3361	11/01/1996											
139 TRENT COURT NEW BERN NC 28562																		
Deposit: 75.00			Charge: 306.20			Credit: 331.40			OpenCr: 0.00			<= Totals =>		41.90	0.00	0.00	0.00	41.90
											<i>Net Due -----></i>		41.90					
___	___	103217	10687	BUCK, SHONYA L		252-876-9358	10/10/1991	07/17/2023										
217 TRENT COURT NEW BERN NC 28562																		
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	0.00	0.00	464.00	464.00
											<i>Net Due -----></i>		464.00					
___	___	103184	10868	BUCK, TYECHIA S		252-514-8047	11/14/2006	01/05/2023										
184 TRENT COURT NEW BERN NC 28562																		
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	0.00	0.00	202.80	202.80
											<i>Net Due -----></i>		202.80					
___	___	103215	11788	BURBAGE, SHENETTA		252-620-0763	09/01/2023											
215 TRENT COURT NEW BERN NC 28562																		
Deposit: 450.00			Charge: 265.50			Credit: 227.00			OpenCr: 0.00			<= Totals =>		39.50	29.49	0.00	0.00	68.99
											<i>Net Due -----></i>		68.99					
___	___	103187	13169	CARR, CHARLES C		252-631-8025	05/04/2016	09/03/2024										
187 TRENT COURT NEW BERN NC 28562																		
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	1,105.85	15.00	3,887.51	5,008.36
											<i>Net Due -----></i>		5,008.36					
___	___	103158	14572	CHRISTIAN, TAYLOR A		571-778-7244	05/20/2022											
158 TRENT COURT NEW BERN NC 28562																		
Deposit: 490.00			Charge: 712.60			Credit: 719.00			OpenCr: 0.00			<= Totals =>		78.10	0.00	0.00	0.00	78.10
											<i>Net Due -----></i>		78.10					
___	___	103133	10834	COPLON, III, DAVID L		252-571-4345	08/05/2022											
133 TRENT COURT NEW BERN NC 28562																		
Deposit: 390.00			Charge: 384.70			Credit: 857.20			OpenCr: 0.00			<= Totals =>		319.70	144.10	15.00	0.00	478.80
											<i>Net Due -----></i>		478.80					
___	___	103141	14726	COREY, VANESSA A		252-671-4567	08/21/2023	04/25/2024										
141 TRENT COURT NEW BERN NC 28562																		
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	0.00	0.00	3,301.10	3,301.10
											<i>Net Due -----></i>		3,301.10					
___	___	103159	13897	CURMON, ANTHONY C		828-291-9015	01/23/2018											
159 TRENT COURT NEW BERN NC 28562																		
Deposit: 390.00			Charge: 109.00			Credit: 123.00			OpenCr: 0.00			<= Totals =>		58.09	0.00	0.00	0.00	58.09
											<i>Net Due -----></i>		58.09					
___	___	103163	14825	DAVIS, RAVEN N		336-380-4402	01/22/2024											
163 TRENT COURT NEW BERN NC 28562																		

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			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60	
			Deposit: 390.00	Charge: 452.58	Credit: 896.48	OpenCr: 0.00	<= Totals =>		3.00	0.00	0.00	0.00	3.00
												Net Due ---->	3.00
		103211	14895	DAVIS-EBDAH, JAMIE I		252-907-8649	11/29/2023						
		211 TRENT COURT NEW BERN NC 28562											
			Deposit: 390.00	Charge: 820.80	Credit: 0.00	OpenCr: 0.00	<= Totals =>		820.80	708.10	15.00	24.70	1,568.60
												Net Due ---->	1,568.60
		103178	13911	DILLAHUNT, DIAMOND N		252-349-4174	05/21/2018	12/20/2023					
		178 TRENT COURT NEW BERN NC 28562											
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	934.73	934.73
												Net Due ---->	934.73
		103212	13780	DRIGGERS, JANICE L		252-617-7803	05/09/2017						
		212 TRENT COURT NEW BERN NC 28562											
			Deposit: 390.00	Charge: 71.70	Credit: 124.29	OpenCr: 0.00	<= Totals =>		62.70	55.90	0.00	0.00	118.60
												Net Due ---->	118.60
		103206	13583	DUDLEY, MELVISHA M		252-772-3578	07/16/2018	09/04/2024					
		206 TRENT COURT NEW BERN NC 28562											
			Deposit: 0.00	Charge: 0.00	Credit: 15.00	OpenCr: 0.00	<= Totals =>		0.00	580.80	141.00	2,714.70	3,436.50
												Net Due ---->	3,436.50
		103202	10447	ELLIS, DANIELLE B		252-675-3734	03/06/2000	02/05/2024					
		202 TRENT COURT NEW BERN NC 28562											
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	3,302.82	3,302.82
												Net Due ---->	3,302.82
		103161	10189	FINKLEY, CALLIE		252-631-1698	06/23/2000						
		161 TRENT COURT NEW BERN NC 28562											
			Deposit: 175.00	Charge: 310.00	Credit: 324.80	OpenCr: 0.00	<= Totals =>		37.00	0.00	0.00	0.00	37.00
												Net Due ---->	37.00
		103181	14585	FONVILLE, MCKINLEY		252-639-1913	06/09/2022						
		181 TRENT COURT NEW BERN NC 28562											
			Deposit: 390.00	Charge: 485.00	Credit: 507.00	OpenCr: 0.00	<= Totals =>		47.30	0.00	0.00	0.00	47.30
												Net Due ---->	47.30
		103167	10134	FRANKS, SHANTA D		252-617-5020	08/20/1997						
		167 TRENT COURT NEW BERN NC 28562											
			Deposit: 100.00	Charge: 311.60	Credit: 332.40	OpenCr: 0.00	<= Totals =>		39.60	0.00	0.00	0.00	39.60
												Net Due ---->	39.60
		103122	10638	GARDNER, GEMILENE N		252-349-2474	01/01/1995						
		122 TRENT COURT NEW BERN NC 28562											
			Deposit: 75.00	Charge: 660.30	Credit: 676.00	OpenCr: 0.00	<= Totals =>		28.30	35.35	0.00	0.00	63.65
												Net Due ---->	63.65
		103147	14540	GORSUCH-HALL, DEBORAH S		252-342-0280	10/18/2022	09/03/2024					
		147 TRENT COURT NEW BERN NC 28562											

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			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60	
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	1,017.00	15.00	4,941.80	5,973.80
												Net Due ----->	5,973.80
130 TRENT COURT		103130	14766	GRIFFIN, DOMINIQUE T	202-276-0848	08/03/2023							
			Deposit: 390.00	Charge: 170.40	Credit: 197.00	OpenCr: 0.00	<= Totals =>		40.40	40.30	0.00	0.00	80.70
												Net Due ----->	80.70
128 TRENT COURT		103128	11106	HALL, MEAKEA M	252-649-5362	02/03/2023							
			Deposit: 390.00	Charge: 446.70	Credit: 300.00	OpenCr: 0.00	<= Totals =>		146.70	16.00	0.00	0.00	162.70
												Net Due ----->	162.70
180 TRENT COURT		103180	13652	HARRIS, ESSENCE O	910-382-1502	01/06/2017							
			Deposit: 390.00	Charge: 300.70	Credit: 292.00	OpenCr: 0.00	<= Totals =>		51.50	0.00	0.00	0.00	51.50
												Net Due ----->	51.50
150 TRENT COURT		103150	13578	HILL, KELVIN J	252-514-1367	05/01/2018							
			Deposit: 550.00	Charge: 255.70	Credit: 260.00	OpenCr: 0.00	<= Totals =>		59.70	0.00	0.00	0.00	59.70
												Net Due ----->	59.70
185 TRENT COURT		103185	13119	JENKINS, WHITNEY S	252-284-5686	08/01/2024							
			Deposit: 450.00	Charge: 275.80	Credit: 299.00	OpenCr: 0.00	<= Totals =>		51.80	0.10	0.00	0.00	51.90
												Net Due ----->	51.90
166 TRENT COURT		103166	12738	JONES, DEBBIE D	252-229-3772	05/21/2013							
			Deposit: 450.00	Charge: 278.50	Credit: 284.50	OpenCr: 0.00	<= Totals =>		5.50	0.00	0.00	0.00	5.50
												Net Due ----->	5.50
202 TRENT COURT		103202	14651	JONES, JE'NEYA N	704-242-4883	04/24/2024							
			Deposit: 390.00	Charge: 143.20	Credit: 179.40	OpenCr: 0.00	<= Totals =>		57.20	6.00	0.00	0.00	63.20
												Net Due ----->	63.20
179 TRENT COURT		103179	14767	JORDAN, SHEENA M	252-550-8742	08/03/2023							
			Deposit: 450.00	Charge: 566.00	Credit: 814.00	OpenCr: 0.00	<= Totals =>		565.90	79.50	0.00	0.00	645.40
												Net Due ----->	645.40
127 TRENT COURT		103127	14140	LAWRENCE, DYSTANY A	252-571-4867	08/01/2018 04/22/2024							
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	2,393.10	2,393.10
												Net Due ----->	2,393.10
186 TRENT COURT		103186	12532	LITTLEJOHN, TACARRA B	252-639-8378	06/03/2024							

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Site	Bldg	Unit	Tenant Number/Name			Phone #	Move-In Date	Move-Out Date	Open Balances				Cumulative Balance
			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60	
			Deposit: 450.00	Charge: 110.50	Credit: 100.00	OpenCr: 0.00	<= Totals =>		9.60	0.00	0.00	0.00	9.60
												Net Due ---->	9.60
131 TRENT COURT		103131	11267	MANN, LOVEASI N		252-269-1414	08/14/2008	02/05/2024					
NEW BERN NC 28562			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	2,114.35	2,114.35
												Net Due ---->	2,114.35
134 TRENT COURT		103134	14921	MCGARRELL, TISHAWN P		843-474-6350	03/28/2024	09/03/2024					
NEW BERN NC 28562			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	425.70	15.00	487.70	928.40
												Net Due ---->	928.40
178 TRENT COURT		103178	14862	MEARIDY, SHARIKKA J		252-349-3071	02/23/2024						
NEW BERN NC 28562			Deposit: 390.00	Charge: 117.60	Credit: 559.60	OpenCr: 0.00	<= Totals =>		67.60	0.00	0.00	0.00	67.60
												Net Due ---->	67.60
172 TRENT COURT		103172	10642	MILLER, VITA V		252-229-2937	02/05/1988						
NEW BERN NC 28562			Deposit: 100.00	Charge: 704.40	Credit: 710.00	OpenCr: 0.00	<= Totals =>		72.40	0.00	0.00	0.00	72.40
												Net Due ---->	72.40
207 TRENT COURT		103207	14450	MINOR, ZORYN F		252-259-5788	10/07/2021						
NEW BERN NC 28562			Deposit: 390.00	Charge: 306.70	Credit: 412.00	OpenCr: 0.00	<= Totals =>		228.70	77.80	0.00	0.00	306.50
												Net Due ---->	306.50
152 TRENT COURT		103152	11585	MOLDEN, PHRONDA D		252-626-6587	08/25/2008						
NEW BERN NC 28562			Deposit: 175.00	Charge: 659.40	Credit: 678.00	OpenCr: 0.00	<= Totals =>		26.93	0.00	0.00	0.00	26.93
												Net Due ---->	26.93
179 TRENT COURT		103179	13410	MOORE, BOLIVIA R		252-948-0032	07/08/2015	04/20/2023					
NEW BERN NC 28562			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	795.20	795.20
												Net Due ---->	795.20
168 TRENT COURT		103168	14511	NAYLOR, KAYLA S		252-497-0200	12/28/2021						
NEW BERN NC 28562			Deposit: 390.00	Charge: 731.80	Credit: 706.80	OpenCr: 0.00	<= Totals =>		25.00	0.00	0.00	0.00	25.00
												Net Due ---->	25.00
121 TRENT COURT		103121	13626	NELSON, ERIC A		252-639-1492	06/01/2020						
NEW BERN NC 28562			Deposit: 390.00	Charge: 664.50	Credit: 632.00	OpenCr: 0.00	<= Totals =>		32.00	0.00	0.00	0.00	32.00
												Net Due ---->	32.00
171 TRENT COURT		103171	14537	NELSON, KAMETRICE D		252-571-8915	03/18/2022	09/03/2024					

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Table with columns: Site, Bldg, Unit, Tenant Number/Name, Phone #, Move-In Date, Move-Out Date, Open Balances (0-30, 31-60, 61-90, Over 90), Cumulative Balance. Includes tenant details for PEARSON, MARION M; PERRY, JA'KIA M; PRIDGEN, JORDYN M; PRUDEN, KHANDI A; RICHARDSON, RASHIDAH N; RICHARDSON, TONY D; ROBINSON, DIANE Y; ROBINSON, HEAVEN Z; RUSSELL-WHITE, JAMARION C; SELBY, SHAQUANNA N.

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Site	Bldg	Unit	Tenant Number/Name			Phone #	Move-In Date	Move-Out Date	Open Balances				Cumulative Balance
			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60	
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	448.90	70.00	81.30	600.20
												Net Due ---->	600.20
___	___	103119	14764	SHEPPARD, SAKETHEIYA		252-468-4618	07/27/2023						
119 TRENT COURT NEW BERN NC 28562													
			Deposit: 450.00	Charge: 110.40	Credit: 0.00	OpenCr: 0.00	<= Totals =>		110.40	112.79	0.00	0.00	223.19
												Net Due ---->	223.19
___	___	103186	14395	SIMMONS, ZOE		252-974-8749	11/10/2020	03/06/2024					
186 TRENT COURT NEW BERN NC 28562													
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	1,727.30	1,727.30
												Net Due ---->	1,727.30
___	___	103138	14438	SIMPKINS, AMANDA M		252-640-4857	11/19/2021						
138 TRENT COURT NEW BERN NC 28562													
			Deposit: 390.00	Charge: 115.60	Credit: 0.00	OpenCr: 0.00	<= Totals =>		115.60	33.00	0.00	0.00	148.60
												Net Due ---->	148.60
___	___	103144	10646	SMITH, CANDANCE		252-670-4287	08/04/2000	01/04/2023					
144 TRENT COURT NEW BERN NC 28562													
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	1,122.10	1,122.10
												Net Due ---->	1,122.10
___	___	103211	14532	SMITH, JANE N		252-649-5307	02/10/2022	09/11/2023					
211 TRENT COURT NEW BERN NC 28562													
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	2,733.60	2,733.60
												Net Due ---->	2,733.60
___	___	103205	13263	SMITH, QUANISHA O		252-617-5596	12/23/2015						
205 TRENT COURT NEW BERN NC 28562													
			Deposit: 390.00	Charge: 98.90	Credit: 105.00	OpenCr: 0.00	<= Totals =>		28.90	57.10	0.00	0.00	86.00
												Net Due ---->	86.00
___	___	103117	13291	SMITH, SYLVESTER W		252-617-3914	12/17/2015						
117 TRENT COURT NEW BERN NC 28562													
			Deposit: 480.00	Charge: 324.00	Credit: 328.00	OpenCr: 0.00	<= Totals =>		50.10	0.00	0.00	0.00	50.10
												Net Due ---->	50.10
___	___	103201	10281	SMITH, TAVIO		252-671-1398	05/04/1998						
201 TRENT COURT NEW BERN NC 28562													
			Deposit: 75.00	Charge: 644.10	Credit: 660.00	OpenCr: 0.00	<= Totals =>		4.90	0.00	0.00	0.00	4.90
												Net Due ---->	4.90
___	___	103182	14686	SQUIRES, LATEESE M		252-229-4938	01/09/2023						
182 TRENT COURT NEW BERN NC 28562													
			Deposit: 390.00	Charge: 498.50	Credit: 433.60	OpenCr: 0.00	<= Totals =>		498.50	52.70	0.00	0.00	551.20
												Net Due ---->	551.20
___	___	103177	15092	STRAYHORN, DAVIDA C		910-813-9209	05/29/2024						
177 TRENT COURT NEW BERN NC 28562													

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			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60	
			Deposit: 390.00	Charge: 136.20	Credit: 168.00	OpenCr: 0.00	<= Totals =>		14.80	0.00	0.00	0.00	14.80
												Net Due ---->	14.80
		103183	10371	STRONG, DENISE		252-631-2389	12/27/2001						
183 TRENT COURT NEW BERN NC 28562													
			Deposit: 75.00	Charge: 480.80	Credit: 0.00	OpenCr: 0.00	<= Totals =>		480.80	94.10	12.20	0.00	587.10
												Net Due ---->	587.10
		103157	10633	STYRON, CHANQUIRA		252-658-1198	10/04/2022						
157 TRENT COURT NEW BERN NC 28562													
			Deposit: 390.00	Charge: 720.20	Credit: 705.90	OpenCr: 0.00	<= Totals =>		548.20	71.40	0.00	0.00	619.60
												Net Due ---->	619.60
		103175	14548	STYRON, JAKEIR N		252-571-9273	06/30/2022						
175 TRENT COURT NEW BERN NC 28562													
			Deposit: 390.00	Charge: 680.30	Credit: 780.00	OpenCr: 0.00	<= Totals =>		48.30	10.69	0.00	0.00	58.99
												Net Due ---->	58.99
		103151	14387	TAYLOR, CATERIA L		252-624-1661	11/04/2020						
151 TRENT COURT NEW BERN NC 28562													
			Deposit: 390.00	Charge: 366.80	Credit: 0.00	OpenCr: 0.00	<= Totals =>		366.80	245.00	86.00	161.70	859.50
												Net Due ---->	859.50
		103171	14695	TAYLOR, STACEY L		252-288-1725	02/01/2023						
171 TRENT COURT NEW BERN NC 28562													
			Deposit: 390.00	Charge: 278.60	Credit: 279.40	OpenCr: 0.00	<= Totals =>		6.60	0.00	0.00	0.00	6.60
												Net Due ---->	6.60
		103153	14699	TRIPP, KIMBERLY		317-800-1442	03/31/2023 08/01/2024						
153 TRENT COURT NEW BERN NC 28562													
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	609.30	609.30
												Net Due ---->	609.30
		103173	14545	TWINE, BRANDI L		252-350-1415	04/01/2022 09/11/2024						
173 TRENT COURT NEW BERN NC 28562													
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	560.30	15.00	0.00	575.30
												Net Due ---->	575.30
		103149	12435	WADDELL, DIONNE C		252-229-4472	05/04/2012						
149 TRENT COURT NEW BERN NC 28562													
			Deposit: 75.00	Charge: 573.00	Credit: 580.00	OpenCr: 0.00	<= Totals =>		55.00	0.00	0.00	0.00	55.00
												Net Due ---->	55.00
		103216	12040	WILLIAMS, DOMINIQUE V		757-752-5702	07/13/2016 08/14/2024						
216 TRENT COURT NEW BERN NC 28562													
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	253.70	678.86	932.56
												Net Due ---->	932.56

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Site	Bldg	Unit	Tenant Number/Name			Phone #	Move-In Date	Move-Out Date	Open Balances				Cumulative Balance					
			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60		61 - 90	Over 90			
PHA: 1			Project: 03			Totals												
Deposit: 20,605.00			Charge: 22,012.81			Credit: 21,938.77			OpenCr: 0.00			<= Totals =>		6,889.19	7,667.36	667.90	39,285.17	54,509.62
											<i>Net Due -----></i>		54,509.62					
PHA: 1			Totals															
Deposit: 25,503.00			Charge: 27,499.31			Credit: 26,696.57			OpenCr: 0.00			<= Totals =>		8,683.57	8,331.86	682.90	53,691.42	71,389.75
											<i>Net Due -----></i>		71,389.75					
		201087	14432	BENNETT, TERRY J		252-259-7486	05/04/2021											
1125 Walt Bellamy Dr Apt#7-J1 NEW BERN NC 28562-																		
Deposit: 228.00			Charge: 273.00			Credit: 274.00			OpenCr: 0.00			<= Totals =>		9.00	0.00	0.00	0.00	9.00
											<i>Net Due -----></i>		9.00					
		201092	14677	BOOMER, GLENDA M		252-528-2979	01/09/2023	10/03/2023										
1125 Walt Bellamy Dr Apt#7-P1 NEW BERN NC 28562-																		
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	0.00	0.00	1,587.00	1,587.00
											<i>Net Due -----></i>		1,587.00					
		201041	12557	BOSKEY, DENNIS R		803-290-0537	11/16/2012											
1125 Walt Bellamy Dr Apt#4-C1 NEW BERN NC 28562-																		
Deposit: 203.00			Charge: 627.00			Credit: 583.34			OpenCr: 0.00			<= Totals =>		43.66	5.00	0.00	0.00	48.66
											<i>Net Due -----></i>		48.66					
		201034	12046	CONAWAY, ROBERT I		252-349-8673	08/12/2010	07/23/2024										
1125 Walt Bellamy Dr Apt#3-K1 NEW BERN NC 28562-																		
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	0.00	0.00	931.00	931.00
											<i>Net Due -----></i>		931.00					
		201097	14730	COX, ANNIE B		252-626-6810	03/09/2023	03/07/2024										
1125 Walt Bellamy Dr Apt#8-E1 NEW BERN NC 28562-																		
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	0.00	0.00	404.00	404.00
											<i>Net Due -----></i>		404.00					
		201025	14777	DAMBROSIO, BARBARA A		252-259-6102	09/06/2023	03/06/2024										
1125 Walt Bellamy Dr Apt#3-A2 NEW BERN NC 28562-																		
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	0.00	0.00	1,809.00	1,809.00
											<i>Net Due -----></i>		1,809.00					
		201066	12664	DECOSEY, ELIZABETH		252-631-1738	02/05/2013	05/10/2022										
1125 Walt Bellamy Dr Apt#6-B1 NEW BERN NC 28562-																		
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	0.00	0.00	78.00	78.00
											<i>Net Due -----></i>		78.00					
		201094	14245	DUDLEY, MIRANDA D		252-288-9391	09/05/2018	09/18/2024										
1125 Walt Bellamy Dr Apt#8-B1 NEW BERN NC 28562-																		
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	378.00	141.00	69.00	588.00
											<i>Net Due -----></i>		588.00					

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			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60	
		201096	11987	DUDLEY, SUSAN	252-241-7850	01/11/2010	03/27/2023						
1125 Walt Bellamy Dr Apt#8-D1 NEW BERN NC 28562-													
		Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	15.00	15.00	
											Net Due ----->	15.00	
		201060	14158	EDGE, TAMMY R	252-521-6835	05/21/2018	05/03/2022						
1125 Walt Bellamy Dr Apt#5-H1 NEW BERN NC 28562-													
		Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	167.00	167.00	
											Net Due ----->	167.00	
		201061	13285	GRAY, TEIMAGHN K	252-617-5883	10/05/2018	12/13/2023						
1125 Walt Bellamy Dr Apt#5-J1 NEW BERN NC 28562-													
		Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	997.00	997.00	
											Net Due ----->	997.00	
		201102	11479	GREEN, ELLA M	252-229-6240	02/05/2018	01/13/2022						
1125 Walt Bellamy Dr Apt#8-K1 NEW BERN NC 28562-													
		Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	674.00	674.00	
											Net Due ----->	674.00	
		201068	12721	HARPER, NOAH L	252-349-2998	01/17/2020	06/01/2022						
1125 Walt Bellamy Dr Apt#6-D1 NEW BERN NC 28562-													
		Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	2,016.00	2,016.00	
											Net Due ----->	2,016.00	
		201097	14358	HODGE, CHARLES F	252-670-8281	08/20/2020	11/29/2022						
1125 Walt Bellamy Dr Apt#8-E1 NEW BERN NC 28562-													
		Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	1.00	1.00	
											Net Due ----->	1.00	
		201046	11118	JENKINS, LINFORD E	252-571-7465	12/11/2017	04/07/2022						
1125 Walt Bellamy Dr Apt#4-H1 NEW BERN NC 28562-													
		Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	15.00	15.00	
											Net Due ----->	15.00	
		201022	12788	JONES, REMONA D	252-514-5291	06/26/2014							
1125 Walt Bellamy Dr Apt#2-M1 NEW BERN NC 28562-													
		Deposit: 142.00	Charge: 420.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		420.00	197.00	0.00	0.00	617.00	
											Net Due ----->	617.00	
		201053	14055	JONES, TONYA L	619-748-9838	02/05/2018	08/01/2024						
1125 Walt Bellamy Dr Apt#5-A2 NEW BERN NC 28562-													
		Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	1,949.00	1,949.00	
											Net Due ----->	1,949.00	
		201046	14614	MILLER, CICELY D	252-984-4825	07/08/2022	04/20/2023						
1125 Walt Bellamy Dr Apt#4-H1 NEW BERN NC 28562-													
		Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	954.00	954.00	
											Net Due ----->	954.00	

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			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60		61 - 90
		201056	14340	NORTON, DEOCIA A			252-639-1868	03/17/2020	08/01/2024					
1125 Walt Bellamy Dr Apt#5-D1 NEW BERN NC 28562-														
		Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	632.00	632.00		
											<i>Net Due -----></i>	632.00		
		201047	14762	PAIGE, MAVIS N			252-258-0344	08/02/2024						
1125 Walt Bellamy Dr Apt#4-J1 NEW BERN NC 28562-														
		Deposit: 352.00	Charge: 493.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		493.00	356.00	0.00	0.00	849.00		
											<i>Net Due -----></i>	849.00		
		201019	14489	PENDER, WILLIE M			347-290-0696	09/21/2021						
1125 Walt Bellamy Dr Apt#2-J1 NEW BERN NC 28562-														
		Deposit: 234.00	Charge: 279.00	Credit: 270.00	OpenCr: 0.00	<= Totals =>		18.00	0.00	0.00	0.00	18.00		
											<i>Net Due -----></i>	18.00		
		201069	14694	PETERSON, KEVIN R			252-640-8871	02/06/2023	08/04/2023					
1125 Walt Bellamy Dr Apt#6-E1 NEW BERN NC 28562-														
		Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	560.00	560.00		
											<i>Net Due -----></i>	560.00		
		201100	13546	PRICE, LARRY J			252-259-6611	02/19/2016	12/21/2022					
1125 Walt Bellamy Dr Apt#8-H1 NEW BERN NC 28562-														
		Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	408.00	408.00		
											<i>Net Due -----></i>	408.00		
		201086	14372	SPRUILL, ALLEN R			478-383-4341	10/02/2020						
1125 Walt Bellamy Dr Apt#7-H1 NEW BERN NC 28562-														
		Deposit: 330.00	Charge: 937.00	Credit: 950.00	OpenCr: 0.00	<= Totals =>		2.00	0.00	0.00	0.00	2.00		
											<i>Net Due -----></i>	2.00		
		201027	14561	TROSINO, JANIE E			252-349-6798	06/23/2022	07/08/2024					
1125 Walt Bellamy Dr Apt#3-C1 NEW BERN NC 28562-														
		Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	16.00	16.00		
											<i>Net Due -----></i>	16.00		
		201013	10011	VANMETER, MARGARET A			252-638-8946	05/02/2005						
1125 Walt Bellamy Dr Apt#2-C1 NEW BERN NC 28562-														
		Deposit: 282.00	Charge: 296.00	Credit: 286.00	OpenCr: 0.00	<= Totals =>		10.00	0.00	0.00	0.00	10.00		
											<i>Net Due -----></i>	10.00		
		201004	12786	VAUGHAN, MATTIE L			252-626-8262	08/01/2013	03/24/2022					
1125 Walt Bellamy Dr Apt#1-D1 NEW BERN NC 28562-														
		Deposit: 85.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	26.00	26.00		
											<i>Net Due -----></i>	26.00		
		201073	12653	WALLACE, GEORGIA A			252-259-4277	03/20/2013						
1125 Walt Bellamy Dr Apt#6-J1 NEW BERN NC 28562-														
		Deposit: 282.00	Charge: 519.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		519.00	393.00	15.00	393.00	1,320.00		
											<i>Net Due -----></i>	1,320.00		

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Site	Bldg	Unit	Tenant Number/Name			Phone #	Move-In Date	Move-Out Date	Open Balances				Cumulative Balance	
			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60		61 - 90
_____	_____	201006	14552	WILLIAMS, ADDRO			252-675-3841	05/16/2022						
1125 Walt Bellamy D Apt#1-F1 NEW BERN NC 28562-														
			Deposit: 237.00	Charge: 294.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		294.00	27.00	0.00	0.00	321.00	
											<i>Net Due -----></i>	321.00		
_____	_____	201021	12751	WILLIAMS, DAVID D			252-617-7047	06/06/2014	06/07/2023					
1125 Walt Bellamy Dr Apt#2-L1 NEW BERN NC 28562-														
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	442.00	442.00	
											<i>Net Due -----></i>	442.00		
_____	_____	201024	12221	WILLIAMS, GEORGE			252-497-9480	02/14/2022	08/07/2024					
1125 Walt Bellamy Dr Apt#2-P1 NEW BERN NC 28562-														
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	95.00	137.00	232.00	
											<i>Net Due -----></i>	232.00		
_____	_____	201070	14353	WRIGHT, DAVID L			252-665-5213	09/08/2020	11/17/2023					
1125 Walt Bellamy Dr APT 6-F1 NEW BERN NC 28562-														
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	1,643.00	1,643.00	
											<i>Net Due -----></i>	1,643.00		
PHA: 9			Project: 01			Totals								
			Deposit: 2,375.00	Charge: 4,138.00	Credit: 2,363.34	OpenCr: 0.00	<= Totals =>		1,808.66	1,356.00	251.00	15,923.00	19,338.66	
											<i>Net Due -----></i>	19,338.66		
PHA: 9			Totals											
			Deposit: 2,375.00	Charge: 4,138.00	Credit: 2,363.34	OpenCr: 0.00	<= Totals =>		1,808.66	1,356.00	251.00	15,923.00	19,338.66	
											<i>Net Due -----></i>	19,338.66		
Grand Totals:														
			Deposit: 27,878.00	Charge: 31,637.31	Credit: 29,059.91	OpenCr: 0.00	<= Totals =>		10,492.23	9,687.86	933.90	69,614.42	90,728.41	
											<i>Net Due -----></i>	90,728.41		



TARs Detail

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Table for tenant BRYANT, KARREN T at 97 TRENT COURT. Includes rows for UTIL, RENT, LATECG charges and a summary row for Deposit: 0.00, Charge: 0.00, Credit: 0.00, OpenCr: 0.00, Totals => 1,228.45 Net Due -----> 1,228.45

Table for tenant BRYANT, KIA B at 112 TRENT COURT. Includes rows for UTIL, LATECG, RENT charges and a summary row for Deposit: 0.00, Charge: 0.00, Credit: 0.00, OpenCr: 0.00, Totals => 202.80 Net Due -----> 202.80

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Summary row for PHA: 1 Project: 01 Totals. Deposit: 4,898.00, Charge: 5,486.50, Credit: 4,757.80, OpenCr: 0.00, Net Due: 16,842.58

Table entry for tenant BROWN, PAUL at 49 CRAVEN TERRACE, NEW BERN NC 28562.

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Site	Bldg	Unit	Tenant Number/Name			Phone #	Move-In Date	Move-Out Date	Open Balances				Cumulative Balance							
			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60		61 - 90	Over 90					
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	0.00	0.00	6.15	6.15		
										<i>Net Due -----></i>				6.15						
24 CRAVEN TERRACE NEW BERN NC 28562		102024	11437	GREEN, DORIELL		252-671-6046	07/11/2008	12/31/2015												
				UTIL 99	EXCESS ELECTRICITY CONSUT00032899			01/01/2015										11.40	11.40	
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	0.00	0.00	11.40	11.40		
										<i>Net Due -----></i>				11.40						
144 CRAVEN TERRACE NEW BERN NC 28562		102144	12349	ROBINSON, SUQUANNA A		252-617-8988	05/12/2011	12/31/2015												
				WKORD »WKORLWO # 39632			WO00001184	04/01/2020											20.00	20.00
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	0.00	0.00	20.00	20.00		
										<i>Net Due -----></i>				20.00						
PHA: 1			Project: 02			Totals														
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	0.00	0.00	37.55	37.55		
										<i>Net Due -----></i>				37.55						
177 TRENT COURT NEW BERN NC 28562		103177	14604	ADINOLFI, OLIVIA L		252-772-5731	07/15/2022	04/29/2024												
				UTIL 99	EXCESS ELECTRICITY AR00089297			06/01/2024											23.50	23.50
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	0.00	0.00	23.50	23.50		
										<i>Net Due -----></i>				23.50						
174 TRENT COURT NEW BERN NC 28562		103174	12710	ARRINGTON, SHATINA B		252-670-9524	03/14/2023													
				UTIL 99	EXCESS ELECTRICITY CONSUT00046621			10/01/2024					54.40						54.40	
				WKORD »WKORLWO # 53419			WO00001337	10/24/2024					20.00						74.40	
Deposit: 450.00			Charge: 125.00			Credit: 83.00			OpenCr: 0.00			<= Totals =>		74.40	0.00	0.00	0.00	74.40		
										<i>Net Due -----></i>				74.40						
125 TRENT COURT NEW BERN NC 28562		103125	14586	BANKS, TIA R		252-497-9841	07/27/2022	10/17/2024												
				UTIL 4	adjusted for move out AR00090574			10/01/2024					30.30						30.30	
				RENT 3	reversed payment/fraud AR00090571			10/17/2024					324.03						354.33	
Deposit: 0.00			Charge: 872.63			Credit: 518.30			OpenCr: 0.00			<= Totals =>		354.33	0.00	0.00	0.00	354.33		
										<i>Net Due -----></i>				354.33						
127 TRENT COURT NEW BERN NC 28562		103127	15029	BARNETT, CAITLIN		252-349-4096	07/24/2024													
				UTIL 99	EXCESS ELECTRICITY CONSUT00046478			09/01/2024						21.59					21.59	
				LATECG »LATE A/R LATE CHARGES	LC00020735			09/10/2024						15.00					36.59	
				UTIL 99	EXCESS ELECTRICITY CONSUT00046581			10/01/2024					41.20						77.79	
				LATECG »LATE A/R LATE CHARGES	LC00020798			10/08/2024					15.00						92.79	
Deposit: 390.00			Charge: 410.20			Credit: 381.00			OpenCr: 0.00			<= Totals =>		56.20	36.59	0.00	0.00	92.79		
										<i>Net Due -----></i>				92.79						
140 TRENT COURT NEW BERN NC 28562		103140	14551	BARNETT, KAYLA R		252-671-6628	07/27/2022													
				UTIL 99	EXCESS ELECTRICITY CONSUT00046591			10/01/2024					27.40						27.40	
Deposit: 390.00			Charge: 109.00			Credit: 510.40			OpenCr: 0.00			<= Totals =>		27.40	0.00	0.00	0.00	27.40		
										<i>Net Due -----></i>				27.40						
154 TRENT COURT NEW BERN NC 28562		103154	13649	BARNETT, MELISSA A		252-670-3347	05/19/2022													
				UTIL 99	EXCESS ELECTRICITY CONSUT00046503			09/01/2024						76.40					76.40	

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Site	Bldg	Unit	Tenant Number/Name			Phone #	Move-In Date	Move-Out Date	Open Balances				Cumulative Balance		
			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60		61 - 90	Over 90
			FORMAL	»CHARGFM00000054»	Nonpayment		AC00095723	06/01/2024					316.00	1,797.61	
			LATECG	»LATE	A/R LATE CHARGES		LC00020572	06/10/2024					15.00	1,812.61	
			RENT	»RENT	RENT CHARGE		AC00095939	07/01/2024					632.00	2,444.61	
			FORMAL	»CHARGFM00000054»	Nonpayment		AC00095940	07/01/2024					316.00	2,760.61	
			UTIL	99	EXCESS ELECTRICITY CONSUT00046332			07/01/2024					11.90	2,772.51	
			LATECG	»LATE	A/R LATE CHARGES		LC00020635	07/09/2024					15.00	2,787.51	
			MISC	9	Court Cost-Nonpayment		AR00089422	07/15/2024					126.00	2,913.51	
			RENT	»RENT	RENT CHARGE		AC00096162	08/01/2024					632.00	3,545.51	
			FORMAL	»CHARGFM00000054»	Nonpayment		AC00096163	08/01/2024					316.00	3,861.51	
			UTIL	99	EXCESS ELECTRICITY CONSUT00046434			08/01/2024					26.00	3,887.51	
			LATECG	»LATE	A/R LATE CHARGES		LC00020703	08/08/2024				15.00		3,902.51	
			RENT	»RENT	RENT CHARGE		AC00096383	09/01/2024		632.00				4,534.51	
			FORMAL	»CHARGFM00000054»	Nonpayment		AC00096384	09/01/2024		194.35				4,728.86	
			UTIL	99	move out		AR00090182	09/01/2024		44.50				4,773.36	
			MAINT	12	move out		AR00090180	09/03/2024		235.00				5,008.36	
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	1,105.85	15.00	3,887.51		5,008.36	
														Net Due ----->	5,008.36
		103158	14572	CHRISTIAN, TAYLOR A		571-778-7244	05/20/2022								
158 TRENT COURT				UTIL	99	EXCESS ELECTRICITY CONSUT00046607		10/01/2024	63.10					63.10	
NEW BERN NC 28562				LATECG	»LATE	A/R LATE CHARGES		10/08/2024	15.00					78.10	
				Deposit: 490.00	Charge: 712.60	Credit: 719.00	OpenCr: 0.00	<= Totals =>		78.10	0.00	0.00	0.00	78.10	
														Net Due ----->	78.10
		103133	10834	COPLON, III, DAVID L		252-571-4345	08/05/2022								
133 TRENT COURT				LATECG	»LATE	A/R LATE CHARGES		08/08/2024			15.00			15.00	
NEW BERN NC 28562				RENT	»RENT	RENT CHARGE		09/01/2024		65.40				80.40	
				UTIL	99	EXCESS ELECTRICITY CONSUT00046484		09/01/2024		63.70				144.10	
				LATECG	»LATE	A/R LATE CHARGES		09/10/2024		15.00				159.10	
				RENT	»RENT	RENT CHARGE		10/01/2024	245.00					404.10	
				UTIL	99	EXCESS ELECTRICITY CONSUT00046586		10/01/2024	59.70					463.80	
				LATECG	»LATE	A/R LATE CHARGES		10/08/2024	15.00					478.80	
				Deposit: 390.00	Charge: 384.70	Credit: 857.20	OpenCr: 0.00	<= Totals =>		319.70	144.10	15.00	0.00	478.80	
														Net Due ----->	478.80
		103141	14726	COREY, VANESSA A		252-671-4567	08/21/2023	04/25/2024							
141 TRENT COURT				RENT	»RENT	RENT CHARGE		10/01/2023					224.00	224.00	
NEW BERN NC 28562				UTIL	99	EXCESS ELECTRICITY CONSUT00045762		10/01/2023					66.40	290.40	
				LATECG	»LATE	A/R LATE CHARGES		10/10/2023					15.00	305.40	
				RENT	»RENT	RENT CHARGE		11/01/2023					389.00	694.40	
				UTIL	99	EXCESS ELECTRICITY CONSUT00045858		11/01/2023					66.70	761.10	
				LATECG	»LATE	A/R LATE CHARGES		11/08/2023					15.00	776.10	
				RENT	»RENT	RENT CHARGE		12/01/2023					389.00	1,165.10	
				UTIL	99	EXCESS ELECTRICITY CONSUT00045953		12/01/2023					76.40	1,241.50	
				LATECG	»LATE	A/R LATE CHARGES		12/08/2023					15.00	1,256.50	
				RENT	»RENT	RENT CHARGE		01/01/2024					389.00	1,645.50	
				UTIL	99	EXCESS ELECTRICITY CONSUT00046038		01/01/2024					52.20	1,697.70	
				LATECG	»LATE	A/R LATE CHARGES		01/09/2024					15.00	1,712.70	
				RENT	»RENT	RENT CHARGE		02/01/2024					389.00	2,101.70	
				UTIL	99	EXCESS ELECTRICITY CONSUT00046126		02/01/2024					54.40	2,156.10	

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Site	Bldg	Unit	Tenant Number/Name			Phone #	Move-In Date	Move-Out Date	Open Balances				Cumulative Balance
			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60	
			UTIL	99	EXCESS ELECTRICITY CONSUT	00045614	08/01/2023					59.70	293.12
			LATECG	»LATE	A/R LATE CHARGES	LC00019937	08/08/2023					15.00	308.12
			RENT	»RENT	RENT CHARGE	AC00093740	09/01/2023					212.00	520.12
			UTIL	99	EXCESS ELECTRICITY CONSUT	00045709	09/01/2023					57.40	577.52
			LATECG	»LATE	A/R LATE CHARGES	LC00020004	09/08/2023					15.00	592.52
			RENT	»RENT	RENT CHARGE	AC00093954	10/01/2023					212.00	804.52
			UTIL	99	EXCESS ELECTRICITY CONSUT	00045810	10/01/2023					68.00	872.52
			LATECG	»LATE	A/R LATE CHARGES	LC00020074	10/10/2023					15.00	887.52
			MISC	9	Court Cost	AR00085841	10/19/2023					126.00	1,013.52
			RENT	»RENT	RENT CHARGE	AC00094180	11/01/2023					212.00	1,225.52
			UTIL	99	EXCESS ELECTRICITY CONSUT	00045904	11/01/2023					47.80	1,273.32
			LATECG	»LATE	A/R LATE CHARGES	LC00020145	11/08/2023					15.00	1,288.32
			RENT	»RENT	RENT CHARGE	AC00094396	12/01/2023					212.00	1,500.32
			UTIL	99	EXCESS ELECTRICITY CONSUT	00045992	12/01/2023					30.20	1,530.52
			LATECG	»LATE	A/R LATE CHARGES	LC00020198	12/08/2023					15.00	1,545.52
			RENT	»RENT	RENT CHARGE	AC00094617	01/01/2024					212.00	1,757.52
			UTIL	99	EXCESS ELECTRICITY CONSUT	00046077	01/01/2024					28.30	1,785.82
			LATECG	»LATE	A/R LATE CHARGES	LC00020265	01/09/2024					15.00	1,800.82
			MISC	9	writs	AR00087297	01/26/2024					55.00	1,855.82
			RENT	»RENT	RENT CHARGE	AC00094835	02/01/2024					212.00	2,067.82
			MAINT	12	Move Out	AR00087327	02/05/2024					1,235.00	3,302.82
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>	0.00	0.00	0.00	3,302.82	3,302.82	
												<i>Net Due -----></i>	3,302.82
		103161	10189	FINKLEY, CALLIE		252-631-1698	06/23/2000						
		161 TRENT COURT NEW BERN NC 28562	UTIL	99	EXCESS ELECTRICITY CONSUT	00046610	10/01/2024					37.00	37.00
			Deposit: 175.00	Charge: 310.00	Credit: 324.80	OpenCr: 0.00	<= Totals =>	37.00	0.00	0.00	0.00	37.00	
												<i>Net Due -----></i>	37.00
		103181	14585	FONVILLE, MCKINLEY		252-639-1913	06/09/2022						
		181 TRENT COURT NEW BERN NC 28562	UTIL	99	EXCESS ELECTRICITY CONSUT	00046628	10/01/2024					47.30	47.30
			Deposit: 390.00	Charge: 485.00	Credit: 507.00	OpenCr: 0.00	<= Totals =>	47.30	0.00	0.00	0.00	47.30	
												<i>Net Due -----></i>	47.30
		103167	10134	FRANKS, SHANTA D		252-617-5020	08/20/1997						
		167 TRENT COURT NEW BERN NC 28562	UTIL	99	EXCESS ELECTRICITY CONSUT	00046616	10/01/2024					39.60	39.60
			Deposit: 100.00	Charge: 311.60	Credit: 332.40	OpenCr: 0.00	<= Totals =>	39.60	0.00	0.00	0.00	39.60	
												<i>Net Due -----></i>	39.60
		103122	10638	GARDNER, GEMILENE N		252-349-2474	01/01/1995						
		122 TRENT COURT NEW BERN NC 28562	WKORD	»WKORLWO # 53322		WO00001328	09/09/2024					35.35	35.35
			UTIL	99	EXCESS ELECTRICITY CONSUT	00046576	10/01/2024					28.30	63.65
			Deposit: 75.00	Charge: 660.30	Credit: 676.00	OpenCr: 0.00	<= Totals =>	28.30	35.35	0.00	0.00	63.65	
												<i>Net Due -----></i>	63.65
		103147	14540	GORSUCH-HALL, DEBORAH S		252-342-0280	10/18/2022	09/03/2024					
		147 TRENT COURT NEW BERN NC 28562	FORMAL	»CHARGFM00000053»NONPAYMENT		AC00095020	03/01/2024					138.00	138.00
			LATECG	»LATE	A/R LATE CHARGES	LC00020371	03/08/2024					15.00	153.00
			RENT	»RENT	RENT CHARGE	AC00095240	04/01/2024					632.00	785.00
			FORMAL	»CHARGFM00000053»NONPAYMENT		AC00095241	04/01/2024					450.00	1,235.00

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Site	Bldg	Unit	Tenant Number/Name			Phone #	Move-In Date	Move-Out Date	Open Balances				Cumulative Balance	
			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60		61 - 90
			LATECG	»LATE	A/R LATE CHARGES		LC00020438	04/09/2024					15.00	1,250.00
			RENT	»RENT	RENT CHARGE		AC00095461	05/01/2024					632.00	1,882.00
			FORMAL	»CHARGFM00000053»	NONPAYMENT		AC00095462	05/01/2024					450.00	2,332.00
			LATECG	»LATE	A/R LATE CHARGES		LC00020493	05/08/2024					15.00	2,347.00
			RENT	»RENT	RENT CHARGE		AC00095682	06/01/2024					632.00	2,979.00
			FORMAL	»CHARGFM00000053»	NONPAYMENT		AC00095683	06/01/2024					408.10	3,387.10
			UTIL	99	EXCESS ELECTRICITY		AR00089273	06/01/2024					12.70	3,399.80
			LATECG	»LATE	A/R LATE CHARGES		LC00020555	06/10/2024					15.00	3,414.80
			RENT	»RENT	RENT CHARGE		AC00095899	07/01/2024					632.00	4,046.80
			UTIL	99	EXCESS ELECTRICITY CONSUT		00046295	07/01/2024					47.20	4,094.00
			LATECG	»LATE	A/R LATE CHARGES		LC00020614	07/09/2024					15.00	4,109.00
			MISC	9	Court Cost-Nonpayment		AR00089416	07/15/2024					126.00	4,235.00
			RENT	»RENT	RENT CHARGE		AC00096122	08/01/2024					632.00	4,867.00
			UTIL	99	EXCESS ELECTRICITY CONSUT		00046395	08/01/2024					74.80	4,941.80
			LATECG	»LATE	A/R LATE CHARGES		LC00020680	08/08/2024				15.00		4,956.80
			RENT	»RENT	RENT CHARGE		AC00096342	09/01/2024			632.00			5,588.80
			MAINT	12	move out		AR00090165	09/03/2024			385.00			5,973.80
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>		0.00	1,017.00	15.00	4,941.80		5,973.80
														Net Due ----->
		103130	14766	GRIFFIN, DOMINIQUE T		202-276-0848		08/03/2023						
		130 TRENT COURT NEW BERN NC 28562	UTIL	99	EXCESS ELECTRICITY CONSUT		00046481	09/01/2024			25.30			25.30
			LATECG	»LATE	A/R LATE CHARGES		LC00020736	09/10/2024			15.00			40.30
			UTIL	99	EXCESS ELECTRICITY CONSUT		00046584	10/01/2024			25.40			65.70
			LATECG	»LATE	A/R LATE CHARGES		LC00020800	10/08/2024			15.00			80.70
			Deposit: 390.00	Charge: 170.40	Credit: 197.00	OpenCr: 0.00	<= Totals =>		40.40	40.30	0.00	0.00		80.70
														Net Due ----->
		103128	11106	HALL, MEAKEA M		252-649-5362		02/03/2023						
		128 TRENT COURT NEW BERN NC 28562	WKORD	»WKORLWO # 53323			WO00001325	09/10/2024			16.00			16.00
			RENT	»RENT	RENT CHARGE		AC00096541	10/01/2024			78.00			94.00
			UTIL	99	EXCESS ELECTRICITY CONSUT		00046582	10/01/2024			53.70			147.70
			LATECG	»LATE	A/R LATE CHARGES		LC00020799	10/08/2024			15.00			162.70
			Deposit: 390.00	Charge: 446.70	Credit: 300.00	OpenCr: 0.00	<= Totals =>		146.70	16.00	0.00	0.00		162.70
														Net Due ----->
		103180	13652	HARRIS, ESSENCE O		910-382-1502		01/06/2017						
		180 TRENT COURT NEW BERN NC 28562	UTIL	99	EXCESS ELECTRICITY CONSUT		00046627	10/01/2024			48.50			48.50
			WKORD	»WKORLWO # 53423			WO00001341	10/25/2024			3.00			51.50
			Deposit: 390.00	Charge: 300.70	Credit: 292.00	OpenCr: 0.00	<= Totals =>		51.50	0.00	0.00	0.00		51.50
														Net Due ----->
		103150	13578	HILL, KELVIN J		252-514-1367		05/01/2018						
		150 TRENT COURT NEW BERN NC 28562	UTIL	99	EXCESS ELECTRICITY CONSUT		00046600	10/01/2024			59.70			59.70
			Deposit: 550.00	Charge: 255.70	Credit: 260.00	OpenCr: 0.00	<= Totals =>		59.70	0.00	0.00	0.00		59.70
														Net Due ----->
		103185	13119	JENKINS, WHITNEY S		252-284-5686		08/01/2024						
		185 TRENT COURT NEW BERN NC 28562	UTIL	99	EXCESS ELECTRICITY CONSUT		00046534	09/01/2024			0.10			0.10
			UTIL	99	EXCESS ELECTRICITY CONSUT		00046632	10/01/2024			51.80			51.90

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Table with columns: Site, Bldg, Unit, Tenant Number/Name, Phone #, Move-In Date, Move-Out Date, Open Balances (0-30, 31-60, 61-90, Over 90), Cumulative Balance. Includes summary rows for Deposits, Charges, Credits, and Totals for various tenants like JONES, DEBBIE D and JONES, JE'NEYA N.

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Site	Bldg	Unit	Tenant Number/Name	Phone #	Move-In Date	Move-Out Date	Open Balances				Cumulative Balance		
			Group	Code	Description	Reference	Posting Date	0 - 30	31 - 60	61 - 90	Over 90		
			Deposit: 390.00	Charge: 117.60	Credit: 559.60	OpenCr: 0.00	<= Totals =>	67.60	0.00	0.00	0.00	67.60	
											<i>Net Due -----></i>	67.60	
			103172	10642	MILLER, VITA V	252-229-2937	02/05/1988						
172 TRENT COURT NEW BERN NC 28562			UTIL	99	EXCESS ELECTRICITY CONSUT00046620		10/01/2024	72.40				72.40	
			Deposit: 100.00	Charge: 704.40	Credit: 710.00	OpenCr: 0.00	<= Totals =>	72.40	0.00	0.00	0.00	72.40	
											<i>Net Due -----></i>	72.40	
			103207	14450	MINOR, ZORYN F	252-259-5788	10/07/2021						
207 TRENT COURT NEW BERN NC 28562			UTIL	99	EXCESS ELECTRICITY CONSUT00046543		09/01/2024	62.80			62.80		
			LATECG »LATE	A/R LATE CHARGES	LC00020769		09/10/2024	15.00			77.80		
			RENT »RENT	RENT CHARGE	AC00096599		10/01/2024	63.00			140.80		
			FORMAL »CHARGFM00000055»PAST DUE BAL		AC00096600		10/01/2024	100.00			240.80		
			UTIL	99	EXCESS ELECTRICITY CONSUT00046638		10/01/2024	50.70			291.50		
			LATECG »LATE	A/R LATE CHARGES	LC00020824		10/08/2024	15.00			306.50		
			Deposit: 390.00	Charge: 306.70	Credit: 412.00	OpenCr: 0.00	<= Totals =>	228.70	77.80	0.00	0.00	306.50	
											<i>Net Due -----></i>	306.50	
			103152	11585	MOLDEN, PHRONDA D	252-626-6587	08/25/2008						
152 TRENT COURT NEW BERN NC 28562			UTIL	99	EXCESS ELECTRICITY CONSUT00046602		10/01/2024	26.93			26.93		
			Deposit: 175.00	Charge: 659.40	Credit: 678.00	OpenCr: 0.00	<= Totals =>	26.93	0.00	0.00	0.00	26.93	
											<i>Net Due -----></i>	26.93	
			103179	13410	MOORE, BOLIVIA R	252-948-0032	07/08/2015	04/20/2023					
179 TRENT COURT NEW BERN NC 28562			UTIL	99	EXCESS ELECTRICITY CONSUT00044858		12/01/2022				27.70	27.70	
			RENT »RENT	RENT CHARGE	AC00092020		01/01/2023				100.50	128.20	
			LATECG »LATE	A/R LATE CHARGES	LC00019482		01/10/2023				15.00	143.20	
			RENT »RENT	RENT CHARGE	AC00092225		02/01/2023				102.00	245.20	
			LATECG »LATE	A/R LATE CHARGES	LC00019546		02/08/2023				15.00	260.20	
			RENT »RENT	RENT CHARGE	AC00092435		03/01/2023				102.00	362.20	
			LATECG »LATE	A/R LATE CHARGES	LC00019595		03/08/2023				15.00	377.20	
			MISC	9	Court Costs		AR00083153	03/09/2023			126.00	503.20	
			RENT »RENT	RENT CHARGE	AC00092647		04/01/2023				102.00	605.20	
			LATECG	15	correction		AR00083621	04/20/2023			15.00	620.20	
			MAINT	12	Charges after vacating		AR00083620	04/20/2023			175.00	795.20	
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>	0.00	0.00	0.00	795.20	795.20	
											<i>Net Due -----></i>	795.20	
			103168	14511	NAYLOR, KAYLA S	252-497-0200	12/28/2021						
168 TRENT COURT NEW BERN NC 28562			WKORD »WKORIWO # 53416				WO00001338	10/24/2024			25.00	25.00	
			Deposit: 390.00	Charge: 731.80	Credit: 706.80	OpenCr: 0.00	<= Totals =>	25.00	0.00	0.00	0.00	25.00	
											<i>Net Due -----></i>	25.00	
			103121	13626	NELSON, ERIC A	252-639-1492	06/01/2020						
121 TRENT COURT NEW BERN NC 28562			UTIL	99	EXCESS ELECTRICITY CONSUT00046575		10/01/2024	32.00			32.00		
			Deposit: 390.00	Charge: 664.50	Credit: 632.00	OpenCr: 0.00	<= Totals =>	32.00	0.00	0.00	0.00	32.00	
											<i>Net Due -----></i>	32.00	
			103171	14537	NELSON, KAMETRICE D	252-571-8915	03/18/2022	09/03/2024					
171 TRENT COURT NEW BERN NC 28562			LATECG »LATE	A/R LATE CHARGES	LC00020445		04/09/2024				15.00	15.00	

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Site	Bldg	Unit	Tenant Number/Name			Phone #	Move-In Date	Move-Out Date	Open Balances				Cumulative Balance	
			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60		61 - 90
			RENT	»RENT	RENT CHARGE	AC00095484	05/01/2024					632.00	647.00	
			FORMAL	»CHARGFM00000052»	Nonpayment	AC00095485	05/01/2024					34.70	681.70	
			LATECG	»LATE	A/R LATE CHARGES	LC00020501	05/08/2024					15.00	696.70	
			RENT	»RENT	RENT CHARGE	AC00095706	06/01/2024					632.00	1,328.70	
			FORMAL	»CHARGFM00000052»	Nonpayment	AC00095707	06/01/2024					316.00	1,644.70	
			LATECG	»LATE	A/R LATE CHARGES	LC00020564	06/10/2024					15.00	1,659.70	
			RENT	»RENT	RENT CHARGE	AC00095922	07/01/2024					632.00	2,291.70	
			FORMAL	»CHARGFM00000052»	Nonpayment	AC00095923	07/01/2024					316.00	2,607.70	
			LATECG	»LATE	A/R LATE CHARGES	LC00020626	07/09/2024					15.00	2,622.70	
			MISC	9	Court Cost-Nonpayment	AR00089418	07/15/2024					126.00	2,748.70	
			RENT	»RENT	RENT CHARGE	AC00096146	08/01/2024					632.00	3,380.70	
			FORMAL	»CHARGFM00000052»	Nonpayment	AC00096147	08/01/2024					316.00	3,696.70	
			UTIL	99	EXCESS ELECTRICITY CONSUT	00046419	08/01/2024					77.50	3,774.20	
			LATECG	»LATE	A/R LATE CHARGES	LC00020692	08/08/2024					15.00	3,789.20	
			RENT	»RENT	RENT CHARGE	AC00096366	09/01/2024				632.00		4,421.20	
			FORMAL	»CHARGFM00000052»	Nonpayment	AC00096367	09/01/2024				195.10		4,616.30	
			UTIL	99	move out adjustment	AR00090198	09/01/2024				72.60		4,688.90	
			MAINT	12	move out charges	AR00090200	09/03/2024				250.00		4,938.90	
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>	0.00	1,149.70	15.00	3,774.20		4,938.90	
													Net Due ---->	4,938.90
		103123	13682	PEARSON, MARION M		252-259-7681	04/05/2017							
123 TRENT COURT				UTIL	99	EXCESS ELECTRICITY CONSUT	00046474	09/01/2024				34.20	34.20	
NEW BERN NC 28562				LATECG	»LATE	A/R LATE CHARGES	LC00020733	09/10/2024				15.00	49.20	
				UTIL	99	EXCESS ELECTRICITY CONSUT	00046577	10/01/2024			66.90		116.10	
				LATECG	»LATE	A/R LATE CHARGES	LC00020794	10/08/2024			15.00		131.10	
				Deposit: 390.00	Charge: 131.90	Credit: 122.00	OpenCr: 0.00	<= Totals =>	81.90	49.20	0.00	0.00	131.10	
													Net Due ---->	131.10
		103214	14539	PERRY, JA'KIA M		252-474-7098	03/24/2022	05/20/2024						
214 TRENT COURT				UTIL	99	EXCESS ELECTRICITY CONSUT	00046087	01/01/2024				28.50	28.50	
NEW BERN NC 28562				UTIL	99	EXCESS ELECTRICITY CONSUT	00046171	02/01/2024				23.60	52.10	
				LATECG	»LATE	A/R LATE CHARGES	LC00020351	02/08/2024				15.00	67.10	
				RENT	»RENT	RENT CHARGE	AC00095076	03/01/2024				519.50	586.60	
				LATECG	»LATE	A/R LATE CHARGES	LC00020397	03/08/2024				15.00	601.60	
				RENT	»RENT	RENT CHARGE	AC00095296	04/01/2024				632.00	1,233.60	
				UTIL	99	EXCESS ELECTRICITY CONSUT	00046248	04/01/2024				11.80	1,245.40	
				MISC	9	Cost of Court	AR00087996	04/02/2024				126.00	1,371.40	
				LATECG	»LATE	A/R LATE CHARGES	LC00020460	04/09/2024				15.00	1,386.40	
				RENT	»RENT	RENT CHARGE	AC00095516	05/01/2024				632.00	2,018.40	
				LATECG	15	Move Out	AR00088539	05/08/2024				15.00	2,033.40	
				MAINT	12	Move out charges	AR00088540	05/20/2024				265.00	2,298.40	
				Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>	0.00	0.00	0.00	2,298.40	2,298.40	
													Net Due ---->	2,298.40
		103170	14700	PRIDGEN, JORDYN M		252-259-2794	02/23/2023	04/19/2024						
170 TRENT COURT				UTIL	99	EXCESS ELECTRICITY	AR00089291	06/01/2024				9.30	9.30	
NEW BERN NC 28562				Deposit: 390.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>	0.00	0.00	0.00	9.30	9.30	
													Net Due ---->	9.30

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Site	Bldg	Unit	Tenant Number/Name			Phone #	Move-In Date	Move-Out Date	Open Balances				Cumulative Balance					
			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60		61 - 90	Over 90			
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	448.90	70.00	81.30	600.20
											<i>Net Due -----></i>			600.20				
_____ 103119			14764	SHEPPARD, SAKETHEIYA		252-468-4618	07/27/2023											
119 TRENT COURT NEW BERN NC 28562			UTIL	99	EXCESS ELECTRICITY CONSUT00046470		09/01/2024					64.79	64.79					
			WKORD	»WKORIWO # 53320		WO00001322	09/04/2024					33.00	97.79					
			LATECG	»LATE	A/R LATE CHARGES	LC00020731	09/10/2024					15.00	112.79					
			RENT	»RENT	RENT CHARGE	AC00096532	10/01/2024	50.00					162.79					
			UTIL	99	EXCESS ELECTRICITY CONSUT00046573		10/01/2024	45.40					208.19					
			LATECG	»LATE	A/R LATE CHARGES	LC00020792	10/08/2024	15.00					223.19					
Deposit: 450.00			Charge: 110.40			Credit: 0.00			OpenCr: 0.00			<= Totals =>		110.40	112.79	0.00	0.00	223.19
											<i>Net Due -----></i>			223.19				
_____ 103186			14395	SIMMONS, ZOE		252-974-8749	11/10/2020	03/06/2024										
186 TRENT COURT NEW BERN NC 28562			UTIL	99	EXCESS ELECTRICITY CONSUT00046073		01/01/2024						27.70	27.70				
			LATECG	»LATE	A/R LATE CHARGES	LC00020263	01/09/2024					15.00	42.70					
			RENT	»RENT	RENT CHARGE	AC00094830	02/01/2024					137.00	179.70					
			UTIL	99	EXCESS ELECTRICITY CONSUT00046157		02/01/2024					59.60	239.30					
			LATECG	»LATE	A/R LATE CHARGES	LC00020340	02/08/2024					15.00	254.30					
			MISC	9	Writs	AR00087299	02/16/2024					55.00	309.30					
			MISC	9	Writs	AR00087689	02/27/2024					55.00	364.30					
			RENT	»RENT	RENT CHARGE	AC00095060	03/01/2024					137.00	501.30					
			MAINT	12	Move out damages	AR00087693	03/06/2024					1,226.00	1,727.30					
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	0.00	0.00	1,727.30	1,727.30
											<i>Net Due -----></i>			1,727.30				
_____ 103138			14438	SIMPKINS, AMANDA M		252-640-4857	11/19/2021											
138 TRENT COURT NEW BERN NC 28562			WKORD	»WKORIWO # 53610		WO00001329	09/26/2024					33.00	33.00					
			RENT	»RENT	RENT CHARGE	AC00096549	10/01/2024	50.00					83.00					
			UTIL	99	EXCESS ELECTRICITY CONSUT00046589		10/01/2024	45.60					128.60					
			LATECG	»LATE	A/R LATE CHARGES	LC00020804	10/08/2024	15.00					143.60					
			WKORD	»WKORIWO # 53679		WO00001332	10/16/2024	5.00					148.60					
Deposit: 390.00			Charge: 115.60			Credit: 0.00			OpenCr: 0.00			<= Totals =>		115.60	33.00	0.00	0.00	148.60
											<i>Net Due -----></i>			148.60				
_____ 103144			10646	SMITH, CANDANCE		252-670-4287	08/04/2000	01/04/2023										
144 TRENT COURT NEW BERN NC 28562			RENT	»RENT	RENT CHARGE	AC00091794	12/01/2022					7.00	7.00					
			UTIL	99	EXCESS ELECTRICITY CONSUT00044832		12/01/2022					11.70	18.70					
			RENT	»RENT	RENT CHARGE	AC00091989	01/01/2023					820.00	838.70					
			UTIL	99	move out	AR00082417	01/04/2023					42.40	881.10					
			MAINT	12	charges after mo	AR00082419	01/04/2023					241.00	1,122.10					
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	0.00	0.00	1,122.10	1,122.10
											<i>Net Due -----></i>			1,122.10				
_____ 103211			14532	SMITH, JANE N		252-649-5307	02/10/2022	09/11/2023										
211 TRENT COURT NEW BERN NC 28562			UTIL	99	EXCESS ELECTRICITY CONSUT00045031		02/01/2023					19.30	19.30					
			LATECG	»LATE	A/R LATE CHARGES	LC00019558	02/08/2023					15.00	34.30					
			UTIL	99	EXCESS ELECTRICITY CONSUT00045110		02/28/2023					69.30	103.60					
			UTIL	97	EXCESS GAS CONSUMPTIONUT00045119		02/28/2023					43.75	147.35					
			RENT	»RENT	RENT CHARGE	AC00092454	03/01/2023					222.00	369.35					

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Table with columns: Site, Bldg, Unit, Tenant Number/Name, Phone #, Move-In Date, Move-Out Date, Open Balances (0-30, 31-60, 61-90, Over 90), Cumulative Balance. Includes multiple tenant entries with their respective charges and deposits.

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Site	Bldg	Unit	Tenant Number/Name		Phone #	Move-In Date	Move-Out Date	Open Balances				Cumulative Balance
			Group	Code				Description	Reference	Posting Date	0 - 30	
			Deposit: 390.00	Charge: 498.50	Credit: 433.60	OpenCr: 0.00	<= Totals =>	498.50	52.70	0.00	0.00	551.20
							<i>Net Due -----></i>				551.20	
			103177	15092	STRAYHORN, DAVIDA C	910-813-9209	05/29/2024					
177 TRENT COURT			UTIL	99	EXCESS ELECTRICITY CONSUT00046624		10/01/2024	14.80				14.80
NEW BERN NC 28562												
			Deposit: 390.00	Charge: 136.20	Credit: 168.00	OpenCr: 0.00	<= Totals =>	14.80	0.00	0.00	0.00	14.80
							<i>Net Due -----></i>				14.80	
			103183	10371	STRONG, DENISE	252-631-2389	12/27/2001					
183 TRENT COURT			LATECG »LATE		A/R LATE CHARGES	LC00020700	08/08/2024			12.20		12.20
NEW BERN NC 28562			UTIL	99	EXCESS ELECTRICITY CONSUT00046532		09/01/2024		79.10			91.30
			LATECG »LATE		A/R LATE CHARGES	LC00020761	09/10/2024		15.00			106.30
			RENT »RENT		RENT CHARGE	AC00096591	10/01/2024	419.00				525.30
			UTIL	99	EXCESS ELECTRICITY CONSUT00046630		10/01/2024	46.80				572.10
			LATECG »LATE		A/R LATE CHARGES	LC00020818	10/08/2024	15.00				587.10
			Deposit: 75.00	Charge: 480.80	Credit: 0.00	OpenCr: 0.00	<= Totals =>	480.80	94.10	12.20	0.00	587.10
							<i>Net Due -----></i>				587.10	
			103157	10633	STYRON, CHANQUIRA	252-658-1198	10/04/2022					
157 TRENT COURT			UTIL	99	EXCESS ELECTRICITY CONSUT00046506		09/01/2024		56.40			56.40
NEW BERN NC 28562			LATECG »LATE		A/R LATE CHARGES	LC00020747	09/10/2024		15.00			71.40
			RENT »RENT		RENT CHARGE	AC00096567	10/01/2024	460.00				531.40
			UTIL	99	EXCESS ELECTRICITY CONSUT00046606		10/01/2024	48.20				579.60
			LATECG »LATE		A/R LATE CHARGES	LC00020808	10/08/2024	15.00				594.60
			WKORD »WKORIWO # 53403			WO00001335	10/21/2024	25.00				619.60
			Deposit: 390.00	Charge: 720.20	Credit: 705.90	OpenCr: 0.00	<= Totals =>	548.20	71.40	0.00	0.00	619.60
							<i>Net Due -----></i>				619.60	
			103175	14548	STYRON, JAKEIR N	252-571-9273	06/30/2022					
175 TRENT COURT			LATECG »LATE		A/R LATE CHARGES	LC00020757	09/10/2024		10.69			10.69
NEW BERN NC 28562			UTIL	99	EXCESS ELECTRICITY CONSUT00046622		10/01/2024	33.30				43.99
			LATECG »LATE		A/R LATE CHARGES	LC00020814	10/08/2024	15.00				58.99
			Deposit: 390.00	Charge: 680.30	Credit: 780.00	OpenCr: 0.00	<= Totals =>	48.30	10.69	0.00	0.00	58.99
							<i>Net Due -----></i>				58.99	
			103151	14387	TAYLOR, CATERIA L	252-624-1661	11/04/2020					
151 TRENT COURT			UTIL	99	EXCESS ELECTRICITY CONSUT00046299		07/01/2024				31.90	31.90
NEW BERN NC 28562			LATECG »LATE		A/R LATE CHARGES	LC00020615	07/09/2024				15.00	46.90
			RENT »RENT		RENT CHARGE	AC00096126	08/01/2024				50.00	96.90
			UTIL	99	EXCESS ELECTRICITY CONSUT00046399		08/01/2024				64.80	161.70
			LATECG »LATE		A/R LATE CHARGES	LC00020681	08/08/2024		15.00			176.70
			WKORD »WKORIWO # 53459			WO00001317	08/23/2024		6.00			182.70
			WKORD »WKORIWO # 53464			WO00001319	08/26/2024		65.00			247.70
			RENT »RENT		RENT CHARGE	AC00096346	09/01/2024		162.00			409.70
			UTIL	99	EXCESS ELECTRICITY CONSUT00046501		09/01/2024		68.00			477.70
			LATECG »LATE		A/R LATE CHARGES	LC00020744	09/10/2024		15.00			492.70
			RENT »RENT		RENT CHARGE	AC00096561	10/01/2024	162.00				654.70
			UTIL	99	EXCESS ELECTRICITY CONSUT00046601		10/01/2024	59.80				714.50
			LATECG »LATE		A/R LATE CHARGES	LC00020806	10/08/2024	15.00				729.50
			WKORD »WKORIWO # 53664			WO00001331	10/11/2024	4.00				733.50

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Site	Bldg	Unit	Tenant Number/Name			Phone #	Move-In Date	Move-Out Date	Open Balances				Cumulative Balance					
			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60		61 - 90	Over 90			
PHA: 1 Totals																		
Deposit: 25,503.00			Charge: 27,499.31			Credit: 26,696.57			OpenCr: 0.00			<= Totals =>		8,683.57	8,331.86	682.90	53,691.42	71,389.75
											<i>Net Due -----></i>		71,389.75					
___	___	201087	14432	BENNETT, TERRY J			252-259-7486	05/04/2021										
1125 Walt Bellamy Dr Apt#7-J1 NEW BERN NC 28562-			RENT	»RENT	RENT CHARGE		AC00096692	10/01/2024	9.00				9.00					
Deposit: 228.00			Charge: 273.00			Credit: 274.00			OpenCr: 0.00			<= Totals =>		9.00	0.00	0.00	0.00	9.00
											<i>Net Due -----></i>		9.00					
___	___	201092	14677	BOOMER, GLENDA M			252-528-2979	01/09/2023	10/03/2023									
1125 Walt Bellamy Dr Apt#7-P1 NEW BERN NC 28562-			RENT	»RENT	RENT CHARGE		AC00093620	08/01/2023					317.00	317.00				
			LATECG	»LATE	A/R LATE CHARGES		LC00019896	08/08/2023					15.00	332.00				
			RENT	»RENT	RENT CHARGE		AC00093841	09/01/2023					557.00	889.00				
			LATECG	»LATE	A/R LATE CHARGES		LC00019960	09/07/2023					15.00	904.00				
			RENT	»RENT	RENT CHARGE		AC00094058	10/01/2023					557.00	1,461.00				
			MISC	9	Court Cost		AR00085728	10/02/2023					126.00	1,587.00				
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	0.00	0.00	1,587.00	1,587.00
											<i>Net Due -----></i>		1,587.00					
___	___	201041	12557	BOSKEY, DENNIS R			803-290-0537	11/16/2012										
1125 Walt Bellamy Dr Apt#4-C1 NEW BERN NC 28562-			RENT	»RENT	RENT CHARGE		AC00096440	09/01/2024	5.00				5.00					
			RENT	»RENT	RENT CHARGE		AC00096650	10/01/2024	28.66				33.66					
			LATECG	»LATE	A/R LATE CHARGES		LC00020781	10/08/2024	15.00				48.66					
Deposit: 203.00			Charge: 627.00			Credit: 583.34			OpenCr: 0.00			<= Totals =>		43.66	5.00	0.00	0.00	48.66
											<i>Net Due -----></i>		48.66					
___	___	201034	12046	CONAWAY, ROBERT I			252-349-8673	08/12/2010	07/23/2024									
1125 Walt Bellamy Dr Apt#3-K1 NEW BERN NC 28562-			LATECG	»LATE	A/R LATE CHARGES		LC00018955	03/08/2022					15.00	15.00				
			RENT	»RENT	RENT CHARGE		AC00095553	05/01/2024					16.00	31.00				
			LATECG	»LATE	A/R LATE CHARGES		LC00020466	05/08/2024					15.00	46.00				
			RENT	»RENT	RENT CHARGE		AC00095774	06/01/2024					312.00	358.00				
			LATECG	»LATE	A/R LATE CHARGES		LC00020529	06/06/2024					15.00	373.00				
			MISC	9	Court Cost 6/25/2024 Date		AR00088910	06/21/2024					126.00	499.00				
			RENT	»RENT	RENT CHARGE		AC00095991	07/01/2024					322.00	821.00				
			LATECG	»LATE	A/R LATE CHARGES		LC00020585	07/08/2024					15.00	836.00				
			MISC	9	WRIT		AR00089439	07/23/2024					55.00	891.00				
			MAINT	12	Unit full OF FUNITURE - 2		AR00089438	07/23/2024					40.00	931.00				
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	0.00	0.00	931.00	931.00
											<i>Net Due -----></i>		931.00					
___	___	201097	14730	COX, ANNIE B			252-626-6810	03/09/2023	03/07/2024									
1125 Walt Bellamy Dr Apt#8-E1 NEW BERN NC 28562-			LATECG	»LATE	A/R LATE CHARGES		LC00020299	02/07/2024					15.00	15.00				
			RENT	»RENT	RENT CHARGE		AC00095176	03/01/2024					389.00	404.00				
Deposit: 0.00			Charge: 0.00			Credit: 0.00			OpenCr: 0.00			<= Totals =>		0.00	0.00	0.00	404.00	404.00
											<i>Net Due -----></i>		404.00					
___	___	201025	14777	DAMBROSIO, BARBARA A			252-259-6102	09/06/2023	03/06/2024									
1125 Walt Bellamy Dr Apt#3-A2 NEW BERN NC 28562-			LATECG	»LATE	A/R LATE CHARGES		LC00020091	11/07/2023					15.00	15.00				
			RENT	»RENT	RENT CHARGE		AC00094434	12/01/2023					14.00	29.00				

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Site	Bldg	Unit	Tenant Number/Name			Phone #	Move-In Date	Move-Out Date	Open Balances				Cumulative Balance	
			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60		61 - 90
			LATECG	»LATE	A/R LATE CHARGES	LC00019617	03/08/2023					15.00	94.00	
			RENT	»RENT	RENT CHARGE	AC00092715	04/01/2023					845.00	939.00	
			LATECG	»LATE	A/R LATE CHARGES	LC00019681	04/13/2023					15.00	954.00	
			Deposit: 0.00		Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>	0.00	0.00	0.00	954.00	954.00	
												Net Due ----->	954.00	
		201056	14340		NORTON, DEOCIA A	252-639-1868	03/17/2020	08/01/2024						
1125 Walt Bellamy Dr Apt#5-D1					LATECG	»LATE	A/R LATE CHARGES	LC00018963	03/08/2022			15.00	15.00	
NEW BERN NC 28562-					LATECG	»LATE	A/R LATE CHARGES	LC00020532	06/06/2024			15.00	30.00	
					WKORD	»WKORLWO # 53103		WO00001300	06/13/2024			15.00	45.00	
					MISC	9	Court Cost 6/25/24-Date	AR00088908	06/21/2024			26.00	71.00	
					RENT	»RENT	RENT CHARGE	AC00096012	07/01/2024			273.00	344.00	
					LATECG	»LATE	A/R LATE CHARGES	LC00020590	07/08/2024			15.00	359.00	
					RENT	»RENT	RENT CHARGE	AC00096231	08/01/2024			273.00	632.00	
					Deposit: 0.00		Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>	0.00	0.00	0.00	632.00
												Net Due ----->	632.00	
		201047	14762		PAIGE, MAVIS N	252-258-0344	08/02/2024							
1125 Walt Bellamy Dr Apt#4-J1					RENT	»RENT	RENT CHARGE	AC00096446	09/01/2024		341.00		341.00	
NEW BERN NC 28562-					LATECG	»LATE	A/R LATE CHARGES	LC00020717	09/06/2024		15.00		356.00	
					RENT	»RENT	RENT CHARGE	AC00096656	10/01/2024	352.00			708.00	
					LATECG	»LATE	A/R LATE CHARGES	LC00020783	10/08/2024	15.00			723.00	
					MISC	9	Court Cost	AR00090540	10/14/2024	126.00			849.00	
					Deposit: 352.00		Charge: 493.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>	493.00	356.00	0.00	0.00
												Net Due ----->	849.00	
		201019	14489		PENDER, WILLIE M	347-290-0696	09/21/2021							
1125 Walt Bellamy Dr Apt#2-J1					RENT	»RENT	RENT CHARGE	AC00096630	10/01/2024	18.00			18.00	
NEW BERN NC 28562-														
					Deposit: 234.00		Charge: 279.00	Credit: 270.00	OpenCr: 0.00	<= Totals =>	18.00	0.00	0.00	0.00
												Net Due ----->	18.00	
		201069	14694		PETERSON, KEVIN R	252-640-8871	02/06/2023	08/04/2023						
1125 Walt Bellamy Dr Apt#6-E1					RENT	»RENT	RENT CHARGE	AC00093385	07/01/2023			76.00	76.00	
NEW BERN NC 28562-					LATECG	»LATE	A/R LATE CHARGES	LC00019832	07/07/2023			15.00	91.00	
					RENT	»RENT	RENT CHARGE	AC00093597	08/01/2023			469.00	560.00	
					Deposit: 0.00		Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>	0.00	0.00	0.00	560.00
												Net Due ----->	560.00	
		201100	13546		PRICE, LARRY J	252-259-6611	02/19/2016	12/21/2022						
1125 Walt Bellamy Dr Apt#8-H1					LATECG	»LATE	A/R LATE CHARGES	LC00018974	03/08/2022			15.00	15.00	
NEW BERN NC 28562-					RENT	»RENT	RENT CHARGE	AC00091739	11/01/2022			69.00	84.00	
					LATECG	»LATE	A/R LATE CHARGES	LC00019403	11/08/2022			15.00	99.00	
					RENT	»RENT	RENT CHARGE	AC00091934	12/01/2022			294.00	393.00	
					LATECG	»LATE	A/R LATE CHARGES	LC00019430	12/09/2022			15.00	408.00	
					Deposit: 0.00		Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>	0.00	0.00	0.00	408.00
												Net Due ----->	408.00	
		201086	14372		SPRUILL, ALLEN R	478-383-4341	10/02/2020							
1125 Walt Bellamy Dr Apt#7-H1					RENT	»RENT	RENT CHARGE	AC00096691	10/01/2024	2.00			2.00	
NEW BERN NC 28562-														

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Site	Bldg	Unit	Tenant Number/Name			Phone #	Move-In Date	Move-Out Date	Open Balances				Cumulative Balance	
			Group	Code	Description				Reference	Posting Date	0 - 30	31 - 60		61 - 90
			RENT	»RENT	RENT CHARGE	AC00096205	08/01/2024						107.00	137.00
			LATECG	»LATE	A/R LATE CHARGES	LC00020650	08/07/2024				15.00			152.00
			MISC	9	Writ	AR00089760	08/07/2024				55.00			207.00
			MISC	6	Clean out - one load	AR00089761	08/07/2024				25.00			232.00
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>	0.00	0.00	95.00	137.00			232.00
													Net Due ----->	232.00
			201070	14353	WRIGHT, DAVID L	252-665-5213	09/08/2020	11/17/2023						
1125 Walt Bellamy Dr APT 6-F1 NEW BERN NC 28562-			RENT	»RENT	RENT CHARGE	AC00093819	09/01/2023						60.00	60.00
			LATECG	»LATE	A/R LATE CHARGES	LC00019959	09/07/2023						15.00	75.00
			RENT	»RENT	RENT CHARGE	AC00094037	10/01/2023						706.00	781.00
			LATECG	»LATE	A/R LATE CHARGES	LC00020025	10/06/2023						15.00	796.00
			MISC	9	Court Cost 10/24/2023	AR00085847	10/25/2023						126.00	922.00
			RENT	»RENT	RENT CHARGE	AC00094264	11/01/2023						706.00	1,628.00
			LATECG	»LATE	A/R LATE CHARGES	LC00020096	11/07/2023						15.00	1,643.00
			Deposit: 0.00	Charge: 0.00	Credit: 0.00	OpenCr: 0.00	<= Totals =>	0.00	0.00	0.00	1,643.00			1,643.00
													Net Due ----->	1,643.00
PHA: 9 Project: 01 Totals			Deposit: 2,375.00	Charge: 4,138.00	Credit: 2,363.34	OpenCr: 0.00	<= Totals =>	1,808.66	1,356.00	251.00	15,923.00			19,338.66
													Net Due ----->	19,338.66
PHA: 9 Totals			Deposit: 2,375.00	Charge: 4,138.00	Credit: 2,363.34	OpenCr: 0.00	<= Totals =>	1,808.66	1,356.00	251.00	15,923.00			19,338.66
													Net Due ----->	19,338.66
Grand Totals:			Deposit: 27,878.00	Charge: 31,637.31	Credit: 29,059.91	OpenCr: 0.00	<= Totals =>	10,492.23	9,687.86	933.90	69,614.42			90,728.41
													Net Due ----->	90,728.41



EXECUTIVE DIRECTOR'S REPORT



NEW BERN TOWERS REPORT



Housing People, Changing Lives

November 8, 2024

PROPERTY MANAGER MONTHLY REPORT OCTOBER 2024 - New Bern Towers

CONTACT PERSON:

Latahsha Simmons
Property Manager

OCCUPANCY

Total Units	Units Occupied	Occupancy Rate
<u>106</u>	<u>97</u>	<u>91%</u>

Total Vacant Units	1 Bedroom	2 Bedroom
<u>9</u>	<u>6</u>	<u>3</u>

Move Ins	Move Out	Transfers	Approved	In Process
<u>2</u>	<u>0</u>	<u>1</u>	<u>8</u>	<u>46</u>

TENANT ACCOUNTS RECEIVABLE

Charged
<u>\$ 35,874.30</u>

Received	Month Unpaid	TAR Rate	YTD Unpaid Balance
<u>(\$ 34,578.73)-Credit</u>	<u>\$ 1,295.57</u>	<u>96%</u>	<u>\$ 3,194.66</u>

PENDING TERMINATIONS

Non-Payment	Criminal Activity	Other Violations
<u>3</u>	<u>0</u>	<u>0</u>

WORK ORDERS

Outstanding Requests
<u>6</u>

Requests for the month -October

Request Received	Completed	Pending Repair	Pending Parts
<u>59</u>	<u>53</u>	<u>1</u>	<u>5</u>

POLICE REPORT

Total Calls	<u>11</u>
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FIRE REPORT

Total Calls	<u>0</u>
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TRENT COURT REPORT



November 05, 2024

PROPERTY MANAGER MONTHLY REPORT October 2024 - Trent Court

CONTACT PERSON:

Pamela Minor
Property Manager

OCCUPANCY

Total Units	Units Occupied	Occupancy Rate
<u>110</u>	<u>100</u>	<u>90 %</u>

Total Vacant Units	1 Bedroom	2 Bedroom	3 Bedroom
<u>11</u>	<u>0</u>	<u>6</u>	<u>5</u>

Move In	Move Out	Transfers	Approved	In Process
<u>1</u>	<u>1</u>	<u>0</u>	<u>12</u>	<u>8</u>

TENANT ACCOUNTS RECEIVABLE

Charged
<u>\$34,899.38</u>

Received	Month Unpaid	TAR Rate	YTD Unpaid Balance
<u>\$36,409.79</u>	<u>\$-1,510.41</u>	<u>104%</u>	<u>\$71,352.20</u>

PENDING TERMINATIONS

Non-Payment	Criminal Activity	Other Violations
<u>21</u>	<u>0</u>	<u>0</u>

WORK ORDERS

Outstanding Requests
<u>5</u>

Requests for the month

Request Received	Completed	Pending Repair	Pending Parts
<u>42</u>	<u>37</u>	<u>4</u>	<u>1</u>

POLICE REPORT

Total Calls	<u>20</u>
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4 Assist Other Agency

FIRE REPORT

Total Calls	<u>0</u>
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**RESIDENT
OPPORTUNITIES &
SELF-SUFFICIENCY
PROGRAM
REPORT**

ROSS Grantee	Fiscal Year Start	End Year
New Bern Housing Authority, New Apr-22		May-25
Report Range: 10/01/2024-10/31/2024		

Overview & Services Provided

ROSS Service Coordinator Conducts In Person Resident Meetings, Need Assessments and Referrals by Appointment on Two Days per Month.

Case Management Self-Improvement and Awareness (Up to date)

Family Metrics Data Input Software Used for Resident Tracking and HUD Submissions.
 Assess Resident Current Needs. Education, Transportation, Employment Change, Health or Wellness Check.
 Advocate for Resident to Achieve New goals to Meet Self Sufficiency Needs.
 Follow up with Resident Phone Call and/or Email Set up Meeting.
 Coordinate Resident Community Resource Outreach Events.

Resident News Weekly Handouts

NC Works Career Center, Educational Classes, Community Events
 Senoir Center Activites/ Meals on Wheels

Non-Working Resident Community Service Requirements

ROSS-SC Selects Residents to Help Participate with Flyer Handouts and Onsite Service Needs.

Evidence Based Needs Assessment for Residents 65 and Older (Total 2).

Fall Risk Evaluation Point Scale. (None Listed)
 Loneliness Evaluation Point Scale.(None Listed)
 Lubben Social Isolation Evaluation Point Scale.(None Listed)

Heath and Wellness (Up to Date)

Craven County Health Department, Craven County Senoir Center.
 Great Place To Start Behavioral Health. Port Human Services.

Childcare Assistance (Up to Date)

Department of Social Services. No Waiting List For Full-Time Workers.
 Craven Community College Scholarship Enrollment Program (Continuous)

The Mediation Center of Eastern Carolina Programs (Continuous)

Teen Court Summer Enrollment and Volunteer Openings.

Transportation (Current)

Carts Van Ominbus Schedule.

Outcomes

Current Presentations and Workshops

Substance Abuse-Narcan/CPR
 FSS Program Enrollment/How to Become Successful
 Craven Community College Workforce Development
 United Healthcare

Educational Opportunities

CDL Class B Truck Driver 14 Day Training
 G.E.D., CNA I and CNA II Nursing ADN
 Medical Office Skills / Medical Technician
 Forklift Driver Training/ Plumbing

Digital Inclusion

Computer Basic Training (Continuous)

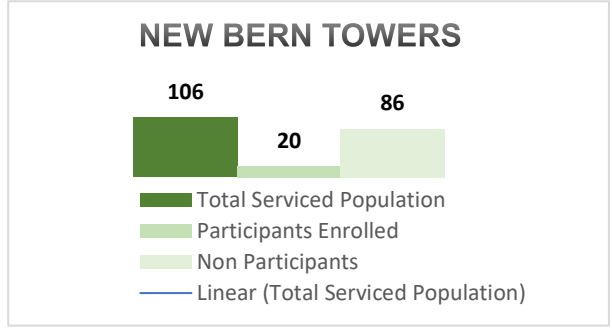
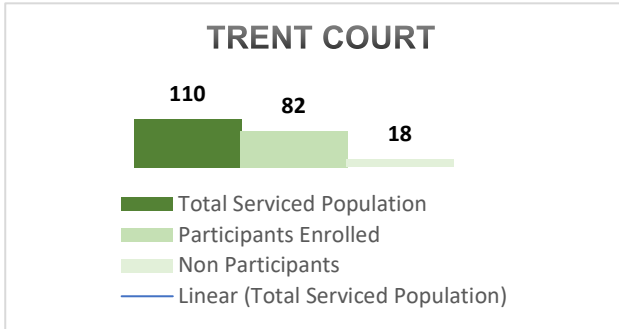
Data Available

Trent Court

Participants	82	82.00%
Non Participants	18	18.00%
Total Units	110	100.00%

New Bern Towers

Participants	20	18.87%
Non Participants	86	81.13%
Total Units	106	100.00%





RESOLUTIONS

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF NEW BERN, NC**

**November 18, 2024
Resolution No. 11.24.02
Procurement Policy**

WHEREAS, the Housing Authority of the City of New Bern, NC (the "Authority") has prepared an updated Procurement Policy ("Policy") to be adopted by the Board of Commissioners in accordance with the requirements of the United States Department of Housing and Urban Development ("HUD"); and,

WHEREAS, the Board of Commissioners has received the Policy for review and desires to approve the Policy pending final review by legal counsel.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Authority hereby approves the Policy consistent with HUD regulations and authorizes the Chair, Vice Chair and/or Interim Executive Director to work with legal counsel to finalize and implement the Policy in accordance with applicable HUD guidance.

RECORDING OFFICER'S CERTIFICATION

I, Ronald Scott, the duly appointed Chair of the Housing Authority of the City of New Bern, NC, do hereby certify that Resolution No. 11.24.02 was adopted unanimously at a meeting of the Board of Commissioners held November 18, 2024.

Ronald Scott, Chair

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF NEW BERN, NC**

November 18, 2024

Resolution No. 11.24.01

Loan from First-Citizens Bank & Trust Company

WHEREAS, at the August 14, 2024 meeting of the Redevelopment Commission of the City of New Bern ("Commission"), the Commission approved the sale of certain real property located at 1002, 1004, and 1006 Walt Bellamy Drive, New Bern, Craven County, North Carolina (the "Property") for a purchase price of \$164,000 per unit to the Housing Authority of City of New Bern, NC (the "Authority"); and,

WHEREAS, the Authority approved the purchase of the Property at its meeting on August 19, 2024; and,

WHEREAS, pursuant to North Carolina General Statute § 160A-514, the Board of Aldermen of the City of New Bern approved the sale at its meeting on August 27, 2024; and,

WHEREAS, the Authority may be eligible for Federal Emergency Management Agency ("FEMA") reimbursement for the purchase of the Property after certain requirements are met; and,

WHEREAS, the Authority will not be able to meet FEMA reimbursement requirements prior to the scheduled closing date, and the Authority desires to move forward with the purchase of the Property in order to house people with low to moderate income; and,

WHEREAS, First-Citizens Bank & Trust Company ("Bank") has agreed to lend the Authority \$164,000 per unit for the purchase of the Property ("Loan") with interest only due and payable monthly for eighteen (18) months while FEMA reimbursement requirements are being met, with a possible eighteen month extension if necessary. The Loan will be secured with negative pledges on the Property; and,

WHEREAS, the Authority intends to make monthly Loan payments from certain unrestricted funds; and

WHEREAS, the Board of Commissioners desires to authorize the borrowing of such funds and the execution of the Loan documentation; and,

WHEREAS, the Board of Commissioners desires to authorize the Chair, Vice Chair, and legal counsel to work with Bank to finalize the Loan documentation; and,

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Authority be, and hereby is, authorized and directed to obtain the Loan from Bank; and,

RESOLVED FURTHER, that the Chair of the Authority be, and hereby is, authorized and directed to act on behalf of the Authority to execute any and all instruments, agreements or other documents in connection with the Loan and to perform all acts on behalf of the Authority as may be required by the terms and conditions of said instruments, agreements or other documentation, said terms and conditions constituting valid, legal, binding and enforceable obligations of the Authority.

RECORDING OFFICER'S CERTIFICATION

I, Ronald Scott, the duly appointed Chair of the Housing Authority of the City of New Bern, NC, do hereby certify that Resolution No. 11.24.01 was adopted unanimously at a meeting of the Board of Commissioners held November 18, 2024.

Ronald Scott, Chair

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