Date: September 22, 2022
To: Board of Directors
From: Julie Porter, President
RE: Regular Board Packet – September 2022

The Board of Directors will be held entirely virtually at 4:30 p.m. on Wednesday, September 28, 2022 via Zoom. Please mute your line during the call unless you are speaking.

Please let us know of your attendance plans by answering the meeting planner or email me at jporter@dkp.org.

Join Zoom Meeting

https://cmhp.zoom.us/j/89312463638?pwd=Nk1tT0RveXRhTHY4MUpiYk9EaWRTQT09

Meeting ID: 893 1246 3638
Passcode: 310081
One tap mobile
+13126266799,,89312463638# US (Chicago)
+16465588656,,89312463638# US (New York)

Board Book Index – August 2022

1. Index & Agenda – Pages 1-2

2. Finance Reports – Pages 3-18
   a. Liquidity (3)
   b. Financial Reports (4-5)
   c. Supplemental Reports (6-18)

3. Nominating Report– Pages 19-20
   a. Stephen Windell (19)
   b. AJ Calhoun (20)

4. Department Reports – Pages 21-38
   a. Programs and Services Department – Pages 21-28
   b. Asset Management – Pages 29-33
   c. R.E. Development – Pages 34-36
   d. Communications – Page 37
   e. Fund Development – Pages 38

DreamKey Partners, Inc.

Wednesday, September 28, 2022 (4:30 p.m.)

Virtual Meeting via Zoom

CONFERENCE CALL IN:

Join Zoom Meeting

https://cmhp.zoom.us/j/89312463638?pwd=Nk1tT0RveXRhTHY4MUpiYk9EaWRTQT09

Meeting ID: 893 1246 3638
Passcode: 310081
One tap mobile
+13126266799,,89312463638# US (Chicago)
+16465588656,,89312463638# US (New York)

MEETING AGENDA

1. ACTION ITEM:
   - Approve Consent Agenda for September 28, 2022 meeting
2. Director's Report – Julie Porter
3. Strategic Discussion– R.E.D.I. Presentation – Justin Perry MSW, LCSW, LCAS
4. Director's Report – Julie Porter
5. Nominating Report – Julie Porter
6. Finance Reports – Kevin Schrader
7. Adjourn

Finance Department Report July & Liquidity August 2022
With
DREAMKEY PARTNERS
Board of Directors Liquidity Summary
08/31/22
UNAUDITED - FOR INTERNAL USE ONLY

Liquidity - Working Capital

		08/31/22
Unallocated Cash Balance		$ 6,390,610
Receivables:		
Other Accrued Interest	$ 4,500	
CITY CDBG	$ 991,721	
House Charlotte	$ 231,000	$ 1,227,221
Payables:		
DreamKey, and CMHP Dev A/P	$ (302,021)	$ (302,021)
		$ 7,315,809

DreamKey Partners, DreamKey Partners Mortgage, and CMHP Development
Statement of Cash Flow
For the Seven Months Ending Sunday, July 31, 2022
UNAUDITED - FOR INTERNAL USE ONLY

	July	Year to Date
Net Earnings	**($240,824)**	**($498,928)**
Add Back Non-Cash Expenses:		
Bad Debts	(256,977)	(256,977)
Cost of Sales	244,962	4,995,412
Depreciation & Amortization	6,629	42,549
Investment Gain or Loss		(900,000)
Net Cash Flow from Operations	**(246,209)**	**3,382,057**
Sources (Uses) of Cash:		
Accounts Receivable	(44,616)	70,135
Funds Held for Others, Escrows & Reserves	(268)	(11,799)
Notes Receivable	618,934	4,811,094
Allowance for Loan Loss	256,977	256,977
Accrued Interest Receivable, net	(262,578)	(222,030)
Projects in Development	(298,316)	902,507
Other Assets	(28,903)	(56,462)
Intercompany Accounts	(12,724)	4,334,629
Accounts Payable	(251,774)	(187,990)
Accrued Expenses	42,284	(91,956)
Development Costs Payable	16,166	16,176
Accrued Interest Payable	(3,972)	(90,795)
Funds Held for Others	(3,761)	(24,467)
Deferred Revenue	(5,220,126)	(615,207)
Other Liabilities	(302,210)	(6,334,721)
Equity	20,631	3,580,802
Total Sources (Uses) of Cash	(5,474,255)	6,336,891
Net Cash Flow from Operating Activities	(5,720,464)	9,718,948
Investments	81,873	179,784
Fixed Asset Additions	(1,089)	(7,625)
Fixed Asset Disposals	(244,962)	(4,995,412)
Net Cash Flow From Investing Activities	(164,178)	(4,823,253)
Net Increase (Decrease) in Cash	**(5,884,642)**	**4,895,694**
Unrestricted Cash - Beginning of Period	7,933,424	3,363,767
Restricted Cash - Beginning of Period	19,188,112	12,977,433
Cash and Equivalents at Beginning of Period	27,121,536	16,341,199
Unrestricted Cash - End of Period	7,065,677	7,065,677
Restricted Cash - End of Period	14,171,217	14,171,217
Cash and Equivalents at End of Period	**$21,236,894**	**$21,236,894**

DreamKey Partners, DreamKey Partners Mortgage, and CMHP Development
Statement of Financial Position
For the Seven Months Ending Sunday, July 31, 2022
UNAUDITED - FOR INTERNAL USE ONLY

	Balance
Cash - Unrestricted	$7,065,677
Grants Receivable	1,222,721
Accounts Receivable - Other	142,200
Prepaid Expenses	53,391
Total Current Assets	**8,483,989**
Cash - Restricted	14,171,217
Funds Held for Others, Escrows & Reserves	546,601
Notes Receivable	23,748,000
Allowance for Loan Loss	(13,540,410)
Notes Receivable, net	10,207,591
Accrued Interest Receivable, net	1,582,591
Projects in Development	17,831,413
Corporate Furniture & Equipment	18,465
Rental Properties	1,344,513
Land Leasehold Interest	118,277
Investment in Subsidiaries	(5,991,913)
Investments - Other	959,650
Intercompany Accounts	1,224,666
Total Noncurrent Assets	**42,013,070**
Total Assets	**50,497,060**
Accounts Payable	292,771
Accrued Expenses	526,249
Development Costs Payable	290,740
Accrued Interest Payable	25,925
Current Portion of Long-term Debt	5,788,233
Total Current Liabilities	**6,923,918**
Funds Held for Others	269,599
Deferred Revenue	11,488,866
Due to Others	18,482
Notes Payable - Intercompany	4,000
Notes Payable - City of Charlotte	285,380
Notes Payable - Housing Partnershp Network	2,000,000
Notes Payable - NeighborWorks Capital	2,170,185
Notes Payable - LIIS	448,315
LOC Community Housing Capital	5,665,667
Offset - current portion LTD	(5,788,233)
Deferred Loan Fees, net	(285,181)
Total Noncurrent Liabilities	**16,277,079**
Total Liabilities	**23,200,997**
Unrestricted Net Assets	24,258,990
Restricted Net Assets	3,037,073
Total Liabilities & Net Assets	**50,497,060**
Net Income / (Loss)	(498,928)

DreamKey Partners, DreamKey Partners Mortgage, and CMHP Development
Statement of Activities-Actual vs. Budget with Variances
For the Seven Months Ending Sunday, July 31, 2022
UNAUDITED - FOR INTERNAL USE ONLY

	Current Month			Year-to-Date			Annual Budget	
	Actual	Budget	Fav (Unfav) Variance	Actual	Budget	Fav (Unfav) Variance	Budget	Remaining
Revenue and Support								
Grant Revenue	$256,700	$115,500	$141,200	$1,048,247	$645,500	$402,747	$2,293,200	$1,647,700
COVID Relief Funds	5,112,469	300,000	4,812,469	44,463,717	30,905,700	13,558,017	34,980,600	4,074,900
Contributions	216	0	216	52,805	7,500	45,305	87,500	80,000
Rental Income	50,337	46,442	3,895	334,004	318,313	15,691	555,432	237,120
Development Fee Income	0	0	0	154,000	155,000	(1,000)	4,401,000	4,246,000
Counseling Fees	945	4,915	(3,970)	11,380	36,805	(25,425)	437,680	400,875
Loan Fees	3,647	1,600	2,047	17,367	11,200	6,167	19,200	8,000
Other Income	48,273	4,917	43,357	614,513	384,417	230,096	858,000	473,583
Total Revenue and Support	**5,472,587**	**473,374**	**4,999,213**	**46,696,033**	**32,464,434**	**14,231,599**	**43,632,612**	**11,168,178**
Expenses and Losses								
Payroll Expenses - office	599,856	625,453	25,597	3,063,117	3,127,279	64,162	5,420,590	2,293,311
Rent Expense	20,916	20,540	(376)	149,320	153,530	4,210	256,230	102,700
Professional Fees	3,958	28,450	24,492	148,890	178,750	29,860	446,000	267,250
Insurance	(399)	40	439	8,849	10,780	1,931	54,980	44,200
Technology	4,997	7,350	2,353	42,985	51,450	8,465	88,200	36,750
Travel & Education	7,947	10,617	2,670	95,589	74,317	(21,272)	127,400	53,083
Marketing	13,168	57,458	44,290	136,882	241,133	104,252	408,200	167,067
Other Administrative Expenses	46,755	45,273	(1,483)	261,785	306,108	44,323	520,470	214,363
Program Expenses	131,740	1,300	(130,440)	323,736	209,100	(114,636)	225,600	16,500
COVID Relief Expenses	5,116,578	322,100	(4,794,478)	44,810,125	31,283,050	(13,527,075)	34,723,200	3,440,150
Property Operating Expenses	22,222	27,401	5,178	175,599	217,460	41,862	346,834	129,373
Total Operating Expenses	**5,967,737**	**1,145,981**	**(4,821,756)**	**49,216,877**	**35,852,957**	**(13,363,921)**	**42,617,704**	**6,764,748**
Net Operating Income (loss)	**(495,150)**	**(672,607)**	**177,457**	**(2,520,845)**	**(3,388,522)**	**867,678**	**1,014,908**	**4,403,431**
Sales, net	20,038	0	20,038	1,019,842	0	1,019,842	0	0
Interest Expense - Corp	(16,059)	(15,000)	(1,059)	(112,353)	(105,000)	(7,353)	(180,000)	(75,000)
Depreciation Expense	(6,251)	(6,275)	24	(39,903)	(43,925)	4,022	(75,300)	(31,375)
Amortization Expense	(378)	(400)	22	(2,646)	(2,800)	154	(4,800)	(2,000)
Investment in Subsidiaries Gain/ (Loss)	0	0	0	900,000	300,000	600,000	600,000	300,000
Bad Debt Expense	256,977	0	256,977	256,977	0	256,977	0	0
Other Income (expense)	**254,327**	**(21,675)**	**276,002**	**2,021,916**	**148,275**	**1,873,641**	**339,900**	**191,625**
Net Earnings	**(240,824)**	**(694,282)**	**453,459**	**(498,928)**	**(3,240,247)**	**2,741,319**	**1,354,808**	**4,595,056**

DreamKey Partners, DreamKey Partners Mortgage, and CMHP Development
Statement of Activities
For the Seven Months Ending Sunday, July 31, 2022
UNAUDITED - FOR INTERNAL USE ONLY

	Asset Management			HomeOwnership - Programs		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenue and Support						
Grant Revenue	$0	$0	$0	$671,747	$315,500	$356,247
COVID Relief Funds	0	0	0	44,463,717	30,905,700	13,558,017
Rental Income	324,504	318,313	6,191	0	0	0
Counseling Fees	0	0	0	11,380	36,805	(25,425)
Loan Fees	0	0	0	17,367	11,200	6,167
Other Income	608,796	378,583	230,212	4,463	5,833	(1,370)
Total Revenue and Support	**933,299**	**696,896**	**236,403**	**45,168,674**	**31,275,038**	**13,893,635**
Expenses and Losses						
Payroll Expenses - office	235,948	250,229	14,281	912,900	874,333	(38,567)
Rent Expense	11,375	11,375	0	57,374	63,825	6,451
Professional Fees	3,104	3,150	46	0	19,000	19,000
Insurance	7,893	7,800	(93)	0	1,200	1,200
Technology	0	0	0	533	2,450	1,917
Travel & Education	2,344	7,408	5,064	10,586	15,015	4,429
Marketing	0	0	0	324	6,183	5,859
Other Administrative Expenses	23,742	39,305	15,563	20,492	30,709	10,217
Program Expenses	0	0	0	321,816	209,100	(112,716)
COVID Relief Expenses	0	0	0	44,810,125	31,283,050	(13,527,075)
Property Operating Expenses	171,281	217,460	46,179	0	0	0
Total Operating Expenses	**455,688**	**536,728**	**81,040**	**46,134,149**	**32,504,865**	**(13,629,284)**
Net Operating Income (loss)	**477,612**	**160,168**	**317,444**	**(965,476)**	**(1,229,827)**	**264,351**
Depreciation Expense	(35,094)	(39,025)	3,931	0	0	0
Investment in Subsidiaries Gain/ (Loss)	900,000	300,000	600,000	0	0	0
Bad Debt Expense	0	0	0	256,977	0	256,977
Other Income (expense)	**864,906**	**260,975**	**603,931**	**256,977**	**0**	**256,977**
Net Earnings	**1,342,518**	**421,143**	**921,375**	**(708,499)**	**(1,229,827)**	**521,328**

DreamKey Partners, DreamKey Partners Mortgage, and CMHP Development
Statement of Activities
For the Seven Months Ending Sunday, July 31, 2022
UNAUDITED - FOR INTERNAL USE ONLY

	Development/ Construction			Administration		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenue and Support						
Grant Revenue	$50,000	$50,000	$0	$326,500	$280,000	$46,500
Contributions	0	0	0	52,805	7,500	45,305
Rental Income	9,500	0	9,500	0	0	0
Development Fee Income	154,000	155,000	(1,000)	0	0	0
Other Income	0	0	0	1,254	0	1,254
Total Revenue and Support	**213,500**	**205,000**	**8,500**	**380,560**	**287,500**	**93,060**
Expenses and Losses						
Payroll Expenses - office	999,660	1,046,842	47,182	914,609	955,875	41,266
Rent Expense	30,773	28,548	(2,225)	49,798	49,782	(17)
Professional Fees	70,536	63,000	(7,536)	75,250	93,600	18,350
Insurance	0	280	280	956	1,500	544
Technology	0	0	0	42,452	49,000	6,548
Travel & Education	11,669	15,260	3,591	70,991	36,633	(34,357)
Marketing	1,978	7,000	5,022	134,579	227,950	93,371
Other Administrative Expenses	17,602	18,503	901	199,948	217,591	17,642
Program Expenses	1,920	0	(1,920)	0	0	0
Property Operating Expenses	4,299	0	(4,299)	18	0	(18)
Total Operating Expenses	**1,138,438**	**1,179,434**	**40,996**	**1,488,603**	**1,631,930**	**143,328**
Net Operating Income (loss)	**(924,938)**	**(974,434)**	**49,496**	**(1,108,043)**	**(1,344,430)**	**236,388**
Sales, net	1,019,842	0	1,019,842	0	0	0
Interest Expense - Corp	(18,929)	0	(18,929)	(93,424)	(105,000)	11,576
Depreciation Expense	0	0	0	(4,809)	(4,900)	91
Amortization Expense	0	0	0	(2,646)	(2,800)	154
Other Income (expense)	**1,000,912**	**0**	**1,000,912**	**(100,878)**	**(112,700)**	**11,822**
Net Earnings	**75,974**	**(974,434)**	**1,050,408**	**(1,208,921)**	**(1,457,130)**	**248,209**

DreamKey Partners, DreamKey Partners Mortgage, and CMHP Development
Statement of Activities
For the Seven Months Ending Sunday, July 31, 2022
UNAUDITED - FOR INTERNAL USE ONLY

	Combined		
	Actual	Budget	Variance
Revenue and Support			
Grant Revenue	$1,048,247	$645,500	$402,747
COVID Relief Funds	44,463,717	30,905,700	13,558,017
Contributions	52,805	7,500	45,305
Rental Income	334,004	318,313	15,691
Development Fee Income	154,000	155,000	(1,000)
Counseling Fees	11,380	36,805	(25,425)
Loan Fees	17,367	11,200	6,167
Other Income	614,513	384,417	230,096
Total Revenue and Support	**46,696,033**	**32,464,434**	**14,231,599**
Expenses and Losses			
Payroll Expenses - office	3,063,117	3,127,279	64,162
Rent Expense	149,320	153,530	4,210
Professional Fees	148,890	178,750	29,860
Insurance	8,849	10,780	1,931
Technology	42,985	51,450	8,465
Travel & Education	95,589	74,317	(21,272)
Marketing	136,882	241,133	104,252
Other Administrative Expenses	261,785	306,108	44,323
Program Expenses	323,736	209,100	(114,636)
COVID Relief Expenses	44,810,125	31,283,050	(13,527,075)
Property Operating Expenses	175,599	217,460	41,862
Total Operating Expenses	**49,216,877**	**35,852,957**	**(13,363,921)**
Net Operating Income (loss)	**(2,520,845)**	**(3,388,522)**	**867,678**
Sales, net	1,019,842	0	1,019,842
Interest Expense - Corp	(112,353)	(105,000)	(7,353)
Depreciation Expense	(39,903)	(43,925)	4,022
Amortization Expense	(2,646)	(2,800)	154
Investment in Subsidiaries Gain/ (Loss)	900,000	300,000	600,000
Bad Debt Expense	256,977	0	256,977
Other Income (expense)	**2,021,916**	**148,275**	**1,873,641**
Net Earnings	**(498,928)**	**(3,240,247)**	**2,741,319**

Finance Department Supplemental Report

Other Wholly Owned
Statement of Activities
For the Seven Months Ending Sunday, July 31, 2022
UNAUDITED - FOR INTERNAL USE ONLY

	All CMHP Properties	Brighton Place	Cheshire / Seversville	Forest Ridge	Gables (Druid Hills)	HP Homes	Pleasant View	Rivermere (Rocky Br II)	Shelton Knoll	Rosedale II
		49 Units	102 Units	136 Units	63 Units	61 Units	85 Units	192 Units	49 Units	106 Units
Income										
Rental Income	$6,275,312	$335,217	$612,182	$1,063,019	$252,971	$277,248	$488,425	$1,313,704	$294,339	$478,400
Other Tenant Income	2,994	944	8,955	23,268	952	(7,522)	9,442	(1,816)	(2,648)	(7,912)
Miscellaneous Income	34,147	1,518	1,623	2,392	7,108	469	3,683	9,354	485	224
Total Operating Income	**6,312,453**	**337,679**	**622,760**	**1,088,679**	**261,031**	**270,195**	**501,551**	**1,321,241**	**292,175**	**470,713**
Property Operating Expenses										
Property Operating Expenses	4,769,958	231,892	398,251	925,707	164,567	165,482	378,830	960,989	193,745	426,121
Total Property Operating Expenses	**4,769,958**	**231,892**	**398,251**	**925,707**	**164,567**	**165,482**	**378,830**	**960,989**	**193,745**	**426,121**
Net Operating Income	**1,542,496**	**105,787**	**224,509**	**162,972**	**96,464**	**104,714**	**122,721**	**360,252**	**98,431**	**44,591**
Other Income & Expenses										
Other Income	18,916	325	683	0	418	0	563	1,273	325	2,899
Other Admin Expenses	(124,271)	(37,932)	(562)	(234)	(202)	0	(43,283)	(40,292)	(202)	(202)
Interest Expense - Corp	(154,017)	(4,495)	(2,644)	(4,113)	(3,422)	0	(10,337)	(105,508)	(3,434)	(8,996)
Depreciation Expense	(1,214,821)	(33,718)	(112,694)	(182,245)	(68,024)	(34,571)	(79,737)	(222,350)	(31,752)	(153,737)
Amortization Expense	(5,168)	(3,573)	0	0	0	0	0	(1,594)	0	0
Misc Non Operating Expense	(291,075)	(18,979)	0	0	0	0	(15,206)	(231,490)	(25,401)	0
Total Other Income (Expense)	**(1,770,436)**	**(98,372)**	**(115,217)**	**(186,592)**	**(71,231)**	**(34,571)**	**(147,999)**	**(599,962)**	**(60,464)**	**(160,037)**
Net Income	**(227,940)**	**7,415**	**109,292**	**(23,619)**	**25,233**	**70,143**	**(25,278)**	**(239,709)**	**37,967**	**(115,445)**

Other Wholly Owned
Statement of Activities
For the Seven Months Ending Sunday, July 31, 2022
UNAUDITED - FOR INTERNAL USE ONLY

	Tyvola Crossing II	Wendover Walk	West Downs (CFU Port)	West Downs II (CMHPP)	Anita Stroud (Fairview Sr)
	20 Units	91 Units	28 Units	5 Units	HUD 202
Income					
Rental Income	$78,045	$623,575	$152,813	$36,318	$269,055
Other Tenant Income	339	4,364	(26,551)	1,115	65
Miscellaneous Income	9	3,520	177	5	3,581
Total Operating Income	**78,392**	**631,458**	**126,439**	**37,438**	**272,701**
Property Operating Expenses					
Property Operating Expenses	51,856	478,687	108,952	27,117	257,763
Total Property Operating Expenses	**51,856**	**478,687**	**108,952**	**27,117**	**257,763**
Net Operating Income	**26,537**	**152,771**	**17,488**	**10,321**	**14,938**
Other Income & Expenses					
Other Income	146	11,900	186	33	167
Other Admin Expenses	(384)	(777)	(202)	0	0
Interest Expense - Corp	(149)	(8,561)	(2,358)	0	0
Depreciation Expense	(52,535)	(102,072)	(23,811)	(11,331)	(106,243)
Amortization Expense	0	0	0	0	0
Misc Non Operating Expense	0	0	0	0	0
Total Other Income (Expense)	**(52,922)**	**(99,510)**	**(26,186)**	**(11,298)**	**(106,076)**
Net Income	**(26,385)**	**53,261**	**(8,698)**	**(977)**	**(91,138)**

Affiliated Entities
Statement of Activities
For the Seven Months Ending Sunday, July 31, 2022
UNAUDITED - FOR INTERNAL USE ONLY

	All Affiliated	Alexander (Statesville Ave)	Chambers Pt (Westinghouse)	Dannelly (Catawba Sr)	Gables II	McNeel (Kohler)	Mezzanine (Freedom)
		0.010%	0.010%	0.010%	0.010%	0.009%	0.009%
		96 Units	86 Units	62 Units	72 Units	48 Units	185 Units
Income							
Rental Income	$6,955,142	$503,488	$435,403	$256,834	$300,913	$244,005	$1,187,943
Other Tenant Income	8,946	3,646	(117)	682	298	2,128	(5,402)
Miscellaneous Income	14,136	100	383	3,052	2,609	66	270
Total Operating Income	**6,978,224**	**507,234**	**435,669**	**260,567**	**303,820**	**246,200**	**1,182,811**
Property Operating Expenses							
Property Operating Expenses	5,661,457	356,887	329,942	170,821	231,641	212,104	697,316
Total Property Operating Expenses	**5,661,457**	**356,887**	**329,942**	**170,821**	**231,641**	**212,104**	**697,316**
Net Operating Income	**1,316,767**	**150,346**	**105,727**	**89,746**	**72,180**	**34,096**	**485,495**
Other Income & Expenses							
Other Income	11,506	14	3,097	0	9	7	3,043
Other Admin Expenses	(18,512)	(292)	(505)	(707)	(307)	(202)	(12,687)
Interest Expense - Corp	(346,809)	0	(1,378)	(413)	(33)	(6,108)	(306,815)
Depreciation Expense	(2,703,293)	(171,401)	(153,016)	(121,461)	(112,006)	(88,481)	(602,558)
Amortization Expense	(86,150)	(6,022)	(4,938)	(3,936)	(4,284)	(2,449)	(25,228)
Total Other Income (Expense)	**(3,143,256)**	**(177,701)**	**(156,741)**	**(126,517)**	**(116,621)**	**(97,232)**	**(944,246)**
Net Income	**(1,826,489)**	**(27,355)**	**(51,014)**	**(36,771)**	**(44,441)**	**(63,136)**	**(458,751)**

Affiliated Entities
Statement of Activities
For the Seven Months Ending Sunday, July 31, 2022
UNAUDITED - FOR INTERNAL USE ONLY

	All Affiliated	Mulberry (Tuckaseegee)	Crown Court (Nolley)	South Oak Crossing	Springcroft (So. Prk. Sr.)	Stevenson (Atando)	Tyvola Crossing	Wellsprinig
		0.009%	0.009%	0.009%	0.0045%	0.010%	0.010%	0.010%
		104 Units	103 Units	192 Units	50 Units	130 Units	80 Units	48 Units
Income								
Rental Income	$6,955,142	$455,400	$558,501	$1,344,023	$245,628	$831,757	$368,424	$222,824
Other Tenant Income	8,946	224	4,178	(4,580)	575	3,628	3,318	367
Miscellaneous Income	14,136	3	149	3,377	1,172	426	2,526	2
Total Operating Income	**6,978,224**	**455,627**	**562,828**	**1,342,820**	**247,376**	**835,811**	**374,268**	**223,193**
Property Operating Expenses								
Property Operating Expenses	5,661,457	396,829	438,221	1,354,281	344,556	623,406	302,008	203,443
Total Property Operating Expenses	**5,661,457**	**396,829**	**438,221**	**1,354,281**	**344,556**	**623,406**	**302,008**	**203,443**
Net Operating Income	**1,316,767**	**58,798**	**124,607**	**(11,461)**	**(97,180)**	**212,405**	**72,260**	**19,750**
Other Income & Expenses								
Other Income	11,506	1,515	1,624	852	160	407	780	0
Other Admin Expenses	(18,512)	(271)	(1,020)	(340)	(764)	(719)	(294)	(404)
Interest Expense - Corp	(346,809)	(1,861)	(14,209)	(3,729)	(868)	0	(11,394)	0
Depreciation Expense	(2,703,293)	(269,655)	(278,791)	(273,068)	(117,425)	(303,845)	(102,445)	(109,141)
Amortization Expense	(86,150)	(6,991)	(12,976)	(5,239)	(2,066)	(11,324)	0	(696)
Total Other Income (Expense)	**(3,143,256)**	**(277,263)**	**(305,372)**	**(281,524)**	**(120,963)**	**(315,482)**	**(113,354)**	**(110,240)**
Net Income	**(1,826,489)**	**(218,466)**	**(180,765)**	**(292,985)**	**(218,144)**	**(103,077)**	**(41,094)**	**(90,491)**

DreamKey Partners, Inc.
Notes Payable
For the Seven Months Ending 07/31/2022

	Prior Month Loan Balance	Current Month Loan Balance
RECOURSE OR GUARANTEED BY DreamKey Partners Inc		
DreamKey Partners Inc.		
Charlotte Partnership Trust Fund-Druid Hills Rentals: 0.5%, July 2024	$285,380	$285,380
NeighborWorks Capital Loan: 5.5%, June 01, 2022	2,170,185	2,170,185
Community Housing Capital 71297: 6.25 %, September 2022	1,000,000	1,000,000
Community Housing Capital LOC 71301 2022	457,519	457,519
Community Housing Capital LOC 71314 2023	1,667,855	1,521,628
Community Housing Capital LOC 71313-T1 & T2 & T3 2024	2,686,520	2,686,520
Low Income Investment Fund Sept 2022	604,298	448,315
Housing Partnership Network LOC: 5.5%, July 2025	2,000,000	2,000,000
Total DreamKey Partners Inc.	**10,871,756**	**10,569,546**
Billingsley Road		
Grier Heights Affordable Housing: 0%, February 2022	910,000	910,000
Total Billingsley Rd	**910,000**	**910,000**
CFU Brighton Place		
N/P ORIX 2.74% April 1, 2057	4,188,045	4,182,048
Total CFU Brighton Place	**4,188,045**	**4,182,048**
CFU Pleasant View		
N/P ORIX 2.77% May 1, 2057	2,995,761	2,991,512
City of Charlotte (40 Apts Pleasant View II): 1%, August 2023	2,222,812	2,222,812
Total CFU Pleasant View	**5,218,573**	**5,214,324**
CFU Portfolio		
Bank of NC-West Downs: 2.5%+Libor Index, February 1, 2023	224,000	222,250
Total CFU Portfolio	**224,000**	**222,250**
Double Oaks Development LLC		
City of Charlotte: 2%, December 20223	1,591,693	1,591,693
Total Double Oaks, net of Defeasance payments	**1,591,693**	**1,591,693**
Weddington Road		
City of Charlotte: 1%, July 2024	1,300,000	1,300,000
Total Weddington Road	**1,300,000**	**1,300,000**
TOTAL RECOURSE/GUARANTEED BY DKP	**$24,304,068**	**$23,989,861**

DreamKey Partners, Inc.
Notes Payable
For the Seven Months Ending 07/31/2022

	Prior Month Loan Balance	Current Month Loan Balance
NON- RECOURSE		
Atando Apartments, LLC		
City of Charlotte (HOME program): 1%, October 2055	500,000	500,000
City of Charlotte (HTF): 0%, October 2055	750,000	750,000
Barings Multifamily Capital LLC: 4.54%, May 2033	9,176,593	9,168,108
Total Atando Apartments	**10,426,593**	**10,418,108**
Connelly Creek Apartments , LLC		
City of Charlotte (HTF): 1%, January 1, 2044	1,546,723	1,803,717
Connelly Apartments, LLC LIBOR + 2% 2023	**925,649**	**928,575**
	2,472,372	**2,732,292**
Catawba Senior Housing		
City of Charlotte : 1%, September 2043	760,000	760,000
North Carolina Housing Finance Agency , 2%, (April 1, 2045)	584,707	580,050
North Carolina Housing Finance Agency 2045	424,121	424,121
Total Catawba Senior Housing	**1,768,828**	**1,764,171**
Cheshire Seversville LLC		
Berkadia: 3.25%, July 1, 2047	2,198,689	2,193,953
N.C. Housing Finance Agency: 0%, modified-balance due July 1, 2047	94,958	94,958
Total Cheshire Seversville	**2,293,648**	**2,288,911**
Druid Hills		
Barings Capital: 5.36%, Sept. 2028	710,387	709,367
Total Gables II	**710,387**	**709,367**
Forest Ridge		
Bellwether Enterprise RE Cap: 3.4%, 2052	12,365,496	12,345,516
Total Forest Ridge	**12,365,496**	**12,345,516**
Freedom Apartments		
Cornerstone Fund 5.42% June 1, 2036	15,752,500	15,752,500
Covenant Presby Church: 2%, 2040	2,000,000	2,000,000
City of Charlotte: 1%, 2040	4,500,000	4,500,000
Total Freedom Apartments	**22,252,500**	**22,252,500**
Gables II LLC		
City of Charlotte: 4.5%, June 25, 2049	1,512,000	1,512,000
Total Gables II	**1,512,000**	**1,512,000**
Kohler Avenue LLC		
N.C. Housing Finance Agency (State Tax Credit Loan): 0%, July 1, 2039	543,348	543,348
City of Charlotte (HOME Grant): 5.15%, June 25, 2049	1,338,317	1,338,317
Total Kohler Avenue	**1,881,665**	**1,881,665**
Nolley Apartments LLC		
City of Charlotte: 1%, July 31, 2041	2,100,000	2,100,000
Transamerica Life Ins Co 5.3% 2037	5,342,649	5,339,003
N.C. Housing Finance Agency (WHLP Loan): 0%, Nov 1, 2050	250,000	250,000
Total Nolley Apartments LLC	**7,692,649**	**7,689,003**
Rocky Branch II LLC		
NP ORIX 2.5% February 1, 2057	15,904,238	15,880,172
City of Charlotte: 1%, March 28, 2044	2,800,000	2,800,000
CHA HOPE VI: 1%, March 30, 2046	1,241,324	1,041,324
Total Rocky Branch II	**19,945,562**	**19,721,496**

DreamKey Partners, Inc.
Notes Payable
For the Seven Months Ending 07/31/2022

	Prior Month Loan Balance	Current Month Loan Balance
Rosedale II LLC		
City of Charlotte: 3%, February 20, 2024	500,000	500,000
Barings Capital: 4.18%, June 26, 2047	2,445,124	2,440,562
Total Rosedale II	**2,945,124**	**2,940,562**
South Oak Crossing LLC		
ORIX Real Estate Capital LLC 3.52%, May 1, 2052	9,357,716	9,342,974
City of Charlotte: 1%, May 1, 2052	4,281,639	4,281,639
CHA HOPE VI: 1%, November 1, 2058	1,683,000	1,683,000
Total South Oak Crossing	**15,322,355**	**15,307,613**
South Park Seniors LLC		
N.C. Housing Finance Agency (State Tax Credit Loan): 0%, January 23, 2048	476,210	476,210
Charlotte Housing Authority: 4.9%, May 23, 2047	550,000	550,000
City of Charlotte: 1%, January 23, 2028	600,000	600,000
CHA HOPE VI: 5.5%, December 31, 2049	2,086,509	2,086,509
Total South Park Seniors	**3,712,719**	**3,712,719**
Statesville Avenue Homes LLC		
N.C. Housing Finance Agency (State Tax Credit Loan): 0%, October 1, 2039	946,179	946,179
City of Charlotte: 4.38%, September 15, 2049	2,400,000	2,400,000
Total Statesville Avenue Homes	**3,346,179**	**3,346,179**
Tuckaseegee Senior		
City of Charlotte: 1%, September 22, 2024	2,392,000	2,392,000
SunTrust Bank: 5%, September 05, 2037	3,151,469	3,148,077
Total Tuckaseegee Senior	**5,543,469**	**5,540,077**
Tyvola Crossing LLC		
N.C. Housing Finance Agency (State Tax Credit Loan): 0%, Sept. 22, 2034	739,795	739,795
City of Charlotte: 1%, September 22, 2024	800,000	800,000
Total Tyvola Crossing	**1,539,795**	**1,539,795**
Tyvola Crossing II		
N.C. Housing Finance Agency (State Tax Credit Loan): 0%, September 1, 2041	600,000	600,000
Total Tyvola Crossing II	**600,000**	**600,000**
Westinghouse Apartments LLC		
Impact C.I.L. LLC (Pacific Life): 6.05%, December 2032	1,162,018	1,160,003
N.C. Housing Finance Agency: 0%, June 1, 2043	423,470	423,470
City of Charlotte: 1%, July 2042	1,764,273	1,764,273
Total Westinghouse	**3,349,761**	**3,347,746**
Wendover Walk		
Walker Dunlop (Freddie Mac): 3.47%, 2032	7,000,000	7,000,000
City of Charlotte: 1%, 2040	1,700,000	1,700,000
LISC / CHOIF: 3% 2032	1,300,000	1,300,000
Total Wendover Walk	**10,000,000**	**10,000,000**
Wellspring Village LLC		
Community Investment Corp (CICCAR): 6.5%, August 2040	890,314	888,183
City of Concord: 2%, May 2040	196,734	196,734
N.C. Housing Finance Agency: 0%, June 1, 2030	744,830	744,210
N.C. Housing Finance Agency: 0%, June 1, 2040	485,093	485,093
Total Wellspring	**2,316,971**	**2,314,220**
TOTAL NON-RECOURSE	**$131,998,071**	**$131,963,940**
TOTAL NOTES PAYABLE	**$156,302,139**	**$155,953,801**

DreamKey Partners, Inc
Rental Property
Sunday, July 31, 2022

Property Description	Date Placed in Service	Units	Land	Building & Equipment	Accumulated Depreciation	Net Book Value
Multi-Family Housing						
CMHP Properties (West Downs II)	2010	5	75,000	586,952	(216,699)	445,253
CFU Portfolio (West Downs I)	1996	28	56,000	1,231,646	(769,373)	518,273
CFU Brighton Place	1997	49	98,000	1,742,047	(1,232,161)	607,886
CFU Shelton Knoll	1996	49	98,000	1,705,762	(1,103,676)	700,086
CFU Pleasant View (PV1/PV2)	1997	85	90,000	4,592,420	(2,639,453)	2,042,967
Cheshire Seversville LLC	1997	102	363,520	6,879,842	(4,210,145)	3,033,217
Druid Hills (Gables I)	2003	63	313,041	4,240,524	(2,208,220)	2,345,345
Fairview Seniors Inc. (Anita Stroud)	2002	83	-	6,664,553	(3,229,419)	3,435,133
Forest Ridge	2016	136	1,350,000	11,671,665	(1,912,645)	11,109,019
Rosedale II	2004	106	557,185	8,433,037	(4,690,007)	4,300,215
Tyvola Crossing II	2015	20	139,441	2,718,106	(611,658)	2,245,889
Wendover Walk Apts	2019	91	3,817,404	5,824,875	(518,235)	9,126,154
		817	6,957,591	56,291,428	(23,341,691)	39,909,437
Rental Homes - owned by CMHP						
Belmont Community:						
Belmont Springs	2001	6	-	256,904	(185,957)	70,947
Druid Hills Community:						
Olando Street	2003	20	150,000	891,101	(628,885)	412,216
Rachel Street I	2003	8	60,000	238,017	(163,274)	134,743
Rachel Street II	2011	4	38,444	75,806	(30,068)	84,182
Druid Hills Rentals	2006	10	100,000	421,937	(260,685)	261,251
Franklin Street	2007	8	212,114	172,088	(93,659)	290,543
Scattered Sites:						
Single Family (various dates placed in service)	-	5	28,633	237,007	(168,183)	97,458
		61	589,191	2,292,860	(1,530,711)	1,351,340
Consolidated multifamily housing:						
Tax credit investment entities						
Rocky Branch II (Rivermere)	2004	192	1,260,290	13,931,705	(7,358,199)	7,833,796
South Oak Crossing	2007	192	483,244	17,161,780	(7,066,065)	10,578,959
Tyvola Crossing	2005	80	305,029	6,131,342	(3,137,954)	3,298,417
South Park Seniors (Springcroft at Ashley Park)	2009	50	900,000	7,117,341	(2,844,470)	5,172,870
Kohler Avenue (The McNeel)	2010	48	380,000	5,503,624	(1,998,195)	3,885,428
Gables II	2010	72	540,000	7,242,962	(2,524,776)	5,258,187
Statesville Avenue Homes (The Alexander)	2011	96	925,000	9,650,962	(3,702,941)	6,873,021
Westinghouse Senior Apartments	2014	86	1,135,705	9,257,510	(2,258,534)	8,134,681
Catawba Sr Housing (The Dannley)	2014	62	607,414	6,960,297	(1,582,367)	5,985,344
Atando (The Stevenson)	2017	130	578,707	18,892,610	(2,881,737)	16,589,580
Breckinridge Oaks	2018	110	-	-	-	-
Tuckaseegee (The Mulberry)	2018	104	731,953	14,478,741	(1,577,373)	13,633,321
Wellspring Village	2018	48	330,500	6,083,367	(2,413,746)	4,000,121
Hearthside Lafeyette	2019	125	-	-	-	-
Freedom Apartments	2020	185	-	29,894,720	(1,886,569)	28,008,151
Nolley-Crown Court	2021	103	1,414,725	16,130,742	(773,216)	16,772,251
		14,093	8,190,540	122,424,938	(39,333,659)	91,256,423
Other - Non-Rental Property:						
Double Oaks Development LLC	2002	-	1,440,863	-	-	1,440,863
CMHP Development-GWB	2014	-	328,120	-	-	328,120
		-	1,768,983	-	-	1,768,983
Combined Total		**14,971**	**17,506,306**	**181,009,226**	**(64,206,061)**	**134,286,184**

CMHP, Inc and Subsidiaries

Notes Receivable Detail
Sunday, July 31, 2022

			Notes Receivable				Accrued Interest Receivable		
	Due Dates	Loans / Apt. Units	Note Balance	Allowance For Loan Loss	Net Present Value	Net Balances	Accrued Interest Receivable	Allowance For Loan Loss	Net Interest Receivable
Single-Family Notes Receivable:									
First Mortgages	2021 -2029	89	1,733,684	(1,733,684)	-	-	-	-	-
Second Mortgages - Deferred	2021 -2029	68	961,808	(138,178)	-	823,630	1,161,259	(45,540)	1,115,719
Second Mortgages - Forgivable LIFT & CDFI	2017 -	345	2,665,798	(2,665,798)	-	-	-	-	-
Second Mortgages - Amortizing	2030 -2040	61	290,805	(34,256)	-	256,548	-	-	-
Second Mortgages - Wells Fargo & Other	2023 -	15	200,225	(200,225)	-	-	-	-	-
Total Single-Family Notes Receivable		**578**	**5,852,320**	**(4,772,142)**	**-**	**1,080,178**	**1,161,259**	**(45,540)**	**1,115,719**
Multi-Family Notes Receivable:									
Completed Projects:									
Atando	2033 -	130	1,020,710	-	-	1,020,710	-	-	-
Tyvola Crossing LLC	2024 -	80	579,202	-	-	579,202	10,941	-	10,941
Rocky Branch II LLC	- -	192	352,343	-	-	352,343	-	-	-
South Park Seniors LLC	- -	50	211,420	(211,420)	-	-	-	-	-
Kohler Avenue LLC	2049 -	48	398,853	(148,145)	-	250,708	5,970	-	5,970
CFU Pleasant View	- -	5	600,000	-	-	600,000	-	-	-
Tuckaseegee Sr LLC	2019 -	104	1,350,000	-	-	1,350,000	-	-	-
		609	4,512,527	(359,565)	-	4,152,962	16,911	-	16,911
Projects In Process:									
Double Oaks Development LLC	- -	-	10,694,651	(9,938,491)	-	756,160	-	-	-
Cindy Lane Development	2018 -	-	2,431,800	-	-	2,431,800	419,858	-	419,858
Nolley Court	2019 -	-	335,766	-	-	335,766	-	-	-
		-	13,462,217	(9,938,491)	-	3,523,726	419,858	-	419,858
Other Entities' Projects:									
Accessible Apts. of Charlotte, Inc.	- -	30	123,275	(99,146)	(24,129)	-	-	-	-
First Ward Place LLC # 1	2027 -	174	900,000	-	-	900,000	-	-	-
YWCA	2034 -	66	400,000	-	-	400,000	146,652	(146,652)	-
		270	1,423,275	(99,146)	(24,129)	1,300,000	146,652	(146,652)	-
Total Multi-Family Notes Receivable		**879**	**19,398,019**	**(10,397,201)**	**(24,129)**	**8,976,688**	**583,421**	**(146,652)**	**436,769**
Combined Total Notes Receivable		**1457**	**25,250,339**	**(15,169,344)**	**(24,129)**	**10,056,866**	**1,744,680**	**(192,192)**	**1,552,488**

DreamKey Partners, Inc.
Nominating Report – September 2022

1. **Approval of Stephan A. Windell, Senior Vice President of US Bank as a member of the Board of Directors, serving a 3-year term.**

Bio/Resume of New Member:

Stephen A. Windell
Senior Vice President, Southeast Market
Commercial Real Estate Group
US Bank

Steve Windell is a Senior Vice President and is the Southeast Market Manager for U.S. Bank's Commercial Real Estate division. Steve is responsible for managing a team of Relationship Managers focused on private commercial real estate developers and comme rcial property owners located in the Carolinas, Georgia, Tennessee, and Alabama. Operating from offices in Charlotte and Atlanta, the team finances real estate projects located throughout the United States while providing comprehensive credit and treasury solutions for clients and prospects.

Prior to joining U.S. Bank in 2014, Steve was with Bank of America for 20 years serving in a variety of roles within Commercial Real Estate and Commercial Banking. A graduate of Wake Forest University, Steve is an active member of the Urban Land Institute.

2. **Approval of AJ Calhoun, Senior Manage of Data and Evaluation with Leading on Opportunity as a member of the Board of Directors, serving a 3-year term.**

Bio/Resume of New Member:

AJ Calhoun
Senior Manager, Data and Evaluation
Leading on Opportunity

AJ Calhoun blends expertise in economics, design, and theology to address complex community challenges. He is the Senior Manager of Data and Evaluation at Leading on Opportunity, an initiative of Foundation For The Carolinas. Prior to joining LOO, AJ led a collaboration between United Way, Knight Foundation, FFTC and Bank of America to develop a strategic plan for disrupting displacement across Mecklenburg County. He currently chairs the North Star Data Committee within Charlotte Executive Leadership Council's Healthy Communities Working Team and serves on Novant Health's Community Engagement Advisory Council. AJ is also an Associate Fellow of the Kirby Liang Centre for Public Theology in Cambridge where he is a member of the Economics Research Hub. He holds a master's in public policy from The University of Chicago, Bachelors' in urban studies and political science from Furman University, and spent two years in Malaysia as a Fulbright Scholar. He's currently completing a master's in theology. AJ is a Charlotte native whose passion for community development was sparked growing up in the local YMCA. Outside the office, AJ enjoys cooking, reading, and learning about flags.

Programs Department Report
August 2022

Staffing Vacancy:

Fund Development Coordinator
Community Engagement Coordinator

Emergency Assistance Programs:

On March 15, 2022 the Mecklenburg County Commission unanimously voted to approve the usage of CDBG-CV funds to launch a new Mortgage Assistance Payment Program for the Townships and Unincorporated areas of Mecklenburg County that will be operated by DreamKey Partners. This contract is in the amount of **$1,007,920.00**.

As of May 18, 2022, the program received 196 applications. The majority of applications were for the City of Charlotte and deemed ineligible for the program. Three approvals for the program were made. Due to the low approval rates as a result of low application numbers in the approved areas the County has made the decision to close this program as of June 30, 2022. The funds will be reallocated to another County program.

2021-2022 RAMP (aka ERAP):

RAMP priorities remain the same as we continue the program:

Priority 1: Applicants at or below 80% AMI with a COVID related hardship who have been served an eviction notice and have a court date within 90 days.

Priority 2: Applicants at or below 30% AMI with a COVID related hardship.
Funding:
<u>City of Charlotte</u>

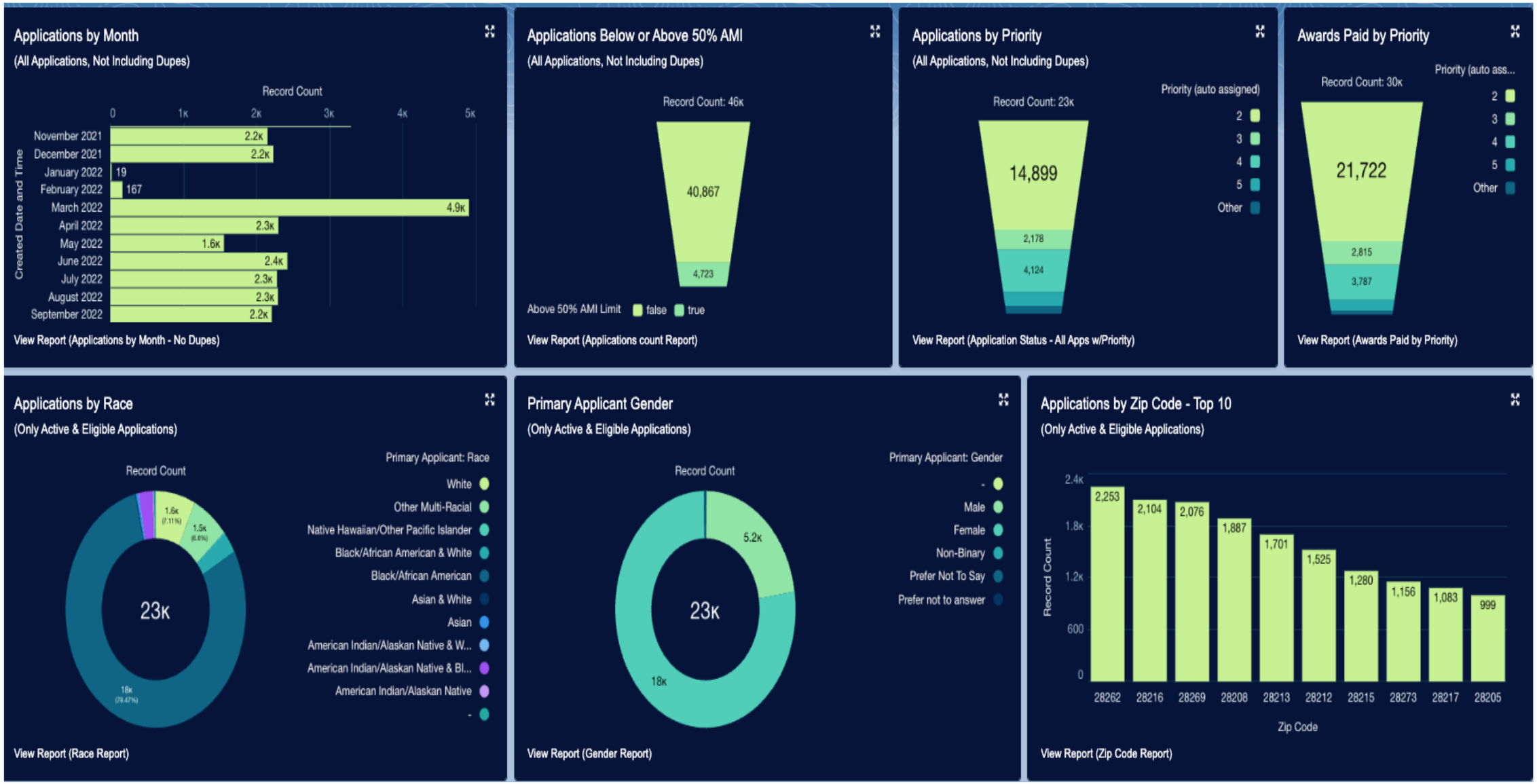
- Funds remaining: $1,999.049.32 (reserved for Charlotte Water only)
- Special Funding: $1,010,102.39 (reserved for displacement efforts)

<u>Mecklenburg County</u>

- Funds remaining: $2,425,869.66

Applications for rental assistance remain open until funding is depleted.

Below is a snapshot of our executive dashboard for the rental assistance program:


Applications by Month
(All Applications, Not Including Dupes)
Record Count
0
1K
2K
3K
4K
5K
Created Date and Time
November 2021
December 2021
January 2022
February 2022
March 2022
April 2022
May 2022
June 2022
July 2022
August 2022
September 2022
2.2K
2.2K
19
167
4.9K
2.3K
1.6K
2.4K
2.3K
2.3K
2.2K
View Report (Applications by Month - No Dupes)
Applications Below or Above 50% AMI
(All Applications, Not Including Dupes)
Record Count: 46K
40,867
4,723
Above 50% AMI Limit
false
true
View Report (Applications count Report)
Applications by Priority
(All Applications, Not Including Dupes)
Record Count: 23K
14,899
2,178
4,124
Priority (auto assigned)
2
3
4
5
Other
View Report (Application Status - All Apps w/Priority)
Awards Paid by Priority
Record Count: 30K
21,722
2,815
3,787
Priority (auto ass...
2
3
4
5
Other
View Report (Awards Paid by Priority)
Applications by Race
(Only Active & Eligible Applications)
Record Count
23K
1.6K
(7.11%)
1.5K
(6.6%)
18K
(79.47%)
Primary Applicant: Race
White
Other Multi-Racial
Native Hawaiian/Other Pacific Islander
Black/African American & White
Black/African American
Asian & White
Asian
American Indian/Alaskan Native & W...
American Indian/Alaskan Native & Bl...
American Indian/Alaskan Native
-
View Report (Race Report)
Primary Applicant Gender
(Only Active & Eligible Applications)
Record Count
23K
5.2K
18K
Primary Applicant: Gender
-
Male
Female
Non-Binary
Prefer Not To Say
Prefer not to answer
View Report (Gender Report)
Applications by Zip Code - Top 10
(Only Active & Eligible Applications)
2.4K
1.8K
1.2K
600
0
Record Count
2,253
2,104
2,076
1,887
1,701
1,525
1,280
1,156
1,083
999
28262
28216
28269
28208
28213
28212
28215
28273
28217
28205
Zip Code
View Report (Zip Code Report)

Feature Program: A Vibe Outside

- A Vibe Outside - An amazing Westside block party, held on August 20th, this community event brought together organizations to showcase offerings to the westside and surrounding communities. Our lending and counseling team were on hand to greet those interested in our services and provide information on our programs.

PRE-PURCHASE COUNSELING REPORT

	August	YTD Jan-Dec 22	Explanation
DreamKey Partners Customers Who Obtained Mortgage/ Purchased Home	3	44	Total includes customers who used DeamKey Financing and customers who used outside lending, but used DreamKey counseling services.
DreamKey Partners Mortgage Inc Closings	4	20	Total of DreamKey Mortgage Inc financing provided to customers. LIFT and CDFI loans (Does not include HouseCharlotte)
New Customers	20	125	Customers who have just enrolled in full pre-purchase counseling program, not ready to purchase, and met with Advisor for the first time. Customers must graduate from all 4 financial literacy classes before scheduling their one-on-one session with an Advisor.
Homebuyers Counseled	73	554	Due to COVID-19 all sessions are virtual. Total includes first time appointments, customers currently progressing through homeownership program,ie follow-up appointments.
Homebuyer Education Class Graduates	13	105	Due to COVID-19 HBEd customers complete Framework Online education, and a 2-hr follow-up webinar.
Financial Empowerment Class Attendance	59	409	Due to COVID-19 all workshops are virtual. Attendees of Understanding Credit Class I and Class II and Managing Your Money Class I and Class II. This number also reflects those attending our Atrium series.
Enrolled in Homeownership Program	10	131	Effective August 2020, the process has changed. Customers now pay upfront to enroll in the program at the time of virtual Orientation registration. These customers will continue to attend financial empowerment classes, and then meet with a Homeownership Advisor 1-on-1.
Orientation Attendance	25	135	Orientation is required prior to enrolling into the Program ie paying registration fee, attending financial literacy classes, etc. Orientation is education driven to entice customers to truly understand where they are in the process of buying a home.
Financial Empowerment Education & Counseling Registration Forms Sent	25	225	Orientation Registration Forms sent via email, website, mail or walk-in requests. Does not include info given at seminars, events, etc. .
Orientation Registration Forms Received	3	186	Effective August 2020, the process has changed. Customers now pay upfront to enroll in the program
Rental and Mortgage Assistance Program	3444	24767	Partnering with the City of Charlotte and Mecklenburg County to provide rent & utility assistance in response to COVID-19.

FORECLOSURE REPORT

	August	YTD 2022	Explanations
New Customers	1	409	**First Time Customers (MPA as of 4/4/22)**
Calls	3	362	**Requests for Assistance**
Results	**July**	**YTD 2022**	**Explanations**
Loans Modified	0	9	**Customers that received a modification of the terms of their mortgage**
Mortgages Brought Current	0	34	**Customers who brought their mortgage current using rescue or their own funds. This includes EMAP & MPA customers.**
Mortgages Refinanced	0	3	**Loans Refinanced**
Short Sales	0	0	**Non-FHA loans sold for less than the loan balance.**
Foreclosures	0	0	**Homes foreclosed**
Counseled & referred	0	392	**Customers referred to legal services, Servicer, or State program, etc.**
Forbearance Agreement	0	1	**Customers who received suspended or reduced payments for a specific period of time.**

Comments/Notes

County MPA (Mortgage Payment Assistance Program – program began April 4, 2022; ended June 30, 2022.)

LOAN PORTFOLIO REPORT

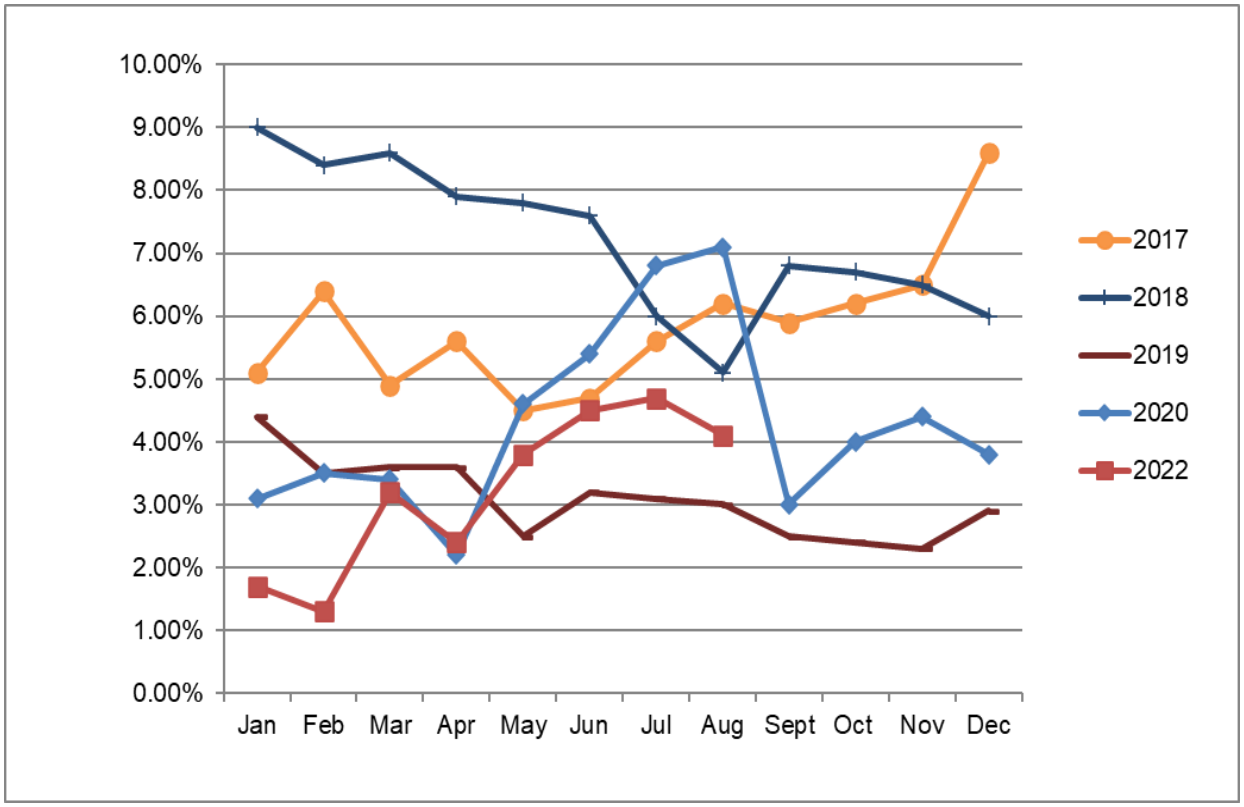
DreamKey Partners

August 2022

	August				July			
	Number	Percentage	Amount	Percentage	Number	Percentage	Amount	Percentage
30 Days Delinquent:								
First Mortgages	2	0.3%	$ 48,020	0.8%	2	0.3%	$ 48,510	0.8%
Second Mortgages	0	0.0%	$ -	0.0%	1	0.2%	$ 3,415	0.1%
60 Days Delinquent:								
First Mortgages	0	0.0%		0.0%	0	0.0%		0.0%
Second Mortgages	0	0.0%	$ -	0.0%	1	0.2%	$ 1,816	0.0%
90 Days Delinquent:								
First Mortgages	0	0.0%	$ -	0.0%	0	0.0%	$ -	0.0%
Second Mortgages	0	0.0%	$ -	0.0%	1	0.2%	$ 958	0.0%
120+ Days Delinquent								
First Mortgages	5	0.9%	$ 166,243	2.9%	7	1.2%	$ 210,751	3.6%
Second Mortgages	1	0.2%	$ 17,448	0.3%		0.0%		0.0%
Total Loan Portfolio	8	1.4%	**$ 231,711**	**4.0%**	12	2.1%	**$ 265,450**	**4.5%**
*Bankruptcies:								
First Mortgages	0	0.0%	$ -	0.0%	0	0.0%	$ -	0.0%
Second Mortgages	1	0.2%	$ 9,546	0.2%	1	0.2%	$ 9,632	0.2%
Subtotal Loans At Risk - Delinquency Rate	**9**	**1.6%**	**$ 241,257**	**4.1%**	**13**	**2.2%**	**$ 275,082**	**4.7%**
Foreclosures:								
First Mortgages	0	0.0%	$0	0.0%	0	0.0%	$0	0.0%
Second Mortgages	0	0.0%	$ -	0.0%	0	0.0%	$ -	0.0%
Current Loans	571	98.4%	$ 5,579,268	95.9%	565	97.8%	$ 5,580,134	95.3%
Total Loan Portfolio	**580**	**100%**	**$5,820,525**	**100.00%**	**578**	**100%**	**$5,855,216**	**100.00%**
Total Amortizing Loans - Delinquency Rate		**0.0%**	**$ 231,711**	**11.6%**		**0.0%**	**$ 265,450**	**13.1%**
Total Amortizing Loans	150		$2,002,194		150		$2,027,385	

Delinquency Rate History of DreamKey Partners Loan Portfolio 2017-2022

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Average
2017	5.10%	6.40%	4.90%	5.60%	4.50%	4.70%	5.60%	6.20%	5.90%	6.20%	6.50%	8.60%	**5.85%**
2018	9.00%	8.40%	8.60%	7.90%	7.80%	7.60%	6.00%	5.10%	6.80%	6.70%	6.50%	6.00%	**7.20%**
2019	4.40%	3.50%	3.60%	3.60%	2.50%	3.20%	3.10%	3.00%	2.50%	2.40%	2.30%	2.90%	**3.08%**
2020	3.10%	3.50%	3.40%	2.20%	4.60%	5.40%	6.80%	7.10%	3.00%	4.00%	4.40%	3.80%	**4.28%**
2021	2.70%	2.10%	2.10%	3.00%	4.00%	3.70%	3.40%	2.90%	4.60%	4.70%	3.90%	1.80%	**4.32%**
2022	1.70%	1.30%	3.20%	2.40%	3.80%	4.50%	4.70%	4.10%					**3.21%**



CLOSED - HOUSECHARLOTTE LOANS
AUGUST 2022

	Address	Race	Gender	Subsidy Amount	1st Mortgage Lender	Sales Price	Bank Loan	CLTV%	AMI%	Closing Date
1	2410 Ellen Ave	Black	Female	$29,866.00	SouthState /Habitat Humanity	$270,000.00	$168,000.00	100.00	41.90	8/11/2022
2	342 Skyland Ave	Black	Male	$30,000.00	FirstBank/Habitat Humanity	$315,000.00	$202,500.00	100.00	64.80	8/11/2022
3	3109 Leroy	Asia	Female	$30,000.00	New Rez	$284,000.00	$194,648.00	101.00	71.30	8/25/2022
4	3418 Reid Ave	Asia	Male	$30,000.00	Habitat Humanity	$265,000.00	$175,000.00	100.00	42.90	8/26/2022
				Total Subsidy		Cum Average	Cum Average	Cum Avg	Cum Avg	
		Month	YTD	$119,866.00		$283,500.00	$185,037.00	100.25	55.23	
	Loans Closed	4	45							
	Loan Packages Rec'd	8	54							
	Inspections Req'd	3	32							
	Community Heroes	0	4							

Asset Management Department Report
September 2022

Mobile Food Pantry

On August 3, 2022, we kicked off the Mecklenburg County Senior Nutrition Mobile Food Pantry at Gables I and II. The program is designed to remove barriers of access to proper nutrition to those who have limited transportation and finances. The Senior Nutrition Mobile Food Pantry will visit seven of our senior communities on a monthly basis providing fresh produce and groceries to residents at no cost. We are very grateful for this resource.

Mezzanine School Backpack Giveaway

On August 24th, The Mezzanine at Freedom staff partnered with Covenant Presbyterian Church to distribute 49 backpacks filled with school supplies to residents at the site. We were happy to assist preparing so many children for the upcoming school year.

Occupancy / Turns & Vacancies

For period ending July 31, 2022, DreamKey Partners portfolio (2,322 units) had a physical occupancy rate of 99.00% and an economic occupancy rate of 93.3%. There was a total of 29 move outs and 9 unleased vacant units. The 12-month turn rate at the end of July was 11%. We continue to monitor cash flow and expenses on a weekly basis to ensure the financial health of the properties.

YTD Budget Variances:

Budgeted replacement reserve reimbursements were not completed on some sites that met budgeted cash flow objectives. This is causing variances in capitalized categories for some sites. Refinance entries for new loan conversions show on financials for Brighton Place, Pleasant View and Rivermere.

Forest Ridge:
Operating Expenses: Water costs exceeding budget. A large leak in the pool has been detected, and it is in the process of getting repaired. Several plumbing repairs and repair costs associated with unit inspections are exceeding budget.

Pleasant View:
Capital Expenses: A community walking bridge was replaced. Several large damaged trees were removed. HVAC replacements are also exceeding budget.

Shelton Knoll:
Income: Vacancy is exceeding budget due to four units damaged from a December 2021 fire. The units have been demolished and are no longer calculated in GPR.

Village of Rosedale:
Operating Expenses: Water costs are high due to several leaks. Turnover and trash costs are also exceeding budget.
Capital Expenses: Breezeway handrails were painted. HVAC replacements are also exceeding budget.

West Downs I:
Income: Write offs exceeded budget.

Wendover Walk:
Operating Expenses: City monitoring fee not budgeted. Turnover costs exceeding budget. Subfloor repairs completed. Insurance escrow adjusted by lender.

Mezzanine:
Operating Expenses: City monitoring fee not budgeted. Water and electricity exceeding budget.
Capital Expenses: Overage is due to the repair of the fire suppression system and elevator in building 4 after a lightning strike. In addition, a property biohazard clean up due to an incident on the property, site drainage clean out work, and repairs made to a building that was hit by a vehicle caused overages.

Mulberry:
Capital Expenses: Fire panel repair. Tub was replaced due to a leak.

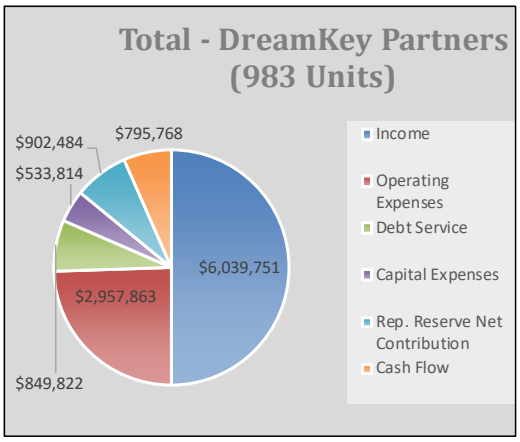
Stevenson:
Capital Expenses: Flooring replacements exceeding budget.

Wellspring Village:
Operating Expenses: Audit fee timing issue. Asset Management fee was not budgeted. Grounds costs are exceeding budget. Roof repair completed to mailbox kiosk.
Capital Expenses: HVAC replacement exceeding budget.

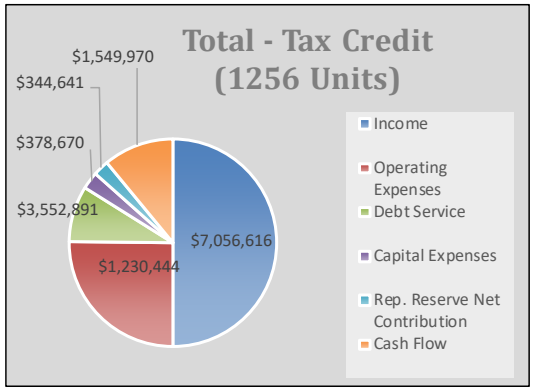
Crown Court:
Capital Expenses: Bio-hazard cleaning completed in unit, fence repairs and fire door repairs are exceeding budget.

DreamKey Partners, Inc.
Rental Operations Year-to-Date Summary for the 7th month ending July 31, 2022

	Total - DreamKey Partners (983 Units)		
	Actual	Budget	Variance
Income	$ 6,039,751	$ 5,772,054	$ 267,697
Operating Expenses	$ (2,957,863)	$ (3,034,877)	$ 77,014
Debt Service	$ (849,822)	$ (1,401,560)	$ 551,738
Capital Expenses	$ (533,814)	$ (721,718)	$ 187,904
Rep. Reserve Net Contributior	$ (902,484)	$ (150,618)	$ (751,866)
Cash Flow	$ 795,768	$ 463,281	$ 332,487

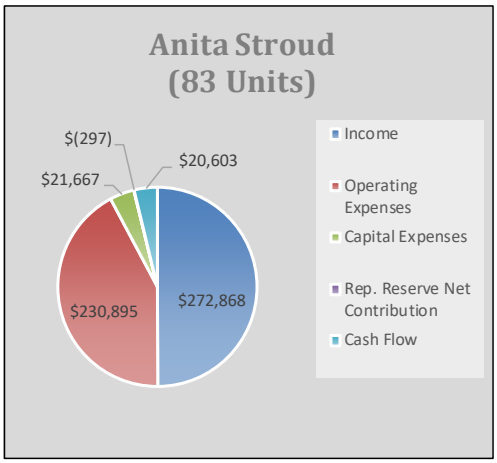


	Total - Tax Credit (1256 Units)		
	Actual	Budget	Variance
Income	$ 7,056,616	$ 6,677,230	$ 379,386
Operating Expenses	$ (3,552,891)	$ (3,588,687)	$ 35,796
Debt Service	$ (1,230,444)	$ (1,681,993)	$ 451,549
Capital Expenses	$ (378,670)	$ (668,037)	$ 289,367
Rep. Reserve Net Contributior	$ (344,641)	$ (105,994)	$ (238,647)
Cash Flow	$ 1,549,970	$ 632,519	$ 917,451



DreamKey Partners, Inc.
Rental Operations Year-to-Date Summary for the 7th month ending July 31, 2022

	Anita Stroud (83 Units)		
	Actual	Budget	Variance
Income	$ 272,868	$ 270,938	$ 1,930
Operating Expenses	$ (230,895)	$ (250,658)	$ 19,763
Debt Service	$ -	$ -	$ -
Capital Expenses	$ (21,667)	$ (120,569)	$ 98,902
Rep. Reserve Net Contributior	$ 297	$ (15,547)	$ 15,844
Cash Flow	$ 20,603	$ (115,836)	$ 136,439



9/19/2022

DreamKey Partners, Inc.

Multifamily Operations
Vacancies and Turns for the period ending July 31, 2022

Stabilized Rental

Multi-Family Developments	Total Units	Vacant Units (July)	Vacancy Loss (YTD)	Vacancy Loss (Budget)	Move-Outs (July)	Turnover Rate (12-month)
Alexander	96	1	0.4%	0.5%	1	11%
Anita Stroud	83	0	0.5%	0.5%	1	6%
Brighton Place	49	0	1.7%	1.5%	0	10%
Chambers Point	86	0	0.2%	0.5%	0	8%
Cheshire Chase	55	1	1.5%	1.3%	2	16%
Crown Court	103	0	0.7%	1.7%	0	9%
Dannelly	62	0	0.1%	0.3%	0	2%
Forest Ridge	136	0	1.0%	1.5%	0	13%
Gables at Druid Hills	63	0	0.7%	0.5%	1	8%
Gables at Druid Hills II	72	0	1.1%	1.0%	0	4%
HP Homes (Scattered Sites)	61	0	2.4%	1.8%	0	11%
McNeel	48	0	0.1%	1.7%	1	8%
Mezzanine (tax credit)*	129	1	1.7%	3.0%	1	15%
Mezzanine (market)	56	2	0.0%	0.0%	3	30%
Mulberry	104	0	1.7%	1.0%	0	7%
Pleasant View	85	0	1.4%	2.1%	1	15%
Rivermere (tax-credit)*	100	1	0.7%	1.9%	4	29%
Rivermere (market)	92	0	0.0%	0.0%	3	22%
Seversville	47	0	2.7%	1.0%	1	11%
Shelton Knoll	45	0	5.9%	0.8%	1	24%
South Oak Crossing (tax credit)*	100	1	1.4%	1.8%	1	18%
South Oak Crossing (market)	92	0	0.0%	0.0%	0	18%
SpringCroft at Ashley Park	50	1	0.1%	0.5%	1	4%
Stevenson	130	0	1.3%	1.5%	2	11%
Tyvola Crossing	80	1	0.4%	0.7%	2	8%
Tyvola Crossing II	20	0	0.0%	0.8%	0	5%
Village of Rosedale II	106	0	1.9%	1.4%	0	11%
Wellspring Village	48	0	0.0%	1.1%	0	4%
Wendover Walk	91	0	1.6%	1.6%	3	30%
West Downs	28	0	1.8%	1.2%	0	7%
West Downs II	5	0	0.0%	2.0%	0	0%
Total Multi-Family	**2322**	**9**	**1.1%**	**1.1%**	**29**	**11%**

Physical Occupancy **99.00%**
Economic Occupancy **93.30%**

Projects in Lease-up (None)

Development	Total Units	Units Leased	Occupied Units
TOTAL	**0**	**0**	**0**

Real Estate Development Report

September 2022

Project Name:	Address	State	Project Type	Senior/ Family	Unit Count	Tax Credit Award Date	HTF Award Date	Closing
Rental MF and Townhome								
Easters Home at Caldwell	1609 E 5th St, Charlotte, NC 28204	NC	Adaptive Reuse	Family	21	6/28/2020	7/12/2021	Oct-Nov 2022
Status: Easter's Home at Caldwell is proposed adaptive reuse of a building into 21 units of affordable, supportive housing on Caldwell Presbyterian Church's campus. The architect has completed updated plans. Plan resubmission will occur once all funding sources have been committed to project. Rehab Builders will be the general contractor, and is currently pricing the revised set. Potential property management and the supportive services providers are going to be interviewed by the church's committee. Multiple funding sources are being pursued, including a capital campaign from the congregants, NCHFA Supportive Housing Development Program (approved), the City of Charlotte HTF (approved), Mecklenburg County grant (approved), and the Merancas Foundation.								
South Village @ Scaleybark	3656 DeWitt Lane	NC	MF Rental	Family	84	9/1/2020	4/1/2020	4Q2022
Status: DreamKey Partners has pulled building permits and NCHFA has approved all plan revisions. The City of Charlotte's resolution to extend the option to ground lease has been approved and the amendment has been circulated for review. Bank of America is providing debt and equity, debt is also placed with LISC, City of Charlotte, and a sponsor loan from DreamKey Partners. This project also has a firm commitment for a grant from Mecklenburg County. Civil and building permits have been approved. Building permit pull by GC, first inspection complete. The target closing is in 4th quarter 2022.								
Hawks Landing @ YWCA	3420 Park Rd	NC	MF Rental	Family	104	9/1/2020	4/1/2020	Aug/Sept 2022
Status: DreamKey Partners and the YWCA are partnering to develop 104 units of affordable family housing on the YWCA's Park Road campus. Charlotte City Council unanimously approved the site's rezoning petition. The design teams are in their 4th review cycle with Planning and permit approvals are expected in July. Weaver Cooke is reviewing the current set of plans for pricing updates. The project received its bond volume in September 2021 and we are requesting an increase in the amount of bonds as costs have increased. We are targeting an August 2022 closing and expecting term sheets from potential financial partners before the end of May.								
Weddington	3924 Weddington Rd	NC	MF Rental	Family	50	TBD	TBD	
Status: Determining the best path forward for the development. Current design includes rental townhomes which is supported by the 2040 Comp Plan scheduled to start in June/July 2022.								
Wilhurst	513 Rauch Street, Rock Hill	SC	MF Rental	Family	100			
Status: Approximately 11 acres purchase option in December, 2021. Propose multifamily LIHTC candidate – 2022 application. Rezoning approved. Considering possible collaboration with another Firm to do WF housing.								
Crown Court	9283 Nolley Court	NC	MF Rental	Family	103	9/17/2019	4/8/2019	stabilized
Status: Property is fully-occupied and the construction loan has been paid off with the permanent financing. NCHFA is in review of the Final Cost Certification and the 8609s will be received upon approval.								
Marvin Road Apartments	747 N. Wendover Road	NC	MF Rental	Family	70		4/11/2022	1Q2023
Status: The Charlotte City Council approved a $2.24MM HTF loan for this project. A full application has been submitted to NCHFA for 9% low-income housing tax credits and the awards will be announced in August 2022. The project has the 2nd highest walk-score of all applications in Mecklenburg County, this is the primary tie-breaker. If awarded the Marvin Apartments project closing would occur in second quarter 2023.								
Sugaree Place Apartments (Mayfield)	4326 Munsee St.	NC	MF Rental	Family	51	9/21/2019	4/26/2019	under-construction
Status: Closed construction financing and equity February 28, 2022. Notice to Proceed submitted to GC and permits have been pulled. NCHFA is reviewing plans for vertical construction approval. We are now requesting WHLP-CV funding from the state to cover the covid-related cost increases.								

Mallard Creek Sr.	7123 Mallard Creek Rd	NC	MF Rental	Senior	100			
Workforce Housing pitch deck and financial model near-complete but interest rate hikes will have an impact. LIHTC 9% submission was in May. We are working with RBC, which has an equity platform for WFH capital.								
Park View	5013 Statesville Road	NC	MF Rental	Family	~120			
Brownfields Program by DEQ will be handled by Hart and Hickman. Consultant agreement near complete so H&H can continue environmental management plan (EMP) and commence work. Scheduling meeting with civil engineer LandDesign to continue site planning sheets. Ordering a market study to look at product type comps and rents.								
Dunbar	199 S. Cherry Rd	SC	MF Rental	Family	100	4/23/2021		
Status: Tax exempt bonds and state tax credit approval has been received from South Carolina. Civil and Architecture have received plan approval form Rock Hill. Plans to be resubmitted to SC Housing for approval and awaiting bids.								
Dillard School	403 Dillard School Dr	NC	MF Rental	Senior	53			
Status: NCHFA Application Completed in review at NCHFA. Waiting for Bond Allocation Meeting to be scheduled; Permit drawings complete. In process permit plan submission. We are waiting for the HUD Firm Commitment before scheduling the closing.								
Johnston Oehler Seniors	4414 Johnston Oehler Road	NC	MF Rental	Senior	140	9/1/2021	4/1/2020	June 2022
Status: Financial closing has occurred and project is now under construction.								
Hearthside Riverdale	6811 Powers St	GA	MF Rental	Family	70	10/1/2021		
Status: JV Partnership with Atlanta based OneStreet Residential. 9% LIHTC award received. Currently in design. $5,000,000 received from the Georgia Office of Planning and Budget to close financing gap. Closing calls will now commence.								
Connelly Creek	4350 Connelly Circle	NC	MF Rental	Family	78	9/27/2020	4/1/2020	under-construction
Status: Wells Fargo is the LP & Construction lender. All funding closed in December 2021, and the construction period is approximately 12% complete. Gap funding has been approved by the state to cover the covid-related cost increases.								
Old Pointe Comfort	3840 Beatties Ford Rd	NC	MF Rental	Family	TBD			
Status: Proposed townhome for sale development, propose 32-40 units. Possible candidate for CDBG. Preparing for November 2022 rezoning submittal. Presubmittal occurred week of 06/06.								
Hawks Nest at Wingate	2815 Seymour Drive	NC	Townhome Rental	14	14	-		1/12/2022
Status: Partnership with True Homes. Homes are nearing completion and Pre-leasing will commence soon.								

Project Name:	Address	State	Project Type	Units Count	# Affordable	# Market Rate	HTF Award Date	Closing
Aveline at Coulwood	1701 Tom Sadler Road	NC	SF Homeownership	52	10	42	NA	
Status: Construction: Phase 2 is 90% sold, the home on lot 24 is under contract - slated to close end of June. P3 construction is in progress - 44%. Phase includes three below market rate homes. P4 construction to commence July 2022. Sales and Marketing: P4 presales has commenced, four market rate homes were released, all four are under contract. Next group of homes in P4 will be release week 6/20.								
Vantage Pointe	2012 Lasalle St.	NC	SF Homeownership	12	12	-	TBD	7/5/2022
Status: Financing closed and project is now under construction.								

Druid Hills	Scattered near DH Park	NC	SF Homeownership	22	22	-		
Status: Harmon Construction is now nearing the completion of the first two								
Billingsley (Grier Heights) PUD	3500 Ellington St.	NC	PUD	288	288	-	TBD	
Development and County Staff given approval to finalize the MOU with Mecklenburg County. BOCC being presented with suggested usage of $3MM Congressional appropriations and Meck County $4.8MM subsidy.								
Aveline at Orange Street	Sam Drennan Rd	NC	SF Homeownership	18	7	10		
Status: Site development in progress with expected completion March 2022. JCB Urban has been selected as GC, draft contract in progress. Builder is taking plans through permitting process. Exploring other opportunities to determine the best path going forward for the project given, the site development cost and recent vertical construction pricing. Options								
The Park Church PUD	6019 Beatties Ford Rd	NC	PUD	341	TBD	TBD		
Working with Park CDC Leaders to secure a development agreement by end of Q2 2022. Underwriting SF development to determine land offer price for an adjacent 15-ac site for assemblage opportunity. DKP to revisit options for workforce housing in subsequent phases through acquisition of church's land or ground lease.								

Acquisition

Project Name:	Address	State	Project Type	Units Count	# Affordable	# Market Rate	Award Date	Closing
Single Family Portfolio in Crescent	Various	NC	SF Rental	30	30			Sep-22
Status: Homes are being considered to be purchased from a single corporate investor. Currently projecting up to 30 rental homes would be purchased and converted to homeownership over time.								

Marketing & Communications
September 2022

PR Highlights

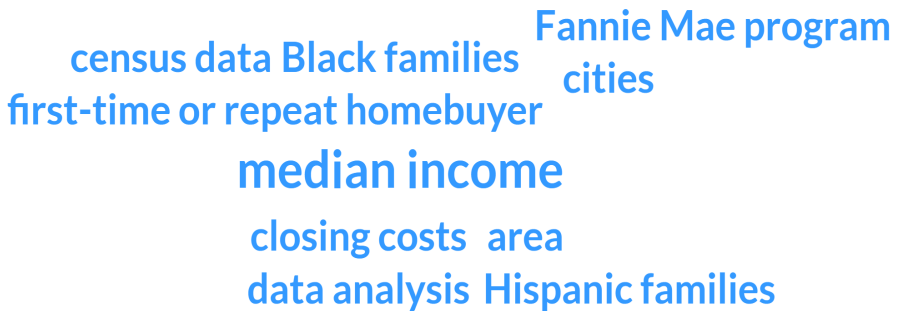
Earned and paid media coverage during the period of August 11 – September 10, 2022, includes the following key takeaways.

- Earned media coverage during the monitoring period consisted of seven news sources: The Charlotte Observer, Marietta Daily Journal, Yahoo! News, Yahoo! Finance, Stay Happening, Rome News-Tribune, and Targeted News Services.
- With nine total media exposure, headlines covered loan programs that boost homeownership for low-income individuals and families, changes to property tax bills in Mecklenburg County, an increase in down payment assistance programs, and a job fair hosted at Mayfield Memorial Baptist Church.
- News coverage had the potential to reach up to 79.3 million people.
- The social echo post with the largest potential reach was from Yahoo! Finance about loan programs in Charlotte that help low-income families and individuals become homeowners.

Top Media Stories

- These three loan programs can help minority families purchase homes in Charlotte
- Charlotte may increase down payment help as home prices continue to climb
- Revaluation 101: How will 2022 change taxes on homes, property in Mecklenburg County?

Trending Media Themes



Fund Development Report
August 2022

2022 Board Giving:

16%

Grants for 2022- Total:	**$28,577,920**
City of Charlotte - HOME ARPA (Programs application)-	$250,000
Mecklenburg County - State ERA-2 Rental Assistance-	$20,000,000
Mecklenburg County - Reallocated Treasury Funds Rental Assistance-	$1,400,000
City of Charlotte - Reallocated Treasury Funds Rental Assistance-	$650,000
City of Charlotte - ERA-1 Rental Assistance-	$1,400,000
Mecklenburg County - CDBG-CV Mortgage Assistance-	$1,007,920
United Way- ESFG Rent and Utility Assistance-	$75,000
FY22 Omnibus Appropriation- Grier Heights Development -	$3,000,000
Tom Herin & Miriam MacFarlen-Herin-	$50,000
Trusit - Senior Program Support-	$35,000
NeighborWorks - General Operating-	$275,000
NeighborWorks - General Operating-	$199,000
Wells Fargo - WORTH Follow-Up Grant-	$100,000
Wells Fargo -Housing and Homeownership-	$50,000
NeighborWorks – Supplemental-	$62,500
NeighborWorks - Supplemental-	$18,000
NeighborWorks - Supplemental-	$5,500

Grants Pending for 2022-Total:	**$175,000**
Truist- Program Support -	$10,000
Bank of America Cycle 2 -	$75,000
NeighborWorks America - Supplemental Grant-	$15,000
5/3rd Bank - Programs Support-	$25,000
CAHEC Open Doors Grant	$50,000

Board Contributions in 2022:

- $1,450

Individual Contributions in 2022:

- $58,746*
  *This total includes $6,010 in donations received in memoriam of Bob Mendenhall.