

**Agenda**  
**WACO HOUSING AUTHORITY & AFFILIATES**  
**HYBRID MEETING**  
**4400 Cobbs Drive**  
**Waco, Texas**  
**Board Room**  
**January 10, 2022**  
**12:00 Noon**

- I. **Call to Order**
- II. **Establishment of Quorum**
- III. **Hearing from Visitors**
  - **Recognition of Officials**
- IV. **Approval of Minutes**
- V. **Updates**
  - **RAD (Estella Maxey)**
  - **Trendwood**
  - **CARES ACT Funding**
  - **Rent Relief/Eviction Moratoriums**
- VI. **Discussion Items**
  - **South Terrace General Contractor J4 relationship and communication**
  - **Palladium**
  - **Board meetings attendance rotation schedule**
- VII. **New Business**
  - **RESOLUTION NO. 3843 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PRESIDENT/CEO TO ACCEPT THE PROPOSAL FOR DEVELOPER SERVICES FROM INTEGRAND.**
- VIII. **Departmental Report Questions**
- IX. **Consideration of Future Agenda Items**
  - **Bryan Elsey - Proposed Workforce Housing Project**
- X. **Adjournment**

**Synopsis of the Minutes**  
**WACO HOUSING AUTHORITY & AFFILIATES**  
**4400 Cobbs Drive**  
**HYBRID MEETING**  
**November 8, 2021**  
**12:00 Noon**

Chair Malcolm Duncan Jr. called the meeting to order at 12:00 p.m.

- I. Establishment of Quorum  
Commissioner's present: Malcolm Duncan Jr., Melli Wickliff, Jon Ramos, Shirley Langston, Connie Mack  
Commissioners absent:
- II. Hearing from Visitors
  - Recognition of Officials
- III. Approval of Minutes  
Chair Malcolm Duncan Jr. asked for a motion to approve the minutes of the October 2021 Board Meeting. Commissioner Melli Wickliff made the motion and Commissioner Jon Ramos seconded the motion. Chair Malcolm Duncan Jr. called for a vote and the motion passed unanimously.
- IV. Updates  
President/CEO updated the board on the process for Estella Maxey RAD Development. We are currently working on proposals for the developer.  
President CEO updated the board on Trendwood and that we are still working on submitting paperwork in partnership with Steele Properties to HUD and TDHCA  
President/CEO Milet Hopping reviewed the CARES ACT FUNDING with the board and advised that we are currently still working with our partnership to spend the money.  
President/CEO Milet Hopping discussed with the board the eviction moratorium and that we have a contractor who is working on helping tenants with applying for rent relief assistance.
- V. Discussion Items  
South Terrace General Contractor J4 relationship and communication – Brinshore provided an update and reviewed the current schedule.  
HUD 2-year Tool – the tool was reviewed and will be placed on the agenda monthly.  
Community Services Survey Results – The director of Community services reviewed our survey results with the board.
- VI. New Business  
RESOLUTION NO. 3840 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACT WITH DAVID BORING, CPA OF LUBBOCK, TEXAS IN THE AMOUNT OF \$81,000.00 FOR AUDITING SERVICES  
Milet Hopping reviewed the auditing contract with the board. Chair Malcolm Duncan asked for a motion to approve Resolution No. 3840. Commissioner Jon Ramos made the motion and Commissioner Melli Wickliff seconded the motion. Chair Malcolm Duncan Jr. called for a vote and the motion passed unanimously.  
Resolution No. 3840  
A copy of this resolution may be found in the resolution file.  
  
RESOLUTION NO. 3841 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PURCHASE OF 3,200 HOUSEHOLD COVID KITS FOR WHA PUBLIC HOUSING SITES AND SECTION 8 TENANTS WITH CARES ACT MONIES.  
Milet Hopping discussed and reviewed WHA's purchase of the Covid Kits. Chair Malcolm Duncan asked for a motion to approve Resolution No. 3841. Commissioner Jon Ramos made the motion and Commissioner Shirley Langston seconded the motion. Chair Malcolm Duncan Jr. called for a vote and the motion passed unanimously.  
Resolution No. 3841  
A copy of this resolution may be found in the resolution file.

RESOLUTION NO. 3842 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PRESIDENT/CEO TO CERTIFY THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) TO HUD  
Milet Hopping discussed and reviewed WHA's SEMAP scores from HUD. Chair Malcolm Duncan asked for a motion to approve Resolution No. 3842. Commissioner Jon Ramos made the motion and Commissioner Shirley Langston seconded the motion. Chair Malcolm Duncan Jr. called for a vote and the motion passed unanimously.

Resolution No. 3842

A copy of this resolution may be found in the resolution file.

VII. Reports

**Administrative Services**

Everything for Admin was usual business.

**Information Technology**

Every for I.T. was usual business.

**OPERATIONS –Vice President Gloria Dancer**

Rising Images

The nonprofit properties continue to do well with rent collection and leasing. All properties are in compliance.

**MOD**

Everything for MOD was usual business.

**PUBLIC HOUSING**

There are 1145 applicants on the WHA Public Housing Waiting list.

**MAINTENANCE**

The Maintenance Department continues to work on make readies.

**SECTION 8 - Milet Hopping**

The Section 8 department currently is leasing 2584 vouchers and has 3359 total applicants on the combined waiting lists. There are 56 veterans in the VASH program.

**COMMUNITY SERVICES - Milet Hopping**

Our Community Services Department was working to get vaccination clinics for residents and tenants.

**FINANCE – Vice President Edwina Viera**

A summary of the financial statements and the new Consolidated Financial Report was provided.

VIII. Consideration of Future Agenda Items

IX. Adjournment

Chair Malcolm Duncan Jr. adjourned the meeting at 1:33 p.m.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chair of the Board

Seal

## **Administrative Services Department December 2021 Report**

- WHA Offices will be closed for the Holidays December 23 – January 2. We will resume normal operating hours on January 3, 2022.

### **Routine Work Projects**

- Mailing of WHA, Hill and Somervell Counties, and Groesbeck, Section 8 (HAP) checks – **207** checks
- Travel and Training: *(See attached training sheet for all training offered to staff).*
- Partnership Meetings: Attend Housing Coalition Board Meeting on December 2nd.
- Applications
  - **84** Public Housing
  - **0** VASH
- Processed **865** pieces of incoming mail
- Processed **5,024** pieces of outgoing mail
- Proofed all department monthly reports
- Made **19,262** copies for departments
- Sent out **216** Late Notices for Public Housing
- Sent out **203** Notices of Concern
- Sent out **515** Utility Notices

### **Clients and Visitors**

There was a total of **201 persons** that checked in to the receptionist in the lobby.

There was a total of **13,102 incoming calls** handled by the receptionist for the month.

### **Rising Images Compliance Audit**

#### **Raintree**

Raintree Apartments are required to have 55 total units in the Affordable Housing Program. Out of the 55 units, 32 units must qualify as very low income. Raintree had a total of 80 units in the program, 40 very low income and 40 low income based on the compliance audit completed, 12 files were reviewed, and no corrections were required. Raintree was in compliance.

#### **Picadilly**

Picadilly Apartments are required to have 5 qualifying units in the Affordable Housing Program. Out of the 5 units, 2 must qualify as very low income. Picadilly had 6 qualifying units in the program, 4 very low income and 2 vacancies. Based on the compliance audit completed, no files were reviewed and Picadilly was in compliance. We can count the vacant units as qualified until they are filled.

#### **Cimmaron**

Cimmaron Apartments are required to have 35 total units in the Affordable Housing Program. Out of the 35 units, 20 units must qualify as very low income. Cimmaron had a total of 62 units in the program, 28 very low income and 34 low income. Based on the compliance audit completed, 10 files were reviewed, no corrections were required and Cimmaron was in compliance.

#### **Hunnington**

Hunnington Apartments are required to have 45 total units in the Affordable Housing Program. Out of the 45 units, 12 units must qualify as very low income. Hunnington had a total of 47 units in the program, 18 very low income and 29 low income. Based on the compliance audit completed, 10 files were reviewed, no corrections were required and Hunnington was in compliance.

<b>Staff Name</b>	<b>Training</b>	<b>Date Completed</b>	<b>Location</b>
Rebecca Suarez	HUD Form SF-424 and related forms training	1/7/2021	Webinar
Dannia Johnson	HCV Training Webinar & Exam	2/8/2021 - 2/12/21	Webinar
Angelica Torres	HCV Training Webinar & Exam	2/8/2021 - 2/12/21	Webinar
Jasmine Bartlett	HCV Training Webinar & Exam	2/8/2021 - 2/12/21	Webinar
Casundra Foreman	HCV Training Webinar & Exam	2/8/2021 - 2/12/21	Webinar
Tiffany Montgomery	HCV Training Webinar & Exam	2/8/2021 - 2/12/21	Webinar
Corina Mendoza	HCV Training Webinar & Exam	2/8/2021 - 2/12/21	Webinar
Milet Hopping	Intersectional Allyship for Racial Justice Workshop	2/23/2021	Webinar
Tiffany Montgomery	NAHRO Ethics Training	2/24/2021	Webinar
Gloria Dancer	Board Governance Training	4/9/2021	Webinar
Milet Hopping, Glroia Dancer, Rebecca Ellis, Janie Lovell	Fair Housing and Disability Rights Course	3/10/21 - 3/11/21	Webinar
Milet Hopping, Janie Lovell, Rebecca Ellis, Melissa Johnson, Sheila Degrate, Alona Hill	TX NAHRO Virtual Conference	4/6/21 - 4/8	Webinar
Gloria Dancer	Executive Director Webinar	6/10 - 6/11	Webinar
Kaitlin Dragoo	Procurement & Section 3 webinar training	8/11 - 8/13	Webinar
Milet Hopping, Gloria Dancer, Rebecca Ellis	THA Annual Conference	8/16 - 8/19	Austin, Tx
Edwina Viera, Zoila Acevedo	Webinar: Emergency Housing Vouchers (EHV): VMS & FDS Reporting Requirements	9/2/2021	Webinar
Edwina V, Rebecca S.	Public Housing Year-End Reporting Webinar	9/9/2021	Webinar
Jonathan Young	MRI Conference	10/18 - 10/21	Cleveland, OH
Alona Hill, Melody Gober, Ferlisa Raglin, Denikca Simmons, Sheila Degrate	Fair Housing Training	11/9 - 11/10	Webinar
Edwina Viera	SWN Financial Management Training for PHAs	12/6 - 12/10	Webinar
Kaitlin Dragoo, Al Whitman	Procurement and Contract Management Webinar	12/6 - 12/8	Webinar

WHA RAD-TDHCA- FAIR HOUSING STAFF TRAINING

Staff Name	Title	Training	Date Completed	Location		
Nina Jones	South Terrace Manager	LIHTC/RAD PBV Training	10/8/2020	Webinar		
Melissa Washington	South Terrace Asst. Manager	LIHTC/RAD PBV Training	10/8/2020	Webinar		
Denicka Simmons	Occupancy Specialist for Public Housing	LIHTC/RAD PBV Training	10/8/2020	Webinar		
Sheila DeGrate	Admission Specialist	LIHTC/RAD PBV Training	10/8/2020	Webinar		
Janie Lovell	Assistant Director of Housing Operations	LIHTC/RAD PBV Training	10/8/2020	Webinar		
Cleo Allen	Office Manager Hillsboro Section 8	HCV Financials	8/17/2020	Webinar		
Cleo Allen	Office Manager Hillsboro Section 8	Capital Fund Training	8/20/2020	Webinar		
Barbara Jackson	Relocation Specialist	Relocation Training	6/23 - 6/24	Webinar		
Melissa Johnson	Elderly Services Coordinator	Relocation Training	6/23 - 6/24	Webinar		
Earnest Ward	Resident Services Coordinator	Relocation Training	6/23 - 6/24	Webinar		
Janie Lovell	Director of Management Operations	Relocation Training	6/23 - 6/24	Webinar		
Gloria Dancer	VP of Operations	Relocation Training	6/23 - 6/24	Webinar		
Milet Hoppping	President/CEO	RAD Public Housing Virtual Conference	1/14 - 1/15/21	Webinar		
Gloria Dancer	VP of Operations	RAD Public Housing Virtual Conference	1/14 - 1/15/21	Webinar		
Edwina Viera	VP of Finance	RAD Public Housing Virtual Conference	1/14 - 1/15/21	Webinar		
Milet Hoppping	President/CEO	Fair Housing and Disability Rights Course (6 hours)	3/10/21 & 3/11/21	Webinar	required by TDHCA every 2 years	
Gloria Dancer	VP of Operations	Fair Housing and Disability Rights Course (6 hours)	3/10/21 & 3/11/21	Webinar	required by TDHCA every 2 years	
Rebecca Ellis	Director of Admin Svs	Fair Housing and Disability Rights Course (6 hours)	3/10/21 & 3/11/21	Webinar	required by TDHCA every 2 years	
Janie Lovell	Director of Management Operations	Fair Housing and Disability Rights Course (6 hours)	3/10/21 & 3/11/21	Webinar	required by TDHCA every 2 years	
Gloria Dancer	VP of Operations	Housing Tax Credit Online	9/22/2021	Webinar		
Janie Lovell	Director of Housing Operations	Housing Tax Credit Online	9/22/2021	Webinar		
Latanya Rector	Director of S8	Housing Tax Credit Online	9/22/2021	Webinar		
Nina Jones	ST Manager	Housing Tax Credit Online	9/22/2021	Webinar		
Janie Lovell	Director of Housing Operations	Income Determination Training (aka TDHCA's "First Thursday" Training)	9/15/2021	Webinar		
Gloria Dancer	VP of Operations		9/15/2021	Webinar		
Edwina Viera	VP of Finance					

\*LIHTC/RAD PBV Training was recommended by our RECAP Advisors\*

# **Information Technology (IT)**

**December 2021**

- **HMS Windows Software, Software Applications, & IT Support Calls**
  - All support calls were closed with-in 24 hours.
  - As WHA & Affiliates' personnel continue using the software and as the software is refined to our needs; there are some support calls that are sent directly to MRI (the software vendor) that require re-writing of computer programming and are placed on a priority status according to HUD rules and regulations. Once rewritten, MRI sends an update to be installed to correct or enhance these support requests.
  
- **Web Page**
  - Waco Housing Authority web page address is [www.wacopha.org](http://www.wacopha.org)
  - Webpage statistic have transitioned to google analytics
  
- **Server, Computer, and Phone System Uptimes**
  - WHA Network systems had no substantial downtime for the month
  
- **Miscellaneous**
  - Continued implementation of new video security infrastructure
  - Received wireless devices for use on mobile work orders
  - Continue Section 8 landlord portal registration assistance
  - Prepared WHA systems for holiday closing
  - Updated primary housing software MRI/HAB - end of the year release

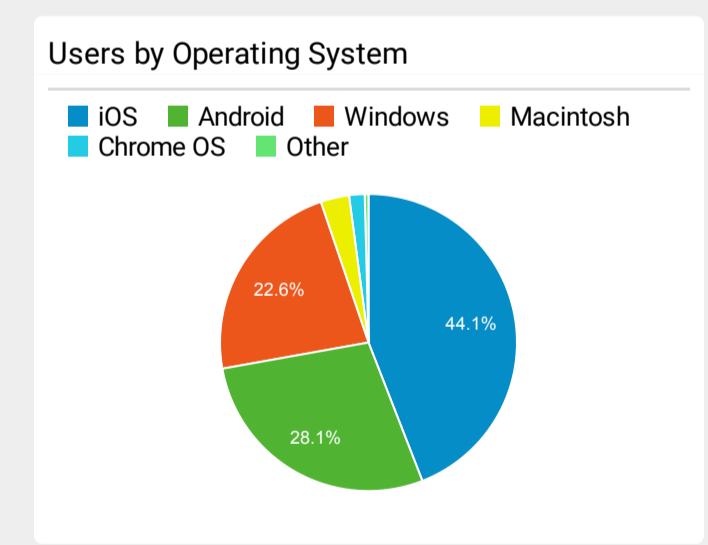
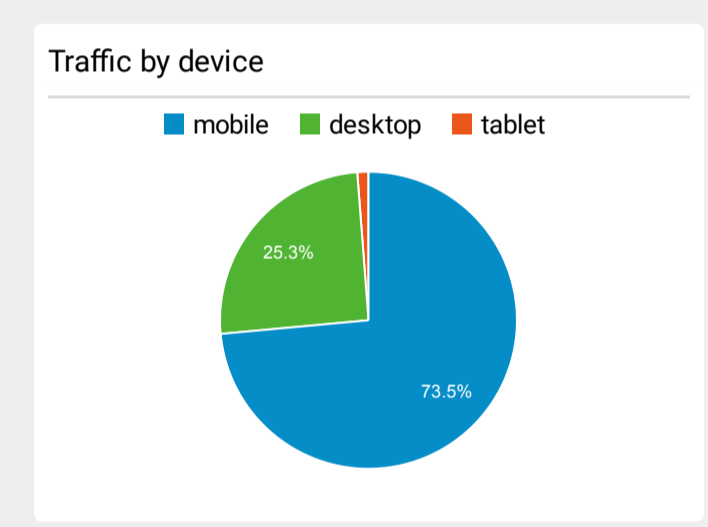
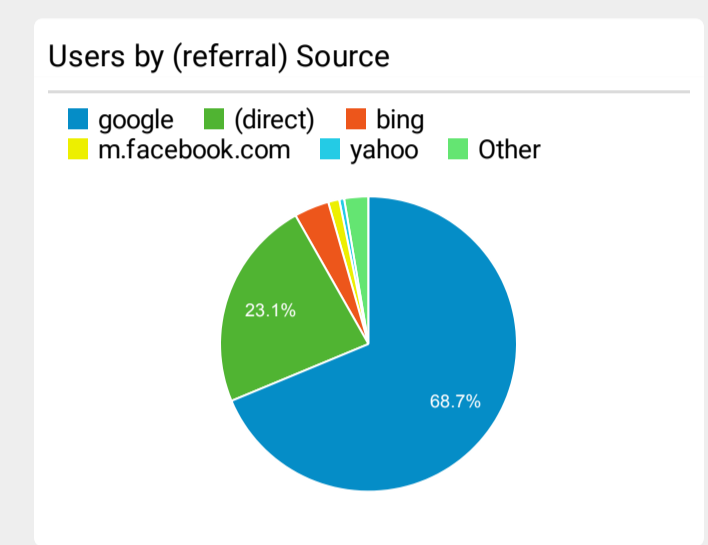
WHA Board Report November 2021

Dec 1, 2021 - Dec 31, 2021

**All Users**  
100.00% Sessions

**Total users**  
**2,188**  
% of Total: 100.00% (2,188)

**Sessions (total visits)**  
**3,053**  
% of Total: 100.00% (3,053)



**Pageviews (total traffic)**  
**7,656**  
% of Total: 100.00% (7,656)

**Pageviews by Page**

Page	Pageviews
/	3,183
/page/waiting_list	479
/page/employment	386
/page/Emergency Housing Voucher	335
/page/Section 8 Landlord Program	334
/page/departments	312
/page/homepage	301
/page/section_8	301
/page/public_housing_ops	284
/page/contact_form	269

**Pageviews by City**

City	Pageviews
Waco	3,302
Austin	1,015
Dallas	1,013
San Antonio	326
Houston	189
Waxahachie	97
McKinney	73
Temple	67
Ashburn	55
Hewitt	55



# Modernization Department

## December 2021 Report

<b>Grant Year</b>	<b>Grant Amt.</b>	<b>Amt. Expended</b>	<b>% Expended</b>	<b>% Obligated</b>	<b>Deadline to Expend</b>
2017/517	\$1,177,497.00	\$1,173,531.49	99%	100%	August 15, 2025
2018/518	\$1,820,616.00	\$1,008,537.03	55%	57%	May 28, 2026
2019/519	\$1,904,253.00	\$618,882.24	33%	33%	April 15, 2027
2020/520	\$2,037,987.00	\$444,772.46	22%	26%	March 25, 2026
2021/521	\$1,692,421.00				February 22, 2025

### Current Projects

#### Public Housing

- RFP For RAD Developer
  - Resolution 3843 authorizing WHA to accept the proposal for developer services from Integrand for Melody Grove (Estella Maxey) will be on January Board Meeting Agenda.

#### Rising Images

- Siding Replacement on various buildings at Hunnington and Raintree
  - Awarded to Zamco Services for \$232,486.21
  - Estimated completion January 2022

**Rising Images, Inc.**  
**Board Report for December 2021**

**Occupancy**

	Total Units	Vacant Units	Percentage Occupied
Cimmaron	100	0	100%
Hunnington	60	0	100%
Misty Square	16	0	100%
Picadilly	6	6	100%
Raintree	156	3	98%

**Rent Collections**

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Cimmaron	\$49,883.00	\$50,840.00	\$50,840.00	100%
Hunnington	\$34,050.00	\$34,690.00	\$34,018.13	98%
Misty Square	\$8,225.00	\$8,420.00	\$8,420.00	100%

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Picadilly	\$3,640.00	\$ 3,856.00	\$3,856.00	100%
Raintree	\$88,615.00	\$96,055.00	95,150.30	99%

**Contracts (MOD)**

Zamco Construction has finished the siding and is now waiting for the rain gutters for Hunnington Bldgs. B, C, & D.

**Administration**

Cimmaron is in compliance with the requirements for the Affordable Housing Program.  
Hunnington is in compliance with the requirements for the Affordable Housing Program.  
Picadilly is in compliance with the requirements for the Affordable Housing Program  
Raintree is in compliance with the requirements for the Affordable Housing Program

# South Terrace Apartments Waco LP Board Report for December 2021

## Occupancy

	Total Units	Vacant Units	Percentage Occupied
South Terrace	250	81	68%

## Rent Collections

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
South Terrace	45,047.98	45,047.98	\$46,763.79	100%

### Administration

South Terrace is continuing the process for RAD conversion.

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**SOUTH TERRACE – SCHEDULE UPDATE**

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**TO:** WACO HOUSING AUTHORITY  
**FROM:** BRINSHORE DEVELOPMENT - TEXAS  
**SUBJECT:** CONSTRUCTION UPDATE  
**DATE:** 1/5/2022

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Attached is a schedule update from J4 dated December 31, 2021. Brinshore reviewed and has provided a summary of the expected completion dates.

As of January 5, 2022, 46 units have been completed with 24 under construction. Brinshore is working closely with management and the relocation team to move tenants into the completed units to open more buildings for the General Contractor. Given the volume of recently completed units, Brinshore feels the pace will continue to increase. Overall completion is still expected to be accomplished in Q3, 2022 although a time extension is being reviewed given delays caused by the city inspection process.

Brinshore and the General Contractor have experienced delays caused by the city inspection process. The Housing Authority, Brinshore, and J4 have met with the city's Inspection Department to resolve the issue. Although delays are still being experienced, J4 has taken steps to mitigate this. Over the last two months, J4 has increased production and Brinshore has seen an increase in onsite labor.

Unit Count:

Not Started - Occupied	152
Not Started – Vacant*	28
Under Construction	24
Complete	46
	<hr/> <hr/> 250

\* in a partially occupied building

# South Terrace

## Progress Tracker

NS - Occupied	152
NS - Vacant	28
Under Construction	24
Complete	46
	<hr/> <hr/>
	250

Bldg #	Apt #	Address	Side	Bed #	HUD Type	Bldg Status	Projected Completion
806	08-011	121 Lyndon	R	2	RAD	Complete	12/20/2021
806	08-012	123 Lyndon	R	2	RAD	Complete	12/20/2021
812	08-027	213 Lyndon	R	2	RAD	Complete	
812	08-028	215 Lyndon	R	2	RAD	Complete	
813	08-019	204 Lyndon	L	2	RAD	Under Construction	2/22/2022
813	08-021	206 Lyndon	L	2	RAD	Under Construction	2/22/2022
814	08-029	217 Lyndon	R	2	RAD	Complete	12/13/2021
814	08-030	219 Lyndon	R	2	RAD	Complete	12/13/2021
815	08-023	208 Lyndon	L	2	RAD	Complete	
815	08-025	210 Lyndon	L	2	RAD	Complete	
816	08-031	221 Lyndon	R	2	RAD	Complete	12/14/2021
816	08-032	223 Lyndon	R	2	RAD	Complete	12/14/2021
818	08-035	1229 Carter	R	2	RAD	Complete	
818	08-036	1231 Carter	R	2	RAD	Complete	
819	08-038	1228 Carter	L	2	RAD	Complete	12/14/2021
819	08-037	1230 Carter	L	2	RAD	Complete	12/14/2021
824	08-047	1208 Carter	L	2	RAD	Complete	
824	08-048	1210 Carter	L	2	RAD	Complete	
826	08-052	1200 Carter	L	2	RAD	Complete	12/14/2021
826	08-051	1202 Carter	L	2	RAD	Complete	12/14/2021
830	08-066	2713 S 12	R	2	RAD	Complete	12/22/2021
830	08-067	2715 S 12	R	2	RAD	Complete	12/22/2021
832	08-073	110 Kennedy	L	3	SEC18	Under Construction	2/25/2022
832	08-075	112 Kennedy	L	3	SEC18	Under Construction	2/25/2022
835	08-090	130 Kennedy	L	3	SEC18	Complete	
835	08-091	132 Kennedy	L	3	SEC18	Complete	
836	08-092	200 Kennedy	L	3	RAD	Complete	
836	08-094	202 Kennedy	L	3	RAD	Complete	
837	08-096	204 Kennedy	L	3	SEC18	Under Construction	1/24/2022
837	08-098	206 Kennedy	L	3	SEC18	Under Construction	1/24/2022
844	08-116	308 Kennedy	L	4	SEC18	Complete	12/13/2021
848	08-128	322 Kennedy	L	4	SEC18	Complete	
849	08-057	2700 S 12	L	4	SEC18	Under Construction	1/18/2022
852	08-145	1113 Gurley	R	3	SEC18	Under Construction	Pending
852	08-146	1115 Gurley	R	3	SEC18	Under Construction	Pending
853	08-141	1105 Gurley	R	1	RAD	Under Construction	3/1/2022
853	08-142	1107 Gurley	R	1	RAD	Under Construction	3/1/2022
853	08-143	1109 Gurley	R	1	RAD	Under Construction	3/1/2022
853	08-144	1111 Gurley	R	1	RAD	Under Construction	3/1/2022
854	08-139	1101 Gurley	R	3	SEC18	Complete	12/14/2021

854	08-140	<b>1103 Gurley</b>	R	3	SEC18	<b>Complete</b>	12/14/2021
859	08-053	2620 S 12	L	3	RAD	Under Construction	2/23/2022
859	08-054	2622 S 12	L	3	RAD	Under Construction	2/23/2022
867	08-109	<b>301 Kennedy</b>	R	4	SEC18	<b>Complete</b>	12/13/2021
868	08-111	303 Kennedy	R	3	SEC18	Complete	12/17/2021
868	08-113	305 Kennedy	R	3	SEC18	Complete	12/17/2021
869	08-115	<b>307 Kennedy</b>	R	4	SEC18	<b>Complete</b>	
870	08-117	309 Kennedy	R	3	SEC18	Complete	12/17/2021
870	08-119	311 Kennedy	R	3	RAD	Complete	12/17/2021
871	08-121	<b>313 Kennedy</b>	R	3	RAD	<b>Complete</b>	
871	08-123	<b>315 Kennedy</b>	R	3	RAD	<b>Complete</b>	
872	08-125	317 Kennedy	R	4	SEC18	Complete	12/21/2021
903	09-213	2612 S 14	L	3	SEC18	Under Construction	12/30/2022
903	09-212	2614 S 14	L	3	SEC18	Under Construction	12/30/2022
904	09-199	2634 S 14	L	2	RAD	Complete	12/24/2021
904	09-198	2636 S 14	L	2	RAD	Complete	12/24/2021
906	09-181	<b>2642 S 14</b>	L	2	RAD	<b>Complete</b>	
906	09-180	<b>2718 S 14</b>	L	2	RAD	<b>Complete</b>	
912	09-153	1329 Carter	R	1	RAD	Under Construction	2/23/2022
912	09-154	1331 Carter	R	1	RAD	Under Construction	2/23/2022
918	09-244	1406 Carter	L	3	SEC18	Under Construction	2/22/2022
918	09-243	1408 Carter	L	3	SEC18	Under Construction	2/22/2022
936	09-222	<b>1410 Benton</b>	L	4	SEC18	<b>Complete</b>	
940	09-233	2506 S 15	L	4	SEC18	Under Construction	1/26/2022
942	09-226	<b>1413 Benton</b>	R	3	SEC18	<b>Complete</b>	
942	09-227	<b>1415 Benton</b>	R	3	SEC18	<b>Complete</b>	
950	09-185	<b>2644 S 14</b>	L	1	RAD	<b>Complete</b>	
950	09-184	<b>2646 S 14</b>	L	1	RAD	<b>Complete</b>	
954	09-176	2700 S 14	L	1	RAD	Under Construction	3/18/2022
954	09-177	2702 S 14	L	1	RAD	Under Construction	3/18/2022
		<b>Community Center</b>				<b>Complete</b>	
		<b>Laundry</b>				<b>Complete</b>	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessor	Resource Names	% Complete	Gantt Chart Timeline																																			
									Aug 18, 21	Aug 22, 21	Aug 29, 21	Sep 5, 21	Sep 12, 21	Sep 19, 21	Sep 26, 21	Oct 3, 21	Oct 10, 21	Oct 17, 21	Oct 24, 21	Oct 31, 21	Nov 7, 21	Nov 14, 21	Nov 21, 21	Nov 28, 21	Dec 5, 21	Dec 12, 21	Dec 19, 21	Dec 26, 21	Jan 2, 22	Jan 9, 22	Jan 16, 22	Jan 23, 22	Jan 30, 22	Feb 6, 22	Feb 13, 22	Feb 20, 22	Feb 27, 22	Mar 6, 22	Mar 13, 22	Mar 20, 22	Mar 27, 22			
1	✓	South Terrace	88 days?	Mon 8/16/21	Wed 12/15/21			100%	[Gantt bar from 8/16/21 to 12/15/21]																																			
2	✓	Building 173	88 days?	Mon 8/16/21	Wed 12/15/21			100%	[Gantt bar from 8/16/21 to 12/15/21]																																			
87	✓	Building 169	87 days?	Mon 8/16/21	Tue 12/14/21			100%	[Gantt bar from 8/16/21 to 12/14/21]																																			
171	✓	Building 170	93 days	Tue 8/24/21	Thu 12/30/21			100%	[Gantt bar from 8/24/21 to 12/30/21]																																			
252	✓	Building 203	82 days	Tue 8/24/21	Wed 12/15/21			100%	[Gantt bar from 8/24/21 to 12/15/21]																																			
336	✓	Building 217	91 days	Thu 8/26/21	Thu 12/30/21			100%	[Gantt bar from 8/26/21 to 12/30/21]																																			
418	✓	Building 219	91 days	Thu 8/26/21	Thu 12/30/21			100%	[Gantt bar from 8/26/21 to 12/30/21]																																			
500	✓	Building 216	76 days	Wed 9/1/21	Wed 12/15/21			100%	[Gantt bar from 9/1/21 to 12/15/21]																																			
585	✓	Building 213	76 days	Wed 9/1/21	Wed 12/15/21			100%	[Gantt bar from 9/1/21 to 12/15/21]																																			
669	✓	Building 184	94 days	Mon 8/23/21	Thu 12/30/21			100%	[Gantt bar from 8/23/21 to 12/30/21]																																			
753	✓	Building 163	99 days	Mon 8/16/21	Thu 12/30/21			100%	[Gantt bar from 8/16/21 to 12/30/21]																																			
835	✓	Building 204	142 days	Mon 8/16/21	Tue 3/1/22			63%	[Gantt bar from 8/16/21 to 3/1/22, 63% complete]																																			
836	✓	1105/1107/1109/1111 Gurley Type G	142 days	Mon 8/16/21	Tue 3/1/22			63%	[Gantt bar from 8/16/21 to 3/1/22, 63% complete]																																			
837	⚠	Receive possession of Unit	142 days	Mon 8/16/21	Tue 3/1/22		J4 Development	63%	[Gantt bar from 8/16/21 to 3/1/22, 63% complete]																																			
838	✓	Walk unit to verify existing conditions & MEP systems are working	3 days	Mon 8/16/21	Wed 8/18/21		J4 Development	100%	[Gantt bar from 8/16/21 to 8/18/21]																																			
839	✓	Submit 10 day abatement notice	10 days	Mon 8/16/21	Fri 8/27/21		ARC	100%	[Gantt bar from 8/16/21 to 8/27/21]																																			
840	✓	Electrical Demo	1 day	Thu 8/19/21	Thu 8/19/21	838	DPE	100%	[Gantt bar from 8/19/21 to 8/19/21]																																			
841	✓	HVAC Demo	1 day	Thu 8/19/21	Thu 8/19/21	838	3 C Mechanical	100%	[Gantt bar from 8/19/21 to 8/19/21]																																			
842	✓	Plumbing Demo	1 day	Thu 8/19/21	Thu 8/19/21	838	Streamline	100%	[Gantt bar from 8/19/21 to 8/19/21]																																			
843	✓	Fascia Demo & Install New	2 days	Mon 8/16/21	Tue 8/17/21	838	Sekresa	100%	[Gantt bar from 8/16/21 to 8/17/21]																																			
844	✓	New Roof Demo & Install New	2 days	Wed 8/18/21	Thu 8/19/21	843	Texas Built Roofing	100%	[Gantt bar from 8/18/21 to 8/19/21]																																			
845	✓	Interior Soft Demo	1 day	Mon 8/16/21	Mon 8/16/21	838	ARC	100%	[Gantt bar from 8/16/21 to 8/16/21]																																			
846	✓	Abatement	2 days	Mon 8/30/21	Tue 8/31/21	839	ARC	100%	[Gantt bar from 8/30/21 to 8/31/21]																																			
847	✓	Air Test	1 day	Wed 9/1/21	Wed 9/1/21	846	Choice Consulting	100%	[Gantt bar from 9/1/21 to 9/1/21]																																			
848	✓	Remaining Demo Walls & Ceilings	3 days	Thu 9/2/21	Mon 9/6/21	847	ARC	100%	[Gantt bar from 9/2/21 to 9/6/21]																																			
849	✓	Point up Existing Brick	2 days	Mon 8/16/21	Tue 8/17/21	838	Alamo Masonry	100%	[Gantt bar from 8/16/21 to 8/17/21]																																			
850	✓	Install Exterior Stone	3 days	Tue 9/7/21	Thu 9/9/21	848	Alamo Masonry	100%	[Gantt bar from 9/7/21 to 9/9/21]																																			
851	✓	Install new front door with construction locks	1 day	Fri 9/10/21	Fri 9/10/21	850	Rich Craft Doors	100%	[Gantt bar from 9/10/21 to 9/10/21]																																			
852	✓	Cedar Demo and/or building wrap install	2 days	Mon 9/13/21	Tue 9/14/21	851	Sherman	100%	[Gantt bar from 9/13/21 to 9/14/21]																																			
853	✓	Building Wrap Inspection	1 day	Wed 9/15/21	Wed 9/15/21	852	J4 Development	100%	[Gantt bar from 9/15/21 to 9/15/21]																																			
854	✓	Install Hardie Shake Siding	2 days	Thu 9/16/21	Fri 9/17/21	853	Sherman	100%	[Gantt bar from 9/16/21 to 9/17/21]																																			
855	✓	Install Hardie Soffit Board	1 day	Mon 9/20/21	Mon 9/20/21	854	Sekresa	100%	[Gantt bar from 9/20/21 to 9/20/21]																																			
856	✓	Prime Paint Building Exterior	1 day	Tue 9/21/21	Tue 9/21/21	855	Sekresa	100%	[Gantt bar from 9/21/21 to 9/21/21]																																			
857	✓	Finish Paint Building Exterior	1 day	Wed 9/22/21	Wed 9/22/21	856	Sekresa	100%	[Gantt bar from 9/22/21 to 9/22/21]																																			
858	✓	Pressure Wash Existing CMU	1 day	Tue 9/7/21	Tue 9/7/21	848	Sekresa	100%	[Gantt bar from 9/7/21 to 9/7/21]																																			
859	✓	Install Vapor Barrier	2 days	Tue 9/28/21	Wed 9/29/21	858	Sekresa	100%	[Gantt bar from 9/28/21 to 9/29/21]																																			
860	✓	Install Foam Insulation	2 days	Thu 9/30/21	Fri 10/1/21	859	Sekresa	100%	[Gantt bar from 9/30/21 to 10/1/21]																																			
861	✓	Install Metal Strapping	2 days	Mon 10/4/21	Tue 10/5/21	860	Sekresa	100%	[Gantt bar from 10/4/21 to 10/5/21]																																			
862	✓	Install Ceiling Hat Channel	2 days	Tue 9/7/21	Wed 9/8/21	848	Sekresa	100%	[Gantt bar from 9/7/21 to 9/8/21]																																			
863	✓	Install Smoke Barrier	1 day	Tue 9/7/21	Tue 9/7/21	848	Sekresa	100%	[Gantt bar from 9/7/21 to 9/7/21]																																			
864	✓	Install Interior Wall Framing	2 days	Wed 10/6/21	Thu 10/7/21	861	J4 Development	100%	[Gantt bar from 10/6/21 to 10/7/21]																																			
865	✓	Install in Wall Blocking	1 day	Fri 10/8/21	Fri 10/8/21	864	Sekresa	100%	[Gantt bar from 10/8/21 to 10/8/21]																																			
866	✓	J 4 Frame Punch	1 day	Mon 10/11/21	Mon 10/11/21	865	Sekresa	100%	[Gantt bar from 10/11/21 to 10/11/21]																																			
867	✓	Install Plumbing R/I	3 days	Fri 10/8/21	Tue 10/12/21	864	Streamline	100%	[Gantt bar from 10/8/21 to 10/12/21]																																			
868	✓	Install HVAC R/I	3 days	Thu 9/9/21	Mon 9/13/21	862	3 C Mechanical	100%	[Gantt bar from 9/9/21 to 9/13/21]																																			
869	✓	Install Electrical R/I	3 days	Fri 10/8/21	Tue 10/12/21	864	DPE	100%	[Gantt bar from 10/8/21 to 10/12/21]																																			
870	✓	Install Data R/I	1 day	Fri 10/8/21	Fri 10/8/21	864	Entry Tech.	100%	[Gantt bar from 10/8/21 to 10/8/21]																																			
871	✓	Plumbing R/I Inspection	1 day	Wed 10/13/21	Wed 10/13/21	867	Streamline	100%	[Gantt bar from 10/13/21 to 10/13/21]																																			
872	✓	HVAC R/I Inspection	1 day	Tue 9/14/21	Tue 9/14/21	868	3 C Mechanical	100%	[Gantt bar from 9/14/21 to 9/14/21]																																			
873	✓	Electrical R/I Inspection	1 day	Fri 10/15/21	Fri 10/15/21	869	DPE	100%	[Gantt bar from 10/15/21 to 10/15/21]																																			
874	✓	RFI 96 City of Waco Requiring Sprinkler	10 days	Fri 10/15/21	Thu 10/28/21		Brinshore	100%	[Gantt bar from 10/15/21 to 10/28/21]																																			
875	✓	RFI 96 City Requiring Re Draw of Renovations per Current Scope	30 days	Thu 10/28/21	Wed 12/8/21		Brinshore	100%	[Gantt bar from 10/28/21 to 12/8/21]																																			
876	✓	City Review ASI 19	10 days	Thu 12/9/21	Wed 12/22/21		875	100%	[Gantt bar from 12/9/21 to 12/22/21]																																			

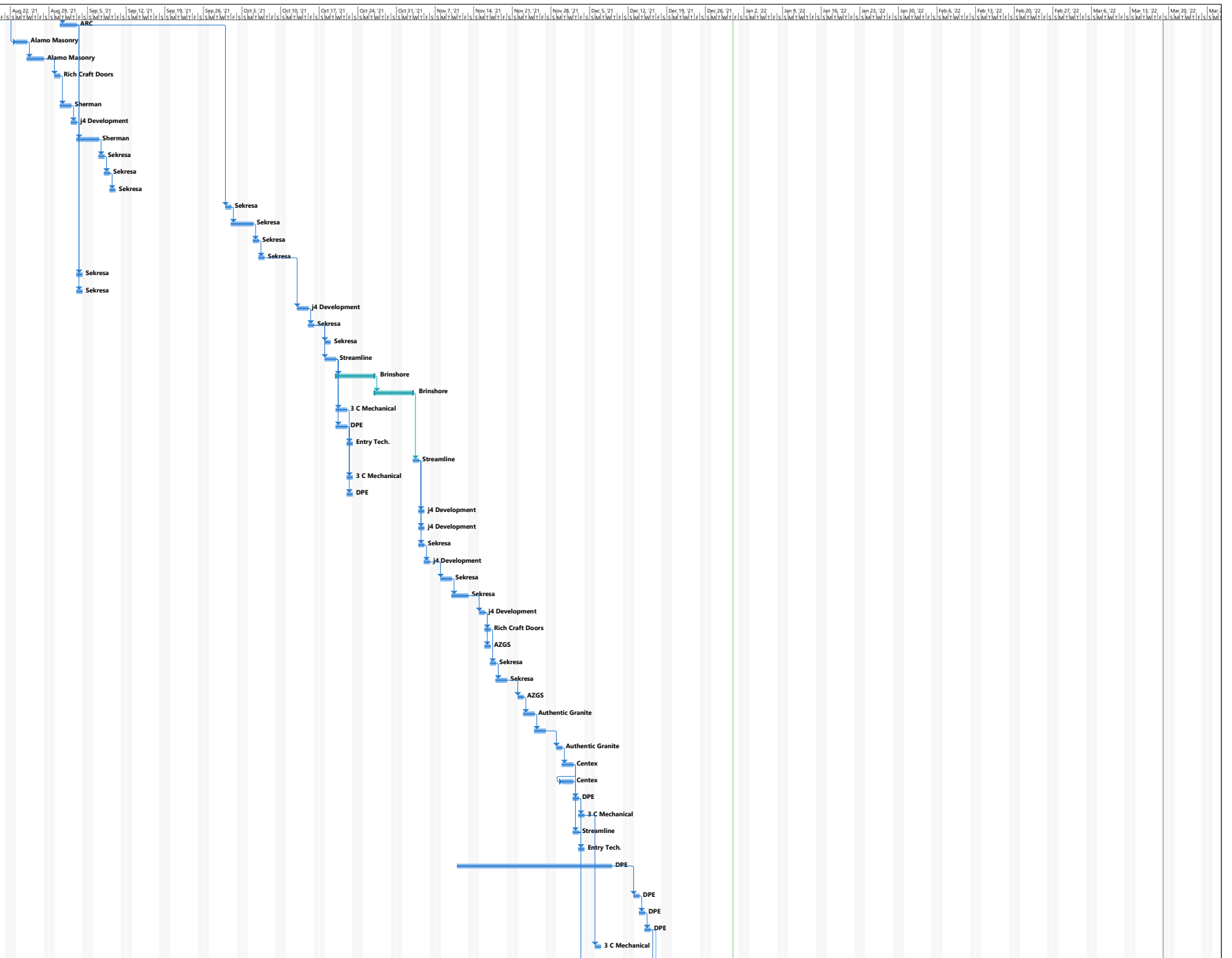
Project: 10.11.2021 South Terra Task Split  
 Date: Fri 12/31/21

Legend: Milestone, Project Summary, Inactive Milestone, Manual Task, Manual Summary Rollup, Start-only, External Task, Deadline, Manual Progress, Summary, Inactive Task, Inactive Summary, Duration-only, Manual Summary, Finish-only, External Milestone, Progress

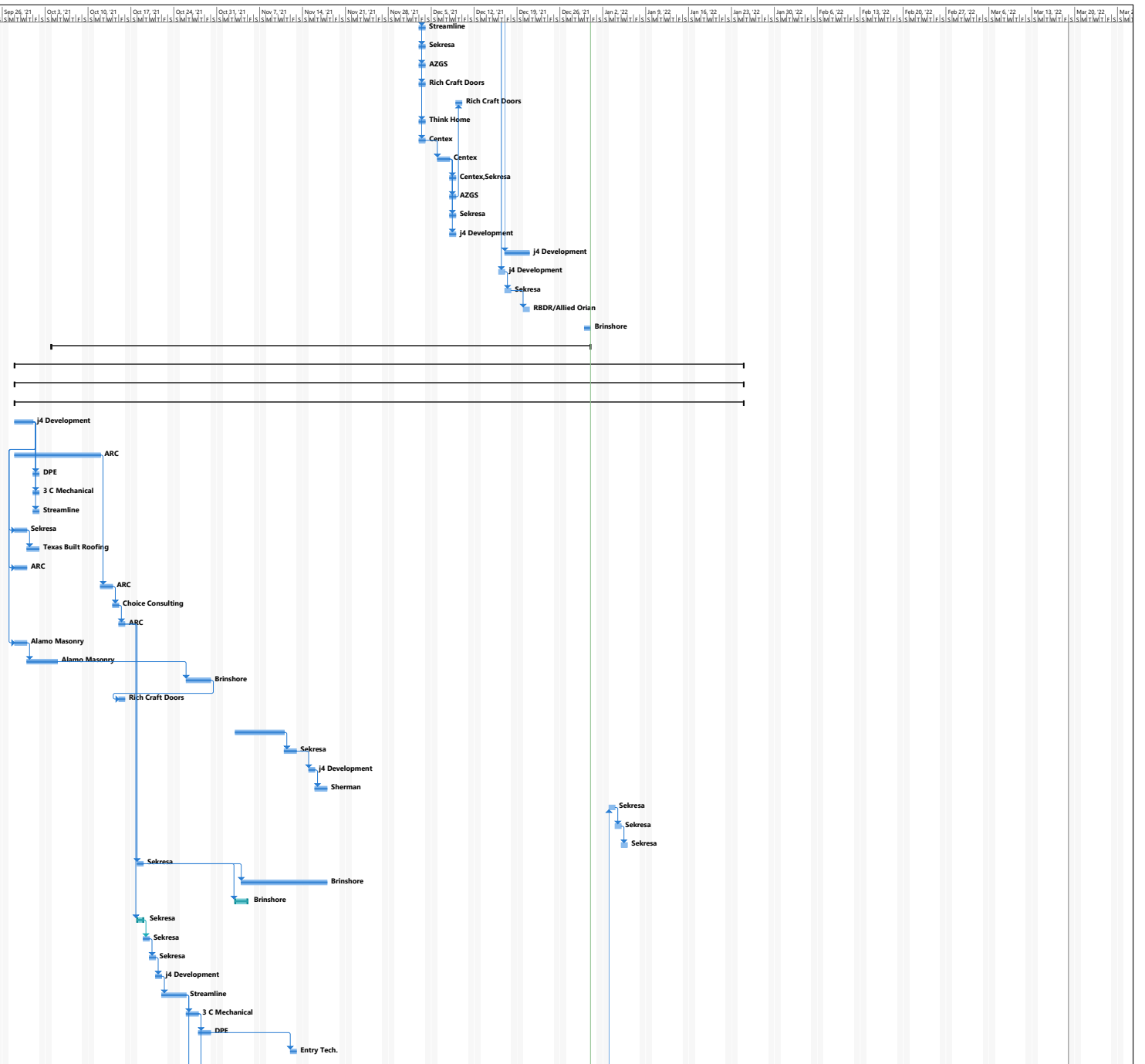




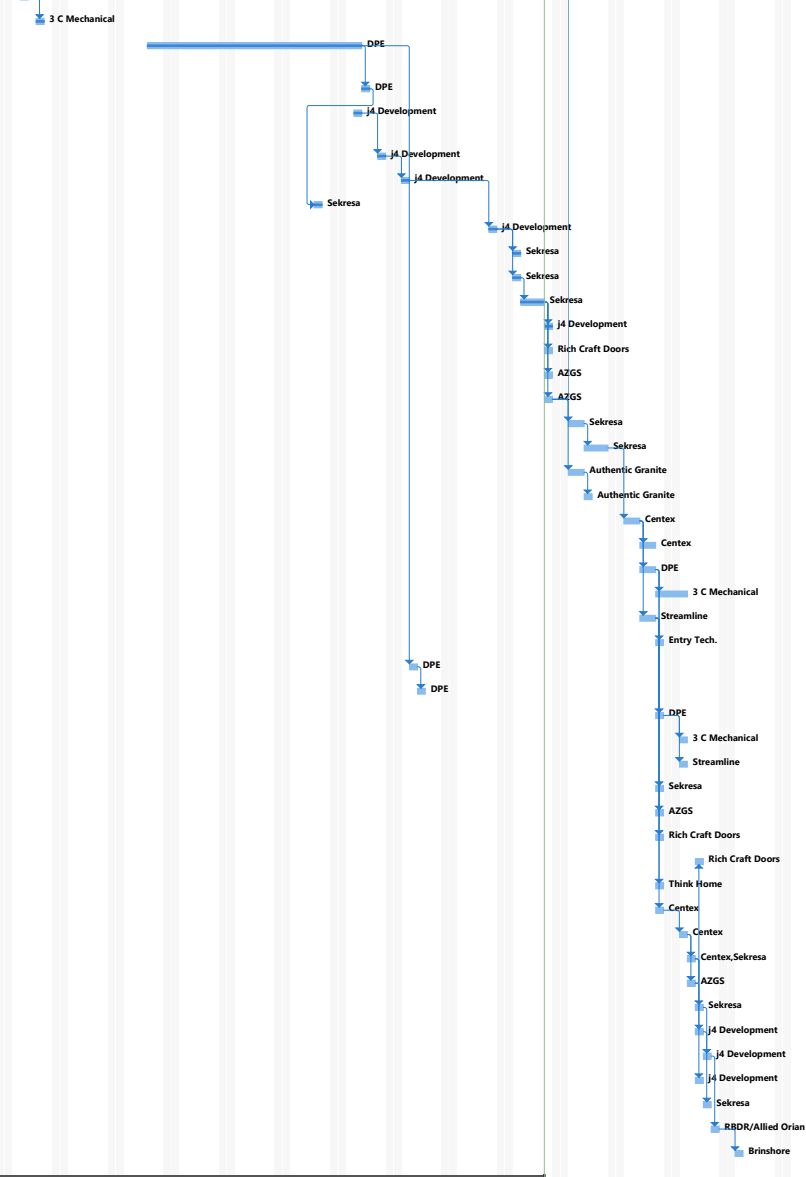
ID	Task Mode	Task Name	Duration	Start	Finish	Predecessor	Resource Names	% Complete
932	✓	Remaining Demo Walls & Ceilings	3 days	Tue 8/31/21	Thu 9/2/21	931	ARC	100%
933	✓	Point up Existing Brick	2 days	Mon 8/23/21	Tue 8/24/21	922	Alamo Masonry	100%
934	✓	Install Exterior Stone	3 days	Wed 8/25/21	Fri 8/27/21	933	Alamo Masonry	100%
935	✓	Install new front door with construction locks	1 day	Mon 8/30/21	Mon 8/30/21	934	Rich Craft Doors	100%
936	✓	Cedar Demo and/or building wrap install	2 days	Tue 8/31/21	Wed 9/1/21	935	Sherman	100%
937	✓	Building Wrap Inspection	1 day	Thu 9/2/21	Thu 9/2/21	936	J4 Development	100%
938	✓	Install Hardie Shake Siding	2 days	Fri 9/3/21	Mon 9/6/21	937	Sherman	100%
939	✓	Install Hardie Soffit Board	1 day	Tue 9/7/21	Tue 9/7/21	938	Sekresa	100%
940	✓	Prime Paint Building Exterior	1 day	Wed 9/8/21	Wed 9/8/21	939	Sekresa	100%
941	✓	Finish Paint Building Exterior	1 day	Thu 9/9/21	Thu 9/9/21	940	Sekresa	100%
942	✓	Pressure Wash Existing CMU	1 day	Thu 9/30/21	Thu 9/30/21	932	Sekresa	100%
943	✓	Install Vapor Barrier	2 days	Fri 10/1/21	Mon 10/4/21	942	Sekresa	100%
944	✓	Install Foam Insulation	1 day	Tue 10/5/21	Tue 10/5/21	943	Sekresa	100%
945	✓	Install Metal Strapping	1 day	Wed 10/6/21	Wed 10/6/21	944	Sekresa	100%
946	✓	Install Ceiling Hat Channel	1 day	Fri 9/3/21	Fri 9/3/21	932	Sekresa	100%
947	✓	Install Smoke Barrier	1 day	Fri 9/3/21	Fri 9/3/21	932	Sekresa	100%
948	✓	Install Interior Wall Framing	2 days	Wed 10/13/21	Thu 10/14/21	945F5	J4 Development	100%
949	✓	Install in Wall Blocking	1 day	Fri 10/15/21	Fri 10/15/21	948	Sekresa	100%
950	✓	J 4 Frame Punch	1 day	Mon 10/18/21	Mon 10/18/21	949	Sekresa	100%
951	✓	Install Plumbing R/I	2 days	Mon 10/18/21	Tue 10/19/21	949	Streamline	100%
952	✓	RFI 97 Existing Plumbing Issues	5 days	Wed 10/20/21	Tue 10/26/21	951	Brinshore	100%
953	✓	PCO 96 Existing Plumbing Issues	5 days	Wed 10/27/21	Tue 11/2/21	952	Brinshore	100%
954	✓	Install HVAC R/I	2 days	Wed 10/20/21	Thu 10/21/21	951	3 C Mechanical	100%
955	✓	Install Electrical R/I	2 days	Wed 10/20/21	Thu 10/21/21	951	DPE	100%
956	✓	Install Data R/I	1 day	Fri 10/22/21	Fri 10/22/21	955	Entry Tech.	100%
957	✓	Plumbing R/I Inspection	1 day	Wed 11/3/21	Wed 11/3/21	953	Streamline	100%
958	✓	HVAC R/I Inspection	1 day	Fri 10/22/21	Fri 10/22/21	954	3 C Mechanical	100%
959	✓	Electrical R/I Inspection	1 day	Fri 10/22/21	Fri 10/22/21	955	DPE	100%
960	✓	Smoke Barrier Inspection	1 day	Thu 11/4/21	Thu 11/4/21	957	J4 Development	100%
961	✓	Wall Framing Inspection	1 day	Thu 11/4/21	Thu 11/4/21	957	J4 Development	100%
962	✓	Install Batt Insulation	1 day	Thu 11/4/21	Thu 11/4/21	957	Sekresa	100%
963	✓	Insulation Inspection	1 day	Fri 11/5/21	Fri 11/5/21	962	J4 Development	100%
964	✓	Hang Drywall	2 days	Mon 11/8/21	Tue 11/9/21	963	Sekresa	100%
965	✓	Skim Coat and/or TBT	3 days	Wed 11/10/21	Fri 11/12/21	964	Sekresa	100%
966	✓	J4 Drywall Punch	1 day	Mon 11/15/21	Mon 11/15/21	965	J4 Development	100%
967	✓	Install Interior Doors	1 day	Tue 11/16/21	Tue 11/16/21	966	Rich Craft Doors	100%
968	✓	Install Closet Shelving	1 day	Tue 11/16/21	Tue 11/16/21	966	AZGS	100%
969	✓	Interior Prime Paint	1 day	Wed 11/17/21	Wed 11/17/21	967	Sekresa	100%
970	✓	Interior Finish Paint	2 days	Thu 11/18/21	Fri 11/19/21	969	Sekresa	100%
971	✓	Install Cabinets	1 day	Mon 11/22/21	Mon 11/22/21	970	AZGS	100%
972	✓	Field measure & cut Countertops	2 days	Tue 11/23/21	Wed 11/24/21	971	Authentic Granite	100%
973	✓	Thanksgiving Holiday	2 days	Thu 11/25/21	Fri 11/26/21	972		100%
974	✓	Install Countertop	1 day	Mon 11/29/21	Mon 11/29/21	973	Authentic Granite	100%
975	✓	Install Backsplash Tile	2 days	Tue 11/30/21	Wed 12/1/21	974	Centex	100%
976	✓	Install Bathroom Floor Tile	2 days	Tue 11/30/21	Wed 12/1/21	975F5-2	Centex	100%
977	✓	Trim out Electrical	1 day	Thu 12/2/21	Thu 12/2/21	975	DPE	100%
978	✓	Trim out HVAC	1 day	Fri 12/3/21	Fri 12/3/21	977	3 C Mechanical	100%
979	✓	Trim out Plumbing	1 day	Thu 12/2/21	Thu 12/2/21	976	Streamline	100%
980	✓	Trim out Data	1 day	Fri 12/3/21	Fri 12/3/21	977	Entry Tech.	100%
981	✓	City of Waco Additional Electrical Inspection Requirements	20 days	Thu 11/11/21	Wed 12/8/21		DPE	100%
982	✓	Electrical Service & Gear Inspection	1 day	Mon 12/13/21	Mon 12/13/21	981	DPE	100%
983	✓	Temporary Power Inspection	1 day	Tue 12/14/21	Tue 12/14/21	982	DPE	100%
984	✓	Electrical Final Inspection	1 day	Wed 12/15/21	Wed 12/15/21	983	DPE	100%
985	✓	HVAC Final Inspection	1 day	Mon 12/6/21	Mon 12/6/21	978	3 C Mechanical	100%



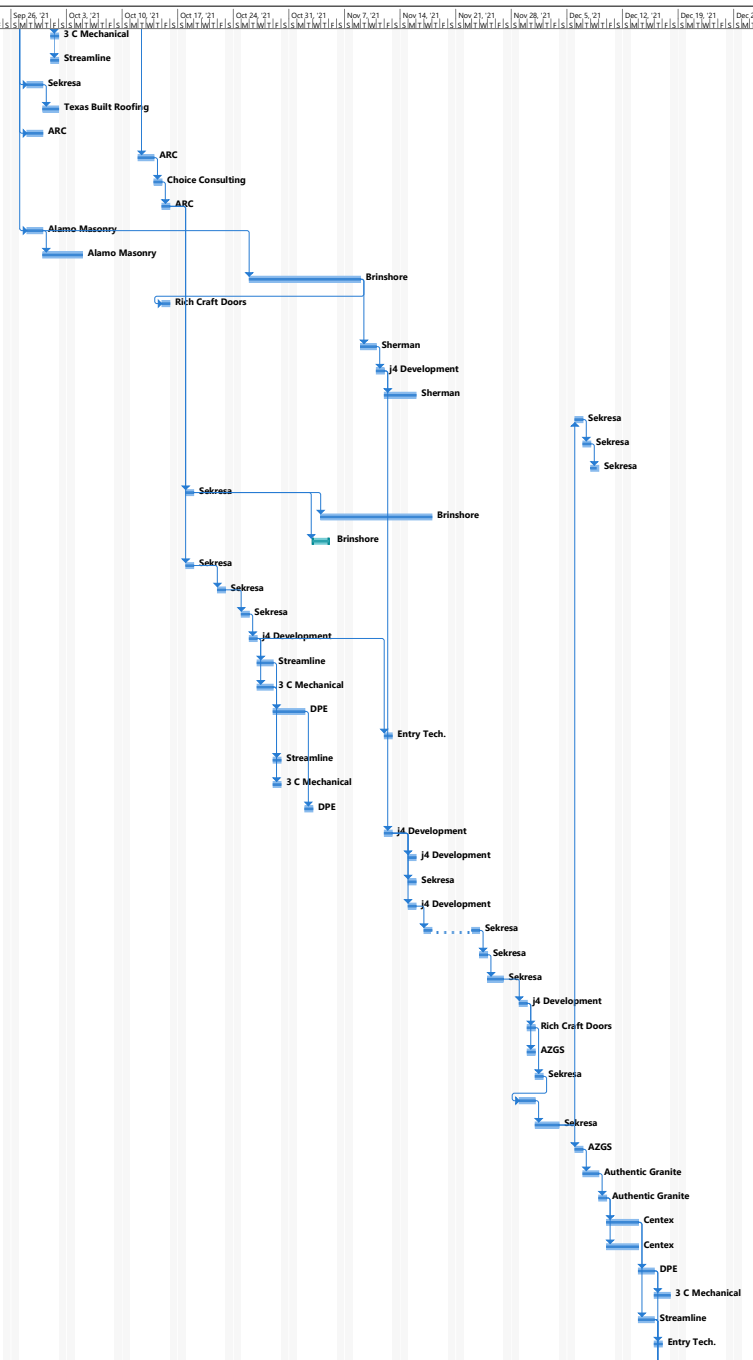
ID	Task Mode	Task Name	Duration	Start	Finish	Predecessor	Resource Names	% Complete
987	✓	Plumbing Final Inspection	1 day	Fri 12/3/21	Fri 12/3/21	979	Streamline	100%
988	✓	Install Bath Acc.	1 day	Fri 12/3/21	Fri 12/3/21	979	Sekresa	100%
989	✓	Install Blinds	1 day	Fri 12/3/21	Fri 12/3/21	979	AZGS	100%
990	✓	Install Interior Door Hardware	1 day	Fri 12/3/21	Fri 12/3/21	979	Rich Craft Doors	100%
991	✓	Install Exterior Door Hardware	1 day	Thu 12/9/21	Thu 12/9/21	995	Rich Craft Doors	100%
992	✓	Blow Insulation in Attic	1 day	Fri 12/3/21	Fri 12/3/21	979	Think Home	100%
993	✓	Prep floors for LVT	1 day	Fri 12/3/21	Fri 12/3/21	979	Centex	100%
994	✓	Install LVT	2 days	Mon 12/6/21	Tue 12/7/21	992	Centex	100%
995	✓	Install Rubber Base & Rubber Base	1 day	Wed 12/8/21	Wed 12/8/21	993	Centex,Sekresa	100%
996	✓	Install Appliances	1 day	Wed 12/8/21	Wed 12/8/21	993	AZGS	100%
997	✓	Construction Clean Unit	1 day	Wed 12/8/21	Wed 12/8/21	993	Sekresa	100%
998	✓	j4 Punch Walk	1 day	Wed 12/8/21	Wed 12/8/21	993	j4 Development	100%
999	✓	j4 Punch Unit	2 days	Fri 12/17/21	Mon 12/20/21	984	j4 Development	100%
1000	✗	Building City Final Inspection	1 day	Thu 12/16/21	Thu 12/16/21	984	j4 Development	0%
1001	✗	Final Clean Unit	1 day	Fri 12/17/21	Fri 12/17/21	999	Sekresa	0%
1002	✓	Architect/Owner Walk	1 day	Mon 12/20/21	Mon 12/20/21	1000	RBDR/Allied Orian	0%
1003	✓	HQS Inspection Turn Over Building 221	1 day	Thu 12/30/21	Thu 12/30/21		Brinshore	100%
1003	✓	Building 181	64 days	Mon 10/4/21	Thu 12/30/21			100%
1088	✓	Building 154	85 days	Tue 9/28/21	Mon 1/24/22			69%
1089	✓	2700/2702 S. 14th St Type A	85 days	Tue 9/28/21	Mon 1/24/22			69%
1090	✗	Receive possession of Unit	85 days	Tue 9/28/21	Mon 1/24/22		j4 Development	69%
1091	✓	Walk unit to verify existing conditions & MEP systems are working	3 days	Tue 9/28/21	Thu 9/30/21		j4 Development	100%
1092	✓	Submit 10 day abatement notice	10 days	Tue 9/28/21	Mon 10/11/21		ARC	100%
1093	✓	Electrical Demo	1 day	Fri 10/1/21	Fri 10/1/21	1091	DPE	100%
1094	✓	HVAC Demo	1 day	Fri 10/1/21	Fri 10/1/21	1091	3 C Mechanical	100%
1095	✓	Plumbing Demo	1 day	Fri 10/1/21	Fri 10/1/21	1091	Streamline	100%
1096	✓	Fascia Demo & Install New	2 days	Tue 9/28/21	Wed 9/29/21	1091	Sekresa	100%
1097	✓	New Roof Demo & Install New	2 days	Thu 9/30/21	Fri 10/1/21	1096	Texas Built Roofing	100%
1098	✓	Interior Soft Demo	2 days	Tue 9/28/21	Wed 9/29/21	1091	ARC	100%
1099	✓	Abatement	2 days	Tue 10/12/21	Wed 10/13/21	1092	ARC	100%
1100	✓	Air Test	1 day	Thu 10/14/21	Thu 10/14/21	1099	Choice Consulting	100%
1101	✓	Remaining Demo Walls & Ceilings	1 day	Fri 10/15/21	Fri 10/15/21	1100	ARC	100%
1102	✓	Point up Existing Brick	2 days	Tue 9/28/21	Wed 9/29/21	1091	Alamo Masonry	100%
1103	✓	Install Exterior Stone	3 days	Thu 9/30/21	Mon 10/4/21	1102	Alamo Masonry	100%
1104	✓	RFI 90 Add Siding at Rear of Building	4 days	Tue 10/26/21	Fri 10/29/21	1103FS	Brinshore	100%
1105	✓	Install new front door with construction locks	1 day	Fri 10/15/21	Fri 10/15/21	1104	Rich Craft Doors	100%
1106	✓	PCD 87 Rotted Cedar at Gables	6 days	Wed 11/3/21	Wed 11/10/21			100%
1107	✓	Cedar Demo and/or building wrap install	2 days	Thu 11/11/21	Fri 11/12/21	1106	Sekresa	100%
1108	✓	Building Wrap Inspection	1 day	Mon 11/15/21	Mon 11/15/21	1107	j4 Development	100%
1109	✓	Install Hardie Shake Siding	2 days	Tue 11/16/21	Wed 11/17/21	1108	Sherman	100%
1110	✗	Install Hardie Soffit Board	1 day	Mon 1/3/22	Mon 1/3/22	1139	Sekresa	0%
1111	✗	Prime Paint Building Exterior	1 day	Tue 1/4/22	Tue 1/4/22	1110	Sekresa	0%
1112	✗	Finish Paint Building Exterior	1 day	Wed 1/5/22	Wed 1/5/22	1111	Sekresa	0%
1113	✓	Install Smoke Barrier	1 day	Mon 10/18/21	Mon 10/18/21	1101	Sekresa	100%
1114	✓	PCD 100 Rotted Framing Repairs	10 days	Thu 11/4/21	Wed 11/17/21	1113FS	Brinshore	100%
1115	✓	PCD 90 Drywall repairs	2 days	Wed 11/3/21	Thu 11/4/21	1113FS	Brinshore	100%
1116	✓	Additional Frame Repairs	1 day	Mon 10/18/21	Mon 10/18/21	1101	Sekresa	100%
1117	✓	Install Interior Wall Framing	1 day	Tue 10/19/21	Tue 10/19/21	1116	Sekresa	100%
1118	✓	Install in Wall Blocking	1 day	Wed 10/20/21	Wed 10/20/21	1117	Sekresa	100%
1119	✓	j4 Frame Punch	1 day	Thu 10/21/21	Thu 10/21/21	1118	j4 Development	100%
1120	✓	Install Plumbing R/I	2 days	Fri 10/22/21	Mon 10/25/21	1119	Streamline	100%
1121	✓	Install HVAC R/I	2 days	Tue 10/26/21	Wed 10/27/21	1120	3 C Mechanical	100%
1122	✓	Install Electrical R/I	2 days	Thu 10/28/21	Fri 10/29/21	1121	DPE	100%
1123	✓	Install Data R/I	1 day	Fri 11/12/21	Fri 11/12/21	1122FS	Entry Tech.	100%

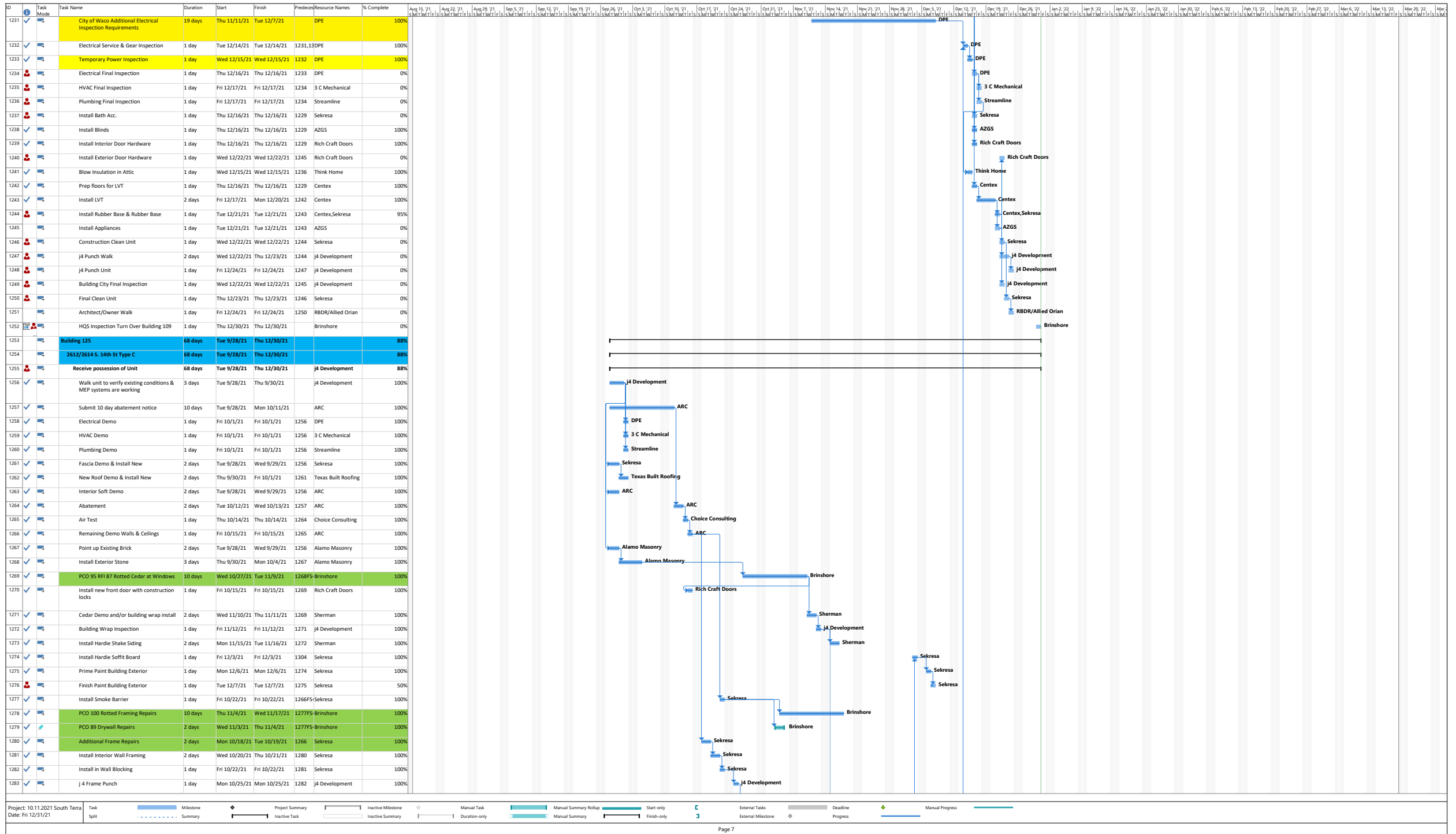


ID	Task Mode	Task Name	Duration	Start	Finish	Predecessor	Resource Names	% Complete
1124	✓	Plumbing R/I Inspection	1 day	Tue 10/26/21	Tue 10/26/21	1120	Streamline	100%
1125	✓	HVAC R/I Inspection	1 day	Thu 10/28/21	Thu 10/28/21	1121	3 C Mechanical	100%
1126	✓	City of Waco Additional Electrical Inspection Requirements	19 days	Thu 11/11/21	Tue 12/7/21		DPE	100%
1127	✓	Electrical R/I Inspection	1 day	Wed 12/8/21	Wed 12/8/21	1126	DPE	100%
1128	✓	Smoke Barrier Inspection Scheduled 12/7 No Show	1 day	Tue 12/7/21	Tue 12/7/21		J4 Development	100%
1129	✓	Smoke Barrier Inspection	1 day	Fri 12/10/21	Fri 12/10/21	1128FS	J4 Development	100%
1130	✓	Wall Framing Inspection	1 day	Mon 12/13/21	Mon 12/13/21	1129	J4 Development	100%
1131	✓	Install Batt Insulation	1 day	Thu 12/2/21	Thu 12/2/21	1127	Sekresa	100%
1132	✓	Insulation Inspection	1 day	Fri 12/24/21	Fri 12/24/21	1130FS	J4 Development	100%
1133	✓	Additional Drywall Repairs	1 day	Mon 12/27/21	Mon 12/27/21	1132	Sekresa	100%
1134	✓	Hang Drywall	1 day	Mon 12/27/21	Mon 12/27/21	1132	Sekresa	100%
1135	✓	Skim Coat and/or TBT	3 days	Tue 12/28/21	Thu 12/30/21	1134	Sekresa	100%
1136	✓	J4 Drywall Punch	1 day	Fri 12/31/21	Fri 12/31/21	1135	J4 Development	100%
1137	✓	Install Interior Doors	1 day	Fri 12/31/21	Fri 12/31/21	1135	Rich Craft Doors	0%
1138	✓	Install Closet Shelving	1 day	Fri 12/31/21	Fri 12/31/21	1135	AZGS	0%
1139	✓	Install Cabinets	1 day	Fri 12/31/21	Fri 12/31/21	1135	AZGS	0%
1140	✓	Interior Prime Paint	2 days	Mon 1/3/22	Tue 1/4/22	1139	Sekresa	0%
1141	✓	Interior Finish Paint	3 days	Wed 1/5/22	Fri 1/7/22	1140	Sekresa	0%
1142	✓	Field measure & cut Countertops	2 days	Mon 1/3/22	Tue 1/4/22	1139	Authentic Granite	0%
1143	✓	Install Countertop	1 day	Wed 1/5/22	Wed 1/5/22	1142	Authentic Granite	0%
1144	✓	Install Backsplash Tile	2 days	Mon 1/10/22	Tue 1/11/22	1141	Centex	0%
1145	✓	Install Bathroom Floor Tile	2 days	Wed 1/12/22	Thu 1/13/22	1144	Centex	0%
1146	✓	Trim out Electrical	2 days	Wed 1/12/22	Thu 1/13/22	1144	DPE	0%
1147	✓	Trim out HVAC	2 days	Fri 1/14/22	Mon 1/17/22	1146	3 C Mechanical	0%
1148	✓	Trim out Plumbing	2 days	Wed 1/12/22	Thu 1/13/22	1144	Streamline	0%
1149	✓	Trim out Data	1 day	Fri 1/14/22	Fri 1/14/22	1146	Entry Tech.	0%
1150	✓	Electrical Service & Gear Inspection	1 day	Tue 12/14/21	Tue 12/14/21	1126	DPE	0%
1151	✓	Temporary Power Inspection	1 day	Wed 12/15/21	Wed 12/15/21	1150	DPE	0%
1152	✓	Electrical Final Inspection	1 day	Fri 1/14/22	Fri 1/14/22	1146	DPE	0%
1153	✓	HVAC Final Inspection	1 day	Mon 1/17/22	Mon 1/17/22	1152	3 C Mechanical	0%
1154	✓	Plumbing Final Inspection	1 day	Mon 1/17/22	Mon 1/17/22	1152	Streamline	0%
1155	✓	Install Bath Acc.	1 day	Fri 1/14/22	Fri 1/14/22	1148	Sekresa	0%
1156	✓	Install Blinds	1 day	Fri 1/14/22	Fri 1/14/22	1148	AZGS	0%
1157	✓	Install Interior Door Hardware	1 day	Fri 1/14/22	Fri 1/14/22	1148	Rich Craft Doors	0%
1158	✓	Install Exterior Door Hardware	1 day	Wed 1/19/22	Wed 1/19/22	1163	Rich Craft Doors	0%
1159	✓	Blow Insulation in Attic	1 day	Fri 1/14/22	Fri 1/14/22	1148	Think Home	0%
1160	✓	Prep floors for LVT	1 day	Fri 1/14/22	Fri 1/14/22	1148	Centex	0%
1161	✓	Install LVT	1 day	Mon 1/17/22	Mon 1/17/22	1160	Centex	0%
1162	✓	Install Rubber Base & Rubber Base	1 day	Tue 1/18/22	Tue 1/18/22	1161	Centex,Sekresa	0%
1163	✓	Install Appliances	1 day	Tue 1/18/22	Tue 1/18/22	1161	AZGS	0%
1164	✓	Construction Clean Unit	1 day	Wed 1/19/22	Wed 1/19/22	1162	Sekresa	0%
1165	✓	J4 Punch Walk	1 day	Wed 1/19/22	Wed 1/19/22	1162	J4 Development	0%
1166	✓	J4 Punch Unit	1 day	Thu 1/20/22	Thu 1/20/22	1165	J4 Development	0%
1167	✓	Building City Final Inspection	1 day	Wed 1/19/22	Wed 1/19/22	1163	J4 Development	0%
1168	✓	Final Clean Unit	1 day	Thu 1/20/22	Thu 1/20/22	1164	Sekresa	0%
1169	✓	Architect/Owner Walk	1 day	Fri 1/21/22	Fri 1/21/22	1166	RBDR/Allied Oriam	0%
1170	✓	HQS Inspection Turn Over Building 154	1 day	Mon 1/24/22	Mon 1/24/22	1169	Brinshore	0%
1171	✓	Building 109	68 days	Tue 9/28/21	Thu 12/30/21			91%
1172	✓	2634/2636 S. 14th St Type B	68 days	Tue 9/28/21	Thu 12/30/21			91%
1173	✓	Receive possession of Unit	68 days	Tue 9/28/21	Thu 12/30/21		J4 Development	91%
1174	✓	Walk unit to verify existing conditions & MEP systems are working	3 days	Tue 9/28/21	Thu 9/30/21		J4 Development	100%
1175	✓	Submit 10 day abatement notice	10 days	Tue 9/28/21	Mon 10/11/21		ARC	100%
1176	✓	Electrical Demo	1 day	Fri 10/1/21	Fri 10/1/21	1174	DPE	100%

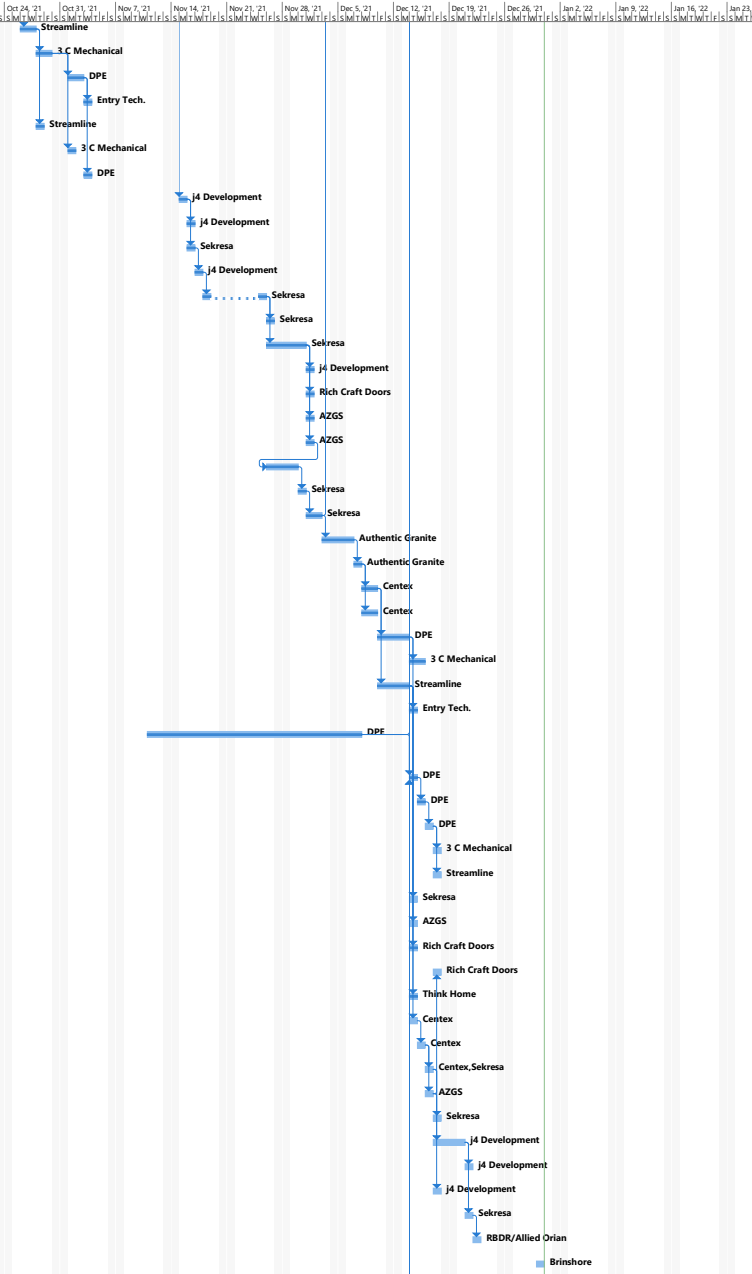


ID	Task Mode	Task Name	Duration	Start	Finish	Predecessor	Resource Names	% Complete
1177	✓	HVAC Demo	1 day	Fri 10/1/21	Fri 10/1/21	1174	3 C Mechanical	100%
1178	✓	Plumbing Demo	1 day	Fri 10/1/21	Fri 10/1/21	1174	Streamline	100%
1179	✓	Fascia Demo & Install New	2 days	Tue 9/28/21	Wed 9/29/21	1174	Sekresa	100%
1180	✓	New Roof Demo & Install New	2 days	Thu 9/30/21	Fri 10/1/21	1179	Texas Built Roofing	100%
1181	✓	Interior Soft Demo	2 days	Tue 9/28/21	Wed 9/29/21	1174	ARC	100%
1182	✓	Abatement	2 days	Tue 10/12/21	Wed 10/13/21	1175	ARC	100%
1183	✓	Air Test	1 day	Thu 10/14/21	Thu 10/14/21	1182	Choice Consulting	100%
1184	✓	Remaining Demo Walls & Ceilings	1 day	Fri 10/15/21	Fri 10/15/21	1183	ARC	100%
1185	✓	Point up Existing Brick	2 days	Tue 9/28/21	Wed 9/29/21	1174	Alamo Masonry	100%
1186	✓	Install Exterior Stone	3 days	Thu 9/30/21	Mon 10/4/21	1185	Alamo Masonry	100%
1187	✓	PCO 95 Rotted Cedar at Windows	10 days	Tue 10/26/21	Mon 11/8/21	1185FS	Brinshore	100%
1188	✓	Install new front door with construction locks	1 day	Fri 10/15/21	Fri 10/15/21	1187FS	Rich Craft Doors	100%
1189	✓	Cedar Demo and/or building wrap install	2 days	Tue 11/9/21	Wed 11/10/21	1187	Sherman	100%
1190	✓	Building Wrap Inspection	1 day	Thu 11/11/21	Thu 11/11/21	1189	J4 Development	100%
1191	✓	Install Hardie Shake Siding	2 days	Fri 11/12/21	Mon 11/15/21	1190	Sherman	100%
1192	✓	Install Hardie Soffit Board	1 day	Mon 12/6/21	Mon 12/6/21	1221	Sekresa	100%
1193	✓	Prime Paint Building Exterior	1 day	Tue 12/7/21	Tue 12/7/21	1192	Sekresa	100%
1194	⚠	Finish Paint Building Exterior	1 day	Wed 12/8/21	Wed 12/8/21	1193	Sekresa	90%
1195	✓	Install Smoke Barrier	1 day	Mon 10/18/21	Mon 10/18/21	1184	Sekresa	100%
1196	✓	PCO 100 Rotted Framing Repairs	10 days	Thu 11/4/21	Wed 11/17/21	1195FS	Brinshore	100%
1197	✓	PCO 85 Drywall Repairs	2 days	Wed 11/3/21	Thu 11/4/21	1195FS	Brinshore	100%
1198	✓	Additional Frame Repairs	1 day	Mon 10/18/21	Mon 10/18/21	1184	Sekresa	100%
1199	✓	Install Interior Wall Framing	1 day	Fri 10/22/21	Fri 10/22/21	1198FS	Sekresa	100%
1200	✓	Install in Wall Blocking	1 day	Mon 10/25/21	Mon 10/25/21	1199	Sekresa	100%
1201	✓	J4 Frame Punch	1 day	Tue 10/26/21	Tue 10/26/21	1200	J4 Development	100%
1202	✓	Install Plumbing R/I	2 days	Wed 10/27/21	Thu 10/28/21	1201	Streamline	100%
1203	✓	Install HVAC R/I	2 days	Wed 10/27/21	Thu 10/28/21	1201	3 C Mechanical	100%
1204	✓	Install Electrical R/I	2 days	Fri 10/29/21	Mon 11/1/21	1203	DPE	100%
1205	✓	Install Data R/I	1 day	Fri 11/12/21	Fri 11/12/21	1201FS	Entry Tech.	100%
1206	✓	Plumbing R/I Inspection	1 day	Fri 10/29/21	Fri 10/29/21	1202	Streamline	100%
1207	✓	HVAC R/I Inspection	1 day	Fri 10/29/21	Fri 10/29/21	1203	3 C Mechanical	100%
1208	✓	Electrical R/I Inspection	1 day	Tue 11/2/21	Tue 11/2/21	1204	DPE	100%
1209	✓	Smoke Barrier Inspection	1 day	Fri 11/12/21	Fri 11/12/21	1190	J4 Development	100%
1210	✓	Wall Framing Inspection	1 day	Mon 11/15/21	Mon 11/15/21	1209	J4 Development	100%
1211	✓	Install Batt Insulation	1 day	Mon 11/15/21	Mon 11/15/21	1209	Sekresa	100%
1212	✓	Insulation Inspection	1 day	Mon 11/15/21	Mon 11/15/21	1209	J4 Development	100%
1213	✓	Additional Drywall Repairs	2 days	Wed 11/17/21	Tue 11/23/21	1212FS	Sekresa	100%
1214	✓	Hang Drywall	1 day	Wed 11/24/21	Wed 11/24/21	1213	Sekresa	100%
1215	✓	Skim Coat and/or TBT	2 days	Thu 11/25/21	Fri 11/26/21	1214	Sekresa	100%
1216	✓	J4 Drywall Punch	1 day	Mon 11/29/21	Mon 11/29/21	1215	J4 Development	100%
1217	✓	Install Interior Doors	1 day	Tue 11/30/21	Tue 11/30/21	1216	Rich Craft Doors	100%
1218	✓	Install Closet Shelving	1 day	Tue 11/30/21	Tue 11/30/21	1216	AZGS	100%
1219	✓	Interior Prime Paint	1 day	Wed 12/1/21	Wed 12/1/21	1217	Sekresa	100%
1220	✓	Thanksgiving Holiday	2 days	Mon 11/29/21	Tue 11/30/21	1219		100%
1221	✓	Interior Finish Paint	3 days	Wed 12/1/21	Fri 12/3/21	1220	Sekresa	100%
1222	✓	Install Cabinets	1 day	Mon 12/6/21	Mon 12/6/21	1221	AZGS	100%
1223	✓	Field measure & cut Countertops	2 days	Tue 12/7/21	Wed 12/8/21	1222	Authentic Granite	100%
1224	✓	Install Countertop	1 day	Thu 12/9/21	Thu 12/9/21	1223	Authentic Granite	100%
1225	✓	Install Backsplash Tile	2 days	Fri 12/10/21	Mon 12/13/21	1224	Centex	100%
1226	✓	Install Bathroom Floor Tile	2 days	Fri 12/10/21	Mon 12/13/21	1224	Centex	100%
1227	✓	Trim out Electrical	2 days	Tue 12/14/21	Wed 12/15/21	1225	DPE	100%
1228	✓	Trim out HVAC	2 days	Thu 12/16/21	Fri 12/17/21	1227	3 C Mechanical	100%
1229	✓	Trim out Plumbing	2 days	Tue 12/14/21	Wed 12/15/21	1225	Streamline	100%
1230	✓	Trim out Data	1 day	Thu 12/16/21	Thu 12/16/21	1227	Entry Tech.	100%



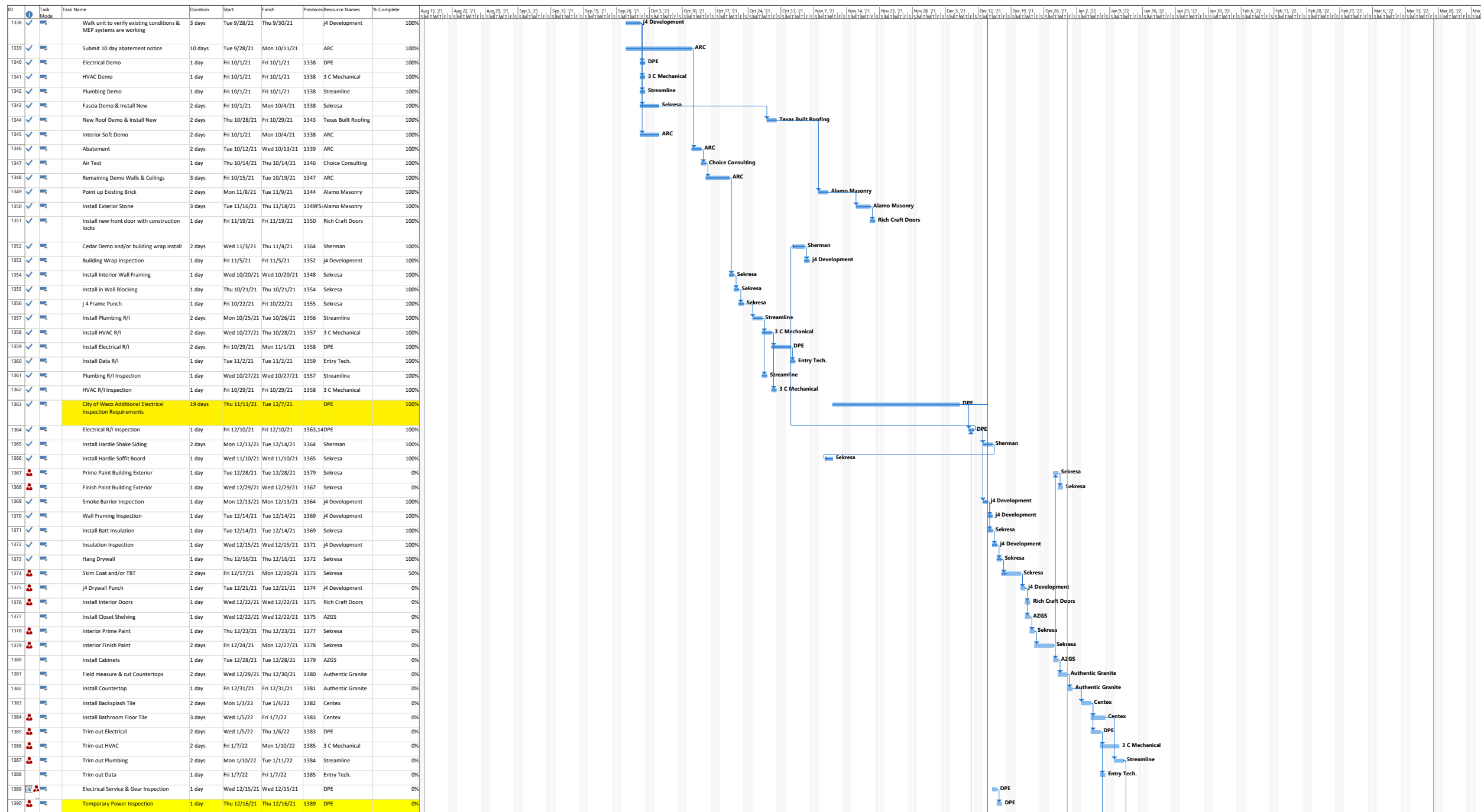


ID	Task Mode	Task Name	Duration	Start	Finish	Predecessor	Resource Names	% Complete
1284	✓	Install Plumbing R/I	2 days	Tue 10/26/21	Wed 10/27/21	1283	Streamline	100%
1285	✓	Install HVAC R/I	2 days	Thu 10/28/21	Fri 10/29/21	1284	3 C Mechanical	100%
1286	✓	Install Electrical R/I	2 days	Mon 11/1/21	Tue 11/2/21	1285	DPE	100%
1287	✓	Install Data R/I	1 day	Wed 11/3/21	Wed 11/3/21	1286	Entry Tech.	100%
1288	✓	Plumbing R/I Inspection	1 day	Thu 10/28/21	Thu 10/28/21	1284	Streamline	100%
1289	✓	HVAC R/I Inspection	1 day	Mon 11/1/21	Mon 11/1/21	1285	3 C Mechanical	100%
1290	✓	Electrical R/I Inspection	1 day	Wed 11/3/21	Wed 11/3/21	1286	DPE	100%
1291	✓	Smoke Barrier Inspection	1 day	Mon 11/15/21	Mon 11/15/21	1272	J4 Development	100%
1292	✓	Wall Framing Inspection	1 day	Tue 11/16/21	Tue 11/16/21	1291	J4 Development	100%
1293	✓	Install Batt Insulation	1 day	Tue 11/16/21	Tue 11/16/21	1291	Sekresa	100%
1294	✓	Insulation Inspection	1 day	Wed 11/17/21	Wed 11/17/21	1293	J4 Development	100%
1295	✓	Additional Drywall Repairs	2 days	Thu 11/18/21	Thu 11/25/21	1294FS	Sekresa	100%
1296	✓	Hang Drywall	1 day	Fri 11/26/21	Fri 11/26/21	1295	Sekresa	100%
1297	✓	Skim Coat and/or TBT	3 days	Fri 11/26/21	Tue 11/30/21	1295	Sekresa	100%
1298	✓	J4 Drywall Punch	1 day	Wed 12/1/21	Wed 12/1/21	1297	J4 Development	100%
1299	✓	Install Interior Doors	1 day	Wed 12/1/21	Wed 12/1/21	1297	Rich Craft Doors	100%
1300	✓	Install Closet Shelving	1 day	Wed 12/1/21	Wed 12/1/21	1297	AZGS	100%
1301	✓	Install Cabinets	1 day	Wed 12/1/21	Wed 12/1/21	1297	AZGS	100%
1302	✓	Thanksgiving Holiday	2 days	Fri 11/26/21	Mon 11/29/21	1301		100%
1303	✓	Interior Prime Paint	1 day	Tue 11/30/21	Tue 11/30/21	1302	Sekresa	100%
1304	✓	Interior Finish Paint	2 days	Wed 12/1/21	Thu 12/2/21	1303	Sekresa	100%
1305	✓	Field measure & cut Countertops	2 days	Fri 12/3/21	Mon 12/6/21	1304	Authentic Granite	100%
1306	✓	Install Countertop	1 day	Tue 12/7/21	Tue 12/7/21	1305	Authentic Granite	100%
1307	✓	Install Backsplash Tile	2 days	Wed 12/8/21	Thu 12/9/21	1306	Centex	100%
1308	✓	Install Bathroom Floor Tile	2 days	Wed 12/8/21	Thu 12/9/21	1306	Centex	100%
1309	✓	Trim out Electrical	2 days	Fri 12/10/21	Mon 12/13/21	1307	DPE	100%
1310	✓	Trim out HVAC	2 days	Tue 12/14/21	Wed 12/15/21	1309	3 C Mechanical	100%
1311	✓	Trim out Plumbing	2 days	Fri 12/10/21	Mon 12/13/21	1307	Streamline	100%
1312	✓	Trim out Data	1 day	Tue 12/14/21	Tue 12/14/21	1309	Entry Tech.	100%
1313	✓	City of Waco Additional Electrical Inspection Requirements	19 days	Thu 11/11/21	Tue 12/7/21		DPE	100%
1314	✓	Electrical Service & Gear Inspection	1 day	Tue 12/14/21	Tue 12/14/21	1313,13	DPE	100%
1315	✓	Temporary Power Inspection	1 day	Wed 12/15/21	Wed 12/15/21	1314	DPE	100%
1316	⚠	Electrical Final Inspection	1 day	Thu 12/16/21	Thu 12/16/21	1315	DPE	0%
1317	⚠	HVAC Final Inspection	1 day	Fri 12/17/21	Fri 12/17/21	1316	3 C Mechanical	0%
1318	⚠	Plumbing Final Inspection	1 day	Fri 12/17/21	Fri 12/17/21	1316	Streamline	0%
1319	⚠	Install Bath Acc.	1 day	Tue 12/14/21	Tue 12/14/21	1311	Sekresa	0%
1320	⚠	Install Blinds	1 day	Tue 12/14/21	Tue 12/14/21	1311	AZGS	0%
1321	✓	Install Interior Door Hardware	1 day	Tue 12/14/21	Tue 12/14/21	1311	Rich Craft Doors	100%
1322	⚠	Install Exterior Door Hardware	1 day	Fri 12/17/21	Fri 12/17/21	1327	Rich Craft Doors	0%
1323	✓	Blow Insulation in Attic	1 day	Tue 12/14/21	Tue 12/14/21	1311	Think Home	100%
1324	⚠	Prep floors for LVT	1 day	Tue 12/14/21	Tue 12/14/21	1311	Centex	0%
1325	⚠	Install LVT	1 day	Wed 12/15/21	Wed 12/15/21	1324	Centex	0%
1326	⚠	Install Rubber Base & Door Stops	1 day	Thu 12/16/21	Thu 12/16/21	1325	Centex,Sekresa	0%
1327	⚠	Install Appliances	1 day	Thu 12/16/21	Thu 12/16/21	1325	AZGS	0%
1328	⚠	Construction Clean Unit	1 day	Fri 12/17/21	Fri 12/17/21	1326	Sekresa	0%
1329	⚠	J4 Punch Walk	2 days	Fri 12/17/21	Mon 12/20/21	1326	J4 Development	0%
1330	⚠	J4 Punch Unit	1 day	Tue 12/21/21	Tue 12/21/21	1329	J4 Development	0%
1331	⚠	Building City Final Inspection	1 day	Fri 12/17/21	Fri 12/17/21	1327	J4 Development	0%
1332	⚠	Final Clean Unit	1 day	Tue 12/21/21	Tue 12/21/21	1329	Sekresa	0%
1333	⚠	Architect/Owner Walk	1 day	Wed 12/22/21	Wed 12/22/21	1332	RBDR/Allied Orian	0%
1334	⚠	HQS Inspection Turn Over Building 125	1 day	Thu 12/30/21	Thu 12/30/21		Brinshore	0%
1335	⚠	Building 194	85 days	Tue 9/28/21	Mon 1/24/22			62%
1336	⚠	204/206 Kennedy Type H	85 days	Tue 9/28/21	Mon 1/24/22			62%
1337	⚠	Receive possession of Unit	85 days	Tue 9/28/21	Mon 1/24/22		J4 Development	62%

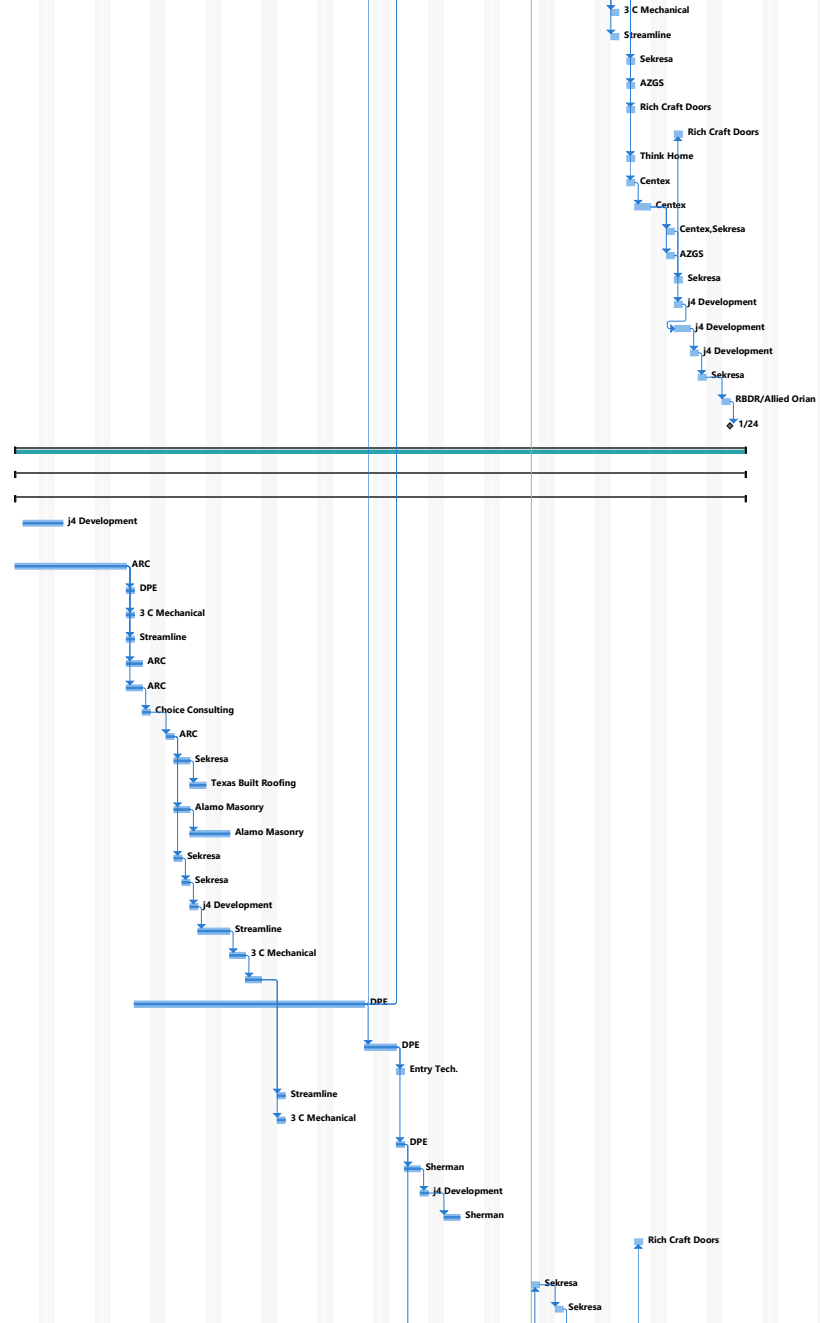


Project: 10.11.2021 South Terra  
 Date: Fri 12/31/21

Task Split: Milestone (blue diamond), Summary (dotted line), Inactive Milestone (grey diamond), Inactive Summary (dotted line), Manual Task (white bar), Duration-only (white bar with border), Manual Summary Rollup (blue bar with border), Manual Summary (blue bar), Start-only (blue bar with border), Finish-only (blue bar with border), External Task (blue bar with border), External Milestone (blue diamond), Deadline (grey bar), Progress (green bar), Manual Progress (blue bar with border).



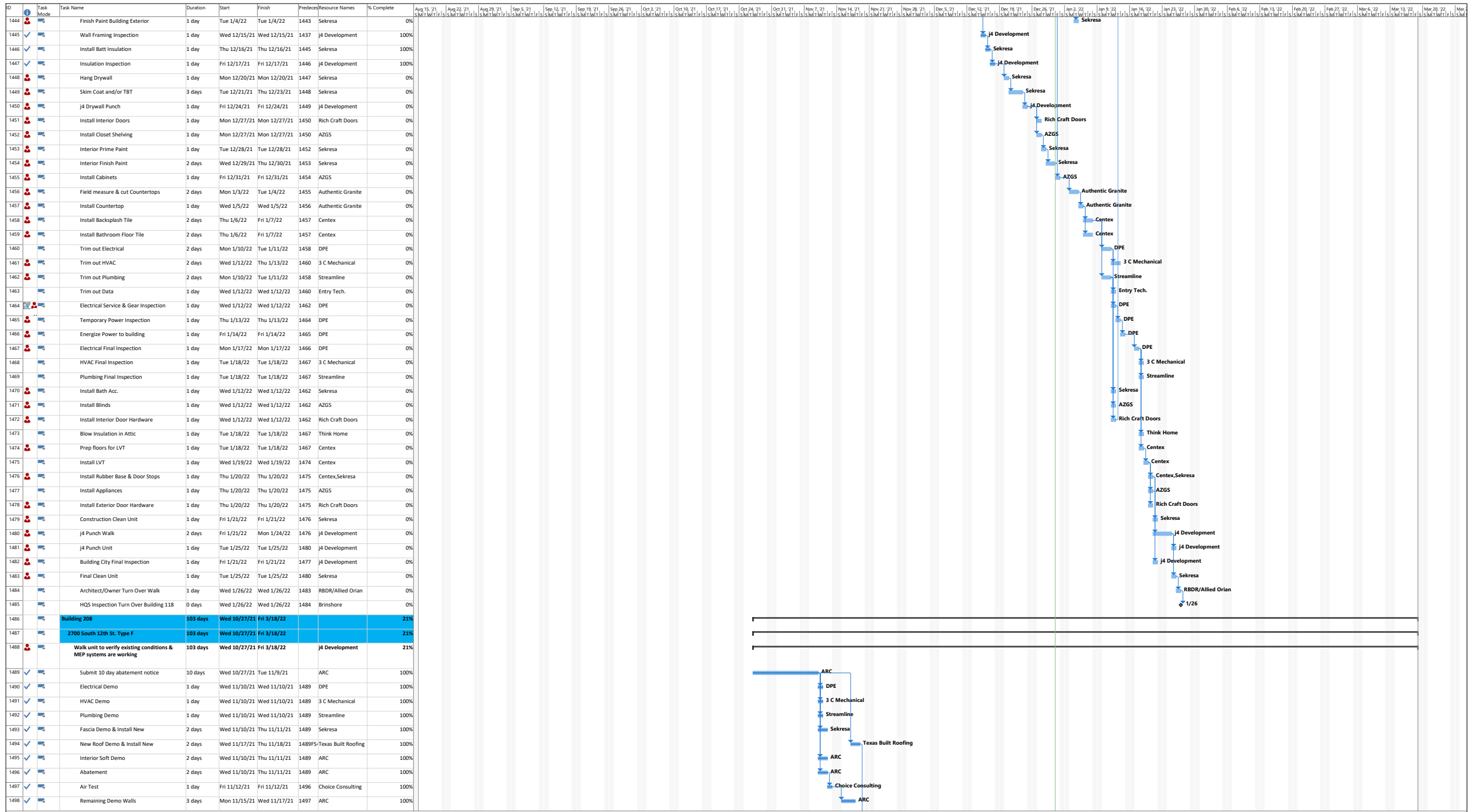
ID	Task Mode	Task Name	Duration	Start	Finish	Predecessor	Resource Names	% Complete
1391	👤	Electrical Final Inspection	1 day	Fri 1/7/22	Fri 1/7/22	1385	DPE	0%
1392	👤	HVAC Final Inspection	1 day	Mon 1/10/22	Mon 1/10/22	1391	3 C Mechanical	0%
1393	👤	Plumbing Final Inspection	1 day	Mon 1/10/22	Mon 1/10/22	1391	Streamline	0%
1394	👤	Install Bath Acc.	1 day	Wed 1/12/22	Wed 1/12/22	1387	Sekresa	0%
1395	👤	Install Blinds	1 day	Wed 1/12/22	Wed 1/12/22	1387	AZGS	0%
1396	👤	Install Interior Door Hardware	1 day	Wed 1/12/22	Wed 1/12/22	1387	Rich Craft Doors	0%
1397	👤	Install Exterior Door Hardware	1 day	Tue 1/18/22	Tue 1/18/22	1402	Rich Craft Doors	0%
1398	👤	Blow Insulation in Attic	1 day	Wed 1/12/22	Wed 1/12/22	1387	Think Home	0%
1399	👤	Prep floors for LVT	1 day	Wed 1/12/22	Wed 1/12/22	1387	Centex	0%
1400	👤	Install LVT	2 days	Thu 1/13/22	Fri 1/14/22	1399	Centex	0%
1401	👤	Install Rubber Base & Door Stops	1 day	Mon 1/17/22	Mon 1/17/22	1400	Centex,Sekresa	0%
1402	👤	Install Appliances	1 day	Mon 1/17/22	Mon 1/17/22	1400	AZGS	0%
1403	👤	Construction Clean Unit	1 day	Tue 1/18/22	Tue 1/18/22	1401	Sekresa	0%
1404	👤	J4 Punch Walk	1 day	Tue 1/18/22	Tue 1/18/22	1402	J4 Development	0%
1405	👤	J4 Punch Unit	2 days	Tue 1/18/22	Wed 1/19/22	1404FS	J4 Development	0%
1406	👤	Building City Final Inspection	1 day	Thu 1/20/22	Thu 1/20/22	1405	J4 Development	0%
1407	👤	Final Clean Unit	1 day	Fri 1/21/22	Fri 1/21/22	1406	Sekresa	0%
1408	👤	Architect/Owner Walk	1 day	Mon 1/24/22	Mon 1/24/22	1407	RBDR/Allied Orion	0%
1409	👤	HQS Inspection Turn Over Building 194	0 days	Mon 1/24/22	Mon 1/24/22	1408	Brinshore	0%
1410	📌	<b>Building 118</b>	<b>66 days</b>	<b>Wed 10/27/21</b>	<b>Wed 1/26/22</b>			<b>59%</b>
1411	📌	<b>2506 S. 15th St Type D</b>	<b>66 days</b>	<b>Wed 10/27/21</b>	<b>Wed 1/26/22</b>			<b>59%</b>
1412	👤	Receive possession of Unit	66 days	Wed 10/27/21	Wed 1/26/22		J4 Development	59%
1413	✅	Walk unit to verify existing conditions & MEP systems are working	3 days	Thu 10/28/21	Mon 11/1/21		J4 Development	100%
1414	✅	Submit 10 day abatement notice	10 days	Wed 10/27/21	Tue 11/9/21		ARC	100%
1415	✅	Electrical Demo	1 day	Wed 11/10/21	Wed 11/10/21	1414	DPE	100%
1416	✅	HVAC Demo	1 day	Wed 11/10/21	Wed 11/10/21	1414	3 C Mechanical	100%
1417	✅	Plumbing Demo	1 day	Wed 11/10/21	Wed 11/10/21	1414	Streamline	100%
1418	✅	Interior Soft Demo	2 days	Wed 11/10/21	Thu 11/11/21	1414	ARC	100%
1419	✅	Abatement	2 days	Wed 11/10/21	Thu 11/11/21	1414	ARC	100%
1420	✅	Air Test	1 day	Fri 11/12/21	Fri 11/12/21	1419	Choice Consulting	100%
1421	✅	Remaining Demo Walls & Ceilings	1 day	Mon 11/15/21	Mon 11/15/21	1420	ARC	100%
1422	✅	Fascia Demo & Install New	2 days	Tue 11/16/21	Wed 11/17/21	1421	Sekresa	100%
1423	✅	New Roof Demo & Install New	2 days	Thu 11/18/21	Fri 11/19/21	1422	Texas Built Roofing	100%
1424	✅	Point up Existing Brick	2 days	Tue 11/16/21	Wed 11/17/21	1421	Alamo Masonry	100%
1425	✅	Install Exterior Stone	3 days	Thu 11/18/21	Mon 11/22/21	1424	Alamo Masonry	100%
1426	✅	Install Interior Wall Framing	1 day	Tue 11/16/21	Tue 11/16/21	1421	Sekresa	100%
1427	✅	Install in Wall Blocking	1 day	Wed 11/17/21	Wed 11/17/21	1426	Sekresa	100%
1428	✅	J4 Frame Punch	1 day	Thu 11/18/21	Thu 11/18/21	1427	J4 Development	100%
1429	✅	Install Plumbing R/I	2 days	Fri 11/19/21	Mon 11/22/21	1428	Streamline	100%
1430	✅	Install HVAC R/I	2 days	Tue 11/23/21	Wed 11/24/21	1429	3 C Mechanical	100%
1431	✅	Thanksgiving Holiday	2 days	Thu 11/25/21	Fri 11/26/21	1430		100%
1432	✅	City of Waco Additional Electrical Inspection Requirements	21 days	Thu 11/11/21	Thu 12/9/21		DPE	100%
1433	✅	Install Electrical R/I	2 days	Fri 12/10/21	Mon 12/13/21	1432	DPE	100%
1434	👤	Install Data R/I	1 day	Tue 12/14/21	Tue 12/14/21	1433	Entry Tech.	0%
1435	✅	Plumbing R/I Inspection	1 day	Mon 11/29/21	Mon 11/29/21	1431	Streamline	100%
1436	✅	HVAC R/I Inspection	1 day	Mon 11/29/21	Mon 11/29/21	1431	3 C Mechanical	100%
1437	✅	Electrical R/I Inspection	1 day	Tue 12/14/21	Tue 12/14/21	1433	DPE	100%
1438	✅	Cedar Demo and/or building wrap install	2 days	Wed 12/15/21	Thu 12/16/21	1437	Sherman	100%
1439	✅	Building Wrap Inspection	1 day	Fri 12/17/21	Fri 12/17/21	1438	J4 Development	100%
1440	✅	Install Hardie Shake Siding	2 days	Mon 12/20/21	Tue 12/21/21	1439	Sherman	100%
1441	👤	Install new front door with construction locks	1 day	Thu 1/13/22	Thu 1/13/22	1472	Rich Craft Doors	0%
1442	👤	Install Hardie Soffit Board	1 day	Fri 12/31/21	Fri 12/31/21	1454	Sekresa	0%
1443	👤	Prime Paint Building Exterior	1 day	Mon 1/3/22	Mon 1/3/22	1442	Sekresa	0%



Project: 10.11.2021 South Terra  
Date: Fri 12/31/21

Task Split: Milestone (blue diamond), Summary (dotted line), Inactive Milestone (grey diamond), Inactive Summary (dotted line), Inactive Task (grey bar), Inactive Summary (grey bar), Manual Task (blue bar), Duration-only (grey bar), Manual Summary Rollup (blue bar), Manual Summary (blue bar), Start-only (blue bar), Finish-only (blue bar), External Task (blue bar), External Milestone (blue bar), Deadline (grey bar), Progress (blue bar), Manual Progress (blue bar).







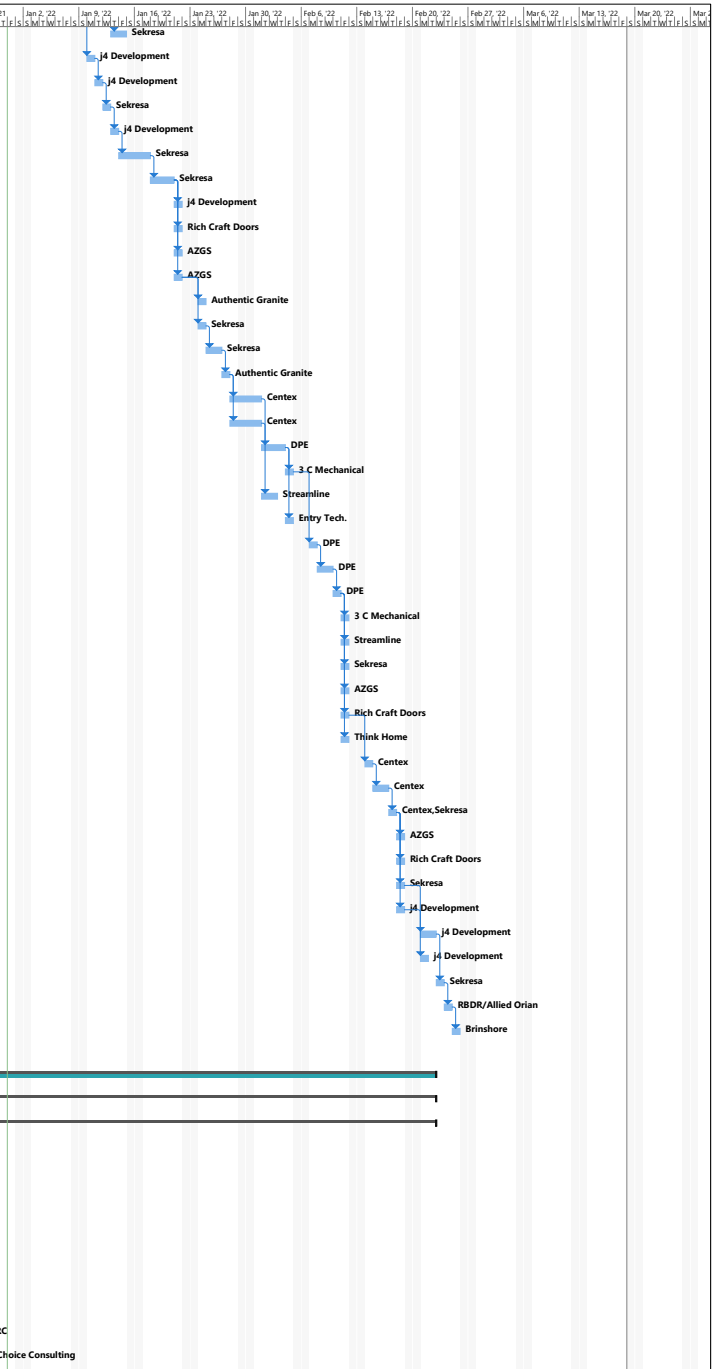








ID	Task Mode	Task Name	Duration	Start	Finish	Predecessor	Resource Names	% Complete	Timeline (Aug 15, 21 to Mar 20, 22)																														
									Aug 15, 21	Aug 22, 21	Aug 29, 21	Sep 5, 21	Sep 12, 21	Sep 19, 21	Sep 26, 21	Oct 3, 21	Oct 10, 21	Oct 17, 21	Oct 24, 21	Oct 31, 21	Nov 7, 21	Nov 14, 21	Nov 21, 21	Nov 28, 21	Dec 5, 21	Dec 12, 21	Dec 19, 21	Dec 26, 21	Jan 2, 22	Jan 9, 22	Jan 16, 22	Jan 23, 22	Jan 30, 22	Feb 6, 22	Feb 13, 22	Feb 20, 22	Feb 27, 22	Mar 6, 22	Mar 13, 22
1755	☑️	Finish Paint Building Exterior	2 days	Thu 1/13/22	Fri 1/14/22	1754	Sekresa	0%																															
1756	☑️	Smoke Barrier Inspection	1 day	Mon 1/10/22	Mon 1/10/22	1751	j4 Development	0%																															
1757	☑️	Wall Framing Inspection	1 day	Tue 1/11/22	Tue 1/11/22	1756	j4 Development	0%																															
1758	☑️	Insulate Walls	1 day	Wed 1/12/22	Wed 1/12/22	1757	Sekresa	0%																															
1759	☑️	Insulation Inspection	1 day	Thu 1/13/22	Thu 1/13/22	1758	j4 Development	0%																															
1760	☑️	Hang Drywall	2 days	Fri 1/14/22	Mon 1/17/22	1759	Sekresa	0%																															
1761	☑️	Skim Coat and/or TBT	3 days	Tue 1/18/22	Thu 1/20/22	1760	Sekresa	0%																															
1762	☑️	j4 Drywall Punch	1 day	Fri 1/21/22	Fri 1/21/22	1761	j4 Development	0%																															
1763	☑️	Install Interior Doors	1 day	Fri 1/21/22	Fri 1/21/22	1761	Rich Craft Doors	0%																															
1764	☑️	Install Closet Shelving	1 day	Fri 1/21/22	Fri 1/21/22	1761	AZGS	0%																															
1765	☑️	Install Cabinets	1 day	Fri 1/21/22	Fri 1/21/22	1761	AZGS	0%																															
1766	☑️	Field measure & cut Countertops	1 day	Mon 1/24/22	Mon 1/24/22	1765	Authentic Granite	0%																															
1767	☑️	Interior Prime Paint	1 day	Mon 1/24/22	Mon 1/24/22	1765	Sekresa	0%																															
1768	☑️	Interior Finish Paint	2 days	Tue 1/25/22	Wed 1/26/22	1767	Sekresa	0%																															
1769	☑️	Install Countertop	1 day	Thu 1/27/22	Thu 1/27/22	1768	Authentic Granite	0%																															
1770	☑️	Install Backsplash Tile	2 days	Fri 1/28/22	Mon 1/31/22	1769	Centex	0%																															
1771	☑️	Install Bathroom Floor Tile	2 days	Fri 1/28/22	Mon 1/31/22	1769	Centex	0%																															
1772	☑️	Trim out Electrical	3 days	Tue 2/1/22	Thu 2/3/22	1770	DPE	0%																															
1773	☑️	Trim out HVAC	1 day	Fri 2/4/22	Fri 2/4/22	1772	3 C Mechanical	0%																															
1774	☑️	Trim out Plumbing	2 days	Tue 2/1/22	Wed 2/2/22	1771	Streamline	0%																															
1775	☑️	Trim out Data	1 day	Fri 2/4/22	Fri 2/4/22	1772	Entry Tech.	0%																															
1776	☑️	Energize New Service & Gear	1 day	Mon 2/7/22	Mon 2/7/22	1773	DPE	0%																															
1777	☑️	Hot test Electrical In Unit	2 days	Tue 2/8/22	Wed 2/9/22	1776	DPE	0%																															
1778	☑️	Electrical Final Inspection	1 day	Thu 2/10/22	Thu 2/10/22	1777	DPE	0%																															
1779	☑️	HVAC Final Inspection	1 day	Fri 2/11/22	Fri 2/11/22	1778	3 C Mechanical	0%																															
1780	☑️	Plumbing Final Inspection	1 day	Fri 2/11/22	Fri 2/11/22	1778	Streamline	0%																															
1781	☑️	Install Bath Acc.	1 day	Fri 2/11/22	Fri 2/11/22	1778	Sekresa	0%																															
1782	☑️	Install Blinds	1 day	Fri 2/11/22	Fri 2/11/22	1778	AZGS	0%																															
1783	☑️	Install Interior Door Hardware	1 day	Fri 2/11/22	Fri 2/11/22	1778	Rich Craft Doors	0%																															
1784	☑️	Blow Insulation in Attic	1 day	Fri 2/11/22	Fri 2/11/22	1778	Think Home	0%																															
1785	☑️	Prep floors for LVT	1 day	Mon 2/14/22	Mon 2/14/22	1783	Centex	0%																															
1786	☑️	Install LVT	2 days	Tue 2/15/22	Wed 2/16/22	1785	Centex	0%																															
1787	☑️	Install Rubber Base & Door Stops	1 day	Thu 2/17/22	Thu 2/17/22	1786	Centex,Sekresa	0%																															
1788	☑️	Install Appliances	1 day	Fri 2/18/22	Fri 2/18/22	1787	AZGS	0%																															
1789	☑️	Install Exterior Door Hardware	1 day	Fri 2/18/22	Fri 2/18/22	1787	Rich Craft Doors	0%																															
1790	☑️	Construction Clean Unit	1 day	Fri 2/18/22	Fri 2/18/22	1787	Sekresa	0%																															
1791	☑️	j4 Punch Walk	1 day	Fri 2/18/22	Fri 2/18/22	1787	j4 Development	0%																															
1792	☑️	j4 Punch Unit	2 days	Mon 2/21/22	Tue 2/22/22	1791	j4 Development	0%																															
1793	☑️	Building City Final Inspection	1 day	Mon 2/21/22	Mon 2/21/22	1790	j4 Development	0%																															
1794	☑️	Final Clean Unit	1 day	Wed 2/23/22	Wed 2/23/22	1792	Sekresa	0%																															
1795	☑️	Architect/Owner Walk	1 day	Thu 2/24/22	Thu 2/24/22	1794	RBDR/Allied Orian	0%																															
1796	☑️	HQS Inspection Turn Over Building 189	1 day	Fri 2/25/22	Fri 2/25/22	1795	Brinshore	0%																															
1797	🚩	Building 139	57 days?	Mon 12/6/21	Tue 2/22/22			22%																															
1798	🚩	1406/1408 Carter Type C	57 days	Mon 12/6/21	Tue 2/22/22			22%																															
1799	☑️	Receive possession of Unit	57 days	Mon 12/6/21	Tue 2/22/22		j4 Development	22%																															
1800	☑️	Walk unit to verify existing conditions & MEP systems are working	3 days	Mon 12/6/21	Wed 12/8/21		j4 Development	100%																															
1801	☑️	Submit 10 day abatement notice	10 days	Mon 12/6/21	Fri 12/17/21		ARC	100%																															
1802	☑️	Electrical Demo	1 day	Thu 12/9/21	Thu 12/9/21	1800	DPE	100%																															
1803	☑️	HVAC Demo	1 day	Thu 12/9/21	Thu 12/9/21	1800	3 C Mechanical	100%																															
1804	☑️	Plumbing Demo	1 day	Thu 12/9/21	Thu 12/9/21	1800	Streamline	100%																															
1805	☑️	Interior Soft Demo	2 days	Thu 12/9/21	Fri 12/10/21	1800	ARC	100%																															
1806	☑️	Abatement	2 days	Fri 12/24/21	Mon 12/27/21	1801FS	ARC	0%																															
1807	☑️	Air Test	1 day	Tue 12/28/21	Tue 12/28/21	1806	Choice Consulting	0%																															











## Housing Operations Monthly Report

December 2021

### Public Housing Report

#### Staff

Total Employees – 09 Temporary Staff – 0

#### Waiting List Information

Total number of applicants on the waiting list –300

Processing phase which includes process unassigned, denial/appeal, verification required, and currently on list.

Notification for assistance mailed	7
No response to notification letters	0
Pending Notification letter/expiration	0
Move-in letters issued	7
Units rejected by applicant	0
Total applicants not qualified	08

There were (0 due to COVID) in house orientations scheduled for this month and (0) prospective applicants interviewed. There were (0) prospective tenants that did not respond and (0) were rescheduled. The orientation informs all applicants of eligibility and suitability and amenities offered by the Authority. It also informs the applicants of their responsibilities as a resident of our communities.

There was a total of (41) orientation letters emailed, (6) packets were mailed out from letter responses (21) received from November and December and in process of verifications, (35) no response, (5) completed.

#### Annual Re-Certifications

Community	Certifications	Completed	Remaining
Kate Ross	15	11	4
Estella Maxey	24	24	0
<b>Total</b>	<b>39</b>	<b>35</b>	<b>4</b>

We have completed 82% of certifications for this month. According to PIC submission we have reported.

98.61% certifications for the year.

#### Evictions

Community	Non-Payment	Lease Violation	One Strike
Kate Ross	0	2	0
Estella Maxey	0	1	0
South Terrace	0	0	0
<b>Total</b>	<b>0</b>	<b>3</b>	<b>0</b>

#### Percentage of Rent Collected

100% of the rent for December was collected.

Last Quarterly Average was -93% for July-August-September

### Occupancy Percentage

The occupancy percentage for October was 91%; we did not meet our goal of 97%. Last Quarterly Average was 89% for July-August-September

### **Maintenance Report**

#### Staff

Total Employees – 14, 1 Temporary Staff – 1 Vacant Tech. I Kate Ross, 2 Vacant Utility Laborer Kate Ross

#### Work Orders

Routine Work Orders

<b>Community</b>	<b>Total</b>	<b>%Completed</b>	<b>Remaining</b>
Kate Ross	65	77	15
Estella Maxey	74	76	18
<b>Total</b>	<b>139</b>	<b>77</b>	<b>33</b>

Completing routine work orders within fifteen (15) days is our established annual goal. We presently have an average closing time of 1.26 days which is well above our goal.

Emergency Work Orders

	<b>Amount Received</b>	<b>Amount Closed</b>	<b>Amount</b>
Closed within 24	85	85	0
Over 24 hours	0	0	0
<b>Total</b>	<b>85</b>	<b>85</b>	<b>0</b>

Completing all emergency work orders within twenty-four (24) hours is our established goal. We presently have completed all emergency work orders within the established goal.

#### **December Unit Turn Around Time**

<b>Down Time</b>	<b>Make Ready Time</b>	<b>Lease-Up Time</b>	<b>Total Turnaround Time</b>
191.15	81.00	13.00	285.15

#### **Cumulative Average Unit Turn Around Time**

<b>Down Time</b>	<b>Make Ready Time</b>	<b>Lease-Up Time</b>	<b>Total Turnaround Time</b>
201.37	85.27	21.06	307.69

Our annual cumulative goal is turning units in 20 days or less. Presently we have a cumulative turn-around time of

320.84, this puts us over by 287 days. Due to staffing shortages and the high number of move outs over the past year staff had problems turning enough units each week to reduce the turnover days. Now older units with high days are being rented.

#### **December Vacant Apartment Information**

<b>Vacancies</b>	<b>Leased</b>	<b>Total</b>	<b>Occupancy %</b>
Kate Ross	272	286	96%
Estella Maxey	311	362	86%
<b>Overall</b>	<b>583</b>	<b>648</b>	<b>91%</b>

Public Housing consists of 652 dwelling units, four are offline non-dwelling units used for administrative purposes.

**Annual Inspections FY 21 - 22**

<b>Community</b>	<b>Total apts.</b>	<b>Units Inspected</b>	<b>Number of Annual Inspection Work Orders</b>
Kate Ross	288	144	144
Estella Maxey	362	0	0
<b>Overall</b>	<b>650</b>	<b>144</b>	<b>144</b>

**Fleet Vehicle Inspection**

Total Vehicles Inspected – 10          No vehicle had major repairs for the month of December 2021

**Planned/Preventative Maintenance**

Annual Inspections/HVAC Filter Changes /Lighting Repairs (all sites/building lights and street lights) Gas Meter Repair/Service/Pest Control (all sites)

**Accident free days by staff FY 2021/2022**

Maintenance staff has accumulated 92 accidents free days with (0) zero loss time days for this fiscal year. Safety in the workplace is a priority, which is taken seriously by all staff. A morning safety briefing prior to starting work is conducted daily at Maintenance.

**Expenditures**

Monthly Budget	\$28,750.4
December 2021	\$21,687.2

## Security Report for December 2021

<b>CRIMINAL OFFENSES</b>	<b>ESTELLA MAXEY</b>		<b>KATE ROSS</b>	
	<b>MONTH</b>	<b>YTD</b>	<b>MONTH</b>	<b>YTD</b>
<b>HOMICIDE</b>				1
<b>ROBBERY</b>				
<b>ASSAULTS</b>				
Agg. Assault				1
Sexual Offense	1	6		
Simple Assault		26	2	10
Family Violence	2	18	2	8
<b>BURGLARY</b>				
Habitation	1	8		9
Auto	4	9		2
<b>AUTO THEFTS/REC</b>		2		
<b>ARSON</b>				
<b>Criminal Trespass</b>		7	1	5
<b>CRIMINAL MISCEIENS</b>	1	9	1	12
<b>WEAPON VIOLATIONS</b>				1
<b>DRUG ARREST</b>				
Felony	1	1		
Misdemeanor	1	2	1	3
<b>DRUGS CONFISCATED</b>	13.4 gr	13.9 gr	2.9 gr	5.08 gr
Pills	.08 gr	.08 gr		6
<b>HOUSING RELATED</b>				
<b>CALLS OF SERVICE</b>				
Other Agency	18	160	10	97
Security	8	73	5	55
Assist				
<b>INCIDENT REPORTS</b>				
Other Agency	15	156	9	91
Security	5	57	4	50
Assist				
	174.75	549	180.75	529.25

## Section 8 Board Report – December 2021

The Section 8 Department has leased a total of 2549 vouchers for income eligible families. The following is an account of vouchers leased by McLennan County, Hill County and Somervell County:

### Waiting Lists and Vouchers Utilized

	Number of Applicants on the Waiting List	Number of Tenants
Waco	2759	2360
Hill County	147	171
Somervell County	185	18
<b>Totals</b>	<b>3091</b>	<b>2549</b>

The Waiting List is closed for McLennan County, Hill County and Somervell County.

There are 99 applicant families searching for a place to live at this time.

Waco	85
Hill County	0
Somervell County	0
<b>Total</b>	<b>85</b>

### Re-certifications

Waco, Hill County and Somervell County Offices are recertifying annuals through February 2022.

### Homeownership

The Homeownership Program is now assisting 11 families with mortgages.

### VASH (Veteran Affairs Supportive Housing)

Number Pending (VA Referral/Orientation)	0
Number Searching in Waco	11
Number Passed/Pending Inspection	0
Number housed in Waco	59

Ineligible	172
<b>Total</b>	<b>84%</b>

### Mainstream

Number Pending (Referral/Orientation)	3
Number Searching in Waco	11
Number Passed/Pending Inspection	0
Number housed in Waco	64

Ineligible	59
<b>Total</b>	<b>80%</b>

### HUD Reports

No reports due

### Staff

There are no vacancies at the McLennan County Office. There are no vacancies at Hill or Somervell County Offices.

**Community Services Report  
December 2021**

**Workforce Solutions**

Finalizing assistance for remaining residents that have an eviction notice. They are assisting these residents with applications to EOAC for county rental assistance funds.

**December Programming**

<b>Kate Ross</b>	<b>Estella Maxey</b>	<b>South Terrace</b>
Kidz Jam	Size of a Man Mentoring Group	Senior Bingo/Exercise
Senior Bingo and Exercise	Senior Bingo/Exercise	*Looking to partner with other
FBC Kids Club	Mosaic Waco on Saturdays	Agencies for kids programming
	Dot Clark Meals	

**Outreach Events for December 2021**

**Tutoring for KR Elementary children** - CS is providing transportation for Kate Ross students who need tutoring at West Ave. Elementary. These are children that have not passed the STAAR test the year before. About 13 children are enrolled in tutoring.

- \$40 Gift Cards given out for 1<sup>st</sup> and 2<sup>nd</sup> Covid vaccinations, now for children as well.
- Holiday Door Decorating Contest at all three sites. 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> place prizes awarded. 13 households participated.





**Outreach Events for December 2021 continued**

- HIV Testing at Estella Maxey
- Covid Vaccination Clinics will resume in January
- Safety and Security Meeting at Kate Ross Community Center. Waco PD attended as well as CS staff and Milet. CS is looking forward to working with Waco PD’s new outreach team in 2022.



**65 Public Housing Residents Vaccinated to date**

58 Door to Door Visits/44 visits about vaccine

Outreach Worker talks with residents at all three sites daily about Covid vaccine, myths, variants, where to get vaccinated etc. Transportation provides rides for any resident that needs to get a Covid vaccine.

Vaccination Clinic planned for South Terrace and Kate Ross in January

**Your Shot Texas Grant – 43** gift cards given to PH residents that received vaccine after Oct. 1

**Community Ctr. Walk-In Services : 31**

**December 2021 Family Self Sufficiency Program**

Coordinators: Theresa Salinas, M.S.W., L.B.S.W & Crystal Anthony, MSED

Active Participants	Graduates	New Participants	Ports	Reinstated	Terms	Extension	New Home
EM-7; KR-6; PH- 13 S8/RAD –67; VASH -0 TOTAL- 80	1-(S8-TJ)	0	0	0	0	0	0

**FSS Advisory Board Meeting:** December 15, 2021, was postponed due to low attendance and technology issues. Emailed FSS Report with meeting agenda.

**FSS Orientation & Recruitment:** Recruiting efforts include FSS brochure handouts through ground visits, mail out to new tenants, and outreach during community events. Enrollment of new clients is conducted via OVs, PCs, and an option of MT.

**FSS Meetings:** FSS Meeting was held virtually December 14, 2021. Resource information shared via email included McLennan Community College classes for CNA Certification, Paraprofessional-Teacher's Aide, Certified Logistics Technician, and Rental Relief. Money management tips included budget management, debt management resources, credit counseling services, homebuyer education. Info was shared regarding Toys for Tots, job opportunities, TWS Hiring Fair, and art and cooking classes for all ages.

Theresa's Hours	Hours	Crystal's Hours	Hours
Admin (incl. CA training)	65.50	Admin	54.75
Client Time	61	Client Time	6.5
Comm. Event/Mtgs	1	Comm. Event/Mtgs	5
Conf./Trainings	1	Conf./Trainings	10
CS Meetings	1	CS Meetings	3
Escrow	11.50	Escrow	.75
FSS Meeting		FSS Meeting	
Intern	9	Intern	
Holidays-Veteran's & Thanksgiving holidays	20	Holiday- Veteran's & Thanksgiving holidays	20
Sick (9)		Sick	
Vacation (9)	10	Vacation	10
		Time as S8 Counselor	80
<b>TOTAL</b>	<b>180</b>	<b>TOTAL</b>	<b>180</b>

**FSS Client's Goal Accomplishments**

S8 FSS client graduated from the FSS Program, achieved all goals, earned \$7,270.03, and moved off subsidized housing assistance (TJ).

PH client established an Escrow account (SC).

PH client' income/rent and Escrow deposit increased (AC).

Three S8 clients established Escrow accounts (TD, SD, & JG).

S8 client's income/rent and Escrow deposit increased (SD).

**Referrals**

- Act Locally website
- Marine Corps Toys for Tots
- Seniordiscountclub.com
- McLennan Community College
- Money Management
- Texas Workforce Solutions
- Waco Housing Authority employment
- WPN Group

**Activities**

**Theresa Salinas, FSS Coordinator (A-J)**

- Mailed out PH, PBV-RAD, & S8 Escrow balance letters required by HUD.
- Assisted new FSS Coordinator with client files, training, etc.
- Obtained "best wishes" from community members, FSS clients & WHA CS staff regarding Judy's upcoming retirement event.
- Compiled FSS Program data for S Holt, City of Waco, regarding CAPER information.
- Received donation from former FSS graduate and distributed to FSS clients who had need.
- Reviewed FSS client' household members to provide list of Hispanic youth for AI.
- Assisted FSS clients who had emergency requests.
- Obtained stats for Rent Relief Program in preparation of the FSS Advisory Board Meeting.
- Attended a community meeting with Waco PD & WHA PH tenants.
- Assisted with Christmas Door Decor Contest judging at EM, ST, & KR apartments; distributed some awards (truly enjoyed seeing tenants excited about being awarded!).

**Crystal Anthony, FSS Coordinator (K-Z)**

- Mailed Escrow letters for clients
- Attended NMA FSS training
- Passed FSS Certification Exam
- Participated in WHA vaccine clinic
- Planned and attended Client and Board virtual meeting
- Attended Neighbor Works Annual Christmas Luncheon
- OV's with Clients to review goals (IR, PS, BD, ST, BS)
- Graduating Client (November) awarded and presented her escrow check for graduation
- Continued training with FSS Coordinator
- Attended Resident Council
- Attended Security and Safety Meeting Residents, WHA, and Waco PD
- Assisted with Holiday BINGO for seniors and community members
- Purged client files, office documents, and manuals
- Reviewed WHA FSS Action Plan
- Met with the WPM Group regarding possible client referral
- Assisted with Senior Christmas Luncheon
- PC landlord regarding client's rent to ensure she would not be evicted over the holidays (SM)
- Provide YSC with some scholarship information for a student
- Assisted Senior Services Coordinator with activity suggestions for collaborating with Waco community.

FSS November Graduate with completion check of \$14,392



FSS December graduate with her completion check



**SENIOR SERVICES: Briotony Porter, Resident Services Coordinator; LMSW**

Hospital Visits	0	Nursing Home Visits	0	Mart Home Visits	0
Ground Visits	3	Attempted Home Visits	5	Misty Square Visits	0
Home Visits	7	Community Walk-In Assistance	0	Office Visits	5

**5 Office visits at the KR Center included:**

Assisted resident with checking status of Texas Rent Relief Application  
 Assisted Walk-in client from the community with finding shelter for family  
 Assisted residents with signing up for community resources

**Other SW activities:**

Distribution of Caritas Food Baskets to Seniors  
 Community Resource Coordination Group  
 2022 Senior Activities Planning  
 Senior Activities Survey  
 HOTWAGS Meeting  
 NAHRO Rally  
 Proctor for FSS Testing  
 HUD Hoarding Articles when working with residents  
 Senior Field Trip  
 Door Decorating Judging  
 Safety and Security Meeting  
 Senior Bingo/Christmas Luncheon

**Elderly Services  
 December 2021**

Home Visits	21.00 hrs.
Office Visits	10.00 hrs.
Ground Visits	3.00 hrs.
Center Activities	8.00 hrs.
Administration	26.50 hrs.
Meetings/Training	11.50 hrs.
Sick Leave/Holiday	50.00 hrs.

**Agency Networking Contacts December 2021**

Meals on Wheels, Caritas, Texas Home Health, Goodwill, CRCG, Friends for Life, Area Agency on Aging, Social Security Administration, Tepe Group, EOAC, Salvation Army – Sally’s House, Heart to Home, Compassion Ministries



Senior Field Trip



Senior Food Bags Distribution



Caritas Senior Food Bags Distribution



Christmas Senior Luncheon & Bingo



Christmas Senior Luncheon & Bingo

**YOUTH SERVICES: Al Davis, Coordinator - December, 2021**

Counseling	6	WISD Visits (12 hours)	8
Home Visits	14	Girl Scouts Meeting	
Personal Contacts	16	YMCA	0
Phone Contacts	27	Voice Inc.	1
Community Advisory Council (Carver Afterschool Program)		College Prep Program Methodist Home	1
College Tour	1	Staff Meetings	2
Acts Church	2	Teen Court (2 hours)	1
Juvenile Probation (4 hrs.)	2	Juvenile Court (3 hours)	2
Community Serv. Total	3	Truancy Court (2 hours)	3

- Update office files and reports.
- Meetings – Mission Waco – Conference Calls – (2)
- Meetings – Starry Counseling Service – conference calls – (1)
- Meetings – WISD Truancy – (4) – Conference Calls – (5) – (Court Liaison (Ve’ Dukes)
- Clients Calls – South Terrace – (8)
- Client Calls – Estella Maxey – (15)
- Client Calls – Kate Ross – (11)
- Size of Man Mentoring – Meetings – (2) – D. T. is scheduling and session and activities in EM Community Center. He is also still bringing in new staff Members.
- Transformation Waco Schools – (Truancy Court is Virtual) J.H. Hines cases filed (4) Carver Middle School cases files to court – (2).. Covid regulations are still affecting speed of processing cases, however there is more flexibility and cases are being processed faster. Truant officers and PCL are trying to exhaust every effort before turning in names for Truancy Court.
- Transport Tutoring students – (West Ave. Elementary)
- Deliver Holiday food basket to clients – South Terrace
- Meeting – (DB) – Youth Summit Program – making decisions for a Spring Summit Rally which would like to include Waco Housing (PH) Youth
- Security Meeting (Kate Ross) – Discussing strategies for tighter security and call response times for Waco PD at the Kate Ross Site.
- 60 hrs. vacation
- 20 hrs. Holiday
- Administrative hrs. – (51)

**Earnest Ward, Resident Services December 2021 Monthly Report**

South Terrace Resident Council:

- Meeting was scheduled with 3 residents present.
- One resident mentioned this was his first time attending the meeting and mentioned he would be interested as serving as a resident council officer.

Kate Ross Resident Council:

- Meeting was 6 residents present.
- Tonya opened the meeting and mentioned her main goal as mentioned in the previous meeting is to recruit Resident Council Officers. She opened it up to the residents present to move the meeting to Tuesday's at 2:00pm
- She encouraged residents to attend the safety and security meeting this evening.

Estella Maxey:

- Meeting was scheduled but due to Holidays no one attended.

Other:

- Five families were sponsored for Holiday

**COMMUNITY SERVICE (QWHRA)**

	Residents	Compliant	Non-Compliant	Exempt
K.R.	7	5	2	
E.M.	6	2	4	
Mart				

Bereavement:

Sick:

HOLIDAY: 20

Family Emergency:

Home Visit:

Vacation:30

C/S: 40

ADMIN:70

MEETINGS: 20

## **Transportation & Lab IT for December 2021**

**Transportation = 53 trips provided**

IT : Opened Labs for SW to assist clients with Texas Rent Relief

Other:

- Transported students from tutoring at West Elementary to home.
- Picked up food bags from Caritas for distribution at Estella Maxey



**Program notified of receiving grant from Baylor and will re-start January**

# Community Services Partnerships

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## Non-Paid Partnerships

*\* Denotes Youth Partnerships*

### Estella Maxey

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*\***Size of a Man** – Mentorship program for teens; WHA provides space. WHA also provided transportation to Summer Leadership Camp for teens in the program.*

*\***Transformation Waco** – partnership with Back to School Event; WHA also provided space/computer lab for teachers after fire at Carver*

***Dot Clark Ministries** – provides meals for families, along with other needed items such as diapers*

*\***Waco ISD** – WHA provided space for tutoring for spring semester as well as staff to monitor*

*\***Grassroots** – WHA provided space for school registration*

*\***First Baptist Church Woodway** – Vacation Bible School in the Summer*

*\***Mosaic Church** – Saturday program for kids*

*\***Community Race Relations Coalition**-workshops for Middle School age girls*

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### South Terrace

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*\***Voice** – Summer program for elementary age children*

*\***Waco ISD** – WHA provided space for tutoring for spring semester as well as staff to monitor*

*\***Mission Waco Kings Club** – programming for kids (cancelled since Covid)*

*\***Salvation Army**: interested in potential partnership with WHA for youth programs.*

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## *Kate Ross*

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*\*Acts Church – weekly activities for kids, tutoring*

*\*Waco ISD – WHA provided space for tutoring for spring semester as well as staff to monitor*

*\*Mission Waco Street Camp – kids activities during Spring Break*

*Dot Clark Ministries – provides meals for families, along with other needed items such as diapers*

*\*Crossroads Community Church (The Blue House)-provide tutoring, support, school supplies, Christmas gifts to Kate Ross Families.*

*-Crossroads also donated \$3000 in gift cards after the Winter Storm to help families with household goods, diapers, clothing etc. that were destroyed by water damage.*

*Gospel Café – provide lunch Wednesday through Friday*

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## *FSS Partnerships*

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*Grassroots – Homebuyer education*

*Lonestar Legal Aid-legal assistance for clients*

*Lakeshore Baptist Church- provide meeting space and childcare for FSS program*

*Junior League of Waco - provide loan assistance to clients*

*Habitat for Humanity- Home Ownership Assistance*

*NeighborWorks-credit counseling, Home Ownership Classes*

*Goodwill Learning Center-GED, Career Classes*

*McLennan Community College –Education Opportunities*

*Texas Health Steps-Medicaid for Children*

*Texas Workforce Solutions-Job Training Referrals*

*Childcare Services-Childcare for Working parents*

*\*Star Kids Medicaid-Medicaid for Children*

*Journeys Counseling-referrals for private counseling*

*Esther's Closet – provide clothing for FSS participants for job interviews*

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## Senior Partnerships

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*Meals on Wheels-Home delivery of hot meals*

*Caritas-partnership for grocery home delivery*

*Area Agency on Aging-referral assistance*

*Texas Agrilife-classes for Healthy Living*

*Baylor Scott and White Senior Clinic-provide health programs for Wed. group*

*Grandparents as Teachers-Bingo for seniors*

*Texas Home Health-Bingo and health education programs*

*Shepherd's Heart Food Pantry-Food Pantry*

*HOT Council of Governments-referral assistance*

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## Other Partnerships for All Sites/Programs

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*\*WISD Sanctuary House-apartment for use for WISD families experiencing homelessness*

*Episcopal Health Foundation Grant-grant received to increase vaccination rates for WHA residents*

*Baylor University School of Social Work – social work internship*

*Tarleton State University – social work internships*

*Homeless Coalition-partners with WHA for Continuum of Care*

*City of Waco Continuum of Care-partners with WHA for vouchers to assist persons experiencing homelessness in McLennan County.*

*MHMR: refers to WHA for housing vouchers, also partners with WHA for emergency housing vouchers and public housing units*

*HEB Pharmacy: works with WHA to provide flu shot clinic at WHA and PH Waco-McLennan County Public Health District – works with Community Services for Covid vaccination and testing. They trained Community Services staff to be Vaccination Ambassadors in the community. They also provide health education classes.*

*\*WISD Tutoring: WHA provided tutoring space and monitor for WISD students during the spring semester after Covid to help students catch up on reading*

*\*WISD: WHA providing transportation for children receiving tutoring at West Avenue Elementary School that have not passed STAAR test.*

*\*College Trip – partnership with Carver Park Baptist Church to take public housing high school students on a college trip (paused during Covid). This trip has taken*

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**Other Programs Continued.**

students on local college tours in Texas as well as out of state.

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**Lakeshore Baptist Church:** They provide meeting space, food and childcare for FSS Meetings

**\*WISD Truancy Program** -partnership to help PH children stay in school

**\*Mentorship Waco**-Formerly Boys and Girls Club. WHA refers youth for mentorship.

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**Services Paid by WHA**

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**Senior Exercise:** WHA contracts with instructor for chair aerobics at all three sites once per week.

**\*Computer Labs:** WHA hires monitors for after school programs at computer labs.

**WPMG:** Paid Partnership with WHA to assist in helping tenants with rental assistance through Texas Rent Relief or EOAC/County funds. This program has assisted tenants affected by Covid or other circumstances to stay in their homes and has saved WHA thousands of dollars in court and eviction fees.

**Transportation:** WHA provides transportation for residents who need to go to the doctor, dentist or grocery store. WHA also assists various agencies that provide services to WHA tenants with their transportation needs such as WISD, Size of a Man. WHA Seniors are also provided transportation to various WHA field trips.

**\*PH Youth Sports/Mentorship Program:** paid youth workers to mentor public housing youth. They attend sporting events and other activities. Youth workers make home visits and keep in contact with youth monthly.

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# Summary of Financial Statements

## October 31, 2021

### Public Housing

#### Central Cost

- Administrative Salaries – The expense was under budget for the Human Resource vacant position.
- Contract Cost – A/c repair contract was over budget by \$1,100 for the month of October 2021.

#### Kate Ross (KR)

- Dwelling Rental – Occupancy was at 93%, consequently rental income was over budget.
- Labor – Maintenance labor was under budget for the openings of Maintenance Tech I, Maintenance Aide B, and Utility Laborer positions.
- Materials – Plumbing, electrical and building supplies expenses were under budget \$3,000 for the month of October.
- Contract Cost – Maintenance temporary labor was over budget, while a/c, plumbing, grounds, and buildings repair contracts were under budget \$7,000.

#### Estella Maxey (EM)

- Dwelling Rental – Occupancy was at 85% for the month of October 2021.
- Administrative Salaries – The expense was under budget for the Assistant Public Housing Manager vacant position.
- Labor – Maintenance labor is under budget for the vacant position of Maintenance Tech I.
- Materials – Paint and accessories, a/c parts, plumbing, and electrical supplies expenses were under budget \$2,400 for the month of October.
- Contract Cost – Electrical repair contract was over budget \$3,000 for the replacement of an electrical pole, while plumbing, a/c repairs, make-ready and grounds contract were under budget \$9,000.

### Section 8 - Admin

- Administrative Salaries – The expense was under budget because of the five vacant positions in the Section 8 department.

### Section 8 - HAP

- The Housing Choice Voucher Program total HAP reserve is \$1,257,880.
- Demolition/Disposition – South Terrace total HAP reserve is \$219,856.
- PBV RAD – South Terrace total HAP reserve is \$234,252.
- Mainstream Voucher Program total HAP reserve is \$295,922.
- Grandview Demolition total HAP reserve is \$113,674.
- Foster Youth Initiative total HAP reserve is \$40,213.
- Emergency Housing Voucher total HAP reserves is \$240,409.

## **Non-Profits**

### **Raintree**

- Travel- The apartment manager attended the 2021 Texas Apartment Association's annual board meeting in Houston. This is a shared expense with Picadilly
- Labor & Employee Benefit Payments- This is under budget due to a vacancy in an Assistant Maintenance position. This will also be under budget for Picadilly.
- Contract Cost- Temporary maintenance labor caused this to go over budget for the month. Picadilly is also allocated a portion of this expense.

### **Cimmaron**

- There are no unusual income or expense amounts for Cimmaron for October.

### **Hunnington**

- There are no unusual income or expense amounts for Hunnington for October.

### **Misty**

- There are no unusual income or expense amounts for Misty for October.

### **Picadilly**

- Other Income- A tenant paid their write-off balance causing this to be over budget for the month.

### **WPFC II**

- Interest Income- Funds continue to earn interest in the checking account.

# Summary of Financial Statements

## November 30, 2021

### Public Housing

#### Central Cost

- Administrative Salaries – The expense was under budget for the Human Resource vacant position.
- Contract Cost – Janitorial and grounds contract was over budget \$1,500 for the month of November 2021.

#### Kate Ross (KR)

- Dwelling Rental – Occupancy was at 93%, consequently rental income was over budget.
- Labor – Maintenance labor was under budget for the openings of Maintenance Tech I, Maintenance Aide B, and Utility Laborer positions.
- Contract Cost – A/c repair contract was over budget \$4,300 for the replacement of an a/c unit. Building and janitorial contract were over budget for mold remediation and biohazard cleaning services for a total cost of \$6,025. Also, maintenance temporary labor was over budget, while plumbing and grounds contracts were under budget \$3,000.

#### Estella Maxey (EM)

- Dwelling Rental – Occupancy was at 85% for the month of November 2021.
- Materials – A/c parts, plumbing, and electrical supplies expenses were under budget \$2,300 for the month of November.
- Contract Cost – Plumbing, electric repairs, grounds, and make-ready contracts were under budget \$6,000.

### Section 8 - Admin

- Administrative Salaries – The expense was under budget because of the five vacant positions in the Section 8 department.

### Section 8 – HAP Reserves

- The Housing Choice Voucher Program total HAP reserve is (\$40,969).
- Demolition/Disposition – South Terrace total HAP reserve is \$219,856.
- PBV RAD – South Terrace total HAP reserve is \$183,431.
- Grandview Demolition total HAP reserve is \$113,564.
- Foster Youth Initiative total HAP reserve is \$40,213.
- Mainstream Voucher Program total HAP reserve is \$263,518.
- Emergency Housing Voucher total HAP reserves is \$237,328.

## **Non-Profits**

### **Raintree**

- Labor & Employee Benefit Payments- This is under budget due to a vacancy in an Assistant Maintenance position. This will also be under budget for Picadilly.

### **Cimmaron**

- There are no unusual income or expense amounts for Cimmaron for November.

### **Hunnington**

- There are no unusual income or expense amounts for Hunnington for November.

### **Misty**

- There are no unusual income or expense amounts for Misty for November.

### **Picadilly**

- Material- An a/c condenser was purchased for a unit in the amount of \$1,200.

### **WPFC II**

- Interest Income- Funds continue to earn interest in the checking account.

**Waco Housing Authority and Affiliates**  
**Consolidated Financial Statements October 2021**

	Central Cost Center	Kate Ross	Estella Maxey	HCV	Raintree	Cimmaron	Hunnington	Picadilly	Misty Square	Total
<b>Income</b>										
Dwelling rental		60,712.06	74,686.31		94,472.66	50,590.00	34,279.35	4,614.00	8,330.00	327,684.38
Excess Utilities		10,313.88	11,978.61							22,292.49
Non-Dwelling Rental		6,000.00								6,000.00
<b>Total Rental Income</b>	-	<b>77,025.94</b>	<b>86,664.92</b>	-	<b>94,472.66</b>	<b>50,590.00</b>	<b>34,279.35</b>	<b>4,614.00</b>	<b>8,330.00</b>	<b>355,976.87</b>
Mgmt. & Admin. Fees Rev.	138,844.36			129,538.00						268,382.36
Donations to Scholarship Fd.					4.55					4.55
CFP Tranf In-site Expenses		518.84	660.34							1,179.18
Proceeds Insurance Claims		310.40								310.40
Interest on Investments	595.73	2,272.16	3,268.04	2,010.06	1,173.46	566.83	432.61	301.83	142.07	10,762.79
Other Income		4,414.92	7,068.48	58,667.35	4,603.03	3,207.74	1,032.05	2,398.78	382.00	81,774.35
HUD Contributions		94,704.80	125,247.34							219,952.14
<b>Total Operating Income</b>	<b>139,440.09</b>	<b>102,221.12</b>	<b>136,244.20</b>	<b>190,215.41</b>	<b>5,781.04</b>	<b>3,774.57</b>	<b>1,464.66</b>	<b>2,700.61</b>	<b>524.07</b>	<b>582,365.77</b>
<b>Total Income</b>	<b>139,440.09</b>	<b>179,247.06</b>	<b>222,909.12</b>	<b>190,215.41</b>	<b>100,253.70</b>	<b>54,364.57</b>	<b>35,744.01</b>	<b>7,314.61</b>	<b>8,854.07</b>	<b>938,342.64</b>
<b>Expenses</b>										
Administrative Salaries	89,804.52	15,331.93	17,674.23	50,791.12	6,481.93	4,085.77	2,437.12	270.07	645.11	187,521.80
Legal	869.75	404.25								1,274.00
Staff Training & Travel	1,191.50	-	-	-	198.72			8.28		1,398.50
Sundry	21,555.35	22,079.10	19,269.56	66,522.69	1,663.83	981.52	2,833.76	64.09	156.85	135,126.75
Mgmt. & Bkpg. Fees Exp.		19,265.54	23,702.61	24,612.22	24,562.89	13,153.40	8,912.63	507.54	916.30	115,633.13
<b>Total Admin. Expenses</b>	<b>113,421.12</b>	<b>57,080.82</b>	<b>60,646.40</b>	<b>141,926.03</b>	<b>32,907.37</b>	<b>18,220.69</b>	<b>14,183.51</b>	<b>849.98</b>	<b>1,718.26</b>	<b>440,954.18</b>
<b>Total Tenant Serv. Expenses</b>	-	<b>7,968.17</b>	<b>9,946.60</b>	<b>1,274.05</b>						<b>19,188.82</b>
<b>Total Utility Expenses</b>	<b>1,979.44</b>	<b>34,223.86</b>	<b>51,104.41</b>	<b>517.79</b>	<b>10,330.52</b>	<b>6,672.59</b>	<b>3,815.63</b>	<b>619.56</b>	<b>697.69</b>	<b>109,961.49</b>
Labor		11,563.80	18,374.83		5,084.16	4,846.52	2,890.89	211.84	765.23	43,737.27
Materials	495.72	3,303.82	2,773.16	226.45	6,749.79	1,943.46	1,366.46	6.80	190.95	17,056.61
Contract Costs	4,672.51	17,870.86	25,226.56	1,677.10	14,567.50	3,452.18	2,662.84	440.93	653.16	71,223.64
<b>Total Maint &amp; Operations</b>	<b>5,168.23</b>	<b>32,738.48</b>	<b>46,374.55</b>	<b>1,903.55</b>	<b>26,401.45</b>	<b>10,242.16</b>	<b>6,920.19</b>	<b>659.57</b>	<b>1,609.34</b>	<b>132,017.52</b>
Employee Benefits	21,740.24	12,115.66	16,216.13	16,174.51	5,174.65	3,246.53	1,936.63	215.64	512.57	77,332.56
Insurance	638.31	5,129.56	5,353.63	795.23	3,160.81	1,781.57	747.30	106.06		17,712.47
Administrative Fees				2,810.24					195.49	3,005.73
Collection Losses		(1,455.36)	(7,989.31)							(9,444.67)
Non-Routine Exp (non apt exp)					350.00	207.02				557.02
Depreciation Expense					15,069.00	7,765.79	4,791.02	271.97	2,643.14	30,540.92
<b>Total General Expenses</b>	<b>22,378.55</b>	<b>15,789.86</b>	<b>13,580.45</b>	<b>19,779.98</b>	<b>23,754.46</b>	<b>13,000.91</b>	<b>7,474.95</b>	<b>593.67</b>	<b>3,351.20</b>	<b>119,704.03</b>
<b>Total Expenses</b>	<b>142,947.34</b>	<b>147,801.19</b>	<b>181,652.41</b>	<b>165,401.40</b>	<b>93,393.80</b>	<b>48,136.35</b>	<b>32,394.28</b>	<b>2,722.78</b>	<b>7,376.49</b>	<b>821,826.04</b>
<b>Profit/Loss</b>	<b>(3,507.25)</b>	<b>31,445.87</b>	<b>41,256.71</b>	<b>24,814.01</b>	<b>6,859.90</b>	<b>6,228.22</b>	<b>3,349.73</b>	<b>4,591.83</b>	<b>1,477.58</b>	<b>116,516.60</b>



**Waco Housing Authority and Affiliates**  
**Consolidated Financial Statements November 2021**

	Central Cost Center	Kate Ross	Estella Maxey	HCV	Raintree	Cimmaron	Hunnington	Picadilly	Misty Square	Total
<b>Income</b>										
Dwelling rental		60,633.65	74,663.44		96,694.15	50,351.16	34,690.00	4,756.00	8,360.00	330,148.40
Excess Utilities		5,408.15	8,753.39							14,161.54
Non-Dwelling Rental		6,000.00								6,000.00
<b>Total Rental Income</b>	<b>-</b>	<b>72,041.80</b>	<b>83,416.83</b>	<b>-</b>	<b>96,694.15</b>	<b>50,351.16</b>	<b>34,690.00</b>	<b>4,756.00</b>	<b>8,360.00</b>	<b>350,309.94</b>
Mgmt. & Admin. Fees Rev.	116,328.45	14,945.24	19,021.22	111,074.00						261,368.91
Donations to Scholarship Fd.					2.91					2.91
CFP Tranf In-site Expenses	15,207.31	4,342.96	1,422.89							20,973.16
Interest on Investments	377.79	2,198.85	3,151.41	1,893.56	1,174.22	580.63	399.53	263.69	141.32	10,181.00
Other Income		4,176.41	2,363.45	93,363.54	1,810.12	1,416.81	320.00	176.00	55.00	103,681.33
Operating Transfer In		14,945.24	19,021.22							33,966.46
HUD Contributions		98,738.60	130,578.29							229,316.89
<b>Total Operating Income</b>	<b>131,913.55</b>	<b>139,347.30</b>	<b>175,558.48</b>	<b>206,331.10</b>	<b>2,987.25</b>	<b>1,997.44</b>	<b>719.53</b>	<b>439.69</b>	<b>196.32</b>	<b>659,490.66</b>
<b>Total Income</b>	<b>131,913.55</b>	<b>211,389.10</b>	<b>258,975.31</b>	<b>206,331.10</b>	<b>99,681.40</b>	<b>52,348.60</b>	<b>35,409.53</b>	<b>5,195.69</b>	<b>8,556.32</b>	<b>1,009,800.60</b>
<b>Expenses</b>										
Administrative Salaries	93,165.64	18,690.38	24,110.17	56,749.02	8,155.39	4,596.48	2,741.75	315.26	725.77	209,249.86
Staff Training & Travel	250.00	110.00	140.00	-				-		500.00
Sundry	2,586.03	5,399.55	7,657.11	42,684.36	1,755.76	1,042.53	585.07	198.98	155.14	62,064.53
Mgmt. & Bkpg. Fees Exp.		35,049.41	42,594.81	21,104.06	25,140.48	13,091.30	9,019.40	523.16	919.60	147,442.22
<b>Total Admin. Expenses</b>	<b>96,001.67</b>	<b>59,249.34</b>	<b>74,502.09</b>	<b>120,537.44</b>	<b>35,051.63</b>	<b>18,730.31</b>	<b>12,346.22</b>	<b>1,037.40</b>	<b>1,800.51</b>	<b>419,256.61</b>
<b>Total Tenant Serv. Expenses</b>	<b>-</b>	<b>10,487.53</b>	<b>13,090.44</b>	<b>1,105.20</b>						<b>24,683.17</b>
<b>Total Utility Expenses</b>	<b>3,232.43</b>	<b>35,237.21</b>	<b>48,966.71</b>	<b>1,104.46</b>	<b>10,884.36</b>	<b>6,015.85</b>	<b>4,530.13</b>	<b>364.69</b>	<b>877.58</b>	<b>111,213.42</b>
Labor		13,061.31	22,599.99		5,719.68	5,455.47	3,254.13	238.32	861.37	51,190.27
Materials	204.70	5,908.69	3,766.68	105.85	5,253.42	1,059.12	1,883.21	1,202.75	141.12	19,525.54
Contract Costs	4,908.29	28,769.56	25,360.70	1,800.30	9,498.57	3,387.18	2,337.84	1,197.87	653.16	77,913.47
<b>Total Maint &amp; Operations</b>	<b>5,112.99</b>	<b>47,739.56</b>	<b>51,727.37</b>	<b>1,906.15</b>	<b>20,471.67</b>	<b>9,901.77</b>	<b>7,475.18</b>	<b>2,638.94</b>	<b>1,655.65</b>	<b>148,629.28</b>
Employee Benefits	23,984.99	14,564.02	20,045.01	18,528.61	6,196.79	4,094.22	2,467.07	255.63	646.49	90,782.83
Insurance	638.31	5,129.56	5,353.63	795.23	3,160.81	1,781.57	722.53	106.06		17,687.70
Administrative Fees				3,058.52					195.49	3,254.01
Collection Losses		(2,866.50)	5,834.83							2,968.33
Non-Routine Exp (non apt exp)						286.43				286.43
Depreciation Expense					15,031.84	7,765.81	4,791.03	271.99	2,643.15	30,503.82
<b>Total General Expenses</b>	<b>24,623.30</b>	<b>16,827.08</b>	<b>31,233.47</b>	<b>22,382.36</b>	<b>75,765.26</b>	<b>13,928.03</b>	<b>7,980.63</b>	<b>633.68</b>	<b>3,485.13</b>	<b>145,483.12</b>
<b>Total Expenses</b>	<b>128,970.39</b>	<b>169,540.72</b>	<b>219,520.08</b>	<b>147,035.61</b>	<b>90,797.10</b>	<b>48,575.96</b>	<b>32,332.16</b>	<b>4,674.71</b>	<b>7,818.87</b>	<b>849,265.60</b>
<b>Profit/Loss</b>	<b>2,943.16</b>	<b>41,848.38</b>	<b>39,455.23</b>	<b>59,295.49</b>	<b>8,884.30</b>	<b>3,772.64</b>	<b>3,077.37</b>	<b>520.98</b>	<b>737.45</b>	<b>160,535.00</b>

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3190 Non-Dwelling Rental	\$ -	\$ -	\$ -	\$ -	\$ -
Total Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -
3430 Mart Management Fees	\$ 27,000.00	\$ 2,250.00	\$ 2,170.56	\$ 2,170.56	\$ (79.44)
3440 Mgmt./Adm.Fees fr.Non-Profits	\$ 572,400.00	\$ 47,700.00	\$ 48,052.76	\$ 48,052.76	\$ 352.76
3450 Asset Management Fee fr.Sites	\$ 549,770.00	\$ 45,814.16	\$ 42,968.15	\$ 42,968.15	\$ (2,846.01)
3460 Mgmt./Adm.Fees fr.Sect.8	\$ 327,800.00	\$ 27,316.67	\$ 26,893.74	\$ 26,893.74	\$ (422.93)
3470 Mgmt./Adm.Fees fr.CFP	\$ 177,880.00	\$ 14,823.33	\$ 18,759.15	\$ 18,759.15	\$ 3,935.82
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest on Investments	\$ 7,600.00	\$ 633.33	\$ 595.73	\$ 595.73	\$ (37.60)
3650 Interest Inc.-Mortgages	\$ -	\$ -	\$ -	\$ -	\$ -
3690 Other Income	\$ 100.00	\$ 8.33	\$ -	\$ -	\$ (8.33)
9110.010 Oth.Inc.-Transfer from CFP	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 1,662,550.00	\$ 138,545.82	\$ 139,440.09	\$ 139,440.09	\$ 894.27
Total Income	\$ 1,662,550.00	\$ 138,545.82	\$ 139,440.09	\$ 139,440.09	\$ 894.27
EXPENSES					\$ -
4110 Administrative Salaries	\$ 1,170,900.00	\$ 97,575.00	\$ 89,804.52	\$ 89,804.52	\$ (7,770.48)
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ 2,400.00	\$ 200.00	\$ 869.75	\$ 869.75	\$ 669.75
4140 Staff Training	\$ 11,945.00	\$ 995.41	\$ 800.00	\$ 800.00	\$ (195.41)
4150 Travel Convention & Meetings	\$ 20,950.00	\$ 1,745.83	\$ 391.50	\$ 391.50	\$ (1,354.33)
4171 Auditing Fees	\$ 1,000.00	\$ 250.00	\$ -	\$ -	\$ (250.00)
4190 Sundry	\$ 88,520.00	\$ 7,376.67	\$ 21,555.35	\$ 21,555.35	\$ 14,178.68
Total Admin Expense	\$ 1,295,715.00	\$ 108,142.91	\$ 113,421.12	\$ 113,421.12	\$ 5,278.21
4310 Water	\$ 8,900.00	\$ 741.67	\$ 435.25	\$ 435.25	\$ (306.42)
4320 Electricity	\$ 14,400.00	\$ 1,200.00	\$ 1,233.39	\$ 1,233.39	\$ 33.39
4330 Gas	\$ 1,800.00	\$ 150.00	\$ 70.08	\$ 70.08	\$ (79.92)
4390 Sewer	\$ 980.00	\$ 81.67	\$ 240.72	\$ 240.72	\$ 159.05
Total Utility Expense	\$ 26,080.00	\$ 2,173.34	\$ 1,979.44	\$ 1,979.44	\$ (193.90)
4420 Material	\$ 4,100.00	\$ 341.66	\$ 495.72	\$ 495.72	\$ 154.06
4430 Contract Cost	\$ 40,600.00	\$ 3,383.33	\$ 4,672.51	\$ 4,672.51	\$ 1,289.18
Total Ordinary Maint. & Operation	\$ 44,700.00	\$ 3,724.99	\$ 5,168.23	\$ 5,168.23	\$ 1,443.24
4510.010 Workers Compensation	\$ 4,200.00	\$ 350.00	\$ 476.23	\$ 476.23	\$ 126.23
4510.040 Auto Insurance	\$ 1,900.00	\$ 158.33	\$ 149.37	\$ 149.37	\$ (8.96)
4510.070 Crime / Dishonesty	\$ 70.00	\$ 5.83	\$ 5.38	\$ 5.38	\$ (0.45)
4510.090 Fire & Extend Coverage	\$ 100.00	\$ 8.33	\$ 7.33	\$ 7.33	\$ (1.00)
4540 Employee Benefit Payments	\$ 317,130.00	\$ 26,427.51	\$ 21,740.24	\$ 21,740.24	\$ (4,687.27)
4570 FSS Jr League Loan Write-Off	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 323,400.00	\$ 26,950.00	\$ 22,378.55	\$ 22,378.55	\$ (4,571.45)
Total Routine Expenses	\$ 1,689,895.00	\$ 140,991.24	\$ 142,947.34	\$ 142,947.34	\$ 1,956.10
EXPENSES					\$ -
4620.040 Casualty Losses-non capitaliz	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -
6120 G/L Disposition of Nonexp. Equip	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 1,689,895.00	\$ 140,991.24	\$ 142,947.34	\$ 142,947.34	\$ 1,956.10
Residual Receipts (Profit/Loss)	\$ (27,345.00)	\$ (2,445.42)	\$ (3,507.25)	\$ (3,507.25)	\$ (1,061.83)



Section 8 Admin

Mainstream Admin

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
<b>INCOME</b>					
3410 Section 8 Admin Fees	\$ 1,725,000.00	\$ 143,750.00	\$ 129,538.00	\$ 129,538.00	\$ (14,212.00)
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest on on Admin Reserve	\$ 14,000.00	\$ 1,166.67	\$ 2,010.06	\$ 2,010.06	\$ 843.39
3690 Other Income	\$ -	\$ -	\$ 58,667.35	\$ 58,667.35	\$ 58,667.35
<b>Total Admin Income</b>	<b>\$ 1,739,000.00</b>	<b>\$ 144,916.67</b>	<b>\$ 190,215.41</b>	<b>\$ 190,215.41</b>	<b>\$ 45,298.74</b>
<b>EXPENSES</b>					
4110 Administrative Salaries	\$ 827,700.00	\$ 68,975.00	\$ 50,791.12	\$ 50,791.12	\$ (18,183.88)
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ 750.00	\$ 62.50	\$ -	\$ -	\$ (62.50)
4140 Staff Training	\$ 14,000.00	\$ 1,166.67	\$ -	\$ -	\$ (1,166.67)
4150 Travel Convention & Meetings	\$ 2,000.00	\$ 166.67	\$ -	\$ -	\$ (166.67)
4171 Auditing Fees	\$ 7,000.00	\$ 1,750.00	\$ -	\$ -	\$ (1,750.00)
4190 Sundry	\$ 166,000.00	\$ 13,923.34	\$ 66,522.69	\$ 66,522.69	\$ 52,599.35
4196 Management Fee	\$ 327,800.00	\$ 27,316.67	\$ 24,612.22	\$ 24,612.22	\$ (2,704.45)
4220 Tenant Services Recreation	\$ -	\$ -	\$ 1,274.05	\$ 1,274.05	\$ 1,274.05
4250 Reichenbach Program Assista	\$ -	\$ -	\$ -	\$ -	\$ -
4260 FSS Donations Expense	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Admin Expense</b>	<b>\$ 1,345,250.00</b>	<b>\$ 113,360.85</b>	<b>\$ 143,200.08</b>	<b>\$ 143,200.08</b>	<b>\$ 29,839.23</b>
4310 Water	\$ 2,700.00	\$ 225.00	\$ 95.54	\$ 95.54	\$ (129.46)
4320 Electricity	\$ 4,100.00	\$ 341.67	\$ 270.75	\$ 270.75	\$ (70.92)
4330 Gas	\$ 1,300.00	\$ 108.33	\$ 98.65	\$ 98.65	\$ (9.68)
4390 Sewer	\$ 600.00	\$ 50.00	\$ 52.85	\$ 52.85	\$ 2.85
<b>Total Utility Expense</b>	<b>\$ 8,700.00</b>	<b>\$ 725.00</b>	<b>\$ 517.79</b>	<b>\$ 517.79</b>	<b>\$ (207.21)</b>
4420 Material	\$ 1,820.00	\$ 151.66	\$ 226.45	\$ 226.45	\$ 74.79
4430 Contract Cost	\$ 22,565.00	\$ 1,880.42	\$ 1,677.10	\$ 1,677.10	\$ (203.32)
<b>Total Ordinary Maint. &amp; Operation</b>	<b>\$ 24,385.00</b>	<b>\$ 2,032.08</b>	<b>\$ 1,903.55</b>	<b>\$ 1,903.55</b>	<b>\$ (128.53)</b>
4510.010 Workers Compensation	\$ 3,000.00	\$ 250.00	\$ 497.66	\$ 497.66	\$ 247.66
4510.020 General Liability Insuranc	\$ 400.00	\$ 33.33	\$ 35.30	\$ 35.30	\$ 1.97
4510.040 Auto Insurance	\$ 2,200.00	\$ 183.33	\$ 175.91	\$ 175.91	\$ (7.42)
4510.050 Public Officials Liability -E	\$ 800.00	\$ 66.67	\$ 66.31	\$ 66.31	\$ (0.36)
4510.070 Crime / Dishonesty	\$ 70.00	\$ 5.83	\$ 5.38	\$ 5.38	\$ (0.45)
4510.090 Fire & Extend Coverage	\$ 200.00	\$ 16.67	\$ 14.67	\$ 14.67	\$ (2.00)
4540 Employee Benefit Payments	\$ 334,800.00	\$ 27,900.00	\$ 16,174.51	\$ 16,174.51	\$ (11,725.49)
4590 Admin Fee	\$ 16,195.00	\$ 1,349.58	\$ 2,810.24	\$ 2,810.24	\$ 1,460.66
<b>Total General Expenses</b>	<b>\$ 357,665.00</b>	<b>\$ 29,805.41</b>	<b>\$ 19,779.98</b>	<b>\$ 19,779.98</b>	<b>\$ (10,025.43)</b>
<b>Total Routine Expenses</b>	<b>\$ 1,736,000.00</b>	<b>\$ 145,923.34</b>	<b>\$ 165,401.40</b>	<b>\$ 165,401.40</b>	<b>\$ 19,478.06</b>
<b>EXPENSES</b>					
4620.040 Casualty Losses-non capi	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Non Routine Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
4800 Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -
6120 G/L Disposition of Nonexp. Eq	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Capital Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Prior Year Receipts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Residual Receipts (Profit/Loss)</b>	<b>\$ 3,000.00</b>	<b>\$ (1,006.67)</b>	<b>\$ 24,814.01</b>	<b>\$ 24,814.01</b>	<b>\$ 25,820.68</b>

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
<b>INCOME</b>					
3410 Mainstream Admin Fees	\$ -	\$ -	\$ 2,328.90	\$ 2,328.90	\$ 2,328.90
3610 Interest on on Admin Rese	\$ -	\$ -	\$ -	\$ -	\$ -
3690.070 Misc. Other Income	\$ -	\$ -	\$ 840.16	\$ 840.16	\$ 840.16
<b>Total Admin Income</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,169.06</b>	<b>\$ 3,169.06</b>	<b>\$ 3,169.06</b>
<b>EXPENSES</b>					
4110 Administrative Salaries	\$ -	\$ -	\$ 597.07	\$ 597.07	\$ 597.07
4196 Admin Fees	\$ -	\$ -	\$ 432.44	\$ 432.44	\$ 432.44
4189/4190 Sundry	\$ -	\$ -	\$ 846.21	\$ 846.21	\$ 846.21
<b>Total Admin Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,875.72</b>	<b>\$ 1,875.72</b>	<b>\$ 1,875.72</b>
4540 Employee Benefit Paymen	\$ -	\$ -	\$ 37.07	\$ 37.07	\$ 37.07
4590 Admin Fee	\$ -	\$ -	\$ 39.58	\$ 39.58	\$ 39.58
4431 Building Repair Contract	\$ -	\$ -	\$ -	\$ -	\$ -
4430 Clean/Desinf Contr. Srvc	\$ -	\$ -	\$ 1.44	\$ 1.44	\$ 1.44
<b>Total General Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 78.09</b>	<b>\$ 78.09</b>	<b>\$ 78.09</b>
<b>Total Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,953.81</b>	<b>\$ 1,953.81</b>	<b>\$ 1,953.81</b>
<b>Residual Receipts (Profit/Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,215.25</b>	<b>\$ 1,215.25</b>	<b>\$ 1,215.25</b>

Section 8 HAP

Mainstream HAP

	Current Period	Current Year
<b>INCOME</b>		
3610.000 Interest on HAP Reserve	\$ -	\$ -
3610.030 Interest on VASH Reserve	\$ -	\$ -
3690.000 Oth.Inc.-Fraud Recov.-HAP Resr.	\$ 2,705.25	\$ 2,705.25
3690.020 Other Income FSS Forfeitures	\$ -	\$ -
3690.080 Oth Inc fr Adm for Overleasing	\$ -	\$ -
8026.000 Contributions Earned- HAP	\$ 1,385,873.00	\$ 1,385,873.00
8026.240 Contr. Earned HAP - Katrina	\$ -	\$ -
8026.245 DVP Contributions Earned	\$ -	\$ -
8026.400 Contrib Earned HAP Liberty-RAD	\$ -	\$ -
8026.450 Contrib Earned HAP ST-RAD	\$ 76,739.00	\$ 76,739.00
8026.455 Contrib Earned HAP-ST Demolitio	\$ 22,209.00	\$ 22,209.00
8026.456 Contib.S8HAP-Grandview Demo/Dis	\$ 10,554.00	\$ 10,554.00
8026.457 Contib. Earned S8 Foster Youth	\$ 2,791.00	\$ 2,791.00
8026.500 Contrib.-Vet.Affs.Supp.Hous.	\$ -	\$ -
8026.800 Contributions Earned- Mainstrea	\$ -	\$ -
<b>TOTAL HAP INCOME</b>	<b>\$ 1,500,871.25</b>	<b>\$ 1,500,871.25</b>
<b>EXPENSES</b>		
4715.010 HAP Occupied Units	\$ 1,026,274.31	\$ 1,026,274.31
4715.020 HAP Parkside Occ. Units	\$ 19,608.00	\$ 19,608.00
4715.030 HAP Damages	\$ -	\$ -
4715.040 HAP Tanglewood Occ. Units	\$ 967.00	\$ 967.00
4715.070 HAP Portability - In	\$ -	\$ -
4715.090 HAP - Portability - Out	\$ 65,029.40	\$ 65,029.40
4715.100 HAP Parkside-Portability-Out	\$ 1,880.00	\$ 1,880.00
4715.230 HAP Homeownership	\$ 4,731.00	\$ 4,731.00
4715.240 HAP Katrina	\$ -	\$ -
4715.245 HAP Disaster Vchr. Prog.	\$ -	\$ -
4715.400 HAP Liberty-RAD	\$ 22,242.00	\$ 22,242.00
4715.450 HAP ST-RAD	\$ 50,677.00	\$ 50,677.00
4715.451 HAP Grandview-RAD	\$ 12,912.00	\$ 12,912.00
4715.500 HAP Vet.Affs.Support.Hous.	\$ 23,448.00	\$ 23,448.00
4715.501 HAP - VASH - Portability - Out	\$ -	\$ -
4715.800 HAP Mainstream	\$ -	\$ -
4715.801 HAP Mainstream Port-Out	\$ -	\$ -
4715.910 HAP Hill Co. Occ. Units	\$ 65,737.00	\$ 65,737.00
4715.911 HAP Hillsboro Housing	\$ -	\$ -
4715.925 HAP Somervell Co.	\$ 5,217.00	\$ 5,217.00
4715.926 HAP Somervell Co. Port Out	\$ -	\$ -
4715.990 HAP Hill Co. Portability	\$ 19,190.00	\$ 19,190.00
4715.991 HAP Hillsboro Housing Port-Out	\$ -	\$ -
4716.000 UAP Occupied Units	\$ 13,224.00	\$ 13,224.00
4716.100 UAP Parkside Occ. Units	\$ 211.00	\$ 211.00
4716.130 UAP Tanglewood Occ. Units	\$ -	\$ -
4716.230 UAP Homeownership	\$ -	\$ -
4716.240 UAP Katrina	\$ -	\$ -
4716.245 UAP Disaster Vchr. Prog.	\$ -	\$ -
4716.400 UAP Liberty-RAD	\$ 127.00	\$ 127.00
4716.500 UAP Vet.Affairs Support Hous.	\$ 63.00	\$ 63.00
4716.800 UAP Mainstream	\$ -	\$ -
4716.910 UAP Hill Co. Occ. Units	\$ 448.00	\$ 448.00
4716.911 UAP Hillsboro Housing	\$ -	\$ -
4716.925 UAP Somervell Co.	\$ -	\$ -
4717.000 UAP - Portability - Out	\$ 1,903.00	\$ 1,903.00
4717.100 UAP - Portability - In	\$ -	\$ -
<b>TOTAL HAP/UAP EXPENSE</b>	<b>\$ 1,333,888.71</b>	<b>\$ 1,333,888.71</b>
<b>RESIDUAL RECEIPTS (Profit/Loss)</b>	<b>\$ 166,982.54</b>	<b>\$ 166,982.54</b>

	Current Period	Current Year
<b>INCOME</b>		
8026.800 Contr. Earned- Mainstream	\$ 27,672.00	\$ 27,672.00
<b>TOTAL HAP INCOME</b>	<b>\$ 27,672.00</b>	<b>\$ 27,672.00</b>
<b>EXPENSES</b>		
4715.090 HAP Mainstream Port-Out	\$ 758.00	\$ 758.00
4715.800 HAP Mainstream	\$ 28,527.00	\$ 28,527.00
4716.800 UAP Mainstream	\$ 19.00	\$ 19.00
4716.801 UAP Mainstream Port-Out	\$ -	\$ -
<b>TOTAL HAP/UAP EXPENSE</b>	<b>\$ 29,304.00</b>	<b>\$ 29,304.00</b>
<b>RESIDUAL RECEIPTS (Profit/Loss)</b>	<b>\$ (1,632.00)</b>	<b>\$ (1,632.00)</b>



Hunnington

Picadilly

WPFC II

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
<b>INCOME</b>					
3110 Dwelling Rental	\$ 408,600.00	\$ 34,050.00	\$ 34,279.35	\$ 34,279.35	\$ 229.35
Total Rental Income	\$ 408,600.00	\$ 34,050.00	\$ 34,279.35	\$ 34,279.35	\$ 229.35
3400.100 Youth Literacy Grant-Dollar C	\$ -	\$ -	\$ -	\$ -	\$ -
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest Income	\$ 8,300.00	\$ 691.67	\$ 432.61	\$ 432.61	\$ (259.06)
3690 Other Income	\$ 11,500.00	\$ 1,674.99	\$ 1,032.05	\$ 1,032.05	\$ (642.94)
3999 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 19,800.00	\$ 2,366.66	\$ 1,464.66	\$ 1,464.66	\$ (902.00)
Total Income	\$ 428,400.00	\$ 36,416.66	\$ 35,744.01	\$ 35,744.01	\$ (672.65)
<b>EXPENSES</b>					
4110 Administrative Salaries	\$ 32,390.00	\$ 2,699.17	\$ 2,437.12	\$ 2,437.12	\$ (262.05)
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ 250.00	\$ 20.83	\$ -	\$ -	\$ (20.83)
4140 Staff Training & Convention	\$ 540.00	\$ 45.00	\$ -	\$ -	\$ (45.00)
4150 Travel	\$ -	\$ -	\$ -	\$ -	\$ -
4171 Auditing Fees	\$ 1,270.00	\$ -	\$ -	\$ -	\$ -
4180 Office Rent	\$ -	\$ -	\$ -	\$ -	\$ -
4190 Sundry	\$ 15,240.00	\$ 3,317.50	\$ 2,833.76	\$ 2,833.76	\$ (483.74)
4195 Property Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -
4196 Mgmt./Bkpg./Adm.Fee	\$ 106,230.00	\$ 8,852.50	\$ 8,912.63	\$ 8,912.63	\$ 60.13
Total Admin Expense	\$ 155,920.00	\$ 14,948.33	\$ 14,183.51	\$ 14,183.51	\$ (764.82)
4310 Water	\$ 20,250.00	\$ 1,687.50	\$ 1,812.96	\$ 1,812.96	\$ 125.46
4320 Electricity	\$ 8,330.00	\$ 694.17	\$ 64.88	\$ 64.88	\$ (629.29)
4390 Sewer	\$ 19,940.00	\$ 1,661.67	\$ 1,937.79	\$ 1,937.79	\$ 276.12
Total Utility Expense	\$ 48,520.00	\$ 4,043.34	\$ 3,815.63	\$ 3,815.63	\$ (227.71)
4410 Maint. & Operation Labor	\$ 37,650.00	\$ 3,137.50	\$ 2,890.89	\$ 2,890.89	\$ (246.61)
4420 Material	\$ 22,060.00	\$ 1,838.34	\$ 1,366.46	\$ 1,366.46	\$ (471.88)
4430 Contract Cost	\$ 54,100.00	\$ 4,508.33	\$ 2,640.06	\$ 2,640.06	\$ (1,868.27)
Total Ordinary Maint. & Operation	\$ 113,810.00	\$ 9,484.17	\$ 6,897.41	\$ 6,897.41	\$ (2,586.76)
4480 Contract Cost	\$ 290.00	\$ 24.17	\$ 22.78	\$ 22.78	\$ (1.39)
Total Protective Services	\$ 290.00	\$ 24.17	\$ 22.78	\$ 22.78	\$ (1.39)
4510.010 Workers Compensation	\$ 1,620.00	\$ 135.00	\$ 117.44	\$ 117.44	\$ (17.56)
4510.020 General Liab Insurance	\$ 410.00	\$ 34.17	\$ 32.21	\$ 32.21	\$ (1.96)
4510.040 Auto Insurance	\$ 140.00	\$ 11.67	\$ 10.97	\$ 10.97	\$ (0.70)
4510.050 Public Officials Insurance	\$ 760.00	\$ 63.33	\$ 60.62	\$ 60.62	\$ (2.71)
4510.090 Fire & Extend Coverage	\$ 6,630.00	\$ 552.50	\$ 526.06	\$ 526.06	\$ (26.44)
4540 Employee Benefit Payments	\$ 26,450.00	\$ 2,204.17	\$ 1,936.63	\$ 1,936.63	\$ (267.54)
4570 Collection Losses	\$ -	\$ -	\$ -	\$ -	\$ -
4580 Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 36,010.00	\$ 3,000.84	\$ 2,683.93	\$ 2,683.93	\$ (316.91)
Total Routine Expenses	\$ 354,550.00	\$ 31,500.85	\$ 27,603.26	\$ 27,603.26	\$ (3,897.59)
<b>EXPENSES</b>					
4191.500 Dollar General Grant-Books	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Apartment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4610.000 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
4620.040 Casualty Losses-non capital	\$ -	\$ -	\$ -	\$ -	\$ -
5999.000 Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ 64,750.00	\$ 5,395.83	\$ 4,791.02	\$ 4,791.02	\$ (604.81)
6120 G/L Disposition of Nonexp. Equip	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ 64,750.00	\$ 5,395.83	\$ 4,791.02	\$ 4,791.02	\$ (604.81)
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 419,300.00	\$ 36,896.68	\$ 32,394.28	\$ 32,394.28	\$ (4,502.40)
Residual Receipts (Profit/Loss)	\$ 9,100.00	\$ (480.02)	\$ 3,349.73	\$ 3,349.73	\$ 3,829.75

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
<b>INCOME</b>					
3110 Dwelling Rental	\$ -	\$ -	\$ -	\$ -	\$ -
Total Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest Income	\$ -	\$ -	\$ -	\$ 2,715.60	\$ 2,715.60
3690 Other Income	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ -	\$ -	\$ -	\$ 2,715.60	\$ 2,715.60
3999.000 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ -	\$ -	\$ -	\$ 2,715.60	\$ 2,715.60
<b>EXPENSES</b>					
4110 Administrative Salaries	\$ -	\$ -	\$ -	\$ -	\$ -
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ -	\$ -	\$ -	\$ -	\$ -
4140 Staff Training & Convention	\$ -	\$ -	\$ -	\$ -	\$ -
4150 Travel	\$ -	\$ -	\$ -	\$ -	\$ -
4171 Auditing Fees	\$ -	\$ -	\$ -	\$ -	\$ -
4180 Office Rent	\$ -	\$ -	\$ -	\$ -	\$ -
4190 Sundry	\$ -	\$ -	\$ -	\$ -	\$ -
4195 Property Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -
Total Admin Expense	\$ -	\$ -	\$ -	\$ -	\$ -
4310 Water	\$ -	\$ -	\$ -	\$ -	\$ -
4320 Electricity	\$ -	\$ -	\$ -	\$ -	\$ -
4390 Sewer	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Expense	\$ -	\$ -	\$ -	\$ -	\$ -
4410 Labor	\$ -	\$ -	\$ -	\$ -	\$ -
4420 Material	\$ -	\$ -	\$ -	\$ -	\$ -
4430 Contract Cost	\$ -	\$ -	\$ -	\$ -	\$ -
Total Ordinary Maint. & Operation	\$ -	\$ -	\$ -	\$ -	\$ -
4480 Contract Cost	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -
4510.010 Workers Comp. Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
4510.020 General Liab Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
4510.040 Auto Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
4510.050 Public Officials Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
4510.090 Fire & Extend Coverage	\$ -	\$ -	\$ -	\$ -	\$ -
4540 Employee Benefit Payments	\$ -	\$ -	\$ -	\$ -	\$ -
4570 Collection Losses	\$ -	\$ -	\$ -	\$ -	\$ -
4580 Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Total Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
<b>EXPENSES</b>					
4620.040 Casualty Losses-non capital	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -
6110 G/L Disposition of Real Property	\$ -	\$ -	\$ -	\$ -	\$ -
6120 G/L Disposition of Nonexp. Equip	\$ -	\$ -	\$ -	\$ -	\$ -
6130 Special Items, Net Gain/Loss	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Residual Receipts (Profit/Loss)	\$ -	\$ -	\$ -	\$ 2,715.60	\$ 2,715.60

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
<b>INCOME</b>					
3190 Non-Dwelling Rental	\$ -	\$ -	\$ -	\$ -	\$ -
Total Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -
3430 Mart Management Fees	\$ 27,000.00	\$ 4,500.00	\$ 2,227.02	\$ 4,397.58	\$ (102.42)
3440 Mgmt./Adm.Fees fr.Non-Profits	\$ 572,400.00	\$ 95,400.00	\$ 48,693.94	\$ 96,746.70	\$ 1,346.70
3450 Asset Management Fee fr.Sites	\$ 549,770.00	\$ 91,628.32	\$ 43,677.76	\$ 86,645.91	\$ (4,982.41)
3460 Mgmt./Adm.Fees fr.Sect.8	\$ 327,800.00	\$ 54,633.34	\$ 21,729.73	\$ 48,623.47	\$ (6,009.87)
3470 Mgmt./Adm.Fees fr.CFP	\$ 177,880.00	\$ 29,646.66	\$ 15,207.31	\$ 33,966.46	\$ 4,319.80
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest on Investments	\$ 7,600.00	\$ 1,266.66	\$ 377.79	\$ 973.52	\$ (293.14)
3650 Interest Inc.-Mortgages	\$ -	\$ -	\$ -	\$ -	\$ -
3690 Other Income	\$ 100.00	\$ 16.66	\$ -	\$ -	\$ (16.66)
9110.010 Oth.Inc.-Transfer from CFP	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 1,662,550.00	\$ 277,091.64	\$ 131,913.55	\$ 271,353.64	\$ (5,738.00)
Total Income	\$ 1,662,550.00	\$ 277,091.64	\$ 131,913.55	\$ 271,353.64	\$ (5,738.00)
<b>EXPENSES</b>					\$ -
4110 Administrative Salaries	\$ 1,170,900.00	\$ 195,150.00	\$ 93,165.64	\$ 182,970.16	\$ (12,179.84)
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ 2,400.00	\$ 400.00	\$ -	\$ 869.75	\$ 469.75
4140 Staff Training	\$ 11,945.00	\$ 1,990.82	\$ 250.00	\$ 1,050.00	\$ (940.82)
4150 Travel Convention & Meetings	\$ 20,950.00	\$ 3,491.66	\$ -	\$ 391.50	\$ (3,100.16)
4171 Auditing Fees	\$ 1,000.00	\$ 500.00	\$ -	\$ -	\$ (500.00)
4190 Sundry	\$ 88,520.00	\$ 14,753.34	\$ 2,586.03	\$ 24,141.38	\$ 9,388.04
Total Admin Expense	\$ 1,295,715.00	\$ 216,285.82	\$ 96,001.67	\$ 209,422.79	\$ (6,863.03)
4310 Water	\$ 8,900.00	\$ 1,483.34	\$ 781.20	\$ 1,216.45	\$ (266.89)
4320 Electricity	\$ 14,400.00	\$ 2,400.00	\$ 2,071.79	\$ 3,305.18	\$ 905.18
4330 Gas	\$ 1,800.00	\$ 300.00	\$ 201.85	\$ 271.93	\$ (28.07)
4390 Sewer	\$ 980.00	\$ 163.34	\$ 177.59	\$ 418.31	\$ 254.97
Total Utility Expense	\$ 26,080.00	\$ 4,346.68	\$ 3,232.43	\$ 5,211.87	\$ 865.19
4420 Material	\$ 4,100.00	\$ 683.32	\$ 204.70	\$ 700.42	\$ 17.10
4430 Contract Cost	\$ 40,600.00	\$ 6,766.66	\$ 4,908.29	\$ 9,580.80	\$ 2,814.14
Total Ordinary Maint. & Operation	\$ 44,700.00	\$ 7,449.98	\$ 5,112.99	\$ 10,281.22	\$ 2,831.24
4510.010 Workers Compensation	\$ 4,200.00	\$ 700.00	\$ 476.23	\$ 952.46	\$ 252.46
4510.040 Auto Insurance	\$ 1,900.00	\$ 316.66	\$ 149.37	\$ 298.74	\$ (17.92)
4510.070 Crime / Dishonesty	\$ 70.00	\$ 11.66	\$ 5.38	\$ 10.76	\$ (0.90)
4510.090 Fire & Extend Coverage	\$ 100.00	\$ 16.66	\$ 7.33	\$ 14.66	\$ (2.00)
4540 Employee Benefit Payments	\$ 317,130.00	\$ 52,855.02	\$ 23,984.99	\$ 45,725.23	\$ (7,129.79)
4570 FSS Jr League Loan Write-Off	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 323,400.00	\$ 53,900.00	\$ 24,623.30	\$ 47,001.85	\$ (6,898.15)
Total Routine Expenses	\$ 1,689,895.00	\$ 281,982.48	\$ 128,970.39	\$ 271,917.73	\$ (10,064.75)
<b>EXPENSES</b>					\$ -
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 1,689,895.00	\$ 281,982.48	\$ 128,970.39	\$ 271,917.73	\$ (10,064.75)
					\$ -
Residual Receipts (Profit/Loss)	\$ (27,345.00)	\$ (4,890.84)	\$ 2,943.16	\$ (564.09)	\$ 4,326.75





## Section 8 Admin

## Mainstream Admin

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
<b>INCOME</b>					
3410 Section 8 Admin Fees	\$ 1,725,000.00	\$ 287,500.00	\$ 111,074.00	\$ 240,612.00	\$ (46,888.00)
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest on on Admin Reserve	\$ 14,000.00	\$ 2,333.34	\$ 1,893.56	\$ 3,903.62	\$ 1,570.28
3690 Other Income	\$ -	\$ -	\$ 93,363.54	\$ 152,030.89	\$ 152,030.89
Total Admin Income	\$ 1,739,000.00	\$ 289,833.34	\$ 206,331.10	\$ 396,546.51	\$ 106,713.17
<b>EXPENSES</b>					
4110 Administrative Salaries	\$ 827,700.00	\$ 137,950.00	\$ 56,749.02	\$ 107,540.14	\$ (30,409.86)
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ 750.00	\$ 125.00	\$ -	\$ -	\$ (125.00)
4140 Staff Training	\$ 14,000.00	\$ 2,333.34	\$ -	\$ -	\$ (2,333.34)
4150 Travel Convention & Meetings	\$ 2,000.00	\$ 333.34	\$ -	\$ -	\$ (333.34)
4171 Auditing Fees	\$ 7,000.00	\$ 3,500.00	\$ -	\$ -	\$ (3,500.00)
4190 Sundry	\$ 166,000.00	\$ 27,256.68	\$ 42,684.36	\$ 109,207.05	\$ 81,950.37
4196 Management Fee	\$ 327,800.00	\$ 54,633.34	\$ 21,104.06	\$ 45,716.28	\$ (8,917.06)
4220 Tenant Services Recreation	\$ -	\$ -	\$ 1,105.20	\$ 2,379.25	\$ 2,379.25
4250 Reichenbach Program Assistance	\$ -	\$ -	\$ -	\$ -	\$ -
4260 FSS Donations Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total Admin Expense	\$ 1,345,250.00	\$ 226,131.70	\$ 121,642.64	\$ 264,842.72	\$ 38,711.02
4310 Water	\$ 2,700.00	\$ 450.00	\$ 214.06	\$ 309.60	\$ (140.40)
4320 Electricity	\$ 4,100.00	\$ 683.34	\$ 630.36	\$ 901.11	\$ 217.77
4330 Gas	\$ 1,300.00	\$ 216.66	\$ 125.62	\$ 224.27	\$ 7.61
4390 Sewer	\$ 600.00	\$ 100.00	\$ 134.42	\$ 187.27	\$ 87.27
Total Utility Expense	\$ 8,700.00	\$ 1,450.00	\$ 1,104.46	\$ 1,622.25	\$ 172.25
4420 Material	\$ 1,820.00	\$ 303.32	\$ 105.85	\$ 332.30	\$ 28.98
4430 Contract Cost	\$ 22,565.00	\$ 3,760.84	\$ 1,800.30	\$ 3,477.40	\$ (283.44)
Total Ordinary Maint. & Operation	\$ 24,385.00	\$ 4,064.16	\$ 1,906.15	\$ 3,809.70	\$ (254.46)
4510.010 Workers Compensation	\$ 3,000.00	\$ 500.00	\$ 497.66	\$ 995.32	\$ 495.32
4510.020 General Liability Insurance	\$ 400.00	\$ 66.66	\$ 35.30	\$ 70.60	\$ 3.94
4510.040 Auto Insurance	\$ 2,200.00	\$ 366.66	\$ 175.91	\$ 351.82	\$ (14.84)
4510.050 Public Officials Liability -E&O	\$ 800.00	\$ 133.34	\$ 66.31	\$ 132.62	\$ (0.72)
4510.070 Crime / Dishonesty	\$ 70.00	\$ 11.66	\$ 5.38	\$ 10.76	\$ (0.90)
4510.090 Fire & Extend Coverage	\$ 200.00	\$ 33.34	\$ 14.67	\$ 29.34	\$ (4.00)
4540 Employee Benefit Payments	\$ 334,800.00	\$ 55,800.00	\$ 18,528.61	\$ 34,703.12	\$ (21,096.88)
4590 Admin Fee	\$ 16,195.00	\$ 2,699.16	\$ 3,058.52	\$ 5,868.76	\$ 3,169.60
Total General Expenses	\$ 357,665.00	\$ 59,610.82	\$ 22,382.36	\$ 42,162.34	\$ (17,448.48)
Total Routine Expenses	\$ 1,736,000.00	\$ 291,256.68	\$ 147,035.61	\$ 312,437.01	\$ 21,180.33
<b>EXPENSES</b>					
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Residual Receipts (Profit/Loss)	\$ 3,000.00	\$ (1,423.34)	\$ 59,295.49	\$ 84,109.50	\$ 85,532.84

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
<b>INCOME</b>					
3410 Mainstream Admin Fees	\$ -	\$ -	\$ 3,333.34	\$ 5,662.24	\$ 5,662.24
3610 Interest on on Admin Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
3690.070 Misc. Other Income	\$ -	\$ -	\$ 50.06	\$ 890.22	\$ 890.22
Total Admin Income	\$ -	\$ -	\$ 3,383.40	\$ 6,552.46	\$ 6,552.46
<b>EXPENSES</b>					
4110 Administrative Salaries	\$ -	\$ -	\$ 180.67	\$ 777.74	\$ 777.74
4196 Admin Fees	\$ -	\$ -	\$ 625.67	\$ 1,058.11	\$ 1,058.11
4189/4190 Sundry	\$ -	\$ -	\$ 69.64	\$ 915.85	\$ 915.85
Total Admin Expenses	\$ -	\$ -	\$ 875.98	\$ 2,751.70	\$ 2,751.70
4540 Employee Benefit Payments	\$ -	\$ -	\$ 13.23	\$ 50.30	\$ 50.30
4590 Admin Fee	\$ -	\$ -	\$ 39.58	\$ 79.16	\$ 79.16
4431 Building Repair Contract	\$ -	\$ -	\$ -	\$ -	\$ -
4430 Clean/Desinfr Contr. Srvc	\$ -	\$ -	\$ 1.44	\$ 2.88	\$ 2.88
Total General Expenses	\$ -	\$ -	\$ 54.25	\$ 132.34	\$ 132.34
Total Expenses	\$ -	\$ -	\$ 930.23	\$ 2,884.04	\$ 2,884.04
Residual Receipts (Profit/Loss)	\$ -	\$ -	\$ 2,453.17	\$ 3,668.42	\$ 3,668.42

Section 8 HAP

Mainstream HAP

	Current Period	Current Year
INCOME		
3610.000 Interest on HAP Reserve	\$ -	\$ -
3610.030 Interest on VASH Reserve	\$ -	\$ -
3690.000 Oth.Inc.-Fraud Recov.-HAP Resr.	\$ 2,659.25	\$ 5,364.50
3690.020 Other Income FSS Forfeitures	\$ -	\$ -
3690.080 Oth Inc fr Adm for Overleasing	\$ -	\$ -
8026.000 Contributions Earned- HAP	\$ 682,969.00	\$ 2,068,842.00
8026.240 Contr. Earned HAP - Katrina	\$ -	\$ -
8026.245 DVP Contributions Earned	\$ -	\$ -
8026.400 Contrib Earned HAP Liberty-RAD	\$ -	\$ -
8026.450 Contrib Earned HAP ST-RAD	\$ 76,739.00	\$ 153,478.00
8026.455 Contrib Earned HAP-ST Demollio	\$ 24,991.00	\$ 47,200.00
8026.456 Contib.S8HAP-Grandview Demo/Dis	\$ 10,548.00	\$ 21,102.00
8026.457 Contib. Earned S8 Foster Youth	\$ 2,794.00	\$ 5,585.00
8026.500 Contrib.-Vet.Affs.Supp.Hous.	\$ -	\$ -
8026.800 Contributions Earned- Mainstrea	\$ -	\$ -
TOTAL HAP INCOME	\$ 800,700.25	\$ 2,301,571.50
EXPENSES		
4715.010 HAP Occupied Units	\$ 1,052,082.00	\$ 2,078,356.31
4715.020 HAP Parkside Occ. Units	\$ 18,735.00	\$ 38,343.00
4715.030 HAP Damages	\$ -	\$ -
4715.040 HAP Tanglewood Occ. Units	\$ 967.00	\$ 1,934.00
4715.070 HAP Portability - In	\$ -	\$ -
4715.090 HAP - Portability - Out	\$ 62,292.70	\$ 127,322.10
4715.100 HAP Parkside-Portability-Out	\$ 1,881.00	\$ 3,761.00
4715.230 HAP Homeownership	\$ 4,379.00	\$ 9,110.00
4715.240 HAP Katrina	\$ -	\$ -
4715.245 HAP Disaster Vchr. Prog.	\$ -	\$ -
4715.400 HAP Liberty-RAD	\$ 22,025.00	\$ 44,267.00
4715.450 HAP ST-RAD	\$ 50,553.00	\$ 101,230.00
4715.451 HAP Grandview-RAD	\$ 108.00	\$ 13,020.00
4715.500 HAP Vet.Affs.Support.Hous.	\$ 24,959.00	\$ 48,407.00
4715.501 HAP - VASH - Portability - Out	\$ -	\$ -
4715.800 HAP Mainstream	\$ -	\$ -
4715.801 HAP Mainstream Port-Out	\$ -	\$ -
4715.910 HAP Hill Co. Occ. Units	\$ 63,735.00	\$ 129,472.00
4715.911 HAP Hillsboro Housing	\$ -	\$ -
4715.925 HAP Somervell Co.	\$ 5,348.00	\$ 10,565.00
4715.926 HAP Somervell Co. Port Out	\$ -	\$ -
4715.990 HAP Hill Co. Portability	\$ 24,840.00	\$ 44,030.00
4715.991 HAP Hillsboro Housing Port-Out	\$ -	\$ -
4716.000 UAP Occupied Units	\$ 16,805.00	\$ 30,029.00
4716.100 UAP Parkside Occ. Units	\$ 101.00	\$ 312.00
4716.130 UAP Tanglewood Occ. Units	\$ -	\$ -
4716.230 UAP Homeownership	\$ 141.00	\$ 141.00
4716.240 UAP Katrina	\$ -	\$ -
4716.245 UAP Disaster Vchr. Prog.	\$ -	\$ -
4716.400 UAP Liberty-RAD	\$ 936.00	\$ 1,063.00
4716.450 UAP ST RAD	\$ 268.00	\$ 268.00
4716.500 UAP Vet.Affairs Support Hous.	\$ 63.00	\$ 126.00
4716.800 UAP Mainstream	\$ -	\$ -
4716.910 UAP Hill Co. Occ. Units	\$ 438.00	\$ 886.00
4716.911 UAP Hillsboro Housing	\$ -	\$ -
4716.925 UAP Somervell Co.	\$ -	\$ -
4717.000 UAP - Portability - Out	\$ 1,781.00	\$ 3,684.00
4717.100 UAP - Portability - In	\$ -	\$ -
TOTAL HAP/UAP EXPENSE	\$ 1,352,437.70	\$ 2,686,326.41
RESIDUAL RECEIPTS (Profit/Loss)	\$ (551,737.45)	\$ (384,754.91)

	Current Period	Current Year
INCOME		
8026.800 Contr. Earned- Mainstream	\$ 31,199.00	\$ 58,871.00
TOTAL HAP INCOME	\$ 31,199.00	\$ 58,871.00
EXPENSES		
4715.090 HAP Mainstream Port-Out	\$ 758.00	\$ 1,516.00
4715.800 HAP Mainstream	\$ 31,627.00	\$ 60,154.00
4716.800 UAP Mainstream	\$ 19.00	\$ 38.00
4716.801 UAP Mainstream Port-Out	\$ -	\$ -
TOTAL HAP/UAP EXPENSE	\$ 32,404.00	\$ 61,708.00
RESIDUAL RECEIPTS (Profit/Loss)	\$ (1,205.00)	\$ (2,837.00)



Table with 5 main columns: Entity (Hunnington, Picadilly, WPFC II BR Income Statement), Year Budget, YTD Budget, Current Period, Current Year, Over & Under. Rows include INCOME, EXPENSES, and Residual Receipts (Profit/Loss) for various categories like Dwelling Rental, Interest Income, Administrative Salaries, etc.

**RESOLUTION NO. 3843**

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PRESIDENT/CEO TO ACCEPT THE PROPOSAL FOR DEVELOPER SERVICES FROM INTEGRAND.

- WHEREAS, Waco Housing Authority & Affiliates requested proposals for Developer Services, **RFP NUMBER P-2021-0928**, and
- WHEREAS, the RFP was sent to **60 developers**, and
- WHEREAS, Four proposals were received and all were reviewed, considered and evaluated in accordance with the RFP, and
- WHEREAS, the company submitting the proposal which conforms to the solicitation and determined to be in the best interest of and best value to Waco Housing Authority & Affiliates considering experience, partnership strategy and other factors has been identified as Integrand, and
- WHEREAS, Integrand will enter into a contract with Waco Housing Authority & Affiliates President/CEO that is consistent with the terms set forth in the RFP, and
- WHEREAS, Waco Housing Authority & Affiliates retains the right to cancel any such award at any time before the execution of the contract documents, and
- WHEREAS, it is the recommendation of the President/CEO that the Board approve the Integrand proposal as the best responsive proposal and funding in accordance with the terms of the RFP, and
- WHEREAS, Change Orders to the original contract amount stated above may not exceed limits set by Local Government Code Chapter 271.060, and
- WHEREAS, this resolution was considered at a regular meeting open to the public as required by law and notice of the time, place, and purpose of said meeting was given as required by Chapter 551 of the Texas Government Code:

NOW, THEREFORE, BE IT RESOLVED THAT the proposal submitted by Integrand is hereby approved and accepted as the developer partner of Waco Housing Authority & Affiliates and Waco Housing Authority & Affiliates retains the right to cancel any such award at any time before the execution of the contract documents and the President/CEO is authorized to execute the contract and serve as the Contracting Officer for the contract on behalf of Waco Housing Authority & Affiliates and the above resolution was adopted by the BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES on this the 10<sup>TH</sup> day of January 2022.

\_\_\_\_\_  
Secretary

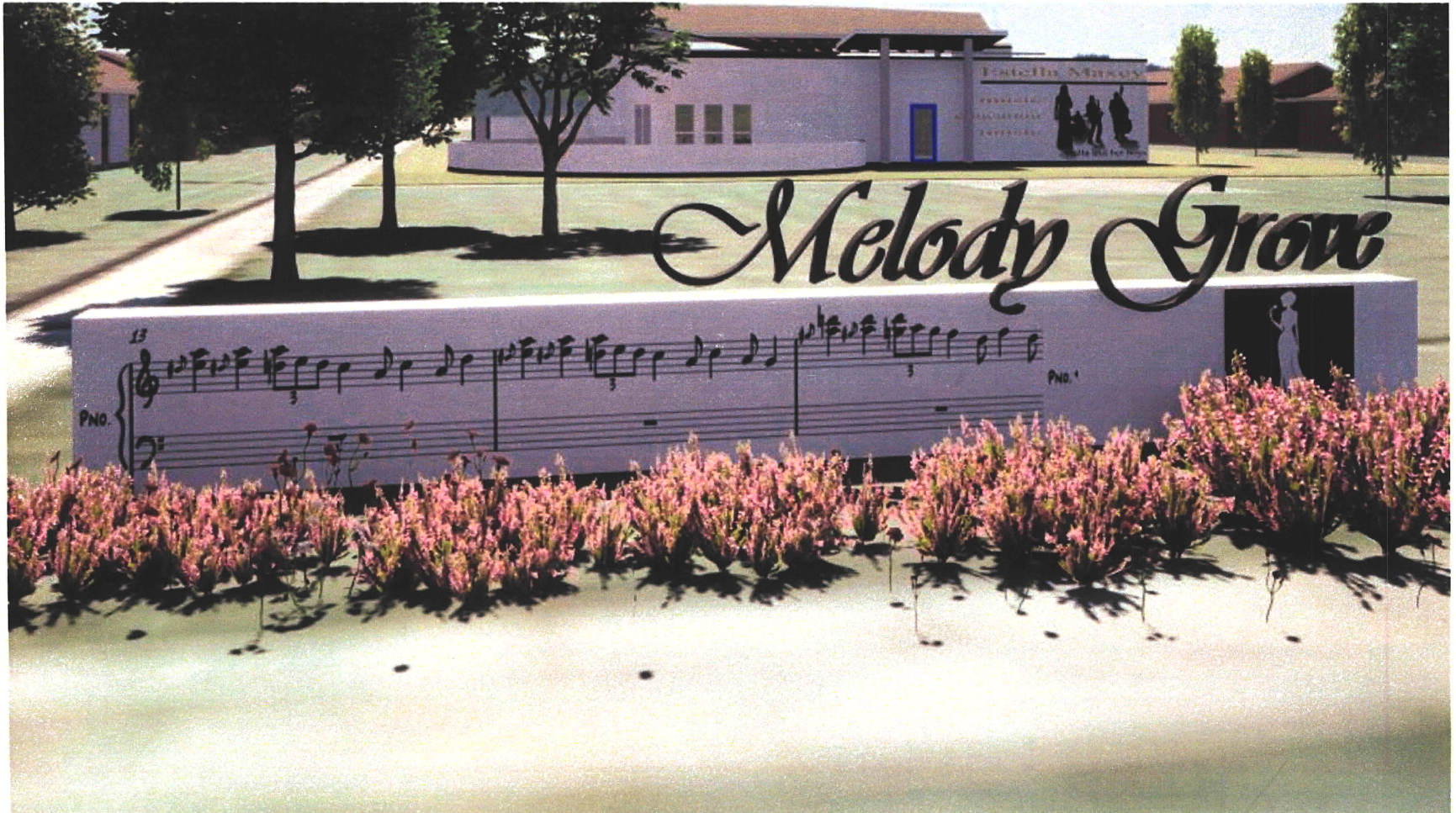
\_\_\_\_\_  
Chairperson of the Board

(SEAL)

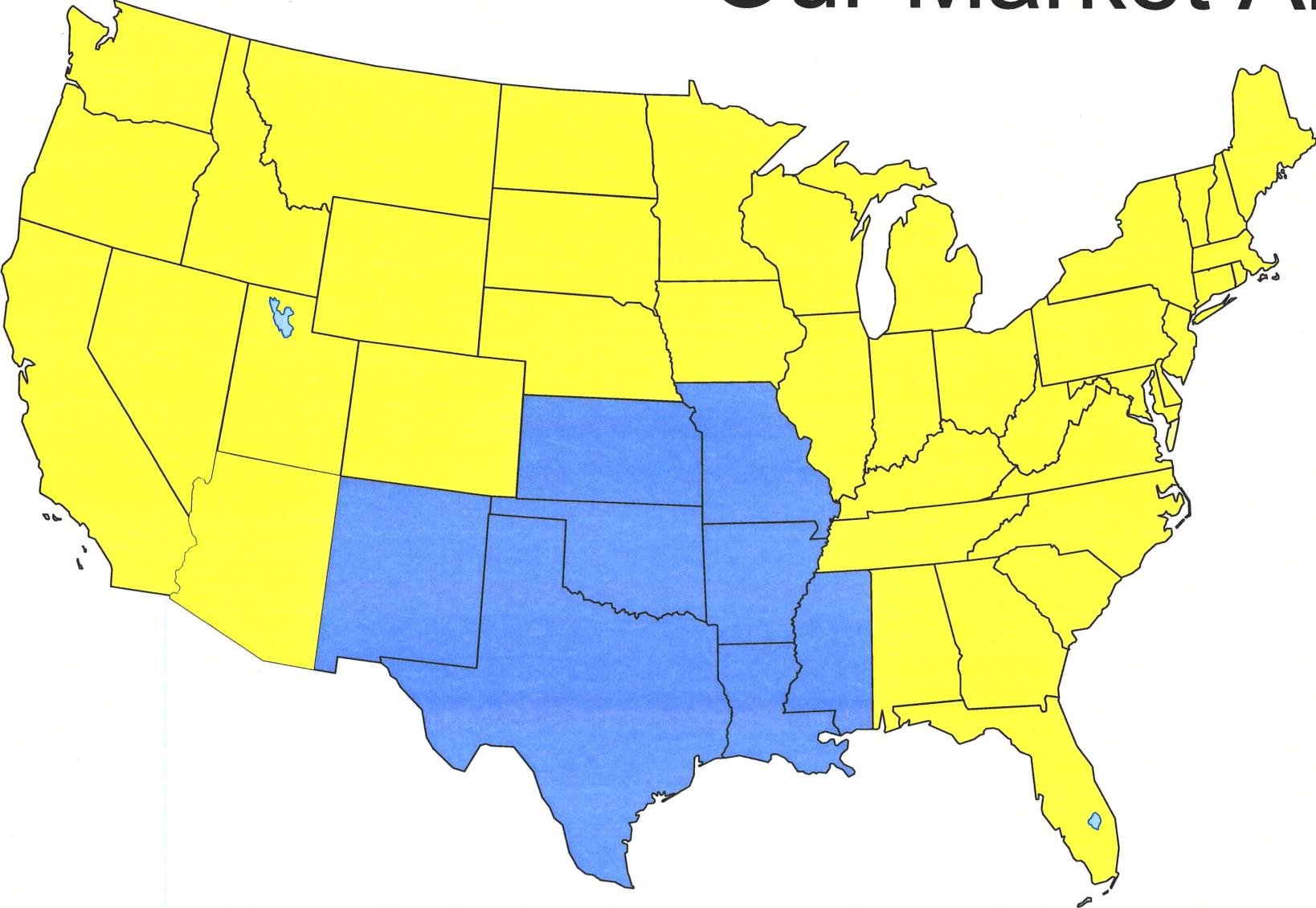


# INTEGRAND

SOLUTIONS, EXPERIENCE, INTEGRITY.



# Our Market Area





# Team

- Integrand Development, LLC
- SGB Architects, LLC
- Urban Strategies Inc.
- Pavilion Construction
- Custom Relocation Specialists
- Capstone Compliance Services
- Hoke Development Services, LLC

# Team

**Pre-Development & Evaluation**  
 Site Evaluation  
 Program/Scope  
 Public Process  
 Development Alternatives  
 Design Concepts  
 Preliminary Performa  
 Section 3 Plan

**INTEGRAND**  
 Art Schuldt  
 Rick Miller  
 Matt Miller  
 Micah Strange

**Team Members**  
 SGB Architects  
 Heritage (if applicable)  
 Urban Strategies

**Social/Resident**  
 Resident Meetings  
 Stakeholder Meetings  
 Section 3 Plan  
 Resident Programs  
 Relocation

**INTEGRAND**  
 Art Schuldt  
 Micah Strange  
 Christian Juneau

**Team Members**  
 Urban Strategies, Inc.

**Initial Closing**  
 Finance Applications:  
*Loans/Grants*  
*Tax Credit APP to TDHCA*  
*Section 8 PBV*  
*RAD Financing Plan*  
 Organizational  
 Final Design  
 Historic Applications  
 Procurement  
 Public Process  
 Environmental  
 Construction Pricing  
 Transaction Closing

**INTEGRAND**  
 Art Schuldt  
 Matt Miller  
 John Raymond  
 Micah Strange  
 Christian Juneau  
 Deb Henderson

**Team Members**  
 Smitherman Law Firm  
 SGB Architects, LLC  
 Hoke Dev Services

**Construction**  
 Permits  
 Construction  
 Quality Control  
 As-Built Survey

**INTEGRAND**  
 Art Schuldt  
 Rick Miller  
 Matt Miller  
 Deb Henderson  
 Kevin Schuldt

**Team Members**  
 Pavilion Construction  
 SGB Architects, LLC  
 Capstone Compliance  
 Custom Relocation Svcs

**Post Construction**  
 Marketing Plan/Leasing  
 Permanent Loan  
 Tax Credit Regulatory  
 8609  
 Asset Management

**INTEGRAND**  
 Art Schuldt  
 Rick Miller  
 Matt Miller  
 Deb Henderson  
 Micah Strange  
 Kevin Schuldt

**Team Members**  
 Capstone Compliance  
 Hoke Dev Services

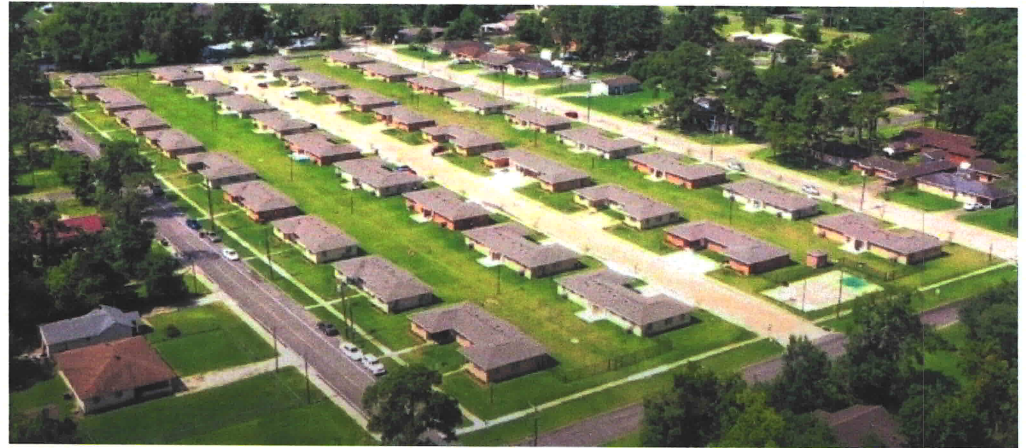
# Expertise

- Integrand is the result of 2 companies bringing together its strengths
- Proven track record
- Combined 7,200 units and \$900 million total development cost
- 1,131 units in RAD Conversion
- On-time/in-budget delivery
- Utilize multiple funding sources
- PHAs are our only clients-100% RAD driven

# Challenge

## CCM Lake Charles

- 4% LIHTC acquisition-rehab
- 233 units on 3 sites; 2 historic
- Carver Courts, Clark Courts & Meadow Park
- Custom Relocation Specialists managed tenant notification & relocation process
- Included 14 mobile homes in relocation plan
- Established historic Cultural District
- Includes park for local food truck vendors
- \$49 million bond transaction with R4 Capital, LLC
- ***Despite 2 hurricanes, COVID, flood and freeze, completed on time and in budget***



# De-concentration

## Autumn Place

- Mixed-Finance Demo-Dispo
- Replaces obsolete property
- Reduces density
- Enhances neighborhood
- “Green” features



# Reconfiguration



“Before” photo

## Roosevelt Terrace

- First RAD closing in LA
- Reconfigures 50 units into 40 larger units
- Exterior make-over less institutional!



# Transformation



“Before”



## Fouche Commons

Yazoo City, MS

- First RAD closing in MS
- “Strip to Studs” rehab of 50 units
- Exterior make-over less institutional!
- Create interior park for residents

# Transformation



"Before"



## Convent Trace

Convent, LA

- Brings abandoned project back to life
- "Strip to Studs" rehab of 28 units
- Extreme exterior make-over



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# Adapt



## Hyde Estates

Killeen, TX

- RAD conversion-moved CHAP to new site to achieve highest score in TDHCA At-Risk pool
- Completed 2018



# Homeownership



## Bayou Bluff

- RAD conversion
- Part of phased Demo-New Construction
- Integrates with neighborhood design and walkable community



# Mixed-Income



## High School Park

- Integrates market-rate with public housing
- RAD conversion
- Neighborhood stabilization



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# Urban Strategies, Inc.

Urban Strategies, Inc. (USI) is a national leader in its field, a not-for-profit organization that specializes in results informed human services development, planning, and strategy implementation as part of comprehensive neighborhood revitalization.

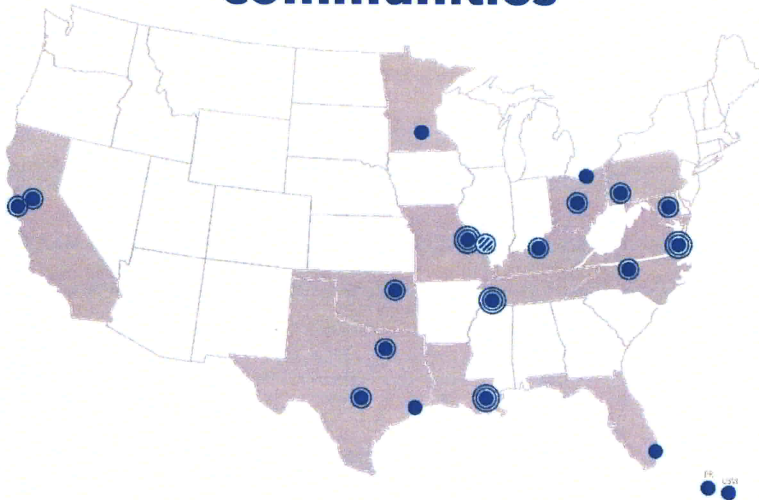
*OUR MISSION...*

**All children and families will be STABLE and THRIVING.**



USI | URBAN STRATEGIES, INC.

## A map of USI communities



- Choice Neighborhood Initiative Sites (10)
- ▨ Choice Neighborhood Planning Sites (1)
- Human Capital Sites (6)
- ⊙ Both Choice Neighborhood Initiative and Human Capital Sites (4)

## WHO IS USI?

- Over **40** Years of Experience Nationwide
- Supporting More Than **30,000+** Families
- Connected to Over **15,000** Units of Housing
- Human Capital Planning in **23** Cities
- **12** HOPE VI Communities
- **15** Choice Neighborhood Implementation Grants = **\$455,000,000** Awarded Funds
- **20** Housing Redevelopment (Mixed Income) Communities
- **2** Choice Planning Grants
- Over **\$3 billion** in Public and Private Resources Leveraged for Innovative Programs and Initiatives
- Creating liberation through a **CDFI** financial solutions for Black, Brown and Indigenous communities
- Cradle-to-College/Career Partnerships in **21** School Systems
- Elderly Services in **21** Senior Living Communities



USI | URBAN STRATEGIES, INC.



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## LISTENING & ANALYSIS

- Resident Kick-Off
- Stakeholder Engagement
- Confirm Guiding Principles from Waco Housing Authority
- Needs Assessment
- Trust Building
- Existing Partners Studies

## PARTNERSHIP DEVELOPMENT & FACTOR ANALYSIS VALIDATION

- Community Design and Workshop
- Resident Engagement
- Engagement with service providers & partners
- Concepts/integration for community design
- Continue the trust building process with residents

## HUMAN CAPITAL PLAN DEVELOPMENT

- Draft Human Capital Plan
- Community approval
- Resident and Community Meetings
- Human Capital submission
- Continuation of trust building, partnership development and community alignment

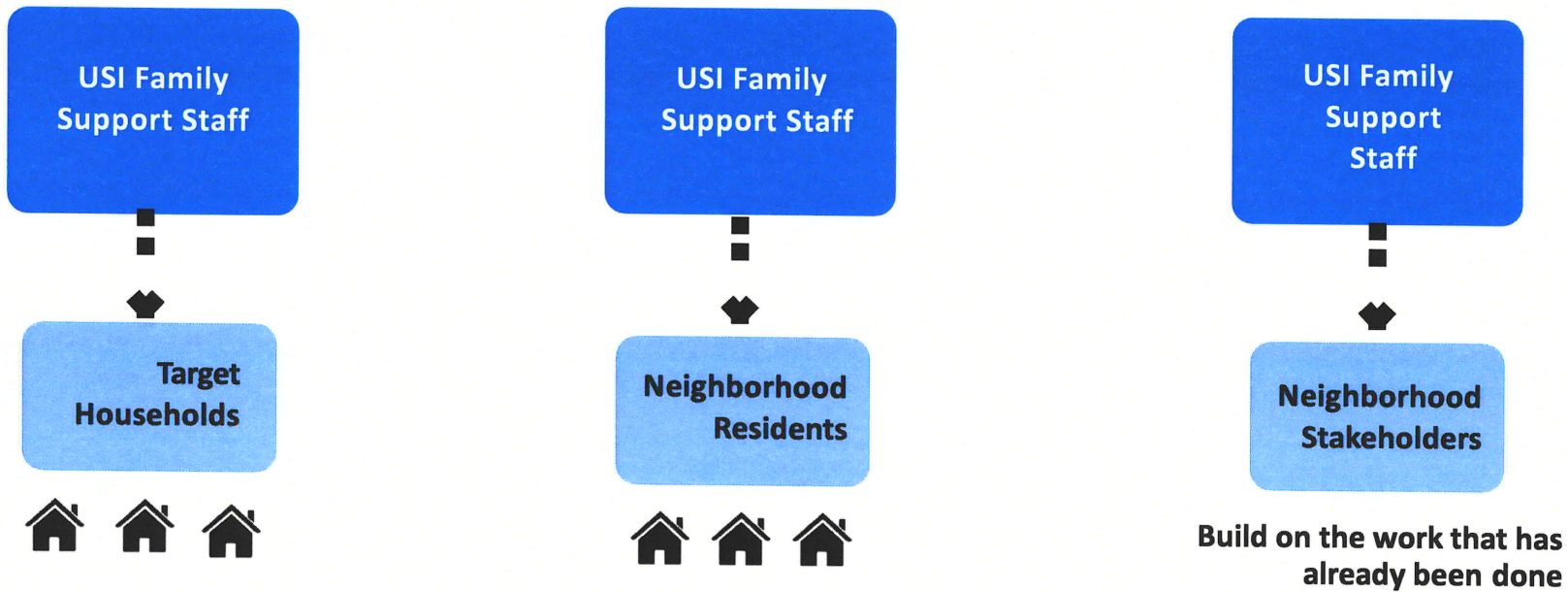


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# Building Trust



**Work through WACO Housing Authority Resident Support Services & USI Family support Navigators, who already have relationships**

# WHAT WE HAVE LEARNED





# TEXAS WORK AND RESULTS

## Galveston

- ✓ In the first year of work with residents of Galveston, USI began case management work with 145 residents living in Cedars and the nearby Villas on the Strand development. These families are being supported through education, health & wellness, and economic mobility initiatives.
- ✓ 71% increase in youth enrichment activities
- ✓ Through strategic case management led by USI, Cedar's residents have already made tremendous strides in securing gainful employment and increasing their wages. In 2017, the number of unemployed persons fell by 67%, and monthly income increased by 35%.

## Fort Worth

- ✓ 95% (225 of 236) of households are enrolled in Family Support Services (Case Management)
- ✓ 35% of working age adults are employed
- ✓ 77% of former Cavile Place residents have been seen by their primary care provider in the past year.
- ✓ Secured \$30,000 grant from Facebook's Data Center to support connectivity of Cavile Place families with virtual learning, employment support, and other stabilizing needs.

# TEXAS WORK AND RESULTS

## San Antonio

- ✓ 88% of residents have access to primary healthcare
- ✓ A key part of Choice Neighborhoods is the relocation of public housing residents that takes place. USI strives to bring back all families who wish to return to the new and improved homes and amenities in the community. To-date, Eastside has seen a 46% return rate.
- ✓ Eastside youth ages 6-17 have seen tremendous gains in educational opportunities since the implementation of Choice. From 2014 to 2017, the percentage of children in youth development programs has increased from 18% to 74%.
- ✓ Through strategic case management led by USI, Wheatley Court residents have already made tremendous strides in securing gainful employment. Between 2013 and 2017, the number of able-bodied residents 18-65 years old who had full-time employment steadily rose by 171%, from 14 to 38. When combined with residents in part-time positions and in training programs, there has been a 32% increase in employment overall. 92% of residents successfully complete training programs they enrolled in.

# KEY SERVICES FOR WACO FAMILIES

- ✓ Community Engagement:
  - ✓ Conducting sustainable transformative change can be directly connected to how we engage with resident families, community stakeholders, and partners.
  - ✓ Our outreach activities are layered through several methods with the goal of reaching all potential participants.
  - ✓ Work closely with Resident Boards located within and around the community is essential to the creation and longevity of sustainable communities.
- ✓ Human Capital Planning - USI believes in meeting communities where they are while incorporating critical planning tools - information and data gathering, drafting the strategy with community members, stakeholders, and critical partners; addressing the funding strategy and connecting the human capital of families with the physical design to enhance existing assets and building new amenities, while developing essential supports with equity.
- ✓ Capacity Building - Using a collaborative leadership approach to build capacity for the delivery of high-quality service support network.
- ✓ Senior Support - Supporting access to preventative physical and mental health care, support for daily living activities, along with socialization and recreation to support health and wellness goals.

# SGB Architects, LLC

- SGB knowledge of WHA properties
- Waco Youth Center
- Clarence Babineaux as design director
- Designed more than 50 Texas affordable housing properties





# OPERATIONAL CAPACITY HUD PROJECTS

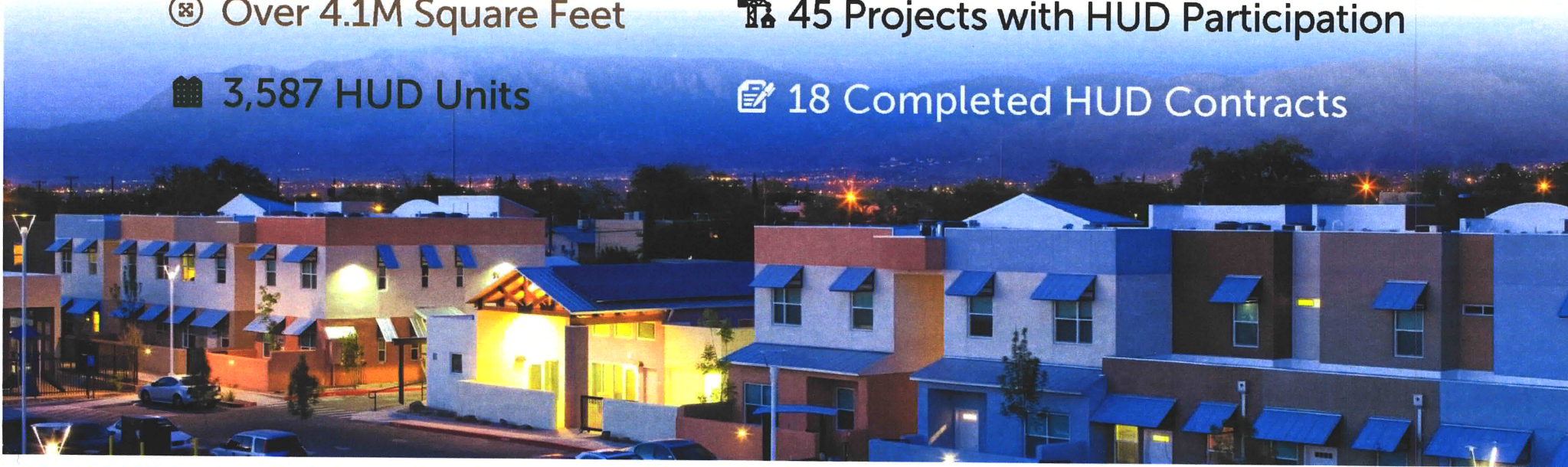
Having completed **18 HUD projects out of our 91 total affordable projects** throughout the West, Pavilion is knowledgeable of the safety, reporting, and design requirements inherent in HUD-financed housing projects, as a **HUD-approved contractor**. Pavilion **provides insight into complex funding issues**, the ongoing review process, and the requirements of local municipalities. We work closely with developers of HUD projects by **providing assistance from the pre-construction phase through project completion**.

📏 Over 4.1M Square Feet

🏗️ 45 Projects with HUD Participation

🏠 3,587 HUD Units

📄 18 Completed HUD Contracts



Pavilion builds intentionally to deliver the mission of each client we serve. We stand behind the mission to provide affordable housing for those most in need; as having a place to call home is something that most of us overlook, but means the world to others. **Having completed 88 publically-funded projects**, we understand that many of these projects don't get funding available through ample sources for another few decades, so it is **our mission to build quality, durable, and built-to-last places for the underserved community to call home**. More specifically, there is a noticeably increased need of lifespan for workforce housing with purpose-built processes, better enabling the longevity of the property. **This is a promise that is engrained in each Pavilion team member and carried onto the job site every day.**



46

OWNER / DEVELOPER  
AFFORDABLE HOUSING  
PARTNERS



31

ARCHITECT  
AFFORDABLE HOUSING  
PARTNERS



91

COMPLETED  
AFFORDABLE HOUSING  
PROJECTS

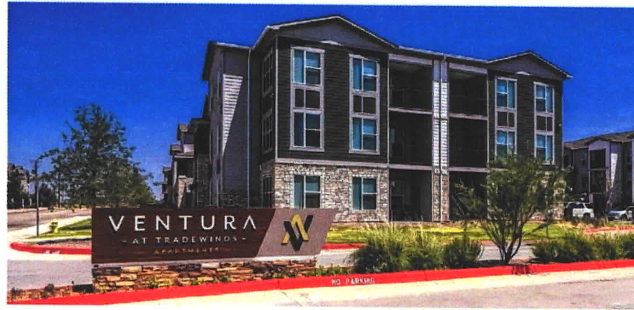


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## TEXAS AFFORDABILITY



Paisano Green | 73 Affordable Units | El Paso, TX | LEED Platinum Certified, Enterprise Green Communities, the nation's first Net-Zero Energy community



Ventura at Tradewinds | 204 Units | Midland, TX | HUD Project No. 113-11377



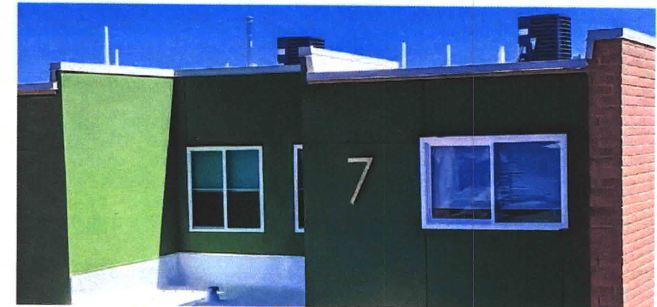
Medano Heights | 146 Affordable Units | El Paso, TX | Pavilion's 100th Project



Eighty-Seventh | 181 Units | Odessa, TX | HUD Project No. 113-35686



Wellspring | 144 Units | Pecos, TX | HUD Project No. 113-35793, National Green Building Bronze Certification

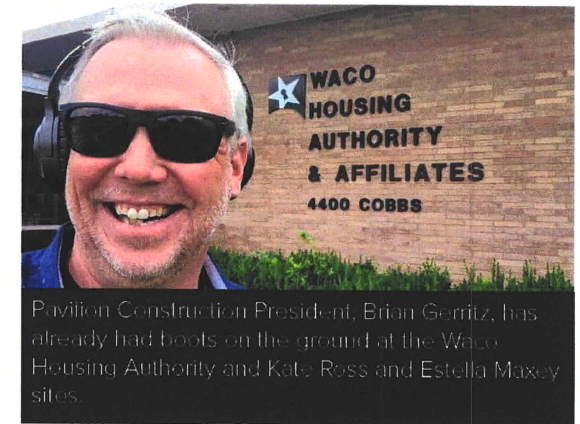


Kathy White Memorial | 78 Units | El Paso, TX | HUD RAD

**While we will be newcomers to the Waco neighborhood, Pavilion is well-versed in project deliveries of similar size and scope**, such as for housing authorities, affordable housing, multi-family, Section 3, Davis-Bacon, public funding, sustainability features, community centers, renovations/adaptive reuse and new construction, projects over 200 units, and multiple forms of funding per project.

## WE BUILD RELATIONSHIPS

Although Pavilion has not previously built with Waco Housing Authority, we eagerly pursue establishing mutually beneficial relationships. Pavilion has established working relationships with **over 75 owners and more than 65 architects across the country**. We believe in a strong team dynamic and Pavilion has proven to be a strong team member project after project. We approach each partnership and each project with the expectation of building and sustaining a foundation for something great to rely on moving forward — **we are in it for the long haul**. Pavilion believes our aligned synergies would make for a strong team for this project and future projects — of any size and in any market, from 9 units in Santa Fe to 289 units in Seattle to 15 HUD units currently under construction with Killeen Housing Authority.



Pavilion Construction President, Brian Geritz, has already had boots on the ground at the Waco Housing Authority and Kate Ross and Estella Maxey sites.

Our team is dedicated to showcasing why we love to build. Together we can be a force for the Waco community. *We firmly believe that this will be a successful collaboration and we look forward to providing our expertise seamlessly alongside your mission to advance affordable housing options that are diverse, inclusive and promote resident independence and quality of life.*

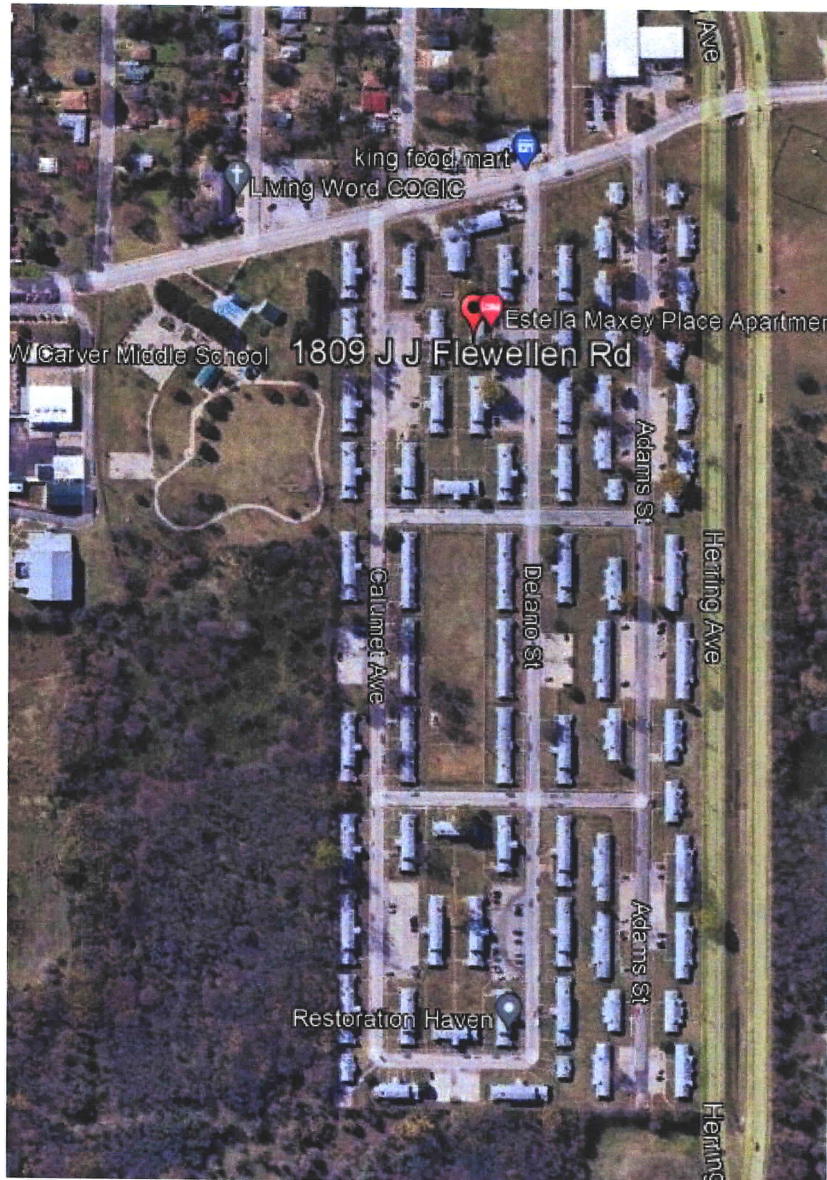


# Goals



- Recognize the historical significance as among the first public housing properties in Texas
- Create a design that instills “pride of place” and neighborhood preservation
- Honor Estella Maxey’s passion for music
  - Sound studio
  - Youth music center
  - Site structures
- Create maximum resident control of all public and private spaces, using buildings and landscaping to define space.
- Create smaller-gated communities

# Goals



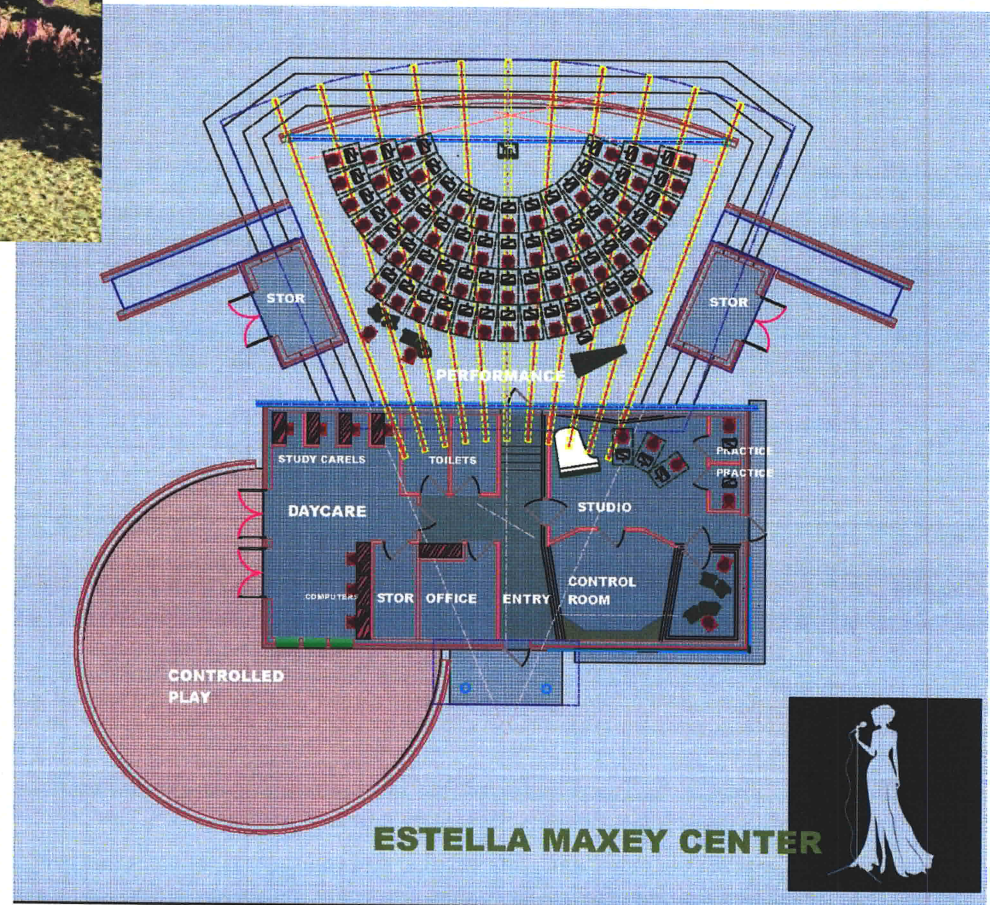
- Assess integrity of existing infrastructure-age of water-sewer mains
- Acquire undesirable adjacent properties
- Consider a mix of selective demolition and preservation with new construction while reducing density



# Concepts

## Honoring Estella Maxey

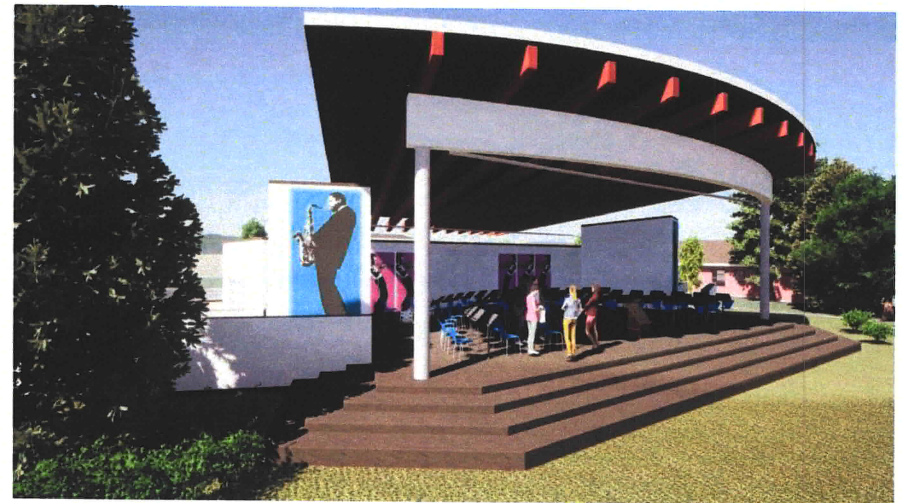
- Multipurpose recording studio / daycare / outdoor performance venue
- Evening study space, computer access
- Music teaching space



# Concepts



- Honoring Estella Maxey with music
- Music-themed signage throughout site
- Performance Platform or large group meeting and events
- Could double as under-cover play space



# Concepts



Preservation of Existing



New family townhomes



New Senior housing cluster



New family row homes

# Commitment

- Strong, dedicated team ready to start within 2 weeks!
- Commitment to Local staff
- “What is best for Waco”
- Integrand will cover first \$350,000 in project costs
- Favorable business terms for Waco
  - WHA as property manager
  - Integrand to cover 100% of first \$350,000 in pre-development expenses
  - 50-50 developer fee
  - Focus on reducing perm debt

