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# MEMORANDUM

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**Date:** December 12, 2022

**To:** Waco Housing Authority Board Members

**From:** Milet Hopping, President/CEO

**Subject:** Waco Housing Authority

Enclosed are the Waco Housing Authority board reports for November 2022.

Our January Board Meeting will be held on January 12th at 12noon.

Should you have any additional questions, please feel free to contact met at 752-0324, ext. 280.

**South Terrace Progress Report  
Brinshore Development, L.L.C.  
Waco Housing Authority Board Meeting  
December 15, 2022**

**Issue Addressed this Month:**

- **Sanitary Sewer Lines**
- **Flatwork**
- **Increased Funding for the Project**
- **Theft on site**
- **Compliance**
- **Construction Progress**
- **Unit Delivery Schedule**

**Sanitary Sewer Lines**

We have made progress on obtaining bids from contractors for replacing all of the sewer laterals that have not already been replaced. The bidding will be compiled shortly, likely by this week, with selection immediately following. We will inform the board of the pricing when selection is made. The work will commence soon after contractor selection, likely at the beginning of January.

**Flatwork**

We received bids on the replacement of flatwork which will cost approximately \$400,000. We plan on selecting from amongst the bids and starting work replacing all damage sidewalks shortly. This will allow the units to more easily pass the HQS inspections.

**Increased Funding for the Project**

In October, Coats Rose submitted a request to the Texas Bond Review Board to increase in the Tax Exempt Bonds volume cap in the project by \$5MM which will allow the investors to use a 4% tax credits rate, instead of the 3.08% which was available at closing. The Bond Review Board announced its decision in November, and we were not successful. We are now third in line to receive funding, and are being told that if either one or more of the selected projects falls out we will be awarded in February, or we will reapply for the “collapse” round in March where we have an excellent chance of receiving funding at that time. We have prepared a draft revised budget, and believe that the increase in volume cap and 4% LIHTC credits will generate significant funds to pay for all work. There is still a significant amount of due diligence that needs to be performed to move forward once additional volume cap is awarded, and then time to close the transaction.

**Theft On Site**

Crime issues continue to be an issue on site. Eleven vacant units in 7 buildings in J4’s possession were broken into and the wiring was stolen. The estimated cost to replace the loss is \$54,255 per the electrical sub. None of the stolen wiring was to be in J4’s scope, as these were the existing wires in the units. We are planning on filing a claim under the owner’s Builder’s Risk coverage, which has a \$10,000 deductible.

## **Compliance**

Working with the WHA, Brinshore has brought Onsi back on site to conduct interviews with workers to confirm the amounts on the Davis-Bacon submissions for compliance. Onsi has completed its first round of interviews, which will be conducted bi-weekly, and found no financial compliance irregularities to report, though there are some paperwork corrections that need to be made.

## **Construction Progress**

We have made progress on addressing many of the causes of delay in construction, nevertheless, there continues to be delays in unit and building deliveries. We believe that the project will be completed in May or June of 2023, given the current pace of unit deliveries, and have received an updated construction schedule from J4 showing a May completion. To increase the speed of work, J4 will need to receive a greater number of empty buildings to work on, and to have the WHA move families into completed units at a faster pace. Currently there is a mismatch between the unit sizes of the families living in pre-rehab units, and the ones being delivered, so it is difficult and time consuming for the relocation of residents out of existing buildings to take place. Also the HQS failure of completed units is slowing down the process of turnover to J4. We will continue to focus on this issue in the coming month.

## **Unit Delivery Schedule**

- 151 units have been rehabbed to date. 129 are currently occupied, 10 transfers should be scheduled in the next two weeks, but this is unlikely due to relocation's schedule for December.
- Per J4's schedule, 25 units will be turned over in the next 30 days, at which point units will be ready for every remaining storm-impacted resident to move back on site.
- J4 has in their possession 53 units within 22 fully vacant buildings. Fifteen potential transfers to be scheduled in the next 30 days will release 12 new buildings to J4's possession.
- WHA has begun to refer applicants from their waitlist to the site to fill rehabbed vacancies and the initial briefings are in process.

## Unit Delivery Summary July 1 - November 21, 2022

Address	Bldg Status	Actual Start	J4 Completion Date
214 Kennedy	Complete	7/5/2022	11/16/2022
216 Kennedy	Complete	7/5/2022	11/16/2022
1021 Gurley	Complete	7/21/2022	11/9/2022
1401 Benton	Complete	8/5/2022	11/9/2022
201 Lyndon	Complete	6/30/2022	10/24/2022
2710 S 14	Complete	5/23/2022	10/10/2022
2712 S 14	Complete	5/23/2022	10/10/2022
2722 S 14	Complete	5/5/2022	10/10/2022
2720 S 14	Complete	5/5/2022	10/10/2022
1411 Carter	Complete	5/10/2022	10/10/2022
1413 Carter	Complete	5/10/2022	10/10/2022
101 Kennedy	Complete	5/23/2022	10/10/2022
103 Kennedy	Complete	5/23/2022	10/10/2022
2705 S 12	Complete	5/11/2022	10/10/2022
2707 S 12	Complete	5/11/2022	10/10/2022
117 Lyndon	Complete	2/15/2022	10/3/2022
119 Lyndon	Complete	2/15/2022	10/3/2022
1220 Carter	Complete	4/18/2022	10/3/2022
1222 Carter	Complete	4/18/2022	10/3/2022
205 Lyndon	Complete	5/10/2022	10/3/2022
207 Lyndon	Complete	5/10/2022	10/3/2022
105 Lyndon	Complete	2/7/2022	10/3/2022
107 Lyndon	Complete	2/7/2022	10/3/2022
114 Kennedy	Complete	4/6/2022	9/28/2022
116 Kennedy	Complete	4/6/2022	9/28/2022
118 Kennedy	Complete	4/6/2022	9/28/2022
120 Kennedy	Complete	4/6/2022	9/28/2022
208 Kennedy	Complete	3/10/2022	9/28/2022
117 Kennedy	Complete	5/5/2022	9/28/2022
121 Kennedy	Complete	5/5/2022	9/28/2022
123 Kennedy	Complete	5/5/2022	9/28/2022
119 Kennedy	Complete	5/5/2022	9/28/2022
212 Kennedy	Complete	2/7/2022	9/23/2022
210 Kennedy	Complete	2/7/2022	9/23/2022

1409 Benton	Complete	4/11/2022	8/11/2022
1017 Gurley	Complete	3/31/2022	7/28/2022
1019 Gurley	Complete	3/31/2022	7/28/2022
105 Kennedy	Complete	2/18/2022	7/15/2022
107 Kennedy	Complete	2/18/2022	7/15/2022
1408 Benton	Complete	2/7/2022	7/14/2022
1025 Gurley	Complete	3/31/2022	7/14/2022
1027 Gurley	Complete	3/31/2022	7/14/2022
2700 S 12	Complete	10/27/2021	7/7/2022
1326 Carter	Complete	2/7/2022	7/1/2022
1328 Carter	Complete	2/7/2022	7/1/2022
2624 S 12	Complete	2/7/2022	7/1/2022
2626 S 12	Complete	2/7/2022	7/1/2022

## Construction Outlook as of 11.21 Schedule

Address	Actual Start	Projected Completion	% Complete (as of 10/24)
1023 Gurley	7/21/2022	12/8/2022	99%
2726 S 14	7/25/2022	12/12/2022	95%
2728 S 14	7/25/2022	12/12/2022	95%
209 Lyndon	7/27/2022	11/14/2022	93%
211 Lyndon	7/27/2022	11/14/2022	93%
2648 S 14	7/25/2022	12/12/2022	91%
2650 S 14	7/25/2022	12/12/2022	91%
113 Kennedy	8/9/2022	12/8/2022	90%
115 Kennedy	8/9/2022	12/8/2022	90%
1225 Carter	8/9/2022	12/2/2022	89%
1227 Carter	8/9/2022	12/2/2022	89%
312 Kennedy	8/26/2022	12/13/2022	82%
2701 S 12	8/22/2022	12/8/2022	76%
2703 S 12	8/22/2022	12/8/2022	76%
2605 S 14	9/2/2022	12/15/2022	72%
2607 S 14	9/2/2022	12/15/2022	72%
2714 S 14	8/26/2022	12/16/2022	68%
2716 S 14	8/26/2022	12/16/2022	68%
1330 Carter	10/14/2022	1/2/2023	34%

2702 S 12	10/14/2022	1/2/2023	34%
2704 S 12	10/14/2022	1/2/2023	34%
2609 S 14	10/14/2022	1/5/2023	32%
2611 S 14	10/14/2022	1/5/2023	32%
2711 S 14	10/14/2022	1/5/2023	32%
2713 S 14	10/14/2022	1/5/2023	32%
2616 S 14	10/14/2022	1/9/2023	30%
1404 Benton	10/20/2022	1/11/2023	23%
1406 Benton	10/20/2022	1/11/2023	23%
2500 S 15	10/20/2022	1/11/2023	23%
2608 S 14	10/20/2022	1/11/2023	23%
2610 S 14	10/20/2022	1/11/2023	23%
2630 S 14	7/27/2022	2/7/2023	18%
2632 S 14	7/27/2022	2/7/2023	18%
2622 S 14	11/1/2022	1/23/2023	16%
2624 S 14	11/1/2022	1/23/2023	16%
2730 S 14	11/1/2022	1/23/2023	16%
1402 Benton	11/8/2022	1/30/2023	15%
218 Kennedy	11/10/2022	2/1/2023	12%
220 Kennedy	11/10/2022	2/1/2023	12%
2732 S 14	11/10/2022	2/1/2023	3%
2734 S 14	11/10/2022	2/1/2023	3%

ID	Description	Original Duration	Early Start	Late Start	Early Finish	Late Finish	Actual Start	Actual Finish	At Completion	Percent Complete	Remaining Duration
<b>Mobilization</b>											
10	Notice to Proceed	1	11/22/22	11/23/22	11/21/22	11/22/22	11/11/20	11/11/20		100%	
15	Submit 10-day abatement notification	10	11/22/22	11/23/22	11/21/22	11/22/22	11/12/20	11/25/20		100%	
<b>Trade Buyout</b>											
20	Buyout all trades	20	11/22/22	11/23/22	11/21/22	11/22/22	11/12/20	03/03/21		100%	
<b>Submittals</b>											
30	All submittals	20	11/22/22	11/23/22	11/21/22	11/22/22	10/30/20	03/03/21		100%	
<b>Review Submittals</b>											
40	Abatement	20	11/22/22	11/23/22	11/21/22	11/22/22	12/04/20	03/05/21		100%	
<b>Construction</b>											
50	Mobilization	1	11/22/22	11/23/22	11/21/22	11/22/22	11/16/20	11/24/20		100%	
<b>Group 1</b>											
60	Abatement	22	11/22/22	11/23/22	11/21/22	11/22/22	12/04/20	12/16/20		100%	
70	Demolition	22	11/22/22	11/23/22	11/21/22	11/22/22	12/02/20	01/15/21		100%	
80	Tearoff and reroof	15	11/22/22	05/09/23	11/21/22	05/08/23	01/07/21	03/12/21		100%	
90	Masonry	20	11/22/22	05/09/23	11/21/22	05/08/23	12/28/20	04/06/21		100%	
100	Rough Carpentry	25	11/22/22	11/23/22	11/21/22	11/22/22	12/14/20	03/05/21		100%	
110	Plumbing	25	11/22/22	11/23/22	11/21/22	11/22/22	01/04/21	07/19/21		100%	
120	Plumbing Suspension Period for Storm	1	11/22/22	11/23/22	11/21/22	11/22/22	02/11/21	02/22/21		100%	
130	Additional Plumbing Repairs due to Storm	10	11/22/22	05/09/23	11/21/22	05/08/23	02/22/21	03/08/21		100%	
140	Mechanical	25	11/22/22	05/09/23	11/21/22	05/08/23	12/14/20	07/19/21		100%	
150	Mechanical Suspension Period for Storm	8	11/22/22	05/09/23	11/21/22	05/08/23	02/11/21	02/22/21		100%	
160	Electrical	10	11/22/22	05/09/23	11/21/22	05/08/23	12/02/20	07/19/21		100%	
170	Electrical Suspension Period for Storm	28	11/22/22	05/09/23	11/21/22	05/08/23	02/11/21	02/22/21		100%	
180	Drywall	10	11/22/22	05/09/23	11/21/22	05/08/23	01/18/21	07/01/21		100%	
190	Drywall Suspension Period for Storm	1	11/22/22	05/09/23	11/21/22	05/08/23	02/11/21	02/22/21		100%	
200	Additional Drywall Patching due to Storm	10	11/22/22	05/09/23	11/21/22	05/08/23	03/08/21	04/05/21		100%	
210	Additional Ceiling Repairs due to Storm	15	11/22/22	05/09/23	11/21/22	05/08/23	03/22/21	06/01/21		100%	
220	Additional Masonry Repairs due to Storm	5	11/22/22	05/09/23	11/21/22	05/08/23	04/07/21	04/13/21		100%	
225	PCO 57 Skim Coat Existing Walls	1	11/22/22	11/23/22	11/21/22	11/22/22	06/16/21	08/18/21		100%	
227	Skim Coat Walls	15	11/22/22	11/23/22	11/21/22	11/22/22	06/21/21	08/18/21		100%	
230	Painting	10	11/22/22	11/23/22	11/21/22	11/22/22	01/18/21	06/07/21		100%	
240	Painting Suspension Period for Storm	1	11/22/22	11/23/22	11/21/22	11/22/22	02/11/21	02/22/21		100%	
250	Cabinets and tops	10	11/22/22	11/23/22	11/21/22	11/22/22	03/15/21	06/03/21		100%	
260	Cabinets & Tops Suspension Period for Storm	1	11/22/22	11/23/22	11/21/22	11/22/22	02/11/21	02/22/21		100%	

Start Date: 11/11/20  
Finish Date: 05/08/23  
Data Date: 11/22/22  
Run Date: 11/22/22



ID	Description	Original Duration	Early Start	Late Start	Early Finish	Late Finish	Actual Start	Actual Finish	At Completion	Percent Complete	Remaining Duration
270	Finish carpentry	10	11/22/22	11/23/22	11/21/22	11/22/22	03/19/21	06/03/21		100%	
280	Finish Carpentry Suspension Period for Storm	1	11/22/22	11/23/22	11/21/22	11/22/22	02/11/21	02/22/21		100%	
290	Flooring	8	11/22/22	11/23/22	11/21/22	11/22/22	04/19/21	07/19/21		100%	
300	Masonry Suspension Period for Storm	1	11/22/22	05/09/23	11/21/22	05/08/23	02/11/21	02/22/21		100%	
310	Appliances	5	11/22/22	11/23/22	11/21/22	11/22/22	04/21/21	07/19/21		100%	
320	Appliances Suspension Period for Storm	1	11/22/22	11/23/22	11/21/22	11/22/22	02/11/21	02/22/21		100%	
330	Flooring Suspension for Storm	1	11/22/22	11/23/22	11/21/22	11/22/22	02/11/21	02/22/21		100%	
340	Specialties	5	11/22/22	11/23/22	11/21/22	11/22/22	04/21/21	07/19/21		100%	
350	Specialties Suspension Period for Storm	1	11/22/22	11/23/22	11/21/22	11/22/22	02/11/21	02/22/21		100%	
360	Texas Storm Damage Delay	12	11/22/22	11/23/22	11/21/22	11/22/22	02/11/21	02/26/21		100%	
370	Contractor Punchlist	4	11/22/22	11/23/22	11/21/22	11/22/22	05/06/21	07/20/21		100%	
380	Owner punchlist	1	11/22/22	11/23/22	11/21/22	11/22/22	05/20/21	07/19/21		100%	
390	Substantial Completion	1	11/22/22	11/23/22	11/21/22	11/22/22	05/28/21	07/20/21		100%	
400	Final punchlist	1	11/22/22	11/23/22	11/21/22	11/22/22	05/27/21	07/21/21		100%	
410	Occupancy and turnover of group	5	11/22/22	11/23/22	11/21/22	11/22/22	05/28/21	07/21/21		100%	

**Group 2**

2000	Abatement	10	11/22/22	11/23/22	11/21/22	11/22/22	03/08/21	09/28/21		100%	
2005	Tearoff and reroof	5	11/22/22	11/23/22	11/21/22	11/22/22	03/22/21	09/30/21		100%	
2010	Demolition	15	11/22/22	11/23/22	11/21/22	11/22/22	03/15/21	09/28/21		100%	
2012	RFI 68 Response Spray Applied Vapor Barrie	10	11/22/22	11/23/22	11/21/22	11/22/22	04/22/21	06/04/21		100%	
2013	Procurement of Vapor Barrier Materials	1	11/22/22	11/23/22	11/21/22	11/22/22	06/14/21	07/19/21		100%	
2015	Masonry	20	11/22/22	11/23/22	11/21/22	11/22/22	05/10/21	09/30/21		100%	
2017	Additional Masonry Repairs due to Storm	8	11/22/22	11/23/22	11/21/22	11/22/22	05/17/21	06/28/21		100%	
2020	Rough Carpentry	15	11/22/22	11/23/22	11/21/22	11/22/22	04/26/21	09/30/21		100%	
2030	Plumbing	15	11/22/22	11/23/22	11/21/22	11/22/22	03/15/21	01/27/22		100%	
2035	Additional Plumbing Repairs due to Storm	5	11/22/22	11/23/22	11/21/22	11/22/22	03/15/21	06/02/21		100%	
2036	Spray Apply Vapor Barrier	15	11/22/22	11/23/22	11/21/22	11/22/22	07/12/21	10/05/21		100%	
2037	Additional Ceiling Repairs due to Storm	10	11/22/22	11/23/22	11/21/22	11/22/22	05/17/21	07/02/21		100%	
2040	Mechanical	6	11/22/22	11/23/22	11/21/22	11/22/22	03/22/21	01/31/22		100%	
2050	Electrical	15	11/22/22	11/23/22	11/21/22	11/22/22	04/26/21	02/02/22		100%	
2060	Drywall	15	11/22/22	11/23/22	11/21/22	11/22/22	09/15/21	01/28/22		100%	
2070	Painting	15	11/22/22	11/23/22	11/21/22	11/22/22	10/11/21	02/07/22		100%	
2080	Cabinets and tops	15	11/22/22	11/23/22	11/21/22	11/22/22	10/14/21	02/16/22		100%	
2090	Finish carpentry	15	11/22/22	11/23/22	11/21/22	11/22/22	10/14/21	02/16/22		100%	
2100	Flooring	10	11/22/22	11/23/22	11/21/22	11/22/22	10/21/21	02/16/22		100%	
2110	Appliances	10	11/22/22	11/23/22	11/21/22	11/22/22	10/25/21	02/15/22		100%	

Start Date: 11/11/20  
 Finish Date: 05/08/23  
 Data Date: 11/22/22  
 Run Date: 11/22/22





ID	Description	Original Duration	Early Start	Late Start	Early Finish	Late Finish	Actual Start	Actual Finish	At Completion	Percent Complete	Remaining Duration
2120	Specialties	10	11/22/22	11/23/22	11/21/22	11/22/22	10/25/21	02/15/22		100%	
2130	Contractor Punchlist	10	11/22/22	11/23/22	11/21/22	11/22/22	10/28/21	02/21/22		100%	
2140	Owner punchlist	10	11/22/22	11/23/22	11/21/22	11/22/22	11/04/21	02/25/22		100%	
2150	Sustantial completion	1	11/22/22	11/23/22	11/21/22	11/22/22	11/11/21	02/28/22		100%	
2160	Final punchlist	10	11/22/22	11/23/22	11/21/22	11/22/22	11/16/21	03/04/22		100%	
2165	Additional Drywall Framing due to Storm	10	11/22/22	11/23/22	11/21/22	11/22/22	05/24/21	10/13/21		100%	
2170	Occupancy and turnover of group	10	11/22/22	11/23/22	11/21/22	11/22/22	11/23/21	03/04/22		100%	

### Group 3

3000	Abatement	15	11/22/22	11/23/22	11/21/22	11/22/22	10/11/21	01/27/22		100%	
3005	Tearoff and reroof	12	11/22/22	11/23/22	11/21/22	11/22/22	01/17/22	01/28/22		100%	
3010	Demolition	15	11/22/22	11/23/22	11/21/22	11/22/22	10/11/21	02/02/22		100%	
3015	Masonry	12	11/22/22	11/23/22	11/21/22	11/22/22	10/18/21	02/04/22		100%	
3017	Additional Masonry Repairs due to Storm	8	11/22/22	05/09/23	11/21/22	05/08/23	10/18/21	10/27/21		100%	
3020	Rough Carpentry	15	11/22/22	11/23/22	11/21/22	11/22/22	10/18/21	03/01/22		100%	
3030	Plumbing	15	11/22/22	11/23/22	11/21/22	11/22/22	10/21/21	06/27/22		100%	
3035	Additional Plumbing Repairs due to Storm	5	11/22/22	05/09/23	11/21/22	05/08/23	10/18/21	03/04/22		100%	
3037	Additional Ceiling Repairs due to Storm	10	11/22/22	05/09/23	11/21/22	05/08/23	01/10/22	03/14/22		100%	
3040	Mechanical	15	11/22/22	11/23/22	11/21/22	11/22/22	10/26/20	06/27/22		100%	
3050	Electrical	15	11/22/22	11/23/22	11/21/22	11/22/22	10/20/21	06/28/22		100%	
3060	Drywall	15	11/22/22	11/23/22	11/21/22	11/22/22	01/10/22	03/18/22		100%	
3065	Additional Drywall Repairs due to Storm	10	11/22/22	05/09/23	11/21/22	05/08/23	01/10/22	03/14/22		100%	
3070	Painting	15	11/22/22	11/23/22	11/21/22	11/22/22	02/24/22	06/21/22		100%	
3080	Cabinets and tops	10	11/22/22	11/23/22	11/21/22	11/22/22	02/28/22	06/16/22		100%	
3090	Finish carpentry	10	11/22/22	11/23/22	11/21/22	11/22/22	03/28/22	06/16/22		100%	
3100	Flooring	10	11/22/22	11/23/22	11/21/22	11/22/22	03/07/22	06/21/22		100%	
3110	Appliances	5	11/22/22	11/23/22	11/21/22	11/22/22	03/10/22	06/22/22		100%	
3120	Specialties	5	11/22/22	11/23/22	11/21/22	11/22/22	03/15/22	06/20/22		100%	
3130	Contractor Punchlist	10	11/22/22	11/23/22	11/21/22	11/22/22	03/17/22	06/24/22		100%	
3140	Owner punchlist	5	11/22/22	11/23/22	11/21/22	11/22/22	04/19/22	06/24/22		100%	
3150	Sustantial completion	5	11/22/22	11/23/22	11/21/22	11/22/22	04/22/22	06/27/22		100%	
3160	Final punchlist	5	11/22/22	11/23/22	11/21/22	11/22/22	04/25/22	06/28/22		100%	
3170	Occupancy and turnover of group	10	11/22/22	11/23/22	11/21/22	11/22/22	04/29/22	06/29/22		100%	

### Group 4

4000	Abatement	15	11/22/22	11/23/22	11/21/22	11/22/22	02/07/22	08/25/22		100%	
4005	Tearoff and reroof	12	11/22/22	11/28/22	11/21/22	11/27/22	02/15/22	08/31/22		100%	
4010	Demolition	15	11/22/22	11/23/22	11/21/22	11/22/22	02/07/22	08/25/22		100%	

Start Date: 11/11/20  
 Finish Date: 05/08/23  
 Data Date: 11/22/22  
 Run Date: 11/22/22



ID	Description	Original Duration	Early Start	Late Start	Early Finish	Late Finish	Actual Start	Actual Finish	At Completion	Percent Complete	Remaining Duration
4015	Masonry	12	11/22/22	11/28/22	11/21/22	11/27/22	03/28/22	08/29/22		100%	
4020	Rough Carpentry	15	11/22/22	11/23/22	11/21/22	11/22/22	04/11/22	10/05/22		100%	
4030	Plumbing	15	11/22/22	11/23/22	11/21/22	11/22/22	04/13/22	10/11/22		100%	
4040	Mechanical	15	11/22/22	11/23/22	11/21/22	11/22/22	04/14/22	10/11/22		100%	
4050	Electrical	15	11/22/22	11/23/22	11/21/22	11/22/22	04/15/22	10/11/22		100%	
4060	Drywall	15	11/22/22	11/23/22	11/21/22	11/22/22	04/20/22	10/11/22		100%	
4070	Painting	15	11/22/22	11/23/22	11/25/22	11/28/22	04/25/22			97%	
4080	Cabinets and tops	10	11/22/22	11/28/22	11/25/22	12/01/22	04/28/22			97%	
4090	Finish carpentry	10	11/22/22	11/24/22	11/25/22	11/29/22	04/28/22			97%	
4100	Flooring	10	11/22/22	11/24/22	11/25/22	11/29/22	05/09/22			97%	
4110	Appliances	5	11/22/22	11/23/22	11/24/22	11/25/22	05/17/22			98%	
4120	Specialties	5	11/22/22	11/23/22	11/24/22	11/25/22	05/16/22			98%	
4130	Contractor Punchlist	10	11/22/22	11/22/22	11/29/22	11/29/22	05/30/22			95%	
4140	Owner punchlist	5	11/22/22	11/22/22	11/25/22	11/25/22	06/02/22			97%	
4150	Sustantial completion	5	11/28/22	11/28/22	12/01/22	12/01/22	06/06/22			97%	
4160	Final punchlist	5	11/28/22	11/28/22	12/01/22	12/01/22	09/07/22			94%	
4165	Subs Not on Site Due to Payment Delay	1	12/02/22	12/02/22	12/01/22	12/01/22	07/01/22	07/25/22		100%	
4166	Not able to get final HQS Inspection to turn ov	1	12/02/22	12/02/22	12/01/22	12/01/22	05/13/22	10/18/22		100%	
4168	Did not receive the required number of units o	1	12/02/22	12/02/22	12/01/22	12/01/22	04/04/22	10/18/22		100%	
4169	Sanitary Sewer Issues Delayed Turnover of U	1	12/02/22	12/02/22	12/01/22	12/01/22	05/12/22	10/13/22		100%	
4170	Occupancy and turnover of group	10	12/02/22	12/02/22	12/06/22	12/06/22	10/11/22			93%	

**Group 5**

5000	Abatement	15	12/07/22	12/07/22	12/19/22	12/19/22	08/26/22			89%	
5010	Demolition	15	12/07/22	12/07/22	12/19/22	12/19/22	08/26/22			89%	
5020	Rough Carpentry	15	12/07/22	12/07/22	12/23/22	12/23/22	08/31/22			84%	
5030	Plumbing	15	12/07/22	12/07/22	12/23/22	12/23/22	09/05/22			84%	
5040	Mechanical	15	12/07/22	12/07/22	12/23/22	12/23/22	09/05/22			84%	
5050	Electrical	15	12/07/22	12/07/22	12/23/22	12/23/22	09/07/22			83%	
5060	Drywall	15	12/07/22	12/07/22	12/23/22	12/23/22	09/12/22			83%	
5070	Painting	15	12/07/22	12/07/22	12/26/22	12/26/22	09/28/22			78%	
5080	Cabinets and tops	10	12/07/22	12/07/22	12/19/22	12/19/22	09/30/22			84%	
5090	Finish carpentry	10	12/07/22	12/07/22	12/19/22	12/19/22	09/30/22			84%	
5100	Flooring	10	12/07/22	12/07/22	12/19/22	12/19/22	10/10/22			82%	
5110	Appliances	5	12/07/22	12/13/22	12/13/22	12/19/22				0%	
5120	Specialties	5	12/07/22	12/13/22	12/13/22	12/19/22				0%	
5005	Tearoff and reroof	12	12/20/22	01/26/23	12/29/22	02/06/23	08/26/22			91%	

Start Date: 11/11/20  
 Finish Date: 05/08/23  
 Data Date: 11/22/22  
 Run Date: 11/22/22



ID	Description	Original Duration	Early Start	Late Start	Early Finish	Late Finish	Actual Start	Actual Finish	At Completion	Percent Complete	Remaining Duration
5015	Masonry	12	12/20/22	01/26/23	12/29/22	02/06/23	08/26/22			91%	
5130	Contractor Punchlist	10	12/20/22	12/20/22	01/02/23	01/02/23				0%	
5140	Owner punchlist	5	01/03/23	01/03/23	01/09/23	01/09/23				0%	
5145	Did not receive the required amount of units	20	01/10/23	01/10/23	02/06/23	02/06/23	09/19/22			80%	
5150	Sustantial completion	5	02/07/23	02/07/23	02/13/23	02/13/23				0%	
5160	Final punchlist	5	02/14/23	02/14/23	02/20/23	02/20/23				0%	
5170	Occupancy and turnover of group	10	02/14/23	02/14/23	02/27/23	02/27/23				0%	

**Group 6**

6000	Abatement	15	02/28/23	02/28/23	03/20/23	03/20/23				0%	
6010	Demolition	15	03/03/23	03/16/23	03/23/23	04/05/23				0%	
6020	Rough Carpentry	15	03/07/23	03/20/23	03/27/23	04/07/23				0%	
6030	Plumbing	15	03/07/23	03/20/23	03/27/23	04/07/23				0%	
6040	Mechanical	15	03/07/23	03/20/23	03/27/23	04/07/23				0%	
6050	Electrical	15	03/08/23	03/22/23	03/28/23	04/11/23				0%	
6060	Drywall	15	03/09/23	03/22/23	03/29/23	04/11/23				0%	
6070	Painting	15	03/13/23	03/24/23	03/31/23	04/13/23				0%	
6080	Cabinets and tops	10	03/15/23	03/28/23	03/28/23	04/10/23				0%	
6090	Finish carpentry	10	03/15/23	03/28/23	03/28/23	04/10/23				0%	
6100	Flooring	10	03/17/23	03/30/23	03/30/23	04/12/23				0%	
6005	Tearoff and reroof	12	03/21/23	03/21/23	04/05/23	04/05/23				0%	
6015	Masonry	12	03/21/23	03/21/23	04/05/23	04/05/23				0%	
6110	Appliances	5	03/24/23	04/06/23	03/30/23	04/12/23				0%	
6120	Specialties	5	03/24/23	04/06/23	03/30/23	04/12/23				0%	
6130	Owner Punchlist	5	03/31/23	04/13/23	04/06/23	04/19/23				0%	
6150	Contractor Punchlist	10	04/06/23	04/06/23	04/19/23	04/19/23				0%	
6160	Final punchlist	5	04/20/23	04/20/23	04/26/23	04/26/23				0%	
6170	Occupancy and turnover of group	10	04/20/23	04/20/23	05/03/23	05/03/23				0%	

**Closeout**

11000	Submit final closeout documents	1	05/04/23	05/04/23	05/04/23	05/04/23				0%	
11010	Demobilize	1	05/05/23	05/05/23	05/05/23	05/05/23				0%	
11020	Final Completion	1	05/08/23	05/08/23	05/08/23	05/08/23				0%	

Start Date: 11/11/20  
 Finish Date: 05/08/23  
 Data Date: 11/22/22  
 Run Date: 11/22/22



**Administrative Services Department  
November 2022 Report**

**Routine Work Projects**

- Mailing of WHA, Hill and Somervell Counties, and Groesbeck, Section 8 (HAP) checks – **198** checks (all other checks were direct deposited and check stubs can be accessed by landlords through the landlord portal.)
- Travel and Training: (*See attached training sheet for all training offered to staff*).
- Partnership Meetings: Attend Housing Coalition Board Meeting.
- Applications
  - **53** Public Housing / **26** Mart
  - **0** VASH
- Processed **387** pieces of incoming mail
- Processed **2,087** pieces of outgoing mail
- Proofed all department monthly reports
- Made **307,372** copies for departments
- Sent out **97** Late Notices for Public Housing
- Sent out **58** Notices of Concern
- Sent out **225** Utility Notices

**Clients and Visitors**

There was a total of **708 persons** that checked in to the receptionist in the lobby.

There was a total of **9,335 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 incomes 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 incomes. 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.

Employee	Training Class	Dates	Location
Myllinda Browder	Anyone with Newly Assigned HR Responsibilities	12/2/2021	Webinar
Marcus Davilla	HQS Training	02/23-02/25/2022	
Christina Miller	NAHRO Customer Service Training/High Performance Mgmt	04/05-04/06/2022	Webinar
Tiffanie Montgomery	NAHRO Customer Service Training/High Performance Mgmt	04/05-04/06/2022	Webinar
Corina Mendoza	A Crash Course for the First-Time Manager or Supervisor	4/25/2022	Webinar
Myllinda Browder	One-Person HR Department	4/26/2022	Webinar
Starlet Pope	Effective Techniques for Dealing with Difficult Customers	6/21/2022	Webinar
Shamekia Whittington	Effective Techniques for Dealing with Difficult Customers	6/21/2022	Webinar
Stephen Taylor	HVAC Training	06/22-06/23/2022	Waco
David Jackson	HVAC Training	6/23/2022	Waco
Victor DeWitt	HVAC Training	6/23/2022	Waco
Myllinda Browder	Onboarding Best Practices	6/23/2022	Webinar
Tina Lynn	Payroll Compliance Workshop	07/20-21/2022	Webinar
Myllinda Browder	Using the Company Intranet to Engage & Retain Employees	7/26/2022	Webinar
Myllinda Browder	How to Build a Flexible Workplace culture	7/28/2022	Webinar
Rebecca Ellis	How to Build a Flexible Workplace culture	7/28/2022	Webinar
Myllinda Browder	Employee Engagement: Strategies for Success	8/2/2022	Webinar
Melissa Johnson	HR 101 for Managers & Supervisors	8/4/2022	Webinar
Edwina Viera	HR 101 for Managers & Supervisors	8/4/2022	Webinar
Briotony Porter	Hoarding Behaviors in Older Adults	8/8/2022	Webinar
Tina Lynn	IRS & DOL Audits: Spot Red Flags before the Agencies	8/11/2022	Webinar
Tina Lynn	Asset Management & Central Office cost Center	8/11/2022	Webinar
Myllinda Browder	FMLA Master Class	8/17/2022	Webinar
Marla Carter	Voucher Management System, RNP Reconciliation & Updat	8/23/2022	Webinar
Rebecca Ellis	Reasonable Accomodations	9/1/2022	Webinar
Myllinda Browder	Reasonable Accomodations	9/1/2022	Webinar
Crystal Anthony	Peer Support for Family Self-Sufficiency (FSS) Case Manager	9/8/2022	Webinar
Myllinda Browder	Employee Habit vs Addiction: Knowing When & How to In	9/13/2022	Webinar
Melissa Johnson	New Supervisor/Leadership	09/13-14/2022	Waco
Tina Lynn	Nuts & Bolts of HUD Accounting 2022	09/20-09/23/2022	Ft Myers FL
Myllinda Browder	HR Specialist Summit	9/21-22/2022	Webinar
Milet Hopping	National NAHRO	9/22-24/2022	San Diego
Rebecca Ellis	National NAHRO	9/22-24/2022	San Diego
Melissa Johnson	National NAHRO	9/22-24/2022	San Diego
Janie Lovell	National NAHRO	9/22-24/2022	San Diego
Myllinda Browder	OSHA Record-Keeping Compliance	10/5/2022	Webinar
Ryan Tomlinson	Texas NAHRO	10/17-19/2022	Grapevine
Milet Hopping	Texas NAHRO	10/17-19/2022	Grapevine
Gloria Dancer	Texas NAHRO	10/17-19/2022	Grapevine
Rebecca Ellis	Texas NAHRO	10/17-19/2022	Grapevine
Vincent Pearson	Texas NAHRO	10/17-19/2022	Grapevine
Briotony Porter	Texas NAHRO	10/17-19/2022	Grapevine
Crystal Anthony	National FSS Conference	10/24-25/2022	Webinar
CaSaundra Foreman	National FSS Conference	10/24-25-2022	Webinar
Tina Lynn	Form 1099 Reporting Updates	10/26/2022	Webinar
Mary Robinson	Form 1099 Reporting Updates	10/26/2022	Webinar
Janie Lovell	High-Performance Management	11/02-11/03/2022	Dallas
LaTanya Rector	High-Performance Management	11/02-11/03/2022	Dallas
Rebecca Ellis	High-Performance Management	11/02-11/03/2022	Dallas
Ferlisa Ragin	Fair Housing	11/8/2022	Webinar
Catherine Read	Fair Housing	11/8/2022	Webinar
Melody Gober	Fair Housing	11/8/2022	Webinar
Missy Maresh	Fair Housing	11/8/2022	Webinar
Milet Hopping	NAHRO Definitive Guide for New Executive Directors	11/9-11/10/2022	Webinar
Gloria Dancer	Housing Tax Credit Compliance Training	11/15/2022	Webinar
Janie Lovell	Housing Tax Credit Compliance Training	11/15/2022	Webinar
Rebecca Suarez	Hot Topics for LIPH & HCV	11/16-11/17/2022	Nashville TN-CHG'd to Zoom
Rebecca Suarez	RAD & Other Repositioning Strategies	11/18/2022	Nashville TN-CHG'd to Zoom
Gloria Dancer	Commissioner Basics 101	11/28/2022	Webinar
Milet Hopping	2023 Winter Committee Meetings	01/31-2/1/2023	Grapevine TX
Gloria Dancer	2023 Winter Committee Meetings	01/31-2/1/2023	Grapevine TX
Rebecca Ellis	2023 Winter Committee Meetings	01/31-2/1/2023	Grapevine TX

# **Information Technology**

**(IT)**

**Nov 2022**

- **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)

- **Server, Computer, and Phone System Uptimes**

- WHA Network systems had no substantial downtime for the month

- **Miscellaneous**

- Continue redesign of wacopha.org, enhancements to home page
- IT continue preparation for office relocation
- Facilitated Board meeting on location at Community Services
- Reviewed, procured & implemented T-Mobile data solutions at Hill County & Mart offices. This resulted in a major improvement in both performance, and a significant reduction in cost.

Board Report NOV 2022

Nov 1, 2022 - Nov 30, 2022

All Users  
100.00% Sessions

Total users

2,579

% of Total: 100.00% (2,579)



Pageviews (total traffic)

9,609

% of Total: 100.00% (9,609)



Sessions (total visits)

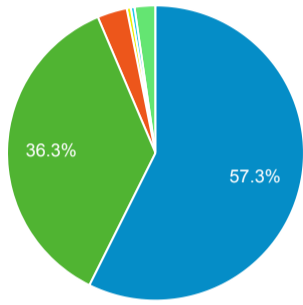
3,486

% of Total: 100.00% (3,486)



Users by (referral) Source

google (direct) bing  
192.168.1.28:8880 yahoo Other

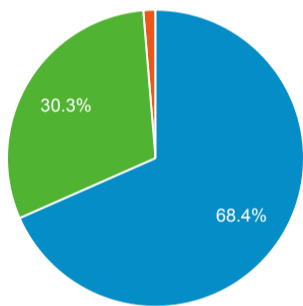


Pageviews by Page

Page	Pageviews
/	3,696
/page/Emergency Housing Voucher	747
/page/public_housing_ops	531
/page/departments	437
/page/Section 8 Landlord Program	382
/page/section_8	349
/page/waiting_list	338
/page/rad	280
/page/hill_somervell_section_8	279
/page/community_services	250

Traffic by device

mobile desktop tablet

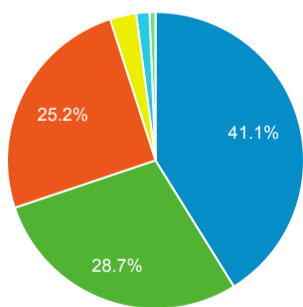


Pageviews by City

City	Pageviews
Waco	2,920
Dallas	1,534
Austin	1,127
Houston	94
Temple	85
Fort Worth	82
Ashburn	66
Denton	61
Waxahachie	59
Chicago	58

Users by Operating System

iOS Windows Android Macintosh  
Chrome OS Other



**Modernization Department  
November 2022 Report**

<b>Grant Year</b>	<b>Grant Amt.</b>	<b>Amt. Expended</b>	<b>% Expended</b>	<b>% Obligated</b>	<b>Deadline to Expend</b>
2018/518	\$1,820,616.00	\$1,803,805.86	99%	100%	May 28,2026
2019/519	\$1,904,253.00	\$654,546.18	34%	34%	April 15, 2027
2020/520	\$2,037,987.00	\$543,819.79	27%	28%	March 25, 2026
2021/521	\$1,692,421.00	\$310,277.22	18%	18%	February 22, 2025

**Public Housing Current Projects**

**Rising Images Current Projects**

- Replacement of siding at Hunnington buildings E, F, G, H & I and Raintree buildings 3,4,7 & 8.
  - Awarded to Aragon Builders for \$330,305.75
  - Estimated start mid October 2022
  - Estimated completion May 2023



## Rising Images, Inc. Board Report for November 2022

### Occupancy

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

### Rent Collections

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Cimmaron	\$50,847.00	\$51,570.00	\$51,570.00	100%
Hunnington	\$34,629.00	\$34,605.00	\$34,605.00	100%
Misty Square	\$8,380.00	\$8,490.00	\$8,490.00	100%

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Picadilly	\$4,562.88	\$ 4,706.00	\$4,706.00	100%
Raintree	95,928.15	\$97,485.00	\$97,485.00	100%

### **Contracts (MOD)**

Zamco Construction has started the ceiling grid replacement at Hunnington Buildings F-J  
Wilson Construction was on property repairing large potholes in the parking lot in front of the office.

Aragon has started replacing the siding on Hunnington Bldgs. E-I

### **Administration**

Cimmaron will be showing compliant the first of December 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 November 2022

## Occupancy

	Total Units	Vacant Units	Percentage Occupied
South Terrace	250	78	69%

## Rent Collections

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
South Terrace	\$52,084.00	\$52,084.00	\$37,743.82	72%

### Administration

South Terrace is continuing the process for RAD conversion.

0 Evictions filed in court. Per Janet, not filing in court because we must be 100% occupied by the end of construction.

# Housing Operations Monthly Report

November 2022

## Public Housing Report

### Staff

Total Employees – 09      Temporary Staff – 0

### Waiting List Information

Total number of applicants on the waiting list – 1573

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

Notification for assistance mailed	06
No response to notification letters	1
Pending Notification letter/expiration date	0
Move-in letters issued	5
Units rejected by applicant	0
Total applicants not qualified	1

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 (10) orientation letters emailed, (09) packets were mailed out from letter responses (4) received and in process of verifications, (6) no response, (4) completed.

### Annual Re-Certifications

Community	Certifications	Completed	Remaining
Kate Ross	20	20	0
Estella Maxey	26	25	1
<b>Total</b>	<b>46</b>	<b>45</b>	<b>1</b>

We have completed 98% of certifications for this month. According to PIC submission we have reported 99.434 % certifications for dates through October 31, 2022.

### Evictions

Community	Non-Payment	Lease Violation	One Strike
Kate Ross	3	0	0
Estella Maxey	6	0	0
South Terrace	0	0	0
<b>Total</b>	<b>9</b>	<b>0</b>	<b>0</b>

### Percentage of Rent Collected

99% of the rent for November was collected, we did not meet our goal of 100%.

Last Quarterly Average was: 94% for July-August- September

### Occupancy Percentage

The occupancy percentage for November was 90%; we did not meet our goal of 97%.

Last Quarterly Average was 82% for July-August- September

## Maintenance Report

### Staff

Total Employees – 13 regular employees, 2 Temporary Staff, 2 Vacant position Aide B EM / Utility Laborer KR

### Work Orders

#### Routine Work Orders

<b>Community</b>	<b>Total</b>	<b>%Completed</b>	<b>Remaining</b>
Kate Ross	102	90%	21
Estella Maxey	102	65%	36
<b>Total</b>	<b>204</b>	<b>77%</b>	<b>57</b>

Completing routine work orders within fifteen (15) days is our established annual goal. We presently have an average closing time of 3.33 days which is well within our goal.

#### Emergency Work Orders

	<b>Amount Received</b>	<b>Amount Closed</b>	<b>Amount Remaining</b>
Closed within 24 hours	54	54	0
Over 24 hours	0	0	0
<b>Total</b>	<b>54</b>	<b>54</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.

### **November Unit Turn Around Time**

<b>Down Time</b>	<b>Make Ready Time</b>	<b>Lease-Up Time</b>	<b>Total Turnaround Time</b>
260.50	44.13	16.13	320.76

### **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>
231.00	43.42	14.17	279.59

Our annual cumulative goal is turning units in 20 days or less. Presently we have a cumulative turn-around time of 279, this puts us over by 259 days.

### **November Vacant Apartment Information**

<b>Vacancies</b>	<b>Leased</b>	<b>Total</b>	<b>Occupancy %</b>
Kate Ross	249	286	87%
Estella Maxey	335	362	92%
<b>Overall Occupancy</b>	<b>584</b>	<b>648</b>	<b>90%</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 Y.T.D.</b>
Kate Ross	288	288	288
Estella Maxey	362	362	362
<b>Overall Occupancy</b>	<b>650</b>	<b>650</b>	<b>650</b>

### **Fleet Vehicle Inspection**

Total Vehicles Inspected (11) – Vehicle repaired N/A

### **Planned/Preventative Maintenance**

Annual Inspections/HVAC Filter Changes Gas Meter Repair/Service/Pest Control (all sites)

### **Accident-free days by staff FY 2022/2023**

Maintenance staff has accumulated 21 accidents free days with (21) loss time days from PREVIOUS year injury for this fiscal year. Safety in the workplace is a priority. A morning safety briefing is conducted daily at the Maintenance including hands on training and video programs.

### **Expenditures**

Monthly Budget	\$29,267.08
November 2022	\$30,675.00

Expenditures:

KR - 4.6K in HVAC replacement

EM – 13K in HVAC replacement

**Security Report for November 2022**

		<b>WACO HOUSING AUTHORITY</b>		<u>Nov-22</u>
		<b>SECURITY REPORT</b>		
<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>				
<b>ROBBERY</b>		1		
<b>ASSAULTS</b>				
Agg. Assault		4		3
Sexual Offense		1		
Simple Assault	1	20	2	21
Family Violence	1	20	1	15
<b>BURGLARY</b>				
Habitation		13		8
Auto	1	1		10
<b>AUTO THEFTS/REC</b>	1	2		1
<b>ARSON</b>				
<b>Criminal Trespass</b>		7		2
<b>CRIMINAL MISCHIEFS</b>	2	16		9
<b>WEAPON VIOLATIONS</b>				
<b>DRUG ARREST</b>				
Felony				
Misdemeanor				1
<b>DRUGS CONFISCATED</b>		3.2gr		
Pills				
<b>HOUSING RELATED</b>				
<b>CALLS OF SERVICE</b>				
Other Agency	15	187	13	136
Security	5	70	7	51
Assist				
<b>INCIDENT REPORTS</b>				
Other Agency	14	147	8	92
Security	5	50	4	41
Assist				
	182.75	371.75	168	313.25

## Section 8 Board Report – November 2022

The Section 8 Department has leased a total of 2493 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	1427	2307
Hill County	0	165
Somervell County	0	21
<b>Totals</b>	<b>1427</b>	<b>2493</b>

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

There are **209 applicant families searching** for a place to live at this time.

Waco	200
Hill County	9
Somervell County	0
<b>Total</b>	<b>209</b>

### Re-Certifications

Waco, Hill County, and Somervell County Offices are re-certifying annuals through October 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	16
Number Passed/Pending Inspection	4
Number housed in Waco	57
Ineligible	180
<b>Total</b>	<b>81%</b>

### **Mainstream**

Number Pending (Referral/Orientation)	4
Number Searching in Waco	5
Number Passed/Pending Inspection	1
Number Housed in Waco	74
Ineligible	61
<b>Total</b>	<b>93%</b>

### **EHV (Emergency Housing Vouchers)**

Number Pending (Referral/Orientation)	0
Number Searching in Waco	3
Number Passed/Pending Inspection	1
Number housed in Waco	28
Ineligible	6
<b>Total</b>	<b>78%</b>

### **FYI (Foster Youth Initiative)**

Number Pending (Referral/Orientation)	14
Number Searching in Waco	2
Number Passed/Pending Inspection	0
Number Housed in Waco	2
Ineligible	0
<b>Total</b>	<b>7%</b>

### HUD Reports

There are no reports due at this time.

### Staff

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

## Community Services November 2022

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

Hospital Visits	0	Nursing Home Visits	0	Mart Home Visits	0
Ground Visits	8	Attempted Home Visits	3	Misty Square Visits	0
Home Visits	8	Community Walk-In Assistance	0	Office Visits	10

Elderly Services  
October 2022

#### **10 Office visits at the KR Center included:**

- |   |                    |            |
|---|--------------------|------------|
| Assisted a resident with rental assistance and calling community agencies.  | Home Visits        | 24.50 hrs. |
| Assisted a resident with making a maintenance order for his apartment.  | Office Visits      | 28.50 hrs. |
| Assisted a resident with contacting the school to get children's information and completing application through TEA.          | Ground Visits      | 15.50 hrs. |
| Met with a resident and staff member about housing options.   | Center Activities  | 26.50 hrs. |
| Assisted a walk-in client with using the computer.  | Administration     | 27.50 hrs. |
| Assisted 2 residents with completing a furniture voucher with Salvation Army.   | Meetings/Training  | 12.50 hrs. |
| Consulted with representative from Waco-McLennan Co. Health Department regarding upcoming event and outreach to our resident. | Sick Leave/Holiday | 27.00 hrs. |
| Met with South Terrace management regarding a resident's rent.  |                    |            |
| Met with resident and staff meeting to follow-up on previous meeting concerning housing and referring to another agency.      |                    |            |

#### **Other SW activities:**

- Fire Safety Trainings w/ Larry Denman
- Senior Activities
- Monthly Calendar
- Preparation for Senior Activities
- Weekly/Monthly Reports
- Caritas Senior Food Bags Pick-up/Distribution
- Staff Meeting
- Transportation Driver Interviews
- Meeting w/ Ms. Green regarding resident
- Shot Clinic Preparation
- Shot Clinic
- Door Decoration Flyer
- Dog Incident & Photos
- Toy Drive Research
- Rental Assistance Research
- Apricot Data
- Met w/ Crystal regarding volunteer hours
- Research assistance for undocumented immigrants
- Senior Luncheon Preparation
- Senior Field Trip Preparation
- Yearly Evaluation



## Community Services November 2022

### Agency Networking Contacts November 2022:

Caritas Food Pantry, Texas Health and Human Services 211, Salvation Army, MHMR, HOTWAGS, CRCG, HSS Program, HOT Independent Living, Area Agency on Aging, Waco Family Medicine, WISD Parent/Community Specialists, Waco-McLennan County Health Department, Endeavors, Waco Fire Department, WacoPD Community Engagement, Grandparent Program

### Senior Activities - November 2022:

#### Fire Safety Trainings w/ Larry Denman:



#### "I am a WINNER" w/ Darryl Thomas:



# Community Services November 2022

Dr. Pepper Museum:



Community Services  
November 2022



# Summary of Financial Statements

## October 31, 2022

### Public Housing

#### Central Office Cost Center (COCC)

- Staff Training – The expense has a total credit \$1,100 because the BDO seminar the Sr. Accountant had registered to attend was canceled.
- Travel – This line item is over budget \$1,100 for staff travel to Southwest NAHRO Conference.

#### Kate Ross (KR)

- Dwelling Rental – Occupancy is 85% for the month of October.
- Proceeds from Insurance Claims – Proceeds are for damages to WHA maintenance vehicle.
- Administrative Salaries – Expense is under budget because new salary scale will not be in effect until employee's yearly evaluation from hired date.
- Sundry - Expense is over budget for the environmental site assessment for Kate Ross scattered sites, total cost \$5,920.
- Materials – Expense is over budget \$4,000 for auto parts, plumbing and buildings supplies, while a/c parts and new appliances were under budget.
- Contract Cost – A/c repair contract is over budget for the replacement of two a/c units \$7,700 and \$4,620 in repairs. Plumbing contract is over budget \$8,000 for water leaks, sewer, and other plumbing repairs.

#### Estella Maxey (EM)

- Dwelling Rental – Occupancy is 77%; therefore, rental income is under budget \$13,300.
- Administrative Salaries – Expense is under budget because new salary scale will not be in effect until employee's yearly evaluation from hired date.
- Contract Cost – Expense is over budget \$4,480 for plumbing repairs and roof repairs for \$7,700.

#### Section 8 - Admin

- Administrative Salaries – The expense was under budget \$17,500 for the six Section 8 Counselor vacant positions.
- Sundry – Contract employees and software maintenance expenses are under budget for the month of October 2022.

#### Section 8 – HAP Reserves

- The Housing Choice Voucher Program total HAP reserve is \$6,511,046.
- Demolition/Disposition – South Terrace total HAP reserve is \$126,081.
- PBV RAD – South Terrace total HAP reserve is \$174,252.
- Grandview Demolition total HAP reserve is \$56,523.
- Foster Youth Initiative total HAP reserve is \$46,915.
- Mainstream Voucher Program total HAP reserve is \$335,114.
- Emergency Housing Voucher total HAP reserves is \$154,316.

## **Non-Profits**

### **Raintree**

- Staff Training- The manager and assistant manager attended the Fair Housing class with the Heart of Texas Apartment Association. This is a split cost with Picadilly.
- Sundry- Earnest money was paid in the amount of \$5,000 for the Ritchie Road property.
- Labor, Employee Benefit Payments- This is under budget due to a vacancy in one of the Assistant Maintenance positions. This affects Picadilly as well since this is normally a split expense.
- Material- Several appliances were replaced totaling \$4,436 which made this go over the budgeted monthly amount.
- Contract Cost- Maintenance temporary labor contributed to the budget overage for the month. Also, an a/c unit was replaced costing \$2,600, handrails were replaced for \$4,850, and a roof repair was made for \$3,500.
- Non-Apartment Public Relations- Sponsorships were given to NeighborWorks of Waco and the Cen-Tex African Chamber of Commerce in the combined total of \$1,000.
- Extraordinary Maintenance- Storm damage repairs were made to the facia, electrical and lighting.

### **Cimmaron**

- Staff Training- The Cimmaron manager and assistant manager also attended the Fair Housing class with the Heart of Texas Apartment Association. This is a split cost with Hunnington and Picadilly.
- Contract Cost- A bathtub surround was replaced in the amount of \$2,286 causing this to go over budget for the month.
- Non-Apartment Meetings- The United Way Day was held on October 20 for employees. Costs for the speaker, food, and pavilion rental totaled \$2,363.

### **Hunnington**

- There were no out of the ordinary income or expense amounts for Hunnington other than the one already mentioned above.

### **Misty**

- Contract Cost- There was a pothole repair made in the amount of \$3,650.

### **Picadilly**

- There were no out of the ordinary income or expense amounts for Picadilly other than the ones already mentioned above.

### **WPFC II**

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

Central Cost

Central Cost

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3190 Non-Dwelling Rental	\$ -	\$ -	\$ -	\$ -	\$ -
Total Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -
3430 Mart Management Fees	\$ 24,600.00	\$ 2,050.00	\$ 2,069.81	\$ 2,069.81	\$ 19.81
3440 Mgmt./Adm.Fees fr.Non-Profits	\$ 582,500.00	\$ 48,541.67	\$ 49,286.58	\$ 49,286.58	\$ 744.91
3450 Asset Management Fee fr.Sites	\$ 570,200.00	\$ 47,516.66	\$ 41,551.60	\$ 41,551.60	\$ (5,965.06)
3460 Mgmt./Adm.Fees fr.Sect.8	\$ 399,300.00	\$ 33,275.00	\$ 33,853.80	\$ 33,853.80	\$ 578.80
3470 Mgmt./Adm.Fees fr.CFP	\$ 199,700.00	\$ 16,641.67	\$ 14,103.51	\$ 14,103.51	\$ (2,538.16)
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest on Investments	\$ 3,800.00	\$ 316.67	\$ 720.62	\$ 720.62	\$ 403.95
3650 Interest Inc.-Mortgages	\$ -	\$ -	\$ -	\$ -	\$ -
3690 Other Income	\$ 1,000.00	\$ 83.33	\$ -	\$ -	\$ (83.33)
9110.010 Oth.Inc.-Transfer from CFP	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 1,781,100.00	\$ 148,425.00	\$ 141,585.92	\$ 141,585.92	\$ (6,839.08)
EXPENSES					\$ -
4110 Administrative Salaries	\$ 1,204,900.00	\$ 100,408.33	\$ 101,321.34	\$ 101,321.34	\$ 913.01
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ 200.00	\$ 16.67	\$ -	\$ -	\$ (16.67)
4140 Staff Training	\$ 10,200.00	\$ 849.99	\$ (300.00)	\$ (300.00)	\$ (1,149.99)
4150 Travel Convention & Meetings	\$ 19,400.00	\$ 1,616.67	\$ 2,375.75	\$ 2,375.75	\$ 759.08
4171 Auditing Fees	\$ 1,200.00	\$ 100.00	\$ 177.78	\$ 177.78	\$ 77.78
4190 Sundry	\$ 111,300.00	\$ 9,274.99	\$ 7,791.69	\$ 7,791.69	\$ (1,483.30)
Total Admin Expense	\$ 1,347,200.00	\$ 112,266.65	\$ 111,366.56	\$ 111,366.56	\$ (900.09)
4310 Water	\$ 9,000.00	\$ 750.00	\$ 244.66	\$ 244.66	\$ (505.34)
4320 Electricity	\$ 13,000.00	\$ 1,083.33	\$ 1,158.72	\$ 1,158.72	\$ 75.39
4330 Gas	\$ 2,000.00	\$ 166.67	\$ 86.68	\$ 86.68	\$ (79.99)
4390 Sewer	\$ 2,000.00	\$ 166.67	\$ 248.24	\$ 248.24	\$ 81.57
Total Utility Expense	\$ 26,000.00	\$ 2,166.67	\$ 1,738.30	\$ 1,738.30	\$ (428.37)
4420 Material	\$ 4,100.00	\$ 341.67	\$ 594.57	\$ 594.57	\$ 252.90
4430 Contract Cost	\$ 40,300.00	\$ 3,358.32	\$ 3,603.08	\$ 3,603.08	\$ 244.76
Total Ordinary Maint. & Operation	\$ 44,400.00	\$ 3,699.99	\$ 4,197.65	\$ 4,197.65	\$ 497.66
4510.010 Workers Compensation	\$ 4,400.00	\$ 366.67	\$ 359.27	\$ 359.27	\$ (7.40)
4510.040 Auto Insurance	\$ 1,800.00	\$ 150.00	\$ 141.53	\$ 141.53	\$ (8.47)
4510.070 Crime / Dishonesty	\$ 100.00	\$ 8.33	\$ 5.85	\$ 5.85	\$ (2.48)
4510.090 Fire & Extend Coverage	\$ 200.00	\$ 16.67	\$ 10.23	\$ 10.23	\$ (6.44)
4540 Employee Benefit Payments	\$ 344,300.00	\$ 28,691.68	\$ 28,176.51	\$ 28,176.51	\$ (515.17)
4560 Postage Mach Lease Amortization	\$ -	\$ -	\$ 1,027.20	\$ 1,027.20	\$ 1,027.20
4570 FSS Jr League Loan Write-Off	\$ -	\$ -	\$ -	\$ -	\$ -
4585.020 Interest on Lease Payable	\$ -	\$ -	\$ 132.91	\$ 132.91	\$ 132.91
Total General Expenses	\$ 350,800.00	\$ 29,233.35	\$ 29,853.50	\$ 29,853.50	\$ 620.15
Total Routine Expenses	\$ 1,768,400.00	\$ 147,366.66	\$ 147,156.01	\$ 147,156.01	\$ (210.65)
					\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -
Residual Receipts (Profit/Loss)	\$ 12,700.00	\$ 1,058.34	\$ (5,570.09)	\$ (5,570.09)	\$ (6,628.43)

Public Housing Income Statement

Kate Ross

Estella Maxey

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under		Year Budget	YTD Budget	Current Period	Current Year	Over and Under
INCOME											
Dwelling Rental	\$ 744,300.00	\$ 62,025.00	\$ 59,471.49	\$ 59,471.49	\$ (2,553.51)		\$ 952,500.00	\$ 79,375.00	\$ 66,083.89	\$ 66,083.89	\$ (13,291.11)
Excess Utilities	\$ 88,100.00	\$ 7,341.67	\$ 9,083.69	\$ 9,083.69	\$ 1,742.02		\$ 101,500.00	\$ 8,458.33	\$ 10,248.05	\$ 10,248.05	\$ 1,789.72
Non-Dwelling Rental	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Total Rental Income	\$ 832,400.00	\$ 69,366.67	\$ 68,555.18	\$ 68,555.18	\$ (811.49)		\$ 1,054,000.00	\$ 87,833.33	\$ 76,331.94	\$ 76,331.94	\$ (11,501.39)
Management Fee from CFP	\$ 87,800.00	\$ 7,316.67	\$ 6,205.55	\$ 6,205.55	\$ (1,111.12)		\$ 111,800.00	\$ 9,316.67	\$ 7,897.96	\$ 7,897.96	\$ (1,418.71)
CFP Trnsf. In-Site Expenses	\$ 59,500.00	\$ 4,958.33	\$ 3,031.43	\$ 3,031.43	\$ (1,926.90)		\$ 64,700.00	\$ 5,391.67	\$ -	\$ -	\$ (5,391.67)
Proceeds fr.Insurance Claims	\$ -	\$ -	\$ 2,511.84	\$ 2,511.84	\$ 2,511.84		\$ -	\$ -	\$ -	\$ -	\$ -
Interest on Investments	\$ 23,000.00	\$ 1,916.67	\$ 3,288.03	\$ 3,288.03	\$ 1,371.36		\$ 41,300.00	\$ 3,441.67	\$ 3,113.12	\$ 3,113.12	\$ (328.55)
Jr.League Grant	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 58,800.00	\$ 4,900.00	\$ 3,863.14	\$ 3,863.14	\$ (1,036.86)		\$ 65,900.00	\$ 5,491.67	\$ 4,431.14	\$ 4,431.14	\$ (1,060.53)
Other Income-FSS Forfeitures	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Other Income-Time Warner Cable	\$ 5,000.00	\$ 416.67	\$ -	\$ -	\$ (416.67)		\$ 8,900.00	\$ 741.67	\$ -	\$ -	\$ (741.67)
Operating Transfer In (1406)	\$ 92,300.00	\$ 7,691.67	\$ 6,205.55	\$ 6,205.55	\$ (1,486.12)		\$ 117,500.00	\$ 9,791.67	\$ 7,897.96	\$ 7,897.96	\$ (1,893.71)
Total Operating Income	\$ 326,400.00	\$ 27,200.01	\$ 25,105.54	\$ 25,105.54	\$ (2,094.47)		\$ 410,100.00	\$ 34,175.02	\$ 23,340.18	\$ 23,340.18	\$ (10,834.84)
Total HUD Contributions	\$ 1,143,500.00	\$ 95,291.67	\$ 95,170.69	\$ 95,170.69	\$ (120.98)		\$ 1,482,600.00	\$ 123,550.00	\$ 130,177.74	\$ 130,177.74	\$ 6,627.74
Total Income	\$ 2,302,300.00	\$ 191,858.35	\$ 188,831.41	\$ 188,831.41	\$ (3,026.94)		\$ 2,946,700.00	\$ 245,558.35	\$ 229,849.86	\$ 229,849.86	\$ (15,708.49)
EXPENSES					\$ -						\$ -
Administrative Salaries	\$ 314,300.00	\$ 26,191.66	\$ 16,923.64	\$ 16,923.64	\$ (9,268.02)		\$ 407,400.00	\$ 33,950.00	\$ 18,913.33	\$ 18,913.33	\$ (15,036.67)
Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Legal Expense	\$ 500.00	\$ 41.67	\$ -	\$ -	\$ (41.67)		\$ 500.00	\$ 41.67	\$ 196.00	\$ 196.00	\$ 154.33
Staff Training	\$ 5,200.00	\$ 433.34	\$ -	\$ -	\$ (433.34)		\$ 5,500.00	\$ 458.34	\$ -	\$ -	\$ (458.34)
Travel & Conventions	\$ 2,600.00	\$ 216.66	\$ 125.45	\$ 125.45	\$ (91.21)		\$ 2,900.00	\$ 241.66	\$ 157.02	\$ 157.02	\$ (84.64)
Audit Fees	\$ 4,000.00	\$ 333.33	\$ 426.67	\$ 426.67	\$ 93.34		\$ 5,000.00	\$ 416.67	\$ 533.33	\$ 533.33	\$ 116.66
Sundry	\$ 100,700.00	\$ 8,391.68	\$ 11,200.47	\$ 11,200.47	\$ 2,808.79		\$ 111,400.00	\$ 9,283.37	\$ 10,114.86	\$ 10,114.86	\$ 831.49
Management Fees	\$ 339,600.00	\$ 28,299.99	\$ 25,469.15	\$ 25,469.15	\$ (2,830.84)		\$ 430,300.00	\$ 35,858.34	\$ 30,185.96	\$ 30,185.96	\$ (5,672.38)
Total Admin Expense	\$ 766,900.00	\$ 63,908.33	\$ 54,145.38	\$ 54,145.38	\$ (9,762.95)		\$ 963,000.00	\$ 80,250.05	\$ 60,100.50	\$ 60,100.50	\$ (20,149.55)
Tenant Services Salaries	\$ 163,300.00	\$ 13,608.33	\$ 11,634.18	\$ 11,634.18	\$ (1,974.15)		\$ 208,600.00	\$ 17,383.33	\$ 16,614.27	\$ 16,614.27	\$ (769.06)
Tenant Services-Recr., Etc.	\$ 5,000.00	\$ 416.67	\$ 664.48	\$ 664.48	\$ 247.81		\$ 5,000.00	\$ 416.67	\$ 1,174.38	\$ 1,174.38	\$ 757.71
Resident Council	\$ 100.00	\$ 8.33	\$ -	\$ -	\$ (8.33)		\$ 100.00	\$ 8.33	\$ -	\$ -	\$ (8.33)
Ten. Serv. Contr., Train., Spec. Needs	\$ 4,900.00	\$ 408.33	\$ 150.00	\$ 150.00	\$ (258.33)		\$ 6,300.00	\$ 525.00	\$ -	\$ -	\$ (525.00)
Total Tenant Expense	\$ 173,300.00	\$ 14,441.66	\$ 12,448.66	\$ 12,448.66	\$ (1,993.00)		\$ 220,000.00	\$ 18,333.33	\$ 17,788.65	\$ 17,788.65	\$ (544.68)
EXPENSES					\$ -						\$ -
Water	\$ 90,000.00	\$ 7,500.00	\$ 6,660.26	\$ 6,660.26	\$ (839.74)		\$ 121,000.00	\$ 10,083.33	\$ 8,902.62	\$ 8,902.62	\$ (1,180.71)
Electricity	\$ 150,000.00	\$ 12,500.00	\$ 12,557.69	\$ 12,557.69	\$ 57.69		\$ 194,000.00	\$ 16,166.67	\$ 17,818.70	\$ 17,818.70	\$ 1,652.03
Gas	\$ 80,000.00	\$ 6,666.67	\$ 6,067.29	\$ 6,067.29	\$ (599.38)		\$ 108,000.00	\$ 9,000.00	\$ 6,801.02	\$ 6,801.02	\$ (2,198.98)
Other Utility Expense	\$ 100,000.00	\$ 8,333.33	\$ 9,476.17	\$ 9,476.17	\$ 1,142.84		\$ 183,000.00	\$ 15,250.00	\$ 13,324.13	\$ 13,324.13	\$ (1,925.87)
Total Utility Expense	\$ 420,000.00	\$ 35,000.00	\$ 34,761.41	\$ 34,761.41	\$ (238.59)		\$ 606,000.00	\$ 50,500.00	\$ 46,846.47	\$ 46,846.47	\$ (3,653.53)
Labor	\$ 225,000.00	\$ 18,750.00	\$ 11,731.46	\$ 11,731.46	\$ (7,018.54)		\$ 301,100.00	\$ 25,091.67	\$ 18,271.03	\$ 18,271.03	\$ (6,820.64)
Material	\$ 65,800.00	\$ 5,483.31	\$ 9,393.86	\$ 9,393.86	\$ 3,910.55		\$ 75,000.00	\$ 6,250.00	\$ 6,708.97	\$ 6,708.97	\$ 458.97
Contract Cost	\$ 161,300.00	\$ 13,441.67	\$ 34,674.96	\$ 34,674.96	\$ 21,233.29		\$ 256,500.00	\$ 21,375.00	\$ 33,138.98	\$ 33,138.98	\$ 11,763.98
Total Ordinary Maint. & Operation	\$ 452,100.00	\$ 37,674.98	\$ 55,800.28	\$ 55,800.28	\$ 18,125.30		\$ 632,600.00	\$ 52,716.67	\$ 58,118.98	\$ 58,118.98	\$ 5,402.31
Protective Services Contract	\$ 80,700.00	\$ 6,725.00	\$ 6,341.39	\$ 6,341.39	\$ (383.61)		\$ 90,000.00	\$ 7,500.00	\$ 8,126.73	\$ 8,126.73	\$ 626.73
Total Protective Services	\$ 80,700.00	\$ 6,725.00	\$ 6,341.39	\$ 6,341.39	\$ (383.61)		\$ 90,000.00	\$ 7,500.00	\$ 8,126.73	\$ 8,126.73	\$ 626.73
Insurance	\$ 123,800.00	\$ 10,316.66	\$ 8,242.81	\$ 8,242.81	\$ (2,073.85)		\$ 81,800.00	\$ 6,816.66	\$ 5,243.58	\$ 5,243.58	\$ (1,573.08)
Payment in Lieu of Taxes (PILOT)	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Employee Benefit Payments	\$ 241,100.00	\$ 20,091.65	\$ 15,577.02	\$ 15,577.02	\$ (4,514.63)		\$ 306,100.00	\$ 25,508.33	\$ 16,561.14	\$ 16,561.14	\$ (8,947.19)
Collection Losses	\$ 35,000.00	\$ 2,916.67	\$ 974.34	\$ 974.34	\$ (1,942.33)		\$ 27,800.00	\$ 2,316.67	\$ (1,801.97)	\$ (1,801.97)	\$ (4,118.64)
Total General Expenses	\$ 399,900.00	\$ 33,324.98	\$ 24,794.17	\$ 24,794.17	\$ (8,530.81)		\$ 415,700.00	\$ 34,641.66	\$ 20,002.75	\$ 20,002.75	\$ (14,638.91)
Total Routine Expenses	\$ 2,292,900.00	\$ 191,074.95	\$ 188,291.29	\$ 188,291.29	\$ (2,783.66)		\$ 2,927,300.00	\$ 243,941.71	\$ 210,984.08	\$ 210,984.08	\$ (32,957.63)
EXPENSES					\$ -						\$ -
Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Expenses	\$ 2,292,900.00	\$ 191,074.95	\$ 188,291.29	\$ 188,291.29	\$ (2,783.66)		\$ 2,927,300.00	\$ 243,941.71	\$ 210,984.08	\$ 210,984.08	\$ (32,957.63)
GL Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Prior Yr Adj Affecting Residual Receipts	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
					\$ -						\$ -
Residual Receipts (Profit/Loss)	\$ 9,400.00	\$ 783.40	\$ 540.12	\$ 540.12	\$ (243.28)		\$ 19,400.00	\$ 1,616.64	\$ 18,865.78	\$ 18,865.78	\$ 17,249.14

Section 8 HAP

Mainstream HAP

	Current Period	YTD Budget
INCOME		
3610.000 Interest on HAP Reserve	\$ -	\$ -
3610.030 Interest on VASH Reserve	\$ -	\$ -
3690.000 Oth.Inc.-Fraud Recov.-HAP Resr.	\$ 879.00	\$ 879.00
3690.020 Other Income FSS Forfeitures	\$ -	\$ -
3690.080 Oth Inc fr Adm for Overleasing	\$ -	\$ -
8026.000 Contributions Earned- HAP	\$ 1,503,968.00	\$ 1,503,968.00
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	\$ -	\$ -
8026.455 Contrib Earned HAP-ST Demolitio	\$ 2,775.00	\$ 2,775.00
8026.456 Contrib.SBHAP-Grandview Demo/Dis	\$ -	\$ -
8026.457 Contrib. Earned S8 Foster Youth	\$ -	\$ -
8026.500 Contrib.-Vet.Affs.Support.Hous.	\$ -	\$ -
8026.800 Contributions Earned- Mainstrea	\$ -	\$ -
TOTAL HAP INCOME	\$ 1,507,622.00	\$ 1,507,622.00
EXPENSES		
4715.010 HAP Occupied Units	\$ 1,139,708.00	\$ 1,139,708.00
4715.020 HAP Parkside Occ. Units	\$ 16,375.00	\$ 16,375.00
4715.030 HAP Damages	\$ -	\$ -
4715.040 HAP Tanglewood Occ. Units	\$ 282.00	\$ 282.00
4715.070 HAP Portability - In	\$ -	\$ -
4715.090 HAP - Portability - Out	\$ 63,790.90	\$ 63,790.90
4715.100 HAP Parkside-Portability-Out	\$ 1,777.00	\$ 1,777.00
4715.230 HAP Homeownership	\$ 5,210.00	\$ 5,210.00
4715.240 HAP Katrina	\$ -	\$ -
4715.245 HAP Disaster Vchr. Prog.	\$ -	\$ -
4715.400 HAP Liberty-RAD	\$ 26,200.00	\$ 26,200.00
4715.450 HAP ST-RAD	\$ 46,948.00	\$ 46,948.00
4715.451 HAP Grandview-RAD	\$ 6,460.00	\$ 6,460.00
4715.455 HAP ST Demolition/Disposition	\$ 24,660.00	\$ 24,660.00
4715.500 HAP Vet.Affs.Support.Hous.	\$ 25,269.00	\$ 25,269.00
4715.501 HAP - VASH - Portability - Out	\$ -	\$ -
4715.800 HAP Mainstream	\$ -	\$ -
4715.801 HAP Mainstream Port-Out	\$ -	\$ -
4715.910 HAP Hill Co. Occ. Units	\$ 69,658.00	\$ 69,658.00
4715.911 HAP Hillsboro Housing	\$ -	\$ -
4715.925 HAP Somervell Co.	\$ 7,976.00	\$ 7,976.00
4715.926 HAP Somervell Co. Port Out	\$ -	\$ -
4715.990 HAP Hill Co. Portability	\$ 18,538.00	\$ 18,538.00
4715.991 HAP Hillsboro Housing Port-Out	\$ -	\$ -
4716.000 UAP Occupied Units	\$ 13,061.00	\$ 13,061.00
4716.100 UAP Parkside Occ. Units	\$ 4.00	\$ 4.00
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	\$ 428.00	\$ 428.00
4716.450 UAP ST RAD	\$ -	\$ -
4716.455 UAP-ST Demolition/Disposition	\$ 343.00	\$ 343.00
4716.500 UAP Vet.Affairs Support Hous.	\$ 217.00	\$ 217.00
4716.800 UAP Mainstream	\$ -	\$ -
4716.910 UAP Hill Co. Occ. Units	\$ 441.00	\$ 441.00
4716.911 UAP Hillsboro Housing	\$ -	\$ -
4716.925 UAP Somervell Co.	\$ 188.00	\$ 188.00
4717.000 UAP - Portability - Out	\$ 1,258.00	\$ 1,258.00
4717.100 UAP - Portability - In	\$ -	\$ -
TOTAL HAP/UAP EXPENSE	\$ 1,468,791.90	\$ 1,468,791.90
RESIDUAL RECEIPTS (Profit/Loss)	\$ 38,830.10	\$ 38,830.10

	Current Period	YTD Budget
INCOME		
TOTAL HAP INCOME	\$ 30,833.00	\$ 30,833.00
EXPENSES		
4715.090 HAP Mainstream Port-Out	\$ 1,878.00	\$ 1,878.00
4715.800 HAP Mainstream	\$ 36,811.00	\$ 36,811.00
4716.800 UAP Mainstream	\$ 4.00	\$ 4.00
4716.801 UAP Mainstream Port-Out	\$ -	\$ -
TOTAL HAP/UAP EXPENSE	\$ 38,693.00	\$ 38,693.00
RESIDUAL RECEIPTS (Profit/Loss)	\$ (7,860.00)	\$ (7,860.00)



Section 8 Admin

Mainstream Admin

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3410 Section 8 Admin Fees	\$ 1,915,200.00	\$ 159,600.00	\$ 164,324.00	\$ 164,324.00	\$ 4,724.00
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest on on Admin Reserve	\$ 34,200.00	\$ 2,850.00	\$ 2,379.77	\$ 2,379.77	\$ (470.23)
3690 Other Income	\$ 14,000.00	\$ 1,166.67	\$ 879.00	\$ 879.00	\$ (287.67)
Total Admin Income	\$ 1,963,400.00	\$ 163,616.67	\$ 167,582.77	\$ 167,582.77	\$ 3,966.10
EXPENSES					\$ -
4110 Administrative Salaries	\$ 880,800.00	\$ 73,400.00	\$ 55,847.46	\$ 55,847.46	\$ (17,552.54)
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ 500.00	\$ 41.67	\$ -	\$ -	\$ (41.67)
4140 Staff Training	\$ 10,000.00	\$ 833.33	\$ -	\$ -	\$ (833.33)
4150 Travel Convention & Meetings	\$ 2,500.00	\$ 208.33	\$ 665.98	\$ 665.98	\$ 457.65
4171 Auditing Fees	\$ 8,100.00	\$ 675.00	\$ 1,196.11	\$ 1,196.11	\$ 521.11
4190 Sundry	\$ 217,150.00	\$ 18,095.84	\$ 10,004.40	\$ 10,004.40	\$ (8,091.44)
4196 Management Fee	\$ 383,030.00	\$ 31,919.17	\$ 32,864.80	\$ 32,864.80	\$ 945.63
4220 Tenant Services Recreation	\$ 250.00	\$ 20.83	\$ -	\$ -	\$ (20.83)
4250 Reichenbach Program Assistance	\$ -	\$ -	\$ -	\$ -	\$ -
4260 FSS Donations Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total Admin Expense	\$ 1,502,330.00	\$ 125,194.17	\$ 100,578.75	\$ 100,578.75	\$ (24,615.42)
4310 Water	\$ 2,900.00	\$ 241.67	\$ 96.29	\$ 96.29	\$ (145.38)
4320 Electricity	\$ 4,300.00	\$ 358.33	\$ 348.01	\$ 348.01	\$ (10.32)
4330 Gas	\$ 1,560.00	\$ 130.00	\$ 115.07	\$ 115.07	\$ (14.93)
4390 Sewer	\$ 880.00	\$ 73.33	\$ 71.82	\$ 71.82	\$ (1.51)
Total Utility Expense	\$ 9,640.00	\$ 803.33	\$ 631.19	\$ 631.19	\$ (172.14)
4420 Material	\$ 2,700.00	\$ 225.00	\$ 337.60	\$ 337.60	\$ 112.60
4430 Contract Cost	\$ 25,550.00	\$ 2,129.16	\$ 1,575.32	\$ 1,575.32	\$ (553.84)
Total Ordinary Maint. & Operation	\$ 28,250.00	\$ 2,354.16	\$ 1,912.92	\$ 1,912.92	\$ (441.24)
					\$ -
4510.010 Workers Compensation	\$ 3,430.00	\$ 285.83	\$ 253.86	\$ 253.86	\$ (31.97)
4510.020 General Liability Insurance	\$ 30.00	\$ 2.50	\$ 2.29	\$ 2.29	\$ (0.21)
4510.040 Auto Insurance	\$ 2,270.00	\$ 189.17	\$ 180.23	\$ 180.23	\$ (8.94)
4510.050 Public Officials Liability -E&O	\$ 50.00	\$ 4.17	\$ 4.25	\$ 4.25	\$ 0.08
4510.070 Crime / Dishonesty	\$ 60.00	\$ 5.00	\$ 5.85	\$ 5.85	\$ 0.85
4510.090 Fire & Extend Coverage	\$ 280.00	\$ 23.33	\$ 17.18	\$ 17.18	\$ (6.15)
4540 Employee Benefit Payments	\$ 379,660.00	\$ 31,638.33	\$ 18,087.26	\$ 18,087.26	\$ (13,551.07)
4560 Postage Mach Lease Amortization	\$ -	\$ -	\$ -	\$ -	\$ -
4585.020 Interest on Lease Payable	\$ -	\$ -	\$ -	\$ -	\$ -
4590 Admin Fee	\$ 32,200.00	\$ 2,683.33	\$ 3,779.08	\$ 3,779.08	\$ 1,095.75
Total General Expenses	\$ 417,980.00	\$ 34,831.66	\$ 22,330.00	\$ 22,330.00	\$ (12,501.66)
Total Routine Expenses	\$ 1,958,200.00	\$ 163,183.32	\$ 125,452.86	\$ 125,452.86	\$ (37,730.46)
EXPENSES					\$ -
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)	\$ 5,200.00	\$ 433.35	\$ 42,129.91	\$ 42,129.91	\$ 41,696.56

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3410 Mainstream Admin Fees	\$ 56,300.00	\$ 4,691.67	\$ 3,862.49	\$ 3,862.49	\$ (829.18)
3610 Interest on on Admin Reserve	\$ 800.00	\$ 66.67	\$ -	\$ -	\$ (66.67)
3690.070 Misc. Other Income	\$ -	\$ -	\$ -	\$ -	\$ -
Total Admin Income	\$ 57,100.00	\$ 4,758.34	\$ 3,862.49	\$ 3,862.49	\$ (895.85)
EXPENSES					\$ -
4110 Administrative Salaries	\$ 8,840.00	\$ 736.67	\$ 1,151.77	\$ 1,151.77	\$ 415.10
4171.000 Audit Fees	\$ 230.00	\$ 19.17	\$ 33.33	\$ 33.33	\$ 14.16
4196 Admin Fees	\$ 11,300.00	\$ 941.67	\$ 758.60	\$ 758.60	\$ (183.07)
4189/4190 Sundry	\$ 2,200.00	\$ 183.34	\$ 110.08	\$ 110.08	\$ (73.26)
Total Admin Expenses	\$ 22,570.00	\$ 1,880.85	\$ 2,053.78	\$ 2,053.78	\$ 172.93
4510.010 Workers Comp Insurance	\$ 50.00	\$ 4.17	\$ -	\$ -	\$ (4.17)
4540 Employee Benefit Payments	\$ 7,480.00	\$ 623.33	\$ 352.84	\$ 352.84	\$ (270.49)
4590 Admin Fee	\$ -	\$ -	\$ 80.96	\$ 80.96	\$ 80.96
4431 Building Repair Contract	\$ -	\$ -	\$ -	\$ -	\$ -
4430 Clean/Desinf Contr. Srvc	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 7,530.00	\$ 627.50	\$ 433.80	\$ 433.80	\$ (193.70)
Total Expenses	\$ 30,100.00	\$ 2,508.35	\$ 2,487.58	\$ 2,487.58	\$ (20.77)
					\$ -
Residual Receipts (Profit/Loss)	\$ 27,000.00	\$ 2,249.99	\$ 1,374.91	\$ 1,374.91	\$ (875.08)

Raintree

Cimmaron

Maty

Table for Raintree with columns: Year Budget, YTD Budget, Current Period, Current Year, Over & Under. Rows include INCOME (3110 Dwelling Rental, Total Rental Income), EXPENSES (4110 Administrative Salaries, 4120 Compensated Absences, etc.), and Residual Receipts (Profit/Loss).

Table for Cimmaron with columns: Year Budget, YTD Budget, Current Period, Current Year, Over & Under. Rows include INCOME (3110 Dwelling Rental, Total Rental Income), EXPENSES (4110 Administrative Salaries, 4120 Compensated Absences, etc.), and Residual Receipts (Profit/Loss).

Table for Maty with columns: Year Budget, YTD Budget, Current Period, Current Year, Over & Under. Rows include INCOME (3110 Dwelling Rental, Total Rental Income), EXPENSES (4110 Administrative Salaries, 4120 Compensated Absences, etc.), and Residual Receipts (Profit/Loss).

Hunnington

Picadilly

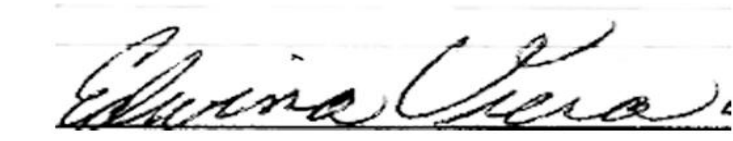
WPFC II

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
<b>INCOME</b>					
3110 Dwelling Rental	\$ 415,600.00	\$ 34,633.33	\$ 34,833.55	\$ 34,833.55	\$ 200.22
Total Rental Income	\$ 415,600.00	\$ 34,633.33	\$ 34,833.55	\$ 34,833.55	\$ 200.22
3400.100 Youth Literacy Grant-Dollar Gen	\$ -	\$ -	\$ -	\$ -	\$ -
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest Income	\$ 7,400.00	\$ 616.67	\$ 488.23	\$ 488.23	\$ (128.44)
3690 Other Income	\$ 10,100.00	\$ 1,374.99	\$ 1,272.90	\$ 1,272.90	\$ (102.09)
3999 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 17,500.00	\$ 1,991.66	\$ 1,761.13	\$ 1,761.13	\$ (230.53)
Total Income	\$ 433,100.00	\$ 36,624.99	\$ 36,594.68	\$ 36,594.68	\$ (30.31)
<b>EXPENSES</b>					
4110 Administrative Salaries	\$ 36,790.00	\$ 3,065.83	\$ 2,689.45	\$ 2,689.45	\$ (376.38)
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ -	\$ -	\$ -	\$ -	\$ -
4140 Staff Training & Convention	\$ 390.00	\$ 32.50	\$ 20.40	\$ 20.40	\$ (12.10)
4150 Travel	\$ -	\$ -	\$ -	\$ -	\$ -
4171 Auditing Fees	\$ 1,530.00	\$ 127.50	\$ 226.49	\$ 226.49	\$ 98.99
4180 Office Rent	\$ -	\$ -	\$ -	\$ -	\$ -
4190 Sundry	\$ 14,610.00	\$ 3,279.99	\$ 2,719.42	\$ 2,719.42	\$ (560.57)
4195 Property Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -
4196 Mgmt./Bkpg./Adm.Fee	\$ 108,040.00	\$ 9,003.33	\$ 9,056.72	\$ 9,056.72	\$ 53.39
Total Admin Expense	\$ 161,360.00	\$ 15,509.15	\$ 14,712.48	\$ 14,712.48	\$ (796.67)
4310 Water	\$ 20,410.00	\$ 1,700.83	\$ 2,695.47	\$ 2,695.47	\$ 994.64
4320 Electricity	\$ 5,550.00	\$ 462.50	\$ 375.66	\$ 375.66	\$ (86.84)
4390 Sewer	\$ 20,940.00	\$ 1,745.00	\$ 3,292.80	\$ 3,292.80	\$ 1,547.80
Total Utility Expense	\$ 46,900.00	\$ 3,908.33	\$ 6,363.93	\$ 6,363.93	\$ 2,455.60
4410 Maint. & Operation Labor	\$ 42,000.00	\$ 3,500.00	\$ 3,257.53	\$ 3,257.53	\$ (242.47)
4420 Material	\$ 14,000.00	\$ 1,166.67	\$ 771.82	\$ 771.82	\$ (394.85)
4430 Contract Cost	\$ 41,190.00	\$ 3,432.51	\$ 3,591.16	\$ 3,591.16	\$ 158.65
Total Ordinary Maint. & Operation	\$ 97,190.00	\$ 8,099.18	\$ 7,620.51	\$ 7,620.51	\$ (478.67)
4480 Contract Cost	\$ 270.00	\$ 22.50	\$ 22.78	\$ 22.78	\$ 0.28
Total Protective Services	\$ 270.00	\$ 22.50	\$ 22.78	\$ 22.78	\$ 0.28
4510.010 Workers Compensation	\$ 1,620.00	\$ 135.00	\$ 136.98	\$ 136.98	\$ 1.98
4510.020 General Liab Insurance	\$ 480.00	\$ 40.00	\$ 35.81	\$ 35.81	\$ (4.19)
4510.040 Auto Insurance	\$ 150.00	\$ 12.50	\$ 11.11	\$ 11.11	\$ (1.39)
4510.050 Public Officials Insurance	\$ 890.00	\$ 74.17	\$ 66.51	\$ 66.51	\$ (7.66)
4510.090 Fire & Extend Coverage	\$ 10,690.00	\$ 890.83	\$ 636.35	\$ 636.35	\$ (254.48)
4540 Employee Benefit Payments	\$ 30,540.00	\$ 2,545.00	\$ 2,589.26	\$ 2,589.26	\$ 44.26
4570 Collection Losses	\$ 3,870.00	\$ -	\$ -	\$ -	\$ -
4580 Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 48,240.00	\$ 3,697.50	\$ 3,476.02	\$ 3,476.02	\$ (221.48)
Total Routine Expenses	\$ 353,960.00	\$ 31,236.66	\$ 32,195.72	\$ 32,195.72	\$ 959.06
<b>EXPENSES</b>					
4191.500 Dollar General Grant-Books	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Apartment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4610.000 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
5999.000 Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ 71,440.00	\$ 5,953.33	\$ 5,188.71	\$ 5,188.71	\$ (764.62)
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ 71,440.00	\$ 5,953.33	\$ 5,188.71	\$ 5,188.71	\$ (764.62)
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 425,400.00	\$ 37,189.99	\$ 37,384.43	\$ 37,384.43	\$ 194.44
Residual Receipts (Profit/Loss)	\$ 7,700.00	\$ (439.17)	\$ (789.75)	\$ (789.75)	\$ (350.58)

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
<b>INCOME</b>					
3110 Dwelling Rental	\$ 54,800.00	\$ 4,566.67	\$ 4,806.00	\$ 4,806.00	\$ 239.33
Total Rental Income	\$ 54,800.00	\$ 4,566.67	\$ 4,806.00	\$ 4,806.00	\$ 239.33
3400.100 Youth Literacy Grant-Dollar Gen	\$ -	\$ -	\$ -	\$ -	\$ -
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest Income	\$ 3,050.00	\$ 254.17	\$ 362.50	\$ 362.50	\$ 108.33
3690 Other Income	\$ 1,950.00	\$ 229.17	\$ 77.32	\$ 77.32	\$ (151.85)
3999 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 5,000.00	\$ 483.34	\$ 439.82	\$ 439.82	\$ (43.52)
Total Income	\$ 59,800.00	\$ 5,050.01	\$ 5,245.82	\$ 5,245.82	\$ 195.81
<b>EXPENSES</b>					
4110 Administrative Salaries	\$ 3,800.00	\$ 316.67	\$ 293.16	\$ 293.16	\$ (37.51)
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ -	\$ -	\$ -	\$ -	\$ -
4140 Staff Training & Convention	\$ 70.00	\$ 5.83	\$ 2.40	\$ 2.40	\$ (3.43)
4150 Travel	\$ 50.00	\$ 4.17	\$ -	\$ -	\$ (4.17)
4171 Auditing Fees	\$ 150.00	\$ 12.50	\$ 22.40	\$ 22.40	\$ 9.90
4180 Office Rent	\$ -	\$ -	\$ -	\$ -	\$ -
4190 Sundry	\$ 2,020.00	\$ 168.33	\$ 46.42	\$ 46.42	\$ (121.91)
4195 Property Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -
4196 Mgmt./Bkpg./Adm.Fee	\$ 6,020.00	\$ 501.67	\$ 528.66	\$ 528.66	\$ -
Total Admin Expense	\$ 12,110.00	\$ 1,009.17	\$ 893.04	\$ 893.04	\$ (116.13)
4310 Water	\$ 3,000.00	\$ 250.00	\$ 87.21	\$ 87.21	\$ (162.79)
4320 Electricity	\$ 500.00	\$ 41.67	\$ 11.45	\$ 11.45	\$ (30.22)
4390 Sewer	\$ 400.00	\$ 33.33	\$ -	\$ -	\$ (33.33)
Total Utility Expense	\$ 3,900.00	\$ 325.00	\$ 98.66	\$ 98.66	\$ (2,624.34)
4410 Labor	\$ 4,500.00	\$ 375.00	\$ 230.56	\$ 230.56	\$ (144.44)
4420 Material	\$ 6,910.00	\$ 575.84	\$ 7.22	\$ 7.22	\$ (568.62)
4430 Contract Cost	\$ 12,670.00	\$ 1,055.84	\$ 253.49	\$ 253.49	\$ (802.35)
Total Ordinary Maint. & Operation	\$ 24,080.00	\$ 2,006.68	\$ 491.27	\$ 491.27	\$ (1,515.41)
4480 Contract Cost	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -
4510.010 Workers Compensation	\$ 190.00	\$ 15.83	\$ 30.12	\$ 30.12	\$ 14.29
4510.020 General Liab Insurance	\$ 50.00	\$ 4.17	\$ 3.24	\$ 3.24	\$ (0.93)
4510.040 Auto Insurance	\$ 20.00	\$ 1.67	\$ 1.31	\$ 1.31	\$ (0.36)
4510.050 Public Officials Insurance	\$ 80.00	\$ 6.67	\$ 6.01	\$ 6.01	\$ (0.66)
4510.090 Fire & Extend Coverage	\$ 1,750.00	\$ 145.83	\$ 104.39	\$ 104.39	\$ (41.44)
4540.000 Employee Benefit Payments	\$ 3,400.00	\$ 283.34	\$ 209.85	\$ 209.85	\$ (73.49)
4570 Collection Losses	\$ 180.00	\$ -	\$ -	\$ -	\$ -
4580 Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 5,670.00	\$ 457.51	\$ 354.92	\$ 354.92	\$ (102.59)
Total Routine Expenses	\$ 45,760.00	\$ 3,798.36	\$ 1,837.89	\$ 1,837.89	\$ (1,960.47)
<b>EXPENSES</b>					
4191.500 Dollar General Grant- Books	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Apartment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4610.000 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
5999.000 Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ 3,240.00	\$ 270.00	\$ 272.61	\$ 272.61	\$ 2.61
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ 3,240.00	\$ 270.00	\$ 272.61	\$ 272.61	\$ 2.61
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 49,000.00	\$ 4,068.36	\$ 2,110.50	\$ 2,110.50	\$ (1,957.86)
Residual Receipts (Profit/Loss)	\$ 10,800.00	\$ 994.32	\$ 3,135.32	\$ 3,135.32	\$ 2,141.00

	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	\$ -	\$ -	\$ 1,910.78	\$ 1,910.78	\$ 1,910.78
3690 Other Income	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ -	\$ -	\$ 1,910.78	\$ 1,910.78	\$ 1,910.78
3999.000 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ -	\$ -	\$ 1,910.78	\$ 1,910.78	\$ 1,910.78
<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 capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
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)	\$ -	\$ -	\$ 1,910.78	\$ 1,910.78	\$ 1,910.78

Account Description	Account #	Bank Name	Interest	Purchased	Maturity	9/30/2022	Total by Site
<b>Waco Housing Authority</b>							
<u>Central Cost</u>							
Public Fund Checking							
Revolving	20470357	Extraco	1.51%			\$ 14,824.23	
FSS Junior League Grant	20470381	Extraco	1.51%			\$ 6,345.00	
Employee Committee	20470258	Extraco	1.51%			408.64	
Payroll	20470340	Extraco	1.51%			2,093.88	
Central Cost Center	20470381	Extraco	1.51%			348,978.93	
Texas Housing Stability Fund		Extraco	1.51%			973.34	
							<b>Central Cost sub-total \$ 373,624.02</b>
<u>Kate Ross</u>							
Public Fund Checking							
Kate Ross-Operating	20470399	Extraco	1.51%			\$ 1,583,426.04	
Public Housing FSS Escrow-KR	20573010	Extraco	1.51%			6,787.14	
1 Certificate of Deposit - 12 months	58210	The First National Bank of McGr	1.00%	11/2/2021	11/2/2023	265,385.07	
2 Certificate of Deposit - 12 months	403335	Alliance Bank	0.85%	2/26/2022	2/26/2023	217,313.34	
3 Certificate of Deposit - 12 months	403336	Alliance Bank	0.85%	2/26/2022	2/26/2023	160,541.90	
4 Certificate of Deposit - 24 months	59906	The First National Bank of McGr	1.20%	6/25/2021	6/25/2023	262,268.16	
5 Certificate of Deposit - 24 months	53962	The First National Bank of McGr	1.20%	6/25/2021	6/25/2023	80,639.88	
6 Certificate of Deposit - 24 months	54633	The First National Bank of McGr	1.20%	6/25/2021	6/25/2023	78,819.12	
Certificate of Deposit - 30 months	54575	The First National Bank of McGr	0.80%	3/10/2022	9/10/2024	276,683.24	
Certificate of Deposit - 24 months	54362	The First National Bank of McGr	1.00%	9/24/2021	9/24/2023	404,015.03	<b>\$ 3,335,878.92 KR</b>
<u>Estella Maxey</u>							
Public Fund Checking							
Estella Maxey-Operating	20470407	Extraco	1.51%			\$ 1,363,998.35	
Public Housing FSS Escrow-EM	20573119	Extraco	1.51%			4,928.17	
Public Housing FSS Escrow-EM Forfeitu	20470407	Extraco	1.51%			119.60	
1 Certificate of Deposit - 24 months	50389	The First National Bank of McGr	1.00%	11/2/2021	11/2/2023	215,654.94	
2 Certificate of Deposit - 12 months	403196	Alliance Bank	0.60%	12/20/2021	12/20/2022	110,053.67	
3 Certificate of Deposit - 12 months	403291	Alliance Bank	1.00%	11/18/2021	11/18/2022	109,300.55	
6 Certificate of Deposit - 12 months	403315	Alliance Bank	0.60%	1/25/2022	1/25/2023	467,398.45	
7 Certificate of Deposit - 12 months	403064	Alliance Bank	0.60%	12/12/2021	12/12/2022	511,370.80	
8 Certificate of Deposit - 24 months	58996	The First National Bank of McGr	1.20%	6/25/2021	6/25/2023	107,519.87	
9 Certificate of Deposit - 24 months	57238	The First National Bank of McGr	1.20%	6/25/2021	6/25/2023	52,546.08	
Certificate of Deposit - 24 months	51342	The First National Bank of McGr	1.00%	9/24/2021	9/24/2023	505,018.78	<b>\$ 3,447,909.26 EM</b>
<u>South Terrace</u>							
Public Fund Checking							
South Terrace-Operating	20470415	Extraco	1.51%			\$ 942,437.32	
Public Housing FSS Escrow-ST	20470324	Extraco	1.51%			21,109.82	<b>\$ 963,547.14</b>
							<b>Public Housing sub-total \$ 7,747,335.32</b>
<u>Section 8</u>							
Public Fund Checking							
Section 8 - HAP	20470142	Extraco	1.51%			\$ 3,538,221.42	
Section 8-Cash Restricted-Ike	20470142	Extraco	1.51%			\$ 3,725.97	
Section 8 FSS Escrow	20470308	Extraco	1.51%			163,189.26	
Section 8 FSS Escrow-Forfeitures	20470142	Extraco	1.51%			2,293.53	
Emergency Housing Voucher	21084223	Extraco	1.51%			\$ 46,920.25	
Emergency Housing Voucher-Restricted	21084223	Extraco	1.51%			\$ 52,001.29	
Section 8- Mainstream	20969713	Extraco	1.51%			\$ 94,258.69	
IKE -Certificate of Deposit - 12 months	403578	Alliance Bank	2.75%	7/26/2022	7/26/2023	\$ 20,000.00	
							<b>Section 8 sub-total \$ 3,920,610.41</b>
<b>Non-Profit Corporations</b>							
<u>Waco Housing Opportunities Corporation</u>							
WHOC Public Fund Checking	20470423	Extraco	1.52%			324,875.34	
1 CD: Picadilly/Hunnington - 12 months	402635	Alliance Bank	0.65%	10/25/2021	10/25/2022	215,092.29	
2 CD: Picadilly/Hunnington - 12 months	403063	Alliance Bank	0.85%	11/25/2021	11/25/2022	54,424.13	
3 CD: Picadilly/Hunnington - 12 months	403579	Alliance Bank	2.75%	7/26/2022	7/26/2023	100,000.00	
							<b>WHOC sub-total \$ 694,391.76</b>
<u>Waco Public Facilities Corporation</u>							
Misty Public Fund Checking	20470126	Extraco	1.52%			112,971.22	
Cimmaron Public Fund Checking	20469920	Extraco	1.52%			208,353.97	
1 CD: Cimmaron - 12 months	402636	Alliance Bank	0.65%	10/25/2021	10/25/2022	53,773.06	
2 CD: Cimmaron - 12 months	403061	Alliance Bank	0.85%	11/25/2021	11/25/2022	108,848.23	<b>\$ 112,971.22 Misty</b>
CD: Cimmaron - 12 months	403429	Alliance Bank	0.80%	9/22/2022	9/22/2023	151,203.61	
CD: Cimmaron - 12 months	403582	Alliance Bank	2.75%	7/26/2022	7/26/2023	100,000.00	
							<b>WPFC sub-total \$ 622,178.87 Cimm</b>
							<b>\$ 735,150.09</b>
South Terrace-WPFC	21026158	Extraco	1.51%			1,056,095.69	<b>\$ 1,056,095.69 STWPFC</b>
Raintree Public Funds Checking							
Raintree Operating	20469987	Extraco	1.51%			145,487.64	
Raintree Scholarship Fund	20470100	Extraco	1.51%			2,389.95	
Trendwood Operating		Extraco	1.51%			109,950.00	
CD: Trendwood - 12 months	403580	Alliance Bank	2.75%	7/26/2022	7/26/2023	150,000.00	
1 CD: Raintree - 12 months	402634	Alliance Bank	0.65%	10/25/2021	10/25/2022	80,659.59	
2 CD: Raintree - 12 months	403062	Alliance Bank	0.85%	11/25/2021	11/25/2022	163,272.42	
3 CD: Raintree - 12 months	402863	Alliance Bank	1.25%	6/21/2022	6/21/2023	106,886.05	
4 CD: Raintree - 12 months	403350	Alliance Bank	0.85%	3/30/2022	3/30/2023	264,539.27	
CD: Raintree - 12 months	403428	Alliance Bank	3.00%	9/22/2022	9/22/2023	201,604.81	
CD: Raintree - 12 months	403581	Alliance Bank	2.75%	7/26/2022	7/26/2023	100,000.00	<b>\$ 1,324,789.73 RT</b>
<u>Waco Public Facilities Corporation II</u>							
WPFC II Public Fund Checking	20868733	Extraco	1.51%			1,603,298.89	<b>\$ 1,603,298.89 WPFC II</b>



Edwina Viera  
Vice President, Financial Services

9/30/2022  
Date

**Non-profits sub-total \$ 5,413,726.16**  
**Total WHA & Affiliates \$ 17,455,295.91**

Bank	Balance @ 3/31/22	
Extraco	11,760,463.57	67.37%
Central National	-	0.00%
Alliance Bank	3,446,282.17	19.74%
First National Bk.	-	0.00%
The First National Bank of McGr	2,248,550.17	12.88%
	<u>17,455,295.91</u>	<u>1.00</u>