

**Agenda**  
**WACO HOUSING AUTHORITY & AFFILIATES**  
**4400 Cobbs Drive**  
**MICROSOFT VIRTUAL TEAMS MEETING**  
**DIAL IN: 915-255-2469**  
**CONFERENCE ID: 845 867 788#**  
**Waco, Texas**  
**August 25, 2020**  
**12:00 Noon**

- I. Call to Order
- II. Establishment of Quorum
- III. Hearing from Visitors
  - Recognition of Officials
- IV. Approval of Minutes
- V. Updates
  - CARES ACT FUNDING
  - SOUTH TERRACE TENANT MEETINGS
  - CITY OF WACO COUNCIL MEETING
  - CLOSING ON SOUTH TERRACE
  - STRATEGIC PLANNING WITH SHEILA JONES
    - Week 1: August 31<sup>st</sup> 9a – 11a
    - Week 2: September 17<sup>th</sup> 9a – 11a
    - Week 3: September 24<sup>th</sup> 9a – 11a
    - Week 4: September 30<sup>th</sup> 9a – 11a
- VI. Department Reports
- VII. Consideration of Future Agenda Items
- VIII. Adjournment

**Synopsis of the Minutes**  
**WACO HOUSING AUTHORITY & AFFILIATES**  
**4400 Cobbs Drive**  
**Board Room**  
**Waco, Texas**  
**July 21, 2020**  
**12:00 Noon**

- I. Call to Order  
Chair Malcolm Duncan Jr. called the meeting to order at 12:02 p.m.
- II. Establishment of Quorum  
Commissioners present: Malcolm Duncan Jr., Susan Cowley, Jon Ramos, Connie Mack, Shirley Langston  
Commissioners absent: None
- III. Hearing from Visitors
  - Recognition of Officials  
There were no officials present.
- IV. Approval of Minutes  
Chair Malcolm Duncan Jr. asked for a motion to approve the minutes of the June 2020 Board Meeting. Commissioner Susan Cowley made the motion and Commissioner Connie Mack seconded the motion. Chair Malcolm Duncan Jr. called for a vote and the motion passed unanimously.
- V. Updates  
President/CEO Milet Hopping updated the Board on the RAD process and reported that on August 13 the TEFRA hearing will be held. TDHCA will have their Board Meeting for poverty waiver approval on September 15th. For COVID-19 we currently have 3 positive tests at Kate Ross, 4 positives at Estella Maxey, and 5 positives at South Terrace. We are currently working diligently to ensure we are protecting all staff and tenants by offering and providing PPE. Regarding Strategic Planning with Sheila Jones, the board agreed on completing this via Zoom or Microsoft Teams weekly for 1.5 hr. to 2 hours each week.
- VI. Department Reports  
**Administrative Services and Information Technology – Vice President Annie Botsford**  
**Administrative Services**  
Everything for Admin was usual business.  
  
**Information Technology**  
Everything for IT 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 IT was usual business.  
  
**PUBLIC HOUSING**  
Everything for public housing was usual business.  
  
**MAINTENANCE**  
The Maintenance Department continues to work on make readies.  
  
**Section 8 and Community Services- President/CEO Milet Hopping**  
**Section 8**  
Everything for S8 was usual business.  
  
**Community Services**  
Everything for CS was usual business.

**FINANCE – Vice President Edwina Viera**

Everything for Finance was usual business.

VII. New Business

- **RESOLUTION NO. 3821 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACT WITH ZAMCO SERVICES OF LORENA, TEXAS IN THE AMOUNT OF \$197,272.60 FOR REHAB OF 7 UNITS AT KATE ROSS AND 1 UNIT AT ESTELLA MAXEY**

Milet Hopping explained to the Board that this resolution is for the contract with ZAMCO services for the rehab of 7 units at Kate Ross and 1 unit at Estella. Chair Malcolm Duncan Jr. asked for a motion to approve Resolution No. 3821. Vice Chair Susan Cowley made the motion and Commissioner Connie Mack seconded the motion. Chair Malcolm Duncan Jr. called for a vote and the motion passed unanimously.

Resolution No. 3821

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

- **RESOLUTION NO. 3822 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACT WITH ZAMCO SERVICES OF LORENA, TEXAS IN THE AMOUNT OF \$37,672.56 FOR STAIRCASE REPAIRS AT KATE ROSS APARTMENTS**

Milet Hopping explained to the Board that this resolution is for the contract with ZAMCO services for the staircase repairs at Kate Ross. Chair Malcolm Duncan Jr. asked for a motion to approve Resolution No. 3821. Commissioner Shirley Langston made the motion and Vice Chair Susan Cowley seconded the motion. Chair Malcolm Duncan Jr. called for a vote and the motion passed unanimously.

Resolution No. 3822

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

VIII. Consideration of Future Agenda Items

Investment Policy change  
CARES ACT FUNDING

IX. Adjournment

Chair Malcolm Duncan Jr. adjourned the meeting at 12:48 pm.

\_\_\_\_\_  
Secretary

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

Seal

## Administrative Services Department July 2020 Report

- Offices have gone back to a normal work schedule.

### Routine Work Projects

- Mailing of WHA, Hill and Somervell Counties, and Groesbeck, Section 8 (HAP) checks – **1,413** checks
- Travel and Training: *None*
- Applications
  - **230** Public Housing (**up by 29** when compared to June 2020)
  - **0** VASH
- Processed **1,043** pieces of incoming mail
- Processed **7,138** pieces of outgoing mail
- Proofed all department monthly reports
- Made **6,000** copies for departments
- Sent out **229** Late Notices for Public Housing
- Sent out **308** Notices of Concern
- Sent out **520** Utility Notices

### Clients and Visitors

For the month of March, there were a total of **0 persons** that checked into the computerized receptionist in the lobby. **0** of those checked in as “no appointment” and were taken care of by the Administrative Secretaries.

### 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. For the month of July 2020 Raintree had a total of 80 units in the program, 37 very low income and 43 low income. Based on the compliance audit completed, 6 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. For the month of July 2020, Picadilly had 6 qualifying units in the program, 5 very low income and 1 low income. Based on the compliance audit completed, no files were reviewed and Picadilly was in compliance.

#### 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. For the month of July 2020, Cimmaron had a total of 63 units in the program, 27 very low income and 36 low income. Based on the compliance audit completed, 4 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. For the month of July 2020, Hunnington had a total of 46 units in the program, 17 very low income and 29 low income. Based on the compliance audit completed 5 files was reviewed, no corrections were required and Hunnington was in compliance.

# Information Technology (IT)

July 2020

- **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 Systems Uptimes**

- Out of a possible 170 hours of work time (not including nights, weekends, and holidays), our Network system had no down time.

- **Miscellaneous**

- Live Stream of South Terrace RAD meeting on Facebook
- Implemented additional server equipment in order to move to virtual desktops
- Issued replacement IPAD for Inspectors
- Implemented virtual job interview routine, board meetings, to allow staff to fill jobs from a social distance and provided training to Human Resources and Managers.
- Addition use of the secure sign (digital signature) platform
- Cleaning up database and working to onboard Callmax outbound calling/notification platform.
- Coded change to timesheet for Cares Act time tracking.

# Board Report

Jul 1, 2020 - Jul 31, 2020

All Users  
100.00% Sessions

## Total users

**2,441**  
% of Total: 100.00% (2,441)



## Pageviews (total traffic)

**8,561**  
% of Total: 100.00% (8,561)



## Sessions (total visits)

**3,449**  
% of Total: 100.00% (3,449)

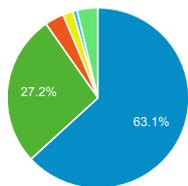


## Pageviews by Page

Page	Pageviews
/	3,800
/page/section_8	718
/page/waitinng_list	582
/page/homepage	413
/page/public_housing_ops	391
/page/contact_form	372
/page/departments	353
/page/helpful_links	225
/page/rad	220
/page/employment	206

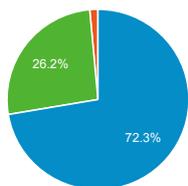
## Users by (referral) Source

- google
- (direct)
- bing
- m.facebook.com
- affordablehousingonline.com
- Other



## Traffic by device

- mobile
- desktop
- tablet

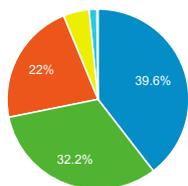


## Pageviews by City

City	Pageviews
Waco	3,201
Dallas	1,164
San Antonio	760
Houston	491
Waxahachie	250
Austin	244
Fort Worth	125
Robinson	84
Killeen	64
Temple	50

## Users by Operating System

- iOS
- Android
- Windows
- Macintosh
- Chrome OS
- Other



**Rising Images, Inc.**  
**Board Report for July 2020**

**Occupancy**

	Total Units	Vacant Units	Percentage Occupied
Cimmaron	100	2	98%
Hunnington	60	2	97%
Misty Square	16	0	100%
Picadilly	6	0	100%
Raintree	156	6	96%

**Rent Collections**

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Cimmaron	\$47,937.42	\$48,725.00	\$49,162.32	100%
Hunnington	\$32,821.92	\$33,715.00	\$33,780.00	100%
Misty Square	\$7,566.00	\$8,280.00	\$8,285.00	100%

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Picadilly	\$3,640.00	\$4,224.00	\$3,520.00	84%
Raintree	\$88,615.00	\$91,790.00	\$91,385.26	99%

**Contracts**

Wilson Construction has been on property to replace the staircase at Cimmaron Bldg. 8.

**Delinquent Rent**

Picadilly- Resident in Apt.#56 has not paid rent (Eviction Court 7/30) (Writ on 8/6)

Raintree- Resident in Apt.#165 was evicted due to nonpayment of rent

Resident in Apt.#203 EOAC will be paying rent.

**Administration**

Cimmaron and Hunnington are in compliance with the requirements for the Affordable Housing Program.

Raintree and Picadilly are in compliance with the requirements for the Affordable Housing Program.

**Modernization Department  
July 2020 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	\$1,001,940.91	85%	100%	August 15, 2023
2018/518	\$1,820,616.00	\$613,282.73	34%	44%	May 28, 2024
2019/519	\$1,904,253.00	\$571,275.90	18%	30%	April 15, 2025

**Current Projects**

**Public Housing**

- **Staircase Repairs at Kate Ross**
  - **Awarded to Zamco Services for \$37,672.56**
  - **Estimated Start date 8/24**
  
- **Unit Rehab & Fire Damage Repair**
  - **Awarded to Zamco Services for \$197,272.60**
  - **NTP Issued 8/10**

**Rising Images**

- **None**

# Housing Operations Monthly Report

July 2020

## Public Housing Report

### Staff

Total Employees – 10      Temporary Staff – 2

### Waiting List Information

Total number of applicants on the waiting list –897

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

Notification for assistance mailed	36
No response to notification letters	5
Pending Notification letter/expiration date	0
Move-in letters issued	29
Units rejected by applicant	2
Total applicants not qualified	4

There were (0 due to COVID) 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.

### Annual Re-Certifications

Community	Certifications	Completed	Remaining
Kate Ross	14	5	9
Estella Maxey	19	19	0
South Terrace	22	21	1
<b>Total</b>	<b>55</b>	<b>45</b>	<b>10</b>

We have completed 99% of certifications for this month. According to PIC submission we have reported 99% certifications for the year.

### Evictions

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

### Percentage of Rent Collected

93% of the rent for July was collected.

Last Quarterly Average was -97% for April–May–June

### Occupancy Percentage

The occupancy percentage for June was 82%; we did not meet our goal of 97%.

Last Quarterly Average was 84% for April–May–June

## Maintenance Report

### Staff

Total Employees – 19, 6 Temporary Staff – 1 Vacant Tech. | Estella Maxey, 1 Vacant Aide A Estella Maxey, 1 Vacant Utility Laborer Kate Ross

### Work Orders

#### Routine Work Orders

Community	Total	%Completed	Remaining
Kate Ross	76	78%	17
Estella Maxey	109	78%	24
South Terrace	69	89%	8
<b>Total</b>	<b>254</b>	<b>82%</b>	<b>49</b>

Completing routine work orders within fifteen (15) days is our established annual goal. We presently have an average closing time of 2.20 days which is well above our goal.

#### Emergency Work Orders

	Amount Received	Amount Closed	Amount Remaining
Closed within 24 hours	70	70	0
Over 24 hours	0	0	0
<b>Total</b>	<b>70</b>	<b>70</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.

### July Unit Turn Around Time

Down Time	Make Ready Time	Lease-Up Time	Total Turnaround Time
246.74	62.32	30.11	339.16

### Cumulative Average Unit Turn Around Time

Down Time	Make Ready Time	Lease-Up Time	Total Turnaround Time
150.09	46.44	11.27	207.80

Our annual cumulative goal is turning units in 20 days or less. Presently we have a cumulative turn-around time of 163.83, this puts us over by 187 days. Due to staffing shortages and the recent high number of move outs staff have had problems turning enough units each week to reduce the turn over days.

### July Vacant Apartment Information

Vacancies	Leased	Total	Occupancy %
Kate Ross	227	286	79%
Estella Maxey	281	362	78%
South Terrace	224	248	90%
<b>Overall Occupancy</b>	<b>732</b>	<b>896</b>	<b>82%</b>

Public Housing consists of 902 dwelling units, six are offline non-dwelling units used for administrative purposes.

### Annual Inspections FY 19-20

Community	Total apts.	Units Inspected	Number of Annual Inspection Work Orders Y.T.D.
Kate Ross	286	188	188
Estella Maxey	362	180	180
South Terrace	248	107	107
<b>Overall Occupancy</b>	<b>896</b>	<b>475</b>	<b>475</b>

**Fleet Vehicle Inspection**

Total Vehicles Inspected – 0 No vehicle had major repairs for the month of July 2020

**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 2019/2020**

Maintenance staff has accumulated 184 accidents free days with (89) eighty nine 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	\$30,248.34
July 2020	\$55,853.07

**Security Report for July 2020**

CRIMINAL OFFENSES	Estella Maxey		South Terrace		Kate Ross	
	Month	YTD	Month	YTD	Month	YTD
<b>HOMICIDE</b>						
<b>ROBBERY</b>		1				
<b>ASSAULTS</b>						
Agg. Assault				1		
Sexual Offense		2		1		1
Simple Assault	2	15	1	3	2	9
Family Violence	2	22		8		3
<b>BURGLARY</b>						
Habitation		8		1		3
Auto	1	2				6
<b>AUTO THEFTS</b>		2	1	2		
<b>ARSON</b>						
<b>CRIMINAL TRESPASS</b>	2	9		5		5
<b>CRIMINAL MISCHIEFS</b>	2	10		3		9
<b>WEAPON VIOLATIONS</b>						
<b>DRUG ARREST</b>						
Felony						
Misdemeanor		1		1		
<b>DRUGS CONFISCATED</b>		0.2gr		64gr		4.0gr
<b>Pills</b>						
<b>HOUSING RELATED</b>						
<b>CALLS OF SERVICE</b>						
Other Agency	16	134	8	50	10	72
Security	9	75	3	25	2	29
<b>INCIDENT REPORTS</b>						
Other Agency	16	134	8	50	10	72
Security	6	61	2	21	1	26
Assist						
<b>SECURITY HOURS</b>	176.75	1649	181.5	1742.5	175.5	1744

## Section 8 Board Report – July 2020

The Section 8 Department has leased a total of 2620 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	1721	2376
Hill County	362	224
Somervell County	424	20
<b>Totals</b>	<b>2507</b>	<b>2620</b>

The Waiting List is closed for McLennan County and Somervell County. The Hill County waiting list will open 9/14/2020 through 9/17/2020 from 9 am- 6 pm.

There are 25 applicant families searching for a place to live currently.

Waco	25
Hill County	0
Somervell County	0
Total	25

### Re-Certifications

Waco, Hill County, and Somervell County Offices are re-certifying annuals through August 2020.

### Homeownership

The Homeownership Program is now assisting 10 families with mortgages.

### VASH (Veteran Affairs Supportive Housing)

Number Pending (VA Referral/Orientation)	1
Number Searching in Waco	4
Number Passed/Pending Inspection	0
Number housed in Waco	58

Ineligible	140
Total	83 %

### Mainstream

Number Pending (Referral/Orientation)	0
Number Searching in Waco	7
Number Passed/Pending Inspection	0
Number Housed in Waco	47

Ineligible	18
Total	77 %

### HUD Reports

No reports due

### Staff

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

**Community Services Report  
July 2020**

**SENIOR SERVICES: Melissa Johnson, Coordinator; L.B.S.W. Coordinator**

Site	Physical and Mental Health	Nutrition	Client Education Info	Social Activities	Referrals	Home Visits	Office Visits	Special Events
Estella Maxey	N/A	N/A	N/A	N/A	N/A	N/A	N/A	All Activities Cancelled Due to Covid-19
Kate Ross	N/A	N/A	N/A	N/A	N/A	N/A	N/A	All Activities Cancelled Due to Covid-19
South Terrace	N/A	N/A	N/A	N/A	N/A	N/A	N/A	All Activities Cancelled Due to Covid-19

**Volunteer Hour for May: 0**

Hospital Visits	1	Nursing Home Visits	0	Mart Home Visits	0
Ground Visits	15	Attempted Home Visits	0	Misty Square Visits	0
Home Visits	0	Center Visits	0	Office Visits	0

**Other SW activities:**

Developed assessment form for aged and disabled regarding COVID; Contacted tenants that had reported positive COVID tests to management; Assessed over the phone tenant needs and arranged for the delivery of groceries; Provided referrals to managers if they are off due to Covid and having trouble paying rent; Coordinated delivery of groceries with transportation; Obtained and distributed masks for tenants from the Health Department; Continued outreach with SW students from Tarleton to help make phone calls to aged and disabled residents for wellness checks; Coordinated with IT to ensure FB posts were uploaded for free testing in the community, food pantries, and activities for kids and parents; Followed up with family of resident hospitalized with Covid; Placed signs at each development site about importance of wearing masks; 15 ground visits completed; Met with Sanctuary House tenants virtually; attended Zoom CRCG Meetings; RAD Community Meeting; Purchased portable AC for tenant without AC in her apartment.

**Agency Networking Contacts July 2020**

Salvation Army, Sanctuary House, Baylor University School of Social Work, Tarleton University, Family Health Center, HOTCOG, Caritas, Health Department, KS Stevens Ministries, EOAC

**FAMILY SELF SUFFICIENCY PROGRAM: Coordinators: Judy Perry, L.B.S.W. & Theresa Salinas, L.B.S.W.**

Active Participants	Graduates	New Participants	Ports	Reinstated	Terms
EM-11, KR-5, ST-10 PH-26 S8-65, VASH-0 TOTAL-91	1	0	0	0	2

**FSS Advisory Board Meeting:**

The next board meeting will be held September 2020.

**FSS Orientation:** Coordinators enroll individually unless there are several tenants interested in joining at one time. New Materials Added to recruitment letters sent to those who have currently moved into PH and S8 housing.

**FSS Meeting Report:** FSS Meetings are cancelled until further notice due to Coronavirus & renovations at the church per Sandy.

## **2020 FSS Calendar**

July – No FSS Meeting held

August – No FSS Meeting held

September 22<sup>nd</sup> – FSS Annual Appreciation Banquet (May be cancelled due to Covid-19; will evaluate closer to date)

October 15<sup>th</sup>—May be cancelled due to COVID-19

## **FSS Clients' Goal Accomplishments**

Two S8 Participants started New Escrow Accounts

S8 Participant graduated and moved to self-sufficiency

S8 FSS client signed up for the RISE Program

2 FSS clients established Escrow account

S8 FSS client received WHA Scholarship award for fall '20 & spring '21 semesters (Photo'd below with her award)



## **Referrals**

Caritas

Churches

EOAC

Homeownership Programs (City of Waco, Habitat, Grassroots Comm. Dev., NeighborWorks)

HUD Covid-19 Resources & Fact Sheets (all clients w/EML)

Parent Guide to Resilience (all clients w/EML)

Salvation Army

Dr. Shamonica Trunell's Chiropractor office-job opening - all clients w/EML

TWS – Job NOW resources, childcare, free internet, etc. & other resource info.

## **Other Activities**

Assisted 2 S8 clients that faced financial hardship due to COVID, provided resources & utilized Escrow

Attended “FSS during COVID Part II”

Attended final CFPB class via web

Attended “FY 2020 FSS Grant” webcast

Attended Kemah “The Trauma Tree” webinar

Attended McLean “Don't Worry I'm Fine” webinars

Attended Zoom webinar-McLean Hosp., Let us Talk About Burn Out!” & Ending the Silence”

Attended Webinar - First Responder's Suicide Prevention Webinar 7/7

Attended Webinar - MRI-FSS Module Training on 7/22

Assisted PH ST tenant who sought financial help with paying rent

Reviewed HUD PIC AdHoc reports were accurate for compliance

Assisted FSS clients with job openings, three FSS clients have interviewed

**Judy's Hours**

**Theresa's Hours**

<b>Admin</b>	<b>29</b>	<b>Admin</b>	<b>28.25</b>
<b>Client Time</b>	<b>45</b>	<b>Client Time</b>	<b>61.75</b>
<b>Escrow</b>	<b>10</b>	<b>Escrow</b>	<b>12</b>
<b>Comm/Mtgs</b>	<b>5</b>	<b>Comm/Mtgs</b>	<b>2</b>
<b>Conf. Trainings</b>	<b>10.5</b>	<b>Conf./Trainings</b>	<b>6.5</b>
<b>COVID-19(Home hours)</b>	<b>60</b>	<b>COVID-19(Home hours)</b>	<b>22</b>
<b>Family Leave</b>	<b>0</b>	<b>Family Leave</b>	<b>4</b>
<b>Sick Leave</b>	<b>0</b>	<b>Sick Leave</b>	<b>2</b>
<b>FSS Grant</b>	<b>6.5</b>	<b>FSS Grant</b>	<b>1.5</b>
<b>Vacation</b>	<b>4</b>	<b>Vacation</b>	<b>0</b>
<b>Holiday</b>	<b>10</b>	<b>Holiday</b>	<b>10</b>
<b>Bereavement</b>	<b>0</b>	<b>Bereavement</b>	<b>30</b>
<b>TOTAL</b>	<b>180</b>	<b>TOTAL</b>	<b>180</b>

**RESIDENT SERVICES: Earnest Ward, Coordinator of Residents**

South Terrace:

- Meeting cancelled

Kate Ross:

- Meeting cancelled

Estella Maxey:

- Meeting cancelled

Other:

- Met with Residents reminding them to attend the RAD Resident Meeting.
- Delivered Caritas groceries for Estella Maxey Resident
- Flyers distributed at Kate Ross concerning open enrollment for EOAC 0-5-year-olds, flyer also placed on WHA Facebook page.
- Met with Resident Council members regarding distributing school supplies.

July Time Totals: Resident Services

Administrative....	140 hrs.
HV:	0 hrs.
Com. Ser.	0 hrs.
Vacation	0 hrs.
Holiday	10 hrs.
Meetings	20 hrs.

**COMMUNITY SERVICE (QWHRA)**

	Residents	Compliant	Non-Compliant	Exempt
South Terrace	8	5	3	
Kate Ross	9	5	4	
Estella Maxey	11	7	4	

**YOUTH SERVICES: Al Davis, Coordinator**

Counseling	8	WISD Visits (12 hours)	0
Home Visits	18	Girl Scouts Meeting	
Personal Contacts	15	YMCA	2
Phone Contacts	21	Voice Inc.	1
Community Advisory Council (Carver Afterschool Program)		College Prep Program Methodist Home	2
College Tour	0	Staff Meetings/Other	10
Acts Church	0	Teen Court (6 hours)	0
Juvenile Probation (4 hrs.)	2	Juvenile Court (2 hours)	0
Community Serv. Total	4	Truancy Court (9 hours)	0

**TEEN LEARNING LAB: Kenneth Alexander, Coordinator:**

Older Youth Program	Working with Students	Case Work	Outreach	Activities
15 enrolled 11 actively participating				<ul style="list-style-type: none"> <li>Cancelled due to Covid-19</li> </ul>

This program gives academic support for the youth of the Waco Housing Authority. Youth Training Coordinators work with young people ages 13-18 in Public Housing. They coordinate activities of students in the local schools by visiting with the students in non-school hours. This includes encouraging these students to participate in other youth organizations such as Boys & Girls Club or YMCA programs as well as WISD sports and related interest areas.

**KIDZJAM: Coordinator Donnell Smith**

Kidz Jam did not meet Wednesdays in July.

Kidz Breakfast program on Sunday mornings had an average of 15 children served each week in July.

**COMMUNITY Connections Learning Centers: (CCLC) Technical Coordinator: Clint Colson:**

LABS CLOSED DO TO COVID 19

Finished installing windows 10 version 2004 at Estella Maxey.

Caritas food pickup for 1204 Cleveland due to Covid.



Voice is closed due to Covid.

**Center Rentals**

**JULY- No Events Scheduled for Hall Rentals**

# Summary of Financial Statements

## July 31, 2020

### Public Housing

#### All Sites– Revenue

- There were no unusual expenses that were allocated to all sites.

#### Central Cost

- Sundry – The expense for contract employee is over budget by \$3,400 for the Accounting Clerk vacant position.
- Contract Cost – Ground contract was over budget due to the repairs to the sprinkler system for a total cost of \$1,010.

#### Kate Ross (KR)

- Dwelling Rental – Occupancy was at 76%; therefore, rental income was under budget by \$8,300.
- Labor – Maintenance labor is under budget for the vacancy of Utility Laborer.
- Contract Cost – Maintenance temporary labor expense was over budget by \$7,400 for the maintenance vacant positions. A/c repair contract was over budget due to the replacement of two a/c units for the cost of \$6,300 and building repairs contract for the removal of broken playground equipment and broken fence for a total of \$5,900.

#### Estella Maxey (EM)

- Dwelling Rental – Occupancy was at 77%; therefore, rental income was under budget by \$18,600.
- Labor – Maintenance labor is under budget for the vacancies of Utility Laborer, and Maintenance Technician.
- Materials – Cost is over budget due to the purchase of new appliances for a total cost of \$23,500 for 15 gas stoves and 10 refrigerators.
- Contract Cost – A/C repair contract was over budget by \$14,600 for the replacement of five condensing units.

#### South Terrace (ST)

- Materials – Cost is lower than budgeted amount for the month of June. Management decided to use available inventory and purchase inventory as needed before RAD conversion.
- Contract Cost – Although, the expenses for a/c repairs contract were under budget by \$2,200; plumbing repairs contract was over budget by \$6,000 due to water leaks repairs in several units.

#### Section 8 - Admin

- Sundry – This expense is over budget by \$1,400 because of the cost for computer equipment and software upgrade; however, these expenses are cover under the Cares Act Supplemental grant.

#### Section 8 - HAP

- The Housing Choice Voucher Program total HAP reserve is \$836,044.79.
- Mainstream Voucher Program total HAP reserve is \$62,927.

## **Non-Profits**

### **Raintree**

- Extraordinary Maintenance- There was a water main leak repair on site at a cost of \$7,645.

### **Cimmaron**

- Material- An a/c unit (\$928) and several new appliances were replaced causing this to go over budget for the month.

### **Hunnington**

- Contract Cost- A condenser and furnace were installed in one of the units in the amount of \$3,543 and a breaker box was repaired (\$477). These caused this line item to go over the budgeted amount for the month.

### **Misty**

- Administrative Salaries- This is over budget for the month due to the Construction Superintendent working more than budgeted on Misty construction projects.

### **Picadilly**

- Contract Cost- There were no carpet repairs or carpet replacements at Picadilly in July making this under budget.

### **WPFC II**

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

Central Cost Income Statement  
July 2020

Finance Board Reports for July 2020

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3190 Non-Dwelling Rental	-	-	-	-	-
Total Rental Income	-	-	-	-	-
3430 Mart Management Fees	26,190.00	21,825.00	2,823.73	24,159.96	2,334.96
3440 Mgmt./Adm.Fees fr.Non-Profits	562,100.00	468,416.70	47,609.92	476,330.99	7,914.29
3450 Asset Management Fee fr.Sites	741,750.00	618,125.00	81,694.50	679,630.88	61,505.88
3460 Mgmt./Adm.Fees fr.Sect.8	218,880.00	182,400.00	21,739.95	192,357.45	9,957.45
3470 Mgmt./Adm.Fees fr.CFP	187,620.00	156,041.04	31,737.56	196,268.81	40,227.77
3480 Proceeds fr. Insurance Claims	-	-	-	-	-
3610 Interest on Investments	1,960.00	1,633.30	623.82	5,303.74	3,670.44
3650 Interest Inc.-Mortgages	-	-	-	-	-
3690 Other Income	1,000.00	833.30	-	624.02	(209.28)
9110.010 Oth.Inc.-Transfer from CFP	-	-	-	-	-
Total Operating Income	1,739,500.00	1,449,274.34	186,229.48	1,574,675.85	125,401.51
Total Income	1,739,500.00	1,449,274.34	186,229.48	1,574,675.85	125,401.51
EXPENSES					-
4110 Administrative Salaries	1,132,500.00	944,648.32	93,912.72	938,542.74	(6,105.58)
4120 Compensated Absences	-	-	-	-	-
4130 Legal Expense	-	-	-	570.50	570.50
4140 Staff Training	10,010.00	8,341.70	(440.00)	3,051.14	(5,290.56)
4150 Travel Convention & Meetings	22,650.00	18,875.00	-	8,319.73	(10,555.27)
4171 Auditing Fees	1,000.00	1,000.00	-	500.00	(500.00)
4190 Sundry	67,700.00	56,416.80	10,873.19	89,756.61	33,339.81
Total Admin Expense	1,233,860.00	1,029,281.82	104,345.91	1,040,740.72	11,458.90
4310 Water	10,800.00	6,048.00	327.39	2,452.00	(3,596.00)
4320 Electricity	15,200.00	12,666.70	1,254.62	10,810.67	(1,856.03)
4330 Gas	1,700.00	1,416.70	47.67	1,234.88	(181.82)
4390 Sewer	900.00	750.00	71.74	710.82	(39.18)
Total Utility Expense	28,600.00	20,881.40	1,701.42	15,208.37	(5,673.03)
4420 Material	4,850.00	4,041.70	122.34	3,673.64	(368.06)
4430 Contract Cost	43,490.00	36,241.70	4,853.36	33,614.13	(2,627.57)
Total Ordinary Maint. & Operation	48,340.00	40,283.40	4,975.70	37,287.77	(2,995.63)
4510.010 Workers Compensation	6,640.00	5,533.40	504.66	5,072.87	(460.53)
4510.040 Auto Insurance	1,960.00	1,633.30	159.58	1,595.80	(37.50)
4510.070 Crime / Dishonesty	90.00	75.00	5.38	53.80	(21.20)
4510.090 Fire & Extend Coverage	60.00	50.00	7.44	74.40	24.40
4540 Employee Benefit Payments	310,410.00	258,815.18	18,768.36	217,777.68	(41,037.50)
4570 FSS Jr League Loan Write-Off	-	-	-	-	-
Total General Expenses	319,160.00	266,106.88	19,445.42	224,574.55	(41,532.33)
Total Routine Expenses	1,629,960.00	1,356,553.50	130,468.45	1,317,811.41	(38,742.09)
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	1,629,960.00	1,356,553.50	130,468.45	1,317,811.41	(38,742.09)
Residual Receipts (Profit/Loss)	109,540.00	92,720.84	55,761.03	256,864.44	164,143.60

Public Housing Income Statement  
July 2020

Finance Board Reports for July 2020

	Kate Ross					Estella Maxey					South Terrace				
	Year Budget	YTD Budget	Current Period	Current Year	Over & Under	Year Budget	YTD Budget	Current Period	Current Year	Over & Under	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
<b>INCOME</b>															
Dwelling Rental	665,400.00	554,500.00	47,159.41	495,024.75	(59,475.25)	897,800.00	748,166.70	56,198.29	658,282.29	(89,884.41)	759,500.00	632,916.70	61,209.16	632,645.01	(271.69)
Excess Utilities	85,300.00	67,387.00	6,540.30	59,196.94	(8,190.06)	118,000.00	92,040.00	8,867.35	82,000.01	(10,039.99)	30,200.00	27,180.00	1,406.23	22,885.03	(4,294.97)
Non-Dwelling Rental	72,000.00	60,000.00	6,000.00	60,000.00	-	-	-	-	-	-	-	-	-	-	-
Total Rental Income	822,700.00	681,887.00	59,699.71	614,221.69	(67,665.31)	1,015,800.00	840,206.70	65,065.64	740,282.30	(99,924.40)	789,700.00	660,096.70	62,615.39	655,530.04	(4,566.66)
Management Fee from CFP	60,040.00	49,933.70	7,617.01	60,267.02	10,333.32	75,050.00	62,418.88	9,521.27	75,333.76	12,914.88	52,530.00	43,687.77	6,864.89	52,733.64	9,045.87
CFP Trnsf. In-Site Expenses	63,740.00	53,116.70	9,110.92	38,626.78	(14,489.92)	92,790.00	77,325.00	22,465.34	74,473.01	(2,851.99)	62,150.00	51,791.70	4,357.91	20,975.69	(30,816.01)
Proceeds fr. Insurance Claims	-	-	-	1,000.00	1,000.00	-	-	-	5,854.46	5,854.46	-	-	3,023.93	4,774.87	4,774.87
Interest on Investments	22,620.00	18,850.00	2,422.19	24,585.22	5,735.22	37,800.00	31,500.00	4,094.36	40,465.60	8,965.60	31,770.00	26,475.00	2,881.04	29,323.54	2,848.54
Jr. League Grant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	76,700.00	63,916.70	1,575.88	43,083.03	(20,833.67)	118,000.00	98,333.30	1,829.54	56,476.09	(41,857.21)	66,000.00	55,000.00	911.69	35,405.79	(19,594.21)
Other Income-FSS Forfeitures	-	-	-	2,202.81	2,202.81	-	-	-	445.78	445.78	-	-	-	3,349.60	3,349.60
Other Income-Time Warner Cable	5,200.00	5,200.00	-	3,243.22	(1,956.78)	8,440.00	8,440.00	-	4,245.11	(4,194.89)	5,100.00	5,100.00	-	5,794.80	694.80
Operating Transfer In (1406)	60,630.00	50,525.00	24,428.30	180,117.61	129,592.61	75,790.00	63,158.30	43,111.58	228,777.20	165,618.90	53,050.00	44,208.30	25,641.99	186,185.92	141,977.62
Total Operating Income	288,930.00	241,542.10	45,154.30	353,125.69	111,583.59	407,870.00	341,175.48	81,022.09	486,071.01	144,895.53	270,600.00	226,262.77	43,481.45	338,543.85	112,281.08
Total HUD Contributions	1,077,900.00	900,906.17	78,898.67	933,550.67	32,644.50	1,422,140.00	1,186,551.69	104,628.00	1,226,475.00	39,923.31	881,000.00	736,854.00	65,504.33	769,119.33	33,265.33
Total Income	2,189,530.00	1,824,335.27	183,752.68	1,900,898.05	76,562.78	2,845,810.00	2,367,933.87	250,715.73	2,452,828.31	84,894.44	1,941,300.00	1,622,213.47	171,601.17	1,763,193.22	140,979.75
<b>EXPENSES</b>															
Administrative Salaries	191,850.00	160,018.58	13,853.91	132,592.43	(27,426.15)	245,700.00	204,937.30	19,071.24	177,689.51	(27,247.79)	190,420.00	158,818.14	16,519.25	147,592.28	(11,225.86)
Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Expense	1,000.00	833.30	-	562.24	(271.06)	2,000.00	1,666.70	-	2,449.34	782.64	1,000.00	833.30	-	491.96	(341.34)
Staff Training	2,250.00	1,875.00	320.00	784.53	(1,090.47)	2,560.00	2,133.30	400.00	980.67	(1,152.63)	2,100.00	1,750.00	280.00	686.47	(1,063.53)
Travel & Conventions	3,870.00	3,225.00	-	540.71	(2,684.29)	4,640.00	3,866.60	-	675.89	(3,190.71)	3,480.00	2,900.00	-	473.14	(2,426.86)
Audit Fees	3,360.00	3,360.00	-	2,960.00	(400.00)	4,200.00	4,200.00	-	3,700.00	(500.00)	2,940.00	2,940.00	-	2,590.00	(350.00)
Sundry	79,860.00	66,549.90	4,053.28	71,222.22	4,672.32	111,860.00	93,216.60	4,817.44	73,834.57	(19,382.03)	70,950.00	59,125.10	4,591.27	55,665.18	(3,459.92)
Management Fees	296,820.00	247,250.40	35,066.39	271,114.98	23,864.58	374,680.00	312,110.58	44,668.67	346,299.96	34,189.28	257,870.00	214,840.37	33,697.00	258,484.85	43,680.48
Total Admin Expense	579,010.00	483,112.18	53,293.58	479,777.11	(3,335.07)	745,640.00	622,131.08	68,957.35	605,629.84	(16,501.24)	528,760.00	441,170.91	55,087.52	465,983.88	24,812.97
Tenant Services Salaries	118,590.00	98,919.04	9,595.09	91,200.55	(7,718.49)	148,230.00	123,643.52	11,993.88	114,000.60	(9,642.92)	103,760.00	86,549.76	8,395.73	79,800.42	(6,749.34)
Tenant Services-Recr., Etc.	12,000.00	10,000.00	249.03	7,374.85	(2,625.15)	15,000.00	12,500.00	15.35	8,440.89	(4,059.11)	10,500.00	8,750.00	271.90	7,452.11	(1,297.89)
Resident Council	4,020.00	3,350.00	-	2,250.00	(1,100.00)	5,100.00	4,250.00	-	2,500.00	(1,750.00)	3,600.00	3,000.00	-	2,350.00	(650.00)
Ten. Serv. Contr., Train., Spec. Needs	30.00	25.00	-	9.60	(15.40)	40.00	33.30	-	12.00	(21.30)	30.00	25.00	-	8.40	(16.60)
Total Tenant Expense	134,640.00	112,294.04	9,844.12	100,835.00	(11,459.04)	168,370.00	140,426.82	12,009.23	124,953.49	(15,473.33)	117,890.00	98,324.76	8,667.63	89,610.93	(8,713.83)
<b>EXPENSES</b>															
Water	61,100.00	51,935.00	6,485.13	58,699.82	6,764.82	94,400.00	74,915.84	10,102.61	74,593.72	(322.12)	71,200.00	58,384.00	7,091.04	64,133.76	5,749.76
Electricity	181,000.00	151,569.40	2,252.27	97,214.67	(54,354.73)	244,000.00	183,000.00	24,610.26	158,718.19	(24,281.81)	183,500.00	137,625.00	20,221.13	123,076.09	(14,548.91)
Gas	70,000.00	64,400.00	2,473.06	50,138.14	(14,261.86)	95,000.00	87,096.00	3,394.42	66,690.17	(20,405.83)	65,000.00	59,650.00	3,119.46	48,767.74	(10,882.76)
Other Utility Expense	75,200.00	62,666.70	8,804.65	77,990.37	15,323.67	129,600.00	108,000.00	15,196.09	108,818.70	818.70	83,600.00	69,666.70	9,241.24	81,105.80	11,439.10
Total Utility Expense	387,300.00	330,571.10	20,015.11	284,043.00	(46,528.10)	563,000.00	453,011.84	53,303.38	408,820.78	(44,191.06)	403,300.00	325,326.20	39,672.87	317,083.39	(8,242.81)
Labor	176,450.00	147,181.76	11,098.19	135,294.95	(11,886.81)	299,300.00	249,654.24	15,249.41	161,690.94	(87,963.30)	187,150.00	156,106.72	16,054.42	144,754.88	(11,351.84)
Material	106,950.00	93,291.60	8,746.15	71,597.26	(21,694.34)	116,110.00	101,591.80	32,641.60	103,066.18	1,474.38	83,900.00	69,916.60	1,879.85	33,981.38	(35,935.22)
Contract Cost	215,750.00	186,458.40	36,572.44	161,812.17	(24,646.23)	310,240.00	265,200.10	47,314.52	251,938.70	(13,261.40)	194,890.00	162,408.50	19,399.09	142,976.91	(19,431.59)
Total Ordinary Maint. & Operation	499,150.00	426,931.76	56,416.78	368,704.38	(58,227.38)	725,650.00	616,446.14	95,205.53	516,695.82	(99,750.32)	465,940.00	388,431.82	37,333.36	321,713.17	(66,718.65)
Protective Services Contract	76,650.00	63,875.00	6,421.92	64,468.66	593.66	81,970.00	68,308.30	6,693.67	63,216.58	(5,091.72)	75,590.00	62,991.70	6,415.01	62,866.01	(125.69)
Total Protective Services	76,650.00	63,875.00	6,421.92	64,468.66	593.66	81,970.00	68,308.30	6,693.67	63,216.58	(5,091.72)	75,590.00	62,991.70	6,415.01	62,866.01	(125.69)
Insurance	63,740.00	53,116.60	5,073.29	50,847.94	(2,686.66)	67,260.00	56,049.90	5,270.31	52,632.92	(3,416.98)	39,090.00	32,575.00	2,969.36	29,809.36	(2,765.64)
Payment in Lieu of Taxes (PILOT)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee Benefit Payments	209,990.00	175,049.50	8,252.00	120,831.25	(54,218.25)	282,360.00	235,380.96	12,468.81	158,160.01	(77,220.95)	188,040.00	156,757.86	10,313.94	120,844.66	(35,913.20)
Collection Losses	34,000.00	28,333.30	963.79	20,881.95	(7,451.35)	48,700.00	40,583.30	2,023.23	28,910.88	(11,672.42)	30,560.00	25,466.70	915.56	17,674.47	(7,792.23)
Total General Expenses	307,730.00	256,499.40	14,289.08	192,561.14	(63,938.26)	398,320.00	332,014.16	19,762.35	239,703.81	(92,310.35)	257,690.00	214,799.56	14,198.86	168,328.49	(46,471.07)
Total Routine Expenses	1,984,480.00	1,673,283.48	160,280.59	1,490,389.29	(182,894.19)	2,682,950.00	2,232,338.34	255,931.51	1,959,020.32	(273,318.02)	1,849,170.00	1,531,044.95	161,375.25	1,425,585.87	(105,459.08)
<b>EXPENSES</b>															
Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Casualty Losses-non capitalized	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Non Routine Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expenses	1,984,480.00	1,673,283.48	160,280.59	1,490,389.29	(182,894.19)	2,682,950.00	2,232,338.34	255,931.51	1,959,020.32	(273,318.02)	1,849,170.00	1,531,044.95	161,375.25	1,425,585.87	(105,459.08)
G/L Disposition of Nonexp. Equip.	-	-	-	(672.00)	(672.00)	-	-	-	(840.00)	(840.00)	-	-	-	(588.00)	(588.00)
Total Capital Expenses	-	-	-	(672.00)	(672.00)	-	-	-	(840.00)	(840.00)	-	-	-	(588.00)	(588.00)
Prior Yr Adj Affecting Residual Receipts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Prior Year Receipts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Residual Receipts (Profit/Loss)</b>	<b>205,050.00</b>	<b>151,051.79</b>	<b>23,472.09</b>	<b>411,180.76</b>	<b>260,128.97</b>	<b>162,860.00</b>	<b>135,595.53&lt;/</b>								

Section 8 Admin

Mainstream Admin

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3410 Section 8 Admin Fees	1,459,200.00	1,216,000.00	143,130.00	1,277,092.00	61,092.00
3480 Proceeds fr. Insurance Claims	-	-	-	1,206.03	1,206.03
3610 Interest on on Admin Reserve	10,000.00	8,333.34	1,334.93	10,502.52	2,169.18
3690 Other Income	1,000.00	833.34	42,215.14	187,089.69	186,256.35
Total Admin Income	1,470,200.00	1,225,166.68	186,680.07	1,475,890.24	250,723.56
EXPENSES					-
4110 Administrative Salaries	736,770.00	614,556.80	53,639.32	560,095.77	(54,461.03)
4120 Compensated Absences	-	-	-	-	-
4130 Legal Expense	1,000.00	833.30	-	-	(833.30)
4140 Staff Training	5,880.00	4,900.00	-	1,050.00	(3,850.00)
4150 Travel Convention & Meetings	7,440.00	6,200.00	-	1,514.63	(4,685.37)
4171 Auditing Fees	7,000.00	7,000.00	-	6,200.00	(800.00)
4190 Sundry	125,920.00	105,756.60	12,345.94	131,829.42	26,072.82
4196 Management Fee	218,880.00	182,400.00	21,469.50	191,563.80	9,163.80
4220 Tenant Services Recreation	-	-	-	-	-
4250 Reichenbach Program Assistance	-	-	-	-	-
4260 FSS Donations Expense	100.00	83.30	-	-	(83.30)
Total Admin Expense	1,102,990.00	921,730.00	87,454.76	892,253.62	(29,476.38)
4310 Water	3,000.00	1,830.00	114.45	970.19	(859.81)
4320 Electricity	4,800.00	3,696.00	390.52	2,990.83	(705.17)
4330 Gas	1,150.00	1,023.50	68.79	1,018.20	(5.30)
4390 Sewer	360.00	300.00	33.08	333.36	33.36
Total Utility Expense	9,310.00	6,849.50	606.84	5,312.58	(1,536.92)
4420 Material	3,990.00	3,324.90	84.33	2,397.20	(927.70)
4430 Contract Cost	18,750.00	15,625.10	1,544.18	15,330.16	(294.94)
Total Ordinary Maint. & Operation	22,740.00	18,950.00	1,628.51	17,727.36	(1,222.64)
4510.010 Workers Compensation	6,700.00	5,583.30	529.60	5,295.98	(287.32)
4510.020 General Liability Insurance	560.00	466.70	40.51	405.10	(61.60)
4510.040 Auto Insurance	1,710.00	1,425.00	169.13	1,691.30	266.30
4510.050 Public Officials Liability -E&O	990.00	825.00	64.11	641.10	(183.90)
4510.070 Crime / Dishonesty	70.00	58.30	5.38	53.80	(4.50)
4510.090 Fire & Extend Coverage	110.00	91.70	14.39	143.90	52.20
4540 Employee Benefit Payments	289,830.00	241,615.02	12,751.01	163,516.70	(78,098.32)
4590 Admin Fee	34,450.00	28,708.30	927.59	21,784.08	(6,924.22)
Total General Expenses	334,420.00	278,773.32	14,501.72	193,531.96	(85,241.36)
Total Routine Expenses	1,469,460.00	1,226,302.82	104,191.83	1,108,825.52	(117,477.30)
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)	740.00	(1,136.14)	82,488.24	367,064.72	368,200.86

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3410 Mainstream Admin Fees	-	-	1,803.00	5,291.00	5,291.00
3610 Interest on on Admin Reserve	-	-	9.50	568.58	568.58
3690.070 Misc. Other Income	-	-	398.29	801.52	801.52
Total Admin Income	-	-	2,210.79	6,661.10	6,661.10
EXPENSES					-
4110 Administrative Salaries	-	-	-	1,644.25	1,644.25
4196 Admin Fees	-	-	270.45	793.65	793.65
4189 Sundry	-	-	29.43	73.71	73.71
Total Admin Expenses	-	-	299.88	2,511.61	2,511.61
4540 Employee Benefit Payments	-	-	-	161.56	161.56
4590 Admin Fee	-	-	-	415.25	415.25
4431 Building Repair Contract	-	-	-	39.54	39.54
4430 Clean/Desinf Contr. Srvc	-	-	-	-	-
Total General Expenses	-	-	-	616.35	616.35
Total Expenses	-	-	299.88	3,127.96	3,127.96
Residual Receipts (Profit/Loss)	-	-	1,910.91	3,533.14	3,533.14

Section 8 HAP			Mainstream HAP		
	Current Period	YTD Budget		Current Period	YTD Budget
INCOME			INCOME		
3610.000 Interest on HAP Reserve	-	-	8026.800 Contr. Earned- Mainstream	-	62,344.00
3610.030 Interest on VASH Reserve	-	-	TOTAL HAP INCOME	-	62,344.00
3690.000 Oth.Inc.-Fraud Recov.-HAP Resr.	144.00	10,696.00	EXPENSES		
3690.020 Other Income FSS Forfeitures	90.20	5,028.21	4715.090 HAP Mainstream Port-Out	-	8,650.40
3690.080 Oth Inc fr Adm for Overleasing	-	-	4715.800 HAP Mainstream	20,986.00	160,119.00
8026.000 Contributions Earned- HAP	1,275,786.00	13,192,666.00	4716.800 UAP Mainstream	-	-
8026.240 Contr. Earned HAP - Katrina	-	-	4716.801 UAP Mainstream Port-Out	-	-
8026.245 DVP Contributions Earned	-	-	TOTAL HAP/UAP EXPENSE	20,986.00	168,769.40
8026.400 Contrib Earned HAP Liberty-RAD	-	-	RESIDUAL RECEIPTS (Profit/Loss)		
8026.500 Contrib.-Vet.Affs.Supp.Hous.	-	-		(20,986.00)	(106,425.40)
8026.800 Contributions Earned- Mainstrea	-	-			
TOTAL HAP INCOME	1,276,020.20	13,208,390.21			
EXPENSES					
4715.010 HAP Occupied Units	1,141,712.00	10,875,791.00			
4715.020 HAP Parkside Occ. Units	18,249.00	203,277.00			
4715.030 HAP Damages	-	-			
4715.040 HAP Tanglewood Occ. Units	1,475.00	15,462.00			
4715.070 HAP Portability - In	-	-			
4715.090 HAP - Portability - Out	37,146.53	533,672.04			
4715.100 HAP Parkside-Portability-Out	2,085.00	25,063.60			
4715.230 HAP Homeownership	4,945.00	44,624.00			
4715.240 HAP Katrina	-	-			
4715.245 HAP Disaster Vchr. Prog.	-	-			
4715.400 HAP Liberty-RAD	22,536.00	219,558.00			
4715.500 HAP Vet.Affs.Support.Hous.	20,291.00	216,480.00			
4715.501 HAP - VASH - Portability - Out	-	-			
4715.800 HAP Mainstream	-	-			
4715.801 HAP Mainstream Port-Out	-	-			
4715.910 HAP Hill Co. Occ. Units	98,961.00	913,257.00			
4715.911 HAP Hillsboro Housing	-	-			
4715.925 HAP Somervell Co.	6,397.00	56,361.00			
4715.926 HAP Somervell Co. Port Out	-	-			
4715.990 HAP Hill Co. Portability	9,561.00	132,118.00			
4715.991 HAP Hillsboro Housing Port-Out	-	-			
4716.000 UAP Occupied Units	16,483.00	122,553.00			
4716.100 UAP Parkside Occ. Units	6.00	373.00			
4716.130 UAP Tanglewood Occ. Units	-	9.00			
4716.230 UAP Homeownership	-	910.00			
4716.240 UAP Katrina	-	-			
4716.245 UAP Disaster Vchr. Prog.	-	-			
4716.400 UAP Liberty-RAD	359.00	1,841.00			
4716.500 UAP Vet.Affairs Support Hous.	251.00	2,547.00			
4716.800 UAP Mainstream	-	-			
4716.910 UAP Hill Co. Occ. Units	550.00	7,322.00			
4716.911 UAP Hillsboro Housing	-	-			
4716.925 UAP Somervell Co.	-	-			
4717.000 UAP - Portability - Out	1,523.00	19,335.20			
4717.100 UAP - Portability - In	-	-			
TOTAL HAP/UAP EXPENSE	1,382,530.53	13,390,553.84			
RESIDUAL RECEIPTS (Profit/Loss)	(106,510.33)	(182,163.63)			

WPFC Income Statement  
July 2020

Finance Board Reports for July 2020

	Raintree					Cimmaron					Misty				
	Year Budget	YTD Budget	Current Period	Current Year	Over & Under	Year Budget	YTD Budget	Current Period	Current Year	Over & Under	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME															
3110 Dwelling Rental	1,112,730.00	927,275.00	93,747.61	943,150.05	15,875.05	586,890.00	489,075.00	50,312.32	498,626.82	9,551.82	96,850.00	80,708.30	8,280.00	81,679.00	970.70
Total Rental Income	1,112,730.00	927,275.00	93,747.61	943,150.05	15,875.05	586,890.00	489,075.00	50,312.32	498,626.82	9,551.82	96,850.00	80,708.30	8,280.00	81,679.00	970.70
3400 Donations to Scholarship Fd.	3,000.00	3,000.00	3,004.54	3,022.07	22.07	-	-	-	-	-	-	-	-	-	-
3480 Proceeds fr. Insurance Claims	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3610 Interest Income	14,970.00	12,475.00	1,371.82	14,710.22	2,235.22	7,410.00	6,175.00	767.64	7,176.84	1,001.84	400.00	333.30	76.41	573.31	240.01
3690 Other Income	43,880.00	35,806.60	1,895.75	25,150.32	(10,656.28)	28,180.00	22,989.20	1,821.77	17,635.01	(5,354.19)	2,060.00	1,625.00	40.00	2,066.00	441.00
3999.000 Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Income	61,850.00	51,281.60	6,272.11	42,882.61	(8,398.99)	35,590.00	29,164.20	2,589.41	24,811.85	(4,352.35)	2,460.00	1,958.30	116.41	2,639.31	681.01
Total Income	1,174,580.00	978,556.60	100,019.72	986,032.66	7,476.06	622,480.00	518,239.20	52,901.73	523,438.67	5,199.47	99,310.00	82,666.60	8,396.41	84,318.31	1,651.71
EXPENSES															
4110 Administrative Salaries	86,300.00	71,981.94	7,480.01	71,290.77	(691.17)	52,000.00	43,373.80	4,298.28	42,503.38	(870.42)	8,000.00	6,673.92	1,177.37	8,867.77	2,193.85
4120 Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4130 Legal Expense	-	-	-	705.60	705.60	-	-	-	418.95	418.95	-	-	-	66.15	66.15
4140 Staff Training & Convention	900.00	750.00	-	249.60	(500.40)	420.00	350.00	-	51.30	(298.70)	70.00	58.30	-	8.10	(50.20)
4150 Travel	510.00	425.00	-	117.12	(307.88)	330.00	275.00	-	-	(275.00)	50.00	41.70	-	-	(41.70)
4171 Auditing Fees	3,250.00	3,250.00	-	3,248.00	(2.00)	2,070.00	2,070.00	-	2,072.00	2.00	280.00	280.00	-	280.00	-
4180 Office Rent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4190 Sundry	27,880.00	23,786.70	2,452.67	22,663.85	(1,122.85)	11,870.00	10,335.57	1,406.47	11,365.19	1,029.62	1,680.00	1,419.20	241.40	1,520.98	101.78
4195 Property Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4196 Mgmt./Bkpg./Adm.Fee	289,310.00	241,091.70	24,374.38	245,219.02	4,127.32	152,590.00	127,158.30	13,081.20	129,643.06	2,484.76	10,650.00	8,875.00	910.80	8,984.69	109.69
Total Admin Expense	408,150.00	341,285.34	34,307.06	343,493.96	2,208.62	219,280.00	183,562.67	18,785.95	186,053.88	2,491.21	20,730.00	17,348.12	2,329.57	19,727.69	2,379.57
4310 Water	51,580.00	41,264.00	4,159.84	38,033.04	(3,230.96)	26,540.00	18,843.40	2,294.18	19,326.92	483.52	4,590.00	3,809.70	712.16	4,185.29	375.59
4320 Electricity	15,400.00	12,782.00	1,424.86	11,118.47	(1,663.53)	8,840.00	7,425.60	875.87	6,130.99	(1,294.61)	1,900.00	1,577.00	122.31	1,482.45	(94.55)
4390 Sewer	53,440.00	45,958.00	4,878.58	39,040.09	(6,917.91)	19,790.00	16,623.60	1,925.76	16,491.55	(132.05)	3,500.00	2,835.00	840.07	3,913.99	1,078.99
Total Utility Expense	120,420.00	100,004.00	10,463.28	88,191.60	(11,812.40)	55,170.00	42,892.60	5,095.81	41,949.46	(943.14)	9,990.00	8,221.70	1,674.54	9,581.73	1,360.03
4410 Labor	98,080.00	81,811.84	7,957.69	70,589.44	(11,222.40)	62,250.00	51,925.28	5,381.50	50,385.04	(1,540.24)	9,830.00	8,199.84	849.70	7,955.46	(244.38)
4420 Material	47,600.00	39,666.60	3,610.19	33,220.07	(6,446.53)	20,620.00	17,273.09	2,572.18	11,108.24	(6,164.85)	1,880.00	1,566.60	156.82	2,391.31	824.71
4430 Contract Cost	131,060.00	109,707.31	8,047.79	88,616.33	(21,090.98)	53,020.00	44,183.30	4,045.89	35,289.23	(8,894.07)	12,910.00	10,703.55	1,062.60	10,831.09	127.54
Total Ordinary Maint. & Operation	276,740.00	231,185.75	19,615.67	192,425.84	(38,759.91)	135,890.00	113,381.67	11,999.57	96,782.51	(16,599.16)	24,620.00	20,469.99	2,069.12	21,177.86	707.87
4480 Contract Cost	400.00	333.30	33.50	335.00	1.70	460.00	383.30	35.91	379.62	(3.68)	80.00	66.70	5.67	59.94	(6.76)
Total Protective Services	400.00	333.30	33.50	335.00	1.70	460.00	383.30	35.91	379.62	(3.68)	80.00	66.70	5.67	59.94	(6.76)
4510.010 Workers Compensation	3,660.00	3,050.00	298.97	2,989.68	(60.32)	2,290.00	1,908.30	182.53	1,825.29	(83.01)	330.00	275.00	28.25	282.50	7.50
4510.020 General Liab Insurance	1,170.00	975.00	95.93	959.30	(15.70)	820.00	683.30	61.03	610.30	(73.00)	100.00	83.30	9.82	98.20	14.90
4510.040 Auto Insurance	480.00	400.00	38.15	381.50	(18.50)	300.00	250.00	24.21	242.10	(7.90)	40.00	33.30	2.95	29.50	(3.80)
4510.050 Public Officials Insurance	1,850.00	1,541.70	151.71	1,517.10	(24.60)	1,300.00	1,083.30	96.48	964.80	(118.50)	160.00	133.30	15.52	155.20	21.90
4510.070 Crime / Dishonesty	60.00	50.00	5.38	53.80	3.80	60.00	50.00	5.38	53.80	3.80	-	-	-	-	-
4510.090 Fire & Extend Coverage	21,870.00	18,225.00	2,434.18	24,341.80	6,116.80	11,980.00	9,983.30	1,335.23	13,352.30	3,369.00	1,220.00	1,016.70	135.84	1,358.40	341.70
4540 Employee Benefit Payments	86,680.00	72,257.98	4,415.66	54,259.69	(17,998.29)	44,580.00	37,164.60	2,598.38	32,263.77	(4,900.83)	6,970.00	5,814.04	558.69	5,688.48	(125.56)
4570 Collection Losses	12,680.00	9,510.00	-	769.39	(8,740.61)	2,210.00	1,657.50	-	1,265.75	(391.75)	840.00	630.00	-	-	(630.00)
4580 Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General Expenses	128,450.00	106,009.68	7,439.98	85,272.26	(20,737.42)	63,540.00	52,780.30	4,303.24	50,578.11	(2,202.19)	9,660.00	7,985.64	751.07	7,612.28	(373.36)
Total Routine Expenses	934,160.00	778,818.07	71,859.49	709,718.66	(69,099.41)	474,340.00	393,000.54	40,220.48	375,743.58	(17,256.96)	65,080.00	54,092.15	6,829.97	58,159.50	4,067.35
EXPENSES															
4191.100 Employee Committee	-	-	-	-	-	2,000.00	2,000.00	-	475.00	(1,525.00)	-	-	-	-	-
4191.200 Non-Apartment Meetings	-	-	-	-	-	3,000.00	2,500.00	435.01	1,224.13	(1,275.87)	-	-	-	-	-
4191.300 Non-Apartment Public Relations	5,000.00	4,166.70	-	5,786.40	1,619.70	-	-	-	-	-	-	-	-	-	-
Total Non-Apartment Expenses	5,000.00	4,166.70	-	5,786.40	1,619.70	5,000.00	4,500.00	435.01	1,699.13	(2,800.87)	-	-	-	-	-
4610.000 Extraordinary Maintenance	-	-	7,645.17	7,645.17	7,645.17	-	-	-	-	-	-	-	-	-	-
4620.040 Casualty Losses-non capitalized	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4700 Scholarships Awarded	3,030.00	1,515.00	-	1,150.00	(365.00)	-	-	-	-	-	-	-	-	-	-
5999.000 Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Non Routine Expenses	3,030.00	1,515.00	7,645.17	8,795.17	7,280.17	-	-	-	-	-	-	-	-	-	-
4800 Depreciation Expense	166,940.00	139,116.70	14,047.58	138,855.19	(261.51)	87,430.00	72,858.30	7,119.19	70,941.93	(1,916.37)	31,860.00	26,550.00	2,632.81	26,332.40	(217.60)
6110 G/L Disposition of Real Property	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6120 G/L Disposition of Nonexp. Equip.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Expenses	166,940.00	139,116.70	14,047.58	138,855.19	(261.51)	87,430.00	72,858.30	7,119.19	70,941.93	(1,916.37)	31,860.00	26,550.00	2,632.81	26,332.40	(217.60)
6010 Prior Year Adjustment - ARR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Prior Year Receipts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	1,109,130.00	923,616.47	93,552.24	863,155.42	(60,461.05)	566,770.00	470,358.84	47,774.68	448,384.64	(21,974.20)	96,940.00	80,642.15	9,462.78	84,491.90	3,849.75
Residual Receipts (Profit/Loss)	65,450.00	54,940.13	6,467.48	122,877.24	67,937.11	55,710.00	47,880.36	5,127.05	75,054.03	27,173.67	2,370.00	2,024.45	(1,066.37)	(173.59)	(2,198.04)

WHOC & WPFC II Income Statement  
July 2020

Hunnington						Picadilly						WPFC II					
	Year Budget	YTD Budget	Current Period	Current Year	Over & Under		Year Budget	YTD Budget	Current Period	Current Year	Over & Under		Year Budget	YTD Budget	Current Period	Current Year	Over & Under
<b>INCOME</b>						<b>INCOME</b>						<b>INCOME</b>					
3110 Dwelling Rental	401,580.00	334,650.00	33,765.00	338,247.94	3,597.94	46,790.00	38,991.70	4,224.00	41,270.62	2,278.92	-	-	-	-	-	-	-
Total Rental Income	401,580.00	334,650.00	33,765.00	338,247.94	3,597.94	46,790.00	38,991.70	4,224.00	41,270.62	2,278.92	-	-	-	-	-	-	-
3400.100 Youth Literacy Grant-Dollar Gen	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3480 Proceeds fr. Insurance Claims	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,518.17	25,045.11	25,045.11
3610 Interest Income	4,760.00	3,966.70	521.91	4,803.41	836.71	3,610.00	3,008.30	379.16	3,812.86	804.56	-	-	-	-	-	-	-
3690 Other Income	13,130.00	10,643.40	1,342.00	6,877.18	(3,766.22)	2,420.00	2,006.60	216.00	1,653.65	(352.95)	-	-	-	-	2,518.17	25,045.11	25,045.11
3999 Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Income	17,890.00	14,610.10	1,863.91	11,680.59	(2,929.51)	6,030.00	5,014.90	595.16	5,466.51	451.61	-	-	-	-	2,518.17	25,045.11	25,045.11
Total Income	419,470.00	349,260.10	35,628.91	349,928.53	668.43	52,820.00	44,006.60	4,819.16	46,737.13	2,730.53	-	-	-	-	2,518.17	25,045.11	25,045.11
<b>EXPENSES</b>						<b>EXPENSES</b>						<b>EXPENSES</b>					
4110 Administrative Salaries	36,280.00	30,257.98	2,563.86	25,358.65	(4,899.33)	3,400.00	2,837.12	291.24	2,828.87	(8.25)	-	-	-	-	-	-	-
4120 Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4130 Legal Expense	-	-	-	249.90	249.90	-	-	-	29.40	29.40	-	-	-	-	-	-	-
4140 Staff Training & Convention	250.00	208.30	-	30.60	(177.70)	40.00	33.30	-	10.40	(22.90)	-	-	-	-	-	-	-
4150 Travel	190.00	158.30	-	-	(158.30)	20.00	16.70	-	4.88	(11.82)	-	-	-	-	-	-	-
4171 Auditing Fees	1,270.00	1,270.00	-	1,274.00	4.00	130.00	130.00	-	128.00	(4.00)	-	-	-	-	-	-	-
4180 Office Rent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4190 Sundry	9,900.00	8,698.20	992.07	7,713.03	(985.17)	1,850.00	1,599.90	277.92	1,049.88	(550.02)	-	-	-	-	-	-	-
4195 Property Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4196 Mgmt./Bkpg./Adm.Fee	104,410.00	87,008.30	8,778.90	87,944.45	936.15	5,150.00	4,291.70	464.64	4,539.77	248.07	-	-	-	-	-	-	-
Total Admin Expense	152,300.00	127,601.08	12,334.83	122,570.63	(5,030.45)	10,590.00	8,908.72	1,033.80	8,589.20	(319.52)	-	-	-	-	-	-	-
4310 Water	19,410.00	16,110.30	1,832.22	17,312.21	1,201.91	1,090.00	926.50	121.18	804.56	(121.94)	-	-	-	-	-	-	-
4320 Electricity	9,510.00	7,798.20	756.07	6,565.57	(1,232.63)	940.00	874.20	29.12	238.93	(635.27)	-	-	-	-	-	-	-
4390 Sewer	16,180.00	13,266.80	1,859.35	17,061.76	3,794.96	90.00	75.00	-	-	(75.00)	-	-	-	-	-	-	-
Total Utility Expense	45,100.00	37,175.30	4,447.64	40,939.54	3,764.24	2,120.00	1,875.70	150.30	1,043.49	(832.21)	-	-	-	-	-	-	-
4410 Maint. & Operation Labor	37,130.00	30,972.48	3,210.01	30,054.09	(918.39)	4,090.00	3,412.64	331.56	2,941.13	(471.51)	-	-	-	-	-	-	-
4420 Material	13,130.00	10,941.70	1,142.60	6,897.76	(4,043.94)	2,170.00	1,808.30	3.56	2,731.16	922.86	-	-	-	-	-	-	-
4430 Contract Cost	38,530.00	32,108.40	7,027.03	30,234.50	(1,873.90)	8,190.00	6,825.10	266.64	3,920.33	(2,904.77)	-	-	-	-	-	-	-
Total Ordinary Maint. & Operation	88,790.00	74,022.58	11,379.64	67,186.35	(6,836.23)	14,450.00	12,046.04	601.76	9,592.62	(2,453.42)	-	-	-	-	-	-	-
4480 Contract Cost	290.00	241.70	21.42	226.44	(15.26)	-	-	-	-	-	-	-	-	-	-	-	-
Total Protective Services	290.00	241.70	21.42	226.44	(15.26)	-	-	-	-	-	-	-	-	-	-	-	-
4510.010 Workers Compensation	1,250.00	1,041.70	122.92	1,229.16	187.46	140.00	116.70	11.78	117.84	1.14	-	-	-	-	-	-	-
4510.020 General Liab Insurance	410.00	341.70	37.11	371.10	29.40	40.00	33.30	3.39	33.90	0.60	-	-	-	-	-	-	-
4510.040 Auto Insurance	140.00	116.70	11.16	111.60	(5.10)	20.00	16.70	1.31	13.10	(3.60)	-	-	-	-	-	-	-
4510.050 Public Officials Insurance	650.00	541.70	58.59	585.90	44.20	60.00	50.00	5.26	52.60	2.60	-	-	-	-	-	-	-
4510.090 Fire & Extend Coverage	4,990.00	3,825.00	510.81	5,108.10	1,283.10	740.00	616.70	82.56	825.60	208.90	-	-	-	-	-	-	-
4540 Employee Benefit Payments	28,150.00	23,469.86	1,549.93	19,240.49	(4,229.37)	3,560.00	2,969.22	178.87	2,221.36	(747.86)	-	-	-	-	-	-	-
4570 Collection Losses	450.00	337.50	-	(32.04)	(369.54)	-	-	-	-	-	-	-	-	-	-	-	-
4580 Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General Expenses	35,640.00	29,674.16	2,290.52	26,614.31	(3,059.85)	4,560.00	3,802.62	283.17	3,264.40	(538.22)	-	-	-	-	-	-	-
Total Routine Expenses	322,120.00	268,714.82	30,474.05	257,537.27	(11,177.55)	31,720.00	26,633.08	2,069.03	22,489.71	(4,143.37)	-	-	-	-	-	-	-
<b>EXPENSES</b>						<b>EXPENSES</b>						<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	56,690.00	47,241.70	4,353.81	43,371.41	(3,870.29)	3,170.00	2,641.70	266.54	2,635.00	(6.70)	-	-	-	-	-	-	-
6120 G/L Disposition of Nonexp. Equip.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Expenses	56,690.00	47,241.70	4,353.81	43,371.41	(3,870.29)	3,170.00	2,641.70	266.54	2,635.00	(6.70)	-	-	-	-	-	-	-
6010 Prior Year Adjustment - ARR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Prior Year Receipts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	378,810.00	315,956.52	34,827.86	300,908.68	(15,047.84)	34,890.00	29,274.78	2,335.57	25,124.71	(4,150.07)	-	-	-	-	-	-	-
Residual Receipts (Profit/Loss)	40,660.00	33,303.58	801.05	49,019.85	15,716.27	17,930.00	14,731.82	2,483.59	21,612.42	6,880.60	-	-	-	-	2,518.17	25,045.11	25,045.11