
Waco Housing Authority & Affiliates
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MEMORANDUM

Date: July 8, 2021

To: WHA Board Members

From: Milet Hopping, President/CEO

Subject: Waco Housing Authority & Affiliates

Enclosed are the Waco Housing Authority board reports for June 2021.

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

Administrative Services Department June 2021 Report

- Offices will begin a soft opening to the public in July; all our offices will be open on Wednesdays from 8a-12p.

Routine Work Projects

- Mailing of WHA, Hill and Somervell Counties, and Groesbeck, Section 8 (HAP) checks – **649** checks
- Travel and Training: (*See attached training sheet for all training offered to staff*).
- Applications
 - **162** Public Housing
 - **0** VASH
- Processed **1,754** pieces of incoming mail
- Processed **6,745** pieces of outgoing mail
- Proofed all department monthly reports
- Made **8,505** copies for departments
- Sent out **160** Late Notices for Public Housing
- Sent out **158** Notices of Concern
- Sent out **405** Utility Notices

Clients and Visitors

There was 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. Raintree had a total of 80 units in the program, 40 very low income and 40 low income. Based on the compliance audit completed, 12 files were reviewed, and no corrections were required. Raintree was in compliance.

Picadilly

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

Cimmaron

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

Hunnington

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

Information Technology (IT)

June 2021

- **HMS Windows Software, Software Applications, & IT Support Calls**
 - All support calls were closed with-in 24 hours.
 - As WHA & Affiliates' personnel continue using the software and as the software is refined to our needs; there are some support calls that are sent directly to MRI (the software vendor) that require re-writing of computer programming and are placed on a priority status according to HUD rules and regulations. Once rewritten, MRI sends an update to be installed to correct or enhance these support requests.
- **Web Page**
 - Waco Housing Authority web page address is www.wacopha.org
 - Webpage statistic have transitioned to google analytics
- **Server, Computer, and Phone System Uptimes**
 - WHA Network systems had no substantial downtime for the month.
- **Miscellaneous**
 - Continued implementation of new security infrastructure, substantial completion at Cimmaron office
 - Started procurement and cost analysis for electronic tenant records with File vision
 - Deployed use of IT support tracking software
 - Initiated first phase to implement a Landlord portal for the section 8 program, provides a return on investment by substantially eliminating/reducing paper check stub mailers
 - Provided support and training to Section 8 and Public housing regarding enhanced features of the Secure sign product
 - Continue logistical planning on new payroll and time keeping software, to go live in July
 - Started training process to import Public Housing data into the Apricot case management software platform

Modernization Department

June 2021 Report

Grant Year	Grant Amt.	Amt. Expended	% Expended	% Obligated	Deadline to Expend
2017/517	\$1,177,497.00	\$1,168,436.50	99%	100%	February 15, 2025
2018/518	\$1,820,616.00	\$940,402.83	49%	52%	November 28, 2025
2019/519	\$1,904,253.00	\$618,882.24	33%	33%	October 15, 2026
2020/20	\$2,037,987.00	\$487,175.00	24%	14%	March 25, 2025

Current Projects

All Sites

- 5 year Strategic Plan
 - Awarded to EJP
 - Estimated completion September 2021
- Community Services Shuttle Bus Purchase
 - Recommend purchasing off co-op contract from Creative Bus Solutions
 - Arrived 6/3/2021

Public Housing

None at this time

Rising Images

- Siding Replacement on various buildings at Hunnington and Raintree
 - Awarded to Zamco Services for \$232,486.21
 - Estimated completion September 2021

Rising Images, Inc.
Board Report for June 2021

Occupancy

	Total Units	Vacant Units	Percentage Occupied
Cimmaron	100	0	100%
Hunnington	60	1	98%
Misty Square	16	0	100%

Picadilly	6	0	100%
Raintree	156	4	97%

Rent Collections

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Cimmaron	\$48,907.40	\$50,420.00	\$50,422.50	100%
Hunnington	\$33,465.00	\$33,975.00	\$33,450.00	98%
Misty Square	\$8,070.40	\$8,320.00	\$8,320.00	100%

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Picadilly	\$3,640.00	\$4,472.00	\$4,472.00	100%
Raintree	\$88,615.00	\$94,675.00	\$94,675.00	100%

Contracts (MOD)

Zamco Construction has been on property replacing the siding on Hunnington Bldgs. B, C, & D
 Service One has been on property repairing damage from the winter storm in Hunnington
 #10215

Adam Heath Construction is working to repair damage that was done during the winter storm to
 the office and laundry room.

Administration

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

South Terrace Apartments Waco LP Board Report for June 2021

Occupancy

	Total Units	Vacant Units	Percentage Occupied
South Terrace	250	71	72%

Rent Collections

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
South Terrace	\$49,135.00	\$ 49,135.00	\$ 46,514.67	95%

Administration

South Terrace is continuing the process for RAD conversion.

Section 8 Board Report – June 2021

The Section 8 Department has leased a total of 2456 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	579	2251
Hill County	395	187
Somervell County	534	18
Totals	1508	2456

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

There are 41 applicant families searching for a place to live at this time.

Waco	38
Hill County	3
Somervell County	0
Total	41

Re-certifications

Waco, Hill County and Somervell County Offices are recertifying annuals through June 2021.

Homeownership

The Homeownership Program is now assisting 10 families with mortgages.

VASH (Veteran Affairs Supportive Housing)

Number Pending (VA Referral/Orientation)	0
Number Searching in Waco	6
Number Passed/Pending Inspection	2
Number housed in Waco	56

Ineligible	158
Total	80%

Mainstream

Number Pending (Referral/Orientation)	3
Number Searching in Waco	13
Number Passed/Pending Inspection	2
Number housed in Waco	63

Ineligible	141
Total	79%

HUD Reports

No reports due

Staff

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

Housing Operations Monthly Report

June 2021

Public Housing Report

Staff

Total Employees – 09 Temporary Staff – 0

Waiting List Information

Total number of applicants on the waiting list –714

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

Notification for assistance mailed	10
No response to notification letters	0
Pending Notification letter/expiration date	0
Move-in letters issued	10
Units rejected by applicant	0
Total applicants not qualified	11

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.

There was a total of (145) orientation packets mailed out, (45) received and in process of verifications, 100 no response, (10) completed.

Annual Re-Certifications

Community	Certifications	Completed	Remaining
Kate Ross	20	13	7
Estella Maxey	23	21	2
Total	43	34	9

We have completed 79% of certifications for this month. According to PIC submission we have reported 97.11 % 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
Total	0	0	0

Percentage of Rent Collected

91% of the rent for June was collected.

Last Quarterly Average was -97% for Jan-Feb-March.

Occupancy Percentage

The occupancy percentage for June was 87%; we did not meet our goal of 97%.

Last Quarterly Average was 84% for Jan-Feb-March

Maintenance Report

Staff

Total Employees – 13, 0 Temporary Staff – 1 Vacant Tech. | Estella Maxey, 1 Vacant Utility Laborers Estella Maxey ,1 Vacant Tech. | Kate Ross, 2 Vacant Utility Laborer Kate Ross

Work Orders

Routine Work Orders

Community	Total	%Completed	Remaining
Kate Ross	83	67%	28
Estella Maxey	108	84%	17
Total	193	77%	45

Completing routine work orders within fifteen (15) days is our established annual goal. We presently have an average closing time of 2.45 days which is well above our goal.

Emergency Work Orders

	Amount Received	Amount Closed	Amount Remaining
Closed within 24 hours	84	84	0
Over 24 hours	0	0	0
Total	84	84	0

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.

June Unit Turn Around Time

Down Time	Make Ready Time	Lease-Up Time	Total Turnaround Time
252.68	33.35	92.24	378.29

Cumulative Average Unit Turn Around Time

Down Time	Make Ready Time	Lease-Up Time	Total Turnaround Time
235.01	40.85	51.19	389.17

Our annual cumulative goal is turning units in 20 days or less. Presently we have a cumulative turn-around time of 395.79, this puts us over by 369 days. Due to staffing shortages and the high number of move outs over the past year staff had problems turning enough units each week to reduce the turnover days. Now older units with high days are being rented.

June Vacant Apartment Information

Vacancies	Leased	Total	Occupancy %
Kate Ross	252	286	88%
Estella Maxey	308	362	85%
Overall Occupancy	560	648	86%

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

Annual Inspections FY 20 - 21

Community	Total apts.	Units Inspected	Number of Annual Inspection Work Orders Y.T.D.
Kate Ross	286	286	286
Estella Maxey	362	362	362
Overall Occupancy	648	648	648

Fleet Vehicle Inspection

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

Planned/Preventative Maintenance

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

Accident-free days by staff FY 2020/2021

Maintenance staff has accumulated 273 accidents free days with (0) zero loss time days for this fiscal year. Safety in the workplace is a priority, which is taken seriously by all staff. A morning safety briefing prior to starting work is conducted daily at Maintenance.

Expenditures

Monthly Budget	\$27,787.26
June 2021	\$10,199.00

Security Report for June 2021

CRIMINAL OFFENSES	Estella Maxey		South Terrace		Kate Ross	
	Month	YTD	Month	YTD	Month	YTD
HOMICIDE						1
ROBBERY						
ASSAULTS						
Agg. Assault						1
Sexual Offense		3				
Simple Assault	3	18			2	3
Family Violence	2	7				1
BURGLARY						
Habitation		5			2	4
Auto						1
AUTO THEFTS		1				
ARSON						
CRIMINAL TRESPASS	1	3				4
CRIMINAL MISCHIEFS		2			3	5
WEAPON VIOLATIONS						
DRUG ARREST						
Felony						
Misdemeanor		1				
DRUGS CONFISCATED		.05gr				2.1gr
Pills						
HOUSING RELATED						
CALLS OF SERVICE						
Other Agency	17	81			9	38
Security	8	36			5	21
INCIDENT REPORTS						
Other Agency	14	71			8	34
Security	5	26			5	16
Assist						
SECURITY HOURS	163	1447			129	1301.5

**Community Services Report
June 2021**

Workforce Solutions

WS continued to work with residents who owe back rent to prevent eviction, offer employment opportunities, make payment arrangements, etc.

Community Programming

Community Services is working to add safe activities at all sites and hope to have full scheduling in the fall. Programming for June included:

Kate Ross	Estella Maxey	South Terrace
Life Worship Center Meals delivered	Size of a Man Mentoring Group	Gentle Chair Exercises
Transformation Waco Registration	Senior Bingo/Exercise in July	Voice Summer Camp
Dad’s Day Cookout	FBC Woodway Vacation Bible School	Bingo/Exercise
Bingo/Exercise beginning July	Mosaic Waco on Saturdays	Chair Exercises
Mission Waco Streetcamp		Size of a Man Mentoring Group

Covid Vaccination Outreach Worker Leonard Buffin

Took the HUD/Vaccination Bootcamp Seminar. Has been doing ground visits daily visiting with residents and attending activities, introducing himself to establish rapport and trust. Next month’s emphasis will be on “moveable middle” which are 18-29 year olds who haven’t decided on whether or not they will take the vaccine

JUNE '21 Family Self Sufficiency Program: Coordinators: Judy Perry, L.B.S.W. & Theresa Salinas, M.S.W., L.B.S.W

Active Participants	Graduates	New Participants	Ports	Reinstated	Terms	Extension	New Home
EM-9; KR-4; PH- 13 S8/RAD -70; VASH -0 TOTAL- 83	0	0	0	0	0	0	0

T Dixon & D Franklin (2-EM), & Sonya Ford(KR) are transitioning from PH to S8 – Searching Charles Johnson is transfer to KR from ST/RAD (counts in KR numbers)

FSS Advisory Board Meeting: The next FSS Board Meeting will be held virtually in September.

Recruitment Activity: Phone calls to pre-screen, mailouts to all new tenants, Community Outreach during June event

FSS Meeting for July: Virtual FSS Meetings held June 21. There were 21 participants; Participants expressed concerns about lack of available rental houses, houses vs. apartment rentals, and answered questions, provided an update on WHA as well as community resources. Resources discussed: Voice’s Summer Breakout event, Upskill’s Construction & Hospitality Courses, Salvation Army Grant for Emergency Assistance, Texas Workforce Solutions Resources Website.

FSS Client’s Goal Accomplishments

Client was approved for a Mortgage Loan (S8-S Dudley)

Client became eligible and established Escrow account (S8-A Crockett)

Client took care of matters to obtain her driver’s license, worked on budget, and downloaded her credit report (S8-T Turner).

Client had a portion of her student loans forgiven as she worked for school district (S8-E Chappell).

Referrals

- City of Waco Start Up Waco (S Dudley & D Horne-S8)
- Grassroots Comm. Dev. Financial Literacy classes (S8-B Battle)
- Homeownership Programs (City of Waco, Habitat, Grassroots Comm. Dev., NeighborWorks) (S8-B Battle & S Dudley)
- McLennan County Emergency Rental Assistance (T Gavins-S8)
- Money Management Resources (B Crawford-PH)
- MCC Small Business Development Center (S Dudley & D Horne-S8)
- Salvation Army Emergency Funds (Q Ervin & T Gavins-S8)
- UPSkill Training Courses (all clients w/EML)

Activities

- Home visit with EM tenant who was formerly homeless, made assessment/ascertained needs, and sought donations for household items for family. Explained the FSS Program benefits to HOH.
- Assisted two FSS clients regarding tax ID for food truck start up business & hair salon, made referrals.
- Assisted clients transitioning in to Section 8 Voucher Program.
- Community Outreach for CS events
- Visited with Tiffany Gallegos regarding the new program UpSkill’s summer ’21 training.
- Assisted LW regarding income changes and back rent concerns
- Assisted public with questions about housing.
- Home Visits with FSS Participants
- Wellness checks and updates
- Visited with FSS client who is in the process of Porting to Houston HA.
- WISD Teacher Externship program.
- FSS Program presentation for WHA Board of Commissioners
- Interim disbursements of Escrow funds for clients

Judy’s Hours		Theresa’s Hours	
Medical Leave		Admin	54.5
Client Time		Client Time	69
Escrow		Escrow	21
Comm/Mtgs		Comm/Mtgs	2
		Community Event	6
Conf/Trng		Conf./Trainings	2
FSS Meeting		FSS MTG	2.5
Holiday		Holiday	
Sick		Sick	4.5
Out on medical lv.		Vacation	9.5
COVID-19		COVID-19	9
TOTAL		TOTAL	180

<u>Resident Services Hours</u>
Bereavement:30
Sick:
HOLIDAY:
Vacation:30
HV:15
C/S: 15
ADMIN: 70
MEETINGS:20

RESIDENT SERVICES: Earnest Ward, Coordinator of Residents

June 2021 Monthly Report

South Terrace:

- Met with Mary Powell and Gerald Davis and informed them that we would still try and supply the South Terrace students with school supplies

Kate Ross:

- Meeting canceled but Tonya and I discussed the importance of the July meeting due to needing to have residents register for school supplies and the August block party and planning for National Night Out

Estella Maxey:

- Meeting was held with 3 residents present.
- Joey, RC President mentioned his plan was to get residents back in the groove of attending the meetings, so we put on the flyer we will be discussing school supplies which normally brings in numbers of residents but we see that did not work as planned. So Joey mentioned on the flyer for next month we will mentioned residents must attend the July meeting to register for school supplies.
- Joey and I discussed the possibility of a meet the teacher block party at the Estella Maxey park area. We have done this in the past but would like to meet with the neighborhood schools for that area to see if this could be placed on their agenda

TRANSPORTATION & Lab IT

- Rides provided = 53
- Laptop set up at EM for Melvin Collins and group for Texas Rent Relief program.
- Laptop set up at KR for Melvin Collins and group for Texas Rent Relief program.
- Assisted with Dad’s Day Out event.
- Researched prices for VIPR for upcoming budget.
- June 21st Setup for Texas Rent Relief at KR
- Delivered Caritas for resident in need
- Community Outreach with L. Buffin (Outreach Coordinator)
- June 29th Laptop set up at South Terrace for Texas Rent Relief
- Reimaging PCs at ST
- Also ran numerous errands for the department.

YOUTH SERVICES: Al Davis, Coordinator

Counseling	14	WISD Visits (10 hours)	14
Home Visits	26	Girl Scouts Meeting	
Personal Contacts	24	YMCA	2
Phone Contacts	33	Voice Inc.	2
Community Advisory Council (Carver Afterschool Program)		College Prep Program Methodist Home	1
College Tour	0	Staff Meetings	4
Acts Church	2	Teen Court (2 hours)	4
Juvenile Probation (4 hrs.)	2	Juvenile Court (2 hours)	2
Community Serv. Total	3	Truancy Court (12 hours)	13

Youth Services Continued:

Meetings – Mission Waco – Conference Calls – (3)

- Meetings – Starry Counseling Service – conference calls – (3)
- Meetings – WISD Truancy – (5) – Conference Calls – (5) – (Court Liaison (Ve’ Dukes)
- Clients Calls – South Terrace – (10)
- Client Calls – Estella Maxey – (18)
- Client Calls – Kate Ross – (12)
- Size of Man Mentoring – Meetings – (3) – Darryl Thomas is putting together Summer Camps that will involve Estella Maxey PH youth. Start Camp the week of June 21st at ST Youth Center and hold sessions at EM Community Center (Another location TBA)
- Transformation Waco Schools – (Truancy Court is Virtual) J.H. Hines cases filed (8) Carver Middle School cases files to court – (6).. Covid regulations are still affecting speed of processing cases, however there is more flexibility and cases are being processed faster. Cases will be tracked up to Summer School sessions
- Special Circumstance – (2) Department planning sessions to do more Outreach
- Starry Counseling Service – (Zoom Meeting) – Father’s Day Rally activities at Kate Ross Community Center
- New Collaborative Organization (Mentoring Alliance) – Looking to explore possibilities of working with PH Youth.
- Administrative hrs. – (67)

Teen Academic/Sports: Kenneth Alexander, Coordinator:

Older Youth Program	Working with Students	Case Work	Meetings	Activities
15 enrolled 12 actively participating	77 hours	2 hours	1 hour	<ul style="list-style-type: none"> • Students contacted weekly over the phone • 10 students visited outside their home this month • Took 6 students to Hawaiian Falls

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.

Resident Volunteer at Kate Ross Linda Chambers. She passes out meals provided by a local church.



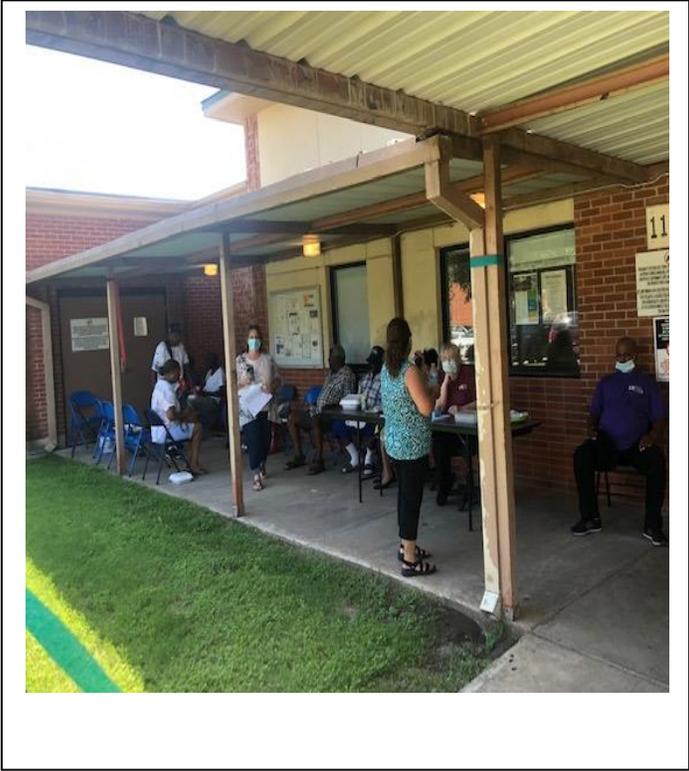
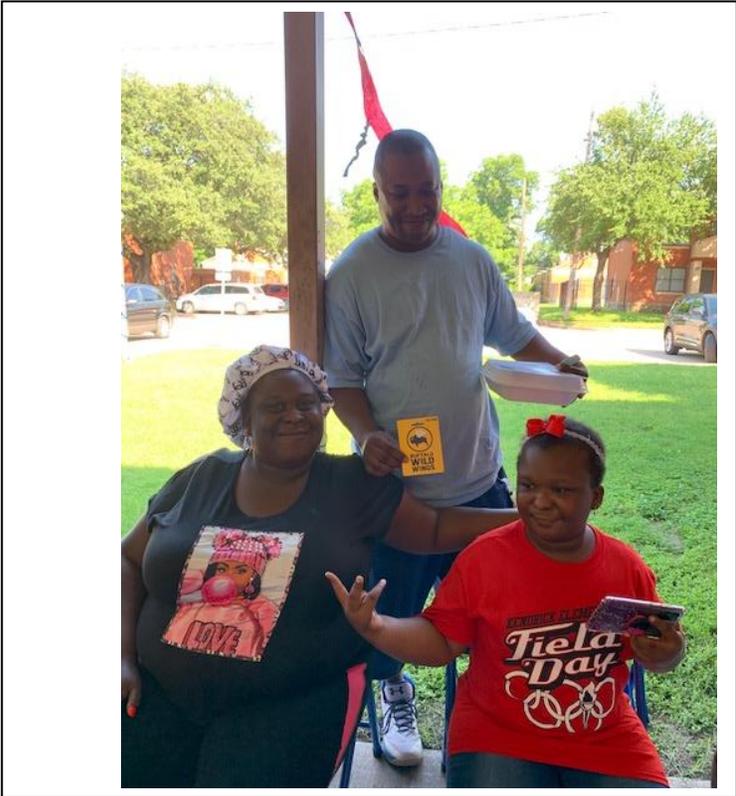
We are very proud of our new van and can't wait to take our first field trip! This van also gives more room to social distance.



Mission Waco Street Camp at Kate Ross



Dad's Day Out at Kate Ross



Summary of Financial Statements

May 31, 2021

Public Housing

Central Cost

- Administrative Salaries - There are two vacant positions in the Finance department causing this line item to be under budget.
- Staff Training – During the month of May, expenses were over budget. WHA staff participated in the Diversity seminar. Three employees from the Finance department enrolled for the virtual RAD training from BDO. Also, the registration expense for CEO to attend the Southwest NAHRO virtual conference in June.
- Sundry – Contract employee expense was over budget for the two Accounting Clerk vacant positions.
- Contract Cost – Electrical repair contract was over budget by \$2,200 for the month of May 2021.

Kate Ross (KR)

- Dwelling Rental – Rental income was under budget for the month of May 2021 because the occupancy was at 86%.
- Proceeds from Insurance Claims – Proceeds are for a structure damage to fence claim from December 2020.
- Labor – Maintenance labor was under budget for the Maintenance Tech I and Utility Labor open positions.
- Materials – The expense was over budget due to the purchase of 20 new refrigerators for a total cost of \$9,900.
- Contract Cost – Building repair contract was over budget due to fence repairs for a total cost of \$5,200. Ground's contract and make-ready contract were under budget by \$11,500.

Estella Maxey (EM)

- Dwelling Rental – Occupancy was at 84% for the month of May 2021.
- Proceeds from Insurance Claims – Proceeds are for an agency vehicle damage claim from March 2021.
- Labor – Maintenance labor is under budget for the vacancies of Maintenance Tech I, Utility Laborer and Maintenance Aide A positions.
- Materials – The expense was over budget due to the purchase of 20 new refrigerators and five new stoves for a total cost of \$12,500.
- Contract Cost – Make-ready contracts was under budget for the month of May 2021.

Section 8 - Admin

- Proceeds from Insurance Claims – Proceeds are for an agency vehicle damage claim from April 2021.
- Administrative Salaries - There are six vacant positions in the Section 8 department causing this line item to be under budget.
- Sundry – Although contract employees' expense was over budget, software maintenance was under budget.

Section 8 - HAP

- The Housing Choice Voucher Program total HAP reserve is \$1,525,516.
- Mainstream Voucher Program total HAP reserve is \$365,998.
- PBV RAD – South Terrace total HAP reserve is \$53,290.

Non-Profits

Raintree

- Staff Training- The Lead Maintenance person attended a CPO Training through the Heart of Texas Apartment Association on May 17-18. This was a shared cost with Picadilly.
- Labor & Employee Benefit Payments- An Assistant Maintenance position was filled mid-month. This will also be under budget for Picadilly.
- Contract Cost- This was over budget for the month due to a building repair on a couple of units costing \$2,625.

Cimmaron

- Proceeds from Insurance Claims- These were funds for the February freeze damages.
- Labor- An Assistant Maintenance position was filled mid-month. This will also be under budget for Hunnington and Misty.
- Material- A condenser and evaporator coil were purchased costing \$1,540 causing this to go over budget for the month.
- Contract Cost- This is over budget due to a wall repair, floor repair and ceiling replacement in a unit as a result of the freeze costing \$4,503. In addition, there was an irrigation repair costing \$410 and a carpet replacement for \$678.

Hunnington

- Proceeds from Insurance Claims- These were funds for the February freeze damages.
- Material- A condensing unit (\$953) was purchased.
- Contract Cost- This is over for the month because of a condenser replacement (\$400), electric repair (\$971), and a carpet replacement (\$606).

Misty

- There are no other unusual income or expense amounts for Misty except the ones already mentioned above.

Picadilly

- There are no other unusual income or expense amounts for Picadilly except the ones already mentioned above.

WPFC II

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

Consolidated Financial Statements

May 2021

	Central Cost Center	Kate Ross	Estella Maxey	HCV	Raintree	Cimmaron	Hunnington	Picadilly	Misty Square	Total	
Income											
Dwelling rental		54,680.90	73,676.27		95,201.00	50,470.12	33,635.48	4,472.00	8,320.00	320,455.77	
Excess Utilities		4,308.13	5,532.20							9,840.33	
Non-Dwelling Rental		6,000.00								6,000.00	
Total Rental Income		-	64,989.03	79,208.47	-	95,201.00	50,470.12	33,635.48	4,472.00	8,320.00	336,296.10
Mgmt. & Admin. Fees Rev.	126,360.84	16,148.11	12,664.16	129,548.00						284,721.11	
Proceeds Insurance Claims		3,849.00	2,476.39	1,113.35		49,095.06	87,738.29			144,272.09	
Interest on Investments	765.31	2,224.59	3,185.63	1,802.49	1,254.51	588.06	560.54	247.84	110.18	10,739.15	
Other Income	-	2,979.90	5,103.04	13,345.19	2,705.80	1,480.03	296.00	40.00	40.00	25,989.96	
HUD Contributions		96,869.00	125,562.00							222,431.00	
Total Operating Income	127,126.15	122,070.60	148,991.22	145,809.03	3,960.31	51,163.15	88,594.83	287.84	150.18	688,153.31	
Total Income	127,126.15	187,059.63	228,199.69	145,809.03	99,161.31	101,633.27	122,230.31	4,759.84	8,470.18	1,024,449.41	
Expenses											
Administrative Salaries	82,216.61	13,855.00	18,054.32	41,660.08	7,498.85	4,987.49	3,391.09	283.96	646.72	172,594.12	
Staff Training & Travel	8,203.95	-	-	-	273.60	-	-	11.40	-	8,488.95	
Audit Fees	777.00	(63.78)	(81.55)	(4,077.88)	2,847.00	1,816.00	1,117.00	110.00	245.00	2,688.79	
Sundry	9,710.51	6,470.98	9,492.72	14,320.74	6,867.63	2,044.74	1,350.38	156.51	321.52	50,735.73	
Mgmt. & Bkpg. Fees Exp.		20,468.37	25,441.63	29,148.30	24,752.26	13,122.23	8,745.22	491.92	915.20	123,085.13	
Total Admin. Expenses	100,908.07	40,730.57	52,907.12	81,051.24	42,239.34	21,970.46	14,603.69	1,053.79	2,128.44	357,592.72	
Total Tenant Serv. Expenses		7,104.02	8,879.99							15,984.01	
Total Utility Expenses	1,760.74	32,716.66	50,739.17	711.38	8,945.30	5,830.46	3,512.87	501.91	741.65	105,460.14	
Labor		14,344.81	14,278.22		5,504.20	4,786.88	2,855.30	229.34	755.81	42,754.56	
Materials	141.58	14,420.52	17,244.02	-	958.01	2,479.37	1,187.87	327.91	148.32	36,907.60	
Contract Costs	6,075.55	25,671.89	30,101.41	1,379.70	10,984.02	9,276.06	4,459.23	678.77	777.47	89,404.10	
Total Maint & Operations	6,217.13	54,437.22	61,623.65	1,379.70	17,446.23	16,542.31	8,502.40	1,236.02	1,681.60	169,066.26	
Employee Benefits	21,055.06	12,358.06	15,204.56	13,797.22	5,647.94	3,817.69	2,440.63	224.14	547.58	75,092.88	
Insurance	638.42	5,108.77	5,245.57	795.28	3,160.76	1,781.56	747.18	106.21	195.33	17,779.08	
Administrative Fees				5,569.52						5,569.52	
Collection Losses		6,821.47	9,929.47		-	-	-	-		16,750.94	
Non-Routine Expense		4,200.93			660.90	164.26	-			5,026.09	
Depreciation Expense					15,011.71	7,457.70	4,639.95	273.67	2,647.98	30,031.01	
Total General Expenses	21,693.48	28,489.23	30,379.60	20,162.02	24,481.31	13,221.21	7,827.76	604.02	3,390.89	150,249.52	
Total Expenses	130,579.42	163,477.70	204,529.53	103,304.34	93,112.18	57,564.44	34,446.72	3,395.74	7,942.58	798,352.65	
Profit/Loss	(3,453.27)	23,581.93	23,670.16	42,504.69	6,049.13	44,068.83	87,783.59	1,364.10	527.60	226,096.76	

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3190 Non-Dwelling Rental	-	-	-	-	-
Total Rental Income	-	-	-	-	-
3430 Mart Management Fees	25,600.00	17,066.64	2,240.70	19,656.74	2,590.10
3440 Mgmt./Adm.Fees fr.Non-Profits	631,000.00	420,666.64	48,026.83	382,870.37	(37,796.27)
3450 Asset Management Fee fr.Sites	536,900.00	357,933.36	45,910.00	379,271.86	21,338.50
3460 Mgmt./Adm.Fees fr.Sect.8	293,600.00	195,733.36	30,183.31	227,592.85	31,859.49
3470 Mgmt./Adm.Fees fr.CFP	143,800.00	100,941.45	-	169,965.44	69,023.99
3480 Proceeds fr. Insurance Claims	-	-	-	-	-
3610 Interest on Investments	4,600.00	3,066.64	765.31	5,465.69	2,399.05
3650 Interest Inc.-Mortgages	-	-	-	-	-
3690 Other Income	1,600.00	1,066.64	-	885.03	(181.61)
9110.010 Oth.Inc.-Transfer from CFP	-	-	-	-	-
Total Operating Income	1,637,100.00	1,096,474.73	127,126.15	1,185,707.98	89,233.25
Total Income	1,637,100.00	1,096,474.73	127,126.15	1,185,707.98	89,233.25
EXPENSES					-
4110 Administrative Salaries	1,086,200.00	724,133.36	82,216.61	705,312.12	(18,821.24)
4120 Compensated Absences	-	-	-	-	-
4130 Legal Expense	800.00	533.36	-	1,523.20	989.84
4140 Staff Training	9,100.00	6,066.72	8,203.95	15,088.32	9,021.60
4150 Travel Convention & Meetings	9,000.00	6,000.00	-	-	(6,000.00)
4171 Auditing Fees	1,000.00	1,000.00	777.00	877.00	(123.00)
4190 Sundry	80,600.00	53,733.44	9,710.51	101,399.91	47,666.47
Total Admin Expense	1,186,700.00	791,466.88	100,908.07	824,200.55	32,733.67
4310 Water	4,300.00	2,866.64	514.13	6,536.39	3,669.75
4320 Electricity	14,500.00	9,666.64	1,170.03	8,262.62	(1,404.02)
4330 Gas	1,400.00	933.36	-	1,521.86	588.50
4390 Sewer	900.00	600.00	76.58	608.51	8.51
Total Utility Expense	21,100.00	14,066.64	1,760.74	16,929.38	2,862.74
4420 Material	4,500.00	3,000.00	141.58	2,907.72	(92.28)
4430 Contract Cost	42,600.00	28,400.08	6,075.55	36,678.31	8,278.23
Total Ordinary Maint. & Operation	47,100.00	31,400.08	6,217.13	39,586.03	8,185.95
4510.010 Workers Compensation	6,700.00	4,466.64	476.23	3,809.84	(656.80)
4510.040 Auto Insurance	2,000.00	1,333.36	149.37	1,194.96	(138.40)
4510.070 Crime / Dishonesty	100.00	66.64	5.38	43.03	(23.61)
4510.090 Fire & Extend Coverage	100.00	66.64	7.44	59.52	(7.12)
4540 Employee Benefit Payments	277,700.00	185,133.36	21,055.06	170,048.75	(15,084.61)
4570 FSS Jr League Loan Write-Off	-	-	-	-	-
Total General Expenses	286,600.00	191,066.64	21,693.48	175,156.10	(15,910.54)
Total Routine Expenses	1,541,500.00	1,028,000.24	130,579.42	1,055,872.06	27,871.82
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	1,541,500.00	1,028,000.24	130,579.42	1,055,872.06	27,871.82
Residual Receipts (Profit/Loss)	95,600.00	68,474.49	(3,453.27)	129,835.92	61,361.43

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 & Under
INCOME										
Dwelling Rental	688,000.00	458,666.64	54,680.90	424,367.84	(34,298.80)	870,000.00	580,000.00	73,676.27	574,340.13	(5,659.87)
Excess Utilities	83,200.00	55,466.64	4,308.13	42,635.90	(12,830.74)	116,000.00	77,333.36	5,532.20	58,590.68	(18,742.68)
Non-Dwelling Rental	72,000.00	48,000.00	6,000.00	48,000.00	-	-	-	-	-	-
Total Rental Income	843,200.00	562,133.28	64,989.03	515,003.74	(47,129.54)	986,000.00	657,333.36	79,208.47	632,930.81	(24,402.55)
Management Fee from CFP	63,900.00	42,236.89	-	69,072.02	26,835.13	79,900.00	53,418.97	-	87,563.64	34,144.67
CFP Trnst. In-Site Expenses	64,400.00	42,933.36	16,148.11	28,410.82	(14,522.54)	67,400.00	44,933.36	12,664.16	14,925.64	(30,007.72)
Proceeds fr. Insurance Claims	-	-	3,849.00	3,849.00	3,849.00	-	-	2,476.39	5,972.53	5,972.53
Interest on Investments	20,300.00	13,533.36	2,224.59	18,259.45	4,726.09	31,700.00	21,133.36	3,185.63	27,193.16	6,059.80
Jr.League Grant	-	-	-	-	-	-	-	-	-	-
Other Income	59,300.00	39,533.36	2,979.90	29,970.05	(9,563.31)	74,600.00	49,733.36	5,103.04	37,473.76	(12,259.60)
Other Income-FSS Forfeitures	-	-	-	-	-	-	-	-	563.74	563.74
Other Income-Time Warner Cable	4,500.00	3,375.00	-	3,726.70	351.70	5,600.00	4,200.00	-	5,912.17	1,712.17
Operating Transfer In (1406)	64,900.00	43,266.64	-	84,420.37	41,153.73	81,000.00	53,421.09	-	108,358.40	54,937.31
Total Operating Income	277,300.00	184,878.61	25,201.60	237,708.41	52,829.80	340,200.00	226,840.14	23,429.22	287,963.04	61,122.90
Total HUD Contributions	1,111,800.00	735,661.90	96,869.00	801,019.00	65,357.10	1,485,700.00	982,448.41	125,562.00	1,063,079.00	80,630.59
Total Income	2,232,300.00	1,482,673.79	187,059.63	1,553,731.15	71,057.36	2,811,900.00	1,866,621.91	228,199.69	1,983,972.85	117,350.94
EXPENSES										
Administrative Salaries	187,800.00	125,200.00	13,855.00	132,067.56	6,867.56	247,800.00	165,200.00	18,054.32	151,063.68	(14,136.32)
Compensated Absences	-	-	-	-	-	-	-	-	-	-
Legal Expense	800.00	533.36	-	17.29	(516.07)	3,600.00	2,400.00	-	181.86	(2,218.14)
Staff Training	450.00	300.00	-	1,266.98	966.98	500.00	333.36	-	1,678.47	1,345.11
Travel & Conventions	1,450.00	966.72	-	-	(966.72)	1,800.00	1,200.00	-	-	(1,200.00)
Audit Fees	3,400.00	3,400.00	(63.78)	2,945.00	(455.00)	4,200.00	4,200.00	(81.55)	3,681.00	(519.00)
Sundry	97,145.00	64,763.36	6,470.98	6,536.39	(58,226.97)	114,470.00	76,313.28	9,492.72	6,536.39	(69,776.89)
Management Fees	300,900.00	200,236.89	20,468.37	218,944.89	18,708.00	379,800.00	253,352.33	25,441.63	277,288.52	23,936.19
Total Admin Expense	591,945.00	395,400.33	40,730.57	445,396.34	49,996.01	752,170.00	502,998.97	52,907.12	539,919.39	36,920.42
Tenant Services Salaries	101,500.00	67,666.64	7,104.02	66,420.30	(1,246.34)	126,900.00	84,600.00	8,879.99	83,045.08	(1,554.92)
Tenant Services-Recr., Etc.	10,000.00	6,666.64	-	1,343.08	(5,323.56)	10,000.00	6,666.64	-	957.69	(5,708.95)
Resident Council	4,000.00	2,666.64	-	-	(2,666.64)	4,000.00	2,666.64	-	-	(2,666.64)
Ten. Serv. Contr., Train., Spec. Needs	100.00	66.64	-	9.60	(57.04)	100.00	66.64	-	12.00	(54.64)
Total Tenant Expense	115,600.00	77,066.56	7,104.02	67,772.98	(9,293.58)	141,000.00	93,999.92	8,879.99	84,014.77	(9,985.15)
EXPENSES										
Water	67,300.00	44,866.64	6,269.40	48,970.75	4,104.11	97,600.00	65,066.64	12,518.40	75,392.49	10,325.85
Electricity	160,000.00	106,666.64	16,125.39	82,122.73	(24,543.91)	229,200.00	152,800.00	13,486.72	103,372.36	(49,427.64)
Gas	59,000.00	39,333.36	2,789.67	55,990.54	16,657.18	90,000.00	60,000.00	5,865.74	78,472.88	18,472.88
Other Utility Expense	88,500.00	59,000.00	7,532.20	64,114.85	5,114.85	137,600.00	91,733.36	18,868.31	113,015.88	21,282.52
Total Utility Expense	374,800.00	249,866.64	32,716.66	251,198.87	1,332.23	554,400.00	369,600.00	50,739.17	370,253.61	653.61
Labor	189,700.00	126,466.64	14,344.81	107,304.04	(19,162.60)	312,200.00	208,133.36	14,278.22	137,230.79	(70,902.57)
Material	102,400.00	74,933.28	14,420.52	56,444.22	(18,489.06)	106,300.00	77,533.36	17,244.02	50,415.95	(27,117.41)
Contract Cost	310,475.00	206,983.36	18,419.32	104,367.46	(102,615.90)	363,975.00	242,650.00	23,493.45	185,575.73	(57,074.27)
Total Ordinary Maint. & Operation	602,575.00	408,383.28	47,184.65	268,115.72	(140,267.56)	782,475.00	528,316.72	55,015.69	373,222.47	(155,094.25)
Protective Services Contract	77,650.00	51,766.64	7,252.57	54,434.72	2,668.08	76,000.00	50,666.64	6,607.96	56,799.14	6,132.50
Total Protective Services	77,650.00	51,766.64	7,252.57	54,434.72	2,668.08	76,000.00	50,666.64	6,607.96	56,799.14	6,132.50
Insurance	65,100.00	43,399.92	5,108.77	40,063.23	(3,336.69)	68,000.00	45,333.28	5,245.57	42,253.03	(3,080.25)
Payment in Lieu of Taxes (PILOT)	-	-	-	-	-	-	-	-	-	-
Employee Benefit Payments	186,530.00	124,353.28	12,358.06	96,654.63	(27,698.65)	311,430.00	207,619.92	15,204.56	129,186.37	(78,433.55)
Collection Losses	33,200.00	22,133.36	6,821.47	36,417.01	14,283.65	56,525.00	37,683.36	9,929.47	65,889.54	28,206.18
Total General Expenses	284,830.00	189,886.56	24,288.30	173,134.87	(16,751.69)	435,955.00	290,636.56	30,379.60	237,328.94	(53,307.62)
Total Routine Expenses	2,047,400.00	1,372,370.01	159,276.77	1,260,053.50	(112,316.51)	2,742,000.00	1,836,218.81	204,529.53	1,661,538.32	(174,680.49)
EXPENSES										
Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-
Casualty Losses-non capitalized	-	-	4,200.93	4,200.93	4,200.93	-	-	-	-	-
Total Non Routine Expenses	-	-	4,200.93	4,200.93	4,200.93	-	-	-	-	-
Total Operating Expenses	2,047,400.00	1,372,370.01	163,477.70	1,264,254.43	(108,115.58)	2,742,000.00	1,836,218.81	204,529.53	1,661,538.32	(174,680.49)
G/L Disposition of Nonexp. Equip.	-	-	-	-	-	-	-	-	-	-
Total Capital Expenses	-	-	-	-	-	-	-	-	-	-
Prior Yr Adj Affecting Residual Receipts	-	-	-	-	-	-	-	-	-	-
Total Prior Year Receipts	-	-	-	-	-	-	-	-	-	-
Residual Receipts (Profit/Loss)	184,900.00	110,303.78	23,581.93	289,476.72	179,172.94	69,900.00	30,403.10	23,670.16	322,434.53	292,031.43

Section 8 Admin

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3410 Section 8 Admin Fees	1,545,200.00	1,030,133.36	129,548.00	1,092,056.00	61,922.64
3480 Proceeds fr. Insurance Claims	-	-	1,113.35	1,113.35	1,113.35
3610 Interest on on Admin Reserve	12,000.00	8,000.00	1,802.49	14,754.03	6,754.03
3690 Other Income	-	-	13,345.19	117,732.64	117,732.64
Total Admin Income	1,557,200.00	1,038,133.36	145,809.03	1,225,656.02	187,522.66
EXPENSES					-
4110 Administrative Salaries	719,600.00	478,306.60	41,660.08	391,938.92	(86,367.68)
4120 Compensated Absences	-	-	-	-	-
4130 Legal Expense	1,000.00	666.64	-	597.85	(68.79)
4140 Staff Training	2,000.00	1,333.36	-	11,175.00	9,841.64
4150 Travel Convention & Meetings	2,000.00	1,333.36	-	-	(1,333.36)
4171 Auditing Fees	7,000.00	7,000.00	(4,077.88)	5,995.00	(1,005.00)
4190 Sundry	178,825.00	121,036.56	14,320.74	105,332.21	(15,704.35)
4196 Management Fee	293,600.00	195,733.36	29,148.30	223,194.30	27,460.94
4220 Tenant Services Recreation	-	-	-	-	-
4250 Reichenbach Program Assistance	-	-	-	-	-
4260 FSS Donations Expense	-	-	-	-	-
Total Admin Expense	1,204,025.00	805,409.88	81,051.24	738,233.28	(67,176.60)
4310 Water	1,300.00	775.08	155.44	2,003.31	1,228.23
4320 Electricity	4,100.00	2,733.36	422.38	2,199.78	(533.58)
4330 Gas	1,300.00	979.24	99.42	993.51	14.27
4390 Sewer	400.00	266.64	34.14	437.11	170.47
Total Utility Expense	7,100.00	4,754.32	711.38	5,633.71	879.39
4420 Material	3,700.00	2,466.64	-	6,536.39	4,069.75
4430 Contract Cost	21,225.00	14,149.92	1,379.70	14,264.21	114.29
Total Ordinary Maint. & Operation	24,925.00	16,616.56	1,379.70	15,011.41	(1,605.15)
4510.010 Workers Compensation	7,000.00	4,666.64	497.66	3,981.28	(685.36)
4510.020 General Liability Insurance	500.00	333.36	35.30	282.40	(50.96)
4510.040 Auto Insurance	2,200.00	1,466.64	175.91	1,407.28	(59.36)
4510.050 Public Officials Liability -E&O	800.00	533.36	66.31	530.48	(2.88)
4510.070 Crime / Dishonesty	70.00	46.64	5.38	43.03	(3.61)
4510.090 Fire & Extend Coverage	180.00	120.00	14.72	117.76	(2.24)
4540 Employee Benefit Payments	278,700.00	185,908.34	13,797.22	121,025.22	(64,883.12)
4590 Admin Fee	29,800.00	19,866.72	5,569.52	36,035.73	16,169.01
Total General Expenses	319,250.00	212,941.70	20,162.02	163,423.18	(49,518.52)
Total Routine Expenses	1,555,300.00	1,039,722.46	103,304.34	922,301.58	(117,420.88)
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)	1,900.00	(1,589.10)	42,504.69	303,354.44	304,943.54

Mainstream Admin

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3410 Mainstream Admin Fees	-	-	4,623.08	20,699.60	20,699.60
3610 Interest on on Admin Reserve	-	-	-	287.26	287.26
3690.070 Misc. Other Income	-	-	346.12	1,772.69	1,772.69
Total Admin Income	-	-	4,969.20	22,759.55	22,759.55
EXPENSES					-
4110 Administrative Salaries	-	-	2,862.61	14,565.59	14,565.59
4196 Admin Fees	-	-	1,035.01	4,398.55	4,398.55
4189/4190 Sundry	-	-	7.94	507.49	507.49
Total Admin Expenses	-	-	3,905.56	19,471.63	19,471.63
4540 Employee Benefit Payments	-	-	1,031.44	5,259.47	5,259.47
4590 Admin Fee	-	-	-	-	-
4431 Building Repair Contract	-	-	-	-	-
4430 Clean/Desinf Contr. Svcs	-	-	-	10.08	10.08
Total General Expenses	-	-	1,031.44	5,269.55	5,269.55
Total Expenses	-	-	4,937.00	24,741.18	24,741.18
Residual Receipts (Profit/Loss)	-	-	32.20	(1,981.63)	(1,981.63)

Section 8 HAP

Mainstream HAP

	Current Period	Current Year
INCOME		
3610.000 Interest on HAP Reserve	-	132.67
3610.030 Interest on VASH Reserve	-	-
3690.000 Oth.Inc.-Fraud Recov.-HAP Resr.	3,340.80	11,548.24
3690.020 Other Income FSS Forfeitures	-	760.87
3690.080 Oth Inc fr Adm for Overleasing	-	-
8026.000 Contributions Earned- HAP	1,477,616.00	11,309,407.94
8026.240 Contr. Earned HAP - Katrina	-	-
8026.245 DVP Contributions Earned	-	-
8026.400 Contrib Earned HAP Liberty-RAD	-	-
8026.450 Contrib Earned HAP ST-RAD	76,739.00	383,695.00
8026.455 Contrib Earned HAP-ST Demolitio	12,217.00	35,544.00
8026.500 Contrib.-Vet.Affs.Supp.Hous.	-	-
8026.800 Contributions Earned- Mainstrea	-	-
TOTAL HAP INCOME	1,569,912.80	11,741,088.72
EXPENSES		
4715.010 HAP Occupied Units	1,046,404.00	8,926,883.00
4715.020 HAP Parkside Occ. Units	18,276.00	145,809.00
4715.030 HAP Damages	-	-
4715.040 HAP Tanglewood Occ. Units	712.00	10,779.00
4715.070 HAP Portability - In	-	-
4715.090 HAP - Portability - Out	51,824.82	439,932.28
4715.100 HAP Parkside-Portability-Out	2,166.00	17,211.00
4715.230 HAP Homeownership	4,953.00	39,937.00
4715.240 HAP Katrina	-	-
4715.245 HAP Disaster Vchr. Prog.	-	-
4715.400 HAP Liberty-RAD	24,219.00	187,317.00
4715.450 HAP ST-RAD	54,048.00	330,405.00
4715.500 HAP Vet.Affs.Support.Hous.	22,814.00	172,891.00
4715.501 HAP - VASH - Portability - Out	-	-
4715.800 HAP Mainstream	-	-
4715.801 HAP Mainstream Port-Out	-	-
4715.910 HAP Hill Co. Occ. Units	73,977.00	666,391.00
4715.911 HAP Hillsboro Housing	-	-
4715.925 HAP Somervell Co.	4,630.00	40,922.00
4715.926 HAP Somervell Co. Port Out	-	-
4715.990 HAP Hill Co. Portability	7,708.16	138,149.16
4715.991 HAP Hillsboro Housing Port-Out	-	-
4716.000 UAP Occupied Units	14,887.00	117,504.00
4716.100 UAP Parkside Occ. Units	38.00	755.00
4716.130 UAP Tanglewood Occ. Units	-	-
4716.230 UAP Homeownership	-	1,049.00
4716.240 UAP Katrina	-	-
4716.245 UAP Disaster Vchr. Prog.	-	-
4716.400 UAP Liberty-RAD	257.00	2,248.00
4716.500 UAP Vet.Affairs Support Hous.	112.00	960.00
4716.800 UAP Mainstream	-	-
4716.910 UAP Hill Co. Occ. Units	256.00	3,878.00
4716.911 UAP Hillsboro Housing	-	-
4716.925 UAP Somervell Co.	-	-
4717.000 UAP - Portability - Out	582.60	12,801.61
4717.100 UAP - Portability - In	-	-
TOTAL HAP/UAP EXPENSE	1,327,864.58	11,255,822.05
RESIDUAL RECEIPTS (Profit/Loss)	242,048.22	485,266.67

	Current Period	Current Year
INCOME		
8026.800 Contr. Earned- Mainstream	23,369.00	132,383.00
TOTAL HAP INCOME	23,369.00	132,383.00
EXPENSES		
4715.090 HAP Mainstream Port-Out	-	-
4715.800 HAP Mainstream	29,946.00	191,612.00
4716.800 UAP Mainstream	-	341.00
4716.801 UAP Mainstream Port-Out	-	-
TOTAL HAP/UAP EXPENSE	29,946.00	191,953.00
RESIDUAL RECEIPTS (Profit/Loss)	(6,577.00)	(59,570.00)

	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	1,114,800.00	743,200.00	95,201.00	756,915.25	13,715.25	586,900.00	391,266.64	50,470.12	402,350.07	11,083.43	96,800.00	64,533.36	8,320.00	66,560.00	2,026.64
Total Rental Income	1,114,800.00	743,200.00	95,201.00	756,915.25	13,715.25	586,900.00	391,266.64	50,470.12	402,350.07	11,083.43	96,800.00	64,533.36	8,320.00	66,560.00	2,026.64
3400 Donations to Scholarship Fd.	3,000.00	-	4.92	41.04	41.04	-	-	-	-	-	-	-	-	-	-
3480 Proceeds fr. Insurance Claims	-	-	-	64,598.63	64,598.63	-	-	49,095.06	49,095.06	49,095.06	-	-	-	-	-
3610 Interest Income	11,700.00	7,800.00	1,254.51	10,601.54	2,801.54	6,800.00	4,533.36	588.06	5,214.81	681.45	800.00	533.36	110.18	804.98	271.62
3690 Other Income	38,550.00	26,416.72	2,700.88	25,649.46	(767.26)	25,500.00	17,466.64	1,480.03	15,674.04	(1,792.60)	3,105.00	2,175.00	40.00	1,204.30	(970.70)
3999.000 Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Income	53,250.00	34,216.72	3,960.31	100,890.67	66,673.95	32,300.00	22,000.00	51,163.15	69,983.91	47,983.91	3,905.00	2,708.36	150.18	2,009.28	(695.08)
Total Income	1,168,050.00	777,416.72	99,161.31	857,805.92	80,389.20	619,200.00	413,266.64	101,633.27	472,333.98	59,067.34	100,705.00	67,241.72	8,470.18	68,569.28	1,327.56
EXPENSES															
4110 Administrative Salaries	88,600.00	58,524.00	7,498.85	49,990.97	(8,533.03)	52,620.00	34,752.64	4,987.49	35,078.15	325.51	8,125.00	5,366.00	646.72	5,319.69	(463.31)
4120 Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4130 Legal Expense	730.00	486.64	-	3,799.10	3,312.46	500.00	333.36	-	2,451.20	2,117.84	70.00	46.64	-	398.95	352.31
4140 Staff Training & Convention	700.00	466.64	273.60	307.20	(159.44)	540.00	360.00	-	39.90	(320.10)	85.00	56.64	-	6.30	(50.34)
4150 Travel	160.00	106.64	-	-	(106.64)	245.00	163.36	-	-	(163.36)	40.00	26.64	-	-	(26.64)
4171 Auditing Fees	3,250.00	3,250.00	2,847.00	2,847.00	(403.00)	2,070.00	2,070.00	1,816.00	1,816.00	(254.00)	280.00	280.00	245.00	245.00	(35.00)
4180 Office Rent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4190 Sundry	32,990.00	23,718.56	6,867.63	30,638.88	6,920.32	16,175.00	11,768.81	2,044.74	13,439.32	1,670.51	2,195.00	1,534.86	321.52	1,943.63	408.77
4195 Property Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4196 Mgmt./Bkpg./Adm.Fee	289,850.00	193,233.36	24,752.26	196,797.97	3,564.61	152,600.00	101,733.36	13,122.23	104,611.12	2,877.76	10,650.00	7,100.00	915.20	7,321.60	221.60
Total Admin Expense	416,280.00	279,785.84	42,239.34	284,381.12	4,595.28	224,750.00	151,181.53	21,970.46	157,435.69	6,254.16	21,445.00	14,410.78	2,128.44	15,235.17	824.39
4310 Water	48,700.00	30,751.00	3,845.13	36,985.92	6,234.92	27,900.00	14,906.00	3,140.03	29,085.74	14,179.74	4,500.00	2,730.00	355.67	3,033.52	303.52
4320 Electricity	13,700.00	9,176.00	954.21	9,636.95	460.95	7,500.00	5,153.00	534.15	4,651.20	(501.80)	1,800.00	1,247.00	87.04	826.26	(420.74)
4390 Sewer	46,200.00	28,820.00	4,145.96	37,275.00	8,455.00	19,700.00	12,706.00	2,156.28	16,797.15	4,091.15	4,000.00	2,283.00	298.94	2,657.21	374.21
Total Utility Expense	108,600.00	68,747.00	8,945.30	83,897.87	15,150.87	55,100.00	32,765.00	5,830.46	50,534.09	17,769.09	10,300.00	6,260.00	741.65	6,516.99	256.99
4410 Labor	93,300.00	61,606.00	5,504.20	42,351.07	(19,254.93)	64,600.00	42,656.00	4,786.88	31,693.73	(10,962.27)	10,190.00	6,728.00	755.81	5,001.32	(1,726.68)
4420 Material	44,260.00	29,506.64	958.01	20,571.68	(8,934.96)	12,090.00	8,063.36	2,479.37	9,013.26	949.90	2,280.00	1,519.84	148.32	1,192.74	(327.10)
4430 Contract Cost	122,570.00	84,010.35	10,950.52	131,264.19	47,253.84	42,770.00	28,513.36	9,237.87	43,992.89	15,479.53	14,700.00	9,832.22	771.44	7,455.17	(2,377.05)
Total Ordinary Maint. & Operation	260,130.00	175,122.99	17,412.73	194,186.94	19,063.95	119,460.00	79,232.72	16,504.12	84,699.88	5,467.16	27,170.00	18,080.06	1,675.57	13,649.23	(4,430.83)
4480 Contract Cost	420.00	280.00	33.50	268.00	(12.00)	480.00	320.00	38.19	305.52	(14.48)	70.00	46.64	6.03	48.24	1.60
Total Protective Services	420.00	280.00	33.50	268.00	(12.00)	480.00	320.00	38.19	305.52	(14.48)	70.00	46.64	6.03	48.24	1.60
4510.010 Workers Compensation	3,970.00	2,646.64	286.91	2,220.52	(426.12)	2,490.00	1,660.00	178.51	1,428.08	(231.92)	390.00	260.00	27.73	221.84	(38.16)
4510.020 General Liab Insurance	1,230.00	820.00	83.47	742.52	(77.48)	780.00	520.00	53.10	424.80	(95.20)	130.00	86.64	8.52	68.16	(18.48)
4510.040 Auto Insurance	500.00	333.36	37.49	299.92	(33.44)	310.00	206.64	23.79	190.32	(16.32)	40.00	26.64	2.90	23.20	(3.44)
4510.050 Public Officials Insurance	1,940.00	1,293.36	156.91	1,255.28	(38.08)	1,240.00	826.64	99.74	797.92	(28.72)	200.00	133.36	16.05	128.40	(4.96)
4510.070 Crime / Dishonesty	70.00	46.64	5.38	43.03	(3.61)	70.00	46.64	5.38	43.03	(3.61)	-	-	-	-	-
4510.090 Fire & Extend Coverage	31,000.00	20,666.64	2,590.60	20,724.80	58.16	17,000.00	11,333.36	1,421.04	11,368.32	34.96	1,700.00	1,133.36	140.13	1,121.04	(12.32)
4540 Employee Benefit Payments	90,330.00	60,259.53	5,647.94	39,294.57	(20,964.96)	41,380.00	27,623.32	3,817.69	23,553.03	(4,070.29)	6,430.00	4,278.32	547.58	3,631.91	(646.41)
4570 Collection Losses	1,030.00	515.00	-	4,414.80	3,899.80	1,770.00	885.00	-	573.11	(311.89)	-	-	-	-	-
4580 Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General Expenses	130,070.00	86,581.17	8,808.70	68,995.44	(17,585.73)	65,040.00	43,101.60	5,599.25	38,378.61	(4,722.99)	8,890.00	5,918.32	742.91	5,194.55	(723.77)
Total Routine Expenses	915,500.00	610,517.00	77,439.57	631,729.37	21,212.37	464,830.00	306,600.85	49,942.48	331,353.79	24,752.94	67,875.00	44,715.80	5,294.60	40,644.18	(4,071.62)
EXPENSES															
4191.100 Employee Committee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4191.200 Non-Apartment Meetings	-	-	-	-	-	4,000.00	2,666.64	164.26	3,464.47	797.83	-	-	-	-	-
4191.300 Non-Apartment Public Relations	6,000.00	4,000.00	660.90	4,200.85	200.85	-	-	-	-	-	-	-	-	-	-
Total Non-Apartment Expenses	6,000.00	4,000.00	660.90	4,200.85	200.85	4,000.00	2,666.64	164.26	3,464.47	797.83	-	-	-	-	-
4610.000 Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4620.040 Casualty Losses-non capitalized	-	-	-	-	-	-	-	-	14,029.57	14,029.57	-	-	-	-	-
4700 Scholarships Awarded	3,000.00	1,500.00	-	-	(1,500.00)	-	-	-	-	-	-	-	-	-	-
5999.000 Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Non Routine Expenses	3,000.00	1,500.00	-	-	(1,500.00)	-	-	-	14,029.57	14,029.57	-	-	-	-	-
4800 Depreciation Expense	185,450.00	123,633.36	15,011.71	119,955.43	(3,677.93)	92,170.00	61,446.64	7,457.70	59,615.40	(1,831.24)	32,700.00	21,800.08	2,647.98	21,256.03	(544.05)
6110 G/L Disposition of Real Property	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6120 G/L Disposition of Nonexp. Equip.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Expenses	185,450.00	123,633.36	15,011.71	119,955.43	(3,677.93)	92,170.00	61,446.64	7,457.70	59,615.40	(1,831.24)	32,700.00	21,800.08	2,647.98	21,256.03	(544.05)
6010 Prior Year Adjustment - ARR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Prior Year Receipts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	1,109,950.00	739,650.36	93,112.18	755,885.65	16,235.29	561,000.00	370,714.13	57,564.44	408,463.23	37,749.10	100,575.00	66,515.88	7,942.58	61,900.21	(4,615.67)
Residual Receipts (Profit/Loss)	58,100.00	37,766.36	6,049.13	101,920.27	64,153.91	58,200.00	42,552.51	44,068.83	63,870.75	21,318.24	130.00	725.84	527.60	6,669.07	5,943.23

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
INCOME																
3110 Dwelling Rental	401,600.00	267,733.36	33,635.48	272,795.57	5,062.21	49,800.00	33,200.00	4,472.00	29,207.54	(3,992.46)						
Total Rental Income	401,600.00	267,733.36	33,635.48	272,795.57	5,062.21	49,800.00	33,200.00	4,472.00	29,207.54	(3,992.46)						
3400.100 Youth Literacy Grant-Dollar Gen	-	-	-	-	-	-	-	-	-	-						
3480 Proceeds fr. Insurance Claims	-	-	87,738.29	87,738.29	87,738.29	-	-	-	-	-						
3610 Interest Income	3,700.00	2,466.64	560.54	4,041.00	1,574.36	3,700.00	2,466.64	247.84	2,238.61	(228.03)				2,524.69	20,659.88	20,659.88
3690 Other Income	11,600.00	8,058.36	296.00	8,467.16	408.80	2,400.00	1,606.64	40.00	2,302.96	696.32				-	240,000.00	240,000.00
Total Operating Income	15,300.00	10,525.00	88,594.83	100,246.45	89,721.45	6,100.00	4,073.28	287.84	4,541.57	468.29				2,524.69	260,659.88	260,659.88
Total Income	416,900.00	278,258.36	122,230.31	373,042.02	94,783.66	55,900.00	37,273.28	4,759.84	33,749.11	(3,524.17)				-	-	-
EXPENSES																
4110 Administrative Salaries	35,740.00	23,630.00	3,391.09	21,438.87	(2,191.13)	3,500.00	2,312.00	283.96	1,981.58	(330.42)						
4120 Compensated Absences	-	-	-	-	-	-	-	-	-	-						
4130 Legal Expense	350.00	233.36	-	-	(233.36)	40.00	26.64	-	-	(26.64)					2,819.75	2,819.75
4140 Staff Training & Convention	320.00	213.36	-	23.80	(189.56)	30.00	20.00	11.40	12.80	(7.20)					-	-
4150 Travel	150.00	100.00	-	-	(100.00)	10.00	6.64	-	-	(6.64)					-	-
4171 Auditing Fees	1,275.00	1,275.00	1,117.00	1,117.00	(158.00)	130.00	130.00	110.00	110.00	(20.00)					-	-
4180 Office Rent	-	-	-	-	-	-	-	-	-	-					-	-
4190 Sundry	11,115.00	8,402.92	1,350.38	9,123.31	720.39	2,090.00	1,509.76	156.51	1,271.05	(238.71)					-	-
4195 Property Management Fee	-	-	-	-	-	-	-	-	-	-					2,819.75	2,819.75
4196 Mgmt./Bkpg./Adm.Fee	104,400.00	69,600.00	8,745.22	70,926.85	1,326.85	5,480.00	3,653.36	491.92	3,212.83	(440.53)					-	-
Total Admin Expense	153,350.00	103,454.64	14,603.69	102,629.83	(824.81)	11,280.00	7,658.40	1,053.79	6,588.26	(1,070.14)					-	-
4310 Water	20,400.00	13,231.00	1,524.19	13,457.97	226.97	970.00	563.00	356.96	2,427.41	1,864.41					-	-
4320 Electricity	8,300.00	5,620.00	575.22	5,578.15	(41.85)	300.00	217.00	144.95	1,208.72	991.72					-	-
4390 Sewer	20,000.00	12,777.00	1,413.46	13,275.08	498.08	40.00	26.64	-	295.44	268.80					-	-
Total Utility Expense	48,700.00	31,628.00	3,512.87	32,311.20	683.20	1,310.00	806.64	501.91	3,931.57	3,124.93					-	-
4410 Maint. & Operation Labor	38,500.00	25,422.00	2,855.30	18,894.08	(6,527.92)	4,200.00	2,774.00	229.34	1,764.62	(1,009.38)					-	-
4420 Material	8,135.00	5,423.20	1,187.87	9,325.34	3,902.14	2,030.00	1,353.28	327.91	1,664.56	311.28					-	-
4430 Contract Cost	39,675.00	20,783.28	10,950.52	38,546.32	17,763.04	8,520.00	5,680.00	678.77	8,791.29	3,111.29					-	-
Total Ordinary Maint. & Operation	86,310.00	51,628.48	8,479.62	66,765.74	15,137.26	14,750.00	9,807.28	1,236.02	12,220.47	2,413.19					-	-
4480 Contract Cost	270.00	180.00	22.78	182.24	2.24	-	-	-	-	-					-	-
Total Protective Services	270.00	180.00	22.78	182.24	2.24	-	-	-	-	-					-	-
4510.010 Workers Compensation	1,640.00	1,093.36	117.44	939.52	(153.84)	160.00	106.64	11.43	91.44	(15.20)					-	-
4510.020 General Liab Insurance	470.00	313.36	32.21	257.68	(55.68)	40.00	26.64	2.93	23.44	(3.20)					-	-
4510.040 Auto Insurance	140.00	93.36	10.97	87.76	(56.60)	20.00	13.36	1.29	10.32	(3.04)					-	-
4510.050 Public Officials Insurance	750.00	500.00	60.62	484.96	(150.04)	70.00	46.64	5.51	44.08	(2.56)					-	-
4510.090 Fire & Extend Coverage	6,500.00	4,333.36	525.94	4,207.52	(125.84)	1,000.00	666.64	85.05	680.40	13.76					-	-
4540 Employee Benefit Payments	26,300.00	17,524.94	2,440.63	14,244.03	(3,280.91)	3,690.00	2,449.74	224.14	1,597.34	(852.40)					-	-
4570 Collection Losses	-	-	-	1,375.59	1,375.59	-	-	-	461.67	461.67					-	-
4580 Interest Expense	-	-	-	-	-	-	-	-	-	-					-	-
Total General Expenses	35,800.00	23,858.38	3,187.81	21,597.06	(2,261.32)	4,980.00	3,309.66	330.35	2,908.69	(400.97)					2,819.75	2,819.75
Total Routine Expenses	324,430.00	210,749.50	29,806.77	223,486.07	12,736.57	32,320.00	21,581.98	3,122.07	25,648.99	4,067.01					-	-
EXPENSES																
4191.500 Dollar General Grant-Books	-	-	-	-	-	-	-	-	-	-						
Total Non-Apartment Expenses	-	-	-	-	-	-	-	-	-	-						
4610.000 Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-						
4620.040 Casualty Losses-non capitalized	-	-	-	19,830.45	19,830.45	-	-	-	-	-						
5999.000 Transfer Out	-	-	-	-	-	-	-	-	-	-						
Total Non Routine Expenses	-	-	-	19,830.45	19,830.45	-	-	-	-	-						
4800 Depreciation Expense	60,870.00	40,580.00	4,639.95	37,285.69	(3,294.31)	3,280.00	2,186.64	273.67	2,192.24	5.60					-	-
6120 G/L Disposition of Nonexp. Equip.	-	-	-	-	-	-	-	-	-	-					-	-
Total Capital Expenses	60,870.00	40,580.00	4,639.95	37,285.69	(3,294.31)	3,280.00	2,186.64	273.67	2,192.24	5.60					-	-
6010 Prior Year Adjustment - ARR	-	-	-	-	-	-	-	-	-	-					-	-
Total Prior Year Receipts	-	-	-	-	-	-	-	-	-	-					-	-
Total Expenses	385,300.00	251,329.50	34,446.72	280,602.21	29,272.71	35,600.00	23,768.62	3,395.74	27,841.23	4,072.61					2,819.75	2,819.75
Residual Receipts (Profit/Loss)	31,600.00	26,928.86	87,783.59	92,439.81	65,510.95	20,300.00	13,504.66	1,364.10	5,907.88	(7,596.78)				2,524.69	257,840.13	257,840.13