

Agenda
WACO HOUSING AUTHORITY & AFFILIATES
HYBRID MEETING
4400 Cobbs Drive
Waco, Texas
Board Room
August 11, 2022
12:00 Noon

- I. Call to Order
- II. Establishment of Quorum
- III. Hearing from Visitors
 - Recognition of Officials
- IV. Approval of Minutes
- V. Updates
 - RAD (South Terrace)
 - RAD (Melody Grove)
 - Trendwood
 - Palladium
 - Fraud
 - Resident/Board Meetings
- VI. New Business
 - RESOLUTION NO. 3857 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PRESIDENT/CEO TO WRITE OFF \$97,513.61 FROM THE PUBLIC HOUSING BUDGET. THESE AMOUNTS ARE FOR DELINQUENT ACCOUNTS FOR KATE ROSS AND ESTELLA MAXEY DEVELOPMENTS.
 - RESOLUTION 3858 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES APPROVING THE LOW RENT PUBLIC HOUSING BUDGET FOR KATE ROSS, ESTELLA MAXEY, AND THE OPERATING BUDGET FOR CENTRAL COST CENTER FOR THE FISCAL YEAR OCTOBER 1, 2022, TO SEPTEMBER 30, 2023.
 - RESOLUTION 3859 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES APPROVING THE SALARY STUDY FOR THE WACO HOUSING AUTHORITY.
- VII. Departmental Report Questions
- VIII. Consideration of Future Agenda Items
- IX. Executive Session
 - Section 551.072
 - Deliberation regarding real property/real estate
 - Section 551.074 Personnel Matters
 - Employee Personnel Matters
- X. Adjournment

Synopsis of the Minutes
WACO HOUSING AUTHORITY & AFFILIATES
4400 Cobbs Drive
HYBRID MEETING
July 21, 2022
12:00 Noon

Interim Chair Jon Ramos called the meeting to order at 12:01 p.m.

I. Establishment of Quorum

Commissioner's present: Melli Wickliff, Jon Ramos, John Bible, LaTonya Lewis, Brad Kinkeade

Commissioners absent:

II. Hearing from Visitors

- Recognition of Officials

III. Presentation from the Auditor – David Boring

Mr. Boring provided an update/revision to the board regarding our audit this year. There was one finding.

IV. Election of Officers

- Nominations for Chair
Jon Ramos nominated Melli Wickliff for Chair. Melli accepted the nomination. This was voted on and approved. Melli Wickliff will be Chair/President for all WHA entities to include: WHOC, Rising Images, WPFC, WPFC II, and WHA.
- Nominations for Vice Chair
Melli Wickliff nominated Jon Ramos for Vice Chair. This was voted on and approved. Jon Ramos will continue to serve as the Vice Chair for all WHA entities to include: WHOC, Rising Images, WPFC, WPFC II, and WHA

V. Approval of Minutes

Interim Chair Jon Ramos asked for a motion to approve the minutes of the May 2022 Board Meeting. Commissioner John Bible made the motion and Commissioner LaTanya Lewis seconded the motion. Interim Chair Jon Ramos called for a vote and the motion passed unanimously.

VI. Updates

President/CEO gave the floor to Peter with Brinshore, and he provided an update to the South Terrace RAD project.

President/CEO updated the board on the process for Melody Grove (Estella Maxey) RAD Development and talked about the contract with Urban strategies for community and resident services.

President CEO updated the board on Trendwood and that we are still working on submitting paperwork in partnership with Steele Properties to HUD and TDHCA and WHA.

VII. New Business

RESOLUTION NO. 3849 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES APPROVING THE WACO HOUSING AUTHORITY 2022 HUD ANNUAL PLAN

Milet Hopping advised the board that the changes were provided to the board of the upcoming annual plan. There were no questions. Chair Melli Wickliff asked for a motion to approve Resolution No. 3849. Commissioner John Bible made the motion to approve if and Commissioner Jon Ramos seconded the motion. Chair Melli Wickliff called for a vote and the motion passed unanimously.

Resolution No. 3849

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

RESOLUTION NO. 3850 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES APPROVING THE ANNUAL REPORT TO BE SUBMITTED TO THE CITY COUNCIL OF THE CITY OF WACO

Milet Hopping advised the board that the changes were provided to the board of the upcoming COW annual plan. There were no questions. Chair Melli Wickliff asked for a motion to approve Resolution No. 3850. Commissioner John Bible made the motion to approve if and Commissioner Jon Ramos seconded the motion. Chair Melli Wickliff called for a vote and the motion passed unanimously.

Resolution No. 3850

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

RESOLUTION 3851 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND AFFILIATES AUTHORIZING THE PURCHASE OF THE NEW HILL COUNTY OFFICE LOCATED AT 200, 207, 208, 210 E FRANKLIN ST., HILLSBORO, TEXAS IN THE AMOUNT OF \$772,000.

Milet Hopping advised the board that we are purchasing the Hill County S8 office building in Hillsboro. There were no questions. Chair Melli Wickliff asked for a motion to approve Resolution No. 3851. Commissioner John Bible made the motion to approve if and Commissioner Jon Ramos seconded the motion. Chair Melli Wickliff called for a vote and the motion passed unanimously.

Resolution No. 3851

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

RESOLUTION 3852 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND AFFILIATES AUTHORIZING THE SALE OF THE WHA PROPERTY LOCATED AT 1001 WASHINGTON, WACO, TEXAS IN THE AMOUNT OF \$1,200,000.

Milet Hopping advised the board that we are selling the property at 1001 Washington. There were no questions. Chair Melli Wickliff asked for a motion to approve Resolution No. 3852. Commissioner John Bible made the motion to approve if and Commissioner Jon Ramos seconded the motion. Chair Melli Wickliff called for a vote and the motion passed unanimously.

Resolution No. 3852

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

RESOLUTION 3853 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND AFFILIATES AS WACO HOUSING AUTHORITY AND AFFILIATES DESIRES TO OBTAIN ADMISSION TO MTW DEMONSTRATION PROGRAM: ASSET BUILDING COHORT

Milet Hopping advised the board that we are applying for the Moving to Work Program: Asset Building Cohort. There were no questions. Chair Melli Wickliff asked for a motion to approve Resolution No. 3853. Commissioner John Bible made the motion to approve if and Commissioner Jon Ramos seconded the motion. Chair Melli Wickliff called for a vote and the motion passed unanimously.

Resolution No. 3853

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

RESOLUTION 3854 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND AFFILIATES ACCEPTING THE REVISED BY-LAWS FOR THE WACO HOUSING AUTHORITY & AFFILIATES

Milet Hopping advised the board that the governance committee revised the bylaws. There were no questions. There were no questions. Chair Melli Wickliff asked for a motion to approve Resolution No. 3854. Commissioner John Bible made the motion to approve if and Commissioner Jon Ramos seconded the motion. Chair Melli Wickliff called for a vote and the motion passed unanimously.

Resolution No. 3854

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

RESOLUTION 3855 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND AFFILIATES (WHAA) APPROVING A LINE OF CREDIT FOR \$4,000,000 THROUGH EXTRACO BANKS.

Milet Hopping advised the board of the need for a line of credit to secure real estate without delay in Waco. This resolution was not approved and did not pass.

RESOLUTION NO. 3856 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND AFFILIATES (WHAA) APPROVING EXPENSES TO COVER \$123,468 OF SOUTH TERRACE PLUMBING REPAIRS.

Milet Hopping advised the board of the expenses that were needed to cover the plumbing expenses. There were no questions. Chair Melli Wickliff asked for a motion to approve Resolution No. 3856. Commissioner John Bible made the motion to approve if and Commissioner Jon Ramos seconded the motion. Chair Melli Wickliff called for a vote and the motion passed unanimously.

Resolution No. 3856

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

VIII. Reports
Administrative Services
Everything for Admin was usual business.

Information Technology
Every for I.T. was usual business.

OPERATIONS –Vice President Gloria Dancer
Rising Images
The nonprofit properties continue to do well with rent collection and leasing. All properties are in compliance.

MOD
Everything for MOD was usual business.

PUBLIC HOUSING
There are 941 applicants on the WHA Public Housing Waiting list.

MAINTENANCE
The Maintenance Department continues to work on make readies.

SECTION 8 - Milet Hopping
The Section 8 department currently is leasing 2529 vouchers and has 1803 total applicants on the combined waiting lists. There are 56 veterans in the VASH program.

COMMUNITY SERVICES - Milet Hopping
Our Community Services Department was working to get vaccination clinics for residents and tenants.

FINANCE – Vice President Edwina Viera
A summary of the financial statements and the new Consolidated Financial Report was provided.

IX. Consideration of Future Agenda Items
• Fraud

X. Adjournment
Interim Chair, Jon Ramos, adjourned the meeting at 1:45 p.m.

Secretary

Chair of the Board

Seal

Administrative Services Department July 2022 Report

Routine Work Projects

- Mailing of WHA, Hill and Somervell Counties, and Groesbeck, Section 8 (HAP) checks – **15** checks (all other checks were direct deposited and check stubs can be accessed by landlords through the landlord portal.)
- Travel and Training: *(See attached training sheet for all training offered to staff).*
- Partnership Meetings: Attend Housing Coalition Board Meeting.
- Applications
 - **157** Public Housing / **15** Mart
 - **0** VASH
- Processed **607** pieces of incoming mail
- Processed **4,640** pieces of outgoing mail
- Proofed all department monthly reports
- Made **376,039** copies for departments
- Sent out **94** Late Notices for Public Housing
- Sent out **144** Notices of Concern
- Sent out **490** Utility Notices

Clients and Visitors

There was a total of **705 persons** that checked in to the receptionist in the lobby.

There was a total of **16,771 incoming calls** handled by the receptionist for the month.

Rising Images Compliance Audit

Raintree

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

Picadilly

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

Cimmaron

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

Hunnington

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

Information Technology
(IT)
July 2022

- **HMS Windows Software, Software Applications, & IT Support Calls**

- All support calls were closed with-in 24 hours.
- Ksoftware 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**

- Continue redesign of wacopha.org, expect new home page to be ready in Aug
- Continue with enhancements to access control security
- Continue on boarding Qless client management software
- Continue enhancement/training on file vision electronic tenant records

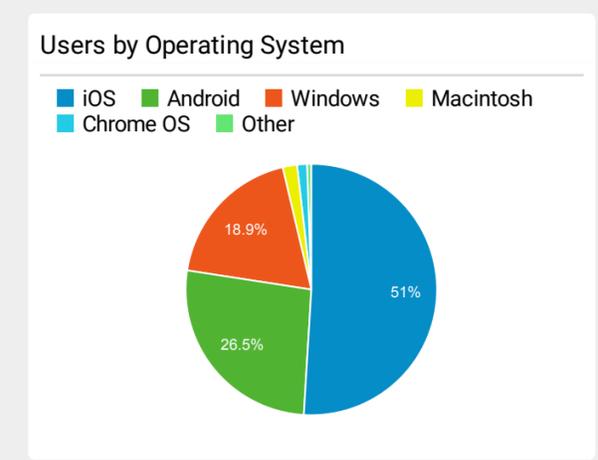
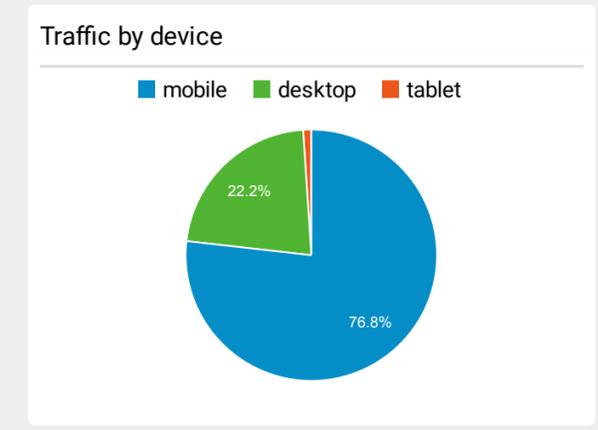
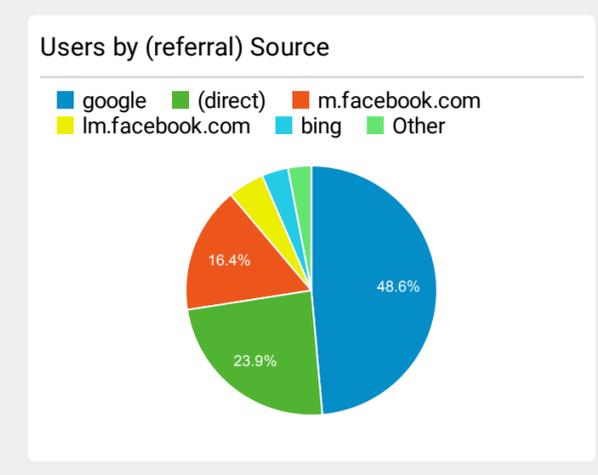
Board Report July 2022

Jul 1, 2022 - Jul 31, 2022

All Users
100.00% Sessions

Total users
4,541
% of Total: 100.00% (4,541)

Sessions (total visits)
6,373
% of Total: 100.00% (6,373)



Pageviews (total traffic)
16,410
% of Total: 100.00% (16,410)

Pageviews by Page

Page	Pageviews
/	5,776
/page/Emergency Housing Voucher	1,015
/page/homepage	784
/page/public_housing_ops	771
/page/waitinng_list	743
/page/section_8	691
/page/hill_somervell_section_8	672
/page/departments	598
/page/Section 8 Landlord Program	520
/page/contact_form	501

Pageviews by City

City	Pageviews
Waco	5,519
Dallas	2,927
Austin	2,058
Chicago	2,028
Houston	424
Hillsboro	158
San Antonio	142
Fort Worth	138
Waxahachie	132
Temple	100

Modernization Department July 2022 Report

Grant Year	Grant Amt.	Amt. Expended	% Expended	% Obligated	Deadline to Expend
2018/518	\$1,820,616.00	\$1,329,056.2	74%	83%	May 28,2026
2019/519	\$1,904,253.00	\$618,882.24	33%	33%	April 15, 2027
2020/520	\$2,037,987.00	\$543,819.79	27%	28%	March 25, 2026
2021/521	\$1,692,421.00	\$197,449.14	10%	10%	February 22, 2025

Current Projects

- Tree Trimming at Estella Maxey & Kate Ross
 - Awarded to Chuy's Tree Service for \$108,300.00
 - Estimated completion August 2022

- Mold Rehab of 5 units at Kate Ross
 - Awarded to Zamco Services for \$93,534,91
 - Estimated completion August 2022

Rising Images, Inc.
Board Report for July 2022

Occupancy

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

	Total Units	Vacant Units	Percentage Occupied
Picadilly	6	0	100%
Raintree	155	1	99%

Rent Collections

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Cimmaron	\$49,883.00	\$50,795.00	\$50,795.00	100%
Hunnington	\$34,050.00	\$33,680.00	\$33,680.00	100%
Misty Square	\$8,225.00	\$7,300.00	\$7,300.00	100%

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Picadilly	\$3,640.00	\$4,676.00	\$ 4,676.00	100%
Raintree	\$88,615.00	\$96,205.00	\$96,205.00	100%

Contracts (MOD)

None

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 July 2022

Occupancy

	Total Units	Vacant Units	Percentage Occupied
South Terrace	250	75	70%

Rent Collections

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
South Terrace	\$54,262.00	54,262.00	\$40,202.60	74%

Administration

South Terrace is continuing the process for RAD conversion.

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

**South Terrace Progress Report
Brinshore Development, L.L.C.
Waco Housing Authority Board Meeting
August 11, 2022**

Issue Addressed this Month:

- **Sanitary Sewer Lines**
- **Construction Progress**
- **Unit Delivery Update**

Sanitary Sewer Lines

Sanitary laterals were replaced for the first 20 units at a cost of \$102,328 for the repairs. We learned more about the underground situation from this work, including that there are issues not only with the lateral lines going to the building, but also the trunk lines going to the main. This initial work was paid for from the project contingency, but unfortunately, we have fully expended the contingency, and are working with the WHA to find sources to pay for the additional required work.

The next sanitary lateral line is scheduled to be replaced at a cost of approximately \$123,462, and an additional \$3,944 for various repairs associated with this replacement. The WHA has agreed to temporarily add funds to the project budget to pay for these costs, and shut off valve replacement which thus far has cost \$3,306. The WHA has already funded the first \$123,462. We anticipate that over the next three months that there will be costs of approximately \$750,000 to pay for additional sanitary lateral line repair and other expenses relating to water lines, as we turn over units that are completed.

We have engaged Clark Engineering, a civil engineering firm who will survey the site and prepare a report investigating the rest of the site, based on the scoping of the laterals that was done initially by the plumber, and now by J4 who has purchased its own equipment to scope the lines. The cost of this engineering is \$67,900. The report will address the conditions of the entire site, the proposed scope of work to address any identified issues, and a price for the work to be done to fix the problem. We hope to have this engineer's report in approximately 6 weeks.

We plan to request an increase in the Tax Exempt Bonds volume cap in the project by 10% which will allow the investors to calculate tax credits using a 4% rate, instead of the 3.08% which was available at closing. This will require approval from the Bond Review Board. The WHA is working with Coats Rose to evaluate the possibility of applying for a reservation of approximately \$3MM in additional volume cap, and Barry Palmer advised that his firm prepare an application for submission to the Bond Review Board in October for a January 2023 reservation of bonds. This will require a bond inducement resolution to be passed by the WHA board in its September meeting. We have spoken with DOZ, our accountants, and they have confirmed that additional work on the sanitary laterals are Tax Credit Basis Eligible, and will generate additional 4% LIHTC tax credits. Brinshore and WHA also had several conversation with Enterprise, the investor in the tax credits, and they are committed to working with us to find a way to raise additional equity with the increase in tax credits. There is still significant due diligence that needs to be performed to move forward. Therefore, we will work diligently to determine how much in

additional funds we need to address the sewer lateral issue prior to the September board, and if necessary, request a resolution to apply for additional volume cap.

Construction Progress

We have made progress on addressing many of the causes of delay in construction, nevertheless, there continues to be delays in unit and building deliveries.

Schedule of Values and Architect Approval of Work

Many of the changes we have instituted in the process of preparing the draw, and in the architects' inspections are now bearing fruit. A couple of issues persist and continue to cause delays.

Payment Delays

Recently, there have been delays in payment beyond the 45 days agreed to in the contract, leading to some subs withholding labor and causing work delays. This is mostly caused by the delay in approval by Citibank, the construction lender, who is taking more than agreed upon time to review and approve draws. The June draw will be released this week, and the July draw has been submitted to Citibank for payment, and we hope we can get it reviewed and approved within the agreed upon timeline.

Unit Delivery Schedule

- 107 units have been rehabbed to date. 96 are currently occupied, 11 pending move in, and another 20 are expected to be moved in in the next 30 days.
- J4 has in their possession 53 units within 21 fully vacant buildings.
- As of the most recent schedule, J4 is committed to deliver approximately 29 units in the next 30 days.
- Of these 29 households, Management has LIHTC-certified 22 of the residents.
- These upcoming 29 moves will free up 24 more vacant units and move 5 of the storm-impacted residents back on site.

Housing Operations Monthly Report

July 2022

Public Housing Report

Staff

Total Employees – 08 Temporary Staff – 1

Waiting List Information

Total number of applicants on the waiting list – 941

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

Notification for assistance mailed	14
No response to notification letters	0
Pending Notification letter/expiration date	0
Move-in letters issued	8
Units rejected by applicant	6
Total applicants not qualified	0

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

There was a total of (19) orientation letters emailed, (13) packets were mailed out from letter responses (2) received and in process of verifications, (06) no response, (01) completed.

Annual Re-Certifications

Community	Certifications	Completed	Remaining
Kate Ross	21	17	4
Estella Maxey	26	22	4
Total	47	39	8

We have completed 83% of certifications for this month. According to PIC submission we have reported 99.27 % certifications as of June 2022.

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

87% of the rent for July 99% was collected.

Last Quarterly Average was: 92% for April-May-June

Occupancy Percentage

The occupancy percentage for June was 86%; we did not meet our goal of 97%.

Last Quarterly Average was 89% for April-May-June

Maintenance Report

Staff

Total Employees – 13 regular employees, 1 Temporary Staff, 1 Vacant position Aide A Estella Maxey

Work Orders

Routine Work Orders

Community	Total	%Completed	Remaining
Kate Ross	76	66%	26
Estella Maxey	95	74%	25
Total	171	71%	51

Completing routine work orders within fifteen (15) days is our established annual goal. We presently have an average closing time of 1.93 days which is well above our goal.

Emergency Work Orders

	Amount Received	Amount Closed	Amount Remaining
Closed within 24 hours	123	123	0
Over 24 hours	0	0	0
Total	123	123	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.

July Unit Turn Around Time

Down Time	Make Ready Time	Lease-Up Time	Total Turnaround Time
109.37	25.00	16.15	148.50

Cumulative Average Unit Turn Around Time

Down Time	Make Ready Time	Lease-Up Time	Total Turnaround Time
129.03	69.87	21.10	219.48

Our annual cumulative goal is turning units in 20 days or less. Presently we have a cumulative turn-around time of 119, this puts us over by 101 days. Due to staffing shortages and the high number of move outs over the past year. 3 temp employees have been brought on to fill vacancies with 1 remaining position to fill.

July Vacant Apartment Information

Vacancies	Leased	Total	Occupancy %
Kate Ross	258	286	91%
Estella Maxey	290	362	80%
Overall Occupancy	548	648	86%

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

Annual Inspections FY 21 - 22

Community	Total apts.	Units Inspected	Number of Annual Inspection Work Orders Y.T.D.
Kate Ross	286	286	286
Estella Maxey	362	212	157
Overall Occupancy	648	498	498

Fleet Vehicle Inspection

Total Vehicles Inspected (3) – Vehicle repairs for the month of N/A .

Planned/Preventative Maintenance

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

Accident free days by staff FY 2021/2022

Maintenance staff has accumulated 293 accidents free days with (9) 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 is conducted daily at the Maintenance .

Expenditures

Monthly Budget	\$29,267.08
June 2022	\$13,746.28

Expenditures: Various HVAC repairs on older units

Security Report for July 2022

CRIMINAL OFFENSES	ESTELLA MAXEY		KATE ROSS	
	MONTH	YTD	MONTH	YTD
HOMICIDE				
ROBBERY				
ASSAULTS				
Agg. Assault		4		3
Sexual Offense				
Simple Assault	3	14	1	12
Family Violence	2	16	2	11
BURGLARY				
Habitation		4		8
Auto				3
AUTO THEFTS/REC		1	1	1
ARSON				
Criminal Trespass	1	4	1	1
CRIMINAL MISCHIEFS		14		8
WEAPON VIOLATIONS				
DRUG ARREST				
Felony				
Misdemeanor				
DRUGS CONFISCATED				
Pills				
HOUSING RELATED				
CALLS OF SERVICE				
Other Agency	13	124	22	85
Security	6	47	5	28
Assist				
INCIDENT REPORTS				
Other Agency	12	92	21	52
Security	5	29	5	21
Assist				
	180.75	1736.25	119.25	1579.5

Section 8 Board Report – July 2022

The Section 8 Department has leased a total of 2529 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	1676	2352
Hill County	127	159
Somervell County	0	18
Totals	1803	2529

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

There are 276 applicant families searching for a place to live at this time.

Waco	260
Hill County	6
Somervell County	10
Total	276

Re-Certifications

Waco, Hill County, and Somervell County Offices are re-certifying annuals through June 2022.

Homeownership

The Homeownership Program is now assisting 12 families with mortgages.

VASH (Veteran Affairs Supportive Housing)

Number Pending (VA Referral/Orientation)	1
Number Searching in Waco	12
Number Passed/Pending Inspection	0
Number housed in Waco	57

Ineligible	182
Total	81 %

Mainstream

Number Pending (Referral/Orientation)	14
Number Searching in Waco	1
Number Passed/Pending Inspection	2
Number Housed in Waco	67

Ineligible	61
Total	84 %

HUD Reports

No reports due at this time.

Staff

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

Fraud

Total number of cases from 2020 - 41

Section Fraud Recovery-Unrestricted	11,709.57	17,524.32	23,056.22	52,290.11
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Community Services July 2022 Report

Kate Ross	Estella Maxey	South Terrace
Kidz Jam	Mentor Waco	Senior Bingo/Exercise
Senior Bingo and Exercise	Fresh Start to a Healthier You	Voice Summer Breakout
FBC Kids Club	Mosaic Waco on Saturdays	
Sewing with Ms. Green	Senior Exercise	
Community Ctr. Walk-Ins: 68 (Last month 111)		

Outreach Events/Activities held in July

- **College Trip- July 17-23** Al Davis organized and chaperoned a college trip to HBCUs in Alabama. 10 teens from public housing and section 8 housing attended had the opportunity to travel and tour these colleges. (See pictures at end of report).
- Community Services distributed meals to Estella Maxey residents that were affected by gas line outage. Salvation Army provided their canteen truck for breakfast and lunch.
- **WISD Food Truck** – arrangements were made with WISD for food truck to deliver meals to kids all summer.
- **Kids Computer Lab at Estella Maxey and Kate Ross** – Emphasis on literacy by having kids do 15-20 minutes of literacy focused computer games. Computer lab monitors also play educational game with kids.
- **Living with Diabetes** class was held at ST by Bridge to Health with Health Dept.
- **Walk and Talk Fruits and Veggies Class at Estella Maxey** for seniors
- CS has applied to be a part of the **Move to Work** cohort with HUD. Grassroots, Prosper Waco and the City of Waco will partner.
- CS working with WPMG with **WHA Housing Stabilization Grant**
- RAD meetings at Kate Ross
- Urban Strategies meeting at Estella Maxey

Upcoming Outreach Events

- Partnering with Transformation Waco for Meet the Teacher Event on August 11th
- School supply give out
- Uniform/Haircuts for school
- National Night Out (October)
- Parent Rally
- Waco PD to visit computer labs and provide ice cream for the kids!
- Dot Clark meals will resume again at Estella and Kate Ross in the fall

July 2022 Family Self Sufficiency Program
Coordinators: Theresa Salinas, M.S.W., L.B.S.W & Crystal Anthony, MEd

Active Participants	Graduates	New Participants	Ports	Reinstated	Terms	Extensions	Homeowners
EM-5, KR-4= PH- 9 S8/RAD –61, VASH -0 *TOTAL- 70	0	0	0	0	0	0	0

***Exclude** CS- counted on report -71

Note: Due to HUD’s New FSS Rules, FSS cannot enroll new clients until new Action Plan has been approved by HUD. FSS Final Rule involves revamping the FSS Program with expected completion date by November 2022.

FSS Advisory Board Meeting: Upcoming Advisory Board Meetings: September 14th and December 14th.

FSS Meetings: Did not meet as a group during the month of July

2022 FSS Meetings: Upcoming meetings September 13th; Oct. or Nov. – FSS Appreciation event

FSS Orientation & Recruitment: FSS continue to send electronic pre-enrollment application for potential clients as requested. Will continue working with IT regarding electronic documents and mass email for potential clients. Maintain recruiting efforts using FSS brochures during community outreach/events, ground visits and mail outs to potential clients.

Workshops/Conferences/Trainings: HUD’s FSS Final Rule; Apricot Software Training; HUD's FSS Action Plan Training webinar; HUD’s “Office Hour” Training; Action Plan Training/Updates with FSS Coordinators from Florida and Oklahoma; RAD-PBV S8 Meeting @ KRCC

Referrals: Local employment opportunities including WHAA; NeighborWorks Homebuyer Education; Grassroots; Section 8 Homeownership Program; UpSkill Programs; Catholic Charities; Caritas; Waco Housing Stabilization Program; Consumer Financial Protection Bureau Guidebooks; Healthy Life Style Information; New Waco Walking Group; Region XII Stem Fest; Community Health Expo

Client’s Goal Accomplishments (Pics at end of report)

- S8 Client’s son attend Community Service – College Trip
- S8 Client was awarded WHA Scholarship FS
- Former PH Client was awarded WHA Scholarship BD
- S8 Client’s photo was on KWTX regarding completing UpSkill Program PS
- PH FSS client obtained employment @ Family Dollar & passed Math GED exam, needs one more subject! AC

Activities

- Majority of month spent on new action plan, along with other details of the HUD’s FSS Final Rule
- Assisted with awarding WHA Scholarship
- Appointed to Community Service Scholarship Committee
- Selected FSS client spotlight for the month –Event decorations
- Met with potential clients regarding the FSS program, received an electronic application
- Met with co-workers regarding community services giveaways and upcoming programs
- Notified Finance regarding HUD FSS Program Final Rule regarding forfeiture account
- Assisted FSS Grad with baby formula needs
- Updated FSS Operating Manual

Upcoming HUD FSS NOFA for 2022

- Assisted with breakfast for tenants at EM during gas outage
- Contacted Anice Chernault regarding webinar questions and RAD-PBV tenants
- Assisted Melissa with grant application Welfare to Work
- Contacted Milet/Rebecca regarding updating SAM EUI, which is required for grant application
- Compiled data FSS data for Milet regarding education, economic development and home ownership

Theresa Salinas	Hours	Crystal Anthony	Hours
Admin	56.25	Admin	67.25
Client Time	47	Client Time	25.0
Comm. Events/Contact	2	Community Contact	2.0
Conf./Trainings	1.25	Conf./Trainings	7.5
Meetings	0	Meetings	3.25
Escrow	17.5	Escrow	5.0
Holiday	10	Holiday	10.0
Sick	26	Sick	0
Vacation	0	Vacation	40.0
TOTAL	160	TOTAL	160



S8 Client's photo was on KWTX regarding completing UpSkill Program

YOUTH SERVICES: Al Davis, Coordinator - July, 2022

Counseling	12	WISD Visits (1 hours)	2
Home Visits	28	Girl Scouts Meeting	
Personal Contacts	28	YMCA	0
Phone Contacts	39	Voice Inc.	2
Community Advisory Council (Carver Afterschool Program)		College Prep Program Methodist Home	1
College Tour	3	Staff Meetings	3
Acts Church	2	Teen Court (2 hours)	2
Juvenile Probation (4 hrs.)	1	Juvenile Court (3 hours)	2
Community Serv. Total	4	Truancy Court (0 hours)	0

- Youth Agency Collaborations: Mission Waco – King’s Club at Kate Ross Site
 - Starry Counseling
 - Mentor Waco – Youth activities at Estella Maxey
 - WISD Case Specialist and Truancy (J.H. Hines and Indian Springs)
 - Youth Summit Program
 - Voice, Inc. – Summer activities at South Terrace
- Clients Calls – South Terrace – (16)
- Client Calls – Estella Maxey – (31)
- Client Calls – Kate Ross – (15)
- Food hand – out at Estella Maxey due to Gas and electricity problems (Chicken, Pizza, Breakfast, and Burgers)
- Attended Resident Council meeting
- RAD Meetings with Milet Hopping (Kate Ross & Estella Maxey) Property Updates
- Holiday – July 4th
- College Trip (Huntsville Alabama – College Trip – July 17th – 23rd, 2022)
- Administrative hrs. (62)

Transportation: Clint Coulson

Transportation Count = **109** trips (last month 114)

- Distributed Shepherd’s Heart Food Pantry Items to residents at all sites.
- Errands for the department
- Assisted WPMG staff with computer needs when they used lab at Kate Ross
- Department vehicle maintenance
- Maintenance for computers in computer lab
- Drove teens and chaperones to and from DFW Airport for college trip
- Picked up and distributed meals during gas outage at Estella Maxey
- Helped Voice kids with learning how to plant ivy.



SENIOR SERVICES: Briotony Porter, Resident Services Coordinator; LMSW

Hospital Visits	0	Nursing Home Visits	0	Mart Home Visits	0
Ground Visits	4	Attempted Home Visits	2	Misty Square Visits	0
Home Visits	4	Community Walk-In Assistance	8	Office Visits	22

22 Office visits at the KR Center included:

- Assisted walk-in client with public housing application and RX assistance.
- Assisted resident with computer assistance.
- Assisted resident with signing up for Caritas Food bags.
- Provided 2 walk-in clients with contact info to follow-up on their HSS application.
- Consulted with resident regarding issues her mother is having w/ brother's Doctor.
- Assisted 2 walk-in clients with public housing applications.
- Assisted resident w/ SNAP paperwork from HHSC.
- Assisted 3 residents with putting in maintenance orders.
- Assisted walk-in client w/ logging in and completing PH orientation and making copies.
- Assisted walk-in w/ following up on PH app and searching for housing.
- Assisted 3 residents with signing up for Caritas food bags.
- Consulted with resident regarding local food pantries and rental assistance.
- Follow-up with resident about assisting mother w/ brother and their concerns.
- Post office visit w/ resident concerning mail delivery.
- Consulted w/ residents regarding concerns w/ RAD.
- Assisted resident w/ Caritas food bag and followed up on additional needs.

Elderly Services
July 2022

Home Visits	9.50 hrs.
Office Visits	32.50 hrs.
Ground Visits	9.00 hrs.
Center Activities	9.50 hrs.
Administration	24.50 hrs.
Meetings/Training	5.00 hrs.

Other SW activities:

- Senior Activities
- Weekly/Monthly Reports
- Caritas Senior Food Bags Pick-up/Distribution (30 bags distributed on the 1st and 15th of the month)
- Staff Meeting
- College Trip
- Meeting w/ YMCA of Central Texas
- RAD Meeting

Estella Maxey Food Distribution due to gas outage

Agency Networking Contacts July 2022

Caritas Food Pantry, Texas Health and Human Services 211, AG Extension Office Waco, Salvation Army, MHMR, HOTWAGS, CRCG, Shepherd's Heart, HSS Program, Waco-McLennan Co. Health Department, HOT Independent Living, Area Agency on Aging, ADRC, Jacob Lentz Insurance, Interim Health Care, YMCA of Central Texas, Family Abuse Center, Homeless Coalition, Harbor Hospice, Life Steps C

Earnest Ward, Resident Services

July 2022 Monthly Report

South Terrace:

- Meeting was held with only Mrs. Powell.

Kate Ross:

- Meeting was held with 11 residents.
- Management was present to answer any questions pertaining to Public Housing.
- Tonya mentioned they would like to try and distribute school supplies to Kate Ross students. She also mentioned that National Night Out is approaching and they will need volunteers.
- Management mentioned they are pleased with the residents that are trying to keep their unit free of trash.
- Tonya mentioned housing offers free transportation and kids are able to go to computer lab.

Estella Maxey:

- Meeting was held with 17 residents present.
- Mr. Mack called the meeting to order, and Mrs. Mack discussed the minutes from the previous meeting.
- Mr. Mack discussed the information from the RAD meeting. He mentioned they would like to try and have two meetings next month. They would like to have a luncheon to piggyback off the senior meeting, and a 6pm meeting for the next council meeting.

Bereavement:

Sick:

HOLIDAY: 10

Vacation:

HV:30

C/S: 30

ADMIN: 60

MEETINGS:40

College Trip – July 17- 23, 2022:

College tour of University of Alabama at Huntsville:



College tour of Alabama A&M:



College tour of The University of Alabama – Tuscaloosa, AL, and Historical visit to 16th Street Baptist Church & Kelly Ingram Park – Birmingham, AL:





College tour of Oakwood University:



Educational Trip to U.S Space & Rocket Center:





Summary of Financial Statements

June 30, 2022

Public Housing

Central Cost

- Staff Training – The expense was over budget \$2,000 since President/CEO and Director of Administration and IT attended the Southwest NAHRO Conference.

Kate Ross (KR)

- Dwelling Rental – Occupancy was at 92% for the month of June 2022.
- Labor – Maintenance labor was under budget for the Maintenance Tech I vacant position.
- Materials – Expense was over budget \$7,000 for the restock of a/c parts, plumbing supplies and auto parts and materials.
- Contract Cost – Grounds contract was over budget \$61,500 for tree removal and trimming. Plumbing contract was over for water leaks repairs in two units for a total cost of \$3,800. The expense for a/c repair contract was over budget for the replacement of three a/c units for \$11,100.

Estella Maxey (EM)

- Dwelling Rental – Rental income was under budget since occupancy was at 82%.
- Administrative Salaries – The expense was under budget for the Assistant Manager vacant positions.
- Labor – Maintenance labor was under budget \$9,400 for two Maintenance Aide A vacant positions.
- Materials – Expense was over budget \$8,000 for the restock of a/c parts, plumbing and building supplies.
- Contract Cost – Electrical repair contract was over budget \$38,500 for rewiring six off-line units and building repair contract was over \$13,650 for fire damage repairs to one unit.

Section 8 - Admin

- Administrative Salaries – The expense was under budget because of four Section 8 Counselor vacant positions.
- Sundry – Contract employee expense was over budget \$15,000 for five vacant and temporary positions in the Section 8 department.

Section 8 – HAP Reserves

- The Housing Choice Voucher Program total HAP reserve is 7,457,560.
- Demolition/Disposition – South Terrace total HAP reserve is \$571,853.
- PBV RAD – South Terrace total HAP reserve is \$192,226.
- Grandview Demolition total HAP reserve is \$222,144.
- Foster Youth Initiative total HAP reserve is \$46,915.
- Mainstream Voucher Program total HAP reserve is \$408,875.
- Emergency Housing Voucher total HAP reserves is \$211,585.

Non-Profits

Raintree

- Sundry- The earnest money that was paid for the prospective purchase of the 1402 Gholson Rd. property was returned less \$100 causing this to be a negative amount for the month.
- Contract Cost- This is over budget for the month due to the following: a couple of a/c replacements totaling \$5,230, a ceiling repair for \$1,925, a sprinkler repair for \$1,290 and a carpet replacement for \$1,451.
- Non-Apartment Public Relations- Food was provided to the Estella Maxey residents during which the gas had to be shutoff for a repair that had to be made- \$7,017.

Cimmaron

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

Hunnington

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

Misty

- Material- Both a stove and a dishwasher were replaced for a combined total of \$820 causing this to be over budget for the month.

Picadilly

- There are no unusual income or expense amounts for Picadilly for June.

WPFC II

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

Waco Housing Authority & Affiliates Consolidated Financial Report June 2022

	Central Cost Center	Kate Ross	Estella Maxey	HCV	Raintree	Cimmaron	Hunnington	Picadilly	Misty Square	Total
Income										
Dwelling rental		62,531.94	72,470.50		96,275.08	51,270.00	34,295.00	4,826.00	7,895.00	329,563.52
Excess Utilities		10,427.49	10,228.11							20,655.60
Non-Dwelling Rental		6,000.00								6,000.00
Total Rental Income	-	78,959.43	82,698.61	-	96,275.08	51,270.00	34,295.00	4,826.00	7,895.00	356,219.12
Mgmt. & Admin. Fees Rev.	153,034.88	6,205.55	7,897.96	150,074.00						317,212.39
Donations to Scholarship Fd.		89,829.36	60,979.03		2.74					150,811.13
Proceeds Insurance Claims	1,005.34									1,005.34
Interest on Investments	536.46	2,041.46	2,890.90	2,117.93	925.70	595.46	421.00	283.96	156.38	9,969.25
Other Income		5,347.96	4,472.64	3,647.17	875.00	920.00	180.00		736.00	16,178.77
Operating Transfer In		6,205.55	7,897.96							14,103.51
HUD Contributions		95,282.77	136,242.52							231,525.29
Total Operating Income	154,576.68	204,912.65	220,381.01	155,839.10	1,803.44	1,515.46	601.00	283.96	892.38	740,805.68
Total Income	154,576.68	283,872.08	303,079.62	155,839.10	98,078.52	52,785.46	34,896.00	5,109.96	8,787.38	1,097,024.80
Expenses										
Administrative Salaries	95,725.26	20,629.57	20,530.46	59,146.62	7,751.35	5,150.35	3,069.04	315.88	854.57	213,173.10
Legal			3,356.50	2,060.00						5,416.50
Staff Training & Travel	3,529.06	247.02	543.90				124.90			4,444.88
Audit Fees	98.04	329.41	411.76	1,543.02	318.43	203.14		12.35	27.45	2,943.60
Sundry	8,331.38	7,833.82	7,956.52	25,121.28	(1,608.03)	1,534.75	764.26	101.68	243.92	50,279.58
Mgmt. & Bkpg. Fees Exp.		26,667.95	31,118.36	43,607.28	25,031.52	13,330.20	8,916.70	530.86	868.45	150,071.32
Total Admin. Expenses	107,683.74	55,707.77	63,917.50	131,478.20	31,493.27	20,218.44	12,874.90	960.77	1,994.39	426,328.98
Total Tenant Serv. Expenses	-	12,554.57	15,447.47							28,002.04
Total Utility Expenses	2,064.48	47,692.99	61,621.86	700.73	11,237.19	5,946.02	4,150.62	114.14	1,000.61	134,528.64
Labor		16,493.79	14,116.42		8,108.07	5,750.48	3,430.11	337.83	907.93	49,144.63
Materials	412.73	13,423.27	14,065.06	322.72	3,754.97	2,131.48	1,818.13	8.53	1,051.01	36,987.90
Contract Costs	2,770.82	103,801.29	73,745.25	1,359.97	19,798.60	2,931.58	3,045.64	368.52	719.36	208,541.03
Total Maint & Operations	3,183.55	133,718.35	101,926.73	1,682.69	31,661.64	10,813.54	8,293.88	714.88	2,678.30	294,673.56
Employee Benefits	22,686.71	12,599.37	12,125.97	15,112.05	3,243.98	3,298.17	1,967.13	134.63	523.93	71,691.94
Insurance	517.03	8,168.27	5,243.77	463.85	3,686.37		886.76	145.07	235.78	19,346.90
Administrative Fees				2,088.78		2,092.34				4,181.12
Collection Losses		8,046.36	11,902.63			10.50	2,242.93			22,202.42
Non-Routine Exp (non apt exp)					7,277.65	699.12				7,976.77
Casualty Losses-non capitalized		12,599.64	13,649.63		470.75					26,720.02
Depreciation Expense					13,944.71	7,736.97	5,192.07	272.37	2,681.13	29,827.25
Total General Expenses	23,203.74	41,413.64	42,922.00	17,664.68	28,623.46	13,837.10	10,288.89	552.07	3,440.84	181,946.42
Total Expenses	136,135.51	291,087.32	285,835.56	151,526.30	103,015.56	50,815.10	35,608.29	2,341.86	9,114.14	1,065,479.64
Profit/Loss	18,441.17	(7,215.24)	17,244.06	4,312.80	(4,937.04)	1,970.36	(712.29)	2,768.10	(326.76)	31,545.16

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3190 Non-Dwelling Rental	-	-	-	-	-
Total Rental Income	-	-	-	-	-
3430 Mart Management Fees	27,000.00	20,250.00	2,206.60	19,593.39	(656.61)
3440 Mgmt./Adm.Fees fr.Non-Profits	572,400.00	429,300.00	48,677.73	437,001.40	7,701.40
3450 Asset Management Fee fr.Sites	549,770.00	412,327.44	43,682.80	397,269.73	(15,057.71)
3460 Mgmt./Adm.Fees fr.Sect.8	327,800.00	245,850.03	44,364.24	277,664.99	31,814.96
3470 Mgmt./Adm.Fees fr.CFP	177,880.00	133,409.97	14,103.51	150,974.38	17,564.41
3480 Proceeds fr. Insurance Claims	-	-	1,005.34	1,005.34	1,005.34
3610 Interest on Investments	7,600.00	5,699.97	536.46	5,078.35	(621.62)
3650 Interest Inc.-Mortgages	-	-	-	-	-
3690 Other Income	100.00	74.97	-	2,634.10	2,559.13
9110.010 Oth.Inc.-Transfer from CFP	-	-	-	-	-
Total Operating Income	1,662,550.00	1,246,912.38	154,576.68	1,291,221.68	44,309.30
EXPENSES					-
4110 Administrative Salaries	1,170,900.00	878,175.00	95,725.26	862,411.08	(15,763.92)
4120 Compensated Absences	-	-	-	-	-
4130 Legal Expense	2,400.00	1,800.00	-	3,589.25	1,789.25
4140 Staff Training	11,945.00	8,958.69	3,053.06	10,270.52	1,311.83
4150 Travel Convention & Meetings	20,950.00	15,712.47	476.00	2,362.20	(13,350.27)
4171 Auditing Fees	1,000.00	1,000.00	98.04	1,189.12	189.12
4190 Sundry	88,520.00	66,390.03	8,331.38	145,637.29	79,247.26
Total Admin Expense	1,295,715.00	972,036.19	107,683.74	1,025,459.46	53,423.27
4310 Water	8,900.00	6,675.03	242.92	4,734.31	(1,940.72)
4320 Electricity	14,400.00	10,800.00	1,517.34	11,756.26	956.26
4330 Gas	1,800.00	1,350.00	61.73	1,741.81	391.81
4390 Sewer	980.00	735.03	242.49	2,056.16	1,321.13
Total Utility Expense	26,080.00	19,560.06	2,064.48	20,288.54	728.48
4420 Material	4,100.00	3,074.94	412.73	3,800.36	725.42
4430 Contract Cost	40,600.00	30,449.97	2,770.82	36,303.80	5,853.83
Total Ordinary Maint. & Operation	44,700.00	33,524.91	3,183.55	40,104.16	6,579.25
4510.010 Workers Compensation	4,200.00	3,150.00	359.42	3,234.78	84.78
4510.040 Auto Insurance	1,900.00	1,424.97	141.53	1,273.77	(151.20)
4510.070 Crime / Dishonesty	70.00	52.47	5.85	52.65	0.18
4510.090 Fire & Extend Coverage	100.00	74.97	10.23	92.07	17.10
4540 Employee Benefit Payments	317,130.00	237,847.59	22,686.71	232,541.58	(5,306.01)
4570 FSS Jr League Loan Write-Off	-	-	-	-	-
Total General Expenses	323,400.00	242,550.00	23,203.74	237,194.85	(5,355.15)
Total Routine Expenses	1,689,895.00	1,267,671.16	136,135.51	1,323,047.01	55,375.85
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	27,345.00	20,758.78	(18,441.17)	31,825.33	11,066.55
Residual Receipts (Profit/Loss)	(27,345.00)	(20,758.78)	18,441.17	(31,825.33)	(11,066.55)

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	706,700.00	530,025.03	62,531.94	554,497.86	24,472.83	980,000.00	735,000.03	72,470.50	654,294.84	(80,705.19)
Excess Utilities	63,400.00	47,549.97	10,427.49	66,086.18	18,536.21	86,400.00	64,800.00	10,228.11	76,127.68	11,327.68
Non-Dwelling Rental	72,000.00	54,000.00	6,000.00	54,000.00	-	-	-	-	-	-
Total Rental Income	842,100.00	631,575.00	78,959.43	674,584.04	43,009.04	1,066,400.00	799,800.03	82,698.61	730,422.52	(69,377.51)
Management Fee from CFP	78,270.00	57,595.77	6,205.55	68,389.14	10,793.37	99,610.00	74,707.47	7,897.96	81,983.04	7,275.57
CFP Trnsf. In-Site Expenses	81,950.00	61,462.53	89,829.36	115,428.89	53,966.36	74,680.00	56,009.97	60,979.03	92,993.03	36,983.06
Proceeds fr. Insurance Claims	-	-	-	9,870.80	9,870.80	-	-	-	16,597.46	16,597.46
Interest on Investments	24,400.00	18,299.97	2,041.46	19,257.97	958.00	34,500.00	25,875.00	2,890.90	27,543.54	1,668.54
Jr.League Grant	-	-	-	-	-	-	-	-	-	-
Other Income	41,810.00	31,357.53	5,347.96	51,188.19	19,830.66	49,330.00	36,997.47	4,472.64	49,435.74	12,438.27
Other Income-FSS Forfeitures	-	-	-	-	-	-	-	-	236.72	236.72
Other Income-Time Warner Cable	5,000.00	3,750.00	-	5,481.21	1,731.21	7,900.00	5,925.00	-	6,650.35	725.35
Operating Transfer In (1406)	74,470.00	57,119.28	6,205.55	73,001.42	15,882.14	94,780.00	72,697.27	7,897.96	102,009.90	29,312.63
Total Operating Income	305,900.00	229,585.08	109,629.88	342,617.62	113,032.54	360,800.00	272,212.18	84,138.49	377,449.78	105,237.60
Total HUD Contributions	1,155,400.00	864,301.17	95,282.77	862,306.77	(1,994.40)	1,544,700.00	1,155,612.90	136,242.52	1,160,331.02	4,718.12
Total Income	2,303,400.00	1,725,461.25	283,872.08	1,879,508.43	154,047.18	2,971,900.00	2,227,625.11	303,079.62	2,268,203.32	40,578.21
EXPENSES										
Administrative Salaries	215,400.00	161,550.00	20,629.57	164,174.81	2,624.81	288,700.00	216,525.06	20,530.46	192,105.70	(24,419.36)
Compensated Absences	-	-	-	-	-	-	-	-	-	-
Legal Expense	100.00	74.97	-	684.53	609.56	300.00	225.00	3,356.50	3,713.22	3,488.22
Staff Training	3,100.00	2,325.06	247.02	2,894.31	569.25	3,900.00	2,925.00	543.90	4,904.51	1,979.51
Travel & Conventions	5,800.00	4,350.06	-	194.71	(4,155.35)	2,500.00	1,874.97	-	241.26	(1,633.71)
Audit Fees	3,400.00	3,400.00	329.41	4,024.51	624.51	4,200.00	4,200.00	411.76	5,032.01	832.01
Sundry	107,060.00	80,295.03	7,833.82	102,686.70	22,391.67	94,245.00	70,683.75	7,956.52	104,126.88	33,443.13
Management Fees	320,950.00	239,605.83	26,667.95	252,831.04	13,225.21	406,710.00	303,351.84	31,118.36	295,413.07	(7,938.77)
Total Admin Expense	655,810.00	491,600.95	55,707.77	527,490.61	35,889.66	800,555.00	599,785.62	63,917.50	605,536.65	5,751.03
Tenant Services Salaries	161,300.00	120,975.03	9,340.56	78,970.72	(42,004.31)	205,300.00	153,974.97	11,675.66	98,713.09	(55,261.88)
Tenant Services-Recr., Etc.	8,150.00	6,112.53	3,113.76	8,372.75	2,260.22	8,700.00	6,525.00	3,646.51	9,631.14	3,106.14
Resident Council	2,250.00	1,687.50	-	627.82	(1,059.68)	2,500.00	1,874.97	-	634.78	(1,240.19)
Ten. Serv. Contr., Train., Spec. Needs	20.00	15.03	100.25	3,629.23	3,614.20	20.00	15.03	125.30	4,827.79	4,812.76
Total Tenant Expense	171,720.00	128,790.09	12,554.57	91,600.52	(37,189.57)	216,520.00	162,389.97	15,447.47	113,806.80	(48,583.17)
EXPENSES										
Water	75,600.00	56,700.00	7,962.97	69,289.64	12,589.64	117,000.00	87,750.00	10,899.89	90,561.99	2,811.99
Electricity	148,900.00	111,674.97	23,985.10	119,481.57	7,806.60	190,500.00	142,875.00	23,580.54	139,637.65	(3,237.35)
Gas	67,200.00	50,400.00	4,297.21	85,998.63	35,598.63	92,700.00	69,525.00	10,750.66	122,908.16	53,383.16
Other Utility Expense	100,500.00	75,375.00	11,447.71	91,659.67	16,284.67	175,700.00	131,775.03	16,390.77	137,180.41	5,405.38
Total Utility Expense	392,200.00	294,149.97	47,692.99	366,429.51	72,279.54	575,900.00	431,925.03	61,621.86	490,288.21	58,363.18
Labor	282,100.00	211,574.97	16,493.79	130,123.75	(81,451.22)	282,500.00	211,875.03	14,116.42	154,246.90	(57,628.13)
Material	79,070.00	61,802.56	13,423.27	69,285.83	7,483.27	72,775.00	58,331.31	14,065.06	58,288.66	(42.65)
Contract Cost	214,960.00	161,220.06	96,697.26	258,011.01	96,790.95	288,000.00	216,000.09	66,427.02	292,890.00	76,889.91
Total Ordinary Maint. & Operation	576,130.00	434,597.59	126,614.32	457,420.59	22,823.00	643,275.00	486,206.43	94,608.50	505,425.56	19,219.13
Protective Services Contract	85,800.00	64,350.00	7,104.09	60,006.65	(4,343.35)	89,500.00	67,124.97	7,318.23	67,218.28	93.31
Total Protective Services	85,800.00	64,350.00	7,104.09	60,006.65	(4,343.35)	89,500.00	67,124.97	7,318.23	67,218.28	93.31
Insurance	68,570.00	51,427.44	8,168.27	73,514.43	22,086.99	67,970.00	50,977.53	5,243.77	47,193.93	(3,783.60)
Payment in Lieu of Taxes (PILOT)	-	-	-	-	-	-	-	-	-	-
Employee Benefit Payments	289,350.00	217,012.68	12,599.37	128,370.05	(88,642.63)	317,880.00	238,410.00	12,125.97	146,238.69	(92,171.31)
Collection Losses	34,520.00	25,890.03	8,046.36	37,044.06	11,154.03	42,800.00	32,100.03	11,902.63	47,011.81	14,911.78
Total General Expenses	392,440.00	294,330.15	28,814.00	238,928.54	(55,401.61)	428,650.00	321,487.56	29,272.37	240,444.43	(81,043.13)
Total Routine Expenses	2,274,100.00	1,707,818.75	278,487.74	1,741,876.42	34,057.67	2,754,400.00	2,068,919.58	272,185.93	2,022,719.93	(46,199.65)
EXPENSES										
Extraordinary Maintenance	-	-	-	45,000.00	45,000.00	-	-	-	-	-
Casualty Losses-non capitalized	-	-	12,599.64	12,599.64	12,599.64	-	-	13,649.63	13,649.63	13,649.63
Total Non Routine Expenses	-	-	12,599.64	12,599.64	12,599.64	-	-	13,649.63	13,649.63	13,649.63
Total Operating Expenses	2,274,100.00	1,707,818.75	291,087.38	1,799,476.06	91,657.31	2,754,400.00	2,068,919.58	285,835.56	2,036,369.56	(32,550.02)
G/L Disposition of Nonexp. Equip.	-	-	-	(1,000.00)	(1,000.00)	-	-	-	(1,500.00)	(1,500.00)
Total Capital Expenses	-	-	-	(1,000.00)	(1,000.00)	-	-	-	(1,500.00)	(1,500.00)
Prior Yr Adj Affecting Residual Receipts	-	-	-	-	-	-	-	-	-	-
Total Prior Year Receipts	-	-	-	-	-	-	-	-	-	-
Residual Receipts (Profit/Loss)	29,300.00	17,642.50	(7,215.30)	81,032.37	63,389.87	217,500.00	158,705.53	17,244.06	233,333.76	74,628.23

Section 8 Admin

Mainstream Admin

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under		Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME						INCOME					
3410 Section 8 Admin Fees	1,725,000.00	1,293,750.00	150,074.00	1,347,861.00	54,111.00	3410 Mainstream Admin Fees	-	-	3,868.85	34,521.53	34,521.53
3480 Proceeds fr. Insurance Claims	-	-	-	-	-	3610 Interest on on Admin Reserve	-	-	(6.76)	-	-
3610 Interest on on Admin Reserve	14,000.00	10,500.03	2,117.93	18,594.56	8,094.53	3690.070 Misc. Other Income	-	-	-	3,255.98	3,255.98
3690 Other Income	-	-	3,647.17	344,993.81	344,993.81	Total Admin Income	-	-	3,862.09	37,777.51	37,777.51
Total Admin Income	1,739,000.00	1,304,250.03	155,839.10	1,711,449.37	407,199.34	EXPENSES					
EXPENSES						4110 Administrative Salaries	-	-	232.50	2,364.77	2,364.77
4110 Administrative Salaries	827,700.00	620,775.00	59,146.62	473,024.50	(147,750.50)	4171.000 Audit Fees	-	-	(856.74)	218.76	218.76
4120 Compensated Absences	-	-	-	-	-	4196 Admin Fees	-	-	720.67	6,465.13	6,465.13
4130 Legal Expense	750.00	562.50	2,060.00	3,901.00	3,338.50	4189/4190 Sundry	-	-	137.32	2,432.36	2,432.36
4140 Staff Training	14,000.00	10,500.03	64.00	2,864.80	(7,635.23)	Total Admin Expenses	-	-	233.75	11,481.02	11,481.02
4150 Travel Convention & Meetings	2,000.00	1,500.03	-	5.68	(1,494.35)	4540 Employee Benefit Payments	-	-	70.57	220.38	220.38
4171 Auditing Fees	7,000.00	7,000.00	1,543.02	8,171.60	1,171.60	4590 Admin Fee	-	-	120.54	437.18	437.18
4190 Sundry	166,000.00	125,820.06	25,121.28	442,777.12	316,957.06	4431 Building Repair Contract	-	-	-	-	-
4196 Management Fee	327,800.00	245,850.03	43,607.28	269,314.49	23,464.46	4430 Clean/Desinf Contr. Srvc	-	-	-	2.88	2.88
4220 Tenant Services Recreation	-	-	-	3,530.50	3,530.50	Total General Expenses	-	-	191.11	660.44	660.44
4250 Reichenbach Program Assistance	-	-	-	-	-	Total Expenses	-	-	424.86	12,141.46	12,141.46
4260 FSS Donations Expense	-	-	-	-	-	Residual Receipts (Profit/Loss)	-	-	3,437.23	25,636.05	25,636.05
Total Admin Expense	1,345,250.00	1,012,007.65	131,542.20	1,203,589.69	191,582.04						
4310 Water	2,700.00	2,025.00	55.38	1,575.62	(449.38)						
4320 Electricity	4,100.00	3,075.03	479.77	3,332.25	257.22						
4330 Gas	1,300.00	974.97	111.00	1,295.25	320.28						
4390 Sewer	600.00	450.00	54.58	771.69	321.69						
Total Utility Expense	8,700.00	6,525.00	700.73	6,974.81	449.81						
4420 Material	1,820.00	1,364.94	322.72	2,179.83	814.89						
4430 Contract Cost	22,565.00	16,923.78	1,359.97	27,022.75	10,098.97						
Total Ordinary Maint. & Operation	24,385.00	18,288.72	1,682.69	29,202.58	10,913.86						
4510.010 Workers Compensation	3,000.00	2,250.00	254.05	2,286.45	36.45						
4510.020 General Liability Insurance	400.00	299.97	2.29	20.61	(279.36)						
4510.040 Auto Insurance	2,200.00	1,649.97	180.23	1,622.07	(27.90)						
4510.050 Public Officials Liability -E&O	800.00	600.03	4.25	38.25	(561.78)						
4510.070 Crime / Dishonesty	70.00	52.47	5.85	52.65	0.18						
4510.090 Fire & Extend Coverage	200.00	150.03	17.18	154.62	4.59						
4540 Employee Benefit Payments	334,800.00	251,100.00	15,112.05	146,564.31	(104,535.69)						
4590 Admin Fee	16,195.00	12,146.22	2,088.78	23,937.50	11,791.28						
Total General Expenses	357,665.00	268,248.69	17,664.68	174,676.46	(93,572.23)						
Total Routine Expenses	1,736,000.00	1,305,070.06	151,590.30	1,414,443.54	109,373.48						
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)	3,000.00	(820.03)	4,248.80	297,005.83	297,825.86						

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	29,320.00	278,400.00
3610.030 Interest on VASH Reserve	-	-	TOTAL HAP INCOME	29,320.00	278,400.00
3690.000 Oth.Inc.-Fraud Recov.-HAP Resr.	3,647.17	23,056.22	EXPENSES		
3690.020 Other Income FSS Forfeitures	-	100.99	4715.090 HAP Mainstream Port-Out	3,147.36	9,211.36
3690.080 Oth Inc fr Adm fr Overleasing	-	-	4715.800 HAP Mainstream	28,868.00	263,438.00
8026.000 Contributions Earned- HAP	500,218.00	10,687,645.00	4716.800 UAP Mainstream	4.00	1,431.00
8026.240 Contr. Earned HAP - Katrina	-	-	4716.801 UAP Mainstream Port-Out	-	-
8026.245 DVP Contributions Earned	-	-	TOTAL HAP/UAP EXPENSE	32,019.36	274,080.36
8026.400 Contrib Earned HAP Liberty-RAD	-	-			
8026.450 Contrib Earned HAP ST-RAD	-	261,718.00	RESIDUAL RECEIPTS (Profit/Loss)	(2,699.36)	4,319.64
8026.455 Contrib Earned HAP-ST Demolitio	10,547.00	172,098.00			
8026.456 Contib.S8HAP-Grandview Demo/Dis	(9,437.00)	56,077.00			
8026.457 Contib. Earned S8 Foster Youth	-	21,225.00			
8026.500 Contrib.-Vet.Affs.Supp.Hous.	-	-			
8026.800 Contributions Earned- Mainstrea	-	-			
TOTAL HAP INCOME	504,975.17	11,221,920.21			
EXPENSES					
4715.010 HAP Occupied Units	1,052,056.00	9,424,440.51			
4715.020 HAP Parkside Occ. Units	17,542.00	158,944.00			
4715.030 HAP Damages	-	-			
4715.040 HAP Tanglewood Occ. Units	282.00	7,994.00			
4715.070 HAP Portability - In	-	-			
4715.090 HAP - Portability - Out	53,939.20	498,484.68			
4715.100 HAP Parkside-Portability-Out	1,881.00	16,928.00			
4715.230 HAP Homeownership	4,627.00	41,490.00			
4715.240 HAP Katrina	-	-			
4715.245 HAP Disaster Vchr. Prog.	-	-			
4715.400 HAP Liberty-RAD	27,091.00	227,423.00			
4715.450 HAP ST-RAD	45,903.42	421,823.42			
4715.451 HAP Grandview-RAD	6,651.00	57,057.00			
4715.455 HAP ST Demolition/Disposition	15,135.00	59,945.00			
4715.500 HAP Vet.Affs.Support.Hous.	22,750.00	237,550.00			
4715.501 HAP - VASH - Portability - Out	-	-			
4715.800 HAP Mainstream	-	-			
4715.801 HAP Mainstream Port-Out	-	-			
4715.910 HAP Hill Co. Occ. Units	60,624.00	583,623.00			
4715.911 HAP Hillsboro Housing	-	-			
4715.925 HAP Somervell Co.	7,989.00	48,230.00			
4715.926 HAP Somervell Co. Port Out	-	-			
4715.990 HAP Hill Co. Portability	12,025.00	187,714.00			
4715.991 HAP Hillsboro Housing Port-Out	-	-			
4716.000 UAP Occupied Units	12,382.00	121,822.00			
4716.100 UAP Parkside Occ. Units	-	540.00			
4716.130 UAP Tanglewood Occ. Units	-	-			
4716.230 UAP Homeownership	-	141.00			
4716.240 UAP Katrina	-	-			
4716.245 UAP Disaster Vchr. Prog.	-	-			
4716.400 UAP Liberty-RAD	359.00	4,355.00			
4716.450 UAP ST RAD	-	319.00			
4716.455 UAP-ST Demolition/Disposition	221.00	1,074.00			
4716.500 UAP Vet.Affairs Support Hous.	105.00	1,024.00			
4716.800 UAP Mainstream	-	-			
4716.910 UAP Hill Co. Occ. Units	271.00	3,130.00			
4716.911 UAP Hillsboro Housing	-	-			
4716.925 UAP Somervell Co.	-	-			
4717.000 UAP - Portability - Out	1,112.00	15,121.90			
4717.100 UAP - Portability - In	-	-			
TOTAL HAP/UAP EXPENSE	1,342,945.62	12,119,173.51			
RESIDUAL RECEIPTS (Profit/Loss)	(837,970.45)	(897,253.30)			

	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	1,130,700.00	848,025.00	96,275.08	863,030.12	15,005.12	598,600.00	448,949.97	51,270.00	457,417.27	8,467.30	98,700.00	74,025.00	7,895.00	75,175.00	1,150.00
Total Rental Income	1,130,700.00	848,025.00	96,275.08	863,030.12	15,005.12	598,600.00	448,949.97	51,270.00	457,417.27	8,467.30	98,700.00	74,025.00	7,895.00	75,175.00	1,150.00
3400 Donations to Scholarship Fd.	-	-	2.74	27.91	27.91	-	-	-	-	-	-	-	-	-	-
3480 Proceeds fr. Insurance Claims	-	-	-	752.19	752.19	-	-	-	-	-	-	-	-	-	-
3610 Interest Income	13,500.00	10,125.00	925.70	9,771.57	(353.43)	7,100.00	5,325.03	595.46	5,381.87	56.84	1,400.00	1,050.03	156.38	1,357.85	307.82
3690 Other Income	40,300.00	30,225.03	875.00	22,703.30	(7,521.73)	21,900.00	16,424.94	920.00	18,686.12	2,261.18	2,700.00	2,025.09	736.00	2,120.85	95.76
3999,000 Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Income	53,800.00	40,350.03	1,803.44	33,254.97	(7,095.06)	29,000.00	21,749.97	1,515.46	24,067.99	2,318.02	4,100.00	3,075.12	892.38	3,478.70	403.58
Total Income	1,184,500.00	888,375.03	98,078.52	896,285.09	7,910.06	627,600.00	470,699.94	52,785.46	481,485.26	10,785.32	102,800.00	77,100.12	8,787.38	78,653.70	1,553.58
EXPENSES															
4110 Administrative Salaries	85,375.00	64,031.25	7,751.35	66,902.16	2,870.91	53,460.00	40,095.03	5,150.35	40,694.24	599.21	7,790.00	5,842.48	854.57	7,546.18	1,703.70
4120 Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4130 Legal Expense	2,500.00	1,874.97	-	-	(1,874.97)	1,000.00	749.97	-	-	(749.97)	200.00	150.03	-	-	(150.03)
4140 Staff Training & Convention	2,220.00	1,665.00	-	216.00	(1,449.00)	910.00	682.47	-	342.00	(340.47)	120.00	90.00	-	54.00	(36.00)
4150 Travel	630.00	472.50	-	270.72	(201.78)	-	-	-	-	-	-	-	-	-	-
4171 Auditing Fees	3,250.00	3,250.00	318.43	3,880.13	630.13	2,070.00	2,070.00	203.14	2,472.98	402.98	280.00	280.00	27.45	330.33	50.33
4180 Office Rent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4190 Sundry	46,455.00	35,528.90	(1,608.03)	29,122.73	(6,406.17)	23,860.00	18,272.56	1,534.75	19,104.51	831.95	3,595.00	2,686.16	243.92	2,276.80	(409.36)
4195 Property Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4196 Mgmt./Bkpg./Adm.Fee	293,970.00	220,477.50	25,031.52	224,387.82	3,910.32	155,620.00	116,714.97	13,330.20	118,928.50	2,213.53	10,860.00	8,145.00	868.45	8,269.25	124.25
Total Admin Expense	434,400.00	327,300.12	31,493.27	324,779.56	(2,520.56)	236,920.00	178,585.00	20,218.44	181,542.23	2,957.23	22,845.00	17,193.67	1,994.39	18,476.56	1,282.89
4310 Water	54,450.00	40,837.50	4,683.21	38,130.68	(2,706.82)	44,290.00	33,217.47	3,271.69	27,740.47	(5,477.00)	4,660.00	3,494.97	373.33	3,322.84	(172.13)
4320 Electricity	15,310.00	11,482.47	1,607.26	10,706.16	(776.31)	7,360.00	5,519.97	750.03	7,522.50	2,002.53	1,190.00	892.53	279.65	589.89	(302.64)
4390 Sewer	54,510.00	40,882.50	4,946.72	46,773.61	5,891.11	24,510.00	18,382.50	1,924.30	16,897.03	(1,485.47)	4,140.00	3,105.00	347.63	3,071.85	(33.15)
Total Utility Expense	124,270.00	93,202.47	11,237.19	95,610.45	2,407.98	76,160.00	57,119.94	5,946.02	52,160.00	(4,959.94)	9,990.00	7,492.50	1,000.61	6,984.58	(507.92)
4410 Labor	96,690.00	72,517.48	8,108.07	58,408.72	(14,108.76)	63,040.00	47,279.98	5,750.48	48,456.49	1,176.51	9,900.00	7,425.00	907.93	7,650.84	225.84
4420 Material	55,590.00	42,147.08	3,754.97	47,700.24	5,553.16	22,080.00	16,560.09	2,131.48	15,119.78	(1,440.31)	1,930.00	1,447.47	1,051.01	2,097.10	649.63
4430 Contract Cost	127,265.00	96,239.29	19,765.10	124,290.07	28,050.78	63,750.00	47,812.50	2,893.39	34,741.25	(13,071.25)	14,285.00	10,713.60	713.33	7,840.28	(2,873.32)
Total Ordinary Maint. & Operation	279,545.00	210,903.85	31,628.14	230,399.03	19,495.18	148,870.00	111,652.57	10,775.35	98,317.52	(13,335.05)	26,115.00	19,586.07	2,672.27	17,588.22	(1,997.85)
4480 Contract Cost	420.00	315.00	33.50	301.50	(13.50)	480.00	360.00	38.19	343.71	(16.29)	75.00	56.25	6.03	54.27	(1.98)
Total Protective Services	420.00	315.00	33.50	301.50	(13.50)	480.00	360.00	38.19	343.71	(16.29)	75.00	56.25	6.03	54.27	(1.98)
4510.010 Workers Compensation	4,140.00	3,105.00	339.43	3,054.87	(50.13)	2,680.00	2,009.97	227.40	2,046.60	36.63	400.00	299.97	34.12	307.08	7.11
4510.020 General Liab Insurance	1,060.00	794.97	92.68	834.12	39.15	670.00	502.47	58.94	530.46	27.99	110.00	82.53	9.46	85.14	2.61
4510.040 Auto Insurance	470.00	352.53	37.92	341.28	(11.25)	300.00	225.00	24.07	216.63	(8.37)	40.00	29.97	2.94	26.46	(3.51)
4510.050 Public Officials Insurance	1,980.00	1,485.00	172.12	1,549.08	64.08	1,260.00	945.00	109.47	985.23	40.23	200.00	150.03	17.57	158.13	8.10
4510.070 Crime / Dishonesty	70.00	52.47	5.85	52.65	0.18	70.00	52.47	5.85	52.65	0.18	-	-	-	-	-
4510.090 Fire & Extend Coverage	32,640.00	24,480.00	3,038.37	27,345.33	2,865.33	17,905.00	13,428.72	1,666.61	14,999.49	1,570.77	1,770.00	1,327.50	171.69	1,545.21	217.71
4540 Employee Benefit Payments	83,405.00	62,553.69	3,243.98	50,958.77	(11,594.92)	43,995.00	32,996.25	3,298.17	35,610.61	2,614.36	6,615.00	4,961.25	523.93	5,708.93	747.68
4570 Collection Losses	6,620.00	4,965.00	470.75	954.50	(4,010.50)	900.00	675.00	10.50	10.50	(664.50)	-	-	-	-	-
4580 Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General Expenses	130,385.00	97,788.66	7,401.10	85,090.60	(12,698.06)	67,780.00	50,834.88	5,401.01	54,452.17	3,617.29	9,135.00	6,851.25	759.71	7,830.95	979.70
Total Routine Expenses	969,020.00	729,510.10	81,793.20	736,181.14	6,671.04	530,210.00	398,552.39	42,379.01	386,815.63	(11,736.76)	68,160.00	51,179.74	6,433.01	50,934.58	(245.16)
EXPENSES															
4191.100 Employee Committee	-	-	-	-	-	-	-	12.99	3,477.93	3,477.93	-	-	-	-	-
4191.200 Non-Apartment Meetings	-	-	-	-	-	-	-	686.13	4,990.90	4,990.90	-	-	-	-	-
4191.300 Non-Apartment Public Relations	-	-	7,277.65	11,572.61	11,572.61	-	-	-	-	-	-	-	-	-	-
Total Non-Apartment Expenses	-	-	7,277.65	11,572.61	11,572.61	-	-	699.12	8,468.83	8,468.83	-	-	-	-	-
4610.000 Extraordinary Maintenance	-	-	-	59,130.00	59,130.00	-	-	-	753.00	753.00	-	-	-	221.00	221.00
4620.040 Casualty Losses-non capitalized	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	59,130.00	57,630.00	-	-	-	753.00	753.00	-	-	-	221.00	221.00
4800 Depreciation Expense	175,080.00	131,310.00	13,944.71	129,261.28	(2,048.72)	93,690.00	70,267.50	7,736.97	69,834.57	(432.93)	31,840.00	23,879.97	2,681.13	23,828.16	(51.81)
6110 G/L Disposition of Real Property	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6120 G/L Disposition of Nonexp. Equip.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Expenses	175,080.00	131,310.00	13,944.71	129,261.28	(2,048.72)	93,690.00	70,267.50	7,736.97	69,834.57	(432.93)	31,840.00	23,879.97	2,681.13	23,828.16	(51.81)
6010 Prior Year Adjustment - ARR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Prior Year Receipts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	1,147,100.00	862,320.10	103,015.56	936,145.03	73,824.93	623,900.00	468,819.89	50,815.10	465,872.03	(2,947.86)	100,000.00	75,059.71	9,114.14	74,983.74	(75.97)
Residual Receipts (Profit/Loss)	37,400.00	26,054.93	(4,937.04)	(39,859.94)	(65,914.87)	3,700.00	1,880.05	1,970.36	15,613.23	13,733.18	2,800.00	2,040.41	(326.76)	3,669.96	1,629.55

Hunington

Picadilly

WPFC II

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3110 Dwelling Rental	408,600.00	306,450.00	34,295.00	311,062.48	4,612.48
Total Rental Income	408,600.00	306,450.00	34,295.00	311,062.48	4,612.48
3400.100 Youth Literacy Grant-Dollar Gen	-	-	-	-	-
3480 Proceeds fr. Insurance Claims	-	-	-	3,206.10	3,206.10
3610 Interest Income	8,300.00	6,225.03	421.00	3,760.52	(2,464.51)
3690 Other Income	11,500.00	8,624.91	180.00	6,922.72	(1,702.19)
3999 Transfer In	-	-	-	-	-
Total Operating Income	19,800.00	14,849.94	601.00	13,889.34	(960.60)
Total Income	428,400.00	321,299.94	34,896.00	324,951.82	3,651.88
EXPENSES					
4110 Administrative Salaries	32,390.00	24,292.50	3,069.04	24,182.83	(109.67)
4120 Compensated Absences	-	-	-	-	-
4130 Legal Expense	250.00	187.47	-	-	(187.47)
4140 Staff Training & Convention	540.00	405.00	-	204.00	(201.00)
4150 Travel	-	-	-	-	-
4171 Auditing Fees	1,270.00	1,270.00	124.90	1,521.71	251.71
4180 Office Rent	-	-	-	-	-
4190 Sundry	15,240.00	11,952.50	764.26	12,158.58	206.08
4195 Property Management Fee	-	-	-	-	-
4196 Mgmt./Bkpg./Adm.Fee	106,230.00	79,672.50	8,916.70	80,876.24	1,203.74
Total Admin Expense	155,920.00	117,779.97	12,874.90	118,943.36	1,163.39
4310 Water	20,250.00	15,187.50	1,690.84	15,403.88	216.38
4320 Electricity	8,330.00	6,247.53	709.53	4,059.30	(2,188.23)
4390 Sewer	19,940.00	14,955.03	1,750.25	16,038.48	1,083.45
Total Utility Expense	48,520.00	36,390.06	4,150.62	35,501.66	(888.40)
4410 Maint. & Operation Labor	37,650.00	28,237.47	3,430.11	28,903.85	666.38
4420 Material	22,060.00	16,545.06	1,818.13	10,775.93	(5,769.13)
4430 Contract Cost	54,100.00	40,574.97	3,022.86	31,346.33	(9,228.64)
Total Ordinary Maint. & Operation	113,810.00	85,357.50	8,271.10	71,026.11	(14,331.39)
4480 Contract Cost	290.00	217.53	22.78	205.02	(12.51)
Total Protective Services	290.00	217.53	22.78	205.02	(12.51)
4510.010 Workers Compensation	1,620.00	1,215.00	136.98	1,208.05	(6.95)
4510.020 General Liab Insurance	410.00	307.53	35.81	322.29	14.76
4510.040 Auto Insurance	140.00	105.03	11.11	99.99	(5.04)
4510.050 Public Officials Insurance	760.00	569.97	66.51	598.59	28.62
4510.090 Fire & Extend Coverage	6,630.00	4,972.50	636.35	5,727.15	754.65
4540 Employee Benefit Payments	26,450.00	19,837.53	1,967.13	21,260.12	1,422.59
4570 Collection Losses	-	-	2,242.93	2,589.60	2,589.60
4580 Interest Expense	-	-	-	-	-
Total General Expenses	36,010.00	27,007.56	5,096.82	31,805.79	4,798.23
Total Routine Expenses	354,550.00	266,752.62	30,416.22	257,481.94	(9,270.68)
EXPENSES					
4191.500 Dollar General Grant-Books	-	-	-	-	-
Total Non-Apartment Expenses	-	-	-	-	-
4610.000 Extraordinary Maintenance	-	-	-	2,506.00	2,506.00
4620.040 Casualty Losses-non capitalized	-	-	-	-	-
5999.000 Transfer Out	-	-	-	-	-
Total Non Routine Expenses	-	-	-	2,506.00	2,506.00
4800 Depreciation Expense	64,750.00	48,562.47	5,192.07	43,957.21	(4,605.26)
6120 G/L Disposition of Nonexp. Equip.	-	-	-	-	-
Total Capital Expenses	64,750.00	48,562.47	5,192.07	43,957.21	(4,605.26)
6010 Prior Year Adjustment - ARR	-	-	-	-	-
Total Prior Year Receipts	-	-	-	-	-
Total Expenses	419,300.00	315,315.09	35,608.29	303,945.15	(11,369.94)
Residual Receipts (Profit/Loss)	9,100.00	5,984.85	(712.29)	21,006.67	15,021.82

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3110 Dwelling Rental	52,300.00	39,224.97	4,826.00	41,269.01	2,044.04
Total Rental Income	52,300.00	39,224.97	4,826.00	41,269.01	2,044.04
3400.100 Youth Literacy Grant-Dollar Gen	-	-	-	-	-
3480 Proceeds fr. Insurance Claims	-	-	-	-	-
3610 Interest Income	900.00	675.00	283.96	2,486.36	1,811.36
3690 Other Income	3,600.00	2,700.06	-	3,513.91	813.85
3999 Transfer In	-	-	-	-	-
Total Operating Income	4,500.00	3,375.06	283.96	6,000.27	2,625.21
Total Income	56,800.00	42,600.03	5,109.96	47,269.28	4,669.25
EXPENSES					
4110 Administrative Salaries	3,320.00	2,490.00	315.88	2,872.64	382.64
4120 Compensated Absences	-	-	-	-	-
4130 Legal Expense	-	-	-	-	-
4140 Staff Training & Convention	90.00	67.50	-	9.00	(58.50)
4150 Travel	30.00	22.50	-	11.28	(11.22)
4171 Auditing Fees	130.00	130.00	12.35	146.46	16.46
4180 Office Rent	-	-	-	-	-
4190 Sundry	2,620.00	2,012.38	101.68	1,241.98	(770.40)
4195 Property Management Fee	-	-	-	-	-
4196 Mgmt./Bkpg./Adm.Fee	5,750.00	4,312.53	530.86	4,539.59	227.06
Total Admin Expense	11,940.00	9,034.91	960.77	8,820.95	(213.96)
4310 Water	3,030.00	2,272.50	102.29	1,549.95	(722.55)
4320 Electricity	1,650.00	1,237.50	11.85	331.41	(906.09)
4390 Sewer	540.00	405.00	-	58.69	(346.31)
Total Utility Expense	5,220.00	3,915.00	114.14	1,940.05	(1,974.95)
4410 Labor	4,020.00	3,014.98	337.83	2,433.68	(581.30)
4420 Material	3,140.00	2,355.03	8.53	1,929.45	(425.58)
4430 Contract Cost	9,990.00	7,492.50	368.52	4,881.19	(2,611.31)
Total Ordinary Maint. & Operation	17,150.00	12,862.51	714.88	9,244.32	(3,618.19)
4480 Contract Cost	-	-	-	-	-
Total Protective Services	-	-	-	-	-
4510.010 Workers Compensation	170.00	127.53	30.12	271.08	143.55
4510.020 General Liab Insurance	40.00	29.97	3.24	29.16	(0.81)
4510.040 Auto Insurance	20.00	15.03	1.31	11.79	(3.24)
4510.050 Public Officials Insurance	70.00	52.47	6.01	54.09	1.62
4510.090 Fire & Extend Coverage	1,070.00	802.53	104.39	939.51	136.98
4540.000 Employee Benefit Payments	3,370.00	2,527.47	134.63	2,128.67	(398.80)
4570 Collection Losses	690.00	517.50	-	176.00	(341.50)
4580 Interest Expense	-	-	-	-	-
Total General Expenses	5,430.00	4,072.50	279.70	3,610.30	(462.20)
Total Routine Expenses	39,740.00	29,884.92	2,069.49	23,615.62	(6,269.30)
EXPENSES					
4191.500 Dollar General Grant- Books	-	-	-	-	-
Total Non-Apartment Expenses	-	-	-	-	-
4610.000 Extraordinary Maintenance	-	-	-	-	-
4620.040 Casualty Losses-non capitalized	-	-	-	-	-
5999.000 Transfer Out	-	-	-	-	-
Total Non Routine Expenses	-	-	-	-	-
4800 Depreciation Expense	3,260.00	2,445.03	272.37	2,449.94	4.91
6120 G/L Disposition of Nonexp. Equip.	-	-	-	-	-
Total Capital Expenses	3,260.00	2,445.03	272.37	2,449.94	4.91
6010 Prior Year Adjustment - ARR	-	-	-	-	-
Total Prior Year Receipts	-	-	-	-	-
Total Expenses	43,000.00	32,329.95	2,341.86	26,065.56	(6,264.39)
Residual Receipts (Profit/Loss)	13,800.00	10,270.08	2,768.10	21,203.72	10,933.64

	Current Period	Current Year	Over & Under
INCOME			
3110 Dwelling Rental	-	-	-
Total Rental Income	-	-	-
3480 Proceeds fr. Insurance Claims	-	-	-
3610 Interest Income	2,654.35	24,023.43	(24,023.43)
3690 Other Income	-	-	-
Total Operating Income	2,654.35	24,023.43	(24,023.43)
3999.000 Transfer In	-	-	-
Total Income	2,654.35	24,023.43	(24,023.43)
EXPENSES			
4110 Administrative Salaries	-	-	-
4120 Compensated Absences	-	-	-
4130 Legal Expense	-	-	-
4140 Staff Training & Convention	-	-	-
4150 Travel	-	-	-
4171 Auditing Fees	-	-	-
4180 Office Rent	-	-	-
4190 Sundry	-	-	-
4195 Property Management Fee	-	-	-
Total Admin Expense	-	-	-
4310 Water	-	-	-
4320 Electricity	-	-	-
4390 Sewer	-	-	-
Total Utility Expense	-	-	-
4410 Labor	-	-	-
4420 Material	-	-	-
4430 Contract Cost	-	-	-
Total Ordinary Maint. & Operation	-	-	-
Total Protective Services	-	-	-
4510.010 Workers Comp. Insurance	-	-	-
4510.020 General Liab Insurance	-	-	-
4510.040 Auto Insurance	-	-	-
4510.050 Public Officials Insurance	-	-	-
4510.090 Fire & Extend Coverage	-	-	-
4540 Employee Benefit Payments	-	-	-
4570 Collection Losses	-	-	-
4580 Interest Expense	-	-	-
Total General Expenses	-	-	-
Total Routine Expenses	-	-	-
EXPENSES			
4620.040 Casualty Losses-non capitalized	-	-	-
Total Non Routine Expenses	-	-	-
4800 Depreciation Expense	-	-	-
6110 G/L Disposition of Real Property	-	-	-
6120 G/L Disposition of Nonexp. Equip.	-	-	-
6130 Special Items, Net Gain/Loss	-	-	-
Total Capital Expenses	-	-	-
Prior Year Adjustment - ARR	-	-	-
Total Prior Year Receipts	-	-	-
Total Expenses	-	-	-
Residual Receipts (Profit/Loss)	2,654.35	24,023.43	(24,023.43)

Account	Account #	Bank Name	Interest Rate	Purchased	Maturity	44742	Total by Site	44469	% of cash	days to maturity	r/ acct #
Waco Housing Authority											
Central Cost											
		Public Fund Checking									
		Revolving 20470357	Extrato	0.0151		1540813			0.092591		0 801-00-00-1111.010
		FSS Junior 20470381	Extrato	0.0151		14015.38			0.000865		0 800-00-00-1111.111
		Employee 20470258	Extrato	0.0151		407.07			2.51E-05		0 800-00-00-1111.080
		Payroll 20470340	Extrato	0.0151		2024.08			0.000125		0 800-00-00-1111.070
		Central Co 20470391	Extrato	0.0151		2371.49.7			0.014638		0 800-00-00-1111.010
		Texas Housing Stable	Extrato	0.0151		-76.65					
		Central Cost sub-total 1797333									
Kate Ross											
		Public Fund Checking									
		Kate Ross+ 20470399	Extrato	0.0151		263053.9			0.016237		0 101-00-00-1111.010
		Public Hou 20573010	Extrato	0.0151		7490.48			0.000462		0 101-00-00-1166.000
		1 Certificate 58210	The First N	0.01	44503	45232	364717.8		0.016134	490	8.060635 101-00-00-1162.210
		2 Certificate 403335	Alliance Ba	0.0085	44618	44983	216848.8		0.011385	241	3.225737 101-00-00-1162.270
		3 Certificate 403336	Alliance Ba	0.0085	44618	44983	160198.7		0.009888	241	2.383032 101-00-00-1162.271
		4 Certificate 59906	The First N	0.012	44372	45102	261477.3		0.01614	360	5.81022 101-00-00-1162.307
		5 Certificate 53962	The First N	0.012	44372	45102	80396.71		0.004962	360	1.796464 101-00-00-1162.307
		6 Certificate 54633	The First N	0.012	44372	45102	78581.44		0.00485	360	1.746144 101-00-00 WHA KR
		Certificate 54575	The First N	0.008	44630	45545	276126.5		0.017044	803	13.68609 101-00-00-1162.311
		Certificate 54362	The First N	0.01	44463	45193	402999.3	2011891 KR	0.024875	451	11.21853 101-00-00 WHA KR
Estella Masey											
		Public Fund Checking									
		Estella Mae 20470407	Extrato	0.0151		1094387			0.06755		0 102-00-00-1111.010
		Public Hou 20573019	Extrato	0.0151		5028.48			0.00031		0 101-00-00-1166.000
		1 Certificate 50388	The First N	0.01	44502	45232	215112.7		0.013278	490	6.506024 101-00-00-1162.308
		2 Certificate 403196	Alliance Ba	0.006	44550	44915	109887.5		0.006783	173	1.173407 101-00-00-1162.270
		3 Certificate 403291	Alliance Ba	0.01	44518	44883	109025.8		0.00673	141	0.94886 101-00-00-1162.272
		6 Certificate 403315	Alliance Ba	0.006	44586	44951	466703.3		0.038807	209	6.036367 101-00-00-1162.272
		7 Certificate 403064	Alliance Ba	0.006	44542	44907	510598.6		0.031516	165	5.200173 101-00-00-1162.266
		8 Certificate 58996	The First N	0.012	44372	45102	107195.6		0.006617	360	2.381976 101-00-00-1162.306
		9 Certificate 57288	The First N	0.012	44372	45102	52387.63		0.001234	360	1.164096 101-00-00-1162.305
		Certificate 51342	The First N	0.01	44463	45193	933749.1	3174073 EM	0.031094	451	14.02317 101-00-00-1162.307
South Terrace											
		Public Fund Checking									
		South Terr 20470415	Extrato	0.0151		942281.3			0.058162		0 103-00-00-1111.010
		Public Hou 20470324	Extrato	0.0151		21028.48	963309.7 ST		0.001298		0 103-00-00-1166.000
		Public Housing sub- 6149273									
Section 8											
		Public Fund Checking									
		Section 8 - 20470142	Extrato	0.0151		2080425			0.128412		0 210-00-00 210-00-00-1111.011
		Section 8-C 20470142	Extrato	0.0151		23725.97			0.001465		0 210-00-00-1111.010
		Section 8 F 20470308	Extrato	0.0151		159333.1			0.009836		0 210-00-00-1166.000
		Emergency 21084223	Extrato	0.0151		37388.07			0.002308		0 280-00-00-1111.010
		Emergency 21084223	Extrato	0.0151		53601.29			0.003309		0 280-00-00-1111.200
		Section 8- 20969713	Extrato	0.0151		54767.09			0.003381		0 270-00-00 210-00-19-1111.010
		Section 8 sub-total 2409260									
Non-Profit Corporations											
Waco Housing Opportunities Corporation											
		WHOC Put 20470423	Extrato	0.0152		429442.3			0.026507		0 570-00-00 570-55-00-1111.010
		1 CD: Picafill 402635	Alliance Ba	0.0065	44494	44859	114714.3		0.013251	117	1.550823 575-53-00 570-59-00-1162.266
		2 CD: Picafill 403063	Alliance Ba	0.0085	44525	44890	54307.78		0.003352	148	0.496111 575-55-00 570-59-00-1162.265
		WHOC sub-total 698494.4									
Waco Public Facilities Corporation											
		Misty Publ 20470126	Extrato	0.0152		122161.8			0.00754		0 575-52-00-1111.010
		Cammaron 20469920	Extrato	0.0152		284930.8			0.017587		0 575-53-00-1111.010
		1 CD: Cimma 403536	Alliance Ba	0.0065	44494	44859	136846.06		0.003314	117	0.387703 575-53-00-1162.266
		2 CD: Cimma 403061	Alliance Ba	0.0085	44525	44890	108615.5	122161.8 Misty	0.006704	148	0.992222 575-53-00-1162.265
		CD: Cimma 403429	Alliance Ba	0.008	44461	44826	150899.3		0.009314	84	0.782384 575-53-00-1162.267
		598131.8 Cim									
South Terr 21026158											
		Extrato		0.0151		1187053	1187053 STWPC		0.07327		
Raintree Public Funds Checking											
		Raintree O 20469987	Extrato	0.0151		266234.5			0.016433		0 575-63-00-1111.010
		Raintree Sr 20470100	Extrato	0.0151		2381.48			0.000147		0 575-63-00-1111.300
		1 CD: Raintre 402634	Alliance Ba	0.0065	44494	44859	80529.09		0.004971	117	0.58156 575-63-00-1162.266
		2 CD: Raintre 403062	Alliance Ba	0.0085	44525	44890	162923.4		0.010056	148	1.488332 575-63-00-1162.265
		3 CD: Raintre 402863	Alliance Ba	0.0125	44733	45098	106546.7		0.006577	356	2.341234 575-63-00-1162.267
		4 CD: Raintre 403350	Alliance Ba	0.0085	44650	45015	263973.7		0.016294	273	4.448126 575-63-00-1162.269
		CD: Raintre 403428	Alliance Ba	0.008	44461	44826	201199.1	1083788 RT	0.012419	84	1.043179 575-63-00-1162.270
		WPFC sub-total 2991134									
Waco Public Facilities Corporation II											
		WPFC II Pu 20868733	Extrato	0.0151		2155628	2155628 WPFC II		0.133054		0 575-73-00-1111.010
		Non-prr 5845256									
		Total WHA 16201123									
									1.000005	99.39256	

Edwina Vie 44775
Vice Presid Date

Bank Balance @ 3/31/22
1 Extraco 12305322 0.759535
2 Central Na 0 0
3 Alliance Ba 2863300 0.176735
4 First Natlo 0 0
5 The First N 1012500 0.06373
1601123 1

Resolution No.3857

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PRESIDENT/CEO TO WRITE OFF \$97,513.61 FROM THE PUBLIC HOUSING BUDGET. THESE AMOUNTS ARE FOR DELINQUENT ACCOUNTS FOR KATE ROSS AND ESTELLA MAXEY DEVELOPMENTS.

WHEREAS, in compliance with HUD regulations, the Public Housing department exhausted every possible method of collecting these delinquent rents, and

WHEREAS, all delinquent rental accounts are at least six months old, and

WHEREAS, the total for these delinquent rents' is \$97,513.61 for both developments.
The individual amounts are:
Kate Ross \$35,044.32
Estella Maxey \$62,469.29
and

WHEREAS, this resolution was considered at a regular meeting open to the public as required by law and notice of the time, place, and purpose of said meeting was given as required by Chapter 551 of the Texas Government Code, and

NOW, THEREFORE, BE IT RESOLVED THAT the above resolution was adopted by the BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES on this the 11th day of August 2022.

Secretary

Chairperson of the Board

(SEAL)

Waco Housing Authority & Affiliates
4400 Cobbs Drive
P.O. Box 978
Waco, Texas 76703-0978
Phone (254) 752-0324 Fax (254) 754-6483
Hearing Impaired (800) 545-1833

MEMORANDUM

Date: July 28, 2022

To: Gloria Dancer

From: Janie Lovell

Subject: 2022 Write Offs

I am requesting to write off \$97,513.61

Kate Ross: \$35,044.32

Estella Maxey: \$62,469.29

Total: \$97,513.61

VACATED TENANT ACCOUNTS RECEIVABLE (VTAR's)

2021/2021

Month/Year	Kate Ross	Estella Maxey	TOTAL
Aug-20	\$0.00	\$13.42	\$ 13.42
Apr-21	\$11,410.50	\$9,995.38	\$ 21,405.88
May-21	\$12.50	\$6,453.33	\$ 6,465.83
Jun-21	\$0.00	\$2,355.48	\$ 2,355.48
Jul-21	\$2,840.61	\$2,827.62	\$ 5,668.23
Aug-21	\$0.00	\$6,172.47	\$ 6,172.47
Sep-21	\$2,218.73	\$4,057.13	\$ 6,275.86
Oct-21	\$1,268.71	\$2,019.49	\$ 3,288.20
Nov-21	\$0.00	\$0.00	\$ -
Dec-21	\$5,072.78	\$452.12	\$ 5,524.90
Jan-22	\$12,035.61	\$27,384.06	\$ 39,419.67
Feb-22	\$63.64	\$738.79	\$ 802.43
Mar-22	\$121.24	\$0.00	\$ 121.24
TOTALS	\$35,044.32	\$62,469.29	\$ 97,513.61
			\$ -
			\$ -
Kate Ross	\$ 35,044.32		\$ 35,044.32
Estella Maxey		\$ 62,469.29	\$ 62,469.29
			\$ -
TOTAL			\$ 97,513.61

RESOLUTION NO. 3858

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES APPROVING THE LOW RENT PUBLIC HOUSING BUDGET FOR KATE ROSS, ESTELLA MAXEY, AND THE OPERATING BUDGET FOR CENTRAL COST CENTER FOR THE FISCAL YEAR OCTOBER 1, 2022, TO SEPTEMBER 30, 2023.

WHEREAS, the regulations of the United States Department of Housing and Urban Development require the Commissioners of the Public Housing Agency to approve the Low Rent Public Housing Operating Budget for Kate Ross, Estella Maxey, and the Operating Budget for Central Cost Center, and

WHEREAS, the President/CEO of Waco Housing Authority & Affiliates has presented to the Board of Commissioners the criteria used to arrive at the Low Rent Public Housing Operating Budget and the Central Cost Center Operating Budget and certifies:

1. That the proposed expenditures are necessary for the efficient and economical operation of the programs for the purpose of serving low-income families.
2. That the financial plan is reasonable in that all proposed expenditures will be consistent with provisions of law and the Annual Contributions Contract, and

WHEREAS, the backup documentation is attached, and

WHEREAS, the President/CEO hereby certifies that Waco Housing Authority & Affiliates is in compliance with HUD budgeting requirements, and

WHEREAS, this resolution was considered at a regular meeting open to the public as required by law and notice of the time, place, and purpose of said meeting was given as required by Chapter 551 of the Texas Government Code:

NOW, THEREFORE, BE IT RESOLVED THAT the above resolution was adopted by the BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES on this the 11th day of August 2022.

Secretary

Chairperson of the Board

(SEAL)

Waco Housing Authority 2023 Budget

8/8/2022 19:13	Central	Kate Ross	Estella Maxey	Total	2022
Income					Budget
Dwelling Rental	\$ -	\$ 744,300	\$ 952,500	\$ 1,696,800	\$ 1,686,700
Excess Utilities/Mart Mgt Fee COCC	\$ 24,600	\$ 88,100	\$ 101,500	\$ 214,200	\$ 176,800
Rental - 1001 Washington	\$ -	\$ -	\$ -	\$ -	\$ 72,000
Section 8 Admin. Fees (19%)	\$ 399,300	\$ -	\$ -	\$ 399,300	\$ 327,800
Capital Fund Program (CFP)	\$ 199,700	\$ 147,300	\$ 176,500	\$ 523,500	\$ 512,390
CFP - Operating Income (1406)	\$ -	\$ 92,300	\$ 117,500	\$ 209,800	\$ 169,250
Interest on Investments	\$ 3,800	\$ 23,000	\$ 41,300	\$ 68,100	\$ 66,500
Time Warner Commissions	\$ -	\$ 5,000	\$ 8,900	\$ 13,900	\$ 12,900
Other Income	\$ 1,000	\$ 58,800	\$ 65,900	\$ 125,700	\$ 91,240
Mgt Fees - Non-Profits (26%)	\$ 582,500	\$ -	\$ -	\$ 582,500	\$ 572,400
Mgt/ Bkkpg/ Adm Fees - Sites	\$ 570,200	\$ -	\$ -	\$ 570,200	\$ 549,770
HUD Operating Subsidy	\$ -	\$ 1,143,500	\$ 1,482,600	\$ 2,626,100	\$ 2,700,100
Total Income	\$ 1,781,100	\$ 2,302,300	\$ 2,946,700	\$ 7,030,100	\$ 6,937,850
Expenses					2022
Description	800	101	102	Total	Budget
Administrative Salaries	\$ 1,204,900	\$ 314,300	\$ 407,400	\$ 1,926,600	\$ 1,675,000
Legal Expense	\$ 200	\$ 500	\$ 500	\$ 1,200	\$ 2,800
Staff Training/ Convention Fees	\$ 10,200	\$ 5,200	\$ 5,500	\$ 20,900	\$ 18,945
Travel-Training, Conventions & Meetings	\$ 19,400	\$ 2,600	\$ 2,900	\$ 24,900	\$ 29,250
Auditing Fees	\$ 1,200	\$ 4,000	\$ 5,000	\$ 10,200	\$ 8,600
Membership Dues	\$ 1,500	\$ 1,100	\$ 1,400	\$ 4,000	\$ 1,700
Telephone & Telegraph	\$ 2,100	\$ 2,300	\$ 2,800	\$ 7,200	\$ 8,070
Postage Expense	\$ 10,000	\$ 7,500	\$ 7,100	\$ 24,600	\$ 24,400
Publications	\$ 4,000	\$ 600	\$ 400	\$ 5,000	\$ 1,450
Advertising	\$ 4,000	\$ 600	\$ 800	\$ 5,400	\$ 1,150
Post-Accident Drug Test	\$ -	\$ 100	\$ 100	\$ 200	\$ 440
Pre-emplymt.Phys./Drug Screen	\$ -	\$ 250	\$ 250	\$ 500	\$ 1,370
Citation Court Cost	\$ -	\$ 9,000	\$ 11,900	\$ 20,900	\$ 58,900
Printing	\$ -	\$ 500	\$ 600	\$ 1,100	\$ 400
Staff Drivers License Chk	\$ 300	\$ 150	\$ 250	\$ 700	\$ 345
Office Supply	\$ 10,950	\$ 8,200	\$ 6,500	\$ 25,650	\$ 25,500
Miscellaneous	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 6,400
Commissioner Expense	\$ 16,000	\$ -	\$ -	\$ 16,000	\$ 6,000
Contract Employee	\$ -	\$ 3,000	\$ 3,000	\$ 6,000	\$ 3,000
Equipment Rental	\$ -	\$ 1,600	\$ 2,000	\$ 3,600	\$ 5,950
Copier Supplies & Services	\$ 5,500	\$ 1,100	\$ 1,800	\$ 8,400	\$ 5,380
Admin. Software Maint.	\$ 53,700	\$ 44,700	\$ 48,900	\$ 147,300	\$ 84,500
Office Equipment & Furniture	\$ 700	\$ -	\$ -	\$ 700	\$ 8,650
Computer Equipment	\$ 1,550	\$ 7,900	\$ 9,900	\$ 19,350	\$ 4,950
Criminal Background Check	\$ -	\$ 3,400	\$ 4,500	\$ 7,900	\$ 5,130
Tenant Verification	\$ -	\$ 200	\$ 200	\$ 400	\$ 1,800
Writ of Possession	\$ -	\$ 3,600	\$ 1,900	\$ 5,500	\$ 18,290
Professional Fees	\$ -	\$ -	\$ -	\$ -	\$ 450
Uniform Expense	\$ -	\$ 2,300	\$ 2,600	\$ 4,900	\$ 5,600
PHFSS Escrow Expense	\$ -	\$ 2,600	\$ 4,500	\$ 7,100	\$ 10,000
Tenant Services Salaries	\$ -	\$ 163,300	\$ 208,600	\$ 371,900	\$ 366,600
Tenant Services Recreation	\$ -	\$ 5,000	\$ 5,000	\$ 10,000	\$ 16,850
Resident Council	\$ -	\$ 100	\$ 100	\$ 200	\$ 4,750
Ten.Serv.Cont, Training, Spec Needs	\$ -	\$ 4,900	\$ 6,300	\$ 11,200	\$ 40
Water	\$ 9,000	\$ 90,000	\$ 121,000	\$ 220,000	\$ 201,500
Electricity	\$ 13,000	\$ 150,000	\$ 194,000	\$ 357,000	\$ 353,800
Gas	\$ 2,000	\$ 80,000	\$ 108,000	\$ 190,000	\$ 161,700
Sewer	\$ 2,000	\$ 100,000	\$ 183,000	\$ 285,000	\$ 277,180
Maintenance & OP Labor	\$ -	\$ 225,000	\$ 301,100	\$ 526,100	\$ 564,600
Paint & Accessories	\$ -	\$ 4,000	\$ 4,800	\$ 8,800	\$ 11,800
Auto Parts & Materials	\$ 3,200	\$ 4,700	\$ 5,700	\$ 13,600	\$ 10,750
Plumbing Supplies	\$ -	\$ 8,000	\$ 10,000	\$ 18,000	\$ 26,500
Hardware	\$ -	\$ 1,000	\$ 2,200	\$ 3,200	\$ 4,100
Small Tools	\$ -	\$ -	\$ -	\$ -	\$ 700
Equipment	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Electrical Supplies	\$ -	\$ 8,000	\$ 13,000	\$ 21,000	\$ 19,095
A/C Parts	\$ -	\$ 10,000	\$ 5,500	\$ 15,500	\$ 16,800
Hot Water Heaters	\$ -	\$ 4,000	\$ 4,400	\$ 8,400	\$ 7,700
Janitorial Supplies	\$ 900	\$ 2,000	\$ 3,500	\$ 6,400	\$ 9,800
Lumber	\$ -	\$ -	\$ -	\$ -	\$ 600
Building Supplies	\$ -	\$ 3,000	\$ 5,000	\$ 8,000	\$ 16,100
Appliance Supplies	\$ -	\$ 1,000	\$ 900	\$ 1,900	\$ 1,400
Appliance-New	\$ -	\$ 20,000	\$ 20,000	\$ 40,000	\$ 25,000
Pest Controls	\$ -	\$ 100	\$ -	\$ 100	\$ 400
Maintenance Temporary Labor	\$ -	\$ 6,000	\$ 9,000	\$ 15,000	\$ 30,000
Auto Repair-Contracts	\$ 1,300	\$ 2,600	\$ 5,600	\$ 9,500	\$ 6,200
Equip. Repair-Contracts	\$ -	\$ 2,600	\$ 2,500	\$ 5,100	\$ 4,100
A/C Repair-Contracts	\$ 6,400	\$ 35,000	\$ 54,000	\$ 95,400	\$ 100,400
Electric Repair-Contract	\$ 600	\$ 5,000	\$ 10,000	\$ 15,600	\$ 14,700
Garbage Pickup-Contract	\$ 3,200	\$ 40,000	\$ 63,000	\$ 106,200	\$ 101,800
Cathodic Protection Contract	\$ -	\$ 6,400	\$ 8,400	\$ 14,800	\$ 19,000
Pest Control Contract	\$ 700	\$ 3,500	\$ 8,700	\$ 12,900	\$ 16,700
Miscellaneous Contract	\$ -	\$ -	\$ -	\$ -	\$ 800
Make- Ready Contract	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Building Repair-Contract	\$ -	\$ 10,000	\$ 10,000	\$ 20,000	\$ 21,800
Roof Repair Contract	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Janitorial Contract	\$ 23,100	\$ 5,200	\$ 6,500	\$ 34,800	\$ 23,200
Plumbing Contract	\$ 900	\$ 20,000	\$ 20,000	\$ 40,900	\$ 38,360
Lock & Key Contract	\$ 100	\$ -	\$ -	\$ 100	\$ 1,000
Grounds Contract	\$ 4,000	\$ 25,000	\$ 58,800	\$ 87,800	\$ 128,000
Protective Services Contract	\$ -	\$ 80,700	\$ 90,000	\$ 170,700	\$ 175,300
Workers' Compensation Ins	\$ 4,400	\$ 10,200	\$ 13,700	\$ 28,300	\$ 27,900
General Liab. Insurance	\$ -	\$ 1,000	\$ 1,300	\$ 2,300	\$ 2,700
Automobile Insurance	\$ 1,800	\$ 4,300	\$ 4,400	\$ 10,500	\$ 9,700
Public Officials Insurance	\$ -	\$ 1,900	\$ 2,400	\$ 4,300	\$ 5,200
Flood Insurance	\$ -	\$ 12,500	\$ -	\$ 12,500	\$ 12,500
Public Employee Dishonesty	\$ 100	\$ 100	\$ 100	\$ 300	\$ 210
Fire & Extended Coverage	\$ 200	\$ 93,800	\$ 59,900	\$ 153,900	\$ 84,600
FICA-Employer	\$ 69,700	\$ 43,600	\$ 57,100	\$ 170,400	\$ 155,475
Medicare-Employer	\$ 17,300	\$ 10,200	\$ 13,400	\$ 40,900	\$ 37,450
Unemployment Insurance (TEC)	\$ 4,400	\$ 4,800	\$ 6,600	\$ 15,800	\$ 14,280
Pension-Employer	\$ 88,400	\$ 48,900	\$ 64,600	\$ 201,900	\$ 187,400
Health Insurance-Employer	\$ 150,200	\$ 122,700	\$ 151,800	\$ 424,700	\$ 488,125
Dental Insurance-Employer	\$ 9,100	\$ 7,900	\$ 8,600	\$ 25,600	\$ 30,600
Long Term Disability-Employer	\$ 5,200	\$ 3,000	\$ 4,000	\$ 12,200	\$ 11,030
Collection Losses	\$ -	\$ 35,000	\$ 27,800	\$ 62,800	\$ 77,320
Asset Management Fee	\$ -	\$ 34,600	\$ 43,700	\$ 78,300	\$ 78,240
Property Management Fees	\$ -	\$ 192,700	\$ 243,900	\$ 436,600	\$ 416,715
Bookkeeping Fees	\$ -	\$ 24,400	\$ 30,900	\$ 55,300	\$ 54,825
CFP Management Fees	\$ -	\$ 87,900	\$ 111,800	\$ 199,700	\$ 177,880
Total Expenses	\$ 1,768,400	\$ 2,292,900	\$ 2,927,300	\$ 6,988,600	\$ 6,718,395
Net Profit/Loss	\$ 12,700	\$ 9,400	\$ 19,400	\$ 41,500	\$ 219,455

RESOLUTION NO. 3859

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING
AUTHORITY & AFFILIATES APPROVING THE SALARY STUDY FOR THE WACO
HOUSING AUTHORITY

WHEREAS, in accordance with the U. S Department of Housing and Urban
Development (HUD) PIH Notice 2011-48 dated August 26, 2011, and
subsequent updates to said notice, the Salary Study for the Waco Housing
Authority.

WHEREAS, this resolution was considered at a regular meeting open to the public as
required by law and notice of the time, place, and purpose of said meeting
was given as required by Chapter 551 of the Texas Government Code:

NOW, THEREFORE, BE IT RESOLVED THAT the above resolution was adopted by the
BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES on
this the 11th day of August 2022.

Secretary

Chairperson of the Board

(SEAL)