Agenda WACO HOUSING AUTHORITY & AFFILIATES Waco Housing Authority Board Room 4400 Cobbs Dr. Waco, Texas May 11, 2023 12:00 Noon

- I. Call to Order
- II. Establishment of Quorum
- III. Hearing from Visitors
  - Recognition of Officials
- IV. Approval of Minutes
- V. Presentation from the Auditor David Boring
- VI. Updates
  - RAD (South Terrace)
  - RAD (Melody Grove)
  - Trendwood
  - Sandstone Apartments
  - Avila Apartments
- VII. Departmental Reports
- VIII. Consideration of Future Agenda Items
- IX. Executive Session
  - Section 551.072
    - Deliberation regarding real property/real estate
- X. Adjournment

#### Synopsis of the Minutes WACO HOUSING AUTHORITY & AFFILIATES 4400 Cobbs Drive HYBRID MEETING April 13, 2023 12:00 Noon

- I. Chair Melli Wickliff called the meeting to order at 12:02 p.m.
- II. Establishment of Quorum Commissioner's present: Melli Wickliff, Jon Ramos, John Bible, LaTonya Lewis, Brad Kinkeade

Commissioners absent:

- III. Hearing from Visitors
  - Recognition of Officials
- IV. Approval of Minutes

Board Chair Melli Wickliff asked for a motion to approve the minutes of the March 2023 Board Meeting. Commissioner Brad Kinkeade made the motion and Commissioner Latonya Lewis seconded the motion. Board Chair Melli Wickliff called for a vote and the motion passed unanimously.

V. Updates

President/CEO provided an update to the South Terrace RAD project and advised they we have an anticipated completion date of June 2023.

President/CEO and Art Schultz updated the board on the progress for Melody Grove (Estella Maxey) RAD Development and we are still on track.

President CEO provided an update to the board regarding Trendwood and they are still on track with renovations.

President/CEO provided an update to the board on Sandstone Apartments.

President/CEO provided an update to the board on the Avila project.

President/CEO presented a video of a Section 8 Homeowner success story to the Board.

VI. New Business

RESOLUTION 3865 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACT WITH WACO EMERGENCY PLUMBING OF WACO, TEXAS IN THE AMOUNT OF \$239,000.00 FOR EMERGENCY SEWER LINE REPLACEMENT AT KATE ROSS.

The President/CEO explained to the board the resolution will authorize WHA to enter into a contract for sewer line replacement at Kate Ross. Chair Melli Wickliff asked for a motion to approve Resolution No. 3865. Vice Chair Jon Ramos made the motion to approve, and Commissioner John Bible seconded the motion. Chair Melli Wickliff called for a vote and the motion passed unanimously.

Resolution No. 3865

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

RESOLUTON 3866 RESOLUTION APPROVING WACO PUBLIC FACILITY CORPORATION II'S ISSUANCE, SALE, AND DELIVERY OF MULTIFAMILY HOUSING GOVERNMENTAL NOTE (SOUTH TERRACE APARTMENTS) SERIES 2023; APPROVING THE FORM AND SUBSTANCE OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND INSTRUMENTS NECESSARY TO CARRY OUT THE FINANCING OF SUCH MULTIFAMILY RENTAL RESIDENTIAL DEVELOPMENT; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

The President/CEO explained to the board the resolution will authorize WHA to approve WPFC II to issue bonds for South Terrace. Chair Melli Wickliff asked for a motion to approve Resolution No. 3866. Vice Chair Jon Ramos made the motion to approve, and Commissioner John Bible seconded the motion. Chair Melli Wickliff called for a vote and the motion passed unanimously.

Resolution No. 3866

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

RESOLUTION 3867 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES (THE "AUTHORITY") AUTHORIZING THE PRESIDENT/CEO OR DESIGNEE TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION OF, AND PLACEMENT OF "AFFORDABLE" UNITS WITHIN, AVILA APARTMENTS LOCATED AT 5000 SANGER AVE., WACO, TEXAS 76710 (THE "PROJECT").

The President/CEO explained to the board the resolution will authorize WHA to facilitate the acquisition of affordable units at Avila. Chair Melli Wickliff asked for a motion to approve Resolution No. 3867. Commissioner John Bible made the motion to approve, and Commissioner Brad Kinkeade seconded the motion. Chair Melli Wickliff called for a vote and the motion passed unanimously.

Resolution No. 3867 A copy of this resolution may be found in the resolution file.

I. 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 1639 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 2509 vouchers and has 1430 total applicants on the combined waiting lists. There are 55 veterans in the VASH program.

#### **COMMUNITY SERVICES - Milet Hopping**

Our Community Services Department continues to work with the residents and community.

#### FINANCE – Vice President Edwina Viera

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

- II. Consideration of Future Agenda Items
- III. Adjournment Chair, Melli Wickliff, adjourned the meeting at 2:19 p.m.

Secretary

Chair of the Board

Seal

#### South Terrace Progress Report Brinshore Development, L.L.C. Waco Housing Authority Board Meeting May 11, 2023

#### **Issues Addressed this Month:**

- Supplemental Bond Closing and Funding
- Short Term Funding Deficit
- Construction/Relocation Progress
- Unit Delivery Schedule

#### **Supplemental Bond Closing and Funding**

Brinshore, WHA, Citibank and Enterprise continue to meet on a weekly basis to discuss the required documents and timing to close on the supplemental tax exempt bonds. Documents have been prepared and circulated for comments. We have been preparing the HUD submission package for approval should have gone out after I drafted these notes on 5/3 and the board meeting on May 11. It may take 30-60 days for HUD approval. The bond closing is scheduled to take place on April 27<sup>th</sup> or soon thereafter, whenever HUD approves. Brinshore, Citibank, and Enterprise have agreed on the budget numbers, including the amount of equity and when it will come into the project. Enterprise has agreed to allow some of its equity to come in during the construction process prior to TDHCA issuing an allocation of credits to cover costs that Bond proceeds cannot pay for.

#### **Short Term Funding Deficit**

Citibank has agreed to use the original Tax Exempt Bond loan funds to fund additional work to be performed including the sewer later replacement, the flat work, as well as approved change orders above the original contingency. This will cover a portion of the draws prior to closing on the supplemental funding. We anticipate that there will be a need for additional funds. We plan on using the funds approved by the WHA Board to fund this funding deficit. These short term funds from the WHA will be repaid from proceeds from the Tax Exempt Bonds at closing. The amount needed will not exceed the approved \$1.5MM.

#### **Construction/Relocation Progress**

#### TOTAL UNIT DELIVERY COUNT TO DATE 4-28-23 - 192.

- Units under J4 Possession that can be completed 52.
- Partial Units under J4 Possession that cannot be completed 4.
- Units yet to be received by J4 2

#### **INSURANCE UNITS**

- Total units remaining to be completed 22.
- Total units under J4 Possession 22.
- Units under J4 Possession that can be completed 18.
- Partial Units under J4 Possession that cannot be completed 4.

- Units yet to be received by J4 2.
- UNITS RECEIVED BY J4 EVERY MONTH (2023)
  - 8 Units in January 5 units Can be completed to finish.
  - 2 Units in February 2 Units can be completed to finish.
  - 13 Units in March 9 units can be completed to finish.
- 10 Unit in April 10 unit can be completed to finish. (As of today)

#### SCHEDULE UPDATE

- 1. Sanitary sewer replacement % completion- 38%
  - 2. Sidewalks % completion-45%
  - 3. Warranty work- No pending tickets
- 4. HQS & Architect Walk -
- Architect walk for 2715/2717 S 14th& 1417/1419 Benton was completed last week.

#### CHALLENGES

- 1. Delay in Inspections due to City short staff.
- 2. Weather Delay's for Sanitary sewer & Sidewalks.

The final completion will likely be pushed to July depending on resolving issues with payment delays and providing remaining occupied units to J4.

#### **Unit Delivery Schedule**

The management and WHA teams made great progress in April, completing the relocation of all the remaining eligible residents into rehabbed units. J4 currently has all but 2 buildings available to their construction queue; and should have all buildings by mid-May.

All efforts are now being placed on leasing up the existing 15 rehabbed-but-vacant units, and the 58 remaining vacancies to fill that will be rehabbed between now and August. Management and WHA continue to collaborate on plans to increase the volume of applicant files referred to the project, as well as combining their efforts to streamline data collection to expedite file processing.

- 192 units have been rehabbed to date. 173 rehabbed units are currently occupied. Two (2) residents remain in their un-rehabbed units and both are scheduled for eviction due to non-payment/non-compliance.
- There are 4 applicants referred from the WHA pending site approval for move in.
- J4 has in their possession 56 units within 24 fully vacant buildings. Per J4's most recent schedule, 16 units will be turned over in the next 30 days.
- As of today, there are a total of 6 un-rehabbed units (2 buildings) left.

# Unit Delivery Summary Nov 1, 2022 – Apr 26, 2023

Address	Bldg Status	Actual Start	J4 Completion Date
2600 S 14	Complete	12/1/2022	4/20/2023
2602 S 14	Complete	12/1/2022	4/20/2023
2704 S 14	Complete	11/16/2022	4/18/2023
2708 S 14	Complete	11/16/2022	4/18/2023
2709 S 14	Complete	11/29/2022	4/14/2023
2500 S 15	Complete	10/20/2022	4/8/2023
218 Kennedy	Complete	11/10/2022	4/8/2023
220 Kennedy	Complete	11/10/2022	4/8/2023
2732 S 14	Complete	11/10/2022	4/8/2023
2734 S 14	Complete	11/10/2022	4/8/2023
2622 S 14	Complete	11/1/2022	3/8/2023
2624 S 14	Complete	11/1/2022	3/8/2023
1402 Benton	Complete	11/8/2022	3/8/2023
2730 S 14	Complete	11/1/2022	3/8/2023
1404 Benton	Complete	10/20/2022	3/8/2023
1406 Benton	Complete	10/20/2022	3/8/2023
2630 S 14	Complete	7/27/2022	3/7/2023
2632 S 14	Complete	7/27/2022	3/7/2023
2609 S 14	Complete	10/14/2022	2/20/2023
2611 S 14	Complete	10/14/2022	2/20/2023
2616 S 14	Complete	10/14/2022	2/20/2023
2608 S 14	Complete	10/20/2022	2/20/2023
2610 S 14	Complete	10/20/2022	2/20/2023
2714 S 14	Complete	8/26/2022	1/20/2023

Complete Complete	8/26/2022 10/14/2022	1/20/2023
	10/14/2022	
	-,,	1/20/2023
Complete	10/14/2022	1/20/2023
Complete	9/2/2022	12/15/2022
Complete	9/2/2022	12/15/2022
Complete	8/26/2022	12/13/2022
Complete	7/25/2022	12/12/2022
Complete	7/21/2022	12/8/2022
Complete	8/9/2022	12/8/2022
Complete	8/9/2022	12/8/2022
Complete	8/22/2022	12/8/2022
Complete	8/22/2022	12/8/2022
Complete	8/9/2022	12/2/2022
Complete	8/9/2022	12/2/2022
Complete	7/5/2022	11/16/2022
Complete	7/5/2022	11/16/2022
Complete	7/27/2022	11/14/2022
Complete	7/27/2022	11/14/2022
Complete	7/21/2022	11/9/2022
Complete	8/5/2022	11/9/2022
	Complete Complete	Complete         10/14/2022           Complete         10/14/2022           Complete         9/2/2022           Complete         9/2/2022           Complete         9/2/2022           Complete         9/2/2022           Complete         8/26/2022           Complete         7/25/2022           Complete         7/25/2022           Complete         7/25/2022           Complete         7/25/2022           Complete         7/25/2022           Complete         7/25/2022           Complete         8/9/2022           Complete         8/9/2022           Complete         8/22/2022           Complete         8/9/2022           Complete         8/9/2022           Complete         8/9/2022           Complete         8/9/2022           Complete         8/9/2022           Complete         7/5/2022           Complete         7/5/2022           Complete         7/27/2022           Complete         7/27/2022           Complete         7/27/2022           Complete         7/27/2022

## Construction Outlook as of 4.26.2023 Schedule

Address	Actual Start	Projected Completion	% Complete (as of 4/26)
2717 S 14	12/15/2022	4/28/2023	99%
2715 S 14	12/15/2022	4/28/2023	99%
1410 Carter	8/16/2021	5/5/2023	99%
1417 Benton	12/15/2022	5/22/2023	99%
1419 Benton	12/15/2022	5/22/2023	99%
125 Lyndon	12/15/2022	5/8/2023	97%
127 Lyndon	12/15/2022	5/8/2023	97%
201 Kennedy	12/15/2022	5/22/2023	88%
203 Kennedy	12/15/2022	5/22/2023	88%
205 Kennedy	12/15/2022	5/22/2023	88%
207 Kennedy	12/15/2022	5/22/2023	88%
1216 Carter	12/15/2022	5/25/2023	83%
1218 Carter	12/15/2022	5/25/2023	83%
1415 Carter	1/13/2023	5/26/2023	79%
1417 Carter	1/13/2023	5/26/2023	79%
314 Kennedy	1/23/2023	6/1/2023	72%
316 Kennedy	1/23/2023	6/1/2023	72%
318 Kennedy	1/23/2023	6/1/2023	72%
320 Kennedy	1/23/2023	6/1/2023	72%
2724 S 14	1/13/2023	5/30/2023	67%
2638 S 14	2/14/2023	6/19/2023	61%
2640 S 14	2/14/2023	6/19/2023	61%
2604 S 14	2/14/2023	6/14/2023	54%
2606 S 14	2/14/2023	6/14/2023	54%
1423 Carter	3/1/2023	6/16/2023	54%

1425 Carter	3/1/2023	6/16/2023	54%
2618 S 14	3/1/2023	6/16/2023	54%
2620 S 14	3/1/2023	6/16/2023	54%
1400 Carter	3/8/2023	6/16/2023	52%
2601 S 14	3/17/2023	6/27/2023	48%
2603 S 14	3/17/2023	6/27/2023	48%
1117 Gurley	3/20/2023	6/28/2023	38%
1119 Gurley	3/20/2023	6/28/2023	38%
1121 Gurley	3/20/2023	6/28/2023	38%
1123 Gurley	3/20/2023	6/28/2023	38%
1204 Carter	3/24/2023	7/21/2023	38%
1206 Carter	3/24/2023	7/21/2023	38%
1402 Carter	4/3/2023	7/26/2023	30%
1404 Carter	4/3/2023	7/26/2023	30%
209 Kennedy	3/27/2023	7/21/2023	30%
2701 S 14	4/18/2023	7/31/2023	15%
2703 S 14	4/18/2023	7/31/2023	15%
2705 S 14	4/18/2023	8/4/2023	15%
2707 S 14	4/18/2023	8/4/2023	15%
122 Kennedy	4/20/2023	8/8/2023	3%
124 Kennedy	4/20/2023	8/8/2023	3%
126 Kennedy	4/20/2023	8/8/2023	3%
128 Kennedy	4/20/2023	8/8/2023	3%
1405 Benton	4/20/2023	8/8/2023	3%
1407 Benton	4/20/2023	8/8/2023	3%



Board Report

May 2023

#### 2023 LIHTC Round

An updated application list was released from TDHCA on April 25<sup>th</sup>.According to the list, Melody Grove has scored well within the approved funding limits. This is excellent news!

#### **FHLB Dallas AHP Application**

The FHLB of Dallas has announced their next round of Affordable Housing Program Grants. Applications are due May 11<sup>th</sup> with grants up to \$850,000. The FHLB is now conducting workshops on the grant. Art Schuldt and Colton Kyle have attended workshops held in New Orleans and Houston. Based on scoring criteria presented, Melody Grove should score very well. Colton Kyle is preparing the application now for Melody Grove.

#### **Next Steps**

With hopefully a pending approval from TDHCA at their July 27<sup>th</sup> Board meeting, Integrand will prepare an agenda of next steps. Items for consideration include:

- RAD Financing Plan/Section 18 Blend disposition application
- Meet with City for a discussion on reducing water-sewer rates as part of the TIFF 4 plan area
- Conduct additional resident and community meetings
- Develop more detailed architectural plans and finalize amenities
- Begin cost estimating and any value engineering with Pavilion Construction

Finally, Integrand is suggesting and will coordinate a meeting this spring with Urban Strategies, Waco Board of Commissioners and staff as well as key City staff to present a possible 2024 Choice Neighborhoods Initiative application to HUD for the Kate Ross sites. The typical award is \$40 million to be leveraged with other private and public resources. More information to follow.

330 Marshall Street Suite 900 Shreveport, Louisiana 71101 Phone: (318) 226-1411

www.integranddev.com

12629 New Brittany Boulevard Building 16 Fort Myers, Florida 33907 (239) 275-8029

A Housing Solutions Alliance, LLC/National Development of America, Inc. Company

# Trendwood Update

### **Operations**

- The laundry room has been re-opened and is available for resident use.
- Buildings 1712 and 1714 have been delayed from the planned delivery on 4/28/23 due to electrical inspection delays. We should have an update early next week after construction hears back from the inspector. Tenants have been notified and we are working with the building department to schedule the inspections as soon as possible. Building 1718 and Building 1720 are due to return to us on Friday, May 19, 2023.
- Site compliance is continuing to work on file approval with our third-party compliance review. The site's goal is to have all occupied Tax Credit files submitted, acknowledged and completed by May 31<sup>st</sup>.
- As I discussed with Milet, we are planning to rename the property once the renovations are complete. We believe there are negative feelings in the community about "Trendwood" and we'd like the name to represent the positive community we are trying to build. We are awaiting HUD approval but if approved, the new name will be Riverside Apartments.
- The staff is pleased with the security company, they provide regular reports including videos and pictures of any issues. They work well with the police department, who also seem pleased with the progress we are making at Trendwood. There was an incident this month where police were called after a shot was fired from behind one of the buildings. There were no injuries, the police took statements and left thereafter.

### **Construction**

- Window production has begun, currently complete in 64 units
- ADA paths are 80% complete and site concrete repairs are in progress
- Playground complete
- Community building complete
- Current production in 24 units. With 36 units complete.
- As mentioned above, we are experiencing delays with the electrical inspections because the Building Department is short 5 inspectors. This is delaying the sign off on the two buildings mentioned above, as well as the house meters that were installed for the security camera system.

# Sandstone Apartments Update

- Post paid to WHA the April monthly management fee of \$2123.29. This recurring monthly management fee is due on the 15<sup>th</sup> of the month.
- 1st Call Services, Post's affiliated General Contractor, is well underway on exterior renovations. We have replaced siding on several buildings and are finalizing the exterior paint job. Tree pruning and landscaping has been completed. We expect the pool remodel to be completed by early June.
- April ending occupancy was 86%. Lower occupancy due to us taking units offline to complete renovations. We expect occupancy to increase in the low/mid 90s by the end of May.
- LEASING SPECIAL: We are offering \$500 off 1<sup>st</sup> month's rent and no application or administrative fee on new leases.
- Work has started on the clubroom/office area. This will be completed this month.
- We will hold a larger open house on June 15<sup>th</sup>. At this time the community will have completed the repainting, the pool area will be expanded as we want this to be a focal point for our Sandstone community. We want the community to see how much we have invested in the property not only on the exterior but also unit interior upgrades.
- Staff are fully trained on the structure are actively auditing and reviewing our existing residents' incomes to determine who qualifies for an affordable unit.
- On-site staff are working with Christina Miller to identify voucher tenant holders and place them at Sandstone.

Here are pictures of the newly painted exterior.





#### Administrative Services Department April 2023 Report

#### **Routine Work Projects**

- Mailing of WHA, Hill and Somervell Counties, and Groesbeck, Section 8 (HAP) checks **215** 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
  - 177 Public Housing / 0 Mart
  - 0 VASH
- Processed **783** pieces of incoming mail
- Processed **4,949** pieces of outgoing mail
- Proofed all department monthly reports
- Made **344,471** copies for departments
- Sent out 91 Late Notices for Public Housing
- Sent out 121 Notices of Concern
- Sent out **502** Utility Notices

#### **Clients and Visitors**

There was a total of **172 persons** that checked in to the receptionist in the lobby. There was a total of **9,518 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.

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Rebecca SuarezEffective Internal Controls2/9/2023webinar	
Milet HoppingAdvocacy Day02/20-02/21Austin	
Rebecca EllisAdvocacy Day02/20-02/21Austin	
Briotony PorterSorting and Decision Making: Two Key Skills for Effective Decluttering3/20/2023webinar	
Victor DeWittCertified Pool Operator Course03/16-03/17Hewitt	
Crystal Anthony Family Self-Sufficiency & Exam 03/21-23/2023 webinar	
CaSaundra Foreman Family Self-Sufficiency & Exam 03/21-23/2023 webinar	
Milet Hopping2023 National NAHRO Washington Conference03/22-03/24Washington	C
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Jon Ramos 2023 National NAHRO Washington Conference 03/22-03/24 Washington	C
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Milet HoppingMultifamily Direct Loan Training03/0/2023webinar	
Janie LovellInspire Training-An Interactive Discussion with Industry Experts3/27/2023webinar	
Vincent PearsonInspire Training-An Interactive Discussion with Industry Experts3/27/2023webinar	
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Crystal AnthonyPeer Support for FSS Case Managers4/6/2023webinar	
CaSaundra Foreman Peer Support for FSS Case Managers 4/6/2023 webinar	
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Rebecca Ellis	Texas NAHRO Conference	04/10-13/2023	Corpus Christi
Mylinda Browder	Texas NAHRO Conference	04/11-13/2023	Corpus Christi
Corina Mendoza	Texas NAHRO Conference & HCV/PH Rent Calculation Course and Exam	04/11-13/2023	Corpus Christi
LaTasha Love	Texas NAHRO Conference & HCV/PH Rent Calculation Course and Exam	04/11-13/2023	Corpus Christi
Maria Lozano	Texas NAHRO Conference	04/11-13/2023	Corpus Christi
Crystal Anthony	FSS: A Holistic Approach to Client Engagement	4/12-13/2023	webinar
CaSaundra Foreman	FSS: A Holistic Approach to Client Engagement	4/12-13/2023	webinar
Briotony Porter	Master of Social Work Colloquium	4/21/2023	webinar
Gloria Dancer	Documenting Resident Violations in 2022-23	4/20/2023	webinar
Janie Lovell	NAHRO-How to adapt from UCPS to Nspire	5/1/2023	webinar
Charles Cervantez	NAHRO-How to adapt from UCPS to Nspire	5/1/2023	webinar
Ryan Tomlinson	DIR Navigating DIR's Contracts	5/4/2023	Temple
Briotony Porter	Master of Social Work Colloquium	5/9/2023	webinar
Gloria Dancer	RAD Project Based Voucher	05/15-18/2023	Houston
Janie Lovell	RAD Project Based Voucher	05/15-18/2023	Houston
Denikca Simmons	RAD Project Based Voucher	05/15-18/2023	Houston
Christina Miller	RAD Project Based Voucher	05/15-18/2023	Houston
Crystal Anthony	Peer Support for FSS Case Managers	6/8/2023	webinar
CaSaundra Foreman	Peer Support for FSS Case Managers	6/8/2023	webinar
Milet Hopping	Meeting-Succession Planning		Webinar

# Information Technology (IT) April 2023

### • HMS Windows Software, Software Applications, & IT Support Calls

- All support calls were closed within 24 hours.
- As WHA & Affiliates' personnel continue using the software and as the software is refined to our needs; there are some support calls that are sent directly to MRI (the software vendor) that require re-writing of computer programming and are placed on a priority status according to HUD rules and regulations. Once rewritten, MRI sends an update to be installed to correct or enhance these support requests.

### • Web Page

• Waco Housing Authority web page address is <u>www.wacopha.org</u>

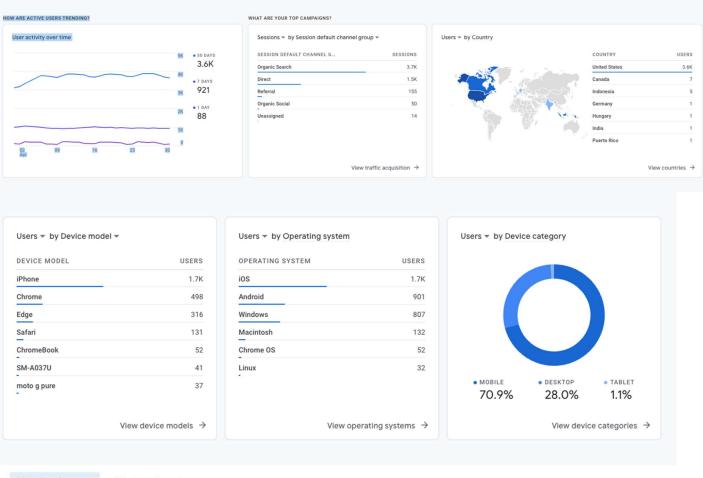
### • Server, Computer, and Phone System Uptimes

WHA Network systems had no substantial downtime for the month

### • Miscellaneous

- Continue access control/intercom security cams at Community Services
- Additional support for FSS streamlining new contract of participation.
- o Demo paperless solutions for Accounts Payable
- Working on revamp of resident Computer labs (Community Services)
- Procured multi factor authentication devices and continued security escalation administration.
- Certified WHA users for EIV/PIC (HUD systems)
- o Issued Security Awareness training video to staff
- Continue work on file vision paperless solutions, setup 5 temporary staff workstations for scanning
- o Setup collaboration with Community Services on social media posts

# April Analytics Wacopha.org



Facebook posts

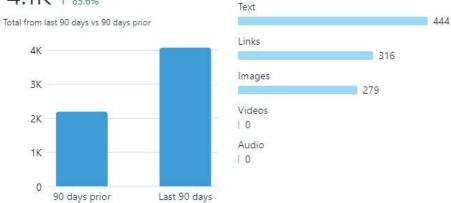
Facebook stories

#### Reach

Post reach (i)

### 4.1K 1 85.6%

Median post reach per media type (i) For posts created in the last 90 days



### Rising Images, Inc. Board Report for April 2023

Occupancy				
	<b>Total Units</b>	Vacant Units	Percentage Occupied	
Cimmaron	100	0	100%	
Hunnington	60	0	100%	
Misty Square	16	0	100%	
	Total Units	Vacant Units	Percentage Occupied	
Picadilly	6	0	100%	
Raintree	156	2	98%	

Rent Collections					
	Monthly Budget	Rent Due	Rent Collected	Percentage	
	Rent			Collected	
Cimmaron	\$50,847.00	\$52,090.00	\$52,090.00	100%	
Hunnington	\$34,629.00	\$35,440.00	\$35,440.00	100%	
Misty Square	\$8,380.00	\$8,550.00	\$8,550.00	100%	

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Picadilly	\$4,562.88	\$ 3,982.00	\$3,982.00	100%
Raintree	95,928.15	\$96,960.00	\$97,410.00	100%

### **Delinquent Rent:**

None

### **Contracts (MOD)**

Aragon is finishing up the siding on Hunnington Bldgs. E-I.

### **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 Monthly Report

Reporting Month:

Apr-23

FINANCIAL	
Rent Collected Amount	\$ 138,260.37
Amount of Delinquent Rent-Resident	\$ 70,989.00
OCCUPANCY	
193 Completed Units	
174 Occupied Units	
90%	
LEASING INFORMATION	
Total Applicant Files Received	5
Total Applicant Files Approved	3
Total Briefings for Month	
Total Applicant Files Denied	4
Total Applicant Files Requested	
Total Tenancy Addendum	
Total Leases	3
COMPLIANCE	
Number Files submitted to Compliance	12
Total Number of Recerts Completed	
Recerts 30 days past due (upcoming)?)	
Recerts 60 days past due (upcoming)?)	
Recerts 90 days past due (upcoming)?)	
Recerts 120 past due (upcoming)?)	

	EVICTIONS	
Nu	umber of Eviction Files	2
Evicti	ions/Set Outs Completed	2
	WHA REFERRALS RECEIV	/ED
То	tal Referrals Received	5
Status: 4 pending co	ompliance approval	
	INSPECTIONS	
Total H		14
	IQS Inspections Completed	
TOLA	HQS Inspections Passed	14
	STAFF TRAINING	
Date	Description o	f Activitiy

INCIDENT REPORTS				
Date of Incident	Unit Address	Brief Description of Incident	Police Activity (Y/N)	
4/24/2023	Benton Dr	Shooting, No victim	Y	

RELOCATION	RELOCATION MARKETING ACTIVITY			Y
218 Kennedy CircleAshaley Tipps		Date	Agency/Locations	Comment
220 Kennedy Circle- Travis Benson			Apartments.com	Live
2734 S 14th Sandra Cheema			Zillow	Pending Floor Plans
2708 S 14th Laura Barksdale			wacohousingsearch.org	Live
118 Kennedy Roderick Hicks				
2704 S 14th Edward Redrick				
2713 S 14th Gerald Davis				
2600 S 14th Lynwood Vrba				
2602 S 14th Nathaniel Wiseman				
2732 S 14th Shirley Degrate				
	<b>RESIDENT ACT</b>	IVITY/SUPPORTIVE SE	RVICES (atta	ch sign in sheets & photos)
Description of Activity	Date	No. of Residents Attended	Service Provider	Comment

### Modernization Department April 2023 Report

Grant		Amt.		%	
Year	Grant Amt.	Expended	% Expended	Obligated	<b>Deadline to Expend</b>
2018/518	\$1,820,616.00	\$1,803,805.86	99%	100%	May 28,2026
2019/519	\$1,904,253.00	\$654,546.18	34%	35%	April 15, 2027
2020/520	\$2,037,987.00	\$543,819.79	26%	26%	March 25, 2026
2021/521	\$1,692,421.00	\$338,484.20	20%	20%	February 22, 2025
2022/522	\$2,098,065.00	\$139,871.04	5%	6%	May 11, 2026

### **Public Housing Current Projects**

- Emergency Sewer Line Replacement at Kate Ross
  - Awarded to Waco Emergency Plumbing for \$239,000.00
  - Start April 5, 2023
  - Estimated completion May 2023

### **Rising Images Current Projects**

- Replacement of siding at Hunnington buildings E, F, G, H & I and Raintree buildings 3,4,7 & 8.
  - Awarded to Aragon Builders for \$330,305.75
  - Started mid October 2022
  - Estimated completion May 2023
- Real Estate Developer
  - RFP emailed 74 companies
  - Proposals due June 7, 2023

#### Housing Operations Monthly Report April 2023

#### **Public Housing Report**

#### <u>Staff</u>

Total Employees – 09 Temporary Staff – 1

#### **Waiting List Information**

Total number of applicants on the waiting list – 1331

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

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

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 (101) orientation letters emailed, (18) packets were mailed out from letter responses (15) received and in process of verifications, (83) no response, (6) completed.

#### **Annual Re-Certifications**

Community	Certifications	Completed	Remaining
Kate Ross	18	18	0
Estella Maxey	19	19	0
Total	37	37	0

We have completed 100% of certifications for this month. According to PIC submission we have reported 99.80 % certifications for dates through March 31, 2023.

#### **Evictions**

Community	Non-Payment	Lease Violation	One Strike
Kate Ross	1	1	0
Estella Maxey	2	0	0
Total	3	1	0

#### Percentage of Rent Collected

93% of the rent for April was collected, we did not meet our goal of 100%. Last Quarterly Average was: 96% for Jan-Feb-March

#### **Occupancy Percentage**

The occupancy percentage for April was 85%; we did not meet our goal of 97%. Last Quarterly Average was 88% for Jan-Feb-March

#### **Maintenance Report**

#### <u>Staff</u>

Total Employees – 8 regular employees, 3 Temporary Staff, 3 Vacant positions Aide B /Utility Laborer /Tech 1

#### **Work Orders**

**Routine Work Orders** 

Community	Total	%Completed	Remaining
Kate Ross	111	88%	13
Estella Maxey	87	85%	13
Total	198	87%	26

Completing routine work orders within fifteen (15) days is our established annual goal. We presently have an average closing time of 2.51 days which is well within our goal.

#### **Emergency Work Orders**

	Amount Received	Amount Closed	Amount Remaining
Closed within 24 hours	27	27	0
Over 24 hours	0	0	0
Total	27	27	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.

#### April Unit Turn Around Time

Down Time	Make Ready Time	Lease-Up Time	Total Turnaround Time
134.58	61.29	30.29	226.15

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

Down Time	Make Ready Time	Lease-Up Time	Total Turnaround Time
152.49	92.80	42.64	287.93

Our annual cumulative goal is turning units in 20 days or less. Presently we have a cumulative turn-around time of 287.93, this puts us over by 267.93 days.

#### April Vacant Apartment Information

Vacancies	Leased	Total	Occupancy %
Kate Ross	260	286	91%
Estella Maxey	308	362	85%
Overall Occupancy	568	648	88%

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

#### Annual Inspections FY 22 - 23

Community	Total apts.	Units Inspected	Annual Inspection Work Orders Y.T.D.
Kate Ross	288	0	
Estella Maxey	362	0	
Overall	650	650	

#### **Fleet Vehicle Inspection**

Total Vehicles Inspected (11) – Truck 51 front passenger side alignment and new tire.

#### **Planned/Preventative Maintenance**

Annual Inspections/HVAC Filter Changes Gas Meter Repair/Service/Pest Control (all sites) New work order strategy- (RAP) Rapid Action Planning to help structure skillsets to tasks.

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

The maintenance staff has accumulated 103 accidents free days with (0) loss time days for the month of March and (113) loss time days from Previous 2022 - year injury. We strive for safety in the workplace to be a priority. A morning safety briefing is conducted daily at the Maintenance including hands on training and video programs.

#### Expenditures

Monthly Budget	\$30,730.00
April 2023	\$32,734.11

Expenditures: Monthly Make Ready Supplies, Hot water heaters, 1 HVAC change out and water main repair.

#### Section 8 Board Report – April 2023

**The Section 8 Department has leased a total of 2585 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	854	2395
Hill County	0	171
Somervell County	0	19
Totals	854	2585

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

#### There are **212 applicant families searching** for a place to live at this time.

Waco	139
Hill County	1
Somervell County	0
Total	140

#### **Re-Certifications**

Waco, Hill County, and Somervell County Offices are re-certifying annuals through April 2023.

#### <u>Homeownership</u>

The Homeownership Program is now assisting 12 families with mortgages.

#### VASH (Veteran Affairs Supportive Housing)

#### Mainstream

Number Pending (VA	1
Referral/Orientation)	
Number Searching in Waco	6
Number Passed/Pending Inspection	4
Number housed in Waco	65
Ineligible	213
Total	93%

Number Pending (Referral/Orientation)	0
Number Searching in Waco	3
Number Passed/Pending Inspection	0
Number Housed in Waco	76
Ineligible	71
Total	95%

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

Number Pending (Referral/Orientation)	0
Number Searching in Waco	6
Number Passed/Pending Inspection	4
Number housed in Waco	30
Ineligible	11
Total	45%

#### HUD Reports

There are no reports due at this time.

#### <u>Staff</u>

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

#### FYI (Foster Youth Initiative)

Number Pending (Referral/Orientation)	0
Number Searching in Waco	2
Number Passed/Pending Inspection	0
Number Housed in Waco	2
Ineligible	13
Total	8%

### **Community Services April 2023 Report**

April Activity Highlights

Collaborations (New)
 <u>Waco Family Medicine</u> – Beginning the process to do perinatal classes at sites

<u>Transformation Waco</u> – WHA has entered agreement to collaborate on Early Childhood Initiative specific to Estella Maxey children

<u>Family Abuse Center</u> – will begin education at sites geared toward early intervention with domestic violence

<u>Free Little Libraries</u> (partnership with Waco McLennan County Library) installed at all WHA/ST offices. Spanish language books and books that are inclusive have been stocked in the bookshelves.



<u>Hip Hop Hope</u> - They want to collaborate again at South Terrace for youth.

<u>Advocacy Center for Crime Victims and Children -</u> Planning on parent/child sessions on grief/trauma

**Regular April Activities:** 

<u>Estella Maxey Activities</u> Afternoon Computer Lab for kids Senior Activities on Wednesdays Mosaic Tutoring Daily Mosaic Church/Warrior Way Soccer <u>"What Home Means to Me"</u> contest going on right now at kids computer labs and Voice. Winners will be chosen by the <u>Kate Ross Activities:</u> Afternoon Computer Lab for kids Senior Activities on Thursdays Senior Field Trip to Tour Waco Mission Waco Street Camp for Kids

#### end of the first week in May.

<u>South Terrace Activities</u> Voice After School Program Senior Activities on Tuesday

 Voice is working with South Terrace residents and staff to have a Community Garden set up soon!

#### **Outreach for April**

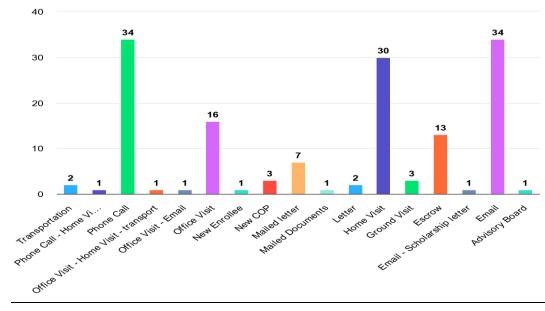
Community Services participated with Coalition for Safe Children Family Movie Night Event to commenorate Child Abuse Prevention Month

Staff attended Waco Race Relations Coalition of "Good Hair/Bad Hair."

Waco Police came to talk with CS, maintenance and managerial staff about safety on the grounds.

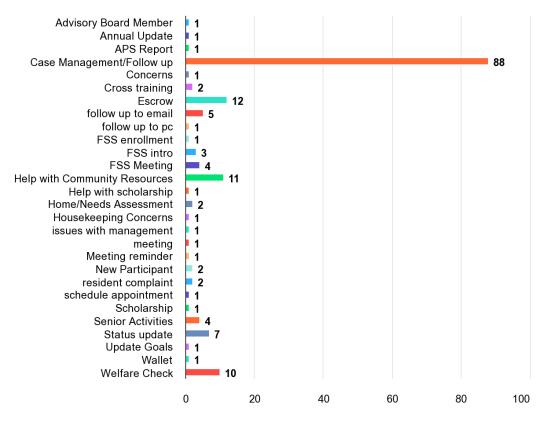


Coalition for Safe Children Movie Night

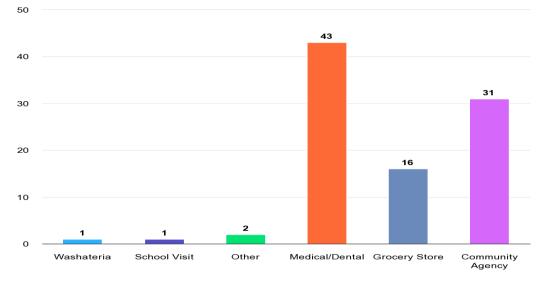


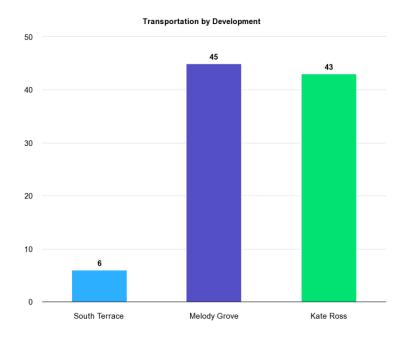
Services Provided

#### **Reason for Visit**



Transportation Destinations





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Walk Ins

### <u>April 2023 Family Self Sufficiency Program</u> Coordinator: CaSaundra Foreman and Coordinator: Crystal Anthony, MSEd

#### April 2023 Family Self Sufficiency Program

Coordinator: CaSaundra Foreman and Coordinator: Crystal Anthony, MSEd

FSS Participants		
Total: Public Housing	Total: S8/RAD	
Current-7/Grant 2022-9	Current-47/Grant 2022-52	
TOTAL CURRENT PARTICIPANTS- 57		
TOTAL GRANT 2022 PARTICIPANTS- 61		

Monthly ESCROW			
Total: Public Housing <b>\$3465.00</b>	Total: S8/RAD	\$3858.00	
TOTAL ESCROW DEPOSIT: \$7323.00			

\*Note: Due to HUD's New FSS Rules, FSS could not enroll any clients until new Action Plan was approved by HUD November 2022. HAB/MRI software wasn't updated until January 2023, causing additional enrollment delays.

#### Activities for the Month of April

- Certified FSS Coordinators after passing Nan McKay exam
- Attended NAHRO FSS Peer Support Training
- Attended NAHRO FSS Client Engagement Training
- Continued preparing Current Participants for new Contract of Participation
- Continued to work with IT to move toward streamlining and moving to electronic processing
- Participants Meetings: April 11th Guest Speaker Karen Coleman w/TFNB Bank
- Advisory Board Mtg
- United Way Community Investment Council
- Electronic Pre-enrollment form completed placed on Updated website
- Cross Trained with Community Service Staff
- Attended Police Dept Meeting
- Attended GLR Family Engagement Initiative Web meeting
- Visited Neighbor works office
- Worked with IT/JY to complete COP electronic form
- Created Forfeiture account log
- Balanced Forfeiture account
- 4 returned welcome packets
- Mailed out 5 welcome packets to potential participants
- 3 participants changed to New COP
- Enrolled 3 new participants

#### **Activities Planned for May**

- Participants Meetings: May 9th
- United Way Community Investment Council
- WHA Employee Day
- GAPS Meeting
- Housing Choice Voucher Orientation

#### **Community Collaborations**

- NeighborWorks Homebuyer Education
- Grassroots
- STARRY
- Texas Rent Relief
- Section 8 Homeownership Program
- Waco Housing Stabilization Program
- Texas Workforce Commission
- UpSkill & Ester's Closet
- Waco PD
- TFNB
- Scholarship information
- Community Movie
- What Home Means to Me Contest information

#### **April Outreach Activities**

- Mass Emails sent to FSS Participants
- Assisted 1 with scholarship essay and college admissions letter
- Updated WHAA's FSS information on website
- Maintain recruiting efforts using FSS brochures during WHAA Community Service outreach/events, ground visits, Section 8 Orientation, and mail outs to potential clients.



FSS Monthly Meeting



FSS Graduate

### Youth Services: Al Davis, Coordinator – April, 2023

Activities for the Month of April

- Meetings Mentor Waco (Recruiting Melody Grove students for Spring & Summer program)
- Attended Truancy update meetings with PCL officials from Waco High, J.H. Hines Elementary, Cesar Chavez and Indian Springs Middle Schools, University High School
- Transport Tutoring students from West Ave. Elementary
- Meetings (Dr. Pepper Museum) Spring & Summer Youth presentations
- Meeting Hiz House Ministries (Hip Hop Hope) Collaboration of Youth activities in (ST)
- Community Race Relation Coalition (Facilitating workshop) Good Hair/Bad Hair (Discrimination against Hair styles)
- Cross Training with Co Workers (Learning how to have Departmental flexibility & job duties)
- Zoom Training (REI Groundwater Racial Discrimination)
- Meetings Voice Inc. (revamped and continue activities in South Terrace, grant money for community garden)
- Team Building activities (Community Service Staff)
- Meeting (College trip RB planning stages and details)
- Meeting (Waco Police Department) Discussion on Safety Training & Danger Awareness
- Set Up Youth activity (Poster Board Contest What Home Means to Me)
- Meeting Mosaic Ministry Tutoring program for Estella Maxey (Melody Grove)
- Meeting Youth Summit Program (Summer plans and activities)

#### Activities planned for May

- Gang Awareness Prevention & Safety (GAPS) Community Facilitating Workshop on Gang Relations (Carver Park Baptist Church) (H.O.T. Behavioral Network)
- Cross Training (Community Service Staff Overview on other Job positions and duties)
- Employee Day Training/Company Activities (Hewitt Park)

#### Community Collaborations:

- Mosaic Church
- Starry Counseling Service
- (H.O.T.) Behavioral Health Network
- Dr. Pepper Museum
- Mentor Waco
- Voice Inc.
- Acts Church (Kidz Jam)
- Youth Summit Program
- Baylor University
- WISD

#### April Outreach Activities:

Circulate Scholarship Information

### **Elderly & Disabled Services April Report - Briotony Porter**

Activities for the Month of April:

- May Activity Planning
- Employee Day Planning Meeting
- Staff Meeting
- Cross Training w/ A.D HV w/ S.D (EM)
- CRCG Meeting
- Safety Meeting w/ B. Johnson
- New Intern Meeting
- Senior Activities Shopping
- Preparation for Senior Field Trip
- Preparation for Intern Last Day
- Resident Council Meeting at Estella Maxey/Melody Grove

#### Community Collaborations:

- April Strickland w/ Texas A&M AgriLife Extension
- Caritas Veterans Program
- Endeavors
- Community Resource Coordination Group
- Friends for Life
- United Healthcare
- Waco Family Medicine
- Salvation Army
- Waco Housing Authority Housing Stability Services
- Adult Protective Services
- Waco Transit





Movie and Popcorn The residents enjoyed a Tyler Perry movie and popcorn





#### Self-Care w/ Autumn

The residents went over self-care techniques with our Intern, Autumn and were provided activities that they can complete at home to practice better self-care.



#### BINGO & Autumn's Graduation Celebration

The residents enjoyed Bingo and winning prizes while also celebrating our Intern, Autumn's last day.





#### April 2023 Monthly Report - Resident Services, Earnest Ward

South Terrace Resident Council

- Meeting was scheduled with two residents attending
- Discussed we are planning to have a block party during the month of June for Juneteenth.

Kate Ross Resident Council

- Meeting was held at 6pm with six residents present.
- I mentioned we are trying to participate in the Juneteenth parade and if anyone wanted to ride in the parade to let me know.

Melody Grove Resident Council

- Meeting was held with 6 residents present.
- Update on RAD project given. Residents stated they are going to work on using the name Melody Grove during the meetings. Management was present and discussed RAD.

Planned Meetings For April:

- South Terrace 10<sup>th</sup> @ 4pm
- Kate Ross 17<sup>th</sup> @ 6pm
- Melody Groove 31<sup>th</sup> @ 12 & 6pm

# May 2023 Wednesday

Sunday	Monday	Tuesday		Wednesday	Thursday	Friday	Saturday
Trips. Please	1 are welcome on Senior I call the Resident Servic for more information at 24, Ext. 315		3	202	4 VOICE Afterschool Breakout (ST) 4:30pm — 6pm	5 depræyo	6 \$2.00 Admission at the Dr. Pepper Museum
7	8	9 City of Waco (ST) —10AM Exercise (ST) —11AM VOICE (ST) - 4:30PM	10 Res	sident Council (ST) - 4PM	11 Senior Field Trip (KR) — 10:30AM VOICE Afterschool Breakout (ST) 4:30pm — 6pm	12	13
14	15	16 Board Games (ST) —10AM Exercise (ST) —11AM VOICE (ST) - 4:30PM	17		18 VOICE Afterschool Breakout (ST) 4:30pm — 6pm	18	20
21	22	23 Coffee & Social Hour (ST) —10AM Exercise (ST) —11AM VOICE (ST) - 4:30PM	24		25 VOICE Afterschool Breakout (ST) 4:30pm — 6pm	26 <b>CAST</b> <b>DAY OF</b> SCHOOL	27
28	29 Offices Closed	30 City of Waco (ST) —10AM Exercise (ST) —11AM VOICE (ST) - 4:30PM	31				



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Tutoring (EM) - 3:00PM	2 Tutoring (EM) - 3:00PM	3 BINGD (EM) - IDAM	4 Coffee & Coloring (KR) - 10AM	5	6
	Kids Lab (EM/KR) - 3:30PM	Kids Lab (EM/KR) - 3:30pm	Exercise (EM) - 11AM	Exercise (KR) - 11AM	R	Warrior Way (EM) -
	Mentor Waco (EM) - 7PM		Tutoring (EM) - 3:00PM	Tutoring (EM) - 3:00PM	Cinco de Mala	10AM to Noon
			Kids Lab (EM/KR) - 3:30pm	Kids Lab (EM/KR) - 3:30pm		
7	8 Tutoring (EM) - 3:00PM	9 Tutoring (EM) - 3:00PM	10 City of Waco—10AM (EM)	11 Senior Field Trip (KR) —10:30AM	12	13
	Kids Lab (EM/KR) - 3:30pm	Kids Lab (EM/KR) - 3:30pm	Exercise—11AM (EM)	Tutoring (EM) - 3:00PM		Warrior Way (EM) -
	Mentor Waco (EM) - 7pm		Tutoring (EM) - 3:00PM	Kids Lab (EM/KR) - 3:30pm		10AM to Noon
			Kids Lab (EM/KR) - 3:30pm			
14	15 Tutoring (EM) - 3:00PM	16 Tutoring (EM) - 3:00PM	17 Resident Council (KR) -	18 Crafting (KR) —10 AM	18	20
	Kids Lab (EM/KR) - 3:30pm	Kids Lab (EM/KR) - 3:30pm	4PM	Exercise (KR) - 11AM		Warrior Way (EM) -
Mother, St	Mentor Waco (EM) - 7pm		Medicare (EM) - 10AM	Tutoring (EM) - 3:00PM		10AM to Noon
*Day *			Exercise (EM) - 11AM	Kids Lab (EM/KR) - 3:30pm		
			Tutoring (EM) - 3:00PM			
			Kids Lab (EM/KR) - 3:30pm			
21	22 Tutoring (EM) - 3:00PM	23 Tutoring (EM) - 3:00PM	24 Resident Council (EM) -	25 No Senior Activities	26	27
	Kids Lab (EM/KR) - 3:30pm	Kids Lab (EM/KR) - 3:30pm	4PM	Employee Appreciation Day		Warrior Way (EM) -
	Mentor Waco (EM) - 7pm		Computer Lab (EM) - 10AM			10AM to Noon
			Tutoring (EM) - 3:00PM		DAY OF SCHOOL	
			Kids Lab (EM/KR) - 3:30pm			
28	29 Offices Closed	30 Tutoring (EM) - 3:00PM	31 City of Waco—10AM (EM)			
	Memorial Day	Kids Lab (EM/KR) - 3:30pm	Exercise—11AM (EM)			
			Tutoring (EM) - 3:00PM			
			Kids Lab (EM/KR) - 3:30pm			

# Summary of Financial Statements March 31, 2023

# **Public Housing**

## **All Sites Expenses**

- > HUD Contribution HUD's subsidy calculation is 95% of estimated eligibility.
- Administrative Salaries Expense is under budget since the new salary scale will not be in effect until employee's yearly evaluation from hired date. The same for Maintenance Labor.

## **Central Office Cost Center (COCC)**

- Staff Training Mrs. Lovell and Ms. Dancer will attend a RAD seminar scheduled for May and the registration expense was \$1,416.
- Sundry Contract employee expenses were over budget \$6,400 for the Maintenance Director vacant position.

### Kate Ross (KR)

- ▶ Dwelling Rental Occupancy is 85% for the month of March 2023.
- ▶ Labor The expense remains low, as there are vacancies in the Maintenance department.
- Materials Plumbing, electrical, and building supplies are over budget \$\$4,800 for the replenishment of inventory.
- Contract Cost Expense was over budget \$5,657 for plumbing repairs, and \$4,500 for temporary maintenance labor.

### Estella Maxey (EM)

- > Dwelling Rental Occupancy is 69%; therefore, rental income is under budget \$16,000.
- Materials Although the expense is over budget \$3,600 to restock plumbing, a/c and building supplies inventory, new appliances was under budget \$1,600.
- Contract Cost A/c repair contract was under budget \$4,300, while pest control contract was over budget \$1,252 for bedbug treatment of two units. Also, the Janitorial contract was over \$3,270 for the cleaning and sanitation of one apartment.

# Section 8 - Admin

- Administrative Salaries The expense is under budget \$13,600 due to several vacant positions in the Section 8 Department.
- Sundry Contract employee expenses were under budget \$2,700, as well as software maintenance by \$3,700.
- Employee Benefit Payment The expense is under budget \$17,300 due to department vacancies.

# Section 8 – HAP Reserves

- > The Housing Choice Voucher Program total HAP reserve is \$3,137,921.
- ➢ Grandview Demolition total HAP reserve is \$149,387.
- ▶ Foster Youth Initiative total HAP reserve is \$36,277.
- Mainstream Voucher Program total HAP reserve is \$259,108.
- Emergency Housing Voucher total HAP reserves is \$59,012.

# **Non-Profits**

### Raintree

- > Proceeds from Insurance Claims- This amount was for the stolen golf cart at Raintree.
- Staff Training & Convention- This was for an Assistant Maintenance person to attend a Certified Pool Operator course. This was a split cost with Picadilly.
- Sundry- This is a negative amount for the month due to a reclass of the earnest moneys for the Ritchie Road property.
- Material- Several new appliances were replaced totaling \$3,936 and pool and plumbing supplies were replenished for \$2,057 causing this to be over budget for the month.

### Cimmaron

- Material- Several new appliances were replaced costing \$1,930. Electrical supplies were restocked, which is a split expense with Hunnington and Misty. Cimmaron's portion of the electrical supplies expense was \$485.
- Collection Loss- This was to record the allowance for outstanding balances left for two move-outs in the first quarter of the calendar year.
- Extraordinary Maintenance- This was for building repairs that were needed because of the December 2022 freeze for which an insurance claim was made.

### Hunnington

> There were no other out of the routine income or expense amounts for Hunnington.

### Misty

> There were no other out of the routine income or expense amounts for Misty.

### Picadilly

- Material- Several new appliances were purchased as replacements for the month in the amount of \$1,335.
- Collection Loss- This was to record the allowance for an outstanding balance left for one moveout in the first quarter of the calendar year.

### WPFC II

Interest Income- Funds are earning a smaller amount of interest on the checking account after most of the funds were used to purchase the Richie Road property.

	Central Cost	Estella	Kate Ross	HCV	Raintree	Cimmaron	Hunnington	Picadilly	Misty Square	Total
	Center	Maxey						· · · · · · · · · · · · · · · · · · ·	moty oquare	
Income										
Dwelling rental		63,320.68	68,146.83		97,930.17	51,918.60	35,400.00	4,852.00	8,550.00	330,118.28
Excess Utilities		9,087.92	7,348.93							16,436.85
Total Rental Income	-	72,408.60	75,495.76	-	97,930.17	51,918.60	35,400.00	4,852.00	8,550.00	346,555.13
Mgmt. & Admin. Fees Rev.	140,867.23	9,790.97	7,692.91	150,519.00						308,870.11
Donations to Scholorship Fd.					0.55					0.55
CFP Tranf In-site Expenses			29.70							29.70
Proceeds Insurance Claims		37.80			2,192.00					2,229.80
Interest on Investments	592.20	5,071.13	4,486.22	2,441.00	823.70	944.10	153.27	207.54	153.96	14,873.12
Other Income	13.07	6,479.65	10,666.62	572.87	2,403.31	1,986.30	394.00	824.19		23,340.01
Operating Transfer In		9,790.97	7,692.91							17,483.88
HUD Contributions		80,102.75	50,022.00							130,124.75
Total Operating Income	141,472.50	111,273.27	80,590.36	153,532.87	5,419.56	2,930.40	547.27	1,031.73	153.96	496,951.92
Total Income	141,472.50	183,681.87	156,086.12	153,532.87	103,349.73	54,849.00	35,947.27	5,883.73	8,703.96	843,507.05
Expenses										
Administrative Salaries	100,490.73	21,194.80	19,137.12	59,740.41	8,558.69	4,773.98	3,168.85	321.39	837.54	218,223.51
Legal	1,255.45	193.20	151.80	732.55	,	,	,			2,333.00
Staff Training & Travel	4,626.66	629.22	602.29	929.22	336.00			14.00		7,137.39
Audit Fees		451.52		44.80						496.32
Sundry	11,393.75	8,165.02	7,288.38	9,740.99	(18,191.56)	1,315.97	844.71	276.22	185.61	21,019.09
Mgmt. & Bkpg. Fees Exp.	,	30,360.33	27,367.91	30,103.80	25,461.84	13,498.84	9,204.00	533.72	940.50	137,470.94
Total Admin. Expenses	117,766.59	60,994.09	54,547.50	101,291.77	16,164.97	19,588.79	13,217.56	1,145.33	1,963.65	386,680.25
Total Tenant Serv. Expenses	,	15,323.41	12,259.88	,			,		,	27,583.29
Total Utility Expenses	2,053.27	43,600.45	42,276.81	664.75	12,987.78	4,644.42	3,889.54	167.27	843.18	111,127.47
Labor	,	23,014.51	10,325.16		8,631.15	5,836.75	3,481.56	359.66	921.57	52,570.36
Materials	363.59	9,084.80	11,701.93	352.97	7,906.62	3,538.43	1,132.44	1,344.52	251.74	35,677.04
Contract Costs	3,808.84	28,872.89	37,362.58	1,695.92	10,920.84	4,006.62	2,248.58	259.14	669.76	89,845.17
Total Maint & Operations	4,172.43	60,972.20	59,389.67	2,048.89	27,458.61	13,381.80	6,862.58	1,963.32	1,843.07	178,092.57
Employee Benefits	22,638.82	15,413.80	11,586.85	14,313.85	4,800.68	3,295.31	1,163.65	195.42	524.82	73,933.20
Insurance	471.53	7,019.61	10,221.42	419.18	4,740.07	2,561.70	1,971.28	165.54	275.84	27,846.17
Administrative Fees				2,245.66						2,245.66
Collection Losses		2,489.08	10,517.22		38.18	2,058.34		1,037.99		16,140.81
Non-Routine Exp (non apt exp)					89.34	12,263.11				12,352.45
Depreciation Expense					14,135.57	7,696.32	5,187.01	272.62	2,789.42	30,080.94
Total General Expenses	23,110.35	24,922.49	32,325.49	16,978.69	23,803.84	27,874.78	8,321.94	1,671.57	3,590.08	162,599.23
Total Expenses	147,102.64	205,812.64	200,799.35	120,984.10	80,415.20	65,489.79	32,291.62	4,947.49	8,239.98	866,082.81
Profit/Loss	(5,630.14)	(22,130.77)	(44,713.23)	32,548.77	22,934.53	(10,640.79)	3,655.65	936.24	463.98	(22,575.76)

Account Description	Account #	Bank Name	Interest R	Purchased	<u>Maturity</u>	<u>3/31/2023</u>	Total by Site
Waco Housing Authority							
Central Cost							
Public Fund Checking							
Revolving	20470357	Extraco	1.51%		\$	1,638,354.42	
FSS Junior League Grant	20470381	Extraco	1.51%		\$	8,805.00	
Employee Committee	20470258	Extraco	1.51%			411.71	
Payroll	20470340	Extraco	1.51%			3,506.89	
Central Cost Center	20470381	Extraco	1.51%			117,527.14	
Texas Housing Stability Fund		Extraco	1.51%			123.05	
				Central	Cost sub-total		\$ 1,768,728.21
Kate Ross							
Public Fund Checking							
Kate Ross-Operating	20470399	Extraco	1.51%		\$	1,531,968.93	
Public Housing FSS Escrow-KR	20573010	Extraco	1.51%			7,167.29	
1 Certificate of Deposit - 24 months	58210	The First National Bank of McGr	1.00%	11/2/2021	11/2/2023	266,724.59	
2 Certificate of Deposit - 12 months	403335	Alliance Bank	4.25%	2/26/2023	2/26/2024	218,245.51	
3 Certificate of Deposit - 12 months	403336	Alliance Bank	4.25%	2/26/2023	2/26/2024	161,230.54	
4 Certificate of Deposit - 24 months	59906	The First National Bank of McGr	1.20%	6/25/2021	6/25/2023	263,831.16	
5 Certificate of Deposit - 24 months	53962	The First National Bank of McGr	1.20%	6/25/2021	6/25/2023	81,120.46	
6 Certificate of Deposit - 24 months	54633	The First National Bank of McGr	1.20%	6/25/2021	6/25/2023	79,288.85	
Certificate of Deposit - 30 months	54575	The First National Bank of McGr	0.80%	3/10/2022	9/10/2024	277,781.96	
Certificate of Deposit - 24 months	54362	The First National Bank of McGr	1.00%	9/24/2021	9/24/2023	406,020.99	
							\$ 3,293,380.28 K
Estella Maxey							
Public Fund Checking							
Estella Maxey-Operating	20470407	Extraco	1.51%		\$	1,462,505.33	
Public Housing FSS Escrow-EM	20573119	Extraco	1.51%		Ψ	3,342.29	
Public Housing FSS Escrow-EM Forfeitures	20470407	Extraco	1.51%			120.74	
1 Certificate of Deposit - 24 months	50389	The First National Bank of McGr	1.00%	11/2/2021	11/2/2023	216,743.45	
2 Certificate of Deposit - 12 months	403196	Alliance Bank	3.50%	12/20/2022	12/20/2023	111,169.50	
3 Certificate of Deposit - 12 months	403291	Alliance Bank	3.00%	11/18/2022	11/18/2023	110,404.63	
Contificate of Deposit - 12 months	400201			1/05/2022	4/05/2023		

Alliance Bank

4.25% 1/25/2023

1/25/2024

	100010		1120 / 0			
7 Certificate of Deposit - 12 months	403064	Alliance Bank	3.50%	12/12/2022 12/12/2023	516,555.55	
8 Certificate of Deposit - 24 months	58996	The First National Bank of McGr	1.20%	6/25/2021 6/25/2023	108,160.64	
9 Certificate of Deposit - 24 months	57238	The First National Bank of McGr	1.20%	6/25/2021 6/25/2023	52,859.23	
·					· · · · · · · · · · · · · · · · · · ·	
Certificate of Deposit - 24 months	51342	The First National Bank of McGr	1.00%	9/24/2021 9/24/2023	507,526.23	<b> </b>
South Torroop					\$	3,558,200.83 EM
South Terrace						
Public Fund Checking		<b>-</b> <i>i</i>				
South Terrace-Operating	20470415	Extraco	1.51%	\$	949,507.18	
Public Housing FSS Escrow-ST	20470324	Extraco	1.51%		20,919.83	
Public Housing FSS Escrow-ST Forfeitures	20470415	Extraco	1.51%		349.41	
					\$	970,776.42
				Public Housing sub-total	\$	7,822,357.53
Section 8						
Public Fund Checking						
Section 8 - HAP	20470142	Extraco	1.51%	\$	1,641,310.75	
Section 8-Cash Restricted-Ike	20470142	Extraco	1.51%	\$	3,725.97	
Section 8 FSS Escrow	20470308	Extraco	1.51%		181,196.14	
Section 8 FSS Escrow-Forfeitures	20470142	Extraco	1.51%		3,972.27	
Emergency Housing Voucher	21084223	Extraco	1.51%	\$	10,501.54	
Emergency Housing Voucher-Restricted	21084223	Extraco	1.51%	↓ ¢	40,198.20	
Section 8- Mainstream	20969713	Extraco	1.51%	ψ Φ	70,638.70	
IKE -Certificate of Deposit - 12 months	403578	Alliance Bank	2.75%	7/26/2022 7/26/2023 \$	20,278.22	
INE -Certificate of Deposit - 12 months	403370	Alliance Dark	2.7570	Section 8 sub-total	20,278.22	1,971,821.79
				Section o Sub-total	Ψ	1,971,021.79
Non-Profit Corporations						
Waco Housing Opportunities Corporation						
WHOC Public Fund Checking	20470423	Extraco	1.52%		245,255.76	
				WHOC sub-total	\$	245,255.76
Waco Public Facilities Corporation						
Misty Public Fund Checking	20470126	Extraco	1.52%		112,021.21 <b>\$</b>	112,021.21 Misty
Cimmaron Public Fund Checking	20469920	Extraco	1.52%		664,455.24 <b>\$</b>	664,455.24 Cimm
South Terrace-WPFC	21026158	Extraco	1.51%		588,897.75 <b>\$</b>	588,897.75 STWPFC
Raintree Public Funds Checking						
Raintree Operating	20469987	Extraco	1.51%		323,574.97	
Raintree Scholarship Fund	20470100	Extraco	1.51%		402.42 \$	323,977.39 RT
·	20469987	Extraco	1.51%		151,111.02 <b>\$</b>	•
Trendwood Operating						•
Sandstone Revenue Fund	20469987	Extraco	1.51%		5,059.58 <b>\$</b>	5,059.58 Sandstone
Waco Public Facilties Corporation II						
WPFC II Public Fund Checking	20868733	Extraco	1.51%		4,146.03 \$	4,146.03 WPFC II

Non-profits sub-total	\$ 2,094,923.98
Total WHA & Affiliates	\$ 13,657,831.51

Elwina Viera.

Edwina Viera Vice President, Financial Services

6 Certificate of Deposit - 12 months

3/31/2023 Date

403315

Bank	Balance @ 3/31/22	
1 Extraco	9,791,076.76	71.69%
2 FNBCT	-	0.00%
3 Alliance Bank	1,606,697.19	11.76%
4 First National Bk.	-	0.00%
5 The First National Bank of McGr	2,260,057.56	16.55%
	13,657,831.51	1.00

468,813.24

#### **Central Cost**

#### Central Cost

	Year Budget	Ì	YTD Budget	C	Current Period	(	Current Year	0	ver & Under
INCOME									
3190 Non-Dwelling Rental	\$ -	\$	-	\$	-	\$	-	\$	-
Total Rental Income	\$ -	\$	-	\$	-	\$	-	\$	-
3430 Mart Management Fees	\$ 24,600.00	\$	12,300.00	\$	1,618.49	\$	12,976.82	\$	676.82
3440 Mgmt./Adm.Fees fr.Non-Profits	\$ 582,500.00	\$	291,250.02	\$	49,638.90	\$	297,303.67	\$	6,053.65
3450 Asset Management Fee fr.Sites	\$ 570,200.00	\$	285,099.96	\$	40,244.36	\$	245,994.82	\$	(39,105.14)
3460 Mgmt./Adm.Fees fr.Sect.8	\$ 399,300.00	\$	199,650.00	\$	31,881.60	\$	194,000.20	\$	(5,649.80)
3470 Mgmt./Adm.Fees fr.CFP	\$ 199,700.00	\$	99,850.02	\$	17,483.88	\$	94,762.15	\$	(5,087.87)
3480 Proceeds fr. Insurance Claims	\$ -	\$	-	\$	-	\$	-	\$	-
3610 Interest on Investments	\$ 3,800.00	\$	1,900.02	\$	592.20	\$	4,111.54	\$	2,211.52
3650 Interest IncMortgages	\$ -	\$	-	\$	-	\$	-	\$	-
3690 Other Income	\$ 1,000.00	\$	499.98	\$	13.07	\$	122.07	\$	(377.91)
9110.010 Oth.IncTransfer from CFP	\$ -	\$	-	\$	-	\$	-	\$	-
Total Operating Income	\$ 1,781,100.00	\$	890,550.00	\$	141,472.50	\$	849,271.27	\$	(41,278.73)
EXPENSES								\$	-
4110 Administrative Salaries	\$ 1,204,900.00	\$	602,449.98	\$	100,490.73	\$	578,227.78	\$	(24,222.20)
4120 Compensated Absences	\$ -	\$	-	\$	-	\$	-	\$	-
4130 Legal Expense	\$ 200.00	\$	100.02	\$	1,255.45	\$	1,255.45	\$	1,155.43
4140 Staff Training	\$ 10,200.00	\$	5,099.94	\$	2,383.95	\$	6,996.60	\$	1,896.66
4150 Travel Convention & Meetings	\$ 19,400.00	\$	9,700.02	\$	2,242.71	\$	7,327.25	\$	(2,372.77)
4171 Auditing Fees	\$ 1,200.00	\$	600.00	\$	-	\$	1,088.89	\$	488.89
4190 Sundry	\$ 111,300.00	\$	55,649.94	\$	11,393.75	\$	66,258.12	\$	10,608.18
Total Admin Expense	\$ 1,347,200.00	\$	673,599.90	\$	117,766.59	\$	661,154.09	\$	(12,445.81)
4310 Water	\$ 9,000.00	\$	4,500.00	\$	250.21	\$	2,869.17	\$	(1,630.83)
4320 Electricity	\$ 13,000.00	\$	6,499.98	\$	1,408.03	\$	7,421.29	\$	921.31
4330 Gas	\$ 2,000.00	\$	1,000.02	\$	130.54	\$	1,578.44	\$	578.42
4390 Sewer	\$ 2,000.00	\$	1,000.02	\$	264.49	\$	1,548.71	\$	548.69
Total Utility Expense	\$ 26,000.00	\$	13,000.02	\$	2,053.27	\$	13,417.61	\$	417.59
4420 Material	\$ 4,100.00	\$	2,050.02	\$	363.59	\$	2,530.08	\$	480.06
4430 Contract Cost	\$ 40,300.00	\$	20,149.92	\$	3,808.84	\$	26,746.10	\$	6,596.18
Total Ordinary Maint. & Operation	\$ 44,400.00	\$	22,199.94	\$	4,172.43	\$	29,276.18	\$	7,076.24
4510.010 Workers Compensation	\$ 4,400.00	\$	2,200.02	\$	234.93	\$	1,409.59	\$	(790.43)
4510.040 Auto Insurance	\$ 1,800.00	\$	900.00	\$	217.15	\$	1,302.90	\$	402.90
4510.070 Crime / Dishonesty	\$ 100.00	\$	49.98	\$	5.38	\$	32.27	\$	(17.71)
4510.090 Fire & Extend Coverage	\$ 200.00	\$	100.02	\$	14.07	\$	84.41	\$	(15.61)
4540 Employee Benefit Payments	\$ 344,300.00	\$	172,150.08	\$	22,638.82	\$	133,521.00	\$	(38,629.08)

#### Public Housing Income Statment

Kate Ross

Estella Maxey

NCAR         NCAR <th< th=""><th></th><th>Year Budget</th><th>YTD Budget</th><th>Current Period</th><th>Current Year</th><th>Over &amp; Under</th><th>Year Budget</th><th>YTD Budget</th><th>Current Period</th><th>Current Year</th><th>Over &amp; Under</th></th<>		Year Budget	YTD Budget	Current Period	Current Year	Over & Under	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
Damp star         1			-					-			
Damp star         1											
boom         boom <th< td=""><td>INCOME</td><td></td><td></td><td></td><td></td><td>\$-</td><td></td><td></td><td></td><td></td><td>\$-</td></th<>	INCOME					\$-					\$-
Nor-Name provide         \$	Dwelling Rental	\$ 744,300.00	\$ 372,150.00	\$ 68,146.83	\$ 386,350.96	\$ 14,200.96	\$ 952,500.00	\$ 476,250.00	\$ 63,320.68	\$ 388,819.14	\$ (87,430.86)
Tan Martan         I         Values         Values        Values </td <td>Excess Utilities</td> <td>\$ 88,100.00</td> <td>\$ 44,050.02</td> <td>\$ 7,348.93</td> <td>\$ 40,511.02</td> <td>\$ (3,539.00)</td> <td>\$ 101,500.00</td> <td>\$ 50,749.98</td> <td>\$ 9,087.92</td> <td>\$ 50,299.72</td> <td>\$ (450.26)</td>	Excess Utilities	\$ 88,100.00	\$ 44,050.02	\$ 7,348.93	\$ 40,511.02	\$ (3,539.00)	\$ 101,500.00	\$ 50,749.98	\$ 9,087.92	\$ 50,299.72	\$ (450.26)
base-part	Non-Dwelling Rental	\$-	\$-	\$-	s -	\$-	ş -	\$-	\$-	s -	\$-
OPT MADE Resumption112232312312312102000	Total Rental Income	\$ 832,400.00	\$ 416,200.02	\$ 75,495.76	\$ 426,861.98	\$ 10,661.96	\$ 1,054,000.00	\$ 526,999.98	\$ 72,408.60	\$ 439,118.86	\$ (87,881.12)
Name         Name         N        N         N         N </td <td>Management Fee from CFP</td> <td>\$ 87,800.00</td> <td>\$ 43,900.02</td> <td>\$ 7,692.91</td> <td>\$ 41,695.37</td> <td>\$ (2,204.65)</td> <td>\$ 111,800.00</td> <td>\$ 55,900.02</td> <td>\$ 9,790.97</td> <td>\$ 53,066.78</td> <td>\$ (2,833.24)</td>	Management Fee from CFP	\$ 87,800.00	\$ 43,900.02	\$ 7,692.91	\$ 41,695.37	\$ (2,204.65)	\$ 111,800.00	\$ 55,900.02	\$ 9,790.97	\$ 53,066.78	\$ (2,833.24)
nume         1	CFP Trnsf. In-Site Expenses	\$ 59,500.00	\$ 29,749.98	\$ 29.70	\$ 3,120.53	\$ (26,629.45)	\$ 64,700.00	\$ 32,350.02	\$ 37.80	\$ 7,732.71	\$ (24,617.31)
Jiange doristSSS<	Proceeds fr.Insurance Claims	\$-	\$-	\$-	\$ 28,678.40	\$ 28,678.40	\$ -	\$-	\$-	\$ 4,900.68	\$ 4,900.68
Our mones         1         2         2         2         2         2         2         3         4         3         4         5        5         5         5<	Interest on Investments	\$ 23,000.00	\$ 11,500.02	\$ 4,486.22	\$ 19,966.28	\$ 8,466.26	\$ 41,300.00	\$ 20,650.02	\$ 5,071.13	\$ 25,481.44	\$ 4,831.42
One incomes         S <th< td=""><td>Jr.League Grant</td><td>\$-</td><td>\$-</td><td>\$ -</td><td>ş -</td><td>\$-</td><td>ş -</td><td>\$-</td><td>\$-</td><td>s -</td><td>\$-</td></th<>	Jr.League Grant	\$-	\$-	\$ -	ş -	\$-	ş -	\$-	\$-	s -	\$-
One         Constructione         1         2         2         2         2         2         3	Other Income	\$ 58,800.00	\$ 29,400.00	\$ 10,666.62	\$ 35,423.75	\$ 6,023.75	\$ 65,900.00	\$ 32,950.02	\$ 6,479.65	\$ 34,483.02	\$ 1,533.00
Openety Finder in Logan         1         0.2000         1 <td>Other Income-FSS Forfeitures</td> <td>s -</td> <td>\$ -</td> <td>\$ -</td> <td>s -</td> <td>s -</td> <td>s -</td> <td>\$ -</td> <td>\$ -</td> <td>s -</td> <td>\$ -</td>	Other Income-FSS Forfeitures	s -	\$ -	\$ -	s -	s -	s -	\$ -	\$ -	s -	\$ -
Date of partial parting partial partex partial partial partial partial partial partial	Other Income-Time Warner Cable	\$ 5,000.00	\$ 2,500.02	\$ -	\$ 2,908.67	\$ 408.65	\$ 8,900.00	\$ 4,450.02	\$ -	\$ 2,609.59	\$ (1,840.43)
Date of partial parting partial partex partial partial partial partial partial partial	Operating Transfer In (1406)	\$ 92,300.00	\$ 46,150.02	\$ 7,692.91	\$ 41,695.37	\$ (4,454.65)	\$ 117,500.00	\$ 58,750.02	\$ 9,790.97	\$ 53,066.78	\$ (5,683.24)
Tard ALD Contrologie         1		\$ 326,400.00	\$ 163.200.06	\$ 30,568,36	\$ 173.488.37	\$ 10.288.31	\$ 410,100,00	\$ 205.050.12	\$ 31.170.52	\$ 181.341.00	
Total homom         \$         \$         1         0         0         0         1         0         1         0        0         0											
DPDES5         Image         Image <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>											
Annument Same         5         3         9         1         9         <	Total Income	\$ 2,302,300.00	\$ 1,151,150.10	\$ 156,086.12	\$ 1,162,377.54	\$ 11,227.44	\$ 2,946,700.00	\$ 1,473,350.10	\$ 183,681.87	\$ 1,452,237.37	\$ (21,112.73)
Annument Same         5         3         9         1         9         <	EXPENSES		ł			s -					s -
Comparational particular sympleIII <th< td=""><td></td><td>\$ 314.300.00</td><td>\$ 157 149 96</td><td>\$ 19.137.12</td><td>\$ 104 455 52</td><td>\$ (52 694 44)</td><td>\$ 407 400 00</td><td>\$ 203 700 00</td><td>\$ 21 194 80</td><td>\$ 118 872 75</td><td>\$ (84.827.25)</td></th<>		\$ 314.300.00	\$ 157 149 96	\$ 19.137.12	\$ 104 455 52	\$ (52 694 44)	\$ 407 400 00	\$ 203 700 00	\$ 21 194 80	\$ 118 872 75	\$ (84.827.25)
Lugal Expanse         1         9000         3         2000         4         9000         5         2000         5         2000         5         2000         5         2000         5         2000         5         2000         6         2000         6         2000         6         2000         6         2000         6         2000         6         2000         6         2000         6         2000         6         2000         6         2000         6         2000         7         8         9         9         9         9         2000         6         10000         6         20000         6         100000         6         20000         6         100000         6         20000         6         100000         6         20000         6         100000         6         20000         6         100000         6         20000         6         100000         6         100000         6         100000         6         100000         6         100000         6         1000000         6         1000000         6         1000000         6         1000000         6         1000000         6         1000000         1000000         1000000 <t< td=""><td></td><td></td><td>\$ -</td><td></td><td></td><td></td><td></td><td>\$ -</td><td>\$ -</td><td></td><td>\$ -</td></t<>			\$ -					\$ -	\$ -		\$ -
Sum 1 mony         1         5.2000         1         2.2000         1         2.2000         1         2.2000         1         1.1400         1         5.2000         1         1.1400         1         2.2000         1         1.1400         1         2.2000         1         1.1400         1         2.2000         1         1.1400         1         2.2000         1         1.1400         1         2.2000         1         1.1400         1         2.2000         1         1.1400         1         2.2000         1         1.1400         1         2.2000         1         1.1400         1         2.2000         1         1.1400         1         2.2000         1         1.1200         1         2.2000         1         1.1200         1         2.2000         1         1.1200         1         2.2000         1         1.1200         1         2.2000         1         1.1200         1         1.2000         1         1.2000         1         1.2000         1         1.2000         1         1.2000         1         1.2000         1         1.2000         1         1.2000         1         1.2000         1         1.2000         1         1.2000         1 <t< td=""><td></td><td>÷</td><td>\$ 250.02</td><td>-</td><td>÷</td><td>÷</td><td></td><td>\$ 250.02</td><td>\$ 193.20</td><td>*</td><td>\$ 1 444 54</td></t<>		÷	\$ 250.02	-	÷	÷		\$ 250.02	\$ 193.20	*	\$ 1 444 54
Turnet A. Convention         1         2.0000         5         1.0290         6         2.021.0         5         1.0200         5		• •••••	•	•	• .,	• •••••	•	•	•	• .,	• .,
Aufi Form       8       4.000       8       9.0000       8       2.0010       8       2.0000       8       2.0000       8       2.0000       8       2.0000       8       2.0000       8       2.0000       8       2.0000       8       2.0000       8       2.0000       8       1.0000       8       0.00000       8	÷		. ,			. (	• •,•••••				
Sandy         \$         100,2000         \$         9.030000         \$         5.4721.41         \$         1.471.75         \$         1.471.75         \$         4.471.75         \$		• _,	+ .,======	• •••••	+	* ()	,	• .,	φ 401.52 ¢	• .,• .•.•	+ ()
Nameyment Fem         5         30.0000         5         109.7990 4         5         107.07 1         5         119.00 1         5         30.0000         5         107.030 1         107.030 1         107.030 1         107.030 1         107.030 1         107.030 1         107.030 1         107.030 1         107.030 1         107.030 1         107.030 1         107.030 1         107.030 1         107.030 1         107.030 1         107.030 1				Ŧ			,	1	φ -		• • • •
Tate Armin Expense         \$ 70,0000         \$ 303,443.00         \$ 40,447.00         \$ 32,460.00         \$ 40,000.00         \$ 441,000.00<		,		. ,			. ,	,	,		
Tenur Bericen Salarian         \$             16,3000         \$             16,4020         \$             16,30400         \$             16,30400			,						,		
Team Service-Rec.         9         0.0000         9         2.0000         9         2.00000         9         2.00000         9         2.00000         9         0.00000         9	Total Admin Expense	\$ 766,900.00	> 383,449.98	» 54,547.50	323,450.85	> (59,999.13)	\$ 963,000.00	481,500.30	\$ 60,994.09	a 3/2,393.11	
Team Service-Rec.         9         0.0000         9         2.0000         9         2.00000         9         2.00000         9         2.00000         9         0.00000         9	Tenant Services Salaries	\$ 163,300.00	\$ 81,649.98	\$ 11,170.31	\$ 68,100.92	\$ (13,549.06)	\$ 208,600.00	\$ 104,299.98	\$ 14,216.76	\$ 88,505.27	\$ (15,794.71)
Restarc Council         S         100.00         S         2.446.08         S         S         7.467.000         S         3.400.00         S         3.000.00         S         3.000.00         S         3.000.00         S         3.000.00         S         3.000.00         S         3.000.00         S         0.000.00		\$ 5,000.00	\$ 2,500.02	\$ 174.57	\$ 7,023.18		\$ 5,000.00	\$ 2,500.02	\$ 221.65	\$ 10,596.18	\$ 8,096.16
To. Serv. Turn. Spoc. Nueds         §         44000         §         9 <t< td=""><td>Resident Council</td><td>\$ 100.00</td><td>\$ 49.98</td><td>\$ -</td><td>ş -</td><td>\$ (49.98)</td><td>\$ 100.00</td><td>\$ 49.98</td><td>\$-</td><td>s -</td><td>\$ (49.98)</td></t<>	Resident Council	\$ 100.00	\$ 49.98	\$ -	ş -	\$ (49.98)	\$ 100.00	\$ 49.98	\$-	s -	\$ (49.98)
Total Tenuert Expense         \$         172,300.00         \$         86,649.06         \$         72,810.00         \$         100,900.06         \$	Ten. Serv. Contr., Train., Spec. Needs	\$ 4,900.00	\$ 2,449.98	\$ 915.00	\$ 3,060.00			\$ 3,150.00	\$ 885.00	\$ 1,492.50	\$ (1,657.50)
PEPARSE         Peranet         S         <		\$ 173,300.00	\$ 86,649.96	\$ 12,259.88	\$ 78,184.10	\$ (8,465.86)	\$ 220,000.00	\$ 109,999.98	\$ 15,323.41	\$ 100,593.95	
Water         5         90.0000         \$         60.0000         \$         0.00000         \$         0	· · · ·										\$ -
Electricity         \$         19.000.00         \$         75.000.00         \$         12.223.02         \$         60.003.26         \$         19.000.00         \$         10.000.00         \$         <	EXPENSES					\$ -					\$ -
Gas         \$         9.00000         \$         4.00002         \$         7.160.76         \$         9.40.966         \$         29.409.37         \$         14.805.85         \$         183.00000         \$         4.000.45         \$         9.309.37         \$         9.309.37         \$         14.805.85         \$         183.00000         \$         4.071.78         \$         8.868.80         \$         4.000.45         \$         9.309.37         \$         9.309.37         \$         183.00000         \$         4.071.78         \$         8.868.80         \$         4.080.45         \$         9.309.000         \$         4.071.78         \$         8.868.80.8         \$         1.000.00         \$         4.071.78         \$         8.868.002         \$         3.948.85         \$         1.000.00         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$	Water	\$ 90,000.00	\$ 45,000.00	\$ 9,771.07	\$ 46,300.64	\$ 1,300.64	\$ 121,000.00	\$ 60,499.98	\$ 9,528.39	\$ 58,398.14	\$ (2,101.84)
Gas         \$         9.00000         \$         4.00002         \$         7.160.76         \$         9.40.966         \$         29.409.37         \$         14.805.85         \$         183.00000         \$         4.000.45         \$         9.309.37         \$         9.309.37         \$         14.805.85         \$         183.00000         \$         4.071.78         \$         8.868.80         \$         4.000.45         \$         9.309.37         \$         9.309.37         \$         183.00000         \$         4.071.78         \$         8.868.80         \$         4.080.45         \$         9.309.000         \$         4.071.78         \$         8.868.80.8         \$         1.000.00         \$         4.071.78         \$         8.868.002         \$         3.948.85         \$         1.000.00         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$         4.080.05         \$	Electricity	\$ 150,000,00	\$ 75,000,00	\$ 12 329 35	\$ 68,932,48	\$ (6.067.52)	\$ 194,000,00	\$ 97,000,02	\$ 13 104 48	\$ 84 449 89	\$ (12,550,13)
Other Unity Expense         \$         100,000         \$         449,999.84         \$         13,015.64         \$         64,880.76         \$         14,880.85         \$         14,880.85         \$         14,880.80         \$         14,880.85         \$         34,880.85         \$         34,880.85         \$         34,880.85         \$         34,880.85         \$         34,800.00         \$         14,071.76         \$         94,888.85         \$         34,880.85         \$         34,800.00         \$         14,071.76         \$         94,888.85         \$         34,800.00         \$         14,071.76         \$         94,888.85         \$         44,801.20           Labor         \$         225,000.00         \$         112,500.00         \$         10,225.16         \$         7,2180.76         \$         40,310.25         \$         30,800.00         \$         118,763.76         \$         0,328.317           Contract Cost         \$         16,700.00         \$         22,804.85         \$         31,383.77         \$         7,721.87.76         \$         42,307.28         \$         14,872.47         \$         30,800.00         \$         9,823.80         \$         10,823.817         \$         114,324.37         \$ </td <td></td> <td>\$ 80,000,00</td> <td>\$ 40,000.02</td> <td>\$ 7,160,75</td> <td>\$ 69,409,96</td> <td>\$ 29,409,94</td> <td>\$ 108,000,00</td> <td>\$ 54,000,00</td> <td>\$ 6,895,80</td> <td>\$ 83,038,37</td> <td></td>		\$ 80,000,00	\$ 40,000.02	\$ 7,160,75	\$ 69,409,96	\$ 29,409,94	\$ 108,000,00	\$ 54,000,00	\$ 6,895,80	\$ 83,038,37	
Tatal Utility Expense         \$ 420,000         \$ 210,0000         \$ 42,276.81         \$ 24,49,493.86         \$ 39,493.86         \$ 393,0000         \$ 43,800.46         \$ 312,585.00         \$ 01,025.16         \$ 72,189.76         \$ 40,310.26         \$ 303,000.00         \$ 43,800.46         \$ 312,585.00         \$ 01,025.16         \$ 72,189.76         \$ 40,310.26         \$ 100,000.00         \$ 123,000.00         \$ 01,125.06         \$ 01,026.16         \$ 01,026			• • • • • • •	. ,	,	,			,	,	,
Image: biology line	10.00		,	,						,	
Material       \$       65,680.00       \$       32,2899.60       \$       11,701.93       \$       51,280.30       \$       18,380.53       \$       75,000.00       \$       3,750.00       \$       0,944.80       \$       31,388.71       \$       (6,111.29)         Contract Cost       \$       161,000.00       \$       20,6650.02       \$       30,813.66       \$       199,933.33       \$       75,000.00       \$       20,579.29       \$       151,875.31       \$       23,857.18       \$       23,857.18       \$       23,857.18       \$       23,857.18       \$       3,867.18	Total Only Expense	420,000.00	210,000.00	φ 42,270.01	¢ 240,400.00	\$ 00,400.00	¢ 000,000.00	• 000,000.00	• 40,000.40	¢ 012,000.20	\$ 0,000.20
Material       \$       65,680.00       \$       32,2899.60       \$       11,701.93       \$       51,280.30       \$       18,380.53       \$       75,000.00       \$       3,750.00       \$       0,944.80       \$       31,388.71       \$       (6,111.29)         Contract Cost       \$       161,000.00       \$       20,6650.02       \$       30,813.66       \$       199,933.33       \$       75,000.00       \$       20,579.29       \$       151,875.31       \$       23,857.18       \$       23,857.18       \$       23,857.18       \$       23,857.18       \$       3,867.18						\$-					\$-
Contract Cost         \$         161,300.00         \$         80,650.02         \$         30,81.86         \$         189,93.33         \$         100,283.91         \$         226,043.85         \$         22,040.48         \$         22,040.48         \$         22,040.48         \$         22,040.48         \$         22,040.48         \$         22,040.48         \$         22,040.48         \$         22,040.48         \$         22,040.48         \$         22,040.48         \$         22,040.48         \$         22,040.48         \$         22,040.48         \$         22,040.48         \$         22,040.48         \$         42,007.28         \$         1,057.28         \$         9,000.00         \$         42,000.00         \$         42,000.00         \$         42,000.00         \$         42,000.00         \$         42,000.00         \$         42,000.00         \$         42,000.00         \$         42,000.00         \$         42,000.00         \$         42,000.00         \$         42,000.00         \$         42,000.00         \$         42,000.00         \$         42,000.00         \$         42,000.00         \$         42,000.00         \$         42,000.00         \$         42,000.00         \$         42,000.00         \$	Labor	\$ 225,000.00	\$ 112,500.00	\$ 10,325.16	\$ 72,189.75	\$ (40,310.25)	\$ 301,100.00	\$ 150,550.02	\$ 23,014.51	\$ 118,754.76	\$ (31,795.26)
Total Chrinny Maint & Operation         §         452,00.00         §         228,049.88         §         52,874.96         §         313,330.77         §         87,72.81         §         632,600.00         §         316,300.02         §         52,67.80         §         302,016.76         §         1(42,212.42           Protective Services Contract         \$         8         90,700.00         \$         40,350.00         \$         6,548.72         \$         1,257.28         \$         1,957.28         \$         90,000.00         \$         8,293.00         \$         46,657.18         \$         3,057.11         \$         \$         3,057.11         \$         \$         3,057.11         \$         \$         3,057.11         \$         \$         3,057.11         \$         3,057.11         \$         3,057.11         \$         3,057.11         \$         3,057.11         \$         3,057.11         \$         3,057.11         \$         3,057.11         \$         3,057.11         \$         3,057.11         \$         3,057.11         \$         3,057.11         \$         3,057.11         \$         3,057.11         \$         3,057.11         \$         3,057.11         \$         3,057.11         \$         3,057.11	Material	\$ 65,800.00	\$ 32,899.86	\$ 11,701.93	\$ 51,269.39	\$ 18,369.53	\$ 75,000.00	\$ 37,500.00	\$ 9,084.80	\$ 31,388.71	\$ (6,111.29)
Protective Services         \$         80,700.00         \$         40,350.00         \$         6,548.72         \$         1,957.28         \$         90,000.00         \$         8.293.60         \$         8.46.67.16         \$         8.36.716         \$         8.36.716         \$         8.293.60         \$         8.293.60         \$         8.293.60         \$         8.293.60         \$         8.293.60         \$	Contract Cost	\$ 161,300.00	\$ 80,650.02	\$ 30,813.86	\$ 189,933.93	\$ 109,283.91	\$ 256,500.00	\$ 128,250.00	\$ 20,579.29	\$ 151,875.31	\$ 23,625.31
Total Protective Services         \$ 80,700.00         \$ 40,350.00         \$ 6,548.72         \$ 42,307.28         \$ 1,967.28         \$ 90,000.00         \$ 46,607.01         \$ <td>Total Ordinary Maint. &amp; Operation</td> <td>\$ 452,100.00</td> <td>\$ 226,049.88</td> <td>\$ 52,840.95</td> <td>\$ 313,393.07</td> <td>\$ 87,343.19</td> <td>\$ 632,600.00</td> <td>\$ 316,300.02</td> <td>\$ 52,678.60</td> <td>\$ 302,018.78</td> <td>\$ (14,281.24)</td>	Total Ordinary Maint. & Operation	\$ 452,100.00	\$ 226,049.88	\$ 52,840.95	\$ 313,393.07	\$ 87,343.19	\$ 632,600.00	\$ 316,300.02	\$ 52,678.60	\$ 302,018.78	\$ (14,281.24)
Total Protective Services         \$ 80,700.00         \$ 40,350.00         \$ 6,548.72         \$ 42,307.28         \$ 1,967.28         \$ 90,000.00         \$ 46,607.01         \$ <td>Protective Services Contract</td> <td>\$ 80,700.00</td> <td>\$ 40,350.00</td> <td>\$ 6,548.72</td> <td>\$ 42,307.28</td> <td>\$ 1,957.28</td> <td>\$ 90,000.00</td> <td>\$ 45,000.00</td> <td>\$ 8,293.60</td> <td>\$ 48,657.18</td> <td>\$ 3,657.18</td>	Protective Services Contract	\$ 80,700.00	\$ 40,350.00	\$ 6,548.72	\$ 42,307.28	\$ 1,957.28	\$ 90,000.00	\$ 45,000.00	\$ 8,293.60	\$ 48,657.18	\$ 3,657.18
Payment in Liau of Taxes (PILOT)         \$         <	Total Protective Services		\$ 40,350.00		\$ 42,307.28	\$ 1,957.28		\$ 45,000.00			\$ 3,657.18
Payment in Liau of Taxes (PILOT)         \$         <			1	1	i i	\$-					\$-
Payment in Liau of Taxes (PILOT)         \$         <	Insurance	\$ 123,800.00	\$ 61,899.96	\$ 10,221.42	\$ 59,850.20	\$ (2,049.76)	\$ 81,800.00	\$ 40,899.96	\$ 7,019.61	\$ 39,372.19	\$ (1,527.77)
Employee Benefit Payments       \$       241,100.00       \$       11,568,65       \$       73,682,82       \$       (46,677.08)       \$       153,049.96       \$       153,049.96       \$       153,049.96       \$       153,049.96       \$       153,049.96       \$       153,049.96       \$       153,049.96       \$       153,049.96       \$       153,049.96       \$       153,049.96       \$       153,049.96       \$       154,043.97       \$       56,889.79         Cald General Expenses       \$       2,282,000.00       \$       11,46,449.70       \$       2007,99.35       \$       11,54,949.46       \$       49,497.64       \$       10,43,082.02       \$       443,023.02       \$       10,43,082	Payment in Lieu of Taxes (PILOT)		\$ -		,	\$ -		\$ -	\$ -		\$ -
Collection Losses       \$ 3,6,0000       \$ 17,500.02       \$ 10,577.22       \$ 14,872.28       \$ (2,912.74)       \$ 13,800.02       \$ 2,889.08       \$ 14,80.30.20       \$ 2,789.000       \$ 2,489.08       \$ 14,503.02       \$ 0,612.400       \$ 2,489.08       \$ 14,503.02       \$ 0,612.400       \$ 2,489.08       \$ 14,503.02       \$ 0,612.400       \$ 2,489.08       \$ 14,503.02       \$ 0,612.400       \$ 2,489.08       \$ 14,503.02       \$ 0,612.400       \$ 2,489.08       \$ 14,503.02       \$ 0,612.400	Employee Benefit Payments	\$ 241,100.00	\$ 120,549.90	\$ 11,586.85	\$ 73,682.82	\$ (46,867.08)	\$ 306,100.00	\$ 153,049.98	\$ 15,413.80	\$ 84,152.04	\$ (68,897.94)
Total General Expenses       \$ 39,90000       \$ 199,949.88       \$ 32,325.49       \$ 148,120.30       \$ (51,829.86)       \$ 24,922.40       \$ 143,063.20       \$ (64,786.76         Total Routine Expenses       \$ 2,232,900.00       \$ 1,146,449.70       \$ 200,799.35       \$ 1,154,949.46       \$ 8,499.76       \$ 2,227.300.00       \$ 1,433,660.26       \$ 2,269.22.40       \$ 143,063.20       \$ (64,786.76         EXPENSES       Image: Constraint of the second secon	1.4.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.			. ,	,		,		,		
Total Routine Expenses       \$ 2,28,280000       \$ 1,146,448,70       \$ 200,799.36       \$ 1,154,949.46       \$ 0,499.76       \$ 2,287,300.00       \$ 1,463,680.26       \$ 205,812.46       \$ 1,279,311.42       \$ (194,338.84         EXPENSES       Image: Simple				,.	. ,		. ,		. ,	• • • • • •	
EXPENSE         Image: Second sec		,		,	,		,			,	
EXPENSES         Image: Second se		,,000.00	,		,,		+ 1,121,000.00	,		,	\$ -
Extraordinary Maintenance       \$<	EXPENSES					-					\$ -
Cases for Capitalized         S		¢	¢	e	e	-	e e	e	¢	¢	• ·
Total Non Routine Expenses         \$ </td <td></td> <td>÷ .</td> <td>•</td> <td>-</td> <td> -</td> <td></td> <td>· ·</td> <td>÷ ·</td> <td>÷ -</td> <td>-</td> <td>-</td>		÷ .	•	-	 -		· ·	÷ ·	÷ -	-	-
Total Operating Expenses         S <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>÷ -</td> <td></td> <td></td>									÷ -		
Total Operating Expenses       \$ 2,292,9000       \$ 1,46,49,70       \$ 200,793,35       \$ 1,154,949,46       \$ 8,499,76       \$ 2,292,300,0       \$ 1,46,346,74       \$ 2,092,300,0       \$ 1,463,463,76       \$ 2,092,300,0       \$ 1,463,662,26       \$ 2,05,812,64       \$ 1,279,311,42       \$ (184,338,64         GL Disposition of Nonexp. Equip.       \$	i olai Nuti Ruulitte Exp80585	÷ •	÷ -	÷ -	÷ .		· ·	φ -	φ -	۰ - v	ч - е
G/L Disposition of Nonexp. Equip.         S	7.010	A 0.005				÷		A 4 405	A 005	A 4075	ф (40)
G/L Disposition of Nonexp. Equip.         \$	Lotal Operating Expenses	\$ 2,292,900.00	\$ 1,146,449.70	\$ 200,799.35	\$ 1,154,949.46		\$ 2,927,300.00	\$ 1,463,650.26	\$ 205,812.64	\$ 1,279,311.42	
Total Capital Expenses         S		-						-		-	÷
Prior Yr Adj Affecting Residual Receipts         \$		÷	+	÷	÷	-	*	\$-	\$-	*	÷
Prior Yr Adj Attecting Residual Receipts         \$	Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	÷	\$ -	\$ -	\$-	\$ -	+
Total Prior Year Receipts         \$ <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td>\$ -</td>						-					\$ -
S         S		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Prior Year Receipts	\$ -	\$ -	\$ -	s -	\$ -	s -	\$ -	\$ -	s -	\$ -
						\$ -					\$ -
Residual Receipts (Profit/Loss) \$ 9,400.00 \$ 4,700.40 \$ (44,713.23) \$ 7,428.08 \$ 2,727.68 \$ 19,400.00 \$ 9,699.84 \$ (22,130.77) \$ 172,925.95 \$ 163,226.11						-					\$-
	Residual Receipts (Profit/Loss)	\$ 9,400.00	\$ 4,700.40	\$ (44,713.23)	\$ 7,428.08	\$ 2,727.68	\$ 19,400.00	\$ 9,699.84	\$ (22,130.77)	\$ 172,925.95	\$ 163,226.11

#### Raintree

#### Misty

WPFC Income

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INCOME 3110 Dwelling Rental Total Rental Income 3400 Donations to Scholarship Fd. 3480 Proceeds fr. Insurance Claims 3610 Interest Income	Year Budget \$ 1,148,800.00	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
3110 Dwelling Rental       Total Rental Income       3400 Donations to Scholarship Fd.       3480 Proceeds fr. Insurance Claims	\$ 1,148,800.00																
3110 Dwelling Rental       Total Rental Income       3400 Donations to Scholarship Fd.       3480 Proceeds fr. Insurance Claims	\$ 1,148,800.00				¢	INCOME						INCOME					I
Total Rental Income 3400 Donations to Scholarship Fd. 3480 Proceeds fr. Insurance Claims	\$ 1,140,000.00	\$ 574,399.98	\$ 97,930.17	\$ 587,282.42	\$ - \$ 12,882.44	3110 Dwelling Rental	\$ 100,600.00	\$ 50,299.98	\$ 8,550.00	\$ 51,170.00	\$ -	3110 Dwelling Rental	\$ 610,170.00	\$ 305,085.00	\$ 51,918.60	¢ 244 504 70	\$ 6,496.76
3400 Donations to Scholarship Fd. 3480 Proceeds fr. Insurance Claims	A 440.000.00	\$ 574,399.98 \$ 574,399.98		\$ 587,282.42 \$ 587,282.42	\$ 12,882.44 \$ 12.882.44	Total Rental Income					\$ 870.02	Total Rental Income	\$ 610,170.00 \$ 610.170.00			\$ 311,581.76	\$ 6,496.76 \$ 6,496.76
3480 Proceeds fr. Insurance Claims	\$ 1,148,800.00	\$ 574,399.98	\$ 97,930.17	\$ 587,282.42	\$ 12,882.44	I otal Rental Income	\$ 100,600.00	\$ 50,299.98	\$ 8,550.00	\$ 51,170.00	\$ 870.02	i otai Rentai Income	\$ 610,170.00	\$ 305,085.00	\$ 51,918.60	\$ 311,581.76	\$ 6,496.76
	\$-	\$-	\$ 0.55	\$ 12.47	\$ 12.47	3400 Donations to Scholarship Fund	\$-	\$-	\$-	\$-	\$-	3400 Donations to Scholarship Fund	\$-	\$-	\$-	\$-	\$-
2610 Interact Income	\$-	\$-	\$ 2,192.00	\$ 2,192.00	\$ 2,192.00	3480 Proceeds fr. Insurance Claims	\$-	\$-	\$-	\$-	\$-	3480 Proceeds fr. Insurance Claims	\$-	\$-	\$-	\$ 8,278.44	\$ 8,278.44
So to interest income	\$ 14,750.00	\$ 7,375.02	\$ 823.70	\$ 3,201.29	\$ (4,173.73)	3610 Interest Income	\$ 2,000.00	\$ 1,000.02	\$ 153.96	\$ 823.43	\$ (176.59)	3610 Interest Income	\$ 8,930.00	\$ 4,465.02	\$ 944.10	\$ 2,700.29	\$ (1,764.73)
3690 Other Income	\$ 29,950.00	\$ 14,975.00	\$ 2,403.31	\$ 16,891.70	\$ 1,916.70	3690 Other Income	\$ 3,400.00	\$ 1,700.00	\$-	\$ 1,864.73	\$ 164.73	3690 Other Income	\$ 22,100.00	\$ 11,050.00	\$ 1,986.30	\$ 12,910.03	\$ 1,860.03
3999.000 Transfer In	\$-	\$-	\$-	\$-	\$-	3999.000 Transfer In	\$-	ş -	\$-	\$-	\$-	3999.000 Transfer In	\$ -	\$-	\$-	\$-	\$-
Total Operating Income	\$ 44,700.00	\$ 22,350.02	\$ 5,419.56	\$ 22,297.46	\$ (52.56)	Total Operating Income	\$ 5,400.00	\$ 2,700.02	\$ 153.96	\$ 2,688.16	\$ (11.86)	Total Operating Income	\$ 31,030.00	\$ 15,515.02	\$ 2,930.40	\$ 23,888.76	\$ 8,373.74
Total Income	\$ 1,193,500.00	\$ 596,750.00	\$ 103,349.73	\$ 609,579.88	\$ 12,829.88	Total Income	\$ 106,000.00	\$ 53,000.00	\$ 8,703.96	\$ 53,858.16	\$ 858.16	Total Income	\$ 641,200.00	\$ 320,600.02	\$ 54,849.00	\$ 335,470.52	\$ 14,870.50
EXPENSES					\$ -	EXPENSES					\$-	EXPENSES					\$-
4110 Administrative Salaries	\$ 97,000.00	\$ 48,499.00	\$ 8,558.69	\$ 47,300.07	\$ (1,198.93)	4110 Administrative Salaries	\$ 8,800.00	\$ 4,401.00	\$ 837.54	\$ 5,007.93	\$ 606.93	4110 Administrative Salaries	\$ 61,600.00	\$ 30,802.00	\$ 4,773.98	\$ 27,963.49	\$ (2,838.51)
4120 Compensated Absences	\$ -	\$ -	s -	\$ -	\$ -	4120 Compensated Absences	\$-	\$-	\$ -	\$ -	\$ -	4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$-
4130 Legal Expense	\$ -	\$ -	s -	\$ 835.00	\$ 835.00	4130 Legal Expense	\$-	\$-	\$ -	\$ -	\$ -	4130 Legal Expense	\$ -	\$ -	\$ -	\$ -	\$-
4140 Staff Training & Convention	\$ 1,575.00	\$ 787.50	\$ 336.00	\$ 729.60	\$ (57.90)	4140 Staff Training & Convention	\$ 100.00	\$ 49.98	\$-	\$ 5.40	\$ (44.58)	4140 Staff Training & Convention	\$ 650.00	\$ 325.02	\$-	\$ 34.20	\$ (290.82)
4150 Travel	\$ 830.00	\$ 415.02	\$ -	\$ -	\$ (415.02)	4150 Travel	\$ -	\$-	\$ -	\$ -	\$ -	4150 Travel	\$ -	\$ -	\$ -	\$ -	\$-
4171 Auditing Fees	\$ 3,900.00	\$ 1,950.00	s -	\$ 3,536.71	\$ 1,586.71	4171 Auditing Fees	\$ 300.00	\$ 150.00	\$ -	\$ 304.89	\$ 154.89	4171 Auditing Fees	\$ 2,500.00	\$ 1,249.98	\$ -	\$ 2,256.19	\$ 1,006.21
4180 Office Rent	5 -	\$ -	\$ -	\$ -	5 -	4180 Office Rent	\$-	\$-	\$-	\$ -	\$ -	4180 Office Rent	\$ -	ş -	ş -	5 -	\$-
4190 Sundry	\$ 41,150.00	\$ 19,200.00	\$ (18,191.56)	\$ 8,692.58	\$ (10,507.42)	4190 Sundry	\$ 3,070.00	\$ 1,534.98	\$ 185.61	\$ 1,348.72	\$ (186.26)	4190 Sundry	\$ 20,590.00	\$ 11,170.00	\$ 1,315.97	\$ 10,523.12	\$ (646.88)
4195 Property Management Fee	ş -	ş -	s -	\$-	\$-	4195 Property Management Fee	ş -	ş -	\$ -	ş -	\$ -	4195 Property Management Fee	ş -	ş -	\$-	\$ -	\$ -
4196 Mgmt./Bkpg./Adm.Fee		\$ 149,344.98	\$ 25,461.84	\$ 152,693.43	\$ 3,348.45	4196 Mgmt./Bkpg./Adm.Fee	\$ 11,060.00	\$ 5,530.02	\$ 940.50	\$ 5,628.70	\$ 98.68	4196 Mgmt./Bkpg./Adm.Fee	\$ 158,640.00	\$ 79,320.00	\$ 13,498.84	\$ 81,011.27	\$ 1,691.27
Total Admin Expense	\$ 443,145.00	\$ 220,196.50	\$ 16,164.97	\$ 213,787.39	\$ (6,409.11)	Total Admin Expense	\$ 23,330.00	\$ 11,665.98	\$ 1,963.65	\$ 12,295.64	\$ 629.66	Total Admin Expense	\$ 243,980.00	\$ 122,867.00	\$ 19,588.79	\$ 121,788.27	\$ (1,078.73)
4310 Water	\$ 51,000.00	\$ 25,500.00	\$ 5,621.85	\$ 28,546.47	\$ 3,046.47	4310 Water	\$ 4,500.00	\$ 2,250.00	\$ 406.43	\$ 2,394.74	\$ 144.74	4310 Water	\$ 37,000.00	\$ 18,499.98	\$ 1,953.79	\$ 18,326.44	\$ (173.54)
4320 Electricity	\$ 14,000.00	\$ 7,000.02	\$ 924.63	\$ 6,242.42	\$ (757.60)	4320 Electricity	\$ 600.00	\$ 300.00	\$ 38.03	\$ 272.06	\$ (27.94)	4320 Electricity	\$ 9,000.00	\$ 4,500.00	\$ 809.38	\$ 5,152.03	\$ 652.03
4390 Sewer	\$ 52,000.00	\$ 25,999.98	\$ 6,441.30	\$ 33,526.17	\$ 7,526.19	4390 Sewer	\$ 4,000.00	\$ 1,999.98	\$ 398.72	\$ 2,324.64	\$ 324.66	4390 Sewer	\$ 22,000.00	\$ 10,999.98	\$ 1,881.25	\$ 11,692.63	\$ 692.65
Total Utility Expense	\$ 117,000.00	\$ 58,500.00	\$ 12,987.78	\$ 68,315.06	\$ 9,815.06	Total Utility Expense	\$ 9,100.00	\$ 4,549.98	\$ 843.18	\$ 4,991.44	\$ 441.46	Total Utility Expense	\$ 68,000.00	\$ 33,999.96	\$ 4,644.42	\$ 35,171.10	\$ 1,171.14
											-		· · · ·				
4410 Labor	\$ 105,000.00	\$ 52,502.00	\$ 8,631.15	\$ 36,246.64	\$ (16,255.36)	4410 Labor	\$ 11,100.00	\$ 5,551.00	\$ 921.57	\$ 5,355.27	\$ (195.73)	4410 Labor	\$ 70,300.00	\$ 35,152.00	\$ 5,836.75	\$ 33,917.55	\$ (1,234.45)
4420 Material	\$ 42,635.00	\$ 21,317.46	\$ 7,906.62	\$ 37,059.49	\$ 15,742.03	4420 Material	\$ 1,455.00	\$ 727.44	\$ 251.74	\$ 1,586.78	\$ 859.34	4420 Material	\$ 16,820.00	\$ 8,410.02	\$ 3,538.43	\$ 11,575.35	\$ 3,165.33
4430 Contract Cost	\$ 144,070.00	\$ 72,035.04	\$ 10,920.84	\$ 90,514.34	\$ 18,479.30	4430 Contract Cost	\$ 13,530.00	\$ 6,765.00	\$ 663.73	\$ 11,377.85	\$ 4,612.85	4430 Contract Cost	\$ 50,940.00	\$ 25,470.06	\$ 3,968.43	\$ 32,396.08	\$ 6,926.02
Total Ordinary Maint. & Operation	\$ 291,705.00	\$ 145,854.50	\$ 27,458.61	\$ 163,820.47	\$ 17,965.97	Total Ordinary Maint. & Operation	\$ 26,085.00	\$ 13,043.44	\$ 1,837.04	\$ 18,319.90	\$ 5,276.46	Total Ordinary Maint. & Operation	\$ 138,060.00	\$ 69,032.08	\$ 13,343.61	\$ 77,888.98	\$ 8,856.90
					\$-						\$-	4480 Contract Cost	\$ 460.00	\$ 229.98	\$ 38.19	\$ 229.14	\$ (0.84)
4480 Contract Cost	\$ 400.00	\$ 199.98	\$-	\$ 167.50	\$ (32.48)	4480 Contract Cost	\$ 75.00	\$ 37.50	\$ 6.03	\$ 36.18	\$ (1.32)	Total Protective Services	\$ 460.00	\$ 229.98	\$ 38.19	\$ 229.14	\$ (0.84)
Total Protective Services	\$ 400.00	\$ 199.98	\$-	\$ 167.50	\$ (32.48)	Total Protective Services	\$ 75.00	\$ 37.50	\$ 6.03	\$ 36.18	\$ (1.32)	4510.010 Workers Compensation	\$ 2,800.00	\$ 1,399.98	\$ 154.67	\$ 928.04	\$ (471.94)
					\$-						\$-	4510.020 General Liab Insurance	\$ 800.00	\$ 400.02	\$ 58.22	\$ 349.32	\$ (50.70)
4510.010 Workers Compensation	\$ 4,400.00	\$ 2,200.02	\$ 244.11	\$ 1,464.66	\$ (735.36)	4510.010 Workers Compensation	\$ 400.00	\$ 199.98	\$ 22.74	\$ 136.42	\$ (63.56)	4510.040 Auto Insurance	\$ 320.00	\$ 160.02	\$-	\$ 126.15	\$ (33.87)
4510.020 General Liab Insurance	\$ 1,200.00	\$ 600.00	\$ 105.26	\$ 631.58	\$ 31.58	4510.020 General Liab Insurance	\$ 120.00	\$ 60.00	\$ 5.73	\$ 34.37	\$ (25.63)	4510.050 Public Officials Insurance	\$ 1,460.00	\$ 730.02	\$ 107.80	\$ 646.81	\$ (83.21)
4510.040 Auto Insurance	\$ 500.00	\$ 250.02	\$-	\$ 185.69	\$ (64.33)	4510.040 Auto Insurance	\$ 40.00	\$ 19.98	\$ -	\$ 12.61	\$ (7.37)	4510.070 Crime / Dishonesty	\$ 70.00	\$ 34.98	\$ 5.38	\$ 32.27	\$ (2.71)
4510.050 Public Officials Insurance	\$ 2,300.00	\$ 1,150.02	\$ 194.89	\$ 1,169.34	\$ 19.32	4510.050 Public Officials Insurance	\$ 220.00	\$ 109.98	\$ 10.60	\$ 63.61	\$ (46.37)	4510.090 Fire & Extend Coverage	\$ 28,000.00	\$ 13,999.98	\$ 2,235.63	\$ 13,413.80	\$ (586.18)
4510.070 Crime / Dishonesty	\$ 70.00	\$ 34.98	\$ 5.38	\$ 32.27	\$ (2.71)	4510.070 Crime/ Dishonesty	\$-	ş -	\$ -	\$ -	\$ -	4540 Employee Benefit Payments	\$ 51,450.00	\$ 25,725.12	\$ 3,295.31	\$ 20,007.75	\$ (5,717.37)
4510.090 Fire & Extend Coverage		\$ 25,500.00	\$ 4,190.43	\$ 25,142.58	\$ (357.42)	4510.090 Fire & Extend Coverage	\$ 2,850.00	\$ 1,425.00	\$ 236.77	\$ 1,420.63	\$ (4.37)	4570 Collection Losses	\$ 20.00	\$ 10.00	\$ 2,058.34	\$ 2,058.34	\$ 2,048.34
4540 Employee Benefit Payments	\$ 86,300.00	\$ 43,150.02	\$ 4,800.68	\$ 24,590.48	\$ (18,559.54)	4540 Employee Benefit Payments	\$ 7,780.00	\$ 3,890.04	\$ 524.82	\$ 3,200.60	\$ (689.44)	4580 Interest Expense	\$ -	\$-	\$-	\$-	\$-
4570 Collection Losses	\$ 580.00	\$ 290.00	\$ 38.18	\$ 266.02	\$ (23.98)	4570 Collection Losses	\$-	ş -	\$ -	\$ -	\$ -	Total General Expenses	\$ 84,920.00	\$ 42,460.12	\$ 7,915.35	\$ 37,562.48	\$ (4,897.64)
4580 Interest Expense	\$-	\$ -	s -	\$ -	\$ -	4580 Interest Expense	\$-	\$ -	\$ -	\$ -	\$ -	Total Routine Expenses	\$ 535,420.00	\$ 268,589.14	\$ 45,530.36	\$ 272,639.97	\$ 4,050.83
Total General Expenses	\$ 146,350.00	\$ 73,175.06	\$ 9,578.93	\$ 53,482.62	\$ (19,692.44)	Total General Expenses	\$ 11,410.00	\$ 5,704.98	\$ 800.66	\$ 4,868.24	\$ (836.74)	EXPENSES					\$-
					\$ -						\$-	4191.100 Employee Committee	\$ 1,500.00	\$ 750.00	\$-	\$-	\$ (750.00)
Total Routine Expenses	\$ 998,600.00	\$ 497,926.04	\$ 66,190.29	\$ 499,573.04	\$ 1,647.00	Total Routine Expenses	\$ 70,000.00	\$ 35,001.88	\$ 5,450.56	\$ 40,511.40	\$ 5,509.52	4191.200 Non-Apartment Meetings	\$ 5,000.00	\$ 2,500.02	\$ 589.00	\$ 4,834.04	\$ 2,334.02
EXPENSES					\$-	EXPENSES					\$-	4191.300 Non-Apartment Public Relations	\$-	\$-	\$-	\$-	\$-
					\$-						\$-	Total Non-Apartment Expenses	\$ 6,500.00	\$ 3,250.02	\$ 589.00	\$ 4,834.04	\$ 1,584.02
4191.100 Employee Committee	ş -	ş -	s -	\$ -	\$-	4191.100 Employee Committee	\$ -	ş -	\$ -	s -	\$ -	4610.000 Extraordinary Maintenance	s -	ş -	\$ 11,674.11	\$ 11,674.11	\$ 11,674.11
4191.200 Non-Apartment Meetings	ş -	ş -	s -	\$-	\$-	4191.200 Non- Apartment Meetings	\$ -	ş -	\$ -	s -	\$ -	4620.040 Casualty Losses-non capitalized	s -	ş -	ş -	\$ -	\$ -
4191.300 Non-Apartment Public Relations		\$ 2,500.02		\$ 2,474.71	\$ (25.31)	4191.300 Non-Apartment Public Relations	\$ -	\$-	\$-	ş -	\$-	4700 Scholarships Awarded	s -	\$-	\$ -	\$ -	\$ -
Total Non-Apartment Expenses	\$ 5,000.00	\$ 2,500.02	\$ 89.34	\$ 2,474.71	\$ (25.31)	Total Non-Apartment Expenses	ş -	ş -	\$-	ş -	\$-	5999.000 Transfer Out	ş -	ş -	\$-	\$-	\$-
					\$-						\$ -	Total Non Routine Expenses	\$ -	\$ -	\$ 11,674.11	\$ 11,674.11	\$ 11,674.11
4610.000 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ 5,650.00	\$ 5,650.00	4610.000 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	4800 Depreciation Expense	\$ 96,580.00	\$ 48,289.98	\$ 7,696.32	\$ 46,190.79	\$ (2,099.19)
4620.040 Casualty Losses-non capitalized	ş -	ş -	s -	\$-	\$-	4620.040 Casualty Losses-non capitalized	ş -	ş -	\$-	ş -	\$ -	6110 G/L Disposition of Real Property	s -	ş -	ş -	\$ -	s -
4700 Scholarships Awarded	\$ 1,800.00	\$ 900.00	ş -	\$ 2,000.00	\$ 1,100.00	4700 Scholarships Awarded	ş -	ş -	\$-	ş -	\$-	6120 G/L Disposition of Nonexp. Equip.	ş -	ş -	\$-	\$-	\$-
5999.000 Transfer Out	\$-	\$ -	\$-	\$-	\$-	5999.000 Transfer Out	\$-	\$-	\$-	\$-	\$-	Total Capital Expenses	\$ 96,580.00	\$ 48,289.98	\$ 7,696.32	\$ 46,190.79	\$ (2,099.19)
Total Non Routine Expenses	\$ 1,800.00	\$ 900.00	\$-	\$ 7,650.00	\$ 6,750.00	Total Non Routine Expenses	\$-	\$-	\$-	\$-	\$-	6010 Prior Year Adjustment - ARR	ş -	\$-	\$-	\$-	\$-
					\$-						\$-	Total Prior Year Receipts	\$ -	\$-	\$-	\$-	\$-
4800 Depreciation Expense	\$ 185,000.00	\$ 92,500.02	\$ 14,135.57	\$ 84,586.78	\$ (7,913.24)	4800 Depreciation Expense	\$ 35,000.00	\$ 17,500.02	\$ 2,789.42	\$ 16,611.96	\$ (888.06)	Total Expenses	\$ 638,500.00	\$ 320,129.14	\$ 65,489.79	\$ 335,338.91	\$ 15,209.77
6110 G/L Disposition of Real Property	\$ -	ş -	ş -	\$-	\$ -	6110 G/L Disposition of Real Property	\$-	s -	\$-	\$ -	\$-						\$-
6120 G/L Disposition of Nonexp. Equip.	\$ -	s -	\$-	\$-	\$ -	6120 G/L Disposition of Nonexp. Equip.	\$-	s -	\$-	\$ -	\$-	Residual Receipts (Profit/Loss)	\$ 2,700.00	\$ 470.88	\$ (10,640.79)	\$ 131.61	\$ (339.27)
Total Capital Expenses	\$ 185,000.00	\$ 92,500.02	\$ 14,135.57	\$ 84,586.78	\$ (7,913.24)	Total Capital Expenses	\$ 35,000.00	\$ 17,500.02	\$ 2,789.42	\$ 16,611.96	\$ (888.06)						
					\$ -						\$ -						
6010 Prior Year Adjustment - ARR	\$ -	s -	\$ -	\$ -	\$ -	Prior Year Adjustment - ARR	\$-	\$-	\$-	\$ -	\$ -						
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -	Total Prior Year Receipts	\$ -	\$-	\$ -	\$ -	\$-						
					\$ -						\$ -						
Total Expenses	\$ 1,190,400.00	\$ 593,826.08	\$ 80,415.20	\$ 594,284.53	\$ 458.45	Total Expenses	\$ 105,000.00	\$ 52,501.90	\$ 8,239.98	\$ 57,123.36	\$ 4,621.46						
					\$ -						\$ -						
· · · · · · · · · · · · · · · · · · ·					\$ -						\$-						
<u> </u>			\$ 22,934.53	\$ 15,295.35	\$ 12,371.43	Residual Receipts (Profit/Loss)	\$ 1,000.00	\$ 498.10	\$ 463.98	\$ (3,265.20)	\$ (3,763.30)						

#### WHOC & WPFC II Income Statement

5/4/2023

Current Year Over & Under

YTD Budget	Current Period

s

35,400.00

35,400.00

Hunnington

\$ 415,600,00 \$ 207,799,98

\$ 415,600.00 \$ 207,799.98

\$ 30.540.00 \$ 15.270.00

\$ 3,870.00 \$ 1,935.00

\$ 48,240.00 \$ 24,120.00

\$ 353,960.00 \$ 178,104.98 \$

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\$ 71,440.00 \$ 35,719.98

\$ 71,440.00 \$ 35,719.98

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\$ 425,400.00 \$ 213,824.96

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Year Budget

3110 Dwelling Renta

Total Rental Income

4570 Collection Losses

4580 Interest Expense

Total General Expenses

Total Routine Expenses

5999.000 Transfer Out

Total Non Routine Expenses

4800 Depreciation Expense

Total Capital Expenses

Total Prior Year Receipts

Residual Receipts (Profit/Loss)

Total Expenses

6120 G/L Disposition of Nonexp. Equip.

6010 Prior Year Adjustment - ARR

EXPENSES

4540 Employee Benefit Payments

4191 500 Dollar General Grant-Books

4610.000 Extraordinary Maintenance

4620.040 Casualty Losses-non capitalized

Total Non-Apartment Expenses

3400 100 Youth Literacy Grant-Dollar Gen

3480 Proceeds fr. Insurance Claims

\$ 54,800.00 \$ 27,400.02 \$ 4,852.00

\$ 54,800.00 \$ 27,400.02 \$ 4,852.00

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\$ 3,400.00 \$ 1,700.04

\$ 5,670.00 \$ 2,835.06

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\$ 180.00 \$ 90.00 \$

\$ 45,760.00 \$ 23,005.16 \$

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\$ 3,240.00 \$ 1,620.00

\$ 3.240.00 \$ 1.620.00

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\$ 49,000.00 \$ 24,625,16 \$

4

Year Budget VTD Budget Current Period Current Year Over & Under

195.42

1,037.99

1,398.95

272.62

272.62

4.947.49

\$ 10,800.00 \$ 5,274.90 \$ 936.24 \$ 12,601.15 \$ 7,326.25

\$ 28,922.00

\$ 28,922.00

\$ 3,181,42 s

1.013.63

\$ 1,037.99

3,044.84

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1.635.68

\$ 17.877.76

(6,747.40)

4,674.87 \$ 16,242.08

Year Budget	YTD Budget	Current Period
\$-	\$-	\$-
s -	\$ -	\$-
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WPFC II

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3400 Frocedus II. Insurance Ciaims	Ψ	-	φ	-	Ψ	-	φ	4,002.07	Ψ	4,002.07		HOOT TOGGGGS IT. ITISUIAILOS CIAIITIS	÷.	-	Ψ		Ψ	-	φ	-	1
3610 Interest Income	\$	7,400.00	\$	3,700.02	\$	153.27	\$	100.40	\$	(3,599.62)	3	3610 Interest Income	\$	3,050.00	\$	1,525.02	\$	207.54	\$	347.41	ſ
3690 Other Income	\$	10,100.00	\$	5,049.94	\$	394.00	\$	4,035.72	\$	(1,014.22)	3	3690 Other Income	\$	1,950.00	\$	975.02	\$	824.19	\$	1,209.50	ſ
3999 Transfer In	\$		\$		\$		\$		\$		3	3999 Transfer In	\$		\$	-	\$		\$	-	ſ
Total Operating Income	\$	17,500.00	\$	8,749.96	\$	547.27	\$	8,688.49	\$	(61.47)	Т	otal Operating Income	\$	5,000.00	\$	2,500.04	\$	1,031.73	\$	1,556.91	ſ
Total Income	\$	433,100.00	\$	216,549.94	\$	35,947.27	\$	219,414.85	\$	2,864.91	Т	otal Income	\$	59,800.00	\$	29,900.06	\$	5,883.73	\$	30,478.91	ſ
EXPENSES									\$		E	EXPENSES			_						ſ
4110 Administrative Salaries	\$	36,790.00	\$	18,393.00	\$	3,168.85	\$	18,128.92	\$	(264.08)	4	110 Administrative Salaries	\$	3,800.00	\$	1,901.00	\$	321.39	\$	1,877.30	ſ
4120 Compensated Absences	\$		\$		\$		\$		\$		4	120 Compensated Absences	\$	-	\$	-	\$		\$	-	ſ
4130 Legal Expense	\$		\$		\$		\$		\$		4	130 Legal Expense	\$	-	\$	-	\$		\$	-	ſ
4140 Staff Training & Convention	\$	390.00	\$	195.00	\$		\$	20.40	\$	(174.60)	4	140 Staff Training & Convention	\$	70.00	\$	34.98	\$	14.00	\$	30.40	ſ
4150 Travel	\$	-	\$		\$		\$	-	\$		4	150 Travel	\$	50.00	\$	25.02	\$		\$	-	ſ
4171 Auditing Fees	\$	1,530.00	\$	765.00	\$	•	\$	1,387.24	\$	622.24	4	1171 Auditing Fees	\$	150.00	\$	75.00	\$		\$	137.20	ſ
4180 Office Rent	\$		\$	•	\$	•	\$		\$		4	1180 Office Rent	\$	-	\$	-	\$		\$		ſ
4190 Sundry	\$	14,610.00	\$	8,429.94	\$	844.71	\$	7,364.23	\$	(1,065.71)	4	190 Sundry	\$	2,020.00	\$	1,135.00	\$	276.22	\$	936.16	ſ
4195 Property Management Fee	\$		\$	-	\$	-	\$		\$	-	4	195 Property Management Fee	\$	-	\$		\$	•	\$		ſ
4196 Mgmt./Bkpg./Adm.Fee	\$	108,040.00	\$	54,019.98	\$	9,204.00	\$	54,788.85	\$	768.87	4	196 Mgmt./Bkpg./Adm.Fee	\$	6,020.00	\$	3,010.02	\$	533.72	\$	3,181.42	ſ
Total Admin Expense	\$	161,360.00	\$	81,802.92	\$	13,217.56	\$	81,689.64	\$	(113.28)	T	otal Admin Expense	\$	12,110.00	\$	6,181.02	\$	1,145.33	\$	6,162.48	ſ
4310 Water	\$	20,410.00	\$	10,204.98	\$	1,628.06	\$	11,302.61	\$	1,097.63	4	I310 Water	\$	3,000.00	\$	1,500.00	\$	125.87	\$	629.14	ſ
4320 Electricity	\$	5,550.00	\$	2,775.00	\$	367.61	\$	2,363.73	\$	(411.27)	4	I320 Electricity	\$	500.00	\$	250.02	\$	41.40	\$	100.22	ſ
4390 Sewer	\$	20,940.00	\$	10,470.00	\$	1,893.87	\$	13,058.05	\$	2,588.05	4	1390 Sewer	\$	400.00	\$	199.98	\$		\$	-	ſ
Total Utility Expense	\$	46,900.00	\$	23,449.98	\$	3,889.54	\$	26,724.39	\$	3,274.41	Т	otal Utility Expense	\$	3,900.00	\$	1,950.00	\$	167.27	\$	729.36	ſ
4410 Maint. & Operation Labor	\$	42,000.00	\$	21,002.00	\$	3,481.56	\$	20,231.49	\$	(770.51)	4	l410 Labor	\$	4,500.00	\$	2,249.00	\$	359.66	\$	1,510.32	ſ
4420 Material	\$	14,000.00	\$	7,000.02	\$	1,132.44	\$	6,185.00	\$	(815.02)	4	1420 Material	\$	6,910.00	\$	3,455.04	\$	1,344.52	\$	2,095.81	ſ
4430 Contract Cost	\$	41,190.00	\$	20,595.06	\$	2,225.80	\$	27,905.00	\$	7,309.94	4	1430 Contract Cost	\$	12,670.00	\$	6,335.04	\$	259.14	\$	2,699.27	ſ
Total Ordinary Maint. & Operation	\$	97,190.00	\$	48,597.08	\$	6,839.80	\$	54,321.49	\$	5,724.41	Г	Total Ordinary Maint. & Operation	\$	24,080.00	\$	12,039.08	\$	1,963.32	\$	6,305.40	ſ
									\$		I F										ſ
4480 Contract Cost	\$	270.00	\$	135.00	\$	22.78	\$	136.68	\$	1.68	4	1480 Contract Cost	\$	-	\$	-	\$		\$	-	ſ
Total Protective Services	\$	270.00	\$	135.00	\$	22.78	\$	136.68	\$	1.68	Т	Total Protective Services	\$	-	\$	-	\$		\$	-	ſ
									\$		I I										ſ
4510.010 Workers Compensation	\$	1,620.00	\$	810.00	\$	92.30	\$	553.80	\$	(256.20)	4	510.010 Workers Compensation	\$	190.00	\$	94.98	\$	9.34	\$	56.01	ſ
4510.020 General Liab Insurance	\$	480.00	\$	240.00	\$	41.97	\$	251.83	\$	11.83	4	1510.020 General Liab Insurance	\$	50.00	\$	25.02	\$	3.76	\$	22.57	ſ
4510.040 Auto Insurance	\$	150.00	\$	75.00	\$	11.91	\$	71.47	\$	(3.53)	4	1510.040 Auto Insurance	\$	20.00	\$	10.02	\$	1.40	\$	8.41	ſ
4510.050 Public Officials Insurance	\$	890.00	\$	445.02	\$	77.74	\$	466.43	\$	21.41	4	510.050 Public Officials Insurance	\$	80.00	\$	40.02	\$	6.93	\$	41.57	ſ
4510.090 Fire & Extend Coverage	\$	10,690.00	\$	5,344.98	\$	939.73	\$	5,638.36	\$	293.38	4	510.090 Fire & Extend Coverage	\$	1,750.00	\$	874.98	\$	144.11	\$	864.66	ſ

1.971.28 \$ 12.007.96 \$ (3.262.04

\$ 18,989.85

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31,123.74 \$ (4,596.24)

31.123.74 \$ (4.596.24)

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Current Year Over & Under

s

\$ 2,926.38

2,926.38

4,552.37

3110 Dwelling Rental

Total Rental Income

3400 100 Youth Literacy Grant-Dollar Gen

3480 Proceeds fr. Insurance Claims

4540.000 Employee Benefit Payments

4191.500 Dollar General Grant- Books

Total Non-Apartment Expenses

4610.000 Extraordinary Maintenance

4620.040 Casualty Losses-non capitalized

6120 G/L Disposition of Nonexp. Equip.

6010 Prior Year Adjustment - ARR

4570 Collection Losses

4580 Interest Expense

Total General Expenses

Total Routine Expenses

5999.000 Transfer Out

Total Non Routine Expenses

4800 Depreciation Expense

Total Capital Expenses

Total Prior Year Receipts

Residual Receipts (Profit/Loss)

Total Expenses

EXPENSES

\$ 210,726.36

s

\$ 210,726.36 \$

4,552.37 \$

		-											
+	e	-	INCOME							_		s	
	\$.	-										•	-
	\$ 1,521.9	_	3110 Dwelling Rental	\$		\$	-	\$		\$	-	\$	-
1	\$ 1,521.9	5	Total Rental Income	\$	-	\$		\$	-	\$	-	\$	-
t	s -		3480 Proceeds fr. Insurance Claims	s		s		s		\$	-	\$	
	\$ -		3610 Interest Income	\$		\$		\$	5.62	s	9,847.14	\$	9,847.14
	\$ (1,177.6		3690 Other Income	s		\$		\$	0.02	\$	0,047.14	\$	0,041114
	\$ (1,177.0 \$ 234.4	-	Total Operating Income	s		\$ \$		ş	5.62	ş S	9.847.14	ş	9.847.14
	\$ 234.4	° –	Total Operating Income	\$		э	-	\$	5.62	э	9,847.14	э	9,847.14
t	s -		3999.000 Transfer In	s		\$		\$		\$		\$	-
	\$ (943.1	8)	Total Income	\$		\$		\$	5.62	s	9,847.14	\$	9,847.14
	¢ (040.1	"		Ŷ		Ŷ		Ŷ	0.02	Ŷ	0,047.14	Ψ	0,041.14
Т	\$ 578.8	5	EXPENSES									\$	-
+		-										-	
	\$-		4110 Administrative Salaries	\$		\$		\$	-	\$	-	\$	-
	\$ (23.7	))	4120 Compensated Absences	\$	-	\$		\$	-	\$	-	\$	-
	ş -		4130 Legal Expense	\$		\$	-	\$		\$		\$	-
Τ	ş -		4140 Staff Training & Convention	\$		\$		\$	•	\$		\$	
	\$ (4.5	3)	4150 Travel	\$		\$		\$		\$	-	\$	
	\$ (25.0	2)	4171 Auditing Fees	\$		\$		\$		\$		\$	-
	\$ 62.2		4180 Office Rent	s		\$		\$		\$		\$	
	\$ 02.2 \$ -	Η.	4190 Sundry	s	6	\$		\$		\$ \$	-	\$	-
	\$ - \$ (198.8			s		ծ Տ	-	э 5		۵ ۶	-	s S	-
		"	4195 Property Management Fee	-		Ŧ		Ŧ	-	÷	-	-	
I	\$-		Total Admin Expense	\$		\$		\$	-	\$	-	\$	-
t	\$ 171.4	5	4310 Water	s		s		s		s		s	
· .	\$ (18.5		4320 Electricity	\$		\$		\$	-	\$ \$	-	ş	
1	y (18.5	"	1320 Electricity	\$	•	φ		ş	•	φ	-	ş	-
t	\$ (870.8	5)	4390 Sewer	\$		\$		\$		\$	-	\$	
t	\$ (149.8	))	Total Utility Expense	s		\$		\$		\$	-	\$	
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Τ	\$ (199.9	3)	4410 Labor	\$	-	\$	-	\$	-	\$	-	\$	-
t	\$ (1,220.6	1)	4420 Material	\$		\$		\$		\$	-	\$	
	\$ (738.6	·	4430 Contract Cost	\$		\$		\$	-	\$	-	\$	
Ι	\$ (1,359.2	3)	Total Ordinary Maint. & Operation	\$		\$		\$	-	\$	-	\$	-
T	\$ (3,635.7	7)					-					\$	-
t	\$ (5,733.6	3)	4480 Contract Cost	\$		\$		\$		\$	-	\$	-
	s -		Total Protective Services	s		\$		\$		\$		s	-
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	\$ (38.9		4510.040 Auto Insurance	\$		\$		\$		\$	-	\$	
	\$ (2.4	·	4510.050 Public Officials Insurance	\$	-	\$		\$	-	\$	-	\$	
	\$ (1.6		4510.090 Fire & Extend Coverage	\$		\$	-	\$	•	69		\$	
Т	\$ 1.5	5	4540 Employee Benefit Payments	\$	-	\$	-	\$	-	\$	-	\$	-
t	\$ (10.3	2)	4570 Collection Losses	\$		\$		\$		\$	-	\$	-
$^{\dagger}$	\$ (686.4	0	4580 Interest Expense	\$		\$		\$		\$		\$	-
	\$ 947.9	-	Total General Expenses	s		\$		\$		\$ \$		\$	-
	\$ 947.9 \$ -	H	Contoral Expendes	Ť		-		Ť		-	-	ې S	
			Total Pourties Europe			¢		¢		6		•	
	\$ 209.7	<u>`</u>	Total Routine Expenses	\$		\$		\$		\$	-	\$	-
	\$-		EXPENSES									\$	-
	\$ (6,763.0	3)										\$	-
	ş -		4620.040 Casualty Losses-non capitalized	\$	•	\$	•	\$	•	\$	-	\$	-
T	ş -		Total Non Routine Expenses	\$	•	\$		\$	-	\$	-	\$	-
+		-1		1		1						\$	-
	ş -					1		\$		\$	-	\$	
		1	4800 Depreciation Expense	s	-	\$							
	\$ -		4800 Depreciation Expense 6110 G/L Disposition of Real Property	\$ \$		\$ \$				•			
	s - s -		6110 G/L Disposition of Real Property	\$	-	\$		\$	•	\$	-	\$	-
	\$- \$- \$-		6110 G/L Disposition of Real Property 6120 G/L Disposition of Nonexp. Equip.	\$ \$		\$ \$	-	\$ \$	•	• জ	-	s s	
	s - s - s - s -		6110 G/L Disposition of Real Property 6120 G/L Disposition of Nonexp. Equip. 6130 Special Items, Net Gain/Loss	\$ \$ \$	-	\$ \$		\$ \$ \$		• ୨୬ ୨୬	-	\$ \$	
	\$ - \$ - \$ - \$ - \$ -		6110 G/L Disposition of Real Property 6120 G/L Disposition of Nonexp. Equip.	\$ \$		\$ \$		\$ \$	-	• জ		\$ \$ \$	-
	\$ - \$ - \$ - \$ - \$ - \$ -		6110 G/L Disposition of Real Property 6120 G/L Disposition of Nonexp. Equip. 6130 Special Items, Net Gain/Loss Total Capital Expenses	\$ \$ \$ \$	-	\$ \$ \$ \$ \$ \$ \$ \$		\$ \$ \$		• • • • •	-	\$ \$ \$ \$ \$ \$ \$ \$	
	\$ - \$ - \$ - \$ - \$ -		6110 G/L Disposition of Real Property 6120 G/L Disposition of Nonexp. Equip. 6130 Special Items, Net Gain/Loss	\$ \$ \$	-	\$ \$		\$ \$ \$		• ୨୬ ୨୬	-	\$ \$ \$	-
	\$ - \$ - \$ - \$ - \$ - \$ -	3	6110 G/L Disposition of Real Property 6120 G/L Disposition of Nonexp. Equip. 6130 Special Items, Net Gain/Loss Total Capital Expenses	\$ \$ \$ \$	-	\$ \$ \$ \$ \$ \$ \$ \$	-	\$ \$ \$		• • • • •	-	\$ \$ \$ \$ \$ \$ \$ \$	-
	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -		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	\$ \$ \$ \$ \$	-	\$ \$ \$ \$	-	\$ \$ \$ \$	-	• • • • • •	-	~ ~ ~ ~ ~ ~ ~ ~	-
	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -		6110 GiL Disposition of Real Property 6120 GiL Disposition of Nonexp. Equip. 6130 Special Items, Net GainLoss Total Capital Expenses Prior Year Adjustment - ARR Total Prior Year Receipts	\$ \$ \$ \$ \$	-	\$ \$ \$ \$	-	\$ \$ \$ \$ \$ \$	-	• • • • • •	-	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	-
	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -		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	\$ \$ \$ \$ \$ \$ \$	•	\$ \$ \$ \$ \$	-	\$ \$ \$ \$	-	• • • • • • • • • • • • • •	-	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	-
	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -		6110 GiL Disposition of Real Property 6120 GiL Disposition of Nonexp. Equip. 6130 Special Items, Net GainLoss Total Capital Expenses Prior Year Adjustment - ARR Total Prior Year Receipts	\$ \$ \$ \$ \$ \$ \$	•	\$ \$ \$ \$ \$	-	\$ \$ \$ \$ \$ \$	-	• • • • • • • • • • • • • •	-	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	-
	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -		6110 GiL Disposition of Real Property 6120 GiL Disposition of Nonexp. Equip. 6130 Special Items, Net GainLoss Total Capital Expenses Prior Year Adjustment - ARR Total Prior Year Receipts	\$ \$ \$ \$ \$ \$ \$	•	\$ \$ \$ \$ \$	-	\$ \$ \$ \$ \$ \$	-	• • • • • • • • • • • • • •	-	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	-

HAP

	Current Period	Current Year
	ourion ronda	ounone rou
NCOME		
3610.000 Interest on HAP Reserve	0	0
3610.030 Interest on VASH Reserve	0	0
	-	-
3690.000 Oth.IncFraud RecovHAP Resr.	420	3,376.00
3690.020 Other Income FSS Forfeitures	0	0
3690.080 Oth Inc fr Adm for Overleasing	0	0
3026.000 Contributions Earned- HAP	1.443.475.00	8.981.741.00
8026.240 Contr. Earned HAP - Katrina	0	0
8026.245 DVP Contributions Earned	0	0
	-	-
	0	
3026.400 Contrib Earned HAP Liberty-RAD	-	0
3026.450 Contrib Earned HAP ST-RAD 3026.455 Contrib Earned HAP-ST Demolitio	0	2,775.00
3026.455 Contrib Earned HAP-ST Demolitio 3026.456 Contib.S8HAP-Grandview Demo/Dis		,
8026.456 Contib.S8HAP-Grandview Demo/Dis	68,462.00	34,231.00
8026.457 Contib. Earned S8 Foster Youth	0	0
8026.500 ContribVet.Affs.Supp.Hous.	0	0
3026.800 Contributions Earned- Mainstrea	0	C
TOTAL HAP INCOME	1,512,357.00	9,022,123.00
EXPENSES		
4715.010 HAP Occupied Units	1,235,199.00	7,109,147.00
4715.020 HAP Parkside Occ. Units	23,692.00	110,353.00
4715.030 HAP Damages	0	0
1715.040 HAP Tanglewood Occ. Units	300	1,728.00
4715.070 HAP Portability - In	0	0
4715.090 HAP - Portability - Out	62,299.80	410,604.80
4715.100 HAP Parkside-Portability-Out	1,777.00	10,662.00
4715.230 HAP Homeownership	5,030.00	30,540.00
1715.240 HAP Katrina	0	0
1715.245 HAP Disaster Vchr. Prog.	0	0
4715.400 HAP Liberty-RAD	29,865.00	161,008.00
4715.450 HAP ST-RAD	67,272.00	316,623.00
1715.451 HAP Grandview-RAD	6,060.00	37,098.00
1715.455 HAP ST Demolition/Disposition	41,774.00	210,842.00
4715.500 HAP Vet.Affs.Support.Hous.	31,751.00	172,940.00
4715.501 HAP - VASH - Portability - Out	0	0
1715.800 HAP Mainstream	0	0
1715.801 HAP Mainstream Port-Out	0	0
1715.910 HAP Hill Co. Occ. Units	88,954.00	456,986.31
1715.911 HAP Hillsboro Housing	0	0
1715.925 HAP Somervell Co.	11,120.00	62,274.00
1715.926 HAP Somervell Co. Port Out	0	0
1715.990 HAP Hill Co. Portability	7,388.00	95,689.00
1715.991 HAP Hillsboro Housing Port-Out	0	0
4716.000 UAP Occupied Units	15,403.00	88,543.00
1716.100 UAP Parkside Occ. Units	88	192
1716.130 UAP Tanglewood Occ. Units	0	54
1716.230 UAP Homeownership	0	C
1716.240 UAP Katrina	0	0
1716.245 UAP Disaster Vchr. Prog.	0	C
	303	2,037.00
716.400 UAP Liberty-RAD	0	0
-		2.719.00
716.450 UAP ST RAD	596	2,715.00
716.450 UAP ST RAD 716.455 UAP-ST Demolition/Disposition	596 186	,
1716.450 UAP ST RAD 1716.455 UAP-ST Demolition/Disposition 1716.500 UAP Vet.Affairs Support Hous.		,
1716.450 UAP ST RAD 1716.455 UAP-ST Demolition/Disposition 1716.500 UAP Vet.Affairs Support Hous. 1716.800 UAP Mainstream	186	1,214.00
1716.450 UAP ST RAD 1716.455 UAP-ST Demolition/Disposition 1716.500 UAP Vet.Affairs Support Hous. 1716.300 UAP Mainstream 1716.910 UAP Hill Co. Occ. Units	186	1,214.00 0 2,718.00
4716.400 UAP Liberty-RAD 4716.450 UAP ST RAD 4716.455 UAP-ST Demolition/Disposition 4716.450 UAP Vet.Affairs Support Hous. 4716.800 UAP Mainstream 4716.910 UAP Hill Co. Occ. Units 4716.911 UAP Hillsboro Housing 4716.925 UAP Somervell Co.	186 0 1,181.00	1,214.00 0 2,718.00 0
1716.450 UAP ST RAD 1716.455 UAP-ST Demolition/Disposition 1716.500 UAP Vet.Affairs Support Hous. 1716.800 UAP Mainstream 1716.910 UAP Hillsbora Housing 1716.911 UAP Hillsbora Housing 1716.925 UAP Somervell Co.	186 0 1,181.00 0	1,214.00 0 2,718.00 0
1716.450 UAP ST RAD           1716.455 UAP-ST Demolition/Disposition           1716.500 UAP Vet.Affairs Support Hous.           1716.800 UAP Mainstream           1716.910 UAP Mainstream           1716.910 UAP Hill Co. Occ. Units           1716.910 UAP Hill Co. Occ. Units           1716.925 UAP Somervell Co.           1716.925 UAP Somervell Co.           1717.000 UAP - Portability - Out	186 0 1,181.00 0 89	1,214.00 0 2,718.00 0 1,145.00 5,667.35
716.450 UAP ST RAD 716.455 UAP-ST Demolition/Disposition 716.500 UAP Vet.Affairs Support Hous. 716.800 UAP Mainstream 716.910 UAP Hill Co. Occ. Units 716.911 UAP Hillsboro Housing 716.925 UAP Somervell Co.	186 0 1,181.00 0 89	1,214.00 0 2,718.00 0 1,145.00

-118,261.80

-268,661.4

RESIDUAL RECEIPTS (Profit/Loss)

	Cu	Irrent Period	~	TD Budget
				-
INCOME				
8026.800 Contr. Earned- Mainstream	\$	36,278.00	\$	219,945.00
TOTAL HAP INCOME	\$	36,278.00	\$	219,945.00
EXPENSES				
4715.090 HAP Mainstream Port-Out	\$	1,247.00	\$	6,745.00
4715.800 HAP Mainstream	\$	38,442.00	\$	213,696.00
4716.800 UAP Mainstream	\$	4.00	\$	30.00
4716.801 UAP Mainstream Port-Out	\$		\$	-
TOTAL HAP/UAP EXPENSE	\$	39,693.00	\$	220,471.00
RESIDUAL RECEIPTS (Profit/Loss)	\$	(3,415.00)	\$	(526.00)

	١	/ear Budget	Y	TD Budget	C	urrent Period	C	urrent Year	0	/er & Under
INCOME										
3410.100 EHV- Admin Fees	\$	25,340.00	\$	12,670.02	\$	2,268.00	\$	16,137.00	\$	3,466.98
3410.300 EHV-Placement/Issuance Fees	\$	-	\$	-	\$	100.00	\$	100.00	\$	100.00
3410.500 EHV- Service Fees	\$		\$		\$	7,403.09	\$	11,803.09	\$	11,803.09
3410.800 EHV Interest on EHV Admin Fees	\$	1,360.00	\$	679.98	\$	73.10	\$	569.68	\$	(110.30)
Total Income	\$	26,700.00	\$	13,350.00	\$	9,844.19	\$	28,609.77	\$	15,259.77
EXPENSES									\$	-
4110 Administrative Salaries	\$	8,840.00	\$	4,420.02	\$	1,961.55	\$	11,708.43	\$	7,288.41
4150 Travel & Conventions Meetings	\$	-	\$	-	\$		\$	39.75	\$	39.75
4171 Audit Fees	\$	100.00	\$	49.98	\$		\$	91.87	\$	41.89
4190 Sundry	\$	1,430.00	\$	714.96	\$	8.82	\$	228.64	\$	(486.32)
4196 Management Fee	\$	5,000.00	\$	2,500.02	\$	453.60	\$	3,227.40	\$	727.38
Total Admin Expense	\$	15,370.00	\$	7,684.98	\$	2,423.97	\$	15,296.09	\$	7,611.11
									\$	
4540 Employee Benefits	\$	7,480.00	\$	3,739.98	\$	440.06	\$	2,946.52	\$	(793.46
4590.901 EHV Port Admin Fee	\$		\$	-	\$	41.38	\$	124.14	\$	124.14
Total General Expenses	\$	7,480.00	\$	3,739.98	\$	481.44	\$	3,070.66	\$	(669.32
Residual Receipts (Profit/Loss)	s	3.850.00	\$	1.925.04	s	6.938.78	s	10.243.02	\$	8.317.98

#### March Board Report 2023

#### Admin

\$ 230.00

\$

\$

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INCOME

EXPENSES

3410 Mainstream Admin Fees 3610 Interest on on Admin Reserve

3690.070 Misc. Other Income Total Admin Income

4110 Administrative Salaries

4510.010 Workers Comp Insurance

4540 Employee Benefit Payments

4431 Building Repair Contract

Total General Expenses

4430 Clean/Desinf Contr. Srvcs

Residual Receipts (Profit/Loss)

4171.000 Audit Fees

4196 Admin Fees

4189/4190 Sundry

4590 Admin Fee

Total Expenses

Total Admin Expenses

#### Emergency Housing Voucher

#### Mainstream Admin

\$ 115.02 \$

- \$

S

- \$

\$ 11,300.00 \$ 5,650.02 \$

\$ 2,200.00 \$ 1,100.04 \$

\$ 22,570.00 \$ 11,285.10 \$

\$ 50.00 \$ 25.02 \$

\$ 7,480.00 \$ 3,739.98 \$

\$

ŝ

\$ 7,530.00 \$ 3,765.00 \$

- \$

						1	INCOME
\$	56,300.00	\$ 28,150.02	\$ 6,721.60	\$ 29,101.86	\$ 951.84		3410.100
\$	800.00	\$ 400.02	\$	\$	\$ (400.02)		3410.300
\$	-	\$-	\$ -	\$	\$ -		3410.500 B
\$	57,100.00	\$ 28,550.04	\$ 6,721.60	\$ 29,101.86	\$ 551.82		3410.800
					\$		Total Incon
\$	8,840.00	\$ 4,420.02	\$ 1,219.50	\$ 7,258.57	\$ 2,838.55		EXPENSE

1,324.20 \$ 5,438.40 \$

\$

316.60

397.56

\$ 30,100.00 \$ 15,050.10 \$ 2,970.32 \$ 15,695.64 \$ 645.54

\$ 27,000.00 \$ 13,499.94 \$ 3,751.28 \$ 13,406.22 \$ (93.72)

80.96 \$

\$ 204.15 \$ 89.13

- \$

\$ 1,847.10 \$ (1,892.88)

485.76 \$ 485.76

\$

\$ 2,332.86 \$ (1,432.14)

29.06 \$ 461.66 \$ (638.38)

2,572.76 \$ 13,362.78 \$ 2,077.68

(211.62)

(25.02)

Year Budget YTD Budget Current Period Current Year Over & Under

	١	'ear Budget	Y	TD Budget	Cu	Irrent Period	C	Current Year	0	ver & Under
INCOME										
3410.100 EHV- Admin Fees	\$	25,340.00	\$	12,670.02	\$	2,268.00	\$	16,137.00	\$	3,466.98
3410.300 EHV-Placement/Issuance Fees	\$	-	\$	-	\$	100.00	\$	100.00	\$	100.00
3410.500 EHV- Service Fees	\$	-	\$	-	\$	7,403.09	\$	11,803.09	\$	11,803.09
3410.800 EHV Interest on EHV Admin Fees	\$	1,360.00	\$	679.98	\$	73.10	\$	569.68	\$	(110.30)
Total Income	\$	26,700.00	\$	13,350.00	\$	9,844.19	\$	28,609.77	\$	15,259.77
EXPENSES					1				\$	-
4110 Administrative Salaries	\$	8,840.00	\$	4,420.02	\$	1,961.55	\$	11,708.43	\$	7,288.41
4150 Travel & Conventions Meetings	\$	-	\$	-	\$	-	\$	39.75	\$	39.75
4171 Audit Fees	\$	100.00	\$	49.98	\$		\$	91.87	\$	41.89
4190 Sundry	\$	1,430.00	\$	714.96	\$	8.82	\$	228.64	\$	(486.32)
4196 Management Fee	\$	5,000.00	\$	2,500.02	\$	453.60	\$	3,227.40	\$	727.38
Total Admin Expense	\$	15,370.00	\$	7,684.98	\$	2,423.97	\$	15,296.09	\$	7,611.11
									\$	-
4540 Employee Benefits	\$	7,480.00	\$	3,739.98	\$	440.06	\$	2,946.52	\$	(793.46)
4590.901 EHV Port Admin Fee	\$	-	\$	-	\$	41.38	\$	124.14	\$	124.14
Total General Expenses	\$	7,480.00	\$	3,739.98	\$	481.44	\$	3,070.66	\$	(669.32)
Residual Receipts (Profit/Loss)	\$	3,850.00	\$	1,925.04	\$	6,938.78	\$	10,243.02	\$	8,317.98

		Year Budget	١	TD Budget	С	urrent Period	(	Current Year	0	ver & Under
INCOME			_						Ļ	
3410 Section 8 Admin Fees	\$	1,915,200.00	\$	957,600.00	\$	150,519.00	\$	926,672.00	\$	(30,928.00
3480 Proceeds fr. Insurance Claims	\$		\$	-	\$	-	\$	-	\$	-
3610 Interest on on Admin Reserve	\$	34,200.00	\$	17,100.00	\$	2,441.00	\$	13,149.00	\$	(3,951.00
3690 Other Income	\$	14,000.00	\$	7,000.02	\$	572.87	\$	3,528.87	\$	(3,471.15
Total Admin Income	\$	1,963,400.00	\$	981,700.02	\$	153,532.87	\$	943,349.87	\$	(38,350.15
EXPENSES									\$	
4110 Administrative Salaries	\$	880,800.00	\$	440,400.00	\$	59,740.41	\$	319,015.58	\$	(121,384.42
4120 Compensated Absences	\$		\$	-	\$		\$	-	\$	
4130 Legal Expense	\$	500.00	\$	250.02	\$	732.55	\$	4,946.55	\$	4,696.53
4140 Staff Training	\$	10,000.00	\$	4,999.98	\$	929.22	\$	1,558.87	\$	(3,441.11
4150 Travel Convention & Meetings	\$	2,500.00	\$	1,249.98	\$	44.80	\$	678.28	\$	(571.70
4171 Auditing Fees	\$	8,100.00	\$	4,050.00	\$	-	\$	7,326.20	\$	3,276.20
4190 Sundry	\$	217,150.00	\$	108,575.04	\$	9,740.99	\$	91,160.01	\$	(17,415.03
4196 Management Fee	\$	383,030.00	\$	191,515.02	\$	30,103.80	\$	185,334.40	\$	(6,180.62
4220 Tenant Services Recreation	\$	250.00	\$	124.98	\$		\$	-	\$	(124.98
4250 Reichenbach Program Assistance	\$		\$		\$		\$		\$	
4260 FSS Donations Expense	\$		\$		\$		\$		\$	
Total Admin Expense	\$	1,502,330.00	\$	751,165.02	\$	101,291.77	\$	610,019.89	\$	(141,145.13
4310 Water	\$	2,900.00	\$	1,450.02	\$	97.51	\$	844.07	\$	(605.95
4320 Electricity	\$	4,300.00	\$	2,149.98	\$	364.92	\$	2,008.81	\$	(141.17
4330 Gas	\$	1,560.00	\$	780.00	\$	126.94	\$	1,083.68	\$	303.68
4390 Sewer	\$	880.00	\$	439.98	\$	75.38	\$	399.84	\$	(40.14
Total Utility Expense	\$	9,640.00	\$	4,819.98	\$	664.75	\$	4,336.40	\$	(483.58
4420 Material	\$	2,700.00	\$	1,350.00	\$	352.97	\$	2,139.77	\$	789.77
4430 Contract Cost	\$	25,550.00	\$	12,774.96	\$	1,695.92	\$	10,227.68	\$	(2,547.28
Total Ordinary Maint. & Operation	\$	28,250.00	\$	14,124.96	\$	2,048.89	\$	12,367.45	\$	(1,757.51
4510.010 Workers Compensation	s	3.430.00	s	1,714.98	\$	181.21	s	1.087.25	\$ \$	- (627.73
4510.020 General Liability Insurance	\$	30.00	\$	1,714.30	\$ \$	2.53	\$ \$	1,007.20	\$ \$	0.19
4510.020 General Elability Insurance	° S	2.270.00	ې \$	1.135.02	ې \$	175.58	۹ S	1.053.49	ې \$	(81.53
4510.040 Auto Insurance 4510.050 Public Officials Liability -E&O	ې \$	2,270.00	۵ ۶	25.02	۵ ۶	4.74	ہ s	28.43	ې \$	(61.53
4510.050 Public Officials Liability -E&O 4510.070 Crime / Dishonesty	۵ ۶	60.00	۵ ۲	30.00	۵ \$	5.38	ъ \$	32.27	۹ \$	2.27
4510.070 Chille 7 Distollesty 4510.090 Fire & Extend Coverage	ې \$	280.00	ې \$	139.98	ې S	23.64	ې \$	141.83	ې \$	1.85
4510.090 File & Exterio Coverage 4540 Employee Benefit Payments	ş	379.660.00	ې \$	189.829.98	ې S	14.313.85	۹ s	83.082.79	ې \$	(106.747.19
4560 Postage Mach Lease Amortization	\$		\$ \$	103,023.30	ş	14,010.00	ş	147.06	\$	147.06
4585.020 Interest on Lease Payable	\$		\$ \$	-	ş Ş	26.10	÷ s	53.94	÷ S	53.94
4590 Admin Fee	ې \$	32,200,00	ې ۲	-	ې ۲	2.245.66	9 V	15.747.21	ې \$	(352.77
Total General Expenses	۵ \$	417,980.00	۵ \$	208,989.96	۵ ۵	2,245.66	م (\$	101,389.46	۹ \$	(107,600.50
Total Routine Expenses	ې ۲	1,958,200.00	ې \$	979,099.92	ې S	120,984.10	۹ \$	728,113.20	ې \$	(250,986.72
EXPENSES	-	1,000,200.00	Ŷ	57 3,033.92	Ψ	120,004.10	Ψ	120,113.20	ې S	1200,000.72
4620.040 Casualty Losses-non capitalized	\$	-	\$		\$	-	\$		چ \$	
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)	s	5,200.00	\$	2,600,10	s	32,548,77	\$	215,236.67	\$	212,636.57

5/4/2023

Account Description	Account #	Bank Name	Interest R	Purchased	Maturity	3/31/2023	Total by Site	
Waco Housing Authority Central Cost								
Public Fund Checking								
Revolving FSS Junior League Grant	20470357 20470381	Extraco Extraco	1.51% 1.51%			\$ 1,638,354.42 \$ 8,805.00		
Employee Committee	20470381	Extraco	1.51%			\$ 0,005.00 411.71		
Payroll	20470340	Extraco	1.51%			3,506.89		
Central Cost Center	20470381	Extraco	1.51%			117,527.14		
Texas Housing Stability Fund		Extraco	1.51%	Central (	Cost sub-total	123.05	\$ 1,768,728.2	1
Kate Ross				Contrar			• .,	
Public Fund Checking	20470399	E.t.	4 540/			\$ 1,531,968.93		
Kate Ross-Operating Public Housing FSS Escrow-KR	20470399 20573010	Extraco Extraco	1.51% 1.51%			\$ 1,531,968.93 7,167.29		
<ol> <li>Certificate of Deposit - 24 months</li> </ol>	58210	The First National Bank of McGr	1.00%	11/2/2021	11/2/2023	266,724.59		
2 Certificate of Deposit - 12 months 3 Certificate of Deposit - 12 months	403335 403336	Alliance Bank Alliance Bank	4.25% 4.25%	2/26/2023 2/26/2023	2/26/2024 2/26/2024	218,245.51 161,230.54		
4 Certificate of Deposit - 12 months	403336 59906	The First National Bank of McGr	4.25%	6/25/2023	6/25/2024	263,831.16		
5 Certificate of Deposit - 24 months	53962	The First National Bank of McGr	1.20%	6/25/2021	6/25/2023	81,120.46		
6 Certificate of Deposit - 24 months Certificate of Deposit - 30 months	54633	The First National Bank of McGr The First National Bank of McGr	1.20%	6/25/2021	6/25/2023	79,288.85 277,781.96		
Certificate of Deposit - 30 months	54575 54362	The First National Bank of McGr	0.80% 1.00%	3/10/2022 9/24/2021	9/10/2024 9/24/2023	406,020.99		
	01002		1.0070	0/2 1/2021	0/2 1/2020	100,020.00	\$ 3,293,380.2	8 KR
Estella Maxey								
Public Fund Checking								
Estella Maxey-Operating Public Housing FSS Escrow-EM	20470407 20573119	Extraco Extraco	1.51%			\$ 1,462,505.33		
Public Housing FSS Escrow-EM Forfeitures		Extraco	1.51% 1.51%			3,342.29 120.74		
<ol> <li>Certificate of Deposit - 24 months</li> </ol>	50389	The First National Bank of McGr	1.00%	11/2/2021	11/2/2023	216,743.45		
<ol> <li>Certificate of Deposit - 12 months</li> <li>Certificate of Deposit - 12 months</li> </ol>	403196	Alliance Bank Alliance Bank	3.50% 3.00%	12/20/2022 11/18/2022	12/20/2023 11/18/2023	111,169.50 110,404.63		
6 Certificate of Deposit - 12 months	403291 403315	Alliance Bank	3.00% 4.25%	1/25/2022	1/25/2023	468,813.24		
7 Certificate of Deposit - 12 months	403064	Alliance Bank	3.50%	12/12/2022	12/12/2023	516,555.55		
<ul><li>8 Certificate of Deposit - 24 months</li><li>9 Certificate of Deposit - 24 months</li></ul>	58996	The First National Bank of McGr	1.20%	6/25/2021	6/25/2023	108,160.64		
Certificate of Deposit - 24 months	57238 51342	The First National Bank of McGr The First National Bank of McGr	1.20% 1.00%	6/25/2021 9/24/2021	6/25/2023 9/24/2023	52,859.23 507,526.23		
·							\$ 3,558,200.8	3 EM
South Terrace Public Fund Checking								
South Terrace-Operating	20470415	Extraco	1.51%			\$ 949,507.18		
Public Housing FSS Escrow-ST	20470324	Extraco	1.51%			20,919.83		
Public Housing FSS Escrow-ST Forfeitures	20470415	Extraco	1.51%			349.41	\$ 970,776.4	2
Section 8				Public Hou	sing sub-total		\$ 7,822,357.5	3
Public Fund Checking								
Section 8 - HAP	20470142	Extraco	1.51%			\$ 1,641,310.75		
Section 8-Cash Restricted-Ike	20470142 20470308	Extraco	1.51%			\$ 3,725.97		
Section 8 FSS Escrow Section 8 FSS Escrow-Forfeitures	20470308 20470142	Extraco Extraco	1.51% 1.51%			181,196.14 3,972.27		
Emergency Housing Voucher	21084223	Extraco	1.51%			\$ 10,501.54		
Emergency Housing Voucher-Restricted Section 8- Mainstream	21084223 20969713	Extraco	1.51% 1.51%			\$ 40,198.20 \$ 70,638.70		
IKE -Certificate of Deposit - 12 months	403578	Alliance Bank	2.75%	7/26/2022	7/26/2023	\$ 20,278.22		
				Secti	on 8 sub-total		\$ 1,971,821.7	9
Non-Profit Corporations								
Waco Housing Opportunities Corporation	00.170.105	<b>-</b> .				o <i>i</i>		
WHOC Public Fund Checking	20470423	Extraco	1.52%		VHOC sub-tota	245,255.76	\$ 245,255.7	6
							• 10,200	•
Waco Public Facilities Corporation	00.170.105	<b>-</b> .				,,		
Misty Public Fund Checking Cimmaron Public Fund Checking	20470126 20469920	Extraco	1.52% 1.52%			112,021.21 664,455.24	\$ 112,021.2 \$ 664,455.2	
-	20100020	Exildoo	1.0270			001,100121		
South Terrace-WPFC	21026158	Extraco	1.51%			588,897.75	\$ 588,897.7	5 STWPFC
Raintree Public Funds Checking								
Raintree Operating	20469987	Extraco	1.51%			323,574.97		
Raintree Scholarship Fund Trendwood Operating	20470100 20469987	Extraco Extraco	1.51% 1.51%			402.42 151,111.02		9 RT 2 Trendwood
Sandstone Revenue Fund	20469987 20469987	Extraco	1.51% 1.51%			151,111.02 5,059.58		2 Trendwood 8 Sandstone
							-,	
Waco Public Facilities Corporation II WPFC II Public Fund Checking	20868733	Extraco	1.51%			4,146.03	\$ 41460	3 WPFC II
the rest date rand biologing	_0000100	2.000				-,140.03	,140.0	
					ofits sub-total		_	
				Total WH	A & Affiliates	\$ 13,657,831.51	=	

Ellina Chera.

Edwina Viera Vice President, Financial Services 3/31/2023 Date 
 Bank
 Balance @ 3/31/22

 1
 Extraco
 9,791,076.76
 71.69%

 2
 FNBCT
 0.00%

 3
 Alliance Bank
 1,606,697.19
 11.76%

 4
 First National Bk.
 0.00%

 5
 The First National Bank of McGr
 2,260,07.56
 16.55%

 13,657,831.51
 1.00

# AGENDA WACO PUBLIC FACILITY CORPORATION Waco Housing Authority Board Room 4400 Cobbs Dr. Waco, Texas May 11, 2023 12:00 Noon

- I. Call to Order
- II. Establishment of Quorum
- III. Approval of Minutes
- IV. New Business
  - RESOLUTION NO. 118 RESOLUTION AUTHORIZING THE WACO PUBLIC FACILITY CORPORATION (THE "CORPORATION") TO (A) WORK COOPERATIVELY WITH VERSATILE DEVELOPMENTS, LLC, OR ITS AFFILIATE TO DEVELOP STUDIOS AT 19TH (THE "PROJECT") BY NEGOTIATING AND EXECUTING A MEMORANDUM OF UNDERSTANDING WITH REGARD TO THE PROJECT; AND (B) SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.
- V. Adjournment

#### Synopsis of the Minutes WACO PUBLIC FACILITY CORPORATION 4400 Cobbs Dr. April 13, 2023 12:00 Noon

- I. Call to Order President Melli Wickliff called the meeting to order at 12:38 pm.
- II. Establishment of Quorum Directors Present: Melli Wickliff, Jon Ramos, LaTonya Lewis, John Bible, Brad Kinkeade Directors Absent:
- III. Approval of Minutes

President Melli Wickliff asked for approval of the minutes of the March 2023 meeting. Director John Bible made the motion and Director LaTonya Lewis seconded the motion. President Melli Wickliff called for a vote and the motion passed unanimously.

- IV. New Business
  - RESOLUTION NO. 116 A RESOLUTION BY THE WACO PUBLIC FACILITY CORPORATION ("WPFC") BOARD OF DIRECTORS AUTHORIZING WPFC TO EXECUTE ANY AND ALL DOCUMENTS, OR TAKE ANY OTHER ACTION Resolution No. 116 A copy of this resolution may be found in the resolution file.
  - RESOLUTION NO. 117 A RESOLUTION OF THE BOARD OF DIRECTORS OF WACO PUBLIC FACILITY CORPORATION ("WPFC") AUTHORIZING WPFC TO EXECUTE ANY AND ALL DOCUMENTS, OR TAKE ANY OTHER ACTION, THAT IS NECESSARY

Resolution No. 117 A copy of this resolution may be found in the resolution file.

V. Adjournment President Melli Wickliff adjourned the meeting at 12:41pm.

Secretary

President of the Board

Seal

#### WACO PUBLIC FACILITY CORPORATION

#### **RESOLUTION # 118**

#### **RESOLUTION AUTHORIZING THE WACO PUBLIC FACILITY CORPORATION** (THE "CORPORATION ") TO (A) WORK COOPERATIVELY WITH VERSATILE DEVELOPMENTS, LLC OR ITS AFFILIATE TO DEVELOP STUDIOS AT 19TH (THE "PROJECT") BY NEGOTIATING AND EXECUTING A MEMORANDUM OF UNDERSTANDING WITH REGARD TO THE PROJECT; AND (B) SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, the Corporation and Versatile Developments, LLC, a Texas limited liability company ("Developer") desire to enter into a Memorandum of Understanding (the "MOU"), pursuant to which the Corporation and Developer will agree to work cooperatively to develop a multifamily apartment development approximately 18 residential units for low-income persons located 2810 N 19th Street, Waco, TX 76708, McLennan County, Texas known as Studios at 19th (the "Project");

WHEREAS, the Corporation has determined that the actions herein authorized are in furtherance of the purposes of the Corporation;

Now, therefore, the Board hereby adopts the following resolutions:

BE IT FURTHER RESOLVED, that the Secretary of the Corporation and/or his/her designee is hereby authorized to do the following:

Negotiate, review, approve and execute the MOU and any and all documents the Secretary of the Corporation shall deem appropriate or necessary, and the approval of the MOU and any and all other documents herein described by the Secretary of the Corporation shall be conclusively evidenced by his/her execution and delivery thereof; and

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Secretary of the Corporation or his/her designee, in connection with the foregoing matters, are hereby ratified and confirmed as the valid actions of the Corporation, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the designee of the Secretary of the Corporation, is hereby authorized and directed for and on behalf of, and as the act and deed of the Corporation, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the designee of the Secretary of the Corporation shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the Secretary of the Corporation to such end are hereby expressly ratified and confirmed as the acts and deeds of the Corporation.

This resolution shall be in full force and effect from and upon its adoption.

PASSED this 11<sup>th</sup> day of May, 2023.

ATTEST:

CHAIR

Milet Hopping, Secretary