

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

- I. Call to Order
- II. Establishment of Quorum
- III. Hearing from Visitors
 - Recognition of Officials
- IV. Approval of Minutes
- V. Updates
 - RAD (South Terrace)
 - RAD (Melody Grove)
 - Trendwood
 - Strategic Plan
 - November 9th Board Meeting @ Kate Ross Comm Center w/ Residents
- VI. New Business
 - RESOLUTION NO. 3878 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND ITS AFFILIATES (THE "AUTHORITY") TO (A) WORK COOPERATIVELY WITH ELLIS LIPSCOMB LLC OR ITS AFFILIATE FOR THE PURPOSES OF ACQUIRING AND OPERATING A DEVELOPMENT LOCATED AT APPROXIMATELY 1402 GHOLSON RD WACO, TX 76704, MCLENNAN COUNTY, TEXAS (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.
 - RESOLUTION NO 3879 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND ITS AFFILIATES (THE "AUTHORITY") TO (A) WORK COOPERATIVELY WITH WINTERHAWK, LP OR ITS AFFILIATE FOR THE PURPOSES OF ACQUIRING AND OPERATING A DEVELOPMENT OF 18.98 ACRES LOCATED AT APPROXIMATELY AIRPORT ROAD AND STEINBECK, WACO, TEXAS (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.
- VII. Departmental Report Questions
- 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
Waco, Texas
September 14, 2023
12:00 Noon

- I. Chair Melli Wickliff called the meeting to order at 12:06 p.m.
- II. Establishment of Quorum
Commissioner's present: Melli Wickliff, Jon Ramos, LaTonya Lewis, Brad Kinkeade

Commissioners absent: John Bible
- 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 August 2023 Board Meeting. Commissioner Jon Ramos made the motion and Commissioner Brad Kinkeade 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 March 2024.
President/CEO and Art Schultz updated the board on the progress for Melody Grove (Estella Maxey) RAD Development.
President CEO provided an update to the board regarding Trendwood and they are still on track with renovations.
- VI. New Business
 - **RESOLUTION NO. 3875 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PRESIDENT/CEO TO WRITE OFF \$154,938.91 FROM THE PUBLIC HOUSING BUDGET. THESE AMOUNTS ARE FOR DELINQUENT ACCOUNTS FOR KATE ROSS AND ESTELLA MAXEY DEVELOPMENTS.**
The President/CEO explained to the board that this resolution is regarding the write offs for our public housing sites. Chair Melli Wickliff asked for a motion to approve Resolution No. 3875. Commissioner Jon Ramos 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. 3875
A copy of this resolution may be found in the resolution file.
 - **RESOLUTION 3876 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES APPROVING THE LOW RENT PUBLIC HOUSING BUDGET FOR KATE ROSS, ESTELLA MAXEY, AND THE OPERATING BUDGET FOR CENTRAL COST CENTER FOR THE FISCAL YEAR OCTOBER 1, 2023, TO SEPTEMBER 30, 2024.**
The President/CEO explained to the board that this resolution is regarding the 2024 WHA Budget and the VP of Finance reviewed the details of the budget. Chair Melli Wickliff asked for a motion to approve Resolution No. 3876. Commissioner Jon Ramos 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. 3876
A copy of this resolution may be found in the resolution file.

- **RESOLUTION 3877 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PRESIDENT/CEO TO ACCEPT THE PROPOSAL FOR REAL ESTATE DEVELOPER FROM MCCORMACK, BARON, SALAZAR.**

The President/CEO explained to the board that this resolution is regarding the acceptance of the proposal for the developer who will be completing the Gurley Lane Project. Chair Melli Wickliff asked for a motion to approve Resolution No. 3877. Commissioner Jon Ramos 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. 3877

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

VII. Reports

Administrative Services

Everything for the Admin Dept. was usual business.

Information Technology

Everything for the 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 making 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.

VIII. Consideration of Future Agenda Items

- Strategic Plan Goals

IX. Adjournment

Chair, Melli Wickliff, adjourned the meeting at 2:07 p.m.

Secretary

Chair of the Board

Seal

**South Terrace Progress Report
Brinshore Development, L.L.C.
Waco Housing Authority Board Meeting
October 12, 2023**

Issues Addressed this Month:

- **Liberty Mutual Master Agreement**
- **Construction Progress**
- **Unit Delivery Schedule**

Liberty Mutual Master Agreement

We have made great progress with Liberty Mutual, the Payment and Performance Bond Surety, to take over the construction as the General Contractor. Liberty Mutual will take responsibility for completing the construction of the project once we enter into a Transfer Agreement and outstanding claims with subcontractors are settled. The outstanding claims are divided into two portions: 1) the bonded work, which was the work approved to be performed by J4 as part of the construction contract and the approved change orders, 2) non-bonded work, which is the insurance work that was necessary to fix the damage caused by the storm Uri. We are still awaiting the division between these two buckets, so we can apportion responsibility for payment.

Liberty Mutual has sent a draft of the Transfer Agreement for review, and we have submitted comments that we have negotiated with them. There are a few unresolved issues between us right now, and we are working to resolve these issues hopefully by the week of October 9th. The main issues include: 1) the split of the amount of “non-bonded” insurance work the owner is responsible for paying. 2) what documentation the bonding company will need to show in order to get payments from Citibank, the lender.

In the meantime, Liberty Mutual has affirmed J Michaels to complete the work on the sidewalks and the sewer laterals, and this work has commenced. Once we have an agreement on the language in this document, the remainder of the work will be able to move forward. The idea is for Liberty Mutual to affirm as many of the subcontractor agreements as possible to keep the job moving with the subcontractors who are familiar with the project. The hope is that work will begin again in October.

If all goes as planned, Liberty Mutual will cover the payments to subcontractors on bonded work that was supposed to be paid by J4, and we will use our additional resources raised from the tax exempt bond increase to fund the work remaining. We hope that all of the work can be completed no later than the end of March 2024.

Construction Progress

56 units remain to be completed. No construction has taken place in this period.

TOTAL UNIT DELIVERY COUNT TO DATE – 194.

- Units under GC Possession that can be completed – 56.

INSURANCE UNITS

- Total units remaining to be completed – 24.
- Total units under GC Possession – 24.
- Units under GC Possession that can be completed – 24.

SCHEDULE UPDATE

1. Sanitary sewer replacement % completion- 40%
2. Sidewalks % completion-48%

CHALLENGES

1. Getting a Master Agreement approved with Liberty Mutual
2. Getting all subcontractor agreements ratified
3. Getting all subcontractors remobilized

Unit Delivery Schedule

The management team has been slow but steady with processing applications. They are nearing their goal of filling all available units and focusing on pre-leasing all that remain. Project is just over 75% occupied.

- 194 units have been rehabbed to date. 188 rehabbed units are currently occupied.
- There are 7 vacant rehabbed units, four of which have applications pending approval and move in.
- Management is processing 17 additional applicants for future move in once the units have completed rehab.
- WHA and management have continued to work through the applications that they have on hand until construction recommences and a completion date is estimated.

Trendwood Update

Construction

- Exterior paint and caulking in progress
- Mailbox kiosk complete
- Pavilion structure to complete 9/15
- 126 complete, last unit to finish 9/22
- inspections are complete for the house meters but still awaiting install from utility company. Unfortunately this is still going slower than we expected.

Security

- Cameras are awaiting the house meter installation from the utility.
- No issues to report from the patrols.

Management

- See attached Resident Services calendar
- We have had 4 move-ins over the last two weeks. Management is focused on lease up as the construction on units is nearing completion.

Construction

- All unit interiors are complete!
- Exterior paint is in progress
- ADA parking spaces and walks are in progress
- Mailbox kiosk is complete
- Pavilion structure is nearly complete
- House meters inspection is complete and awaiting meter install from the utility company.

Management

- Attached is the October Services Calendar
- Management is focusing on the lease up of vacant, completed units. We are providing incentives for the staff to complete the lease-up quickly.

Security

- Camera install is scheduled to begin October 5th . If all goes smoothly, we are hoping the live monitoring will be up and running by November 1st
- Currently the patrols are 8 hours per day, 2 officers. The property has been fairly quiet, fortunately.

Good Neighbor Program -Lesslie Palomo, Resident Services Coordinator. Please send questions or suggestions to: lpalomo@prspurpose.org

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	<p><u>Social Services & Referrals</u> Rent & Utility Assistance 8:00 AM - 10:00 AM</p> <p><u>Job Preparation*</u> Job Search 10:00 AM - 12:00 PM</p> <p><u>Adult Development</u> Budgeting Your Money 12:00 PM - 2:00 PM</p> <p><u>Health & Nutrition</u> Creating a Healthy Meal 2:00 PM - 3:30 PM</p>	<p><u>Food Pantry*</u> Food Pantry Availability 11:00 AM - 1:00 PM</p> <p><u>Program Coordination</u> Event Set Up 1:00 PM - 2:00 PM</p> <p><u>National Night Out</u> Safety & Building Neighborhood Relationships 2:00 PM - 5:00 PM</p> <p><u>Partnership w/Local Law Enforcement*</u> Stronger Together Get Together 5:00 PM - 6:00 PM</p> <p><u>Program Coordination</u> Event Clean Up 6:00 PM - 7:00 PM</p>				
8	<p><u>Social Services & Referrals</u> Rent & Utility Assistance 8:00 AM - 10:00 AM</p> <p><u>Marriage Preparation*</u> Marriage Bucket List 10:00 AM - 12:00 PM</p> <p><u>Arts & Crafts*</u> Scarecrow Decorating 12:00 PM - 2:00 PM</p> <p><u>Social Event*</u> Popcorn Bar Party 3:00 PM - 5:00 PM</p>	<p><u>Adult Development</u> Short Term vs Long Term Goals 8:00 AM - 10:00 AM</p> <p><u>Family Development</u> Talking with Teens 10:00 AM - 12:00 PM</p> <p><u>Health & Nutrition</u> Hearing Test 12:00 PM - 2:00 PM</p> <p><u>Arts & Crafts*</u> Fall Door Swag 3:00 PM - 5:00 PM</p>	 			14
15	<p><u>Work Preparation*</u> Application Assistance 8:00 AM - 10:00 AM</p> <p><u>Marriage Preparation*</u> Marriage Bucket List 10:00 AM - 12:00 PM</p> <p><u>Youth Development</u> Children's Activity 12:00 PM - 2:00 PM</p> <p><u>Family Development</u> Healthy Family Relationship 2:00 PM - 3:30 PM</p>	<p><u>Adult Development</u> Coffee & Conversation 8:00 AM - 10:00 AM</p> <p><u>Social Services & Referrals</u> Health & Human Services 10:00 AM - 12:00 PM</p> <p><u>Youth Development</u> Afternoon Snack 12:00 PM - 2:00 PM</p> <p><u>Social Event*</u> Fall Scavenger Hunt 2:00 PM - 4:00 PM</p>				
22	<p><u>Program Coordination</u> Door to Door, Heart to Heart 8:00 AM - 10:00 AM</p> <p><u>Program Coordination</u> End of Month Closeout 10:00 AM - 11:00 AM</p>					28
29						

Don't Forget...All programs are FREE for residents. Sign up your family today!

Administrative Services Department September 2023 Report

Routine Work Projects

- Mailing of WHA, Hill and Somervell Counties, and Groesbeck, Section 8 (HAP) checks – **224** 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
 - **216** Public Housing / **0** Mart
 - **0** VASH
- Processed **777** pieces of incoming mail
- Processed **4,276** pieces of outgoing mail
- Proofed all department monthly reports
- Made **364,134** copies for departments
- Sent out **90** Late Notices for Public Housing
- Sent out **126** Notices of Concern
- Sent out **505** Utility Notices

Clients and Visitors

There was a total of **121 persons** that checked in to the receptionist in the lobby.

There was a total of **8,098 incoming calls** handled by the receptionist for the month.

Rising Images Compliance Audit

Raintree

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

Picadilly

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

Cimmaron

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

Hunnington

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

Employee	Training Class	Dates	Location
Rebecca Ellis	Groundwater Presentation-Race Equity Training	1/11/2023	Webinar
Melissa Johnson	Groundwater Presentation-Race Equity Training	1/11/2023	Webinar
My linda Browder	Groundwater Presentation-Race Equity Training	1/11/2023	Webinar
Milet Hopping	2023 Winter Committee Meetings	01/31-2/1/2023	Grapevine TX
Gloria Dancer	2023 Winter Committee Meetings	01/31-2/1/2023	Grapevine TX
Rebecca Ellis	2023 Winter Committee Meetings	01/31-2/1/2023	Grapevine TX
Janie Lovell	Homeless Clients: Compassionate Solutions to Problematic Behavior	2/1/2023	Webinar
Vicki Horn	Homeless Clients: Compassionate Solutions to Problematic Behavior	2/1/2023	Webinar
Shameka Whittington	Homeless Clients: Compassionate Solutions to Problematic Behavior	2/1/2023	Webinar
Corina Mendoza	Homeless Clients: Compassionate Solutions to Problematic Behavior	2/1/2023	Webinar
Rebecca Ellis	Homeless Clients: Compassionate Solutions to Problematic Behavior	2/1/2023	Webinar
Edward Cotton	How to Effectively Manage Your Maintenance Program	02/06-02/09	Webinar
Rebecca Suarez	Effective Internal Controls	2/9/2023	Webinar
Milet Hopping	Advocacy Day	02/20-02/21	Austin
Rebecca Ellis	Advocacy Day	02/20-02/21	Austin
Briotony Porter	Sorting and Decision Making: Two Key Skills for Effective Decluttering	3/20/2023	Webinar
Victor DeWitt	Certified Pool Operator Course	03/16-03/17	Hewitt
Crystal Anthony	Family Self-Sufficiency & Exam	03/21-23/2023	Webinar
CaSaundra Foreman	Family Self-Sufficiency & Exam	03/21-23/2023	Webinar
Milet Hopping	2023 National NAHRO Washington Conference	03/22-03/24	Washington DC
Rebecca Ellis	2023 National NAHRO Washington Conference	03/22-03/24	Washington DC
Gloria Dancer	2023 National NAHRO Washington Conference	03/22-03/24	Washington DC
Jon Ramos	2023 National NAHRO Washington Conference	03/22-03/24	Washington DC
John Bible	2023 National NAHRO Washington Conference	03/22-03/24	Washington DC
Milet Hopping	Multifamily Direct Loan Training	03/0/2023	Webinar
Janie Lovell	Inspire Training-An Interactive Discussion with Industry Experts	3/27/2023	Webinar
Vincent Pearson	Inspire Training-An Interactive Discussion with Industry Experts	3/27/2023	Webinar
Edward Cotton	Inspire Training-An Interactive Discussion with Industry Experts	3/27/2023	Webinar

Crystal Anthony	Peer Support for FSS Case Managers	4/6/2023	Webinar
CaSaundra Foreman	Peer Support for FSS Case Managers	4/6/2023	Webinar
Milet Hopping	Texas NAHRO Conference	04/10-13/2023	Corpus Christi
Gloria Dancer	Texas NAHRO Conference	04/10-13/2023	Corpus Christi
Rebecca Ellis	Texas NAHRO Conference	04/10-13/2023	Corpus Christi
Mylynda Browder	Texas NAHRO Conference	04/11-13/2023	Corpus Christi
Corina Mendoza	Texas NAHRO Conference & HCV/PH Rent Calculation Course and Exa	04/11-13/2023	Corpus Christi
LaTasha Love	Texas NAHRO Conference & HCV/PH Rent Calculation Course and Exa	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
Zoila Acevedo	AH Forward: Financial Reporting for the FSS Program	4/13/2023	Webinar
Briotony Porter	Master of Social Work Colloquium	4/21/2023	Webinar
Gloria Dancer	Documenting Resident Violations in 2022-23	4/20/2023	Webinar
Craig Bottenfield	Payroll Law 2023 - Avoid Costly Mistakes and Legal Blunders	4/26/2023	Online Seminar
Rebecca Suarez	VMS, RNP Reconciliation & Updates	4/26/2023	Webinar
Rebecca Suarez	Understanding HUD's Two-Year Tool	4/27/2023	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
Rebecca Ellis	Develop the leader Within You: Transform from Average Manager to	5/4/2023	Webinar
Briotony Porter	Master of Social Work Colloquium	5/9/2023	Webinar
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
Rebecca Suarez	GASB 96 Implementatin & Gasb 87 Trends & Updates	5/24/2023	Webinar
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

Edwina Viera	24th Annual Public Housing Conference for Financial Professionals	6/6 - 7/23	Las Vegas, NV
Melissa Johnson	Preparing HUD-Assisted Residents for Workforce Opportunities	6/14/2023	Webinar
Milet Hopping	Southwest NAHRO 83rd Annual Conference	6/26 - 29/2023	Albuquerque, NM
Gloria Dancer	Southwest NAHRO 83rd Annual Conference	6/26 - 29/2023	Albuquerque, NM
Rebecca Ellis	Southwest NAHRO 83rd Annual Conference	6/26 - 29/2023	Albuquerque, NM
S8 & PH Employees	HUD's New Ruling on Criminal Behavior in 2023	Various	Digital Download
Gloria Dancer	In-depth HUD Training	7/6/2023	Waco, TX
LaTanya Rector	In-depth HUD Training	7/6/2023	Waco, TX
Janie Lovell	In-depth HUD Training	7/6/2023	Waco, TX
Milet Hopping	NAHRO 2023 Summer Symposium	7/12 - 16/2023	Washington DC
Melissa Johnson	NAHRO 2023 Summer Symposium	7/12 - 16/2023	Washington DC
Ferlisa Raglin	TAA Board Meeting	7/27-28/23	Ft. Worth, TX
Gloria Dancer	Ethics for Housing Professionals	8/1/2023	Webinar
Gloria Dancer	Ethics for Management	8/2/2023	Webinar
Craig Bottenfield	Issuing Final Paychecks: Requirements for Terminated Employees	8/2/2023	Webinar
Charles Cervantez	NAHRO: How to Effectively Manage Your Maintenance Program	8/7 - 10/23	Webinar
Briotony Porter	Climate Change and Mental Health	8/8/2023	Webinar
Gloria Dancer	NAHRO: The Definitive Guide for Executive Directors	8/8-9/23	Webinar
Milet Hopping	NAHRO DEI & Community Readiness Training	8/22 - 24/2023	Webinar
Ferlisa Raglin	How to Communicate with Tact and Professionalism	9/12-13/2023	Webinar
Myllinda Browder	HR Specialist Summit	9/13-14/23	Webinar
Janie Lovell	Question and Answer Forum with Judge James Lee, Jp Precinct 2	9/20/2023	Waco, TX
Ferlisa Raglin	Question and Answer Forum with Judge James Lee, Jp Precinct 2	9/20/2023	Waco, TX
Melody Gober	Question and Answer Forum with Judge James Lee, Jp Precinct 2	9/20/2023	Waco, TX
Heather Burns	Question and Answer Forum with Judge James Lee, Jp Precinct 2	9/20/2023	Waco, TX
Gloria Dancer	Texas NAHRO: Fair Housing Webinar	9-26-27-23	Webinar
Rebecca Ellis	Texas NAHRO: Fair Housing Webinar	9-26-27-23	Webinar
Melissa Johnson	Texas NAHRO: Fair Housing Webinar	9-26-27-23	Webinar
Janie Lovell	Texas NAHRO: Fair Housing Webinar	9-26-27-23	Webinar
LaTanya Rector	Texas NAHRO: Fair Housing Webinar	9-26-27-23	Webinar
Milet Hopping	2023 National Conference & Exhibition	10/3-8/2023	New Orleans

Gloria Dancer	2023 National Conference & Exhibition	10/4-8/2023	New Orleans
Rebecca Ellis	2023 National Conference & Exhibition	10/4-8/2023	New Orleans
Janie Lovell	2023 National Conference & Exhibition	10/4-8/2023	New Orleans
Melli Wickliff	2023 National Conference & Exhibition	10/4-7/2023	New Orleans
Melissa Johnson	2023 National Conference & Exhibition	10/5-8/2023	New Orleans
LaTanya Rector	2023 National Conference & Exhibition	10/5-8/2023	New Orleans
Jon Ramos	2024 National Conference & Exhibition	10/5-8/2023	New Orleans
Charles Cervantez	2024 National Conference & Exhibition	10/5-8/2023	New Orleans
Rebecca Ellis	Ethics for Management	11/1/2023	Webinar
Kaitlin Dragoo	Texas Public Purchasing Association Conference	11/6-9/23	Denton, TX
Rebecca Ellis	NAHRO: The Definitive Guide for Executive Directors	11/7-8/2023	Webinar
Bridgett Ellis	NSPIRE for HCV	11/28-30/2023	Grapevine TX
Andre Haywood	NSPIRE for HCV	11/28-30/2023	Grapevine TX
Alastair Whitman	Procurement & Section 3 Training	December 5-7, 2023	Webinar
Kaitlin Dragoo	Procurement & Section 3 Training	December 5-7, 2023	Webinar

Information Technology

September 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 www.wacopha.org
- **Server, Computer, and Phone System Uptimes**

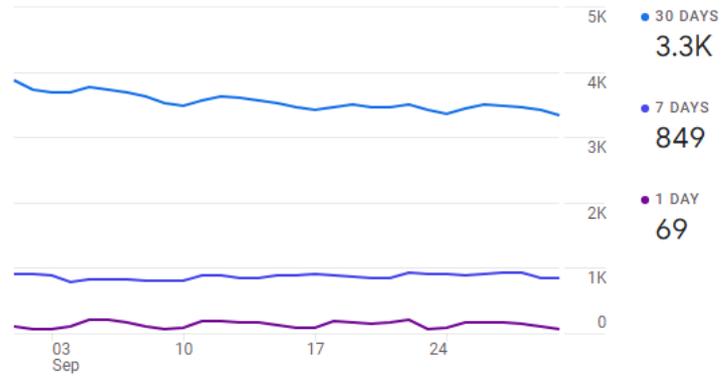
WHA Network systems had no substantial downtime for the month.

- **Miscellaneous**
 - Completed access control/security for Community Services.
 - Continuing revamp of resident Computer labs (Community Services).
 - MRI Happy housing software (demo, cost analysis, etc.)
 - Continue Implement new Phone system software (cloud PBX)
 - Updates to mobile inspections tablets Hill County & + Sim card replacement
 - Repairs to access control door at Cobbs
 - Completed updates to Utility allowance tables, payment standards etc.
 - Facilitate town hall meeting at Estella Maxey regarding RAD conversion.
 - Advocacy letter campaign for WHA/NAHRO 354 Letters sent!

Wacopa.org Sept web statistical

HOW ARE ACTIVE USERS TRENDING?

User activity over time



WHAT ARE YOUR TOP CAMPAIGNS?

Sessions by Session default channel group

SESSION DEFAULT CHANNEL GRO...	SESSIONS
Organic Search	3.3K
Direct	1.3K
Referral	174
Organic Social	69
Unassigned	18
Organic Video	2

[View traffic acquisition](#) →

Users by Device model

DEVICE MODEL	USERS
iPhone	1.4K
Chrome	563
Edge	260
Safari	121
SM-A146U	67
ChromeBook	61
SM-A037U	28

[View device models](#) →

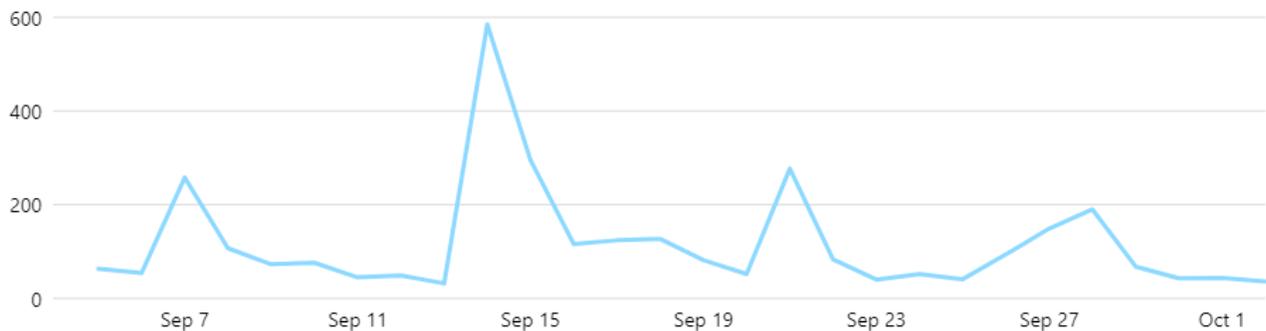
Users by Operating system

OPERATING SYSTEM	USERS
iOS	1.5K
Android	841
Windows	825
Macintosh	122
Chrome OS	61
Linux	34

[View operating systems](#) →

Social Media Statistical

2,175 ↑ 86.5%



Audience reach is up 86.5% in September.

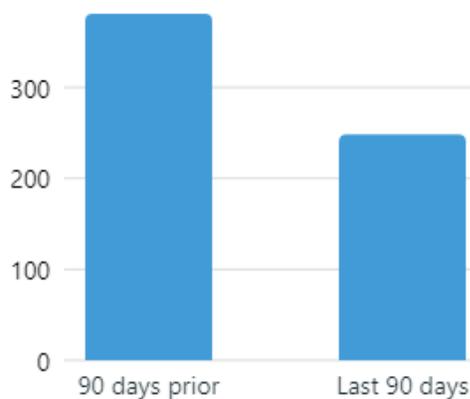
We show a dip in engagement and reach over 90 days however we are back on the rise over the last 30 days.

Engagement

Post reactions, comments and shares ⓘ

248 ↓ 34.9%

Total from last 90 days vs 90 days prior

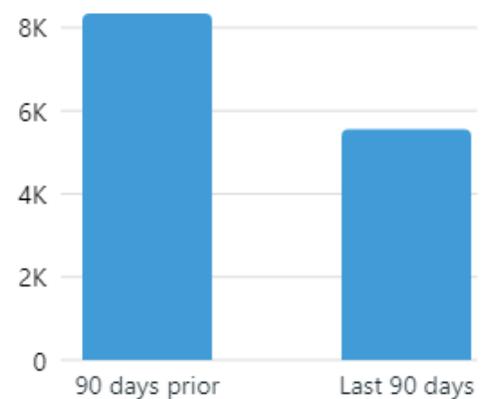


Reach

Post reach ⓘ

5.6K ↓ 33.4%

Total from last 90 days vs 90 days prior



Note: Facebook continues to be our most effective platform for engagement and overall audience reach.

Rising Images, Inc.
Board Report for September 2023

Occupancy

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

Rent Collections

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Cimmaron	\$50,847.00	\$52,400.00	\$52,400.00	100%
Hunnington	\$34,629.00	\$35,055.00	\$34,991.13	99%
Misty Square	\$8,380.00	\$8,640.00	\$8,640.00	100%

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Picadilly	\$4,562.88	\$ 4,802.00	\$4,802.00	100%
Raintree	95,928.15	\$96,715.00	\$96,715.00	100%

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

Modernization Department August 2023 Report

Grant Year	Grant Amt.	Amt. Expended	% Expended	% Obligated	Deadline to Expend
2018/518	\$1,820,616.00	\$1,819,741.00	99%	100%	May 28,2026
2019/519	\$1,904,253.00	\$979,539.26	51%	54%	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	\$279,741.08	13%	13%	May 11, 2026

Public Housing Current Projects

Rising Images Current Projects

- Real Estate Developer
 - Awarded to McCormack, Baron, Salazar.

Hill County Current Projects

- Office remodel
 - Sealed Bids due July 11, 2023
 - Awarded to Zamco Services for \$57,438.43
 - Start Date September 5, 2023
 - Estimated completion November 2023

Housing Operations Monthly Report

August 2023

Public Housing Report

Staff

Total Employees – 10 Temporary Staff –

Waiting List Information

Total number of applicants on the waiting list – 1150

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

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

The orientation informs all applicants of eligibility and suitability and amenities offered by the Authority. It also informs the applicants of their responsibilities as residents of our communities. There was a total of (101) orientation letters emailed, (27) packets were mailed out from letter responses (20) received and in process of verifications, (74) no response, (3) completed.

Annual Re-Certifications

Community	Certifications	Completed	Remaining
Kate Ross	25	25	0
Estella Maxey	26	26	0
Total	51	51	0

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

Evictions

Community	Non-Payment	Lease Violation	One Strike
Kate Ross	4	0	0
Estella Maxey	2	0	0
Total	6	0	0

Percentage of Rent Collected

88% of the rent for September was collected, we did not meet our goal of 97%.

Last Quarterly Average was: 86% for July-August- September

Occupancy Percentage

The occupancy percentage for September was 80%; we did not meet our goal of 97%.

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

Maintenance Report

Staff

Total Employees – 6 regular employees

6 Vacant positions AideB EM / UL EM / Utility Laborer KR / Tech2 KR / AideB KR / Tech 1 EM

Work Orders

Routine Work Orders

Community	Total	%Completed	Remaining
Kate Ross	111	63%	41
Estella Maxey	104	77%	34
Total	215	65%	75

Completing routine work orders within fifteen (15) days is our established annual goal. We presently have an average closing time of 3 days which is well within our goal. RAP work order system is proving to be effective. WO Completion dipped this month as result of two lead techs taking week vacation in weeks #3 and #4

Emergency Work Orders

	Amount Received	Amount Closed	Amount Remaining
Closed within 24 hours	74	74	0
Over 24 hours	0	0	0
Total	74	74	0

Completing all emergency work orders within twenty-four (24) hours is our established goal.

SEPTEMBER Unit Turn Around Time

Down Time	Make Ready Time	Lease-Up Time	Total Turnaround Time
82.25	49.50	10.50	142.25

Cumulative Average Unit Turn Around Time

Down Time	Make Ready Time	Lease-Up Time	Total Turnaround Time
155.78	75.09	34.26	265.13

Our annual cumulative goal is turning units in 20 days or less. Presently we have a cumulative turn-around time of 265.13, this puts us over by 245.13 days.

SEPTEMBER Vacant Apartment Information

Vacancies	Leased	Total	Occupancy %
Kate Ross	268	286	93.7%
Estella Maxey	312	362	86.1%
Overall Occupancy	580	648	89.5%

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	21 -22 Annual Inspection Work Orders Y.T.D.
Kate Ross	288	288	18
Estella Maxey	362	362	71
Overall	650	650	89

Fleet Vehicle Inspection

Total Vehicles Inspected (2)– Truck (60) catalytic converter issue and Truck (42) major front end issues

Planned/Preventative Maintenance

100% AC filters changed at Kate Ross & Estella Maxey Gas Meter Reads/Pest Control complete

New work order strategy implemented - (RAP) Rapid Action Planning to help structure skillsets to tasks - status- catching on with team successfully -update- Work orders getting completed more rapidly w/ more competence allowing more time to work turnover units

Accident-free days by staff FY 2022/2023

The maintenance staff has accumulated 194 accident free days with (0) loss time days for the month of September and (174) 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
SEPTEMBER 2023	\$ 7,353.93

Expenditures: Electrical Plumbing HVAC equipment service/ construction. Spending halted for fiscal year’s end.

Section 8 Board Report – September 2023

The Section 8 Department has leased a total of 2588 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	868	2404
Hill County	350	165
Somervell County	100	19
Totals	1318	2588

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

There are 193 applicant families searching for a place to live currently.

Waco	163
Hill County	30
Somervell County	0
Total	193

Re-Certifications

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

Homeownership

The Homeownership Program is now assisting 13 families with mortgages.

VASH (Veteran Affairs Supportive Housing)

Number Pending (Referral/Orientation)	0
Number Searching in Waco	2
Number Passed/Pending Inspection	0
Number housed in Waco	66

Ineligible	229
Total	94%

Mainstream

Number Pending (Referral/Orientation)	1
Number Searching in Waco	4
Number Passed/Pending Inspection	0
Number Housed in Waco	71

Ineligible	81
Total	89 %

EHV (Emergency Housing Vouchers)

Number Pending (Referral/Orientation)	0
Number Searching in Waco	0
Number Passed/Pending Inspection	0
Number housed in Waco	36

Ineligible	15
Total	100%

FYI (Foster Youth Initiative)

Number Pending (Referral/Orientation)	0
Number Searching in Waco	1
Number Passed/Pending Inspection	0
Number Housed in Waco	3

Ineligible	18
Total	12 %

HUD Reports

No reports due at this time.

Staff

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

Fraud

Total number of cases from 2023: 2 Total

amount owed: \$ 23,852.00.

Total amount paid: \$ 1,100.00.

Total amount outstanding: \$ 22,752.00

Community Services Report September 2023

- **JH Hines Family Game Night at Estella Maxey**
- **Computer Lab** programs for children continue with great participation daily at Estella Maxey and Kate Ross
- **Tutoring** on Mondays and Wednesdays at Estella Maxey
- **Transformation Waco Mom and Tots Program** at Estella Maxey- TW still working on hiring staff. Will move forward once hires are made
- **Senior Bingo/Activities and Exercise** Tuesdays, Wednesdays and Thursdays
- **Mentor Waco** – Thursdays at Estella Maxey
- **Warrior Way Soccer** – started fall program at Estella Maxey
- **Basketball at South Terrace** – CS has hired Steven Norwood to do mentorship and basketball for youth at South Terrace. He will have open basketball time on Tuesday and Thursday evenings, with the hopes of forming a basketball team that can play in the city league. Mr. Norwood has extensive experience working with youth in basketball. Mr. Norwood needs a female assistant since there are girls playing basketball as well.
- **Cheerleading at South Terrace**- Young ladies have expressed interest in cheerleading for the basketball program. Resident has agreed to serve as sponsor. They will practice at the same time as basketball program.
- **It Takes A Village-Relationship, Mentoring and Empowerment for Girls Grades 6-10** Began September 18th at Kate Ross. 6 week program will address issues such as relationships, self esteem, peer pressure, drug awareness, faith, financial stewardship, decision-making and more.
- **New Activities/Exercise instructor hired for seniors**

Coming in October

- **National Night Out at Kate Ross** – October 3 Snacks and Games. First responder caravan will stop at our gathering

- **U-Dawg Friday at Cruz’s Store** – alumni of Kate Ross planning event with hotdogs and fellowship. This is being organized by Anthony Betters (City of Waco employee, Board Chair of Dr. Pepper Museum) with the help of Waco Police Department and Waco Housing Authority. Jerry, our Community Services van driver and Kate Ross alumn will be participating as well.
- **Trunk or Treat at South Terrace – October 26**
- **Community Garden at South Terrace completed** – dedication and planting planned for October 24th
- **Senior Field Trip** – The seniors will be taking a tour of Waco

September 2023 Family Self Sufficiency Program

Coordinator: CaSaundra Foreman and Coordinator: Crystal Anthony, MEd

FSS Participants	
Total: Public Housing Current-10/Grant 2022-11	Total: S8/RAD Current-57/Grant 2022-60
TOTAL CURRENT PARTICIPANTS- 67	
TOTAL GRANT 2022 PARTICIPANTS- 80	

Monthly ESCROW	
Total: Public Housing \$1,327.00	Total: S8/RAD \$5,971.00
TOTAL ESCROW DEPOSIT: \$7,298.00	
INTEREST NOT INCLUDED	

Activities for the Month of September

- 6 -Mailed pre-enrollment applications
- 3 - Pre-enrollment applications received
- 1 -Followed up with pre-enrollment applicants
- 2 – Enrollment packets to potential participants mailed
- 5 - Returned Enrollment packets
- **2 – New participant COP**
- 1 – COP Extension
- **FSS Participant Meeting – Virtual Mtg Guest Speaker Topic – Self Empowerment**
- Planning for Trunk or Treat in October
- Assisted with interviews for job applicants
- Attended EM/Melody Grove Town Hall Mtg
- Met with Baylor Intern
- Balance Forfeiture and Special accounts
- Received donations used for gift cards for Participants
- Assisted OK City FSS Coordinator with Action Plan and Apricot
- Attended and Assisted “It Still Takes a Village”
- Attended HUD Office Hours Training
- Attended HUD Coffee Hours Training

- Picked up donations for Trunk or Treat from Advisory Board member
- Delivered Gifts to FSS Meeting Guest Speakers
- Mailed letters to participants needing to update their goal

Activities Planned for October

- Participants Meeting: October 10th
- Office visits with current and potential participants
- National Night Out
- Trunk or Treat – October 26
- CIS Game night (EM)

Community Collaborations

- NeighborWorks Homebuyer Education
- Grassroots
- Section 8 Homeownership Program
- Texas Workforce Commission
- UpSkill & Esther's Closet
- Waco PD
- Habitat for Humanities
- Communities in Schools
- Workforce Childcare
- Antioch Missionary Baptist Church

September Outreach Activities

- Mass Emails sent to FSS Participants
- WHAA Website
- Assisted participants w/job search and available housing units
- Enrolled New Participants
- Maintain recruiting efforts using FSS brochures during WHAA Community Service outreach/events, ground visits, Section 8 Orientation, and mail outs to potential clients.
- Family Game nights

Accomplishments

- AC – started new job
- AT- continues to work with City of Waco for homeownership grant
- 5 families are attending with their daughters – “It Still Takes a Village”
- JO – extended her COP

Youth Services: Al Davis, Coordinator – September, 2023

Activities for the Month of September

- ❖ Meetings – Mentor Waco (Recruiting Melody Grove students for Fall & Spring program)

- ❖ Attended Truancy update meetings with PCL officials from Waco High, J.H. Hines Elementary, Cesar Chavez and Carver Middle Schools, University High School
- ❖ Track student progress and grade reports (student behavioral incidents and suspensions)
- ❖ Meetings – (AB) (Dr. Pepper Museum) – Fall & Spring Youth presentations
- ❖ Meeting – Starry Counseling Services (Resources & Services offered to PH Clients and Community)
- ❖ Meeting – (Residential meeting for Estella Maxey remodel and updates)
- ❖ Staff Meetings for Community Events and Monthly planning
- ❖ Meeting – CRRC (Race relation discussion) Dinner & Movie (Angola Do You Hear Us)
- ❖ Facilitating Workshop (It Still Takes a Village – Girl’s Talk session) 5:30 – 7:00pm
- ❖ Cross training activities (Working with FSS Quarterly meeting and luncheon)
- ❖ Meeting – Mosaic Ministry (MG) – Tutoring program for Estella Maxey (Melody Grove)
- ❖ Meeting – (DB) – Youth Summit Program

Activities planned for October

- ❖ Facilitating Class/Sessions (6 weeks curriculum - It Still Takes A Villiage (Girls group session grades 6- 10)
- ❖ South Terrace (Community Event – Trunk Or Treat/October 26, 2023)
- ❖ Cross Training (Community Service Staff – Overview on other Job positions and duties)
- ❖ National Night Out (Kate Ross Community Center)
- ❖ Youth Basketball Camps & Tournaments (Kenneth Alexander) & (Steve Norwood) – ST Youth Center

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
- ❖ Hiz House Ministries (Juan Carreon)



It Takes a Village meeting for Girls at
Kate Ross

Older Adults Activities and Programs – Open Social Work Position

- Activities continue at Estella Maxey, Kate Ross and South Terrace that include bingo, arts and crafts, health education
- Area Agency on aging made presentations on Medicare Fraud
- Hispanic Heritage Day at Kate Ross – BU Social Work Intern was speaker. Seniors were able to sample Pan Dulce and did some Latin Dances
- Outreach for Texas Food Bank – They are doing a survey/assessment and participants can get an HEB gift card for answering questions. Assisted seniors with navigating how to scan and open website with QR code.
- Field Trip scheduled for October (cooler weather)
- Exercise/Activity Aid hired
- Seniors will be able to participate with Community Garden kick off in October at South Terrace. Texas Agrilife will be teaching class on herbs. Herbs will be planted in beds and participants will be able to take some herbs home.



Ms. Green and resident at Kate Ross
dancing to Latin Music at Hispanic
Heritage Day

September 2023 Monthly Report – Resident Services, Earnest Ward

South Terrace:

- Meeting was held and discussed having a luncheon. We decided to plan and discuss during the October meeting.
- November and December are months highly celebrated Holidays so it could be mentioned in the minutes and we can possibly get input from other residents concerning a lunch or dinner.

Kate Ross:

- Meeting was held with 7 residents present.
- Tonya mentioned they were late getting out notices to register for school supplies, but they were able to purchase 13 gift cards to residents that registered for school supplies.

Estella Maxey:

- Meeting was scheduled at 6pm five residents present.
- Mr. Mack called the meeting to order and discussed the minutes from the previous meeting.
- Mr. Mack mentioned he wanted to have this meeting to discuss the things mentioned at the RAD meeting held the previous.
- He mentioned he was pleased with the attendance of the RAD meeting and mentioned the residents present had attended the RAD meeting also.
- From speaking to various residents they seem to be excited about the change.

Community Collaborations:

- Met with Living Word Church to assist with rent
- Met with Carver Park Church to assist with rent
- Calls to EOAC residents needing assistance with rent
- Met with Shepherds Heart to assist with a new move-in resident

Planned Meetings For October:

- South Terrace 11th @ 4pm
- Kate Ross 18th @ 6pm
- Melody Grove 25th @ 6pm

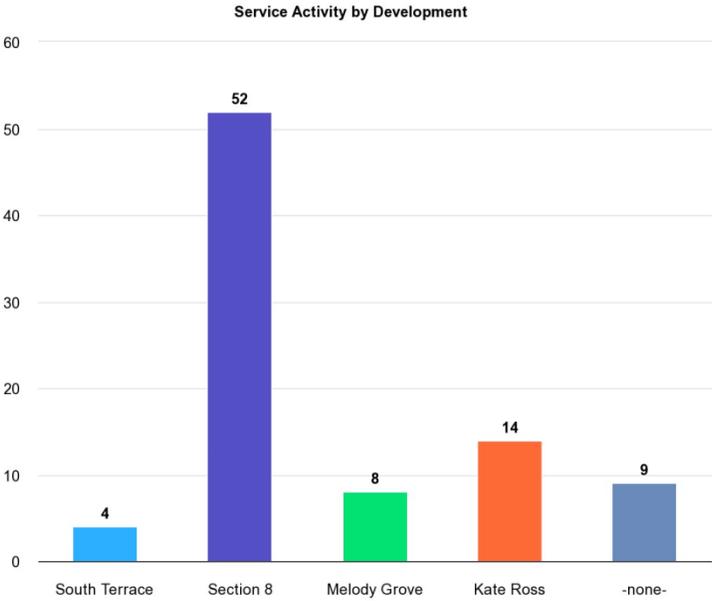
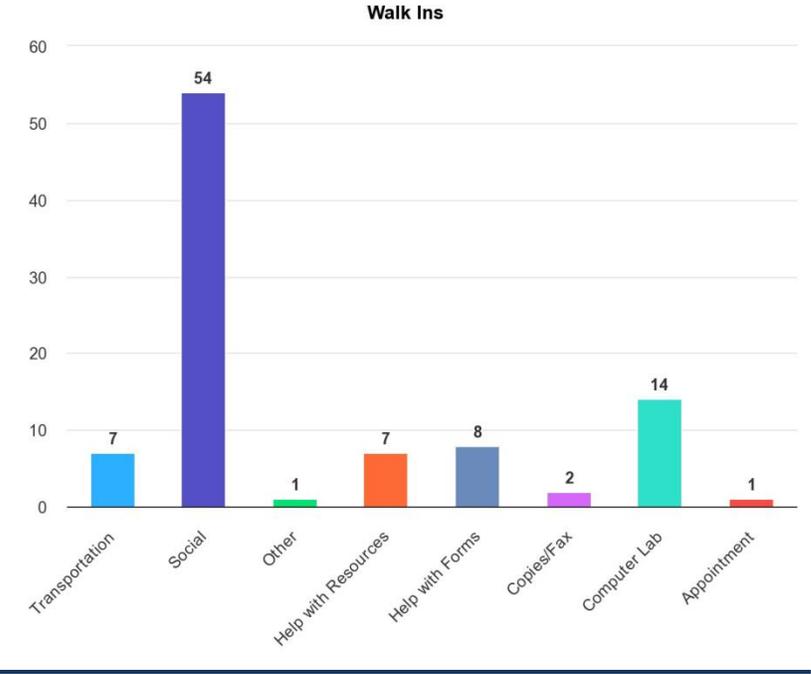


Town Hall RAD Update Meeting at Estella Maxey

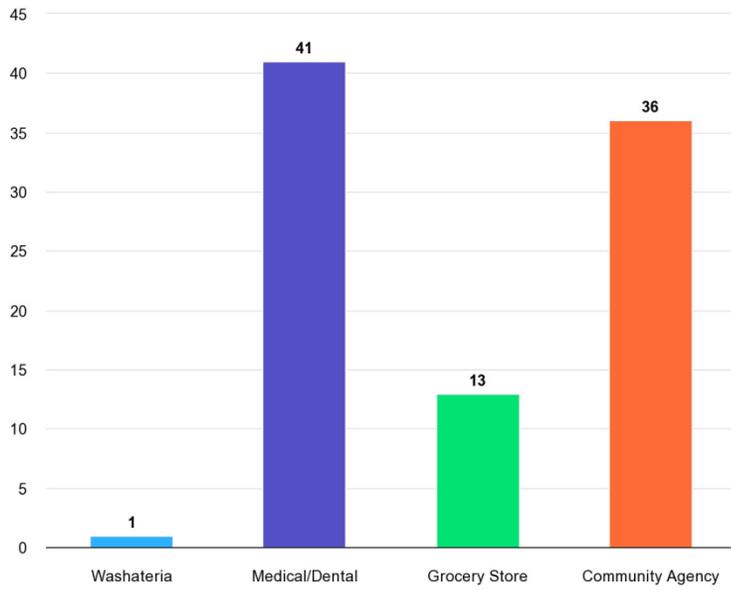


Aerial view of Community Garden in progress at South Terrace Community Center.

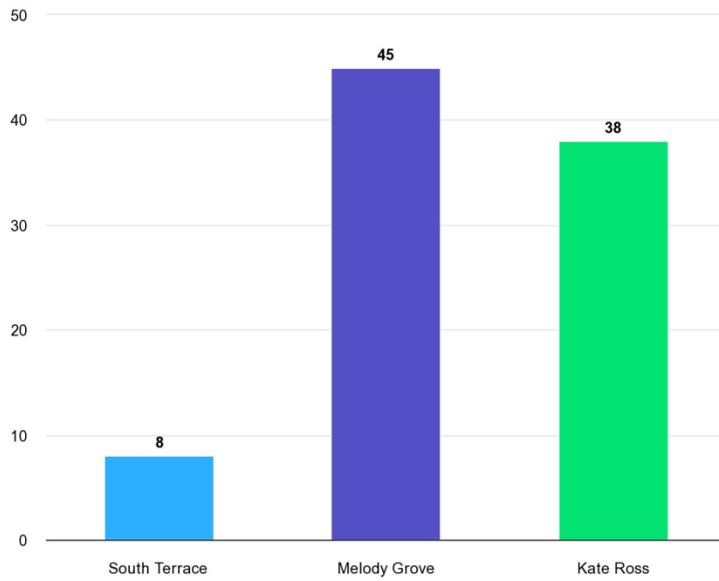
Monthly Departmental Statistics And Reports



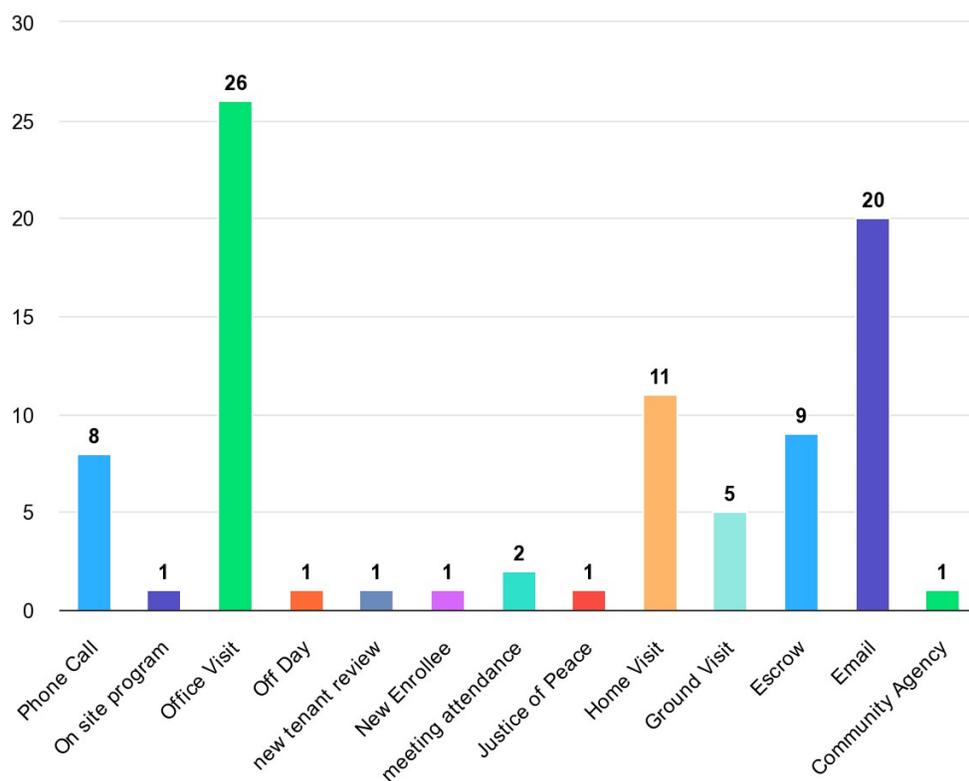
Transportation Destinations



Transportation by Development



Services Provided



OCTOBER SENIOR ACTIVITIES

2023

SUN	MON	TUE ESTELLA MAXEY	WED SOUTH TERRACE	THU KATE ROSS	FRI	SAT
1	2	3 10 AM TBD Move & Groove	4 10 AM Art/Pet Rocks Move & Groove	5 10 AM Fire Department Move & Groove	6	7
8	9	10 10 AM BINGO! Move & Groove	11 10 AM BINGO! Move & Groove	12 10 AM Waco PD Crime Prevention Move & Groove	13	14
15	16	17 10 AM Super Doodle Girl Move & Groove	18 10 AM Mental Health Presentation Move & Groove	19 10 AM Senior Field Trip	20	21
22	23	24 10 AM Community Garden Move & Groove	25 10 AM TBD Move & Groove	26 10 AM BINGO Move & Groove	27	28
29	30	31 10 AM Halloween Costume Contest Move & Groove	1	2	3	4

Summary of Financial Statements

August 31, 2023

All Sites Expenses

- 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.
- Employee Benefits – The expense continues to be under budget because it was budgeted at a higher rate, but it is based on employee selection.

Public Housing

Central Office Cost Center (COCC)

- Asset Management Fees from PH Sites – Revenue was under budget \$9,000 for the month of August, while management fees from the non-profit properties were over budget \$1,500, and admin fees from Section 8 were over by \$14,500.
- Administrative Salaries – Expense was over budget \$10,500 since payroll accrual was at 100%.
- Staff Training – CEO, SR. VP and Admin Director will attend the National NAHRO Conference and total registration was \$1,785. Total expense for Board Commissioners retreat was \$6,600 and this cost was shared with Kate Ross, Estella Maxey, and HCV.

Kate Ross (KR)

- Dwelling Rental – Occupancy is 87% for the month of August 2023.
- Interest on Investments – Income was over budget as CD's were renewed at a higher interest rate.
- HUD Contribution – HUD's subsidy proration funding was at 92.97% of estimated eligibility.
- Tenant Services – The Resident Council requested \$3,000 for upcoming events and scholarship fund program. Also, the expense was over budget \$3,300 for the Oklahoma college tour.
- Labor – The cost was under budget \$9,900 for the three vacant maintenance positions.
- Materials – A/c, auto and building supplies were over budget \$5,900 while new appliances was under budget \$1,600.
- Contract Cost – Expense was over budget \$16,700 for the replacement of four condensing units, \$4,000 for temporary maintenance labor, and \$2,850 for tree trimming. Also, roof and building repairs were over budget \$4,800 and \$2,900 for plumbing repairs.

Estella Maxey (EM)

- Dwelling Rental – Occupancy is 62%; therefore, rental income is under budget \$21,500.
- Interest on Investments – Income was over budget as CD's were renewed at a higher interest rate.
- HUD Contribution – HUD's subsidy proration funding was at 92.97% of estimated eligibility.
- Sundry – Contract employee expense was over budget \$4,700 for the Assistant Manager position.
- Tenant Services – Also, the expense was over budget \$3,300 for the Oklahoma college tour. The Resident Council requested \$1,500 for the scholarship fund program.
- Labor – The cost was under budget \$3,700 for the two vacant maintenance positions.
- Contract Cost – A/c and plumbing repairs were under budget \$5,600.
- Extraordinary Maintenance – The cost for roof repairs due to hail damage was \$43,600.

Section 8 – Admin

- Section 8 Admin Fees – HUD disbursed additional administrative fee of \$75,300.
- Other Income – Rental income of \$4,927 for the Hill Co. property lease contract.
- Sundry – Cost was over budget \$7,700 for three temporary employees and \$9,500 for software support and maintenance.
- Electricity – The cost was over budget \$2,900 for the new Hill Co. office electric utility expense.
- Management Fees – Expense is over budget \$13,500 due to the additional funds of administrative fees.

Section 8 – HAP Reserves

- The Housing Choice Voucher Program total HAP reserve is \$3,352,788.
- Mainstream Voucher Program total HAP reserve is \$89,459.
- Emergency Housing Voucher total HAP reserves is \$92,630.

Non-Profits

Raintree

- Donations to Scholarship Fund- The Resident Council donated \$3,000.
- Proceeds from Insurance Claims- These are funds received for a vehicle claim.
- Staff Training & Convention- The Construction Superintendent and Procurement Contract Compliance Officer attended a procurement and Section 3 training. This was a split cost with all of the public housing and nonprofit properties.
- Material- A/C parts supplies were restocked, and three condensers were replaced (\$4,429). Seven new appliances also needed replacement (\$3,188). Pool supplies were restocked costing \$724. All of these contributed toward the budget overage for the month.

Cimmaron

- Material- A condenser, evaporator unit, and stove were replaced for the total amount of \$2,359. Water heaters were restocked for \$417; this was a split cost with Hunnington.
- Non-Apartment Meetings- Food was purchased for the Meet the Teacher event for Carver Middle School (\$500). Meals were also provided for the commissioner, executive staff, and directors training held at the Hilton (\$622).

Hunnington

- Contract Cost- This was over budget for the month due to a shower tile wall repair (\$637), stair tread repair (\$500), and shower plumbing repair (\$774).

Misty

- There were no other out of the routine income or expense amounts for Misty for the month of August other than the one mentioned above.

Picadilly

- There were no other out of the routine income or expense amounts for Picadilly for August other than the one mentioned above.

WPFC II

- There were no out of the routine income or expense amounts for WPFC II.

August 2023 Consolidated Report

	Central Cost Center	Estella Maxey	Kate Ross	HCV	Raintree	Cimmaron	Hunnington	Picadilly	Misty Square		Total
Income											
Dwelling rental		57,911.26	68,450.28		98,268.00	52,330.00	36,293.75	4,802.00	8,610.00		326,665.29
Excess Utilities		13,660.73	13,112.32								26,773.05
Total Rental Income		-	71,571.99	81,562.60	-	98,268.00	52,330.00	36,293.75	4,802.00	8,610.00	353,438.34
Mgmt. & Admin. Fees Rev.	155,858.10	9,790.97	7,692.91	227,481.00							400,822.98
Donations to Scholarship Fd.		336.00			3,006.91						3,342.91
CFP Tranf In-site Expenses			264.00								264.00
Proceeds Insurance Claims			1,057.40		1,597.40						2,654.80
Interest on Investments	539.93	8,999.29	6,306.42	2,149.50	968.27	694.69	123.81	227.55	133.02		20,142.48
Other Income		5,318.38	7,331.07	5,415.08	2,445.63	1,069.47	944.00	450.00	80.00		23,053.63
Operating Transfer In		9,790.97	7,692.91								17,483.88
HUD Contributions		136,529.00	107,435.50								243,964.50
Total Operating Income	156,398.03	170,764.61	137,780.21	235,045.58	8,018.21	1,764.16	1,067.81	677.55	213.02		711,729.18
Total Income	156,398.03	242,336.60	219,342.81	235,045.58	106,286.21	54,094.16	37,361.56	5,479.55	8,823.02		1,065,167.52
Expenses											
Administrative Salaries	110,938.32	22,283.82	19,102.90	63,055.04	9,012.12	5,369.51	3,726.54	390.90	1,347.08		235,226.23
Legal		583.10	225.40	2,900.00							3,708.50
Staff Training & Travel	6,424.04	3,670.50	2,896.46	1,345.19	276.00	174.00	108.00	12.00	30.00		14,936.19
Sundry	6,131.84	14,947.29	10,432.60	30,861.40	2,942.29	1,389.87	895.46	84.07	199.67		67,884.49
Mgmt. & Bkpg. Fees Exp.		28,479.29	27,502.27	45,496.20	25,549.68	13,605.80	9,436.38	528.22	947.10		151,544.94
Total Admin. Expenses	123,494.20	69,964.00	60,159.63	143,657.83	37,780.09	20,539.18	14,166.38	1,015.19	2,523.85		473,300.35
Total Tenant Serv. Expenses		24,977.11	22,259.35								47,236.46
Total Utility Expenses	3,725.20	53,022.54	53,906.76	4,427.01	15,778.53	8,153.00	4,082.44	153.09	923.62		144,172.19
Labor		21,417.35	8,842.12		9,884.62	6,477.70	3,863.90	411.84	1,022.78		51,920.31
Materials	734.65	6,987.87	9,978.51	466.51	10,372.06	3,763.25	1,651.82	495.97	180.01		34,630.65
Contract Costs	5,754.67	23,295.12	51,708.66	1,598.16	10,889.57	3,885.18	5,396.10	253.32	669.76		103,450.54
Total Maint & Operations	6,489.32	51,700.34	70,529.29	2,064.67	31,146.25	14,126.13	10,911.82	1,161.13	1,872.55		190,001.50
Employee Benefits	24,584.57	15,104.20	12,000.25	14,501.48	5,179.77	3,414.36	2,076.49	216.95	577.06		77,655.13
Insurance	471.53	6,562.04	10,124.29	393.08	4,786.49	2,593.24	1,163.65	165.54	278.99		26,538.85
Administrative Fees				2,374.70							2,374.70
Collection Losses		8,935.14	3,266.48								12,201.62
Non-Routine Exp (non apt exp)		43,600.00		169.61	920.00	1,397.37					46,086.98
Depreciation Expense					15,531.02	7,596.56	6,157.21	266.44	2,699.21		32,250.44
Total General Expenses	25,056.10	74,201.38	25,391.02	17,438.87	26,417.28	15,001.53	9,397.35	648.93	3,555.26		197,107.72
Total Expenses	158,764.82	273,865.37	232,246.05	167,588.38	111,122.15	57,819.84	38,557.99	2,978.34	8,875.28		1,051,818.22
Profit/Loss	(2,366.79)	(31,528.77)	(12,903.24)	67,457.20	(4,835.94)	(3,725.68)	(1,196.43)	2,501.21	(52.26)		13,349.30

Central Cost

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3190 Non-Dwelling Rental	\$ -	\$ -	\$ -	\$ -	\$ -
Total Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -
3430 Mart Management Fees	\$ 24,600.00	\$ 22,550.00	\$ 2,006.96	\$ 22,805.63	\$ 255.63
3440 Mgmt./Adm.Fees fr.Non-Profits	\$ 582,500.00	\$ 533,958.37	\$ 50,067.18	\$ 546,307.06	\$ 12,348.69
3450 Asset Management Fee fr.Sites	\$ 570,200.00	\$ 522,683.26	\$ 38,497.68	\$ 440,565.80	\$ (82,117.46)
3460 Mgmt./Adm.Fees fr.Sect.8	\$ 399,300.00	\$ 366,025.00	\$ 47,802.40	\$ 370,789.60	\$ 4,764.60
3470 Mgmt./Adm.Fees fr.CFP	\$ 199,700.00	\$ 183,058.37	\$ 17,483.88	\$ 182,181.55	\$ (876.82)
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest on Investments	\$ 3,800.00	\$ 3,483.37	\$ 539.93	\$ 7,049.57	\$ 3,566.20
3650 Interest Inc.-Mortgages	\$ -	\$ -	\$ -	\$ -	\$ -
3690 Other Income	\$ 1,000.00	\$ 916.63	\$ -	\$ 122.07	\$ (794.56)
9110.010 Oth.Inc.-Transfer from CFP	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 1,781,100.00	\$ 1,632,675.00	\$ 156,398.03	\$ 1,569,821.28	\$ (62,853.72)
EXPENSES					\$ -
4110 Administrative Salaries	\$ 1,204,900.00	\$ 1,104,491.63	\$ 110,938.32	\$ 1,079,218.04	\$ (25,273.59)
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ 200.00	\$ 183.37	\$ -	\$ 1,538.67	\$ 1,355.30
4140 Staff Training	\$ 10,200.00	\$ 9,349.89	\$ 5,206.72	\$ 17,836.07	\$ 8,486.18
4150 Travel Convention & Meetings	\$ 19,400.00	\$ 17,783.37	\$ 1,217.32	\$ 21,936.96	\$ 4,153.59
4171 Auditing Fees	\$ 1,200.00	\$ 1,100.00	\$ -	\$ 1,444.44	\$ 344.44
4190 Sundry	\$ 111,300.00	\$ 102,024.89	\$ 6,131.84	\$ 99,492.09	\$ (2,532.80)
Total Admin Expense	\$ 1,347,200.00	\$ 1,234,933.15	\$ 123,494.20	\$ 1,221,466.27	\$ (13,466.88)
4310 Water	\$ 9,000.00	\$ 8,250.00	\$ 1,255.29	\$ 5,729.72	\$ (2,520.28)
4320 Electricity	\$ 13,000.00	\$ 11,916.63	\$ 2,110.95	\$ 15,679.53	\$ 3,762.90
4330 Gas	\$ 2,000.00	\$ 1,833.37	\$ 92.08	\$ 2,015.15	\$ 181.78
4390 Sewer	\$ 2,000.00	\$ 1,833.37	\$ 266.88	\$ 2,860.15	\$ 1,026.78
Total Utility Expense	\$ 26,000.00	\$ 23,833.37	\$ 3,725.20	\$ 26,284.55	\$ 2,451.18
4420 Material	\$ 4,100.00	\$ 3,758.37	\$ 734.65	\$ 5,923.79	\$ 2,165.42
4430 Contract Cost	\$ 40,300.00	\$ 36,941.52	\$ 5,754.67	\$ 47,829.94	\$ 10,888.42
Total Ordinary Maint. & Operation	\$ 44,400.00	\$ 40,699.89	\$ 6,489.32	\$ 53,753.73	\$ 13,053.84
4510.010 Workers Compensation	\$ 4,400.00	\$ 4,033.37	\$ 234.93	\$ 2,584.24	\$ (1,449.13)
4510.040 Auto Insurance	\$ 1,800.00	\$ 1,650.00	\$ 217.15	\$ 2,388.65	\$ 738.65
4510.070 Crime / Dishonesty	\$ 100.00	\$ 91.63	\$ 5.38	\$ 59.17	\$ (32.46)
4510.090 Fire & Extend Coverage	\$ 200.00	\$ 183.37	\$ 14.07	\$ 154.76	\$ (28.61)
4540 Employee Benefit Payments	\$ 344,300.00	\$ 315,608.48	\$ 24,584.57	\$ 244,738.64	\$ (70,869.84)
4560 Postage Mach Lease Amortization	\$ -	\$ -	\$ -	\$ 4,108.80	\$ 4,108.80
4570 FSS Jr League Loan Write-Off	\$ -	\$ -	\$ -	\$ -	\$ -
4585.020 Interest on Lease Payable	\$ -	\$ -	\$ -	\$ 452.87	\$ 452.87
Total General Expenses	\$ 350,800.00	\$ 321,566.85	\$ 25,056.10	\$ 254,487.13	\$ (67,079.72)
Total Routine Expenses	\$ 1,768,400.00	\$ 1,621,033.26	\$ 158,764.82	\$ 1,555,991.68	\$ (65,041.58)
					\$ -
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Residual Receipts (Profit/Loss)	\$ 12,700.00	\$ 11,641.74	\$ (2,366.79)	\$ 13,829.60	\$ 2,187.86

Public Housing Income Statement

Kate Ross

Estella Maxey

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME										
Dwelling Rental	\$ 744,300.00	\$ 682,275.00	\$ 68,450.28	\$ 715,733.91	\$ 33,458.91	\$ 952,500.00	\$ 873,125.00	\$ 57,911.26	\$ 696,366.88	\$ (176,758.12)
Excess Utilities	\$ 88,100.00	\$ 80,758.37	\$ 13,112.32	\$ 78,513.98	\$ (2,244.39)	\$ 101,500.00	\$ 93,041.63	\$ 13,660.73	\$ 86,819.16	\$ (6,224.47)
Non-Dwelling Rental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Rental Income	\$ 832,400.00	\$ 763,033.37	\$ 81,562.60	\$ 794,247.89	\$ 31,214.52	\$ 1,054,000.00	\$ 966,166.63	\$ 71,571.99	\$ 783,186.04	\$ (182,980.59)
Management Fee from CFP	\$ 87,800.00	\$ 80,483.37	\$ 7,692.91	\$ 80,159.92	\$ (323.45)	\$ 111,800.00	\$ 102,483.37	\$ 9,790.97	\$ 102,021.63	\$ (461.74)
CFP Trnsf. In-Site Expenses	\$ 59,500.00	\$ 54,541.63	\$ 264.00	\$ 3,384.53	\$ (51,157.10)	\$ 64,700.00	\$ 59,308.37	\$ 336.00	\$ 8,068.71	\$ (51,239.66)
Proceeds fr. Insurance Claims	\$ -	\$ -	\$ 1,057.40	\$ 29,985.80	\$ 29,985.80	\$ -	\$ -	\$ -	\$ 883,973.25	\$ 883,973.25
Interest on Investments	\$ 23,000.00	\$ 21,083.37	\$ 6,306.42	\$ 46,296.17	\$ 25,212.80	\$ 41,300.00	\$ 37,858.37	\$ 8,999.29	\$ 65,529.63	\$ 27,671.26
Jr. League Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 58,800.00	\$ 53,900.00	\$ 7,331.07	\$ 61,873.98	\$ 7,973.98	\$ 65,900.00	\$ 60,408.37	\$ 5,318.38	\$ 59,659.28	\$ (749.09)
Other Income-FSS Forfeitures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income-Time Warner Cable	\$ 5,000.00	\$ 4,583.37	\$ -	\$ 6,415.09	\$ 1,831.72	\$ 8,900.00	\$ 8,158.37	\$ -	\$ 5,885.21	\$ (2,273.16)
Operating Transfer In (1406)	\$ 92,300.00	\$ 84,608.37	\$ 7,692.91	\$ 80,159.92	\$ (4,448.45)	\$ 117,500.00	\$ 107,708.37	\$ 9,790.97	\$ 102,021.63	\$ (5,686.74)
Total Operating Income	\$ 326,400.00	\$ 299,200.11	\$ 30,344.71	\$ 308,275.41	\$ 9,075.30	\$ 410,100.00	\$ 375,925.22	\$ 34,235.61	\$ 1,227,159.34	\$ 851,234.12
Total HUD Contributions	\$ 1,143,500.00	\$ 1,048,208.37	\$ 107,435.50	\$ 1,122,949.69	\$ 74,741.32	\$ 1,482,600.00	\$ 1,359,050.00	\$ 136,529.00	\$ 1,455,404.76	\$ 96,354.76
Total Income	\$ 2,302,300.00	\$ 2,110,441.85	\$ 219,342.81	\$ 2,225,472.99	\$ 115,031.14	\$ 2,946,700.00	\$ 2,701,141.85	\$ 242,336.60	\$ 3,465,750.14	\$ 764,608.29
EXPENSES										
Administrative Salaries	\$ 314,300.00	\$ 288,108.26	\$ 19,102.90	\$ 194,410.85	\$ (93,697.41)	\$ 407,400.00	\$ 373,450.00	\$ 22,283.82	\$ 222,416.74	\$ (151,033.26)
Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Expense	\$ 500.00	\$ 458.37	\$ 225.40	\$ 1,327.90	\$ 869.53	\$ 500.00	\$ 458.37	\$ 583.10	\$ 8,613.40	\$ 8,155.03
Staff Training	\$ 5,200.00	\$ 4,766.74	\$ 2,497.87	\$ 5,794.99	\$ 1,028.25	\$ 5,500.00	\$ 5,041.74	\$ 3,170.77	\$ 6,812.14	\$ 1,770.40
Travel & Conventions	\$ 2,600.00	\$ 2,383.26	\$ 398.59	\$ 3,062.14	\$ 678.88	\$ 2,900.00	\$ 2,658.26	\$ 499.73	\$ 3,866.85	\$ 1,208.59
Audit Fees	\$ 4,000.00	\$ 3,666.63	\$ -	\$ 3,466.67	\$ (199.96)	\$ 5,000.00	\$ 4,583.37	\$ -	\$ 4,333.33	\$ (250.04)
Sundry	\$ 100,700.00	\$ 92,308.48	\$ 10,432.60	\$ 102,143.21	\$ 9,834.73	\$ 111,400.00	\$ 102,117.07	\$ 14,947.29	\$ 129,542.47	\$ 27,425.40
Management Fees	\$ 339,600.00	\$ 311,299.89	\$ 27,502.27	\$ 294,947.64	\$ (16,352.25)	\$ 430,300.00	\$ 394,441.74	\$ 28,479.29	\$ 327,799.71	\$ (66,642.03)
Total Admin Expense	\$ 766,900.00	\$ 702,991.63	\$ 60,159.63	\$ 605,153.40	\$ (97,838.23)	\$ 963,000.00	\$ 882,750.55	\$ 69,964.00	\$ 703,384.64	\$ (179,365.91)
Tenant Services Salaries	\$ 163,300.00	\$ 149,691.63	\$ 15,393.54	\$ 131,457.34	\$ (18,234.29)	\$ 208,600.00	\$ 191,216.63	\$ 18,753.99	\$ 163,356.40	\$ (27,860.23)
Tenant Services-Recr., Etc.	\$ 5,000.00	\$ 4,583.37	\$ 3,153.31	\$ 17,040.11	\$ 12,456.74	\$ 5,000.00	\$ 4,583.37	\$ 3,920.62	\$ 23,096.58	\$ 18,513.21
Resident Council	\$ 100.00	\$ 91.63	\$ 3,000.00	\$ 3,000.00	\$ 2,908.37	\$ 100.00	\$ 91.63	\$ 1,500.00	\$ 1,500.00	\$ 1,408.37
Ten. Serv. Contr., Train., Spec. Needs	\$ 4,900.00	\$ 4,491.63	\$ 712.50	\$ 6,607.50	\$ 2,115.87	\$ 6,300.00	\$ 5,775.00	\$ 802.50	\$ 5,081.25	\$ (693.75)
Total Tenant Expense	\$ 173,300.00	\$ 158,858.26	\$ 22,259.35	\$ 158,104.95	\$ (753.31)	\$ 220,000.00	\$ 201,666.63	\$ 24,977.11	\$ 193,034.23	\$ (8,632.40)
EXPENSES										
Water	\$ 90,000.00	\$ 82,500.00	\$ 8,881.24	\$ 88,562.11	\$ 6,062.11	\$ 121,000.00	\$ 110,916.63	\$ 9,767.32	\$ 103,491.70	\$ (7,424.93)
Electricity	\$ 150,000.00	\$ 137,500.00	\$ 28,634.23	\$ 172,970.08	\$ 35,470.08	\$ 194,000.00	\$ 177,833.37	\$ 25,006.68	\$ 178,800.19	\$ 966.82
Gas	\$ 80,000.00	\$ 73,333.37	\$ 3,763.47	\$ 88,980.67	\$ 15,647.30	\$ 108,000.00	\$ 99,000.00	\$ 3,815.88	\$ 106,083.87	\$ 7,083.87
Other Utility Expense	\$ 100,000.00	\$ 91,666.63	\$ 12,627.82	\$ 124,513.18	\$ 32,846.55	\$ 183,000.00	\$ 167,750.00	\$ 14,432.66	\$ 153,208.73	\$ (14,541.27)
Total Utility Expense	\$ 420,000.00	\$ 385,000.00	\$ 53,906.76	\$ 475,026.04	\$ 90,026.04	\$ 608,000.00	\$ 555,500.00	\$ 53,022.54	\$ 541,584.49	\$ (13,915.51)
Labor	\$ 225,000.00	\$ 206,250.00	\$ 8,842.12	\$ 114,067.96	\$ (92,182.14)	\$ 301,100.00	\$ 276,008.37	\$ 21,417.35	\$ 226,760.78	\$ (49,247.59)
Material	\$ 65,800.00	\$ 60,316.41	\$ 9,978.51	\$ 89,997.74	\$ 29,681.33	\$ 75,000.00	\$ 68,750.00	\$ 6,987.87	\$ 63,674.17	\$ (5,075.83)
Contract Cost	\$ 161,300.00	\$ 147,858.37	\$ 46,546.19	\$ 377,935.31	\$ 230,076.94	\$ 256,500.00	\$ 235,125.00	\$ 14,993.50	\$ 264,443.29	\$ 29,318.29
Total Ordinary Maint. & Operation	\$ 452,100.00	\$ 414,424.78	\$ 65,366.82	\$ 582,000.91	\$ 167,576.13	\$ 632,600.00	\$ 579,883.37	\$ 43,398.72	\$ 554,878.24	\$ (25,005.13)
Protective Services Contract	\$ 80,700.00	\$ 73,975.00	\$ 5,162.47	\$ 70,147.38	\$ (3,827.62)	\$ 90,000.00	\$ 82,500.00	\$ 8,301.62	\$ 89,723.19	\$ 7,223.19
Total Protective Services	\$ 80,700.00	\$ 73,975.00	\$ 5,162.47	\$ 70,147.38	\$ (3,827.62)	\$ 90,000.00	\$ 82,500.00	\$ 8,301.62	\$ 89,723.19	\$ 7,223.19
Insurance	\$ 123,800.00	\$ 113,483.26	\$ 10,124.29	\$ 109,874.61	\$ (3,608.65)	\$ 81,800.00	\$ 74,983.26	\$ 6,562.04	\$ 72,182.39	\$ (2,800.87)
Payment in Lieu of Taxes (PILOT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Benefit Payments	\$ 241,100.00	\$ 221,008.15	\$ 12,000.25	\$ 127,092.69	\$ (93,915.46)	\$ 306,100.00	\$ 280,591.63	\$ 15,104.20	\$ 152,938.36	\$ (127,663.27)
Collection Losses	\$ 35,000.00	\$ 32,083.37	\$ 3,266.48	\$ 29,599.83	\$ (2,483.54)	\$ 27,800.00	\$ 25,483.37	\$ 8,935.14	\$ 43,265.34	\$ 17,781.97
Total General Expenses	\$ 399,900.00	\$ 366,574.78	\$ 25,391.02	\$ 266,567.13	\$ (100,007.65)	\$ 415,700.00	\$ 381,058.26	\$ 30,601.38	\$ 268,396.09	\$ (112,672.17)
Total Routine Expenses	\$ 2,292,900.00	\$ 2,101,824.45	\$ 232,246.05	\$ 2,156,999.81	\$ 55,175.36	\$ 2,927,300.00	\$ 2,683,358.81	\$ 230,265.37	\$ 2,350,990.88	\$ (332,367.93)
EXPENSES										
Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,600.00	\$ 50,800.00	\$ 50,800.00
Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,600.00	\$ 50,800.00	\$ 50,800.00
Total Operating Expenses	\$ 2,292,900.00	\$ 2,101,824.45	\$ 232,246.05	\$ 2,156,999.81	\$ 55,175.36	\$ 2,927,300.00	\$ 2,683,358.81	\$ 273,865.37	\$ 2,401,790.88	\$ (281,567.93)
G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Yr Adj Affecting Residual Receipts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Residual Receipts (Profit/Loss)										
	\$ 9,400.00	\$ 8,617.40	\$ (12,903.24)	\$ 68,473.18	\$ 59,855.78	\$ 19,400.00	\$ 17,783.04	\$ (31,528.77)	\$ 1,063,959.26	\$ 1,046,176.22

Section 8 Admin

Mainstream Admin

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3410 Section 8 Admin Fees	\$ 1,915,200.00	\$ 1,755,600.00	\$ 227,481.00	\$ 1,774,261.00	\$ 18,661.00
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest on on Admin Reserve	\$ 34,200.00	\$ 31,350.00	\$ 2,063.55	\$ 20,920.45	\$ (10,429.55)
3610.030 Interest Income	\$ -	\$ -	\$ 85.95	\$ 832.51	\$ 832.51
3690 Other Income	\$ 14,000.00	\$ 12,833.37	\$ 5,415.08	\$ 30,624.68	\$ 17,791.31
Total Admin Income	\$ 1,963,400.00	\$ 1,799,783.37	\$ 235,045.58	\$ 1,826,638.64	\$ 26,855.27
EXPENSES					
4110 Administrative Salaries	\$ 880,800.00	\$ 807,400.00	\$ 63,055.04	\$ 600,895.52	\$ (206,504.48)
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ 500.00	\$ 458.37	\$ 2,900.00	\$ 17,569.83	\$ 17,111.46
4140 Staff Training	\$ 10,000.00	\$ 9,166.63	\$ 1,345.19	\$ 4,752.90	\$ (4,413.73)
4150 Travel Convention & Meetings	\$ 2,500.00	\$ 2,291.63	\$ -	\$ 1,393.96	\$ (897.67)
4171 Auditing Fees	\$ 8,100.00	\$ 7,425.00	\$ -	\$ 9,718.44	\$ 2,293.44
4190 Sundry	\$ 217,150.00	\$ 199,054.24	\$ 30,861.40	\$ 211,929.11	\$ 12,874.87
4196 Management Fee	\$ 383,030.00	\$ 351,110.87	\$ 45,496.20	\$ 354,852.20	\$ 3,741.33
4220 Tenant Services Recreation	\$ 250.00	\$ 229.13	\$ -	\$ -	\$ (229.13)
4250 Reichenbach Program Assistance	\$ -	\$ -	\$ -	\$ -	\$ -
4260 FSS Donations Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total Admin Expense	\$ 1,502,330.00	\$ 1,377,135.87	\$ 143,657.83	\$ 1,201,111.96	\$ (176,023.91)
4310 Water	\$ 2,900.00	\$ 2,658.37	\$ 458.39	\$ 2,394.03	\$ (264.34)
4320 Electricity	\$ 4,300.00	\$ 3,941.63	\$ 3,584.37	\$ 18,043.78	\$ 14,102.15
4330 Gas	\$ 1,560.00	\$ 1,430.00	\$ 253.89	\$ 3,189.85	\$ 1,759.85
4390 Sewer	\$ 880.00	\$ 806.63	\$ 130.36	\$ 925.90	\$ 119.27
Total Utility Expense	\$ 9,640.00	\$ 8,836.63	\$ 4,427.01	\$ 24,553.56	\$ 15,716.93
4420 Material	\$ 2,700.00	\$ 2,475.00	\$ 466.51	\$ 4,649.15	\$ 2,174.15
4430 Contract Cost	\$ 25,550.00	\$ 23,420.76	\$ 1,598.16	\$ 28,544.24	\$ 5,123.48
Total Ordinary Maint. & Operation	\$ 28,250.00	\$ 25,895.76	\$ 2,064.67	\$ 33,193.39	\$ 7,297.63
\$ -					
4510.010 Workers Compensation	\$ 3,430.00	\$ 3,144.13	\$ 181.21	\$ 1,993.30	\$ (1,150.83)
4510.020 General Liability Insurance	\$ 30.00	\$ 27.50	\$ 2.53	\$ 27.84	\$ 0.34
4510.040 Auto Insurance	\$ 2,270.00	\$ 2,080.87	\$ 175.58	\$ 1,931.39	\$ (149.48)
4510.050 Public Officials Liability -E&O	\$ 50.00	\$ 45.87	\$ 4.74	\$ 52.13	\$ 6.26
4510.070 Crime / Dishonesty	\$ 60.00	\$ 55.00	\$ 5.38	\$ 59.17	\$ 4.17
4510.090 Fire & Extend Coverage	\$ 280.00	\$ 256.63	\$ 23.64	\$ 260.03	\$ 3.40
4540 Employee Benefit Payments	\$ 379,660.00	\$ 348,021.63	\$ 14,501.48	\$ 146,633.15	\$ (201,388.48)
4560 Postage Mach Lease Amortization	\$ -	\$ -	\$ 147.06	\$ 588.24	\$ 588.24
4585.020 Interest on Lease Payable	\$ -	\$ -	\$ 22.55	\$ 100.82	\$ 100.82
4590 Admin Fee	\$ 32,200.00	\$ 29,516.63	\$ 2,374.70	\$ 29,208.38	\$ (308.25)
Total General Expenses	\$ 417,980.00	\$ 383,148.26	\$ 17,438.87	\$ 180,854.45	\$ (202,293.81)
Total Routine Expenses	\$ 1,958,200.00	\$ 1,795,016.52	\$ 167,588.38	\$ 1,439,713.36	\$ (355,303.16)
EXPENSES					
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Residual Receipts (Profit/Loss)	\$ 5,200.00	\$ 4,766.85	\$ 67,457.20	\$ 386,925.28	\$ 382,158.43

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3410 Mainstream Admin Fees	\$ 56,300.00	\$ 51,608.37	\$ 7,880.74	\$ 56,829.63	\$ 5,221.26
3610 Interest on on Admin Reserve	\$ 800.00	\$ 733.37	\$ 713.23	\$ 713.23	\$ (20.14)
3690.070 Misc. Other Income	\$ -	\$ -	\$ -	\$ -	\$ -
Total Admin Income	\$ 57,100.00	\$ 52,341.74	\$ 8,593.97	\$ 57,542.86	\$ 5,201.12
EXPENSES					
4110 Administrative Salaries	\$ 8,840.00	\$ 8,103.37	\$ 1,951.20	\$ 14,322.27	\$ 6,218.90
4171.000 Audit Fees	\$ 230.00	\$ 210.87	\$ -	\$ 270.81	\$ 59.94
4196 Admin Fees	\$ 11,300.00	\$ 10,358.37	\$ 1,545.00	\$ 10,860.00	\$ 501.63
4189/4190 Sundry	\$ 2,200.00	\$ 2,016.74	\$ 751.48	\$ 1,430.09	\$ (586.65)
Total Admin Expenses	\$ 22,570.00	\$ 20,689.35	\$ 4,247.68	\$ 26,883.17	\$ 6,193.82
4510.010 Workers Comp Insurance	\$ 50.00	\$ 45.87	\$ -	\$ -	\$ (45.87)
4540 Employee Benefit Payments	\$ 7,480.00	\$ 6,856.63	\$ 389.23	\$ 3,446.45	\$ (3,410.18)
4590 Admin Fee	\$ -	\$ -	\$ 82.76	\$ 974.74	\$ 974.74
4431 Building Repair Contract	\$ -	\$ -	\$ -	\$ -	\$ -
4430 Clean/Desinf Contr. Srvc	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 7,530.00	\$ 6,902.50	\$ 471.99	\$ 4,421.19	\$ (2,481.31)
Total Expenses	\$ 30,100.00	\$ 27,591.85	\$ 4,719.67	\$ 31,304.36	\$ 3,712.51
\$ -					
Residual Receipts (Profit/Loss)	\$ 27,000.00	\$ 24,749.89	\$ 3,874.30	\$ 26,238.50	\$ 1,488.61

Section 8 HAP

Mainstream HAP

Emergency Housing-HAP

	Current Period	Current Year
INCOME		
3610.000 Interest on HAP Reserve	\$ -	\$ -
3610.030 Interest on VASH Reserve	\$ -	\$ -
3690.000 Oth.Inc.-Fraud Recov.-HAP Resr.	\$ 487.25	\$ 5,832.66
3690.020 Other Income FSS Forfeitures	\$ -	\$ -
3690.080 Oth Inc Fr Adm for Overleasing	\$ -	\$ -
8026.000 Contributions Earned- HAP	\$ 1,587,621.00	\$ 17,403,144.00
8026.240 Contr. Earned HAP - Katrina	\$ -	\$ -
8026.245 DVP Contributions Earned	\$ -	\$ -
8026.400 Contrib Earned HAP Liberty-RAD	\$ -	\$ -
8026.450 Contrib Earned HAP ST-RAD	\$ -	\$ -
8026.455 Contrib Earned HAP-ST Demolito	\$ -	\$ 2,775.00
8026.456 Contib.S8-HAP-Grandview Demo/Dis	\$ -	\$ 34,231.00
8026.457 Contib. Earned S8 Foster Youth	\$ -	\$ -
8026.500 Contrib.-Vet.Affs,Supp.Hous.	\$ -	\$ -
8026.800 Contributions Earned- Mainstrea	\$ -	\$ -
TOTAL HAP INCOME	\$ 1,588,108.25	\$ 17,445,982.66
EXPENSES		
4715.010 HAP Occupied Units	\$ 1,335,769.29	\$ 13,447,927.29
4715.020 HAP Parkside Occ. Units	\$ 22,167.00	\$ 212,389.00
4715.030 HAP Damages	\$ -	\$ -
4715.040 HAP Tanglewood Occ. Units	\$ 300.00	\$ 3,228.00
4715.070 HAP Portability - In	\$ -	\$ -
4715.090 HAP - Portability - Out	\$ 56,859.77	\$ 756,227.55
4715.100 HAP Parkside-Portability-Out	\$ 2,390.00	\$ 21,298.00
4715.230 HAP Homeownership	\$ 13,336.00	\$ 60,829.00
4715.240 HAP Katrina	\$ -	\$ -
4715.245 HAP Disaster Vchr. Prog.	\$ -	\$ -
4715.400 HAP Liberty-RAD	\$ 28,372.00	\$ 299,951.00
4715.450 HAP ST-RAD	\$ 73,396.37	\$ 613,792.09
4715.451 HAP Grandview-RAD	\$ 6,277.00	\$ 66,886.00
4715.455 HAP ST Demolition/Disposition	\$ 62,838.00	\$ 440,458.20
4715.500 HAP Vet.Affs.Support.Hous.	\$ 31,817.00	\$ 345,147.00
4715.501 HAP - VASH - Portability - Out	\$ -	\$ -
4715.800 HAP Mainstream	\$ -	\$ -
4715.801 HAP Mainstream Port-Out	\$ -	\$ -
4715.910 HAP Hill Co. Occ. Units	\$ 88,048.00	\$ 885,819.31
4715.911 HAP Hillsboro Housing	\$ -	\$ -
4715.925 HAP Somervell Co.	\$ 10,286.00	\$ 114,890.00
4715.926 HAP Somervell Co. Port Out	\$ -	\$ -
4715.990 HAP Hill Co. Portability	\$ 9,587.00	\$ 165,783.00
4715.991 HAP Hillsboro Housing Port-Out	\$ -	\$ -
4716.000 UAP Occupied Units	\$ 17,925.00	\$ 167,427.00
4716.100 UAP Parkside Occ. Units	\$ 52.00	\$ 579.00
4716.130 UAP Tanglewood Occ. Units	\$ -	\$ 54.00
4716.230 UAP Homeownership	\$ -	\$ 2,176.00
4716.240 UAP Katrina	\$ -	\$ -
4716.245 UAP Disaster Vchr. Prog.	\$ -	\$ -
4716.400 UAP Liberty-RAD	\$ 768.00	\$ 7,741.00
4716.450 UAP ST RAD	\$ -	\$ -
4716.455 UAP-ST Demolition/Disposition	\$ 516.00	\$ 5,354.00
4716.500 UAP Vet.Affairs Support Hous.	\$ 314.00	\$ 2,764.00
4716.800 UAP Mainstream	\$ -	\$ -
4716.910 UAP Hill Co. Occ. Units	\$ 782.00	\$ 6,640.00
4716.911 UAP Hillsboro Housing	\$ -	\$ -
4716.925 UAP Somervell Co.	\$ 89.00	\$ 1,590.00
4717.000 UAP - Portability - Out	\$ 2,819.50	\$ 16,907.65
4717.100 UAP - Portability - In	\$ -	\$ -
TOTAL HAP/UAP EXPENSE	\$ 1,764,708.93	\$ 17,645,858.09
RESIDUAL RECEIPTS (Profit/Loss)	\$ (176,600.68)	\$ (199,875.43)

	Current Period	Current Year
INCOME		
8026.800 Contr. Earned- Mainstream	\$ 39,206.00	\$ 444,346.00
TOTAL HAP INCOME	\$ 39,206.00	\$ 444,346.00
EXPENSES		
4715.090 HAP Mainstream Port-Out	\$ 1,090.00	\$ 12,447.00
4715.800 HAP Mainstream	\$ 42,406.00	\$ 410,749.00
4716.800 UAP Mainstream	\$ 243.00	\$ 2,254.00
4716.801 UAP Mainstream Port-Out	\$ -	\$ -
TOTAL HAP/UAP EXPENSE	\$ 43,739.00	\$ 425,450.00
RESIDUAL RECEIPTS (Profit/Loss)	\$ (4,533.00)	\$ 18,896.00

	Current Period	Current Year
INCOME		
3410.100 Sec 8 EHV Admin Fees	\$ 3,806.00	\$ 25,387.00
3410.200 Sec8 EHV Preliminary Fees	\$ -	\$ -
3410.300 Sec8 EHV Placement/Issuance Fee	\$ -	\$ 200.00
3410.500 Sec8 EHV Service Fee	\$ 1,788.00	\$ 20,753.66
3410.800 Interest on EHV Admin Fee	\$ 49.51	\$ 906.93
3610.040 Interest on EHV Reserve	\$ -	\$ -
8026.462 Contr. Earned- EHV HAP	\$ 19,436.00	\$ 224,296.00
TOTAL HAP INCOME	\$ 25,079.51	\$ 271,543.59
EXPENSES		
4110.000 Admin Salaries	\$ 2,481.15	\$ 22,385.93
4140.000 Staff Training	\$ -	\$ 12.31
4150.000 Travel Covention & Meetings	\$ -	\$ 39.75
4171.000 Audit Fee	\$ -	\$ 121.87
4190.020 Telephone & Telegraph	\$ 7.09	\$ 37.96
4190.160 Office Supplies	\$ -	\$ 2.50
4190.180 Miscellaneous	\$ -	\$ 9.89
4190.330 Admin. Contract-Software Maint	\$ 349.49	\$ 646.60
4196.000 Management Fee	\$ 761.20	\$ 5,077.40
4540.010 FICA Employer	\$ 148.54	\$ 1,335.07
4540.020 Medicare Employer	\$ 34.74	\$ 312.23
4540.030 Unemployment Insurance	\$ -	\$ 2.25
4540.040 Pension Employer	\$ 155.81	\$ 1,570.19
4540.200 Health Insurance Employer	\$ 131.36	\$ 1,655.88
4540.210 Dental Insurance Employer	\$ 17.08	\$ 156.58
4540.220 Long Term Disability Employer	\$ 8.94	\$ 90.05
4590.901 Emergency Housing Port Admin Fe	\$ 41.38	\$ 331.04
4715.090 HAP Emergency Housing Port Out	\$ 1,981.00	\$ 12,744.39
4715.900 HAP EHV	\$ 30,642.00	\$ 224,035.00
4716.900 UAP EHV	\$ 169.00	\$ 2,716.00
4716.901 UAP Emergency Housing Port-Out	\$ 94.00	\$ 504.00
4718.100 EHV-Service Fees	\$ 1,788.00	\$ 20,753.66
4800.000 Depreciation Expense	\$ -	\$ -
TOTAL HAP/UAP EXPENSE	\$ 38,810.78	\$ 294,540.55
RESIDUAL RECEIPTS (Profit/Loss)	\$ (13,731.27)	\$ (22,996.96)

WPFC Income Statement

	Raintree					Cimmaron					Misty				
	Year Budget	YTD Budget	Current Period	Current Year	Over & Under	Year Budget	YTD Budget	Current Period	Current Year	Over & Under	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME															
3110 Dwelling Rental	\$ 1,148,800.00	\$ 1,053,066.63	\$ 98,268.00	\$ 1,077,937.76	\$ 24,871.13	\$ 610,170.00	\$ 559,322.50	\$ 52,330.00	\$ 572,857.51	\$ 13,535.01	\$ 100,600.00	\$ 92,216.63	\$ 8,610.00	\$ 94,030.00	\$ 1,813.37
Total Rental Income	\$ 1,148,800.00	\$ 1,053,066.63	\$ 98,268.00	\$ 1,077,937.76	\$ 24,871.13	\$ 610,170.00	\$ 559,322.50	\$ 52,330.00	\$ 572,857.51	\$ 13,535.01	\$ 100,600.00	\$ 92,216.63	\$ 8,610.00	\$ 94,030.00	\$ 1,813.37
3400 Donations to Scholarship Fd.	\$ -	\$ -	\$ 3,006.91	\$ 8,038.23	\$ 8,038.23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ 1,597.40	\$ 5,238.16	\$ 5,238.16	\$ -	\$ -	\$ -	\$ 8,631.44	\$ 8,631.44	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest Income	\$ 14,750.00	\$ 13,520.87	\$ 968.27	\$ 7,065.34	\$ (6,455.53)	\$ 8,930.00	\$ 8,185.87	\$ 694.69	\$ 6,684.20	\$ (1,501.67)	\$ 2,000.00	\$ 1,833.37	\$ 133.02	\$ 1,527.43	\$ (305.94)
3690 Other Income	\$ 29,950.00	\$ 28,287.50	\$ 2,445.63	\$ 33,304.13	\$ 5,016.63	\$ 22,100.00	\$ 20,800.00	\$ 1,069.47	\$ 22,502.60	\$ 1,702.60	\$ 3,400.00	\$ 3,225.00	\$ 80.00	\$ 2,873.81	\$ (351.19)
3999.000 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 44,700.00	\$ 41,808.37	\$ 8,018.21	\$ 53,645.86	\$ 11,837.49	\$ 31,030.00	\$ 28,985.87	\$ 1,764.16	\$ 37,816.24	\$ 8,832.37	\$ 5,400.00	\$ 5,058.37	\$ 213.02	\$ 4,401.24	\$ (667.13)
Total Income	\$ 1,193,500.00	\$ 1,094,875.00	\$ 106,286.21	\$ 1,131,583.62	\$ 36,708.62	\$ 641,200.00	\$ 588,308.37	\$ 54,094.16	\$ 610,675.75	\$ 22,367.38	\$ 106,000.00	\$ 97,275.00	\$ 8,823.02	\$ 98,431.24	\$ 1,156.24
EXPENSES															
4110 Administrative Salaries	\$ 97,000.00	\$ 89,538.00	\$ 9,012.12	\$ 88,234.87	\$ (1,303.13)	\$ 61,600.00	\$ 56,862.00	\$ 5,369.51	\$ 52,027.39	\$ (4,834.61)	\$ 8,800.00	\$ 8,124.00	\$ 1,347.08	\$ 10,079.04	\$ 1,955.04
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ -	\$ -	\$ -	\$ 835.00	\$ 835.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4140 Staff Training & Convention	\$ 1,575.00	\$ 1,443.75	\$ 276.00	\$ 1,181.40	\$ (262.35)	\$ 650.00	\$ 595.87	\$ 174.00	\$ 312.05	\$ (283.82)	\$ 100.00	\$ 91.63	\$ 30.00	\$ 51.97	\$ (39.66)
4150 Travel	\$ 830.00	\$ 760.87	\$ -	\$ 107.52	\$ (653.35)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4171 Auditing Fees	\$ 3,900.00	\$ 3,575.00	\$ -	\$ 4,691.56	\$ 1,116.56	\$ 2,500.00	\$ 2,291.63	\$ -	\$ 2,992.90	\$ 701.27	\$ 300.00	\$ 275.00	\$ -	\$ 404.44	\$ 129.44
4180 Office Rent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4190 Sundry	\$ 41,150.00	\$ 37,950.00	\$ 2,942.29	\$ 25,874.15	\$ (12,075.85)	\$ 20,590.00	\$ 19,020.00	\$ 1,389.87	\$ 18,016.56	\$ (1,003.44)	\$ 3,070.00	\$ 2,814.13	\$ 199.67	\$ 2,520.79	\$ (293.34)
4195 Property Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4196 Mgmt./Bkpg./Adm.Fee	\$ 298,690.00	\$ 273,799.13	\$ 25,549.68	\$ 280,263.82	\$ 6,464.69	\$ 158,640.00	\$ 145,420.00	\$ 13,605.80	\$ 148,942.97	\$ 3,522.97	\$ 11,060.00	\$ 10,138.37	\$ 947.10	\$ 10,343.30	\$ 204.93
Total Admin Expense	\$ 443,145.00	\$ 407,066.75	\$ 37,780.00	\$ 401,188.32	\$ (5,878.43)	\$ 243,980.00	\$ 224,189.50	\$ 20,539.18	\$ 222,291.87	\$ (1,897.63)	\$ 23,330.00	\$ 21,443.13	\$ 2,523.85	\$ 23,999.54	\$ 1,956.41
4310 Water	\$ 51,000.00	\$ 46,750.00	\$ 7,488.94	\$ 57,845.09	\$ 11,095.09	\$ 37,000.00	\$ 33,916.63	\$ 5,010.39	\$ 41,327.32	\$ 7,410.69	\$ 4,500.00	\$ 4,125.00	\$ 440.01	\$ 4,658.11	\$ 533.11
4320 Electricity	\$ 14,000.00	\$ 12,833.37	\$ 1,119.54	\$ 11,931.65	\$ (901.72)	\$ 9,000.00	\$ 8,250.00	\$ 831.69	\$ 8,870.21	\$ 620.21	\$ 600.00	\$ 550.00	\$ 34.18	\$ 434.54	\$ (115.46)
4390 Sewer	\$ 52,000.00	\$ 47,666.63	\$ 7,170.05	\$ 65,954.20	\$ 18,287.57	\$ 22,000.00	\$ 20,166.63	\$ 2,310.92	\$ 22,117.97	\$ 1,951.34	\$ 4,000.00	\$ 3,666.63	\$ 449.43	\$ 4,667.40	\$ 1,000.77
Total Utility Expense	\$ 117,000.00	\$ 107,250.00	\$ 15,778.53	\$ 135,730.94	\$ 28,480.94	\$ 68,000.00	\$ 62,333.26	\$ 8,153.00	\$ 72,315.50	\$ 9,982.24	\$ 9,100.00	\$ 8,341.63	\$ 923.62	\$ 9,760.05	\$ 1,418.42
4410 Labor	\$ 105,000.00	\$ 96,924.00	\$ 9,884.62	\$ 81,465.92	\$ (15,458.08)	\$ 70,300.00	\$ 64,893.00	\$ 6,477.70	\$ 63,548.72	\$ (1,344.28)	\$ 11,100.00	\$ 10,247.00	\$ 1,022.78	\$ 10,033.80	\$ (213.20)
4420 Material	\$ 42,635.00	\$ 39,082.01	\$ 10,372.06	\$ 75,119.64	\$ 36,307.63	\$ 16,820.00	\$ 15,418.37	\$ 3,763.25	\$ 26,010.04	\$ 10,591.67	\$ 1,455.00	\$ 1,333.64	\$ 180.01	\$ 2,446.45	\$ 1,112.81
4430 Contract Cost	\$ 144,070.00	\$ 132,064.24	\$ 10,856.07	\$ 157,720.77	\$ 25,656.53	\$ 50,940.00	\$ 46,695.11	\$ 3,846.99	\$ 50,912.48	\$ 4,217.37	\$ 13,530.00	\$ 12,402.50	\$ 663.73	\$ 17,497.27	\$ 5,094.77
Total Ordinary Maint. & Operation	\$ 291,705.00	\$ 268,070.25	\$ 31,112.75	\$ 314,306.33	\$ 46,236.08	\$ 138,060.00	\$ 127,006.48	\$ 14,087.94	\$ 140,471.24	\$ 13,464.76	\$ 26,085.00	\$ 23,983.14	\$ 1,866.52	\$ 29,977.52	\$ 5,994.38
4480 Contract Cost	\$ 400.00	\$ 366.63	\$ 33.50	\$ 335.00	\$ (31.63)	\$ 460.00	\$ 421.63	\$ 38.19	\$ 420.09	\$ (1.54)	\$ 75.00	\$ 68.75	\$ 6.03	\$ 66.33	\$ (2.42)
Total Protective Services	\$ 400.00	\$ 366.63	\$ 33.50	\$ 335.00	\$ (31.63)	\$ 460.00	\$ 421.63	\$ 38.19	\$ 420.09	\$ (1.54)	\$ 75.00	\$ 68.75	\$ 6.03	\$ 66.33	\$ (2.42)
4510.010 Workers Compensation	\$ 4,400.00	\$ 4,033.37	\$ 244.11	\$ 2,685.21	\$ (1,348.16)	\$ 2,800.00	\$ 2,566.63	\$ 154.67	\$ 1,701.39	\$ (865.24)	\$ 400.00	\$ 366.63	\$ 22.74	\$ 250.12	\$ (116.51)
4510.020 General Liab Insurance	\$ 1,200.00	\$ 1,100.00	\$ 105.26	\$ 1,157.88	\$ 57.88	\$ 800.00	\$ 733.37	\$ 58.22	\$ 640.42	\$ (92.95)	\$ 120.00	\$ 110.00	\$ 5.73	\$ 63.02	\$ (46.98)
4510.040 Auto Insurance	\$ 500.00	\$ 458.37	\$ 46.42	\$ 510.63	\$ 52.26	\$ 320.00	\$ 293.37	\$ 31.54	\$ 346.93	\$ 53.56	\$ 40.00	\$ 36.63	\$ 3.15	\$ 34.66	\$ (1.97)
4510.050 Public Officials Insurance	\$ 2,300.00	\$ 2,108.37	\$ 194.89	\$ 2,143.79	\$ 35.42	\$ 1,460.00	\$ 1,338.37	\$ 107.80	\$ 1,185.81	\$ (152.56)	\$ 220.00	\$ 201.63	\$ 10.60	\$ 116.61	\$ (85.02)
4510.070 Crime / Dishonesty	\$ 70.00	\$ 64.13	\$ 5.38	\$ 59.17	\$ (4.96)	\$ 70.00	\$ 64.13	\$ 5.38	\$ 59.17	\$ (4.96)	\$ -	\$ -	\$ -	\$ -	\$ -
4510.090 Fire & Extend Coverage	\$ 51,000.00	\$ 46,750.00	\$ 4,190.43	\$ 46,094.73	\$ (655.27)	\$ 28,000.00	\$ 25,666.63	\$ 2,235.63	\$ 24,591.95	\$ (1,074.68)	\$ 2,850.00	\$ 2,612.50	\$ 236.77	\$ 2,604.48	\$ (80.02)
4540 Employee Benefit Payments	\$ 86,300.00	\$ 79,108.37	\$ 5,179.77	\$ 47,413.10	\$ (31,695.27)	\$ 51,450.00	\$ 47,162.72	\$ 3,414.36	\$ 35,323.40	\$ (11,839.32)	\$ 7,780.00	\$ 7,131.74	\$ 577.06	\$ 5,718.27	\$ (1,413.47)
4570 Collection Losses	\$ 580.00	\$ 435.00	\$ -	\$ 1,218.65	\$ 783.65	\$ 20.00	\$ 15.00	\$ -	\$ 2,058.34	\$ 2,043.34	\$ -	\$ -	\$ -	\$ -	\$ -
4580 Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 146,350.00	\$ 134,057.61	\$ 9,966.26	\$ 101,283.16	\$ (32,774.45)	\$ 84,920.00	\$ 77,840.22	\$ 6,007.60	\$ 65,907.41	\$ (11,932.81)	\$ 11,410.00	\$ 10,459.13	\$ 856.05	\$ 8,787.16	\$ (1,671.97)
Total Routine Expenses	\$ 998,600.00	\$ 916,811.24	\$ 94,671.13	\$ 952,843.75	\$ 36,032.51	\$ 535,420.00	\$ 491,791.09	\$ 48,825.91	\$ 501,406.11	\$ 9,615.02	\$ 70,000.00	\$ 64,295.78	\$ 6,176.07	\$ 71,990.60	\$ 7,694.82
EXPENSES															
4191.100 Employee Committee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,375.00	\$ -	\$ 1,583.31	\$ 208.31	\$ -	\$ -	\$ -	\$ -	\$ -
4191.200 Non-Apartment Meetings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 4,583.37	\$ 1,397.37	\$ 7,939.37	\$ 3,356.00	\$ -	\$ -	\$ -	\$ -	\$ -
4191.300 Non-Apartment Public Relations	\$ 5,000.00	\$ 4,583.37	\$ 920.00	\$ 4,875.55	\$ 292.18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Apartment Expenses	\$ 5,000.00	\$ 4,583.37	\$ 920.00	\$ 4,875.55	\$ 292.18	\$ 6,500.00	\$ 5,958.37	\$ 1,397.37	\$ 9,522.68	\$ 3,564.31	\$ -	\$ -	\$ -	\$ -	\$ -
4610.000 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ 5,650.00	\$ 5,650.00	\$ -	\$ -	\$ -	\$ 11,674.11	\$ 11,674.11	\$ -	\$ -	\$ -	\$ -	\$ -
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4700 Scholarships Awarded	\$ 1,800.00	\$ 1,650.00	\$ -	\$ 2,000.00	\$ 350.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5999.000 Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ 1,800.00	\$ 1,650.00	\$ -	\$ 7,650.00	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 11,674.11	\$ 11,674.11	\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ 185,000.00	\$ 169,583.37	\$ 15,531.02	\$ 156,169.29	\$ (13,414.08)	\$ 96,580.00	\$ 88,531.63	\$ 7,596.56	\$ 84,438.59	\$ (4,093.04)	\$ 35,000.00	\$ 32,083.37	\$ 2,699.21	\$ 30,223.10	\$ (1,860.27)
6110 G/L Disposition of Real Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ 185,000.00	\$ 169,583.37	\$ 15,531.02	\$ 156,169.29	\$ (13,414.08)	\$ 96,580.00	\$ 88,531.63	\$ 7,596.56	\$ 84,438.59	\$ (4,093.04)	\$ 35,000.00	\$ 32,083.37	\$ 2,699.21	\$ 30,223.10	\$ (1,860.27)
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 1,190,400.00	\$ 1,092,627.98	\$ 111,122.15	\$ 1,121,538.59	\$ 28,910.61	\$ 638,500.00	\$ 586,281.09	\$ 57,819.64	\$ 607,041.49	\$ 20,760.40	\$ 105,000.00	\$ 96,379.15	\$ 8,875.28	\$ 102,213.70	\$ 5,834.55
Residual Receipts (Profit/Loss)	\$ 3,100.00	\$ 2,247.02	\$ (4,835.94)	\$ 10,045.03	\$ 7,798.01	\$ 2,700.00	\$ 2,027.28	\$ (3,725.68)	\$ 3,634.26	\$ 1,606.98	\$ 1,000.00	\$ 895.85	\$ (52.26)	\$ (3,782.46)	\$ (4,678.31)

Huntington

Picadilly

WPFC II

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3110 Dwelling Rental	\$ 415,600.00	\$ 380,966.63	\$ 36,293.75	\$ 388,510.10	\$ 7,543.47
Total Rental Income	\$ 415,600.00	\$ 380,966.63	\$ 36,293.75	\$ 388,510.10	\$ 7,543.47
3400.100 Youth Literacy Grant-Dollar Gen	\$ -	\$ -	\$ -	\$ -	\$ -
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ 4,742.45	\$ 4,742.45
3610 Interest Income	\$ 7,400.00	\$ 6,783.37	\$ 123.81	\$ 876.08	\$ (5,907.29)
3690 Other Income	\$ 10,100.00	\$ 9,524.89	\$ 944.00	\$ 7,891.23	\$ (1,633.66)
3999 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 17,500.00	\$ 16,308.26	\$ 1,067.81	\$ 13,509.76	\$ (2,798.50)
Total Income	\$ 433,100.00	\$ 397,274.89	\$ 37,361.56	\$ 402,019.86	\$ 4,744.97
EXPENSES					
4110 Administrative Salaries	\$ 36,790.00	\$ 33,960.00	\$ 3,726.54	\$ 33,857.32	\$ (102.68)
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ -	\$ -	\$ -	\$ -	\$ -
4140 Staff Training & Convention	\$ 390.00	\$ 357.50	\$ 108.00	\$ 190.64	\$ (166.86)
4150 Travel	\$ -	\$ -	\$ -	\$ -	\$ -
4171 Auditing Fees	\$ 1,530.00	\$ 1,402.50	\$ -	\$ 1,840.21	\$ 437.71
4180 Office Rent	\$ -	\$ -	\$ -	\$ -	\$ -
4190 Sundry	\$ 14,610.00	\$ 13,579.89	\$ 895.46	\$ 11,878.48	\$ (1,701.41)
4195 Property Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -
4196 Mgmt./Bkpg./Adm.Fee	\$ 108,040.00	\$ 99,036.63	\$ 9,436.38	\$ 101,012.62	\$ 1,975.99
Total Admin Expense	\$ 161,360.00	\$ 148,336.52	\$ 14,166.38	\$ 148,779.27	\$ 442.75
4310 Water	\$ 20,410.00	\$ 18,709.13	\$ 1,679.40	\$ 19,831.59	\$ 1,122.46
4320 Electricity	\$ 5,550.00	\$ 5,087.50	\$ 376.40	\$ 4,420.84	\$ (666.66)
4390 Sewer	\$ 20,940.00	\$ 19,195.00	\$ 2,026.64	\$ 23,212.26	\$ 4,022.26
Total Utility Expense	\$ 46,900.00	\$ 42,991.63	\$ 4,082.44	\$ 47,469.69	\$ 4,478.06
4410 Maint. & Operation Labor	\$ 42,000.00	\$ 38,770.00	\$ 3,863.90	\$ 37,906.24	\$ (863.76)
4420 Material	\$ 14,000.00	\$ 12,833.37	\$ 1,651.82	\$ 12,581.58	\$ (251.79)
4430 Contract Cost	\$ 41,190.00	\$ 37,757.61	\$ 5,373.32	\$ 51,726.33	\$ 13,968.72
Total Ordinary Maint. & Operation	\$ 97,190.00	\$ 89,360.98	\$ 10,889.04	\$ 102,214.15	\$ 12,853.17
4480 Contract Cost	\$ 270.00	\$ 247.50	\$ 22.78	\$ 250.58	\$ 3.08
Total Protective Services	\$ 270.00	\$ 247.50	\$ 22.78	\$ 250.58	\$ 3.08
4510.010 Workers Compensation	\$ 1,620.00	\$ 1,485.00	\$ 92.30	\$ 1,015.30	\$ (469.70)
4510.020 General Liab Insurance	\$ 480.00	\$ 440.00	\$ 41.97	\$ 461.68	\$ 21.68
4510.040 Auto Insurance	\$ 150.00	\$ 137.50	\$ 11.91	\$ 131.02	\$ (6.48)
4510.050 Public Officials Insurance	\$ 890.00	\$ 815.87	\$ 77.74	\$ 855.13	\$ 39.26
4510.090 Fire & Extend Coverage	\$ 10,690.00	\$ 9,799.13	\$ 939.73	\$ 10,337.01	\$ 537.88
4540 Employee Benefit Payments	\$ 30,540.00	\$ 27,995.00	\$ 2,076.49	\$ 21,282.51	\$ (6,712.49)
4570 Collection Losses	\$ 3,870.00	\$ 2,902.50	\$ -	\$ -	\$ (2,902.50)
4580 Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 48,240.00	\$ 43,575.00	\$ 3,240.14	\$ 34,082.65	\$ (9,492.35)
Total Routine Expenses	\$ 353,960.00	\$ 324,511.63	\$ 32,400.78	\$ 332,796.34	\$ 8,284.71
EXPENSES					
4191.500 Dollar General Grant-Books	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Apartment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4610.000 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ 2,699.78	\$ 2,699.78
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
5999.000 Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ 2,699.78	\$ 2,699.78
4800 Depreciation Expense	\$ 71,440.00	\$ 65,486.63	\$ 6,157.21	\$ 59,063.20	\$ (6,423.43)
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ 71,440.00	\$ 65,486.63	\$ 6,157.21	\$ 59,063.20	\$ (6,423.43)
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 425,400.00	\$ 389,998.26	\$ 38,557.99	\$ 394,555.32	\$ 4,561.06
Residual Receipts (Profit/Loss)	\$ 7,700.00	\$ 7,276.63	\$ (1,196.43)	\$ 7,460.54	\$ 183.91

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3110 Dwelling Rental	\$ 54,800.00	\$ 50,233.37	\$ 4,802.00	\$ 52,221.33	\$ 1,987.96
Total Rental Income	\$ 54,800.00	\$ 50,233.37	\$ 4,802.00	\$ 52,221.33	\$ 1,987.96
3400.100 Youth Literacy Grant-Dollar Gen	\$ -	\$ -	\$ -	\$ -	\$ -
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest Income	\$ 3,050.00	\$ 2,795.87	\$ 227.55	\$ 1,333.03	\$ (1,462.84)
3690 Other Income	\$ 1,950.00	\$ 1,820.87	\$ 450.00	\$ 2,657.64	\$ 836.77
3999 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 5,000.00	\$ 4,616.74	\$ 677.55	\$ 3,990.67	\$ (626.07)
Total Income	\$ 59,800.00	\$ 54,850.11	\$ 5,479.55	\$ 56,212.00	\$ 1,361.89
EXPENSES					
4110 Administrative Salaries	\$ 3,800.00	\$ 3,508.00	\$ 390.90	\$ 3,500.23	\$ (7.77)
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ -	\$ -	\$ -	\$ -	\$ -
4140 Staff Training & Convention	\$ 70.00	\$ 64.13	\$ 12.00	\$ 49.27	\$ (14.86)
4150 Travel	\$ 50.00	\$ 45.87	\$ -	\$ 4.48	\$ (41.39)
4171 Auditing Fees	\$ 150.00	\$ 137.50	\$ -	\$ 182.00	\$ 44.50
4180 Office Rent	\$ -	\$ -	\$ -	\$ -	\$ -
4190 Sundry	\$ 2,020.00	\$ 1,872.50	\$ 84.07	\$ 1,501.03	\$ (371.47)
4195 Property Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -
4196 Mgmt./Bkpg./Adm.Fee	\$ 6,020.00	\$ 5,518.37	\$ 528.22	\$ 5,744.35	\$ 225.99
Total Admin Expense	\$ 12,110.00	\$ 11,146.37	\$ 1,015.19	\$ 10,981.36	\$ (165.01)
4310 Water	\$ 3,000.00	\$ 2,750.00	\$ 142.91	\$ 1,307.27	\$ (1,442.73)
4320 Electricity	\$ 500.00	\$ 458.37	\$ 10.18	\$ 218.22	\$ (240.15)
4390 Sewer	\$ 400.00	\$ 366.63	\$ -	\$ 27.23	\$ (339.40)
Total Utility Expense	\$ 3,900.00	\$ 3,575.00	\$ 153.09	\$ 1,552.72	\$ (2,022.28)
4410 Labor	\$ 4,500.00	\$ 4,153.00	\$ 411.84	\$ 3,394.43	\$ (758.57)
4420 Material	\$ 6,910.00	\$ 6,334.24	\$ 495.97	\$ 4,323.77	\$ (2,010.47)
4430 Contract Cost	\$ 12,670.00	\$ 11,614.24	\$ 253.32	\$ 6,900.22	\$ (4,714.02)
Total Ordinary Maint. & Operation	\$ 24,080.00	\$ 22,101.48	\$ 1,161.13	\$ 14,618.42	\$ (7,483.06)
4480 Contract Cost	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -
4510.010 Workers Compensation	\$ 190.00	\$ 174.13	\$ 9.34	\$ 102.71	\$ (71.42)
4510.020 General Liab Insurance	\$ 50.00	\$ 45.87	\$ 3.76	\$ 41.37	\$ (4.50)
4510.040 Auto Insurance	\$ 20.00	\$ 18.37	\$ 1.40	\$ 15.41	\$ (2.96)
4510.050 Public Officials Insurance	\$ 80.00	\$ 73.37	\$ 6.93	\$ 76.22	\$ 2.85
4510.090 Fire & Extend Coverage	\$ 1,750.00	\$ 1,604.13	\$ 144.11	\$ 1,585.21	\$ (18.92)
4540.000 Employee Benefit Payments	\$ 3,400.00	\$ 3,116.74	\$ 216.95	\$ 1,961.44	\$ (1,155.30)
4570 Collection Losses	\$ 180.00	\$ 135.00	\$ -	\$ 1,037.99	\$ 902.99
4580 Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 5,670.00	\$ 5,167.61	\$ 382.49	\$ 4,820.35	\$ (347.26)
Total Routine Expenses	\$ 45,760.00	\$ 41,990.46	\$ 2,711.90	\$ 31,972.85	\$ (10,017.61)
EXPENSES					
4191.500 Dollar General Grant-Books	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Apartment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4610.000 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
5999.000 Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ 3,240.00	\$ 2,970.00	\$ 266.44	\$ 2,984.15	\$ 14.15
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ 3,240.00	\$ 2,970.00	\$ 266.44	\$ 2,984.15	\$ 14.15
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 49,000.00	\$ 44,960.46	\$ 2,978.34	\$ 34,957.00	\$ (10,003.46)
Residual Receipts (Profit/Loss)	\$ 10,800.00	\$ 9,889.65	\$ 2,501.21	\$ 21,255.00	\$ 11,365.35

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3110 Dwelling Rental	\$ -	\$ -	\$ -	\$ -	\$ -
Total Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest Income	\$ -	\$ -	\$ 5.31	\$ 9,872.93	\$ 9,872.93
3690 Other Income	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ -	\$ -	\$ 5.31	\$ 9,872.93	\$ 9,872.93
3999.000 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ -	\$ -	\$ 5.31	\$ 9,872.93	\$ 9,872.93
EXPENSES					
4110 Administrative Salaries	\$ -	\$ -	\$ -	\$ -	\$ -
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ -	\$ -	\$ -	\$ -	\$ -
4140 Staff Training & Convention	\$ -	\$ -	\$ -	\$ -	\$ -
4150 Travel	\$ -	\$ -	\$ -	\$ -	\$ -
4171 Auditing Fees	\$ -	\$ -	\$ -	\$ -	\$ -
4180 Office Rent	\$ -	\$ -	\$ -	\$ -	\$ -
4190 Sundry	\$ -	\$ -	\$ -	\$ -	\$ -
4195 Property Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -
Total Admin Expense	\$ -	\$ -	\$ -	\$ -	\$ -
4310 Water	\$ -	\$ -	\$ -	\$ -	\$ -
4320 Electricity	\$ -	\$ -	\$ -	\$ -	\$ -
4390 Sewer	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Expense	\$ -	\$ -	\$ -	\$ -	\$ -
4410 Labor	\$ -	\$ -	\$ -	\$ -	\$ -
4420 Material	\$ -	\$ -	\$ -	\$ -	\$ -
4430 Contract Cost	\$ -	\$ -	\$ -	\$ -	\$ -
Total Ordinary Maint. & Operation	\$ -	\$ -	\$ -	\$ -	\$ -
4480 Contract Cost	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -
4510.010 Workers Comp. Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
4510.020 General Liab Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
4510.040 Auto Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
4510.050 Public Officials Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
4510.090 Fire & Extend Coverage	\$ -	\$ -	\$ -	\$ -	\$ -
4540 Employee Benefit Payments	\$ -	\$ -	\$ -	\$ -	\$ -
4570 Collection Losses	\$ -	\$ -	\$ -	\$ -	\$ -
4580 Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Total Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENSES					
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -
6110 G/L Disposition of Real Property	\$ -	\$ -	\$ -	\$ -	\$ -
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -
6130 Special Items, Net Gain/Loss	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Residual Receipts (Profit/Loss)	\$ -	\$ -	\$ 5.31	\$ 9,872.93	\$ 9,872.93

WACO HOUSING AUTHORITY

RESOLUTION # 3878

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND ITS AFFILIATES (THE "AUTHORITY") TO (A) WORK COOPERATIVELY WITH ELLIS LIPSCOMB LLC OR ITS AFFILIATE FOR THE PURPOSES OF AQUIRING AND OPERATING A DEVELOPMENT LOCATED AT APPROXIMATELY 1402 GHOLSON RD WACO, TX 76704, MCLENNAN COUNTY, TEXAS (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 Authority and Ellis Lipscomb LLC, a Texas limited liability company (“Developer”) desire to enter into a Memorandum of Understanding (the “MOU”), pursuant to which the Authority and Developer will agree to work cooperatively to develop a multifamily apartment development to be approximately 320 residential units for persons located at 1402 Gholson Rd Waco, TX 76704, McLennan County, Texas known as Liberty Villages (the “Project”);

WHEREAS, the Project will be constructed on a land parcel that is approximately Thirty-Five (35) acres with the expectation that some acres will be deducted or released for other phases;

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

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

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority 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 President and Chief Executive Officer of the Authority shall deem appropriate or necessary, and the approval of the MOU and any and all other documents herein described by the President and Chief Executive Officer of the Authority 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 President and Chief Executive Officer of the Authority and/or his/her designee, in connection with the foregoing matters, are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the designee of the President and Chief Executive Officer of the Authority, is hereby authorized and directed for and on behalf of, and as the act

and deed of the Authority, 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 President and Chief Executive Officer of the Authority shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the President and Chief Executive Officer of the Authority to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

These resolutions shall be in full force and effect from and upon their adoption.

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PASSED this 12th day of October 2023.

CHAIR

ATTEST:

Secretary

WACO HOUSING AUTHORITY

RESOLUTION # 3879

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND ITS AFFILIATES (THE "AUTHORITY") TO (A) WORK COOPERATIVELY WITH WINTERHAWK, LP OR ITS AFFILIATE FOR THE PURPOSES OF AQUIRING AND OPERATING A DEVELOPMENT OF 18.98 ACRES LOCATED AT APPROXIMATELY AIRPORT ROAD AND STEINBECK, WACO, TEXAS (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 Authority and Winterhawk, LP, a Texas limited partnership ("Developer") desire to enter into a Memorandum of Understanding (the "MOU"), pursuant to which the Authority and Developer will agree to work cooperatively to develop an 18.98 acre multifamily apartment development to be approximately 186 residential units for persons located at Airport Road and Steinbeck, Waco, Texas known as Shady Acres Cottages (the "Project");

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

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

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority 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 President and Chief Executive Officer of the Authority shall deem appropriate or necessary, and the approval of the MOU and any and all other documents herein described by the President and Chief Executive Officer of the Authority 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 President and Chief Executive Officer of the Authority and/or his/her designee, in connection with the foregoing matters, are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the designee of the President and Chief Executive Officer of the Authority, is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, 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 President and Chief Executive Officer of the Authority shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the

President and Chief Executive Officer of the Authority to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

These resolutions shall be in full force and effect from and upon their adoption.

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PASSED this 12th day of October 2023.

CHAIR

ATTEST:

Secretary