

Agenda
WACO HOUSING AUTHORITY & AFFILIATES
Waco Housing Authority
Board Room
4400 Cobbs Dr.
Waco, Texas
April 11, 2024
12:00 Noon

- I. Call to Order
- II. Establishment of Quorum
- III. Hearing from Visitors
 - Recognition of Officials
- IV. Approval of Minutes
- V. Updates
 - South Terrace
 - Melody Grove
 - Gurley Lane
- VI. New Business
 - RESOLUTION NO. 3887 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PURCHASE OF FOUR 2024 CHEVROLET SILVERADO'S.
- 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
March 14, 2024
12:00 Noon

- I. Chair Melli Wickliff called the meeting to order at 12:01 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 February 22, 2024, Board Meeting minutes. 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 now have an anticipated completion date of May 2024.
President/CEO and Art Schultz updated the board on the progress for Melody Grove (Estella Maxey) Development.
President/CEO provided an update on the Gurley Lane project to the board.
- VI. New Business
 - RESOLUTION NO. 3885 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND ITS AFFILIATES (THE "AUTHORITY") TO (A) WORK COOPERATIVELY WITH MCCORMACK BARON SALAZAR, INC., A MISSOURI CORPORATION OR ITS AFFILIATE ("DEVELOPER") IN CONNECTION WITH A DEVELOPMENT TO BE DEVELOPED BY DEVELOPER LOCATED AT APPROXIMATELY 1600 GURLEY LANE, WACO, MCLENNAN COUNTY, TEXAS 76706, KNOWN AS GURLEY LANE (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.
The President/CEO explained to the board that this resolution is to authorize WHA work with McCormick Baron Salazar to negotiate and execute an MOU for the project on Gurley Lane. Chair Melli Wickliff asked for a motion to approve Resolution No. 3885. 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. 3885

A copy of this approved resolution may be found in the resolution file.
 - RESOLUTION NO. 3886 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND ITS AFFILIATES (THE "AUTHORITY") TO (A) WORK COOPERATIVELY WITH JES HOLDINGS, LLC OR ITS AFFILIATE ("DEVELOPER") IN CONNECTION WITH A DEVELOPMENT TO BE DEVELOPED BY DEVELOPER LOCATED AT APPROXIMATELY 826 SOUTH 11TH ST, WACO, MCLENNAN COUNTY, TEXAS 76706 (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.
The President/CEO explained to the board that this resolution is to authorize WHA work with Jes Holdings to negotiate and execute an MOU for the project on 11th St. Chair Melli Wickliff asked for a motion to approve Resolution No. 3886. Commissioner Jon Ramos made the motion to approve, and Commissioner Latonya Lewis seconded the motion. Chair Melli Wickliff called for a vote and the motion passed unanimously.

Resolution No. 3886

A copy of this approved 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 1457 applicants on the WHA Public Housing Waiting list.

MAINTENANCE
The Maintenance Department continues to work on make readies.

SECTION 8 - Milet Hopping
The Section 8 department currently is leasing 2494 vouchers and has 1345 total applicants on the combined waiting lists. There are 63 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

- IX. Adjournment
Chair, Melli Wickliff, adjourned the meeting at 1:50 p.m.

Secretary

Chair of the Board

Seal

**South Terrace Progress Report
Brinshore Development, L.L.C.
Waco Housing Authority Board Meeting
April 11, 2024**

Issues Addressed this Month:

- **Construction Progress**
- **Unit Delivery Schedule**
- **Pay Applications**

Construction Progress/Gas Line Issues

Nicholson Management (Liberty Mutual's construction manager) continues work on the remaining units to be completed. They are currently occupied with site concrete work, sanitary replacement work, and interior finish work. Concrete and sanitary replacement is expected to conclude in April.

As of today (April 4) a total of 24 units have been turned over to the Owner since they began working. There are a total of 31 units left to turn over.

The General Contractor plans on turning over 12 units in April, and the remaining 19 units in May. The substantial completion of the project is projected to be on May 31, 2024. Immediately after we will work on the cost certification, construction loan repayment, and 8609. We are extending the Citibank Construction Loan to December 31, 2024, and are confident that we will be able to achieve conversion prior to that date.

Unit Delivery Schedule

- Our total completed and turned over rehab count is 219 as of 4/4/24.
- The current occupancy is 186 out of 250 units, or 74%.
- The site has 23 units that are HQS-passed and ready for move ins.
- Thirteen of these have applications pending.
- The site has eleven units that are pending unit turn and HQS, with nine applications pending.

Pay Applications

The pay application process has largely been smoothed out.

- Draw 31 was submitted on 3/8/24
- Draw 32 is in the process of review as of 4/4



INTEGRAND DEVELOPMENT, LLC

Solutions, Experience & Integrity

Board Report

April 2024

Melody Grove I

- Tax credit allocation received from TDHCA
- AHP award received from FHLB-Dallas
 - 2023 award of \$850k potentially increased to \$2M – Round opens April 2nd
- Selective demolition by Pavilion to get a better view of hidden conditions – completed
- Conduct additional resident and community meetings – completed on Jan 17th
- Secure debt and equity partner – pending
 - Initial discussions – complete, negotiating terms with feedback from WHA
- Final plans, Melody Grove I; final pricing from contractor – under review
- Environmental Review
 - Phase I Environmental Site Assessment – complete, no adverse findings
 - Part 58 Environmental Records Review – City review completed; pending field office review
- Section 18 application for unit obsolescence – submitted
- Finalize relocation plan – in progress
- City Plan Commission – Passed unanimously, next hearing April 16 by City Council
 - Rezone entire site from R-1B/R-3E to R-3C.
 - City to abandon roadways to allow more flexibility to project planning.
- Meet with City for a discussion on reducing water-sewer rates as a benefit to WHA in replacement of the TIF benefits.
- Target closing 3rd quarter 2024; target completion 4th quarter 2025

2024 LIHTC Round / Melody Grove II

- Application for Melody Grove II - submitted
- 2024 AHP funding: \$2M available – Application round opens April 2nd

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Shreveport, Louisiana 71101
Phone: (318) 226-1411

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Building 16
Fort Myers, Florida 33907
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A Housing Solutions Alliance, LLC/National Development of America, Inc. Company

McCORMACK BARON SALAZAR

MEMORANDUM

To: Milet Hopping, President & CEO
Waco Housing Authority

From: Louis Bernardy, Senior Vice President
McCormack Baron Salazar

Date: April 4, 2024

Subject: Monthly Report – March, 2024

Draft Memorandum of Understanding (MOU)

Comments to the Draft MOU were provided by MBS to WHA and discussed with WHA CEO Milet Hopping. Planning and Predevelopment tasks will commence once the MOU is executed by the parties.

Gurley Lane – HUD 202 Funding Opportunity

MBS continued to review the HUD 202 application materials in anticipation of completing the application for submission before the June 2024 due date.

Administrative Services Department March 2024 Report

Routine Work Projects

- Mailing of WHA, Hill and Somervell Counties, and Groesbeck, Section 8 (HAP) checks – **214** 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: Housing Coalition Board Meeting.
- Applications
 - **143** Public Housing / **0** Mart
 - **0** VASH
- Processed **805** pieces of incoming mail
- Processed **2,011** pieces of outgoing mail
- Proofed all department monthly reports
- Made **101,034** copies for departments
- Sent out **90** Late Notices for Public Housing
- Sent out **125** Notices of Concern
- Sent out **505** Utility Notices

Clients and Visitors

There was a total of **175 persons** that checked in to the receptionist in the lobby.

There was a total of **9,012 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
Milet Hopping	TX NAHRO Winter Meetings	01/23-24/2024	Grapevine
Gloria Dancer	TX NAHRO Winter Meetings	01/23-24/2024	Grapevine
Rebecca Ellis	TX NAHRO Winter Meetings	01/23-24/2024	Grapevine
Janie Lovell	NSPIRE for Public Housing	01/29-02/02/2024	Webinar
Charles Cervantez	NSPIRE for Public Housing	01/29-02/02/2024	Webinar
LaTasha Johnson	Nuts and Bolts of Service coordination	02/06-08/2024	Webinar
Rebecca Ellis	REI Phase 1 training	02/9 - 2/10/2024	Webinar
Melissa Johnson	REI Phase 1 training	02/9 - 2/10/2024	Webinar
Gloria Dancer	HOTMA: Change in Focus	02/13-16/2024	Webinar
Milet Hopping	2024 SWNAHRO Maintenance Conference	02/13-15/2024	Little Rock AR
Charles Cervantez	How to Effectively Manage Your Maintenance Program	02/20-23/2024	Webinar
Christina Miller	Excellence in Customer Service	02/28-29/2024	Webinar
Rebecca Ellis	TX NAHRO	03/26-28/2024	Dallas
Milet Hopping	TX NAHRO	04/08-04/10/2024	Washington
Gloria Dancer	TX NAHRO	04/08-04/10/2024	Washington
Janie Lovell	TX NAHRO	04/08-04/10/2024	Washington
Rebecca Ellis	Washington Conference	04/08-04/10/2024	Washington
Milet Hopping	Washington Conference	04/08-04/10/2024	Washington
Gloria Dancer	Washington Conference	04/08-04/10/2024	Washington
Janie Lovell	TAA One Conference & Expo	04/24-26/2024	San Antonio
Ferlisa Raglin	TAA One Conference & Expo	04/24-26/2024	San Antonio
LaTanya Rector	TAA One Conference & Expo	04/24-26/2024	San Antonio

Information Technology

March 2024

- **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.

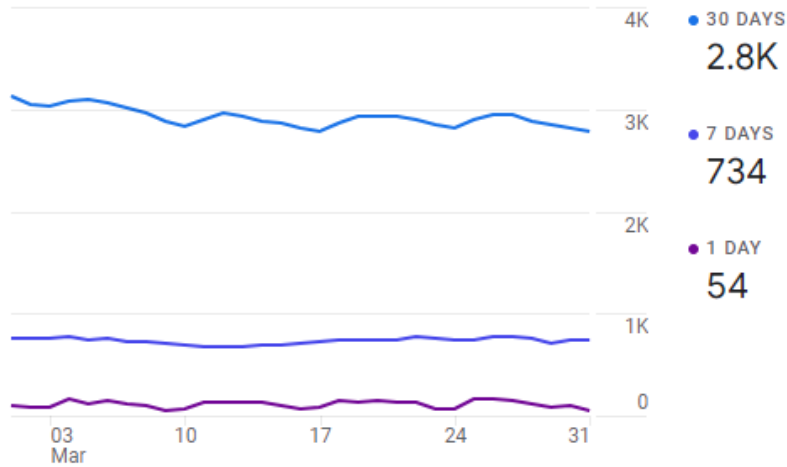
- **Miscellaneous**

- Meetings with Yardi Project Manager on location with key staff to go over major on-boarding questionnaire
- Continue weekly meetings with Yardi implementation Techs, six (6) 1 hour zoom meetings weekly.
- Completed Retirement book for Mylinda Browder
- Ramp up social media campaign/collaboration
- Completed revamp of Estella Maxey computer labs. Our lab monitor Gloria Cotton reported a full house over spring break.



Wacopha.org March web statistical

User activity over time



Sessions by

Session primary ch...

SESSION PRIMARY ...	SESSIONS
Organic Search	3K
Direct	1.1K
Referral	87
Organic Social	30
Unassigned	12

[View traffic acquisition](#) →

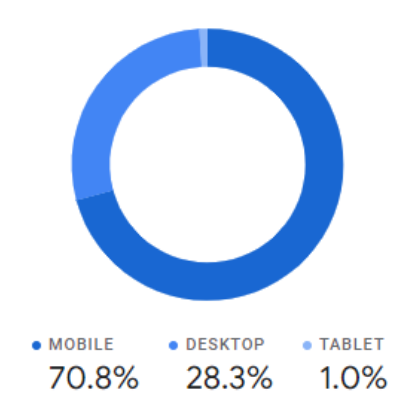
Users by Device model

DEVICE MODEL	USERS
iPhone	1.3K
Chrome	406
Edge	160
Safari	156
SM-A146U	57
ChromeBook	40
moto g play (2023)	35

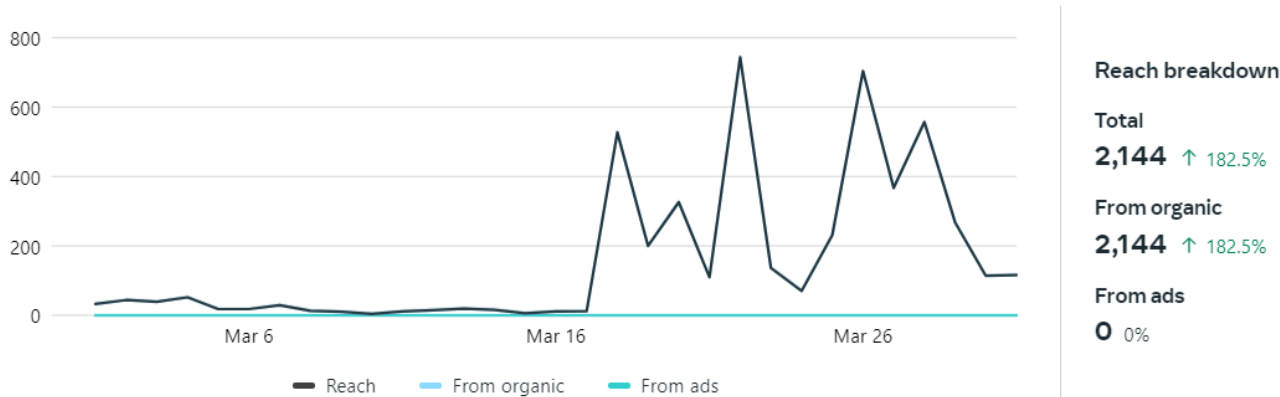
Users by Operating system

OPERATING SYSTEM	USERS
iOS	1.3K
Android	722
Windows	584
Macintosh	156
Chrome OS	40
Linux	30

Users by Device category



Social Media Statistical

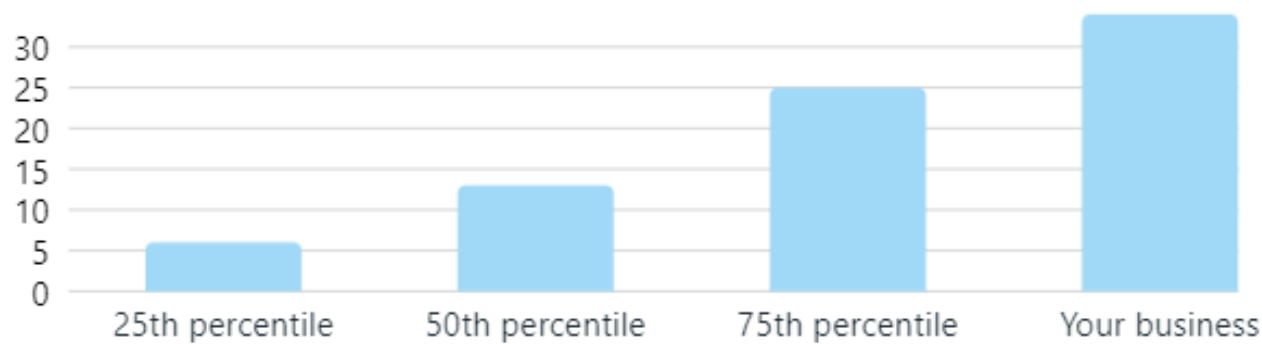


Published content ⓘ

34

Higher than others

How often your business published versus others in this category



Highest reach on a post ⓘ



f Facebook post
The Women who represent our agency thru different program...
Mar 22, 2024, 9:07 AM

This post's reach (980) is **463%** higher than your median post reach (174) on Facebook.

Highest reactions on a post ⓘ



f Facebook post
Congratulations Milet Hopping, Texas Nahro Executive of the...
Mar 28, 2024, 4:53 PM

This post received **2,950%** more reactions (61 reactions) than your median post (2 reactions) on Facebook.

Rising Images, Inc.

Board Report for March 2024

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	1	99%

Rent Collections

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Cimmaron	\$53,393.00	\$53,780.00	\$53,003.00	100%
Hunnington	\$36,346.00	\$36,393.00	\$34,400.00	100%
Misty Square	\$8,800.00	\$8,766.00	\$8,743.00	100%

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Picadilly	\$4,562.88	\$ 4,984.00	\$4,984.00	100%
Raintree	95,928.15	\$101,108.00	\$101,108.00	100%

Contracts (MOD)

Cabana Boys Pool Service has started to re-plaster the pool at Cimmaron.

Administration

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

South Terrace Monthly Report

Reporting Month: Mar-24

FINANCIAL	
Rent Collected Amount	203,321.22
Current Month Delinquent Rent - Resident	16,271.31
LEASING INFORMATION	
Total Applicant Files Received	3
Total Applicant Files Approved	0
Total Briefings for Month	
Total Applicant Files Denied	0
Total Applicant Files Requested	
Total Tenancy Addendum	0
Total Leases	0

COMPLIANCE	
Number Files submitted to Compliance	4
Total Number of Recerts Completed	0
Recerts 30 days past due (upcoming)?	0
Recerts 60 days past due (upcoming)?	0
Recerts 90 days past due (upcoming)?	0
Recerts 120 past due (upcoming)?	0
OCCUPANCY	
Total Number Occupied	186
Total Number Vacant	64
Total Number Leased	9
Number Ready for Move In	22

EVICTIONS	
Number of Evictions Files	3
Evictions/Set Outs Completed	1
WHA REFERRALS RECEIVED	
Total Referrals Received	2
Dakavia Brooks, Amy Cyr	

INSPECTIONS		
Total HQS Inspections Completed		13
Total HQS Inspections Passed		12
STAFF TRAINING		
Date	Description of Activitiy	
21-Mar	Fair Housing	Erika/Ashley
25-Mar	AOG Academy	Erika/Ashley
25-Mar	Sexual Harassment	Erika/Ashley
28-Mar	Nexus	Erika

INCIDENT REPORTS			
Date of Incident	Unit Address	Brief Description of Incident	Police Activity (Y/N)
3/19/2024	132 Kennedy	Shooting	Yes

RELOCATION
We are scheduling the transfers and working on new admissions

MARKETING ACTIVITY		
Date	Agency/Locations	Comment
	Apartments.com	
	Utilizing WHA Waitlist	Wait List Closed

**Modernization Department
March 2024 Report**

Grant Year	Grant Amt.	Amt. Expended	% Expended	% Obligated	Deadline to Expend
2018/518	\$1,820,616.00	\$1,820,341.00	99%	100%	May 28,2026
2019/519	\$1,904,253.00	\$1,163,841.72	61%	61%	April 15, 2027
2020/520	\$2,037,987.00	\$543,819.79	27%	27%	March 25, 2026
2021/521	\$1,692,421.00	\$338,484.20	20%	20%	February 22, 2025
2022/522	\$2,098,065.00	\$419,613.00	19%	18%	May 11, 2026
2023/523	\$2,102,463.00	\$183,965.52	5%	5%	February 16, 2027

Public Housing Current Projects

Purchase of (4) new 2024 Silverado's with toolboxes and lift gates for Maintenance. Using \$177,816.00 in CFP funds for this purchase.

Rising Images Current Projects

RFP for Landscaping services at all RI sites, proposals are due by 2pm on April 9, 2024.

Hill County Current Projects

Housing Operations Monthly Report

March 2024

Public Housing Report

Staff

Total Employees – 8 Temporary Staff – 2

Waiting List Information

Total number of applicants on the waiting list – 1341

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	1

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 (12) orientation letters emailed, (09) packets were mailed out from letter responses (9 received and in process of verifications, (3) no response deadline (2) completed.

Annual Re-Certifications

Community	Certifications	Completed	Remaining
Kate Ross	24	24	0
Estella Maxey	13	9	4
Total	37	33	4

We have completed 90% of certifications for this month. According to PIC submission we have reported. 100 % certifications for dates through February 29, 2024.

Evictions

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

Percentage of Rent Collected

92% of the rent for March was collected, we did meet our goal of 97%.

Last Quarterly Average was: 93% for Jan-Feb-March

Occupancy Percentage

The occupancy percentage for March was 92%; we did not meet our goal of 97%.

Last Quarterly Average was 91% for Jan-Feb-March

Maintenance Report

Staff

Total Employees – 7 regular employees

4 Vacant positions – Tech2 KR / AideB KR / Utility Laborer EM/Tech2 EM

1 Temp to Hire is assisting with work orders. Interviews in progress.

Work Orders

Routine Work Orders

Community	Total	%Completed	Remaining
Kate Ross	95	80%	20
Estella Maxey	63	88%	14
Total	158	88%	34

Completing routine work orders within fifteen (15) days is our established annual goal. We presently have an average closing time of 3.5 days, which is well within our goal. We are closing work orders in a timelier manner with Rapid Action Planning, a system of color-coding work orders and matching skills to tasks to complete work orders sooner and with more efficiency.

Emergency Work Orders

	Amount Received	Amount Closed	Amount Remaining
Closed within 24 hours	26	26	0
Over 24 hours	0	0	0
Total	26	26	0

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

March Unit Turn Around Time

Down Time	Make Ready Time	Lease-Up Time	Total Turnaround Time
146.6	30.4	13.4	191.4

Cumulative Average Unit Turn Around Time

Down Time	Make Ready Time	Lease-Up Time	Total Turnaround Time
126.04	60.79	12.71	199.54

Our annual cumulative goal is turning units in 20 days or less. Presently we have a cumulative turn-around time of 199.54, this puts us over by 179.54 days.

March Vacant Apartment Information

	Leased	Total	Occupancy %
Kate Ross	251	286	87.7%
Estella Maxey	346	362	95.6%
Overall Occupancy	597	648	92%

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 (0) – Van 48 pending electrical headlamp issue, Tire repairs made on 2 trucks and 2 Trailers

Planned/Preventative Maintenance

The (RAP) Rapid Action Planning is a structured system implemented to help match skillsets to tasks. RAP has been proving to be successful by increasing work order completion percentages. Work orders are being completed more rapidly with more competence, allowing more time to work on and turnover units. While 100% of the filters have been changed and smoke alarms tested to meet a preventative maintenance inspection goal at Estella Maxey, maintenance staff are also verifying all windows and doors are working properly and verifying any other maintenance issues in preparation for the NSPIRE inspections in April/May.

Accident-free days by staff FY 2023/2024

The maintenance staff has accumulated 183 accident-free days with (0) loss time days for the month of March. 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
March 2024	\$18,721.09

Expenditures: Window replacements, Bed Bug treatment, Tire repairs, Hauling Trailer repairs, Electrical supplies, HVAC Parts, Bulk Floor Tile, Water Heaters, Fleet service/repairs

Section 8 Board Report – March 2024

The Section 8 Department has leased a total of 2480 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	895	2295
Hill County	350	167
Somervell County	100	18
Totals	1345	2480

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

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

Waco	5
Hill County	0
Somervell County	0
Total	5

Re-Certifications

Waco, Hill County, and Somervell County Offices are re-certifying annuals through February 2024.

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	1
Number Passed/Pending Inspection	2
Number housed in Waco	62

Ineligible	238
Total	89%

Mainstream

Number Pending (Referral/Orientation)	2
Number Searching in Waco	2
Number Passed/Pending Inspection	1
Number Housed in Waco	75

Ineligible	89
Total	94%

EHV (Emergency Housing Vouchers)

Number Pending (Referral/Orientation)	0
Number Searching in Waco	0
Number Passed/Pending Inspection	0
Number housed in Waco	34

Ineligible	17
Total	94%

FYI (Foster Youth Initiative)

Number Pending (Referral/Orientation)	1
Number Searching in Waco	2
Number Passed/Pending Inspection	3
Number Housed in Waco	5

Ineligible	18
Total	16%

HUD Reports

No reports due

Staff

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

Fraud

Total number of cases from 2021-2024:

Total amount owed: \$ 263,558.93

Total amount paid: \$ 95,209.26

Total amount outstanding: \$168,349.67

COMMUNITY SERVICES

MARCH 2023 MONTHLY REPORT

March Highlights

- Spring Fling at Estella Maxey Family event at Estella Maxey. HOTBH, Mosaic, Transformation Waco, Superior Health had tables at the event. Carver Park Baptist church provided the hot dogs.
- Eclipse 2024 New Little Free Libraries have been installed and filled with books about the eclipse. Eclipse sunglasses are being handed out to residents.
- Art Center Waco came to computer labs and helped kids with “What Home Means to Me” poster contest.
- Older Adults - Outing to Golden Coral (their pick)
- Kids Spring Break Day Trip



Carver Park Church members help with hot dogs



Transformation Waco brought games to share

Estella Maxey (Melody Grove)	Day and Time
Senior Activities followed by Chair Exercise	Wednesdays 10am
After School Computer Lab	M-Th 3:30-5pm
Youth (Mosaic Church)	Wed. 6:30pm
Mentor Waco (Youth)	Mondays 6pm
Warrior Way Soccer	Saturday Mornings

Kate Ross	Day and Time
Senior Activities followed by Chair Exercise	Wednesdays 10am
After School Computer Lab	M-Th 3:30-5pm

South Terrace	Day and Time
Senior Activities followed by Chair Exercise	Tuesdays 10am
Youth Basketball Open Gym w/ Coach Norwood	Tues. and Thurs. 5-9pm
Antioch Church Youth at the Youth Center	Wed. 6pm

Family Self Sufficiency

- Coordinators: CaSaundra and Triza Mongora, MSW
- New FSS Coordinator Triza Mongare, MSW passed her certification test for Family Self Sufficiency

Monthly Escrow	Amount
Public Housing - 11 participants	\$1579
Section 8/RAD-68 participants	\$3582
Total	\$3452

New Participants:1 Extensions:1 Graduates: 1 Terms/Forfeitures: 0

FSS Program Highlights

Accomplishments

- TD – Graduated program with Escrow Payout: \$13,919.03
- AT – House framed/Grassroots building
- PS – Daughter accepted to UNT
- XC- started new job
- LW – Graduated program with Escrow Payout: \$3,460.61

Activities Planned for April

- FSS Participant Lunch mtg April 9
- FSS Advisory Board Mtg April 10
- Resident Council at ST GAPS April 23
- Esther's Closet Advisory Board Mtg



FSS Graduate with her payout



FSS participants house getting framed

Older Adults

- **Elderly & Disabled Services March 2024 Report - Tasha Johnson**

Activities for the Month of March

- March Activity Planning
- Weekly Senior activities South Terrace, Kate Ross and Estella Maxey
- Team Building Exercise / Weekly lunch
- Employee Meeting
- Senior outing / Gold Corral
- Community Service' Staff Meeting
- History presentation/ Senior Event
- Kate Ross Meeting
- Cross Training w/ Mr. Ward
- Weekly Info with Tasha / Senior activities
- Worked with the Social worker Salvation Army to try and get furniture for client.
- Talked to Miguel Gomez from Superior Health
- Planning for Senior Health Fair
- Employee Committee meeting. Community Gardening with Seniors
- Spring Fling outreach with Community Service's team.

Activities planned for March:

- Please see the attachment for the March calendar of events.

Community Collaborations:

- Mr. Ward
- Salvation Army
- Copeland Insurance
- Texas A&M Extension
- Superior Health



Youth Services

Activities for the Month of March

- 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)
- Meeting – Starry Counseling Services (Resources & Services offered to PH Clients and Community)
- Meeting – Detective Bryton Johnson (Waco PD) & Vision for Youth Program – planning facilitating workshop (Boy’s Day Out) – Event possibly in the month of May.
- Meeting – (Steve Norwood – Update on (ST) Basketball Gym activities and Coordination.
- Estella Maxey (Anna Lauren Packer – Waco Art Center) – Poster Contest for youth – What Home Means To Me
- Meeting – City of Waco (Water Shed Program) – Facilitating Workshop (Educational Presentations water quality control & safety (Neighborhood Preservation) – (Mr. A Betters & Mr. M Keely)
- Estella Maxey Residential & Community Event (Spring Fling) – Snacks, Fun & Games.
- Transportation (West Ave. Tutoring Students from Kate Ross
- Work with Intern for assigned casework (take Mina on home visits and parent introductions)
- Youth Trip (Spring Field Trip – Austin Park & Pizza)(Number of Participants were (12) Kids)

Activities planned for April

- Starry Counseling Service (Starry Fatherhood – Dad’s On The Go Teaching Workshop)
- GAPS Seminar (Gang Awareness, Prevention, and Safety meeting – City of Waco Multi – Purpose Center – April 23, 2024
- Youth Basketball Camps & Tournaments (Kenneth Alexander) & (Steve Norwood) – ST Youth Center
- Collaboration (Carver Park Baptist Church – College Trip)
- Community Race Relations Coalition (CRRC) – (Celebrating Our Oneness – Poetry Reading & Fellowship (Local and Nationally Acclaimed Poets) – April 25, 2024

Resident Services

Resident Council Meetings

South Terrace

- The meeting was held with Mrs. Powell present. Due to other activities. Mrs. Powell and I discussed making sure we have refreshments and to try to get a speaker to attend the next meeting.

Estella Maxey (Melody Grove)

Management was present

- Mr. Mack and I discussed the advisory board meeting and he said they are open to meeting at any time.
- Mrs. Mack wanted to know if there have been any changes concerning the RAD project. I told them I hadn't heard anything yet.

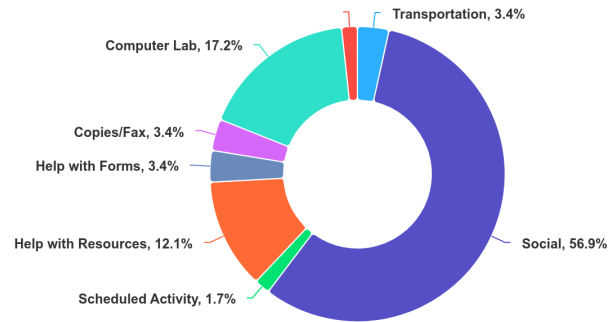
Kate Ross

- Two residents attended. President Tonya welcomed new resident and explained role of resident council.
- Tonya mentioned that the council was meeting at six and asked if 6 o'clock a more convenient time and they both agreed to move the time to 6 o'clock for April meeting.

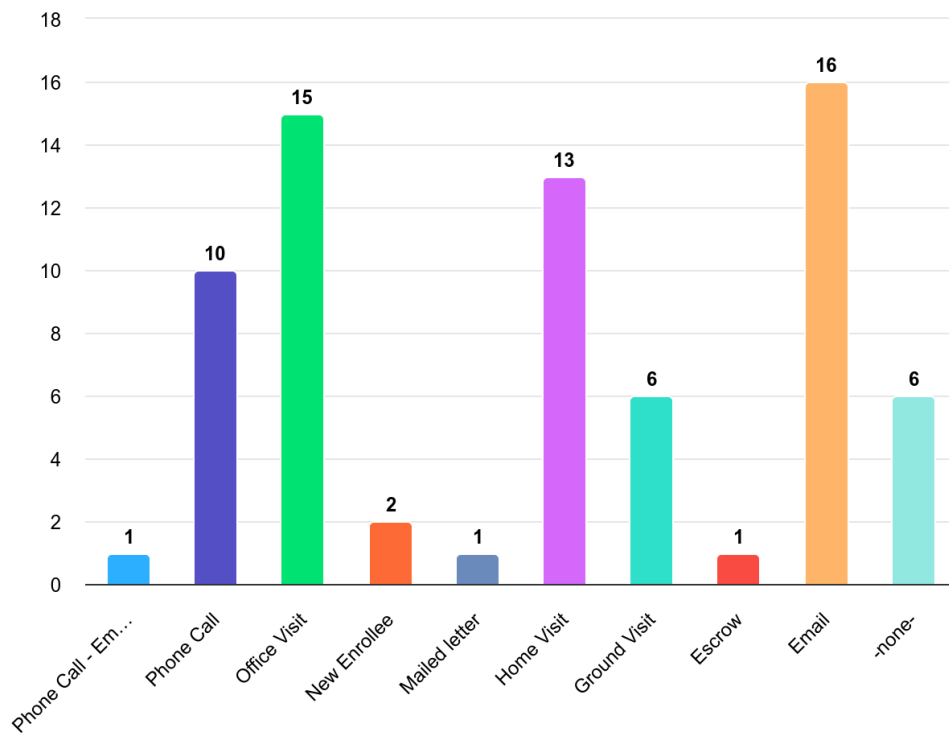
Community Collaborations:

- Met with Sara Beth of Methodist Children Home concerning coming to speak at the council meetings. She mentioned she would love to attend to discuss the services they provide.
- Met with Friends For Life to discuss Ronald Johnson situation and Mr. Sara said they are still taking care of his bills.

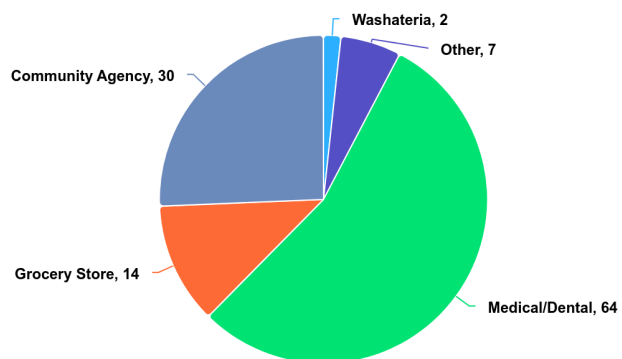
Walk Ins



Services Provided

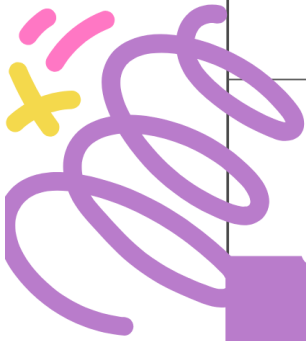


Transportation Destinations



APRIL

Senior Activities



2024

SUN	MON	TUE	WED	THU	FRI	SAT
31	1	2	3	4	5	6
		South Terrace Arts and Crafts	Estalle Maxey Arts and Crafts	Kate Ros Arts and Crafts		
7	8	9	10	11	12	13
		Arts and Crafts	Arts and Crafts	People of Wisdom		
14	15	16	17	18	19	20
		Tea Party Lillian Stevens	Lee Miles Cener Well Home Health	Lonnie Sibley Nutritionist		
21	22	23	24	25	26	27
		Bingo with Woodland Springs		Bingo With Woodland Springs		
28	29	30	1	2	3	4
Resident Council Meetings @4PM South Terrace 4/10 Kate Ross 4/17 Estalla Maxey 4/24						



Summary of Financial Statements

February 29, 2024

Public Housing

Central Office Cost Center (COCC)

- Asset Management Fees from PH Sites – Revenue was under budget \$11,800 for this month.
- Administrative Salaries & Employee Benefit Payments – The expense was under budget due to the vacant position in the Admin. Department.
- Sundry – Cost was over budget \$3,270 for the Administrative Assistant temporary employee.

Kate Ross (KR)

- Dwelling Rental – Occupancy was at 83% with 23 MOD units and 23 vacant units.
- Operating transfer In – CFP revenue for operations was over budget \$11,600.
- HUD Contribution – HUD's subsidy funding was over budget \$64,000.
- Administrative Salaries, Labor & Employee Benefit Payments – The cost was under budget due to three vacant maintenance positions and Assistant Manager vacant position.
- Contract Cost – Building, electrical and a/c repairs were under budget \$11,800.
- Extraordinary Maintenance – This expense was for the replacement of gas meter valves.

Estella Maxey (EM)

- Dwelling Rental – Occupancy was at 55% with 28 vacant units and 134 MOD units.
- Operating transfer In – CFP revenue for operations was over budget \$14,700.
- HUD Contribution – Income was over budget \$85,000.
- Administrative Salaries, Labor & Employee Benefit Payments – The cost was under budget for the Assistant Manager vacant position and four vacant maintenance positions.
- Contract Cost – The expense was over budget \$5,570 for maintenance vehicle repairs.
- Extraordinary Maintenance – This expense was for the replacement of gas meter valves.

Section 8 – Admin

- Administrative Salaries & Employee Benefit Payments – These are under budget due to five open positions.
- Contract Cost – The expense was over budget \$3,160 for a/c repairs and moving expense to the Hill Co. office.

Section 8 – HAP Reserves

- The Housing Choice Voucher Program total HAP reserve is (\$73,826).
- Mainstream Voucher Program total HAP reserve is \$187,699.
- Emergency Housing Voucher total HAP reserves is \$101,225.

Non-Profits

Raintree

- Staff Training- This expense is for the apartment manager to attend the Texas Apartment Association's One Conference & Expo on April 24-26 in San Antonio. This cost was allocated to Picadilly as well.
- Material- This is over budget for the month due to restocking of paint (\$686) and electrical (\$523) supplies. Also, several appliances (\$3,696) needed replacement.

Cimmaron

- Material- This is over budget for the month as plumbing supplies (\$415) were restocked and appliances were replaced (\$1,270).

Hunnington

- There were no out of the routine income or expense amounts for Hunnington for the month of February.

Misty

- There were no out of the routine income or expense amounts for Misty for this month.

Picadilly

- There were no other out of the routine income or expense amounts for Picadilly.

WPFC II

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

WHA & Affiliates Consolidated Financials February 2024

		Central Cost Center	Kate Ross	Estella Maxey	HCV	Raintree	Cimmaron	Hunnington	Picadilly	Misty Square		Total
Income												
Dwelling rental			72,236.13	58,663.98		99,960.17	53,266.28	35,523.04	5,029.00	8,743.00		333,421.60
Excess Utilities			12,343.93	7,458.34								19,802.27
Total Rental Income		-	84,580.06	66,122.32	-	99,960.17	53,266.28	35,523.04	5,029.00	8,743.00		353,223.87
Mgmt. & Admin. Fees Rev.		143,764.01	7,709.03	9,811.50	172,380.00							333,664.54
Donations to Scholarship Fd.						9.08						9.08
CFP Tranf In-site Expenses			184.56	17,263.49								17,448.05
Interest on Investments		406.56	12,537.08	15,519.64	1,611.28	294.05	678.22	147.25	215.19	103.34		31,512.61
Other Income		850.00	6,855.47	3,711.91	87.50	2,734.22	1,255.00	623.00	290.00			16,407.10
Operating Transfer In			19,272.58	24,528.73								43,801.31
HUD Contributions			172,700.50	228,776.00								401,476.50
Total Operating Income		145,020.57	219,259.22	299,611.27	174,078.78	3,037.35	1,933.22	770.25	505.19	103.34		844,319.19
Total Income		145,020.57	303,839.28	365,733.59	174,078.78	102,997.52	55,199.50	36,293.29	5,534.19	8,846.34		1,197,543.06
Expenses												
Administrative Salaries		100,347.32	16,616.52	20,040.96	61,972.87	8,046.47	5,057.43	3,030.80	310.34	758.59		216,181.30
Staff Training & Travel		5,989.00	542.00	676.00	3,000.00	576.00			24.00			10,807.00
Audit Fees		177.79	586.68	746.68	1,196.43	577.43	368.38	226.50	22.41	49.80		3,952.10
Sundry		11,890.04	14,993.64	18,131.11	13,111.77	2,630.22	2,540.02	1,515.85	79.27	401.87		65,293.79
Mgmt. & Bkpg. Fees Exp.			26,712.23	26,820.32	34,476.00	25,989.64	13,849.23	9,235.99	553.19	961.73		138,598.33
Total Admin. Expenses		118,404.15	59,451.07	66,415.07	113,757.07	37,819.76	21,815.06	14,009.14	989.21	2,171.99		434,832.52
Total Tenant Serv. Expenses		-	12,811.73	15,900.48								28,712.21
Total Utility Expenses		2,045.07	43,910.16	50,233.83	2,036.41	12,346.53	6,652.40	3,825.77	141.27	1,085.03		122,276.47
Labor			10,332.80	11,438.08		8,656.32	5,906.05	3,522.93	360.68	932.51		41,149.37
Materials		940.26	6,141.29	6,516.38	552.04	7,283.01	2,925.86	968.47	490.11	157.61		25,975.03
Contract Costs		4,095.22	14,328.48	37,731.38	4,574.73	10,855.92	4,338.38	4,177.85	253.32	727.28		81,082.56
Total Maint & Operations		5,035.48	30,802.57	55,685.84	5,126.77	26,795.25	13,170.29	8,669.25	1,104.11	1,817.40		148,206.96
Employee Benefits		23,163.63	11,206.02	11,573.22	15,998.92	4,116.09	3,339.67	1,993.24	169.63	524.27		72,084.69
Insurance		471.53	10,124.29	6,562.04	393.08	4,786.49	2,593.24	1,163.65	165.54	278.99		26,538.85
Administrative Fees					2,918.99							2,918.99
Collection Losses			5,262.94	2,622.82								7,885.76
Non-Routine Exp (non apt exp)						145.00	1,163.16					1,308.16
Extraordinary Maintenance			4,890.00	8,806.00								13,696.00
Depreciation Expense						15,360.48	7,522.68	6,089.07	260.66	3,094.50		32,327.39
Total General Expenses		23,635.16	31,483.25	29,564.08	19,310.99	24,408.06	14,618.75	9,245.96	595.83	3,897.76		156,759.84
Total Expenses		149,119.86	178,458.78	217,799.30	140,231.24	101,369.60	56,256.50	35,750.12	2,830.42	8,972.18		890,788.00
Profit/Loss		(4,099.29)	125,380.50	147,934.29	33,847.54	1,627.92	(1,057.00)	543.17	2,703.77	(125.84)		306,755.06

Central Cost

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3190 Non-Dwelling Rental	\$ -	\$ -	\$ -	\$ -	\$ -
Total Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -
3430 Mart Management Fees	\$ 24,900.00	\$ 10,375.00	\$ 3,076.88	\$ 8,942.16	\$ (1,432.84)
3440 Mgmt./Adm.Fees fr.Non-Profits	\$ 611,000.00	\$ 254,583.35	\$ 50,589.78	\$ 252,303.50	\$ (2,279.85)
3450 Asset Management Fee fr.Sites	\$ 574,500.00	\$ 239,375.00	\$ 36,012.02	\$ 182,075.50	\$ (57,299.50)
3460 Mgmt./Adm.Fees fr.Sect.8	\$ 434,900.00	\$ 181,208.35	\$ 36,564.80	\$ 173,539.80	\$ (7,668.55)
3470 Mgmt./Adm.Fees fr.CFP	\$ 209,600.00	\$ 87,333.35	\$ 17,520.53	\$ 87,492.64	\$ 159.29
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest on Investments	\$ 33,400.00	\$ 13,916.65	\$ 406.56	\$ 3,072.28	\$ (10,844.37)
3650 Interest Inc.-Mortgages	\$ -	\$ -	\$ -	\$ -	\$ -
3690 Other Income	\$ 1,000.00	\$ 416.65	\$ 850.00	\$ 850.00	\$ 433.35
9110.010 Oth.Inc.-Transfer from CFP	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 1,889,300.00	\$ 787,208.35	\$ 145,020.57	\$ 708,275.88	\$ (78,932.47)
EXPENSES					\$ -
4110 Administrative Salaries	\$ 1,260,000.00	\$ 525,000.00	\$ 100,347.32	\$ 522,264.07	\$ (2,735.93)
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ 2,000.00	\$ 833.35	\$ -	\$ 4,525.47	\$ 3,692.12
4140 Staff Training	\$ 16,720.00	\$ 6,966.65	\$ 3,973.60	\$ 8,673.17	\$ 1,706.52
4150 Travel Convention & Meetings	\$ 23,970.00	\$ 9,987.45	\$ 2,015.40	\$ 10,628.94	\$ 641.49
4171 Auditing Fees	\$ 1,200.00	\$ 500.00	\$ 177.79	\$ 275.57	\$ (224.43)
4190 Sundry	\$ 104,865.00	\$ 43,693.65	\$ 11,890.04	\$ 58,066.11	\$ 14,372.46
Total Admin Expense	\$ 1,408,755.00	\$ 586,981.10	\$ 118,404.15	\$ 604,433.33	\$ 17,452.23
4310 Water	\$ 4,400.00	\$ 1,833.35	\$ 248.31	\$ 1,234.79	\$ (598.56)
4320 Electricity	\$ 16,200.00	\$ 6,750.00	\$ 1,230.41	\$ 6,646.25	\$ (103.75)
4330 Gas	\$ 2,030.00	\$ 845.85	\$ 262.24	\$ 1,647.44	\$ 801.59
4390 Sewer	\$ 3,070.00	\$ 1,279.15	\$ 304.11	\$ 1,452.06	\$ 172.91
Total Utility Expense	\$ 25,700.00	\$ 10,708.35	\$ 2,045.07	\$ 10,980.54	\$ 272.19
4420 Material	\$ 8,500.00	\$ 3,541.65	\$ 940.26	\$ 3,973.55	\$ 431.90
4430 Contract Cost	\$ 49,800.00	\$ 20,749.95	\$ 4,095.22	\$ 20,593.02	\$ (156.93)
Total Ordinary Maint. & Operation	\$ 58,300.00	\$ 24,291.60	\$ 5,035.48	\$ 24,566.57	\$ 274.97
4510.010 Workers Compensation	\$ 4,550.00	\$ 1,895.80	\$ 234.93	\$ 1,174.65	\$ (721.15)
4510.040 Auto Insurance	\$ 2,600.00	\$ 1,083.30	\$ 217.15	\$ 1,085.75	\$ 2.45
4510.070 Crime / Dishonesty	\$ 65.00	\$ 27.10	\$ 5.38	\$ 26.90	\$ (0.20)
4510.090 Fire & Extend Coverage	\$ 250.00	\$ 104.15	\$ 14.07	\$ 70.35	\$ (33.80)
4540 Employee Benefit Payments	\$ 286,180.00	\$ 119,241.70	\$ 23,163.63	\$ 114,868.24	\$ (4,373.46)
4560 Postage Mach Lease Amortization	\$ 4,100.00	\$ 1,025.00	\$ -	\$ 1,027.20	\$ 2.20
4570 FSS Jr League Loan Write-Off	\$ -	\$ -	\$ -	\$ -	\$ -
4585.020 Interest on Lease Payable	\$ 500.00	\$ 125.00	\$ -	\$ 66.17	\$ (58.83)
Total General Expenses	\$ 298,245.00	\$ 123,502.05	\$ 23,635.16	\$ 118,319.26	\$ (5,182.79)
Total Routine Expenses	\$ 1,791,000.00	\$ 745,483.10	\$ 149,119.86	\$ 758,299.70	\$ 12,816.60
					\$ -
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)	\$ 98,300.00	\$ 41,725.25	\$ (4,099.29)	\$ (50,023.82)	\$ (91,749.07)

Section 8 Admin

Mainstream Admin

EHV Admin

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3410 Section 8 Admin Fees	\$ 2,086,350.00	\$ 869,312.50	\$ 172,380.00	\$ 825,583.00	\$ (43,729.50)
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ 3,048.15	\$ 3,048.15
3610 Interest on on Admin Reserve	\$ 16,150.00	\$ 6,729.15	\$ 1,611.28	\$ 8,102.27	\$ 1,373.12
3610.130 Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
3690 Other Income	\$ 10,000.00	\$ 4,166.65	\$ 87.50	\$ 2,507.00	\$ (1,659.65)
Total Admin Income	\$ 2,112,500.00	\$ 880,208.30	\$ 174,078.78	\$ 839,240.42	\$ (40,967.88)
EXPENSES					\$ -
4110 Administrative Salaries	\$ 902,400.00	\$ 376,000.00	\$ 61,972.87	\$ 304,133.40	\$ (71,866.60)
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ 1,500.00	\$ 625.00	\$ -	\$ 4,495.00	\$ 3,870.00
4140 Staff Training	\$ 15,000.00	\$ 6,250.00	\$ 3,000.00	\$ 3,262.00	\$ (2,988.00)
4150 Travel Convention & Meetings	\$ 2,000.00	\$ 833.35	\$ -	\$ 2,972.04	\$ 2,138.69
4171 Auditing Fees	\$ 8,075.00	\$ 3,364.60	\$ 1,196.43	\$ 1,854.52	\$ (1,510.08)
4190 Sundry	\$ 165,415.00	\$ 68,922.90	\$ 13,111.77	\$ 91,231.74	\$ 22,308.84
4196 Management Fee	\$ 417,200.00	\$ 173,833.35	\$ 34,476.00	\$ 165,116.60	\$ (8,716.75)
4220 Tenant Services Recreation	\$ -	\$ -	\$ -	\$ -	\$ -
4250 Reichenbach Program Assistance	\$ -	\$ -	\$ -	\$ -	\$ -
4260 FSS Donations Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total Admin Expense	\$ 1,511,590.00	\$ 629,829.20	\$ 113,757.07	\$ 573,065.30	\$ (56,763.90)
4310 Water	\$ 2,130.00	\$ 887.50	\$ 211.98	\$ 886.30	\$ (1.20)
4320 Electricity	\$ 15,330.00	\$ 6,387.50	\$ 1,026.56	\$ 5,585.03	\$ (802.47)
4330 Gas	\$ 3,160.00	\$ 1,316.65	\$ 665.26	\$ 3,292.65	\$ 1,976.00
4390 Sewer	\$ 940.00	\$ 391.65	\$ 132.61	\$ 540.44	\$ 148.79
Total Utility Expense	\$ 21,560.00	\$ 8,983.30	\$ 2,036.41	\$ 10,304.42	\$ 1,321.12
4420 Material	\$ 5,400.00	\$ 2,249.95	\$ 552.04	\$ 1,930.44	\$ (319.51)
4430 Contract Cost	\$ 25,435.00	\$ 10,597.85	\$ 4,574.73	\$ 18,586.74	\$ 7,988.89
Total Ordinary Maint. & Operation	\$ 30,835.00	\$ 12,847.80	\$ 5,126.77	\$ 20,517.18	\$ 7,669.38
					\$ -
4510.??? Insurance	\$ 6,070.00	\$ 2,529.15	\$ 393.08	\$ 2,358.48	\$ (170.67)
4540 Employee Benefit Payments	\$ 243,545.00	\$ 101,477.15	\$ 15,998.92	\$ 73,917.73	\$ (27,559.42)
4560 Postage Mach Lease Amortization	\$ 600.00	\$ 150.00	\$ -	\$ 294.12	\$ 144.12
4585.020 Interest on Lease Payable	\$ 100.00	\$ 25.00	\$ -	\$ 45.10	\$ 20.10
4590 Admin Fee	\$ 31,500.00	\$ 13,125.00	\$ 2,918.99	\$ 15,986.43	\$ 2,861.43
Total General Expenses	\$ 281,815.00	\$ 117,906.30	\$ 19,310.99	\$ 92,601.86	\$ (24,704.44)
Total Routine Expenses	\$ 1,845,800.00	\$ 768,966.60	\$ 140,231.24	\$ 696,488.76	\$ (72,477.84)
EXPENSES					\$ -
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ (2,500.00)	\$ (2,500.00)
Total Capital Expenses	\$ -	\$ -	\$ -	\$ (2,500.00)	\$ (2,500.00)
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ -	\$ -	\$ -	\$ (2,500.00)	\$ (2,500.00)
Residual Receipts (Profit/Loss)	\$ 266,700.00	\$ 111,241.70	\$ 33,847.54	\$ 145,251.66	\$ 34,009.96

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3410 Mainstream Admin Fees	\$ 60,900.00	\$ 25,375.00	\$ 8,186.57	\$ 30,034.34	\$ 4,659.34
3610 Interest on on Admin Reserve	\$ 800.00	\$ 333.35	\$ -	\$ -	\$ (333.35)
3690.070 Misc. Other Income	\$ -	\$ -	\$ -	\$ -	\$ -
Total Admin Income	\$ 61,700.00	\$ 25,708.35	\$ 8,186.57	\$ 30,034.34	\$ 4,325.99
EXPENSES					\$ -
4110 Administrative Salaries	\$ 11,800.00	\$ 4,916.65	\$ 1,245.60	\$ 4,121.30	\$ (795.35)
4171.000 Audit Fees	\$ 225.00	\$ 93.75	\$ 33.13	\$ 51.35	\$ (42.40)
4196 Admin Fees	\$ 12,200.00	\$ 5,083.35	\$ 1,610.80	\$ 5,869.80	\$ 786.45
4189/4190 Sundry	\$ 1,470.00	\$ 612.45	\$ 102.13	\$ 499.98	\$ (112.47)
Total Admin Expenses	\$ 25,695.00	\$ 10,706.20	\$ 2,991.66	\$ 10,542.43	\$ (163.77)
					\$ -
4510.010 Workers Comp Insurance	\$ 50.00	\$ 20.85	\$ -	\$ -	\$ (20.85)
4540 Employee Benefit Payments	\$ 3,905.00	\$ 1,627.05	\$ 90.07	\$ 297.18	\$ (1,329.87)
4590 Admin Fee	\$ 1,050.00	\$ 437.50	\$ 99.76	\$ 498.80	\$ 61.30
4431 Building Repair Contract	\$ -	\$ -	\$ -	\$ -	\$ -
4430 Clean/Desinf Contr. Svcs	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 5,005.00	\$ 2,085.40	\$ 189.83	\$ 795.98	\$ (1,289.42)
					\$ -
Total Expenses	\$ 30,700.00	\$ 12,791.60	\$ 3,181.49	\$ 11,338.41	\$ (1,453.19)
					\$ -
					\$ -
Residual Receipts (Profit/Loss)	\$ 31,000.00	\$ 12,916.75	\$ 5,005.08	\$ 18,695.93	\$ 5,779.18

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3410.100 EHV- Admin Fees	\$ 27,400.00	\$ 11,416.65	\$ 2,390.00	\$ 12,767.00	\$ 1,350.35
3410.300 EHV-Placement/Issuance Fees	\$ -	\$ -	\$ -	\$ -	\$ -
3410.800 EHV Interest on EHV Admin Fees	\$ 1,400.00	\$ 583.35	\$ 95.35	\$ 490.11	\$ (93.24)
Total Income	\$ 28,800.00	\$ 12,000.00	\$ 2,485.35	\$ 13,257.11	\$ 1,257.11
EXPENSES					\$ -
4110 Administrative Salaries	\$ 11,800.00	\$ 4,916.65	\$ -	\$ -	\$ (4,916.65)
4140 Staff Training	\$ -	\$ -	\$ -	\$ -	\$ -
4150 Travel & Conventions Meetings	\$ -	\$ -	\$ -	\$ -	\$ -
4171 Audit Fees	\$ 100.00	\$ 41.65	\$ 14.77	\$ 22.89	\$ (18.76)
4190 Sundry	\$ 1,045.00	\$ 435.35	\$ 84.84	\$ 344.37	\$ (90.98)
4196 Management Fee	\$ 5,500.00	\$ 2,291.65	\$ 478.00	\$ 2,553.40	\$ 261.75
Total Admin Expense	\$ 18,445.00	\$ 7,685.30	\$ 577.61	\$ 2,920.66	\$ (4,764.64)
					\$ -
4510 Worker's Compensation Insurance	\$ 50.00	\$ 20.85	\$ -	\$ -	\$ (20.85)
4540 Employee Benefits	\$ 3,905.00	\$ 1,627.05	\$ -	\$ -	\$ (1,627.05)
4590 EHV Port Admin Fee	\$ 300.00	\$ 125.00	\$ 49.88	\$ 249.40	\$ 124.40
Total General Expenses	\$ 4,255.00	\$ 1,772.90	\$ 49.88	\$ 249.40	\$ (1,523.50)
Total Expenses	\$ 22,700.00	\$ 9,458.20	\$ 627.49	\$ 3,170.06	\$ (6,288.14)
Residual Receipts (Profit/Loss)	\$ 6,100.00	\$ 2,541.80	\$ 1,857.86	\$ 10,087.05	\$ 7,545.25

Public Housing Income Statement

Februray 2024 Board Report

Kate Ross

Estella Maxey

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
Dwelling Rental	\$ 776,300.00	\$ 323,458.35	\$ 72,236.13	\$ 345,707.13	\$ 22,248.78
Excess Utilities	\$ 87,600.00	\$ 36,500.00	\$ 12,343.93	\$ 44,037.32	\$ 7,537.32
Non-Dwelling Rental	\$ -	\$ -	\$ -	\$ -	\$ -
Total Rental Income	\$ 863,900.00	\$ 359,958.35	\$ 84,580.06	\$ 389,744.45	\$ 29,786.10
Management Fee from CFP	\$ 92,240.00	\$ 38,433.35	\$ 7,709.03	\$ 38,496.79	\$ 63.44
CFP Trnsf. In-Site Expenses	\$ 80,460.00	\$ 33,525.00	\$ 184.56	\$ 33,451.55	\$ (73.45)
Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ 3,546.61	\$ 3,546.61
Interest on Investments	\$ 107,700.00	\$ 44,875.00	\$ 12,537.08	\$ 57,414.07	\$ 12,539.07
Jr. League Grant	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 60,200.00	\$ 25,083.35	\$ 6,855.47	\$ 32,646.21	\$ 7,562.86
Other Income-FSS Forfeitures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income-Time Warner Cable	\$ 6,900.00	\$ 3,450.00	\$ -	\$ 3,136.72	\$ (313.28)
Operating Transfer In (1406)	\$ 92,200.00	\$ 38,416.65	\$ 19,272.58	\$ 61,623.89	\$ 23,207.24
Total Operating Income	\$ 439,700.00	\$ 183,783.35	\$ 46,558.72	\$ 230,315.84	\$ 46,532.49
Total HUD Contributions	\$ 1,304,500.00	\$ 543,541.65	\$ 172,700.50	\$ 564,934.00	\$ 21,392.35
Total Income	\$ 2,608,100.00	\$ 1,087,283.35	\$ 303,839.28	\$ 1,184,994.29	\$ 97,710.94
EXPENSES					\$ -
Administrative Salaries	\$ 288,800.00	\$ 120,333.30	\$ 16,616.52	\$ 94,776.82	\$ (25,556.48)
Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Expense	\$ 2,000.00	\$ 833.35	\$ -	\$ 367.50	\$ (465.85)
Staff Training	\$ 6,600.00	\$ 2,750.00	\$ 542.00	\$ 1,015.74	\$ (1,734.26)
Travel & Conventions	\$ 8,120.00	\$ 3,383.35	\$ -	\$ 1,589.08	\$ (1,794.27)
Audit Fees	\$ 3,960.00	\$ 1,650.00	\$ 586.68	\$ 909.35	\$ (740.65)
Sundry	\$ 138,120.00	\$ 57,549.90	\$ 14,993.64	\$ 58,196.32	\$ 646.42
Management Fees	\$ 345,830.00	\$ 144,095.85	\$ 26,712.23	\$ 133,311.25	\$ (10,784.60)
Total Admin Expense	\$ 793,430.00	\$ 330,595.75	\$ 59,451.07	\$ 290,166.06	\$ (40,429.69)
Tenant Services Salaries	\$ 188,200.00	\$ 78,416.65	\$ 11,564.10	\$ 57,794.32	\$ (20,622.33)
Tenant Services-Recr., Etc.	\$ 9,000.00	\$ 3,750.00	\$ 475.13	\$ 3,162.89	\$ (587.11)
Resident Council	\$ 3,000.00	\$ 1,250.00	\$ -	\$ -	\$ (1,250.00)
Ten. Serv. Contr., Train., Spec. Needs	\$ 11,000.00	\$ 4,583.35	\$ 772.50	\$ 4,482.50	\$ (100.85)
Total Tenant Expense	\$ 211,200.00	\$ 88,000.00	\$ 12,811.73	\$ 65,439.71	\$ (22,560.29)
EXPENSES					\$ -
Water	\$ 93,000.00	\$ 38,750.00	\$ 8,649.70	\$ 40,387.55	\$ 1,637.55
Electricity	\$ 160,000.00	\$ 66,666.65	\$ 11,287.67	\$ 57,631.37	\$ (9,035.28)
Gas	\$ 110,000.00	\$ 45,833.35	\$ 12,303.74	\$ 65,719.08	\$ 19,885.73
Other Utility Expense	\$ 128,000.00	\$ 53,333.35	\$ 11,669.05	\$ 55,507.89	\$ 2,174.54
Total Utility Expense	\$ 491,000.00	\$ 204,583.35	\$ 43,910.16	\$ 219,245.89	\$ 14,662.54
Labor	\$ 242,000.00	\$ 100,833.35	\$ 10,332.80	\$ 44,168.82	\$ (56,664.53)
Material	\$ 109,400.00	\$ 45,583.35	\$ 6,141.29	\$ 34,041.14	\$ (11,542.21)
Contract Cost	\$ 230,160.00	\$ 95,900.05	\$ 7,911.37	\$ 95,708.61	\$ (191.44)
Total Ordinary Maint. & Operation	\$ 581,560.00	\$ 242,316.75	\$ 24,385.46	\$ 173,918.57	\$ (68,398.18)
Protective Services Contract	\$ 82,800.00	\$ 34,500.00	\$ 6,417.11	\$ 29,680.78	\$ (4,819.22)
Total Protective Services	\$ 82,800.00	\$ 34,500.00	\$ 6,417.11	\$ 29,680.78	\$ (4,819.22)
Insurance	\$ 166,750.00	\$ 69,479.15	\$ 10,124.29	\$ 50,621.45	\$ (18,857.70)
Payment in Lieu of Taxes (PILOT)	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Benefit Payments	\$ 208,660.00	\$ 86,941.65	\$ 11,206.02	\$ 53,297.07	\$ (33,644.58)
Collection Losses	\$ 67,200.00	\$ 28,000.00	\$ 5,262.94	\$ 22,426.26	\$ (5,573.74)
Total General Expenses	\$ 442,610.00	\$ 184,420.80	\$ 26,593.25	\$ 126,344.78	\$ (58,076.02)
Total Routine Expenses	\$ 2,602,600.00	\$ 1,084,416.65	\$ 173,568.78	\$ 904,795.79	\$ (179,620.86)
EXPENSES					\$ -
Extraordinary Maintenance	\$ -	\$ -	\$ 4,890.00	\$ 4,890.00	\$ 4,890.00
Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ 4,890.00	\$ 4,890.00	\$ 4,890.00
Total Operating Expenses	\$ 2,602,600.00	\$ 1,084,416.65	\$ 178,458.78	\$ 909,685.79	\$ (174,730.86)
Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Yr Adj Affecting Residual Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
					\$ -
Residual Receipts (Profit/Loss)	\$ 5,500.00	\$ 2,866.70	\$ 125,380.50	\$ 275,308.50	\$ 272,441.80

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
\$ 705,700.00	\$ 294,041.65	\$ 58,663.98	\$ 290,289.79	\$ (3,751.86)	
\$ 102,100.00	\$ 42,541.65	\$ 7,458.34	\$ 37,230.42	\$ (5,311.23)	
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 807,800.00	\$ 336,583.30	\$ 66,122.32	\$ 327,520.21	\$ (9,063.09)	
\$ 117,400.00	\$ 48,916.65	\$ 9,811.50	\$ 48,995.85	\$ 79.20	
\$ 100,200.00	\$ 41,750.00	\$ 17,263.49	\$ 32,866.55	\$ (8,883.45)	
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 123,900.00	\$ 51,625.00	\$ 15,519.64	\$ 71,994.31	\$ 20,369.31	
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 65,600.00	\$ 27,333.35	\$ 3,711.91	\$ 22,290.51	\$ (5,042.84)	
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 7,400.00	\$ 3,700.00	\$ -	\$ 2,847.54	\$ (852.46)	
\$ 117,400.00	\$ 48,916.65	\$ 24,528.73	\$ 78,430.31	\$ 29,513.66	
\$ 531,900.00	\$ 222,241.65	\$ 70,835.27	\$ 257,425.07	\$ 35,183.42	
\$ 1,723,700.00	\$ 718,208.35	\$ 228,776.00	\$ 733,778.00	\$ 15,569.65	
\$ 3,063,400.00	\$ 1,277,033.30	\$ 365,733.59	\$ 1,318,723.28	\$ 41,689.98	
				\$ -	
\$ 356,000.00	\$ 148,333.35	\$ 20,040.96	\$ 119,541.01	\$ (28,792.34)	
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 6,000.00	\$ 2,500.00	\$ -	\$ 2,357.00	\$ (143.00)	
\$ 7,100.00	\$ 2,958.35	\$ 676.00	\$ 1,222.20	\$ (1,736.15)	
\$ 9,780.00	\$ 4,075.00	\$ -	\$ 1,996.62	\$ (2,078.38)	
\$ 5,040.00	\$ 2,100.00	\$ 746.68	\$ 1,157.35	\$ (942.65)	
\$ 149,700.00	\$ 62,374.95	\$ 18,131.11	\$ 61,894.44	\$ (480.51)	
\$ 438,320.00	\$ 182,633.35	\$ 26,820.32	\$ 136,256.89	\$ (46,376.46)	
\$ 971,940.00	\$ 404,975.00	\$ 66,415.07	\$ 324,425.51	\$ (80,549.49)	
\$ 239,500.00	\$ 99,791.65	\$ 14,717.97	\$ 74,721.11	\$ (25,070.54)	
\$ 10,000.00	\$ 4,166.65	\$ 500.01	\$ 3,764.36	\$ (402.29)	
\$ 3,000.00	\$ 1,250.00	\$ -	\$ -	\$ (1,250.00)	
\$ 10,000.00	\$ 4,166.65	\$ 682.50	\$ 3,758.00	\$ (408.65)	
\$ 262,500.00	\$ 109,374.95	\$ 15,900.48	\$ 82,243.47	\$ (27,131.48)	
				\$ -	
\$ 115,000.00	\$ 47,916.65	\$ 12,941.85	\$ 60,472.82	\$ 12,556.17	
\$ 190,000.00	\$ 79,166.65	\$ -	\$ 63,735.84	\$ (15,430.81)	
\$ 140,000.00	\$ 58,333.35	\$ 19,342.02	\$ 68,515.64	\$ 10,182.29	
\$ 170,000.00	\$ 70,833.35	\$ 17,949.96	\$ 85,868.68	\$ 15,035.33	
\$ 615,000.00	\$ 256,250.00	\$ 50,233.83	\$ 278,592.98	\$ 22,342.98	
\$ 275,700.00	\$ 114,875.00	\$ 11,438.08	\$ 81,517.34	\$ (33,357.66)	
\$ 88,630.00	\$ 36,929.20	\$ 6,516.38	\$ 30,930.35	\$ (5,998.85)	
\$ 263,900.00	\$ 109,958.30	\$ 28,195.91	\$ 117,588.30	\$ 7,630.00	
\$ 628,230.00	\$ 261,762.50	\$ 46,150.37	\$ 230,035.99	\$ (31,726.51)	
\$ 97,500.00	\$ 40,625.00	\$ 9,535.47	\$ 45,282.08	\$ 4,657.08	
\$ 97,500.00	\$ 40,625.00	\$ 9,535.47	\$ 45,282.08	\$ 4,657.08	
\$ 110,770.00	\$ 46,154.15	\$ 6,562.04	\$ 32,810.20	\$ (13,343.95)	
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 245,360.00	\$ 102,233.20	\$ 11,573.22	\$ 67,674.03	\$ (34,559.17)	
\$ 87,700.00	\$ 36,541.65	\$ 2,622.82	\$ 12,384.82	\$ (24,156.83)	
\$ 443,830.00	\$ 184,929.00	\$ 20,758.08	\$ 112,869.05	\$ (72,059.95)	
\$ 3,019,000.00	\$ 1,257,916.45	\$ 208,993.30	\$ 1,073,449.08	\$ (184,467.37)	
				\$ -	
\$ -	\$ -	\$ 8,806.00	\$ 8,806.00	\$ 8,806.00	
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ 8,806.00	\$ 8,806.00	\$ 8,806.00	
\$ 3,019,000.00	\$ 1,257,916.45	\$ 217,799.30	\$ 1,082,255.08	\$ (175,661.37)	
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	\$ -	\$ -	
				\$ -	
\$ 44,400.00	\$ 19,116.85	\$ 147,934.29	\$ 236,468.20	\$ 217,351.35	

Hunnington

Picadilly

WPFC II

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3110 Dwelling Rental	\$ 436,200.00	\$ 181,750.00	\$ 35,523.04	\$ 179,877.06	\$ (1,872.94)
Total Rental Income	\$ 436,200.00	\$ 181,750.00	\$ 35,523.04	\$ 179,877.06	\$ (1,872.94)
3400.100 Youth Literacy Grant-Dollar Gen	\$ -	\$ -	\$ -	\$ -	\$ -
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest Income	\$ 2,000.00	\$ 833.35	\$ 147.25	\$ 581.29	\$ (252.06)
3690 Other Income	\$ 8,600.00	\$ 3,875.00	\$ 623.00	\$ 4,113.21	\$ 238.21
3999 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 10,600.00	\$ 4,708.35	\$ 770.25	\$ 4,694.50	\$ (13.85)
Total Income	\$ 446,800.00	\$ 186,458.35	\$ 36,293.29	\$ 184,571.56	\$ (1,886.79)
EXPENSES					
4110 Administrative Salaries	\$ 36,400.00	\$ 15,325.00	\$ 3,030.80	\$ 15,961.85	\$ 636.85
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ -	\$ -	\$ -	\$ -	\$ -
4140 Staff Training & Convention	\$ 300.00	\$ 125.00	\$ -	\$ 185.30	\$ 60.30
4150 Travel	\$ -	\$ -	\$ -	\$ -	\$ -
4171 Auditing Fees	\$ 1,500.00	\$ 625.00	\$ 226.50	\$ 351.07	\$ (273.93)
4180 Office Rent	\$ -	\$ -	\$ -	\$ -	\$ -
4190 Sundry	\$ 16,355.00	\$ 8,185.50	\$ 1,515.85	\$ 7,437.71	\$ (747.79)
4195 Property Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -
4196 Mgmt./Bkpg./Adm.Fee	\$ 113,400.00	\$ 47,250.00	\$ 9,235.99	\$ 46,768.04	\$ (481.96)
Total Admin Expense	\$ 167,955.00	\$ 71,510.50	\$ 14,009.14	\$ 70,703.97	\$ (806.53)
4310 Water	\$ 21,000.00	\$ 9,021.00	\$ 1,622.82	\$ 9,033.58	\$ 12.58
4320 Electricity	\$ 5,000.00	\$ 2,206.00	\$ 375.45	\$ 2,628.31	\$ 422.31
4390 Sewer	\$ 23,000.00	\$ 10,532.00	\$ 1,827.50	\$ 10,049.30	\$ (482.70)
Total Utility Expense	\$ 49,000.00	\$ 21,759.00	\$ 3,825.77	\$ 21,711.19	\$ (47.81)
4410 Maint. & Operation Labor	\$ 46,700.00	\$ 19,663.00	\$ 3,522.93	\$ 16,962.76	\$ (2,700.24)
4420 Material	\$ 14,990.00	\$ 6,245.80	\$ 968.47	\$ 4,826.98	\$ (1,418.82)
4430 Contract Cost	\$ 66,360.00	\$ 25,566.70	\$ 4,143.86	\$ 19,625.88	\$ (5,940.82)
Total Ordinary Maint. & Operation	\$ 128,050.00	\$ 51,475.50	\$ 8,635.26	\$ 41,415.62	\$ (10,059.88)
4480 Contract Cost	\$ 275.00	\$ 114.60	\$ 33.99	\$ 136.32	\$ 21.72
Total Protective Services	\$ 275.00	\$ 114.60	\$ 33.99	\$ 136.32	\$ 21.72
4510.010 Workers Compensation	\$ 1,700.00	\$ 708.35	\$ 92.30	\$ 461.50	\$ (246.85)
4510.020 General Liab Insurance	\$ 460.00	\$ 191.65	\$ 41.97	\$ 209.85	\$ 18.20
4510.040 Auto Insurance	\$ 140.00	\$ 58.35	\$ 11.91	\$ 59.55	\$ 1.20
4510.050 Public Officials Insurance	\$ 860.00	\$ 358.35	\$ 77.74	\$ 388.70	\$ 30.35
4510.090 Fire & Extend Coverage	\$ 16,400.00	\$ 6,833.35	\$ 939.73	\$ 4,698.65	\$ (2,134.70)
4540 Employee Benefit Payments	\$ 23,360.00	\$ 9,733.35	\$ 1,993.24	\$ 9,402.44	\$ (330.91)
4570 Collection Losses	\$ -	\$ -	\$ -	\$ -	\$ -
4580 Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 42,920.00	\$ 17,883.40	\$ 3,156.89	\$ 15,220.69	\$ (2,662.71)
Total Routine Expenses	\$ 388,200.00	\$ 162,743.00	\$ 29,661.05	\$ 149,187.79	\$ (13,552.21)
EXPENSES					
4191.500 Dollar General Grant-Books	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Apartment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4810.000 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
5999.000 Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ 69,000.00	\$ 28,750.00	\$ 6,089.07	\$ 30,653.96	\$ 1,903.96
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ 69,000.00	\$ 28,750.00	\$ 6,089.07	\$ 30,653.96	\$ 1,903.96
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 457,200.00	\$ 191,493.00	\$ 35,750.12	\$ 179,841.75	\$ (11,651.25)
Residual Receipts (Profit/Loss)	\$ (10,400.00)	\$ (5,034.65)	\$ 543.17	\$ 4,729.81	\$ 9,784.46

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3110 Dwelling Rental	\$ 59,000.00	\$ 24,583.35	\$ 5,029.00	\$ 24,297.30	\$ (286.05)
Total Rental Income	\$ 59,000.00	\$ 24,583.35	\$ 5,029.00	\$ 24,297.30	\$ (286.05)
3400.100 Youth Literacy Grant-Dollar Gen	\$ -	\$ -	\$ -	\$ -	\$ -
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest Income	\$ 1,800.00	\$ 750.00	\$ 215.19	\$ 1,091.76	\$ 341.76
3690 Other Income	\$ 2,200.00	\$ 933.35	\$ 290.00	\$ 1,333.66	\$ 400.31
3999 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 4,000.00	\$ 1,683.35	\$ 505.19	\$ 2,425.42	\$ 742.07
Total Income	\$ 63,000.00	\$ 26,266.70	\$ 5,534.19	\$ 26,722.72	\$ 456.02
EXPENSES					
4110 Administrative Salaries	\$ 3,900.00	\$ 1,641.00	\$ 310.34	\$ 1,729.12	\$ 88.12
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ -	\$ -	\$ -	\$ -	\$ -
4140 Staff Training & Convention	\$ 80.00	\$ 33.35	\$ 24.00	\$ 26.00	\$ (7.35)
4150 Travel	\$ 30.00	\$ 12.50	\$ -	\$ -	\$ (12.50)
4171 Auditing Fees	\$ 150.00	\$ 62.50	\$ 22.41	\$ 34.73	\$ (27.77)
4180 Office Rent	\$ -	\$ -	\$ -	\$ -	\$ -
4190 Sundry	\$ 2,625.00	\$ 1,251.20	\$ 79.27	\$ 706.87	\$ (544.33)
4195 Property Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -
4196 Mgmt./Bkpg./Adm.Fee	\$ 6,500.00	\$ 2,708.35	\$ 553.19	\$ 2,672.70	\$ (35.65)
Total Admin Expense	\$ 13,285.00	\$ 5,708.90	\$ 989.21	\$ 5,169.42	\$ (539.48)
4310 Water	\$ 1,600.00	\$ 569.00	\$ 130.84	\$ 758.89	\$ 189.89
4320 Electricity	\$ 400.00	\$ 180.00	\$ 10.43	\$ 170.21	\$ (8.79)
4390 Sewer	\$ 50.00	\$ 20.85	\$ -	\$ 23.74	\$ 2.89
Total Utility Expense	\$ 2,050.00	\$ 769.85	\$ 141.27	\$ 952.84	\$ 182.99
4410 Labor	\$ 4,900.00	\$ 2,063.00	\$ 360.68	\$ 1,738.05	\$ (324.95)
4420 Material	\$ 3,095.00	\$ 1,289.60	\$ 490.11	\$ 1,145.40	\$ (144.20)
4430 Contract Cost	\$ 13,450.00	\$ 5,604.20	\$ 253.32	\$ 4,008.29	\$ (1,595.91)
Total Ordinary Maint. & Operation	\$ 21,445.00	\$ 8,956.80	\$ 1,104.11	\$ 6,891.74	\$ (2,065.06)
4480 Contract Cost	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -
4510.010 Workers Compensation	\$ 180.00	\$ 75.00	\$ 9.34	\$ 46.70	\$ (28.30)
4510.020 General Liab Insurance	\$ 40.00	\$ 16.65	\$ 3.76	\$ 18.80	\$ 2.15
4510.040 Auto Insurance	\$ 20.00	\$ 8.35	\$ 1.40	\$ 7.00	\$ (1.35)
4510.050 Public Officials Insurance	\$ 80.00	\$ 33.35	\$ 6.93	\$ 34.65	\$ 1.30
4510.090 Fire & Extend Coverage	\$ 2,500.00	\$ 1,041.65	\$ 144.11	\$ 720.55	\$ (21.10)
4540.000 Employee Benefit Payments	\$ 2,400.00	\$ 1,000.00	\$ 169.63	\$ 859.34	\$ (140.66)
4570 Collection Losses	\$ 1,700.00	\$ 425.00	\$ -	\$ -	\$ (425.00)
4580 Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 6,920.00	\$ 2,600.00	\$ 335.17	\$ 1,687.04	\$ (912.96)
Total Routine Expenses	\$ 43,700.00	\$ 18,035.55	\$ 2,569.76	\$ 14,701.04	\$ (3,334.51)
EXPENSES					
4191.500 Dollar General Grant- Books	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Apartment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4810.000 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
5999.000 Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ 3,500.00	\$ 1,458.35	\$ 260.66	\$ 1,303.71	\$ (154.64)
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ 3,500.00	\$ 1,458.35	\$ 260.66	\$ 1,303.71	\$ (154.64)
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 47,200.00	\$ 19,493.90	\$ 2,830.42	\$ 16,004.75	\$ (3,489.15)
Residual Receipts (Profit/Loss)	\$ 15,800.00	\$ 6,772.80	\$ 2,703.77	\$ 10,717.97	\$ 3,945.17

	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	\$ -	\$ -	\$ 5.00	\$ 25.99	\$ 25.99
3690 Other Income	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ -	\$ -	\$ 5.00	\$ 25.99	\$ 25.99
3999.000 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ -	\$ -	\$ 5.00	\$ 25.99	\$ 25.99
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)	\$ -	\$ -	\$ 5.00	\$ 25.99	\$ 25.99

	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	\$ 1,206,400.00	\$ 502,666.65	\$ 99,960.17	\$ 495,897.68	\$ (6,768.97)	\$ 640,700.00	\$ 266,958.35	\$ 53,266.28	\$ 265,914.89	\$ (1,043.46)		\$ 105,600.00	\$ 44,000.00	\$ 8,743.00	\$ 43,559.00	\$ (441.00)
Total Rental Income	\$ 1,206,400.00	\$ 502,666.65	\$ 99,960.17	\$ 495,897.68	\$ (6,768.97)	\$ 640,700.00	\$ 266,958.35	\$ 53,266.28	\$ 265,914.89	\$ (1,043.46)		\$ 105,600.00	\$ 44,000.00	\$ 8,743.00	\$ 43,559.00	\$ (441.00)
3400 Donations to Scholarship Fd.	\$ 3,000.00	\$ -	\$ 9.08	\$ 50.91	\$ 50.91	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest Income	\$ 3,400.00	\$ 1,416.65	\$ 294.05	\$ 1,954.68	\$ 538.03	\$ 10,600.00	\$ 4,416.65	\$ 678.22	\$ 3,518.16	\$ (898.49)		\$ 2,000.00	\$ 833.35	\$ 103.34	\$ 683.32	\$ (150.03)
3690 Other Income	\$ 32,200.00	\$ 14,258.35	\$ 2,734.22	\$ 17,196.68	\$ 2,938.33	\$ 25,800.00	\$ 11,341.65	\$ 1,255.00	\$ 10,509.86	\$ (831.79)		\$ 3,500.00	\$ 1,583.35	\$ -	\$ 836.04	\$ (747.31)
3999.000 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 38,600.00	\$ 15,675.00	\$ 3,037.35	\$ 19,202.27	\$ 3,527.27	\$ 36,400.00	\$ 15,758.30	\$ 1,933.22	\$ 14,028.02	\$ (1,730.28)		\$ 5,500.00	\$ 2,416.70	\$ 103.34	\$ 1,519.36	\$ (897.34)
Total Income	\$ 1,245,000.00	\$ 518,341.65	\$ 102,997.52	\$ 515,099.95	\$ (3,241.70)	\$ 677,100.00	\$ 282,716.65	\$ 55,199.50	\$ 279,942.91	\$ (2,773.74)		\$ 111,100.00	\$ 46,416.70	\$ 8,846.34	\$ 45,078.36	\$ (1,338.34)
EXPENSES																
4110 Administrative Salaries	\$ 95,100.00	\$ 40,045.00	\$ 8,046.47	\$ 43,972.67	\$ 3,927.67	\$ 61,000.00	\$ 25,683.00	\$ 5,057.43	\$ 26,161.63	\$ 478.63		\$ 9,600.00	\$ 4,041.00	\$ 758.59	\$ 4,234.11	\$ 193.11
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ -	\$ -	\$ -	\$ 260.96	\$ 260.96	\$ -	\$ -	\$ -	\$ 167.28	\$ 167.28		\$ -	\$ -	\$ -	\$ 26.76	\$ 26.76
4140 Staff Training & Convention	\$ 2,000.00	\$ 833.35	\$ 576.00	\$ 624.00	\$ (209.35)	\$ 500.00	\$ 208.35	\$ -	\$ 310.65	\$ 102.30		\$ 75.00	\$ 31.25	\$ -	\$ 49.05	\$ 17.80
4150 Travel	\$ 750.00	\$ 312.50	\$ -	\$ -	\$ (312.50)	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
4171 Auditing Fees	\$ 3,900.00	\$ 1,625.00	\$ 577.43	\$ 895.01	\$ (729.99)	\$ 2,500.00	\$ 1,041.65	\$ 368.38	\$ 570.98	\$ (470.67)		\$ 340.00	\$ 141.65	\$ 49.80	\$ 77.18	\$ (64.47)
4180 Office Rent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
4190 Sundry	\$ 48,695.00	\$ 18,956.20	\$ 2,630.22	\$ 16,338.88	\$ (2,617.32)	\$ 24,385.00	\$ 11,268.75	\$ 2,540.02	\$ 10,481.50	\$ (787.25)		\$ 3,656.00	\$ 1,593.40	\$ 401.87	\$ 1,345.49	\$ (247.91)
4195 Property Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
4196 Mgmt./Bkpg./Adm.Fee	\$ 313,600.00	\$ 130,666.65	\$ 25,989.64	\$ 128,933.40	\$ (1,733.25)	\$ 166,500.00	\$ 69,375.00	\$ 13,849.23	\$ 69,137.87	\$ (237.13)		\$ 11,000.00	\$ 4,583.35	\$ 961.73	\$ 4,791.49	\$ 208.14
Total Admin Expense	\$ 464,045.00	\$ 192,438.70	\$ 37,819.76	\$ 191,024.92	\$ (1,413.78)	\$ 254,885.00	\$ 107,576.75	\$ 21,815.06	\$ 106,829.91	\$ (746.84)		\$ 24,671.00	\$ 10,390.65	\$ 2,171.99	\$ 10,524.08	\$ 133.43
4310 Water	\$ 58,000.00	\$ 21,584.00	\$ 4,789.13	\$ 28,045.60	\$ 6,461.60	\$ 39,000.00	\$ 13,518.00	\$ 2,855.63	\$ 17,775.56	\$ 4,257.56		\$ 5,000.00	\$ 1,944.00	\$ 482.09	\$ 2,158.76	\$ 214.76
4320 Electricity	\$ 13,000.00	\$ 5,720.00	\$ 1,188.43	\$ 6,175.27	\$ 455.27	\$ 9,000.00	\$ 3,996.00	\$ 843.01	\$ 4,321.08	\$ 325.08		\$ 500.00	\$ 234.00	\$ 33.68	\$ 319.45	\$ 85.45
4390 Sewer	\$ 66,000.00	\$ 25,353.00	\$ 6,368.97	\$ 32,858.53	\$ 7,505.53	\$ 23,000.00	\$ 9,081.00	\$ 2,953.76	\$ 12,901.22	\$ 3,820.22		\$ 5,000.00	\$ 1,874.00	\$ 569.26	\$ 2,301.85	\$ 427.85
Total Utility Expense	\$ 137,000.00	\$ 52,657.00	\$ 12,346.53	\$ 67,079.40	\$ 14,422.40	\$ 71,000.00	\$ 26,595.00	\$ 6,652.40	\$ 34,997.86	\$ 8,402.86		\$ 10,500.00	\$ 4,052.00	\$ 1,085.03	\$ 4,780.06	\$ 728.06
4410 Labor	\$ 117,900.00	\$ 49,642.00	\$ 8,656.32	\$ 41,712.80	\$ (7,929.20)	\$ 78,300.00	\$ 32,968.00	\$ 5,906.05	\$ 28,437.55	\$ (4,530.45)		\$ 12,300.00	\$ 5,180.00	\$ 932.51	\$ 4,490.09	\$ (689.91)
4420 Material	\$ 53,150.00	\$ 22,145.85	\$ 7,283.01	\$ 27,576.57	\$ 5,430.72	\$ 21,200.00	\$ 8,833.35	\$ 2,925.86	\$ 9,132.12	\$ 298.77		\$ 2,359.00	\$ 982.95	\$ 157.61	\$ 623.89	\$ (359.06)
4430 Contract Cost	\$ 149,200.00	\$ 67,416.65	\$ 10,788.92	\$ 94,751.85	\$ 27,335.20	\$ 74,700.00	\$ 31,125.05	\$ 4,281.39	\$ 30,922.43	\$ (202.62)		\$ 19,575.00	\$ 8,156.30	\$ 718.28	\$ 5,414.91	\$ (2,741.39)
Total Ordinary Maint. & Operation	\$ 320,250.00	\$ 139,204.50	\$ 26,728.25	\$ 164,041.22	\$ 24,836.72	\$ 174,200.00	\$ 72,926.40	\$ 13,113.30	\$ 68,492.10	\$ (4,434.30)		\$ 34,234.00	\$ 14,319.25	\$ 1,808.40	\$ 10,528.89	\$ (3,790.36)
				\$ -	\$ -				\$ -	\$ -					\$ -	\$ -
4480 Contract Cost	\$ 350.00	\$ 145.85	\$ 67.00	\$ 201.00	\$ 55.15	\$ 500.00	\$ 208.35	\$ 56.99	\$ 228.55	\$ 20.20		\$ 75.00	\$ 31.25	\$ 9.00	\$ 36.09	\$ 4.84
Total Protective Services	\$ 350.00	\$ 145.85	\$ 67.00	\$ 201.00	\$ 55.15	\$ 500.00	\$ 208.35	\$ 56.99	\$ 228.55	\$ 20.20		\$ 75.00	\$ 31.25	\$ 9.00	\$ 36.09	\$ 4.84
				\$ -	\$ -				\$ -	\$ -					\$ -	\$ -
4510.010 Workers Compensation	\$ 4,400.00	\$ 1,833.35	\$ 244.11	\$ 1,220.55	\$ (612.80)	\$ 2,000.00	\$ 833.35	\$ 154.67	\$ 773.35	\$ (60.00)		\$ 400.00	\$ 166.65	\$ 22.74	\$ 113.70	\$ (52.95)
4510.020 General Liab Insurance	\$ 1,200.00	\$ 500.00	\$ 105.26	\$ 526.30	\$ 26.30	\$ 680.00	\$ 283.35	\$ 58.22	\$ 291.10	\$ 7.75		\$ 60.00	\$ 25.00	\$ 5.73	\$ 28.65	\$ 3.65
4510.040 Auto Insurance	\$ 550.00	\$ 229.15	\$ 46.42	\$ 232.10	\$ 2.95	\$ 370.00	\$ 154.15	\$ 31.54	\$ 157.70	\$ 3.55		\$ 40.00	\$ 16.65	\$ 3.15	\$ 15.75	\$ (0.90)
4510.050 Public Officials Insurance	\$ 2,200.00	\$ 916.65	\$ 194.89	\$ 974.45	\$ 57.80	\$ 1,200.00	\$ 500.00	\$ 107.80	\$ 539.00	\$ 39.00		\$ 120.00	\$ 50.00	\$ 10.60	\$ 53.00	\$ 3.00
4510.070 Crime / Dishonesty	\$ 65.00	\$ 27.10	\$ 5.38	\$ 26.90	\$ (0.20)	\$ 65.00	\$ 27.10	\$ 5.38	\$ 26.90	\$ (0.20)		\$ -	\$ -	\$ -	\$ -	\$ -
4510.090 Fire & Extend Coverage	\$ 73,200.00	\$ 30,500.00	\$ 4,190.43	\$ 20,952.15	\$ (9,547.85)	\$ 39,000.00	\$ 16,250.00	\$ 2,235.63	\$ 11,178.15	\$ (5,071.85)		\$ 4,100.00	\$ 1,708.35	\$ 236.77	\$ 1,183.85	\$ (524.50)
4540 Employee Benefit Payments	\$ 58,300.00	\$ 24,291.70	\$ 4,116.09	\$ 20,815.79	\$ (3,475.91)	\$ 39,500.00	\$ 16,458.35	\$ 3,339.67	\$ 15,721.92	\$ (736.43)		\$ 6,200.00	\$ 2,583.30	\$ 524.27	\$ 2,489.55	\$ (93.75)
4570 Collection Losses	\$ 1,740.00	\$ 435.00	\$ -	\$ 163.76	\$ (271.24)	\$ 2,000.00	\$ 500.00	\$ -	\$ -	\$ (500.00)		\$ -	\$ -	\$ -	\$ -	\$ -
4580 Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 141,655.00	\$ 58,732.95	\$ 8,902.58	\$ 44,912.00	\$ (13,820.95)	\$ 84,815.00	\$ 35,006.30	\$ 5,932.91	\$ 28,688.12	\$ (6,318.18)		\$ 10,920.00	\$ 4,549.95	\$ 803.26	\$ 3,884.50	\$ (665.45)
				\$ -	\$ -				\$ -	\$ -					\$ -	\$ -
Total Routine Expenses	\$ 1,063,300.00	\$ 443,179.00	\$ 85,864.12	\$ 467,258.54	\$ 24,079.54	\$ 585,400.00	\$ 242,312.80	\$ 47,570.66	\$ 239,236.54	\$ (3,076.26)		\$ 80,400.00	\$ 33,343.10	\$ 5,877.68	\$ 29,753.62	\$ (3,589.48)
EXPENSES																
4191.100 Employee Committee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
4191.200 Non-Apartment Meetings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 2,083.35	\$ 1,163.16	\$ 4,974.67	\$ 2,891.32		\$ -	\$ -	\$ -	\$ -	\$ -
4191.300 Non-Apartment Public Relations	\$ 5,000.00	\$ 2,083.35	\$ 145.00	\$ 2,230.00	\$ 146.65	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Apartment Expenses	\$ 5,000.00	\$ 2,083.35	\$ 145.00	\$ 2,230.00	\$ 146.65	\$ 5,000.00	\$ 2,083.35	\$ 1,163.16	\$ 4,974.67	\$ 2,891.32		\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -				\$ -	\$ -					\$ -	\$ -
4610.000 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
4700 Scholarships Awarded	\$ 3,000.00	\$ 1,250.00	\$ -	\$ -	\$ (1,250.00)	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
5999.000 Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ 3,000.00	\$ 1,250.00	\$ -	\$ -	\$ (1,250.00)	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -				\$ -	\$ -					\$ -	\$ -
4800 Depreciation Expense	\$ 172,000.00	\$ 71,666.65	\$ 15,360.48	\$ 76,200.22	\$ 4,533.57	\$ 86,000.00	\$ 35,833.35	\$ 7,522.68	\$ 37,546.84	\$ 1,713.49		\$ 30,000.00	\$ 12,500.00	\$ 3,094.50	\$ 13,777.00	\$ 1,277.00
6110 G/L Disposition of Real Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							

Section 8 HAP

Mainstream HAP

EHV HAP

	Current Period	YTD Budget
INCOME		
3610.000 Interest on HAP Reserve	\$ -	\$ -
3610.030 Interest on VASH Reserve	\$ -	\$ -
3690.000 Oth.Inc.-Fraud Recov.-HAP Resr.	\$ 87.50	\$ 2,222.00
3690.020 Other Income FSS Forfeitures	\$ -	\$ -
3690.080 Oth Inc fr Adm for Overleasing	\$ -	\$ -
8026.000 Contributions Earned- HAP	\$ 2,021,771.00	\$ 9,429,171.00
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 Demolitio	\$ -	\$ -
8026.456 Contrib.S8HAP-Grandview Demo/Dis	\$ -	\$ -
8026.457 Contrib. Earned S8 Foster Youth	\$ -	\$ -
8026.500 Contrib.-Vet.Affs.Supp.Hous.	\$ -	\$ -
8026.800 Contributions Earned- Mainstrea	\$ -	\$ -
TOTAL HAP INCOME	\$ 2,021,858.50	\$ 9,431,393.00
EXPENSES		
4715.010 HAP Occupied Units	\$ 1,446,159.00	\$ 7,016,003.00
4715.020 HAP Parkside Occ. Units	\$ 22,244.00	\$ 102,101.00
4715.030 HAP Damages	\$ -	\$ -
4715.040 HAP Tanglewood Occ. Units	\$ 311.00	\$ 1,544.00
4715.070 HAP Portability - In	\$ -	\$ -
4715.090 HAP - Portability - Out	\$ 78,623.00	\$ 427,816.02
4715.100 HAP Parkside-Portability-Out	\$ 1,948.00	\$ 11,508.00
4715.230 HAP Homeownership	\$ 4,889.00	\$ 28,973.00
4715.240 HAP Katrina	\$ -	\$ -
4715.245 HAP Disaster Vchr. Prog.	\$ -	\$ -
4715.400 HAP Liberty-RAD	\$ 28,025.00	\$ 142,471.00
4715.450 HAP ST-RAD	\$ 65,390.00	\$ 373,558.88
4715.451 HAP Grandview-RAD	\$ 10,333.00	\$ 52,747.00
4715.455 HAP ST Demolition/Disposition	\$ 59,057.00	\$ 298,040.00
4715.500 HAP Vet.Affs.Support.Hous.	\$ 33,036.00	\$ 166,557.00
4715.501 HAP - VASH - Portability - Out	\$ -	\$ -
4715.701 HAP FY Occupied Units	\$ 4,601.00	\$ 12,841.00
4715.800 HAP Mainstream	\$ -	\$ -
4715.801 HAP Mainstream Port-Out	\$ -	\$ -
4715.910 HAP Hill Co. Occ. Units	\$ 113,919.00	\$ 517,521.00
4715.911 HAP Hillsboro Housing	\$ -	\$ -
4715.925 HAP Somervell Co.	\$ 12,438.00	\$ 50,087.00
4715.926 HAP Somervell Co. Port Out	\$ -	\$ -
4715.990 HAP Hill Co. Portability	\$ 18,708.00	\$ 91,631.00
4715.991 HAP Hillsboro Housing Port-Out	\$ -	\$ -
4716.000 UAP Occupied Units	\$ 20,176.00	\$ 103,401.00
4716.100 UAP Parkside Occ. Units	\$ (20.00)	\$ 228.00
4716.130 UAP Tanglewood Occ. Units	\$ -	\$ -
4716.230 UAP Homeownership	\$ -	\$ 58.00
4716.240 UAP Katrina	\$ -	\$ -
4716.245 UAP Disaster Vchr. Prog.	\$ -	\$ -
4716.400 UAP Liberty-RAD	\$ 797.00	\$ 3,867.00
4716.450 UAP ST RAD	\$ 241.00	\$ 605.00
4716.451 UAP Grandview RAD	\$ 68.00	\$ 346.00
4716.455 UAP-ST Demolition/Disposition	\$ 539.00	\$ 2,390.00
4716.500 UAP Vet.Affairs Support Hous.	\$ 160.00	\$ 992.00
4716.701 UAP FY Occupied Units	\$ 9.00	\$ 33.00
4716.800 UAP Mainstream	\$ -	\$ -
4716.910 UAP Hill Co. Occ. Units	\$ 1,531.00	\$ 7,626.00
4716.911 UAP Hillsboro Housing	\$ -	\$ -
4716.925 UAP Somervell Co.	\$ 59.00	\$ 325.00
4717.000 UAP - Portability - Out	\$ 2,405.49	\$ 11,599.93
4717.100 UAP - Portability - In	\$ -	\$ -
TOTAL HAP/UAP EXPENSE	\$ 1,925,646.49	\$ 9,424,869.83
RESIDUAL RECEIPTS (Profit/Loss)	\$ 96,212.01	\$ 6,523.17

	Current Period	YTD Budget
INCOME		
8026.800 Contr. Earned- Mainstream	\$ 43,397.00	\$ 206,006.00
TOTAL HAP INCOME	\$ 43,397.00	\$ 206,006.00
EXPENSES		
4715.090 HAP Mainstream Port-Out	\$ 1,356.00	\$ 5,982.00
4715.800 HAP Mainstream	\$ 43,699.00	\$ 208,930.00
4716.800 UAP Mainstream	\$ 204.00	\$ 900.00
4716.801 UAP Mainstream Port-Out	\$ -	\$ -
TOTAL HAP/UAP EXPENSE	\$ 45,259.00	\$ 215,812.00
RESIDUAL RECEIPTS (Profit/Loss)	\$ (1,862.00)	\$ (9,806.00)

	Current Period	YTD Budget
INCOME		
8026.462 Contr. Earned S8- EHV HAP	\$ 34,315.00	\$ 142,983.00
TOTAL HAP INCOME	\$ 34,315.00	\$ 142,983.00
EXPENSES		
4715.090 HAP EHV Port-Out	\$ 1,981.00	\$ 9,905.00
4715.900 HAP EHV	\$ 28,801.00	\$ 124,568.00
4716.900 UAP EHV	\$ 362.00	\$ 1,565.00
4716.901 UAP EHV Port-Out	\$ 94.00	\$ 466.00
TOTAL HAP/UAP EXPENSE	\$ 31,238.00	\$ 136,504.00
RESIDUAL RECEIPTS (Profit/Loss)	\$ 3,077.00	\$ 6,479.00

RESOLUTION NO. 3887

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PURCHASE OF FOUR 2024 CHEVROLET SILVERADO'S.

- WHEREAS, four Maintenance trucks are in need of replacement, and
- WHEREAS, all procurement guidelines were followed in obtaining the quotes for the vehicles, and
- WHEREAS, the most acceptable quote was from Caldwell Country Chevrolet for \$177,816.00, and
- WHEREAS, it is the recommendation of the President/CEO that we accept the quote from Caldwell Country Chevrolet for \$177,816.00, and
- WHEREAS, this resolution was considered at a regular meeting open to the public as required by law and notice of the time, place and purpose of said meeting was given as required by Chapter 551 of the Texas Government Code:

NOW; THEREFORE, BE IT RESOLVED the above resolution was adopted by the Board of Commissioners of Waco Housing Authority & Affiliates on this the 11th day of April 2024.

Secretary

Chairperson of the Board

(SEAL)

PO #
20240279

Purchase Order
Waco Housing Authority & Affiliates
P.O. Box 978
Waco, TX 76703-0978

PO Date/Time
4/1/24

Vendor
Caldwell Country Chevrolet II LLC
800 E Highway 21
Caldwell, TX 77836

Ship To:
Waco Housing Authority
4400 Cobbs Dr
Waco, TX 76710
Shipping: BestWay

QTY	Item	Description	Unit Cost	Ext. Cost
1	101-00-04-4190.160	2024 Chevrolet Silverado 1500 w/ Tool Box & Lift Gate	46,333.00	\$46,333.00
1		2024 Chevrolet Silverado 1500 w/ Tool Box & Lift Gate	46,333.00	\$46,333.00
1	101-00-04-4190.160	2024 Chevrolet Silverado 1500 w/ Tool Box	42,575.00	\$42,575.00
1	101-00-04-4190.160	2024 Chevrolet Silverado 1500 w/ Tool Box	42,575.00	\$42,575.00

Prices per quote number 32124 from Ben Laureano dated 3-21-24. Prices are using Buyboard Contract- kd

Shipping: \$0.00
Handling: \$0.00
Insurance: \$0.00
Tax: \$0.00
Total: \$177,816.00

OK to
go for board
approval
4-1-24

REQUESTED BY: _____

APPROVED BY: Mikel Hopping

CALDWELL COUNTRY CHEVROLET

800 HWY. 21 E. CALDWELL, TEXAS 77836

BUYBOARD CONTRACT 724-23

End User:WACO HOUSING AUTHORITYCaldwell Rep: BEN LAUREANO QUOTE#32124

Contact:KAITLIN DRAGOOPhone: 979-567-6155

Phone/email:KAITLIND@WACOPHA.ORGDate: Thursday, March 21, 2024

Product Description:CHEVROLET 1500email: ben@caldwellcountry.com

A. Bid Series:14

A. Base Price & B. Options:\$41,250.00

B. Published Options [Itemize each below]

Code	Options	Bid Price	Code	Options	Bid Price
CC10543	2024 SILVERADO 1500 CREW 2WD	INCL		REAR VISION CAMERA	INCL
AE7	40/20/40 SPLIT FRONT BENCH	INCL		REMOTE KEYLESS ENTRY	INCL
GU6	REAR AXLE 3.42 RATIO	INCL		POWER WINDOW/LOCK	INCL
L3B	ENGINE 2.7L TURBO	INCL		CRUISE CONTROL	INCL
MFC	TRANS, 8-SPEED AUTO	INCL		FULL SIZE SPARE TIRE/WHEEL	INCL
H2G	JET BLACK, INTERIOR	INCL		CHEV INFOTAINMENT 3 SYSTEM	INCL
PEB	WT VALUE PACKAGE	INCL		17" STEEL WHEELS	INCL
G80	AUTO LOCK REAR DIFFERENTIAL	INCL		TRAILERING PACKAGE	INCL
JL1	TRAILER BRAKE CONTROLLER	INCL			
Total of B. Published Options:					

C. Unpublished Options [Itemize each below, not to exceed 25%]

Disclaimer	Unpublished Options	Bid Price
PRICES/QUOTES ARE VALID FOR THIRTY (30) DAYS DUE TO SUPPLY CHAIN CONSTRAINTS. REVERIFY PRICING BEFORE ISSUING A PURCHASE ORDER. COMMODITY SURCHARGES MAY APPLY AFTER A PURCHASE ORDER IS ISSUED	GAZ - SUMMIT WHITE / STOCK VIN# RG176520 OR EQUAL	COLOR / DELIVERY
Total of C. Unpublished Options:		

D.Registration, Inspection, Paperwork, Postage cost, Courthouse time, & Runner time:

E.UPFITTERS:TEXAS FLEET OUTFITTERS ID: 23783 Toolbox + lift gate\$4,883.00

F.Manufacturer Destination/Delivery:

G.Floor Plan Interest (for in-stock and/or equipped vehicles):

H.Lot Insurance (for in-stock and/or equipped vehicles):\$-

I.Contract Price Adjustment:\$-

J.Additional Delivery Charge:miles

K.Subtotal:\$46,133.00

L.Quantity Ordered2x K=\$92,266.00

M.Trade in:

N.BUYBOARD FEE PER PURCHASE ORDER\$400.00

O.TOTAL PURCHASE PRICE WITH BUYBOARD FEE (PRICES AND AVAILABILITY ARE SUBJECT TO CHANGE WITHOUT NOTICE)\$92,666.00

\$46,333ea

CALDWELL COUNTRY CHEVROLET

800 HWY. 21 E. CALDWELL, TEXAS 77836

BUYBOARD CONTRACT 724-23

End User:WACO HOUSING AUTHORITY

Caldwell Rep: BEN LAUREANO QUOTE#32124

Contact:KAITLIN DRAGOO

Phone: 979-567-6155

Phone/email: KAITLIND@WACOPHA.ORG

Date: Thursday, March 21, 2024

Product Description:CHEVROLET 1500

email: ben@caldwellcountry.com

A. Bid Series:14

A. Base Price & B. Options:\$41,250.00

B. Published Options [Itemize each below]

Code	Options	Bid Price	Code	Options	Bid Price
CC10543	2024 SILVERADO 1500 CREW 2WD	INCL		REAR VISION CAMERA	INCL
AE7	40/20/40 SPLIT FRONT BENCH	INCL		REMOTE KEYLESS ENTRY	INCL
GU6	REAR AXLE 3.42 RATIO	INCL		POWER WINDOW/LOCK	INCL
L3B	ENGINE 2.7L TURBO	INCL		CRUISE CONTROL	INCL
MFC	TRANS, 8-SPEED AUTO	INCL		FULL SIZE SPARE TIRE/WHEEL	INCL
H2G	JET BLACK, INTERIOR	INCL		CHEV INFOTAINMENT 3 SYSTEM	INCL
PEB	WT VALUE PACKAGE	INCL		17" STEEL WHEELS	INCL
G80	AUTO LOCK REAR DIFFERENTIAL	INCL		TRAILERING PACKAGE	INCL
JL1	TRAILER BRAKE CONTROLLER	INCL			
Total of B. Published Options:					

C. Unpublished Options [Itemize each below, not to exceed 25%]

Disclaimer		Unpublished Options	Bid Price
PRICES/QUOTES ARE VALID FOR THIRTY (30) DAYS DUE TO SUPPLY CHAIN CONSTRAINTS. REVERIFY PRICING BEFORE ISSUING A PURCHASE ORDER. COMMODITY SURCHARGES MAY APPLY AFTER A PURCHASE ORDER IS ISSUED		GAZ - SUMMIT WHITE / STOCK VIN# RG176520 OR EQUAL	COLOR / DELIVERY
Total of C. Unpublished Options:			

D.Registration, Inspection, Paperwork, Postage cost, Courthouse time, & Runner time:

E.UPFITTERS:TEXAS FLEET OUTFITTERS ID: 23782 Tool Box

\$1,125.00

F.Manufacturer Destination/Delivery:

G.Floor Plan Interest (for in-stock and/or equipped vehicles):

H.Lot Insurance (for in-stock and/or equipped vehicles):

\$-

I.Contract Price Adjustment:

\$-

J.Additional Delivery Charge:

miles

K.Subtotal:

\$42,375.00

L.Quantity Ordered2x K =

\$84,750.00

M.Trade in:

N.BUYBOARD FEE PER PURCHASE ORDER

\$400.00

O.TOTAL PURCHASE PRICE WITH BUYBOARD FEE (PRICES AND AVAILABILITY ARE SUBJECT TO CHANGE WITHOUT NOTICE)

\$85,150.00

\$42,575.00 ea