

**Agenda**  
**WACO HOUSING AUTHORITY & AFFILIATES**  
**Waco Housing Authority**  
**Board Room**  
**4400 Cobbs Dr.**  
**Waco, Texas**  
**May 9, 2024**  
**12:00 Noon**

- I. Call to Order
- II. Establishment of Quorum
- III. Hearing from Visitors
  - Recognition of Officials
- IV. Approval of Minutes
- V. Presentation from the Auditor (David Boring)
- VI. Updates
  - South Terrace
  - Melody Grove
  - Gurley Lane
  - Tiny Homes
  - June 13<sup>th</sup> Board meeting – Estella Maxey Community Center
- VII. Departmental Report Questions
- VIII. Consideration of Future Agenda Items
- IX. Executive Session
  - Section 551.072
    - Deliberation regarding real property/real estate
  - Section 51.074
    - Employee Personnel Matters
- X. Adjournment

**Synopsis of the Minutes**  
**WACO HOUSING AUTHORITY & AFFILIATES**  
**4400 Cobbs Drive**  
**Waco, Texas**  
**April 11, 2024**  
**12:00 Noon**

- I. Chair Melli Wickliff called the meeting to order at 12:08 p.m.
- II. Establishment of Quorum  
Commissioner's present: Melli Wickliff, John Bible, Latonya Lewis, Brad Kinkeade  
Commissioners absent: Jon Ramos
- III. Hearing from Visitors
  - Recognition of Officials
- IV. Approval of Minutes  
Board Chair Melli Wickliff asked for a motion to approve the minutes of the March Board Meeting minutes. Commissioner John Bible 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 June 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. 3887 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PURCHASE OF FOUR 2024 CHEVROLET SILVERADO'S.**  
The President/CEO explained to the board that this resolution is to authorize WHA to purchase new trucks for the maintenance department. Chair Melli Wickliff asked for a motion to approve Resolution No. 3887. Commissioner John Bible made the motion to approve, and Commissioner Brad Kinkeade seconded the motion. Chair Melli Wickliff called for a vote and the motion passed unanimously.  
Resolution No. 3887  
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 1341 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 2480 vouchers and has 1345 total applicants on the combined waiting lists. There are 62 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

- President/CEO Annual Performance Evaluation
- Tiny Homes

IX. Adjournment

Chair, Melli Wickliff, adjourned the meeting at 1:07 p.m.

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Secretary

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Chair of the Board

Seal

**South Terrace Progress Report  
Brinshore Development, L.L.C.  
Waco Housing Authority Board Meeting  
May 9, 2024**

**Issues Addressed this Month:**

- **Construction Progress**
- **Unit Delivery Schedule**
- **Construction Loan Extension**

**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.

As of today (May 1) total 28 units have been turned over to the Owner since they began working, with an additional 18 units being inspected before the end of the May in anticipation of being turned over. There are a total of 27 units left to turn over. Currently, it is projected that the completion has been pushed back again, based on problems due to delays in electrical inspections and vandalism, so that the substantial completion date is now projected for July 15, 2024. Nicholson has promised to shorten this delivery by working on weekends and putting on additional shifts, but getting inspectors out continues to cause additional delays.

**Unit Delivery Schedule**

- Our total completed and turned over rehab count is 222 as of 4/30/24.
- The current occupancy is 182 out of 250 units, or 73%.
- The site has 20 units that are HQS-passed and ready for move ins.
- Ten of these have applications pending.
- The site has 21 units that are pending unit turn and HQS, with three applications pending.

**Construction Loan Extension**

Because of delays in construction, the construction loan with Citibank needs to be extended by the end of June. We have been working on a six-month extension, and getting paperwork drafted to accomplish this. We will need to use operating income generated by the project, plus additional resources to obtain approval. We are working with Citibank to determine the total amount needed, and the sources.



**Nicholson**

**Management Company, Inc.**

**South Terrace - OAC Meeting #26**

**Date:** 4/30/2024

**Attendee's:**

Kenneth Wood – Nicholson PM		Al Whitman – Waco PHA	
Mason Fleming – Nicholson Project Executive		Gloria Dancer – Waco PHA	
Josh Hall – Nicholson Superintendent		Erika Scoggins – AOG Living	
Jacinto Cabello – Liberty Mutual Surety		Liz Nunez – AOG Living	
Alex Khadaronak - Brinshore		William Varoli - Enterprise	
Alison Toffic - Brinshore		Rob Mello - Enterprise	
Michael Cornell – Brinshore		Mike Meyers - Enterprise	
Peter Levavi - Brinshore		David Wright – RBDR	
		Teresa Rasso - RBDR	

**Outstanding Items:**

1. HQS Inspections

- a. HQS inspections for 1117/1119/1121/1123 Gurley are expected on 5/6 pending city inspections and 2626/2628 S 14<sup>th</sup> St. is expected on 5/7 pending city inspections. 2024.04.30
- a. Once keys are turned over for HQS inspection, NMCO will be sending out a spreadsheet to include appliance models & S/N with the turnover dates of each unit. 2024.2.6

2. Vandalism

- a. Broken windows continued to be an ongoing issue.
  - i. 3/20/24 – A window was busted out in 1009 Gurley. This window was replaced on 3/1. 2024.04.16
  - ii. 4/16/24 – A window was busted out and screen was damaged at 1123 Gurley. Bullseye is scheduled to take measurements today on the window. The damaged window could hold up getting the final on this building. 2024.04.16
    1. Glass shipment on 4/23 did not contain the vandalized piece, it is expected to be in the shipment today and will be installed tomorrow 5/1 if it arrives. 2024.04.30

3. Inspection delays

- a. Electrical Inspections
  - i. Continuing to have an impact on unit turnover dates.
    1. Rough inspection on building 191 Kennedy was scheduled for 4/11, was inspected in the afternoon on 4/15. 2024.04.16
    2. Delays to electrical rough inspections hold up framing and fire wall assembly inspections. 2024.04.16



**Nicholson**

**Management Company, Inc.**

3. Delays to the electrical final inspection will impact building final inspections for remaining buildings. 2024.04.16
4. Electrical rough inspection for buildings 104 Benton and 148 S 14<sup>th</sup> scheduled for 4/17, occurred on 4/20 just prior to 4:00 pm. 104 Benton failed and due to the lateness of the inspection, the reinspection couldn't be scheduled until Tuesday at the earliest and is called in for Today. 2024.04.23
- b. MEP Inspections – 206 Gurley
  - i. Plumbing final inspections were scheduled for 4/24 and occurred on 4/26. The inspector was a 3<sup>rd</sup> party inspector and wanted the gas final and plumbing final inspections scheduled separately. The gas final was scheduled for and occurred on 4/29. 2024.04.30
  - ii. Mechanical final inspection was scheduled for 4/26 and occurred on 4/29. 2024.04.30
  - iii. Electrical final was scheduled for 4/24 and occurred on 4/26. Electrical final failed for a missing service outlet for a condenser on the exterior that was missed on rough inspection. Reinspection has been called in for today. 2024.04.30

**Progress:**

1. Building inspections
  - a. 123 S 14<sup>th</sup> St (2626/2628) – MEP final inspections this week, Building final early part of next week. 2024.04.30
  - b. 2 of the 3 remaining units which have electrical rough inspections are scheduled for this week. Building 115 Benton are scheduled for this week. 2024.04.30
2. S&S – Completed Sanitary Line “E”. Site clean-up of spoils and backfilling of sidewalks. 2024.04.30
3. Right Now Electric - Finished electrical trim in 206 Gurley. Working on BLDG 123 electrical trim. Working on BLDG 230 electrical rough. 2024.04.30
4. Alamo Masonry – Working on insulation 104 Benton, will start drywall this week. 2024.04.30.
5. Streamline – Plumbing trim on 123 S 14<sup>th</sup> St. 2024.04.30
6. AI Drywall and Painting – Working on insulation in building 191 Kennedy, will be starting drywall this week. Painting in building 215 Kennedy and 199 Gurley. 2024.04.30
7. Arizona Green Solutions – Working on bathroom specialties and appliance in building 123 S 14<sup>th</sup> St. 2024.04.30
8. IBuild – Installed doors in 199 Gurley, will start doors in 134 Carter over the weekend. Installing door hardware in 123 S 14<sup>th</sup> St. 2024.04.30
9. Texas Built Roofing – Hanging drywall in 134 Carter, will start tape and mud this week. 2024.04.30
10. Centex – Finished grouting kitchen backsplashes in 123 S 14<sup>th</sup>. 2024.04.30

**Schedule:**

1. 3-week look ahead attached

**Pay Apps/Change Orders Pending:**

1. Pay Applications
  - a. Pay Application 32
    - i. Payment update. 2024.04.16
  - b. Pay Application 33
    - i. Pencil copy of pay app 33 was submitted to the architects for review. 2024.04.16
      1. David Wright performed a site visit on 4/26 to review the pay application. 2024.04.30
2. Certified payroll submission. 2023.11.14
  - a. Ongoing. 2024.01.30
3. PCCOs
  - a. PCCOs 5, 6 and 7 to be submitted related to differing site conditions, gas line repair work and Electrical permit delays. 2024.02.27
  - b. PCCO #8 Water valve repairs by streamline outside the original scope of work. 2024.02.27
  - c. Additional water valve repairs have been made since the submission of PCCO #8 and will be submitted for review. 2024.04.09
  - d. PCCO # 9 has been submitted for the additional costs associated with re-routing the sanitary service for 213/215 Lyndon to Line F from Line E. 2024.04.30

**RFI's:**

1. Sanitary Sewer RFIs
  - a. Buildings 109, 110 and 125 (2612/2614, 2616 and 2634/2636 S 14th St). 2024.04.23
  - b. Building 168 (213 & 215 Lyndon). 2024.04.23

**Misc. Topics / Open Discussion**

**Previous meeting minutes are noted throughout.**



# INTEGRAND DEVELOPMENT, LLC

*Solutions, Experience & Integrity*

## **Board Report**

**May 2024**

### **Melody Grove I**

- Tax credit allocation received from TDHCA
- AHP award received from FHLB-Dallas
  - 2023 award of \$850k potentially increased to \$2M – application submitted
- Selective demolition by Pavilion to get a better view of hidden conditions – completed
- Conduct additional resident and community meetings – completed on Jan 17<sup>th</sup>
- 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
  - Working through FHEO review
- Finalize relocation plan – in progress
- City Plan Commission – Passed unanimously, final hearing May 7 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 3<sup>rd</sup> quarter 2024; target completion 4<sup>th</sup> quarter 2025

### **2024 LIHTC Round / Melody Grove II**

- TDHCA application for Melody Grove II - submitted
- 2024 AHP funding: \$2M available – application submitted

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

[www.integranddev.com](http://www.integranddev.com)

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

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



# McCORMACK BARON SALAZAR

## MEMORANDUM

To: Milet Hopping, President & CEO  
Waco Housing Authority

From: Louis Bernardy, Senior Vice President  
McCormack Baron Salazar

Date: May 1, 2024

Subject: Monthly Report – April, 2024

### **Draft Memorandum of Understanding (MOU)**

MBS provided further revisions to the Draft MOU to WHA on April 19, 2024. 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. This task is subject to finalizing and executing the MOU referenced above.

## Administrative Services Department April 2024 Report

### Routine Work Projects

- Mailing of WHA, Hill and Somervell Counties, and Groesbeck, Section 8 (HAP) checks – **215** checks (all other checks were direct deposited and check stubs can be accessed by landlords through the landlord portal.)
- Travel and Training: *(See attached training sheet for all training offered to staff).*
- Partnership Meetings: Housing Coalition Board Meeting.
- Applications
  - **395** Public Housing / **0** Mart
  - **0** VASH
- Processed **815** pieces of incoming mail
- Processed **1,523** pieces of outgoing mail
- Proofed all department monthly reports
- Made **50,564** 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 **157 persons** that checked in to the receptionist in the lobby.

There was a total of **10,215 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**

**April 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](http://www.wacopha.org)

- **Server, Computer, and Phone System Uptimes**

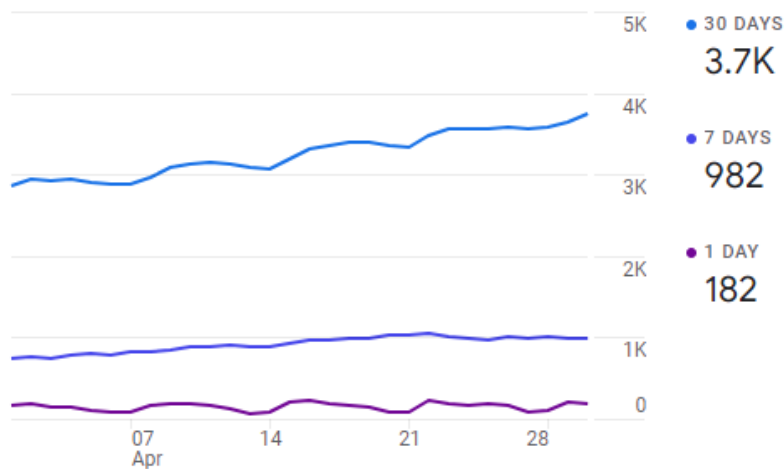
WHA Network systems had no substantial downtime for the month.

- **Miscellaneous**

- Continue weekly meetings with Yardi implementation Techs, substantial completion of affordable housing module core product, project setup, income targeting, unit types, leasing agents, income mapping for MDSI, initial test import of chart of accounts, income limits, fair market rents, project info. Will be starting on Maintenance/inspection module, and prepping data for a large import project, waitlists, PIC files for S8/PH tenants.
- Collected critical data and completed forms needed for the Melody grove development
- Transitioned Domain controller from physical server to two virtual servers
- Replaced computers at Community Services Lab

# Wacopha.org April web statistical

User activity over time



Sessions by

Session primary ch...

SESSION PRIMARY ...	SESSIONS
Organic Search	4.2K
Direct	1.3K
Referral	142
Organic Social	41
Unassigned	13

[View traffic acquisition](#)

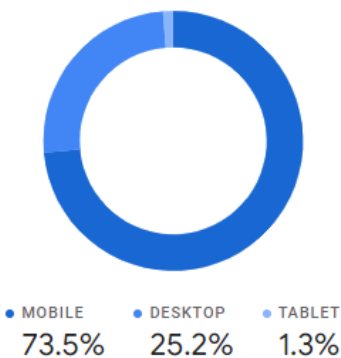
Users by Device model

DEVICE MODEL	USERS
iPhone	1.9K
Chrome	459
Edge	218
Safari	166
SM-A146U	62
ChromeBook	57
SM-A156U	39

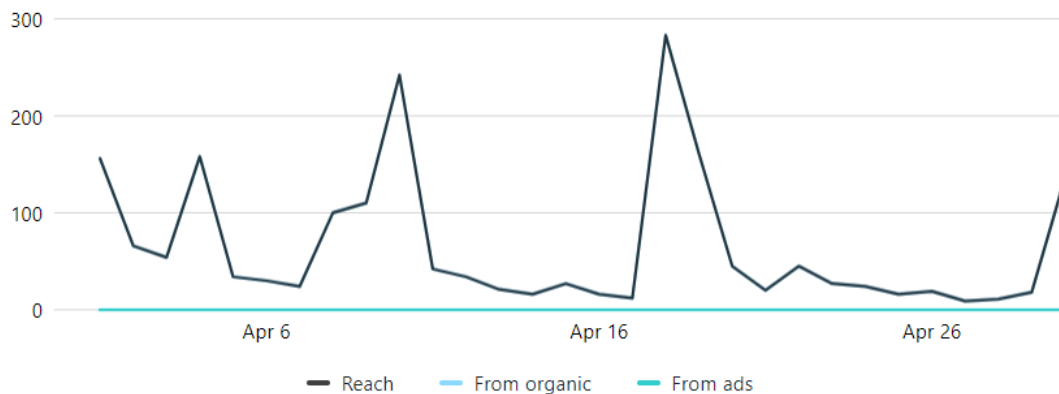
Users by Operating system

OPERATING SYSTEM	USERS
iOS	1.9K
Android	876
Windows	695
Macintosh	164
Chrome OS	57
Linux	28

Users by Device category



# Social Media Statistical



## Reach breakdown

Total  
1,028 ↓ 51.9%

From organic  
1,028 ↓ 51.9%

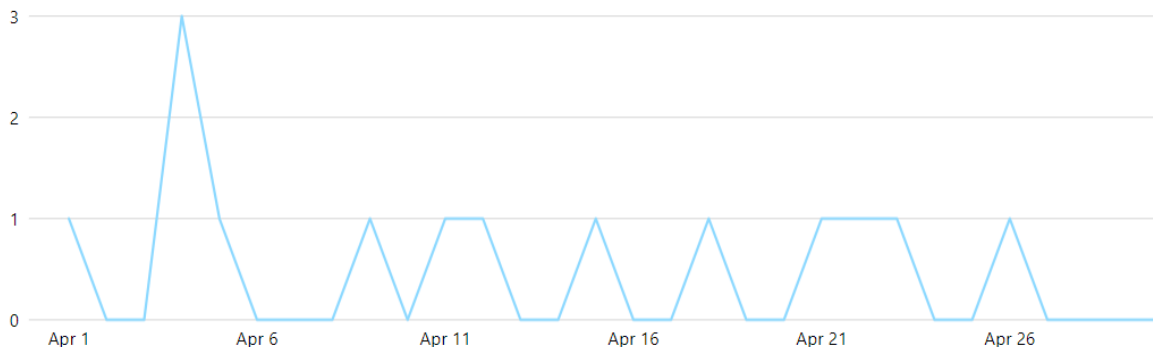
From ads  
0 0%

Note: March was a very active month, our reach of around 1,000 users is reflective of an average month

We gained 14 followers in the month of April.


Facebook follows ①

14 ↑ 100%



Most popular post was the River Side apartments ribbon cutting  
We had a share from Jim Holmes with a reach of 385 and our own post.  
Heart of Texas 211 Share for food pantries with a reach of 293.



 Jim Holmes for Waco Mayor  
April 18 at 8:25 AM · 🌐

RIVERSIDE NEIGHBORHOOD RIBBON-CUTTING: I was honored to participate in the Grand Re-Opening of Riverside Apartments (formerly Trendwood Apts). The upgrades to... [See more](#)



Waco Housing Authority & Affiliates

Published by Jonathan Young · April 10 at 4:10 PM · 🌐

Wednesday 4-10-2024 Food Pantries  
WACO

**Caritas**  
305 South 15th  
8:30 - 10:45 a.m. & 1:00 - 2:45 p.m.  
Salvation Army  
4721 West Waco Drive  
8:30 a.m. - 4:30 p.m.  
Church of the Open Door  
902 N. Loop 340, Bellmead  
10:00 a.m. - 12:00 p.m.  
Shepherd's Heart  
1801 Progen Lane, Bellmead  
12:00 p.m. - 4:00 p.m.  
Shepherd's Heart @ Connally High School  
901 North Lacy Drive  
9:30 a.m. - 4:30 p.m.  
ACTS Storehouse  
802 South 28th Street  
10 a.m. - 12 p.m.  
SAY AHEAD FUMC (LORENA)  
205 Berthes St. Lorena, TX  
9 a.m. until all is distributed.

Wednesday 4-10-2024 Food Pantries  
RURAL AREAS

**Belmont County**  
North Belmont Helping Hands  
415 S. 4th Meridian  
Wed 8:45 a.m. - 11:45 a.m.  
Clifton High School  
1107 N. Ave. O.  
1:30 p.m. - 3:30 p.m.  
Walnut Springs Mobile Market  
4167 3rd St. Walnut Springs, TX  
1 p.m. - 3 p.m.  
Cranfills Gas Mobile Market  
305 S. 2nd St. Cranfills Gap, TX  
9 a.m. - 5 p.m.  
**Hill County**  
Our Daily Bread 100 Sims Dr., Whitney Wood. 4:00 - 6:00 p.m.  
**Lincoln County**  
Grainstock Community  
193 LCR 412 Grandbeck, TX  
10 a.m. - 11 a.m.  
Fishes and Locates  
303 W. Riverfront Grandbeck, TX 9 a.m. - 12 p.m.



Heart of Texas 211

April 10 at 8:47 AM · 🌐

## Rising Images, Inc. Board Report for April 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	0	100%

### Rent Collections

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Cimmaron	\$53,393.00	\$53,992.00	\$53,992.00	100%
Hunnington	\$36,346.00	\$36,479.00	\$36,479.00	100%
Misty Square	\$8,800.00	\$8,794.00	\$8,794.00	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	\$101,308.00	\$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: Apr-24

FINANCIAL		EVICTIONS	
Rent Collected Amount	\$ 197,279.96	Number of Eviction Files	0
Amount of Delinquent Rent-Resident	67634.5	Evictions/Set Outs Completed	3
LEASING INFORMATION		WHA REFERRALS RECEIVED	
Total Applicant Files Received	11	Total Referrals Received	6
Total Applicant Files Approved	1	Status: Pending compliance approval/ Delayed due to onsite tech issues	
Total Briefings for Month			
Total Applicant Files Denied	3		
Total Applicant Files Requested			
Total Tenancy Addendum			
Total Leases	6 Pending		
COMPLIANCE		INSPECTIONS	
Number Files submitted to Compliance	9 pending	Total HQS Inspections Completed	13
Total Number of Recerts Completed	10 completed	Total HQS Inspections Passed	13
Recerts 30 days past due (upcoming)?	0 past, 1 30 days	STAFF TRAINING	
Recerts 60 days past due (upcoming)?	11 60 days	Date	Description of Activitiy
Recerts 90 days past due (upcoming)?	9 90 days		
Recerts 120 past due (upcoming)?	5 120 days		

INCIDENT REPORTS			
Date of Incident	Unit Address	Brief Description of Incident	Police Activity (Y/N)
4/11/2024	2728 Carter/2726 Carter	Resident breaking into another resident home	Y

RELOCATION		MARKETING ACTIVITY	
Gonzales, Nino	Date	Agency/Locations	Comment
Taylor, Courtney		Flyers are being generated	
Dixon,Redrick		Apartments.com	Now live
Wilson,Williams		Zillow	Pending
Najar		wacohousingsearch.org	Live
Harbert		Heart of Texas Aging & Disability	Emailed flyer
White		Workforce solutions	Emailed flyer
Monroe		Baylor Scott and White	flyer dropped off



## **Modernization Department April 2024 Report**

<b>Grant Year</b>	<b>Grant Amt.</b>	<b>Amt. Expended</b>	<b>% Expended</b>	<b>% Obligated</b>	<b>Deadline to Expend</b>
2018/518	\$1,820,616.00	\$1,820,341.00	99%	100%	May 28,2026
2019/519	\$1,904,253.00	\$1,213,844.33	61%	61%	April 15, 2027
2020/520	\$2,037,987.00	\$628,969.79	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	\$245,287.36	5%	5%	February 16, 2027

### **Public Housing Current Projects**

Proposals for Pest Control Services are due 5/14

### **Rising Images Current Projects**

Bids for Cimmaron/Hunnington window replacements due 5/21. This will go to the board next month for approval.

### **Hill County Current Projects**

None

- RFP for Choice Neighborhood Initiative was sent out. Proposals are due 6/4.

## Housing Operations Monthly Report

April 2024

### Public Housing Report

#### Staff

Total Employees – 9      Temporary Staff – 1

#### Waiting List Information

Total number of applicants on the waiting list – 1469

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

Notification for assistance mailed	4
No response to notification letters	1
Pending Notification letter/expiration	0
Move-in letters issued	3
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 (20) orientation letters emailed, (04) packets were mailed out from letter responses (2) received and in process of verifications, (2) no response deadline (5) completed.

#### Annual Re-Certifications

Community	Certifications	Completed	Remaining
Kate Ross	16	15	1
Estella Maxey	14	12	2
<b>Total</b>	<b>30</b>	<b>27</b>	<b>3</b>

We have completed 90% of certifications for this month. According to PIC submission we have reported.

100 % certifications for dates through March 31, 2024.

#### Evictions

Community	Non-Payment	Lease Violation	One Strike
Kate Ross	2	1	0
Estella Maxey	3	0	0
<b>Total</b>	<b>5</b>	<b>1</b>	<b>0</b>

#### Percentage of Rent Collected

93% of the rent for April was collected, we did not meet our goal of 97%.

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

### **Occupancy Percentage**

The occupancy percentage for April was 90%; we did not meet our goal of 97%.  
Last Quarterly Average was 91% for Jan-Feb-March

### **Maintenance Report**

#### **Staff**

Total Employees – 6 regular employees  
4 Vacant positions – Tech2 KR / AideB KR / Utility Laborer EM/ Tech2 EM  
2 Temp to Hire is assisting with work orders. Interviews in progress.

#### **Work Orders**

##### **Routine Work Orders**

<b>Community</b>	<b>Total</b>	<b>%Completed</b>	<b>Remaining</b>
Kate Ross	119		32
Estella Maxey	90		14
<b>Total</b>	<b>209</b>	<b>88%</b>	<b>46</b>

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. 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**

	<b>Amount Received</b>	<b>Amount Closed</b>	<b>Amount Remaining</b>
Closed within 24 hours	40	40	0
Over 24 hours	0	0	0
<b>Total</b>	<b>40</b>	<b>40</b>	<b>0</b>

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

#### **April Unit Turn Around Time**

<b>Down Time</b>	<b>Make Ready Time</b>	<b>Lease-Up Time</b>	<b>Total Turnaround Time</b>
144	66	27	237

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

<b>Down Time</b>	<b>Make Ready Time</b>	<b>Lease-Up Time</b>	<b>Total Turnaround Time</b>
128.28	61.44	14.50	204.22

Our annual cumulative goal is turning units in 20 days or less. Presently we have a cumulative turn-around time of 204.22, this puts us over by 184.22 days.

**April Vacant Apartment Information**

	<b>Leased</b>	<b>Total</b>	<b>Occupancy %</b>
Kate Ross	257	286	
Estella Maxey	326	362	90%
<b>Overall Occupancy</b>	<b>583</b>	<b>648</b>	<b>90%</b>

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

**Annual Inspections FY 22 - 23**

<b>Community</b>	<b>Total apts.</b>	<b>Units Inspected</b>	<b>21 -22 Annual Inspection Work Orders Y.T.D.</b>
Kate Ross	288	288	18
Estella Maxey	362	362	71
<b>Overall</b>	<b>650</b>	<b>650</b>	<b>89</b>

**Fleet Vehicle Inspection**

Total Vehicles Inspected (0) – Tire repairs, oil change, 2- 2024 Chevrolet Silverado 1500 vehicles added to fleet

**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 213 accident-free days with (0) loss time days for the month of April. We strive for safety in the workplace to be a priority. A morning safety briefing is conducted daily at the Maintenance including hands on training and video programs.

**Expenditures**

Monthly Budget	\$30,730.00
April 2024	\$21,569.19

Expenditures: Ceiling Damage repairs, HVAC/Plumbing repairs beyond routine Maintenance, HVAC service components, Paint/Make ready supplies, Underground supply water leak repairs, Graffiti Removal, Emergency Gas leak repair, Preventative Maintenance supplies, Gas meter repairs, Tub repairs

## Section 8 Board Report – April 2024

The Section 8 Department has leased a total of 2485 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	358	2302
Hill County	350	165
Somervell County	100	18
<b>Totals</b>	<b>808</b>	<b>2485</b>

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

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

Waco	2
Hill County	0
Somervell County	0
Total	2

### Re-Certifications

Waco, Hill County, and Somervell County Offices are re-certifying annuals through March 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	63

Ineligible	237
Total	90%

### 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%

### Mainstream

Number Pending (Referral/Orientation)	2
Number Searching in Waco	3
Number Passed/Pending Inspection	1
Number Housed in Waco	74

Ineligible	90
Total	93%

### FYI (Foster Youth Initiative)

Number Pending (Referral/Orientation)	1
Number Searching in Waco	2
Number Passed/Pending Inspection	0
Number Housed in Waco	8

Ineligible	18
Total	32%

**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: \$ 104,289.26

Total amount outstanding: \$159,269.67

# Community Services

April 2024

- Our SW intern researched and presented on **Trauma Informed Care in Housing**. The session was recorded so that others can learn from the presentation.
- Assisting residents of Dean Mayberry development with utility deposits
- Public housing children from all developments attended **GAPS** meeting (Gang Awareness and Prevention Services).
- FSS worker Cassaundra Foreman presented a workshop for girls at South Terrace called “**Caterpillars to Butterflies**.” Emphasis on self esteem and growth. 15 girls attended (from public housing, South Terrace, FSS clients and Section 8).
- **Transformation Waco Early Childhood** program at Melody Grove will start in August. Emphasis placed on child development, school readiness and parenting skills.
- Youth Services planning **Go to College Trip** in July. The group will travel by bus to colleges in Arkansas.



## Upcoming:



**Juneteenth Parade with Seniors and Staff**

**Juneteenth Celebration at Estella Maxey**

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
Trinity Sports provides Dept. of Ag. Meals	M–Th 3:30pm

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
Trinity Sports provides Dept. of Ag Meals		M–Th. 3:30pm

# Family Self Sufficiency

- Coordinators: CaSaundra Foreman and Triza Mongora, MSW

FSS Participants	Escrow Amount
Public Housing – 10 participants (Grant 2023–11)	\$2041
Section 8/RAD–61 participants (Grant 2023–68)	\$3346
Total – 71 (Grant 2023–88)	\$5387

**New Participants:0   Extensions:2   Graduates: 0   Terms/Forfeitures: 0**

## FSS Program Highlights

### Activities

- Home visits to participants
- Requested and received donations from community for incentives for meetings
- FSS Monthly Meeting April 9; Officer Janae Draper



- Esther’s Closet, GAP community meetings
- Attended Trauma Informed Care presentation
- HUD Office Hours and Coffee Hour Trainings
- Completed newly required HUD FSS Training
- Completed HUD Trauma of Money Training, Summer Food Access
- Planning for Juneteenth event
- Hosted Girl’s Day Event for teens at South Terrace “Caterpillars to Butterflies.”
- Applied for Superior Health Network Grant
- Assisted participants with job search and available housing units

**Activities Planned for May**

- FSS Participant Lunch virtual workshop 5/14
- Prepare for Juneteenth Parade/Community Event

**Community Collaborations for April**

- Neighborworks Homebuyer Education, Grassroots, Section 8 Home Ownership program, Texas Workforce Commission, Esther’s Closet, Waco PD, Habitat for Humanity, Communities in School, HOT Goodwill

**Outreach Activities for April**

- Emails to clients about upcoming community events
- Engaged with potential new participants
- Maintained recruiting efforts using FSS brochures during outreach events, ground visits, Section 8 Orientation
- Passed out Solar Eclipse glasses
- Girls Day Event with Teens/community service project for cancer patients

**Accomplishments**

- **AT** - House roofed and doors put on (Grassroots building the home)
- **TE** - Started new job



Girl’s Day at South Terrace

**Older Adults**

Elderly & Disabled Services April 2024 Report- Tasha Johnson

- May Activity Planning
- Weekly Senior activities South Terrace, Kate Ross and Estella Maxey
- Team Building Exercise / Weekly lunch
- Employee Meeting
- Senior Breakfast served at Kate Ross
- Community Service’ Staff Meeting
- Tea Party/ Senior Event
- 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.
- Worked with Lillian Stevens of KW Ministry for Tea Party
- Planning for Senior Health Fair
- Employee Committee meeting.

Activities planned for : May

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

Community Collaborations:

- Salvation Army, Woodland Springs, KW Ministry, Superior Health

SENIOR ACTIVITIES		10AM-12PM T-TH		ST	EM	KR		
28 SUN		29 MON		30 TUE	1 Superior Health	2 At THU d Crafts	3 FRI	4 SAT
5		6		Bingo	Arts and Crafts	Mother's Day Celebration	10	11
12		13		14 Arts and Crafts	15 Arts and Crafts	16 Superior Health	17	18
19		20		21 Arts and Crafts	22 Woodland Springs	23 Sewing W/Ms. Green	24	25
26		27 Memorial Day		28 Woodland Springs	29 Art and Crafts	No Activities	31	1



# Youth Services

Activities for the Month of April

- Truancy updates from schools
- Tracked student progress and grade reports
- Planning and arranging for Go to College Trip in July (chartered bus trip, to Arkansas to see colleges in that area)
- CRRC - attended student poetry contest
- Took public housing kids to GAPS meeting
- Spoke with kids about WHA scholarship

Activities planned for May

- Starry Counseling Fatherhood event
- Youth basketball camps and tutoring
- Planning/Collaboration for college trip
- COE (Community Opportunity Event sponsored by Waco PD - will take public housing kids to this event

# Resident Services

## Resident Council Meetings

### South Terrace

- Ms. Powell present. She wants to provide spaghetti dinner for next meeting and wants to make sure we put this on the flyer

### Kate Ross

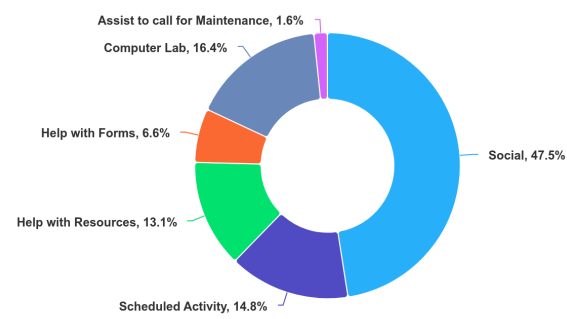
- Four residents attended and management was present. Maintenance will begin removing overflow trash from the dumpsters so that city dumpsters can remove trash. Residents encouraged to report illegal dumping.
- Tanya, president mentioned that she needs assistance from residents for the resident council. Management encouraged her to reach out to other tenants.

### Melody Grove

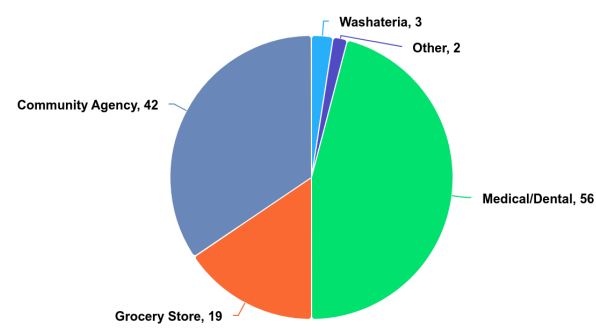
- 8 residents present. Ms. Mack read past meeting minutes.
- Discussed what to do about illegal dumping on the property. Also discussed security on property
- Mr. Mack mentioned that refreshments listed on the flyer helps attendance.

### Departmental Monthly Reports

Walk Ins



Transportation Destinations



# **Summary of Financial Statements**

## **March 31, 2024**

### **Public Housing**

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

- Asset Management Fees from PH Sites – Revenue was under budget \$11,900 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 \$6,900 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 under budget \$47,100.
- Administrative Salaries, Labor & Employee Benefit Payments – The cost was under budget due to three vacant maintenance positions and Assistant Manager vacant position.
- Contract Cost – While a/c repairs were under budget \$3,700, temporary maintenance, building and plumbing repairs were over budget \$8,100.

#### **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 under budget \$61,500.
- Administrative Salaries, Labor & Employee Benefit Payments – The cost was under budget for the Assistant Manager vacant position and three vacant maintenance positions.
- Contract Cost – Plumbing and a/c repairs were under budget \$7,000 for the month of March.

#### **Section 8 – Admin**

- Section 8 Admin Fees – Income based on the most reconciled leasing data available, and an estimated proration at 90%. The revenue was under budget \$12,800.
- Administrative Salaries & Employee Benefit – These are under budget due to four open positions.
- Contract Cost – The expense was over budget \$2,750 for building repairs to the new Hill Co. Section 8 office.

#### **Section 8 – HAP Reserves**

- The Housing Choice Voucher Program total HAP reserve is \$183,491.
- Mainstream Voucher Program total HAP reserve is \$178,313.
- Emergency Housing Voucher total HAP reserves is \$72,057.

## **Non-Profits**

### **Raintree**

- Staff Training & Convention- This expense is for the Lead Maintenance to receive a Certified Pool Operator course through the Heart of Texas Apartment Association. This cost was allocated to Picadilly as well.
- Labor & Employee Benefit Payments- This is under budget for the month due to a vacancy in the Lead Maintenance position. This will be the same for Picadilly as this is also a split cost.

### **Cimmaron**

- Non-Apartment Meetings- This is over for the month due to a reimbursement to the Section 8 program for HAP funds issued in error- \$2,565.

### **Hunnington**

- Contract Cost- A retaining wall was repaired at a total cost of \$4,950.

### **Misty**

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

### **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.

	Central Cost Center	Kate Ross	Estella Maxey	HCV	Raintree	Cimmaron	Hunnington	Picadilly	Misty Square	Total
<b>Income</b>										
Dwelling rental		68,855.98	58,187.76		101,467.40	53,780.00	36,393.00	4,984.00	8,766.00	332,434.14
Excess Utilities		4,094.47	6,587.11							10,681.58
<b>Total Rental Income</b>		-	<b>72,950.45</b>	<b>64,774.87</b>	-	<b>101,467.40</b>	<b>53,780.00</b>	<b>36,393.00</b>	<b>4,984.00</b>	<b>343,115.72</b>
Mgmt. & Admin. Fees Rev.	140,223.65	7,709.03	9,811.50	160,998.00						318,742.18
Donations to Scholarship Fd.					10.81					10.81
CFP Tranf In-site Expenses		878.54	2,608.12							3,486.66
Proceeds Insurance Claims	6,260.56	1,498.61	1,779.87							9,539.04
Interest on Investments	839.10	12,109.56	15,815.42	1,644.83	352.75	701.29		226.38	113.48	31,802.81
Other Income	229.16	4,900.43	6,552.54	4,561.68	2,567.40	1,924.86	160.75	80.00		20,976.82
Operating Transfer In		19,272.58	24,528.73				330.00			44,131.31
HUD Contributions		61,569.00	82,125.60							143,694.60
<b>Total Operating Income</b>	<b>147,552.47</b>	<b>107,937.75</b>	<b>143,221.78</b>	<b>167,204.51</b>	<b>2,930.96</b>	<b>2,626.15</b>	<b>490.75</b>	<b>306.38</b>	<b>113.48</b>	<b>572,384.23</b>
<b>Total Income</b>	<b>147,552.47</b>	<b>180,888.20</b>	<b>207,996.65</b>	<b>167,204.51</b>	<b>104,398.36</b>	<b>56,406.15</b>	<b>36,883.75</b>	<b>5,290.38</b>	<b>8,879.48</b>	<b>915,499.95</b>
<b>Expenses</b>										
Administrative Salaries	99,116.46	13,890.23	18,894.37	59,341.05	7,333.17	4,903.23	2,697.14	292.08	713.98	207,181.71
Legal		1,906.29	49.00	3,010.00						4,965.29
Staff Training & Travel	3,551.86	(107.23)	(139.03)	1,898.17	336.00			14.00		5,553.77
Audit Fees	675.61	2,229.38	2,837.38	4,546.45	2,194.25	1,399.80	860.71	85.19	189.21	15,017.98
Sundry	15,191.64	12,998.44	13,354.61	11,648.06	2,720.88	1,688.36	1,007.60	64.48	267.07	58,941.14
Mgmt. & Bkpg. Fees Exp.		26,712.23	26820.32	32,199.60	26,381.52	13,982.80	9,462.18	548.24	964.26	137,071.15
<b>Total Admin. Expenses</b>	<b>118,535.57</b>	<b>57,629.34</b>	<b>61,816.65</b>	<b>112,643.33</b>	<b>38,965.82</b>	<b>21,974.19</b>	<b>14,027.63</b>	<b>1,003.99</b>	<b>2,134.52</b>	<b>428,731.04</b>
<b>Total Tenant Serv. Expenses</b>	-	<b>13,565.38</b>	<b>17,114.31</b>							<b>30,679.69</b>
<b>Total Utility Expenses</b>	<b>2,158.99</b>	<b>37,458.16</b>	<b>50,321.39</b>	<b>1,456.78</b>	<b>12,119.41</b>	<b>7,295.91</b>	<b>3,808.89</b>	<b>134.65</b>	<b>836.81</b>	<b>115,590.99</b>
Labor		9,911.27	9,085.69		6,615.15	5,846.43	3,487.32	275.65	923.14	36,144.65
Materials	760.45	8,636.16	6,040.59	1,014.28	3,489.17	806.41	480.81	6.04	133.80	21,367.71
Contract Costs	3,871.37	29,083.09	21,499.34	4,378.52	12,338.88	6,334.37	7,338.08	255.10	695.96	85,794.71
<b>Total Maint &amp; Operations</b>	<b>4,631.82</b>	<b>47,630.52</b>	<b>36,625.62</b>	<b>5,392.80</b>	<b>22,443.20</b>	<b>12,987.21</b>	<b>11,306.21</b>	<b>536.79</b>	<b>1,752.90</b>	<b>143,307.07</b>
Employee Benefits	21,363.19	10,534.31	11,487.66	15,581.79	3,070.69	3,228.98	1,908.76	126.93	505.27	67,807.58
Insurance	1,862.14	19,756.42	46,565.67	3,037.30	9,307.11	5,198.96	2,163.07	327.46	634.38	88,852.51
Collection Losses		2,190.11	(160.22)				1,130.67			3,160.56
Non-Routine Exp (non apt exp)					175.54	2,928.99				3,104.53
Depreciation Expense					12,890.15	7,713.28	6,124.77	260.97	2,887.07	29,876.24
<b>Total General Expenses</b>	<b>23,225.33</b>	<b>32,480.84</b>	<b>57,893.11</b>	<b>18,619.09</b>	<b>25,443.49</b>	<b>19,070.21</b>	<b>11,327.27</b>	<b>715.36</b>	<b>4,026.72</b>	<b>192,801.42</b>
<b>Total Expenses</b>	<b>148,551.71</b>	<b>188,764.24</b>	<b>223,771.08</b>	<b>138,112.00</b>	<b>98,971.92</b>	<b>61,327.52</b>	<b>40,470.00</b>	<b>2,390.79</b>	<b>8,750.95</b>	<b>911,110.21</b>
<b>Profit/Loss</b>	<b>(999.24)</b>	<b>(7,876.04)</b>	<b>(15,774.43)</b>	<b>29,092.51</b>	<b>5,426.44</b>	<b>(4,921.37)</b>	<b>(3,586.25)</b>	<b>2,899.59</b>	<b>128.53</b>	<b>4,389.74</b>

## Central Cost

	Year Budget	YTD Budget	Current Period	Current Year	Variance
INCOME					
3190 Non-Dwelling Rental	\$ -	\$ -	\$ -	\$ -	\$ -
Total Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -
3430 Mart Management Fees	\$ 24,900.00	\$ 12,450.00	\$ 1,410.30	\$ 10,352.46	\$ (2,097.54)
3440 Mgmt./Adm.Fees fr.Non-Profits	\$ 611,000.00	\$ 305,500.02	\$ 51,339.00	\$ 303,642.50	\$ (1,857.52)
3450 Asset Management Fee fr.Sites	\$ 574,500.00	\$ 287,250.00	\$ 36,012.02	\$ 218,087.52	\$ (69,162.48)
3460 Mgmt./Adm.Fees fr.Sect.8	\$ 434,900.00	\$ 217,450.02	\$ 33,941.80	\$ 207,481.60	\$ (9,968.42)
3470 Mgmt./Adm.Fees fr.CFP	\$ 209,600.00	\$ 104,800.02	\$ 17,520.53	\$ 105,013.17	\$ 213.15
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ 6,260.56	\$ 6,260.56	\$ 6,260.56
3610 Interest on Investments	\$ 33,400.00	\$ 16,699.98	\$ 839.10	\$ 3,911.38	\$ (12,788.60)
3650 Interest Inc.-Mortgages	\$ -	\$ -	\$ -	\$ -	\$ -
3690 Other Income	\$ 1,000.00	\$ 499.98	\$ 229.16	\$ 1,079.16	\$ 579.18
9110.010 Oth.Inc.-Transfer from CFP	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 1,889,300.00	\$ 944,650.02	\$ 147,552.47	\$ 855,828.35	\$ (88,821.67)
EXPENSES					\$ -
4110 Administrative Salaries	\$ 1,260,000.00	\$ 630,000.00	\$ 99,116.46	\$ 621,380.53	\$ (8,619.47)
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ 2,000.00	\$ 1,000.02	\$ -	\$ 4,525.47	\$ 3,525.45
4140 Staff Training	\$ 16,720.00	\$ 8,359.98	\$ 648.00	\$ 9,321.17	\$ 961.19
4150 Travel Convention & Meetings	\$ 23,970.00	\$ 11,984.94	\$ 2,903.86	\$ 13,532.80	\$ 1,547.86
4171 Auditing Fees	\$ 1,200.00	\$ 600.00	\$ 675.61	\$ 951.18	\$ 351.18
4190 Sundry	\$ 104,865.00	\$ 52,432.38	\$ 15,191.64	\$ 73,257.75	\$ 20,825.37
Total Admin Expense	\$ 1,408,755.00	\$ 704,377.32	\$ 118,535.57	\$ 722,968.90	\$ 18,591.58
4310 Water	\$ 4,400.00	\$ 2,200.02	\$ 513.83	\$ 1,748.62	\$ (451.40)
4320 Electricity	\$ 16,200.00	\$ 8,100.00	\$ 1,209.27	\$ 7,855.52	\$ (244.48)
4330 Gas	\$ 2,030.00	\$ 1,015.02	\$ 128.63	\$ 1,776.07	\$ 761.05
4390 Sewer	\$ 3,070.00	\$ 1,534.98	\$ 307.26	\$ 1,759.32	\$ 224.34
Total Utility Expense	\$ 25,700.00	\$ 12,850.02	\$ 2,158.99	\$ 13,139.53	\$ 289.51
4420 Material	\$ 8,500.00	\$ 4,249.98	\$ 760.45	\$ 4,734.00	\$ 484.02
4430 Contract Cost	\$ 49,800.00	\$ 24,899.94	\$ 3,871.37	\$ 24,464.39	\$ (435.55)
Total Ordinary Maint. & Operation	\$ 58,300.00	\$ 29,149.92	\$ 4,631.82	\$ 29,198.39	\$ 48.47
4510.010 Workers Compensation	\$ 4,550.00	\$ 2,274.96	\$ 458.79	\$ 1,633.44	\$ (641.52)
4510.040 Auto Insurance	\$ 2,600.00	\$ 1,299.96	\$ 291.67	\$ 1,377.42	\$ 77.46
4510.070 Crime / Dishonesty	\$ 65.00	\$ 32.52	\$ 5.38	\$ 32.28	\$ (0.24)
4510.090 Fire & Extend Coverage	\$ 250.00	\$ 124.98	\$ 26.79	\$ 97.14	\$ (27.84)
4540 Employee Benefit Payments	\$ 286,180.00	\$ 143,090.04	\$ 21,363.19	\$ 136,231.43	\$ (6,858.61)
4560 Postage Mach Lease Amortization	\$ 4,100.00	\$ 2,050.00	\$ 1,027.20	\$ 2,054.40	\$ 4.40
4570 FSS Jr League Loan Write-Off	\$ -	\$ -	\$ -	\$ -	\$ -
4585.020 Interest on Lease Payable	\$ 500.00	\$ 250.00	\$ 52.31	\$ 118.48	\$ (131.52)
Total General Expenses	\$ 298,245.00	\$ 149,122.46	\$ 23,225.33	\$ 141,544.59	\$ (7,577.87)
Total Routine Expenses	\$ 1,791,000.00	\$ 895,499.72	\$ 148,551.71	\$ 906,851.41	\$ 11,351.69
					\$ -
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	\$ 49,150.30	\$ (999.24)	\$ (51,023.06)	\$ (100,173.36)



Kate Ross

Estella Maxey

	Year Budget	YTD Budget	Current Period	Current Year	Variance
INCOME					
Dwelling Rental	\$ 776,300.00	\$ 388,150.02	\$ 68,855.98	\$ 414,563.11	\$ 26,413.09
Excess Utilities	\$ 87,600.00	\$ 43,800.00	\$ 4,094.47	\$ 48,131.79	\$ 4,331.79
Non-Dwelling Rental	\$ -	\$ -	\$ -	\$ -	\$ -
Total Rental Income	\$ 863,900.00	\$ 431,950.02	\$ 72,950.45	\$ 462,694.90	\$ 30,744.88
Management Fee from CFP	\$ 92,240.00	\$ 46,120.02	\$ 7,709.03	\$ 46,205.82	\$ 85.80
CFP Tmsf. In-Site Expenses	\$ 80,460.00	\$ 40,230.00	\$ 878.54	\$ 34,330.09	\$ (5,899.91)
Proceeds fr. Insurance Claims	\$ -	\$ -	\$ 1,498.61	\$ 5,045.22	\$ 5,045.22
Interest on Investments	\$ 107,700.00	\$ 53,850.00	\$ 12,109.56	\$ 69,523.63	\$ 15,673.63
Jr.League Grant	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 60,200.00	\$ 30,100.02	\$ 4,900.43	\$ 37,546.64	\$ 7,446.62
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	\$ 46,099.98	\$ 19,272.58	\$ 80,896.47	\$ 34,796.49
Total Operating Income	\$ 439,700.00	\$ 219,850.02	\$ 46,368.75	\$ 276,684.59	\$ 56,834.57
Total HUD Contributions	\$ 1,304,500.00	\$ 652,249.98	\$ 61,569.00	\$ 626,503.00	\$ (25,746.98)
Total Income	\$ 2,608,100.00	\$ 1,304,050.02	\$ 180,888.20	\$ 1,365,882.49	\$ 61,832.47
EXPENSES					\$ -
Administrative Salaries	\$ 288,800.00	\$ 144,399.96	\$ 13,890.23	\$ 108,667.05	\$ (35,732.91)
Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Expense	\$ 2,000.00	\$ 1,000.02	\$ 1,906.29	\$ 2,273.79	\$ 1,273.77
Staff Training	\$ 6,600.00	\$ 3,300.00	\$ 261.80	\$ 1,277.54	\$ (2,022.46)
Travel & Conventions	\$ 8,120.00	\$ 4,060.02	\$ (369.03)	\$ 1,220.05	\$ (2,839.97)
Audit Fees	\$ 3,960.00	\$ 1,980.00	\$ 2,229.38	\$ 3,138.73	\$ 1,158.73
Sundry	\$ 138,120.00	\$ 69,059.88	\$ 12,998.44	\$ 71,194.76	\$ 2,134.88
Management Fees	\$ 345,830.00	\$ 172,915.02	\$ 26,712.23	\$ 160,023.48	\$ (12,891.54)
Total Admin Expense	\$ 793,430.00	\$ 396,714.90	\$ 57,629.34	\$ 347,795.40	\$ (48,919.50)
Tenant Services Salaries	\$ 188,200.00	\$ 94,099.98	\$ 12,095.70	\$ 69,890.02	\$ (24,209.96)
Tenant Services-Recr., Etc.	\$ 9,000.00	\$ 4,500.00	\$ 314.68	\$ 3,477.57	\$ (1,022.43)
Resident Council	\$ 3,000.00	\$ 1,500.00	\$ -	\$ -	\$ (1,500.00)
Ten. Serv. Contr., Train., Spec. Needs	\$ 11,000.00	\$ 5,500.02	\$ 1,155.00	\$ 5,637.50	\$ 137.48
Total Tenant Expense	\$ 211,200.00	\$ 105,800.00	\$ 13,565.38	\$ 79,005.09	\$ (26,594.91)
EXPENSES					\$ -
Water	\$ 93,000.00	\$ 46,500.00	\$ 8,310.70	\$ 48,698.25	\$ 2,198.25
Electricity	\$ 160,000.00	\$ 79,999.98	\$ 11,127.05	\$ 68,758.42	\$ (11,241.56)
Gas	\$ 110,000.00	\$ 55,000.02	\$ 6,682.44	\$ 72,401.52	\$ 17,401.50
Other Utility Expense	\$ 128,000.00	\$ 64,000.02	\$ 11,337.97	\$ 66,845.86	\$ 2,845.84
Total Utility Expense	\$ 491,000.00	\$ 245,500.02	\$ 37,458.16	\$ 256,704.05	\$ 11,204.03
Labor	\$ 242,000.00	\$ 121,000.02	\$ 9,911.27	\$ 54,080.09	\$ (66,919.93)
Material	\$ 109,400.00	\$ 54,700.02	\$ 8,636.16	\$ 42,677.30	\$ (12,022.72)
Contract Cost	\$ 230,160.00	\$ 115,080.06	\$ 22,757.61	\$ 118,466.22	\$ 3,386.16
Total Ordinary Maint. & Operation	\$ 581,560.00	\$ 290,780.10	\$ 41,305.04	\$ 215,223.61	\$ (75,556.49)
Protective Services Contract	\$ 82,800.00	\$ 41,400.00	\$ 6,325.48	\$ 36,006.26	\$ (5,393.74)
Total Protective Services	\$ 82,800.00	\$ 41,400.00	\$ 6,325.48	\$ 36,006.26	\$ (5,393.74)
Insurance	\$ 166,750.00	\$ 83,374.98	\$ 19,756.42	\$ 70,377.87	\$ (12,997.11)
Payment in Lieu of Taxes (PILOT)	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Benefit Payments	\$ 208,660.00	\$ 104,329.98	\$ 10,534.31	\$ 63,831.38	\$ (40,498.60)
Collection Losses	\$ 67,200.00	\$ 33,600.00	\$ 2,190.11	\$ 24,616.37	\$ (8,983.63)
Total General Expenses	\$ 442,610.00	\$ 221,304.96	\$ 32,480.84	\$ 158,825.62	\$ (62,479.34)
Total Routine Expenses	\$ 2,602,600.00	\$ 1,301,299.98	\$ 188,764.24	\$ 1,093,560.03	\$ (207,739.95)
EXPENSES					\$ -
Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ 4,890.00	\$ 4,890.00
Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ 4,890.00	\$ 4,890.00
Total Operating Expenses	\$ 2,602,600.00	\$ 1,301,299.98	\$ 188,764.24	\$ 1,098,450.03	\$ (202,849.95)
Gr.L. Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Yr Adj Affecting Residual Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Residual Receipts (Profit/Loss)	\$ 5,500.00	\$ 2,750.04	\$ (7,876.04)	\$ 267,432.46	\$ 264,682.42

	Year Budget	YTD Budget	Current Period	Current Year	Variance
\$ 705,700.00	\$ 352,849.98	\$ 58,187.76	\$ 348,477.55	\$ (4,372.43)	
\$ 102,100.00	\$ 51,049.98	\$ 6,587.11	\$ 43,817.53	\$ (7,232.45)	
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 807,800.00	\$ 403,899.96	\$ 64,774.87	\$ 392,295.08	\$ (11,604.88)	
\$ 117,400.00	\$ 58,699.98	\$ 9,811.50	\$ 58,807.35	\$ 107.37	
\$ 100,200.00	\$ 50,100.00	\$ 2,608.12	\$ 35,474.67	\$ (14,625.33)	
\$ -	\$ -	\$ 1,779.87	\$ 1,779.87	\$ 1,779.87	
\$ 123,900.00	\$ 61,950.00	\$ 15,815.42	\$ 87,809.73	\$ 25,859.73	
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 65,600.00	\$ 32,800.02	\$ 6,552.54	\$ 28,843.05	\$ (3,956.97)	
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 7,400.00	\$ 3,700.00	\$ -	\$ 2,847.54	\$ (852.46)	
\$ 117,400.00	\$ 58,699.98	\$ 24,528.73	\$ 102,959.04	\$ 44,259.06	
\$ 531,900.00	\$ 265,949.98	\$ 61,096.18	\$ 318,521.25	\$ 52,571.27	
\$ 1,723,700.00	\$ 861,850.02	\$ 82,125.60	\$ 815,903.60	\$ (45,946.42)	
\$ 3,063,400.00	\$ 1,531,699.96	\$ 207,996.65	\$ 1,526,719.93	\$ (4,980.03)	
				\$ -	
\$ 356,000.00	\$ 178,000.02	\$ 18,894.37	\$ 138,435.38	\$ (39,564.64)	
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 6,000.00	\$ 3,000.00	\$ 49.00	\$ 2,406.00	\$ (594.00)	
\$ 7,100.00	\$ 3,550.02	\$ 333.20	\$ 1,555.40	\$ (1,994.62)	
\$ 9,780.00	\$ 4,890.00	\$ (472.23)	\$ 1,524.39	\$ (3,365.61)	
\$ 5,040.00	\$ 2,520.00	\$ 2,837.38	\$ 3,994.73	\$ 1,474.73	
\$ 149,700.00	\$ 74,849.94	\$ 13,354.61	\$ 75,249.05	\$ 399.11	
\$ 438,320.00	\$ 219,160.02	\$ 26,820.32	\$ 163,077.21	\$ (56,082.81)	
\$ 971,940.00	\$ 485,970.00	\$ 61,816.65	\$ 386,242.16	\$ (99,727.84)	
\$ 239,500.00	\$ 119,749.98	\$ 15,394.52	\$ 90,115.63	\$ (29,634.35)	
\$ 10,000.00	\$ 4,999.98	\$ 577.29	\$ 4,341.65	\$ (658.33)	
\$ 3,000.00	\$ 1,500.00	\$ -	\$ -	\$ (1,500.00)	
\$ 10,000.00	\$ 4,999.98	\$ 1,142.50	\$ 4,900.50	\$ (99.48)	
\$ 262,500.00	\$ 131,249.94	\$ 17,114.31	\$ 99,357.78	\$ (31,892.16)	
				\$ -	
\$ 115,000.00	\$ 57,499.98	\$ 10,803.51	\$ 71,276.33	\$ 13,776.35	
\$ 190,000.00	\$ 94,999.98	\$ 10,754.41	\$ 74,490.25	\$ (20,509.73)	
\$ 140,000.00	\$ 70,000.02	\$ 13,832.62	\$ 82,348.26	\$ 12,348.24	
\$ 170,000.00	\$ 85,000.02	\$ 14,930.85	\$ 100,799.53	\$ 15,799.51	
\$ 615,000.00	\$ 307,500.00	\$ 50,321.39	\$ 328,914.37	\$ 21,414.37	
\$ 275,700.00	\$ 137,850.00	\$ 9,085.69	\$ 90,603.03	\$ (47,246.97)	
\$ 88,630.00	\$ 44,315.04	\$ 6,040.59	\$ 36,970.94	\$ (7,344.10)	
\$ 263,900.00	\$ 131,949.96	\$ 12,560.22	\$ 130,148.52	\$ (1,801.44)	
\$ 628,230.00	\$ 314,115.00	\$ 27,686.50	\$ 257,722.49	\$ (56,392.51)	
\$ 97,500.00	\$ 48,750.00	\$ 8,939.12	\$ 54,221.20	\$ 5,471.20	
\$ 97,500.00	\$ 48,750.00	\$ 8,939.12	\$ 54,221.20	\$ 5,471.20	
\$ 110,770.00	\$ 55,384.98	\$ 46,565.67	\$ 79,375.87	\$ 23,990.89	
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 245,360.00	\$ 122,679.84	\$ 11,487.66	\$ 79,161.69	\$ (43,518.15)	
\$ 87,700.00	\$ 43,849.98	\$ (160.22)	\$ 12,224.60	\$ (31,625.38)	
\$ 443,830.00	\$ 221,914.80	\$ 57,893.11	\$ 170,762.16	\$ (51,152.64)	
\$ 3,019,000.00	\$ 1,509,499.74	\$ 223,771.08	\$ 1,297,220.16	\$ (212,279.58)	
				\$ -	
\$ -	\$ -	\$ -	\$ 8,806.00	\$ 8,806.00	
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	\$ 8,806.00	\$ 8,806.00	
\$ 3,019,000.00	\$ 1,509,499.74	\$ 223,771.08	\$ 1,306,026.16	\$ (203,473.58)	
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 44,400.00	\$ 22,200.22	\$ (15,774.43)	\$ 220,693.77	\$ 198,493.55	

## Huntington

	Year Budget	YTD Budget	Current Period	Current Year	Variance
INCOME					
3110 Dwelling Rental	\$ 436,200.00	\$ 218,100.00	\$ 36,393.00	\$ 216,270.06	\$ (1,829.94)
Total Rental Income	\$ 436,200.00	\$ 218,100.00	\$ 36,393.00	\$ 216,270.06	\$ (1,829.94)
3400.100 Youth Literacy Grant-Dollar Gen	\$ -	\$ -	\$ -	\$ -	\$ -
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest Income	\$ 2,000.00	\$ 1,000.02	\$ 160.75	\$ 742.04	\$ (257.96)
3690 Other Income	\$ 8,600.00	\$ 4,300.00	\$ 330.00	\$ 4,443.21	\$ 143.21
3999 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 10,600.00	\$ 5,300.02	\$ 490.75	\$ 5,185.25	\$ (114.77)
Total Income	\$ 446,800.00	\$ 223,400.02	\$ 36,883.75	\$ 221,455.31	\$ (1,944.71)
EXPENSES					\$ -
4110 Administrative Salaries	\$ 36,400.00	\$ 18,112.00	\$ 2,697.14	\$ 18,658.99	\$ 546.99
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ -	\$ -	\$ -	\$ -	\$ -
4140 Staff Training & Convention	\$ 300.00	\$ 150.00	\$ -	\$ 185.30	\$ 35.30
4150 Travel	\$ -	\$ -	\$ -	\$ -	\$ -
4171 Auditing Fees	\$ 1,500.00	\$ 750.00	\$ 860.71	\$ 1,211.78	\$ 461.78
4180 Office Rent	\$ -	\$ -	\$ -	\$ -	\$ -
4190 Sundry	\$ 16,355.00	\$ 9,352.60	\$ 1,007.60	\$ 8,445.31	\$ (907.29)
4195 Property Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -
4196 Mgmt./Bkpg./Adm.Fee	\$ 113,400.00	\$ 56,700.00	\$ 9,462.18	\$ 56,230.22	\$ (469.78)
Total Admin Expense	\$ 167,955.00	\$ 85,064.80	\$ 14,027.63	\$ 84,731.60	\$ (333.00)
4310 Water	\$ 21,000.00	\$ 10,539.00	\$ 1,630.16	\$ 10,663.74	\$ 124.74
4320 Electricity	\$ 5,000.00	\$ 2,646.00	\$ 339.05	\$ 2,967.36	\$ 321.36
4390 Sewer	\$ 23,000.00	\$ 12,319.00	\$ 1,839.68	\$ 11,888.98	\$ (430.02)
Total Utility Expense	\$ 49,000.00	\$ 25,504.00	\$ 3,808.89	\$ 25,520.08	\$ 16.08
4410 Maint. & Operation Labor	\$ 46,700.00	\$ 23,238.00	\$ 3,487.32	\$ 20,450.08	\$ (2,787.92)
4420 Material	\$ 14,990.00	\$ 7,494.96	\$ 480.81	\$ 5,307.79	\$ (2,187.17)
4430 Contract Cost	\$ 66,360.00	\$ 30,680.04	\$ 7,304.09	\$ 26,929.97	\$ (3,750.07)
Total Ordinary Maint. & Operation	\$ 128,050.00	\$ 61,413.00	\$ 11,272.22	\$ 52,687.84	\$ (8,725.16)
4480 Contract Cost	\$ 275.00	\$ 137.52	\$ 33.99	\$ 170.31	\$ 32.79
Total Protective Services	\$ 275.00	\$ 137.52	\$ 33.99	\$ 170.31	\$ 32.79
4510.010 Workers Compensation	\$ 1,700.00	\$ 850.02	\$ 171.86	\$ 633.36	\$ (216.66)
4510.020 General Liab Insurance	\$ 460.00	\$ 229.98	\$ 12.03	\$ 221.88	\$ (8.10)
4510.040 Auto Insurance	\$ 140.00	\$ 70.02	\$ 16.77	\$ 76.32	\$ 6.30
4510.050 Public Officials Insurance	\$ 860.00	\$ 430.02	\$ 23.50	\$ 412.20	\$ (17.82)
4510.090 Fire & Extend Coverage	\$ 16,400.00	\$ 8,200.02	\$ 1,938.91	\$ 6,637.56	\$ (1,562.46)
4540 Employee Benefit Payments	\$ 23,360.00	\$ 11,680.02	\$ 1,908.76	\$ 11,311.20	\$ (368.82)
4570 Collection Losses	\$ -	\$ -	\$ 1,130.67	\$ 1,130.67	\$ 1,130.67
4580 Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 42,920.00	\$ 21,460.08	\$ 5,202.50	\$ 20,423.19	\$ (1,036.89)
Total Routine Expenses	\$ 388,200.00	\$ 193,579.20	\$ 34,345.23	\$ 183,533.02	\$ (10,046.18)
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	\$ 69,000.00	\$ 34,500.00	\$ 6,124.77	\$ 36,778.73	\$ 2,278.73
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ 69,000.00	\$ 34,500.00	\$ 6,124.77	\$ 36,778.73	\$ 2,278.73
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 457,200.00	\$ 228,079.20	\$ 40,470.00	\$ 220,311.75	\$ (7,767.45)
					\$ -
Residual Receipts (Profit/Loss)	\$ (10,400.00)	\$ (4,679.18)	\$ (3,586.25)	\$ 1,143.56	\$ 5,822.74

## Picadilly

	Year Budget	YTD Budget	Current Period	Current Year	Variance
INCOME					
3110 Dwelling Rental	\$ 59,000.00	\$ 29,500.02	\$ 4,984.00	\$ 29,281.30	\$ (218.72)
Total Rental Income	\$ 59,000.00	\$ 29,500.02	\$ 4,984.00	\$ 29,281.30	\$ (218.72)
3400.100 Youth Literacy Grant-Dollar Gen	\$ -	\$ -	\$ -	\$ -	\$ -
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest Income	\$ 1,800.00	\$ 900.00	\$ 226.38	\$ 1,318.14	\$ 481.84
3690 Other Income	\$ 2,200.00	\$ 1,100.02	\$ 80.00	\$ 1,413.66	\$ 313.64
3999 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 4,000.00	\$ 2,000.02	\$ 306.38	\$ 2,731.80	\$ 731.78
Total Income	\$ 63,000.00	\$ 31,500.04	\$ 5,290.38	\$ 32,013.10	\$ 513.06
EXPENSES					\$ -
4110 Administrative Salaries	\$ 3,900.00	\$ 1,940.00	\$ 292.08	\$ 2,021.20	\$ 81.20
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ -	\$ -	\$ -	\$ -	\$ -
4140 Staff Training & Convention	\$ 80.00	\$ 40.02	\$ 14.00	\$ 40.00	\$ (0.02)
4150 Travel	\$ 30.00	\$ 15.00	\$ -	\$ -	\$ (15.00)
4171 Auditing Fees	\$ 150.00	\$ 75.00	\$ 85.19	\$ 119.92	\$ 44.92
4180 Office Rent	\$ -	\$ -	\$ -	\$ -	\$ -
4190 Sundry	\$ 2,625.00	\$ 1,447.44	\$ 64.48	\$ 771.35	\$ (676.09)
4195 Property Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -
4196 Mgmt./Bkpg./Adm.Fee	\$ 6,500.00	\$ 3,250.02	\$ 548.24	\$ 3,220.94	\$ (29.08)
Total Admin Expense	\$ 13,285.00	\$ 6,767.48	\$ 1,003.99	\$ 6,173.41	\$ (594.07)
4310 Water	\$ 1,600.00	\$ 712.00	\$ 124.45	\$ 883.34	\$ 716.66
4320 Electricity	\$ 400.00	\$ 214.00	\$ 10.20	\$ 180.41	\$ (33.59)
4390 Sewer	\$ 50.00	\$ 25.02	\$ -	\$ 23.74	\$ (1.28)
Total Utility Expense	\$ 2,050.00	\$ 951.02	\$ 134.65	\$ 1,087.49	\$ 136.47
4410 Labor	\$ 4,900.00	\$ 2,438.00	\$ 275.65	\$ 2,013.70	\$ (424.30)
4420 Material	\$ 3,095.00	\$ 1,547.52	\$ 6.04	\$ 1,151.44	\$ (396.08)
4430 Contract Cost	\$ 13,450.00	\$ 6,725.04	\$ 255.10	\$ 4,263.39	\$ (2,461.65)
Total Ordinary Maint. & Operation	\$ 21,445.00	\$ 10,710.56	\$ 536.79	\$ 7,428.53	\$ (3,282.03)
4480 Contract Cost	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -
4510.010 Workers Compensation	\$ 180.00	\$ 90.00	\$ 20.30	\$ 67.00	\$ (23.00)
4510.020 General Liab Insurance	\$ 40.00	\$ 19.98	\$ 1.24	\$ 20.04	\$ 0.06
4510.040 Auto Insurance	\$ 20.00	\$ 10.02	\$ 1.70	\$ 8.70	\$ (1.32)
4510.050 Public Officials Insurance	\$ 80.00	\$ 40.02	\$ 2.55	\$ 37.20	\$ (2.82)
4510.090 Fire & Extend Coverage	\$ 2,500.00	\$ 1,249.98	\$ 301.67	\$ 1,022.22	\$ (227.76)
4540.000 Employee Benefit Payments	\$ 2,400.00	\$ 1,200.00	\$ 126.93	\$ 986.27	\$ (213.73)
4570 Collection Losses	\$ 1,700.00	\$ 850.00	\$ -	\$ -	\$ (850.00)
4580 Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 6,920.00	\$ 3,460.00	\$ 454.39	\$ 2,141.43	\$ (1,318.57)
Total Routine Expenses	\$ 43,700.00	\$ 21,889.06	\$ 2,129.82	\$ 16,830.86	\$ (5,058.20)
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	\$ 3,500.00	\$ 1,750.02	\$ 260.97	\$ 1,564.68	\$ (185.34)
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ 3,500.00	\$ 1,750.02	\$ 260.97	\$ 1,564.68	\$ (185.34)
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 47,200.00	\$ 23,639.08	\$ 2,390.79	\$ 18,395.54	\$ (5,243.54)
					\$ -
Residual Receipts (Profit/Loss)	\$ 15,800.00	\$ 7,860.96	\$ 2,899.59	\$ 13,617.56	\$ 5,756.60

## WPFC II

	Year Budget	YTD Budget	Current Period	Current Year	Variance
INCOME					
3110 Dwelling Rental	\$ -	\$ -	\$ -	\$ -	\$ -
Total Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest Income	\$ -	\$ -	\$ 5.35	\$ 31.34	\$ 31.34
3690 Other Income	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ -	\$ -	\$ 5.35	\$ 31.34	\$ 31.34
3999.000 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ -	\$ -	\$ 5.35	\$ 31.34	\$ 31.34
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	\$ 536.79	\$ 7,428.53	\$ -	\$ -	\$ -
4510.010 Workers Comp. Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
4510.020 General Liab Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
4510.040 Auto Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
4510.050 Public Officials Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
4510.090 Fire & Extend Coverage	\$ 1.70	\$ -	\$ -	\$ -	\$ -
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)	\$ -	\$ -	\$ 5.35	\$ 31.34	\$ 31.34

Raintree						Cimmaron						Misty					
	Year Budget	YTD Budget	Current Period	Current Year	Variance		Year Budget	YTD Budget	Current Period	Current Year	Variance		Year Budget	YTD Budget	Current Period	Current Year	Variance
INCOME																	
3110 Dwelling Rental	\$ 1,206,400.00	\$ 603,199.98	\$ 101,467.40	\$ 597,365.08	\$ (5,834.90)		\$ 640,700.00	\$ 320,350.02	\$ 53,780.00	\$ 319,694.89	\$ (655.13)		\$ 105,600.00	\$ 52,800.00	\$ 8,766.00	\$ 52,325.00	\$ (475.00)
Total Rental Income	\$ 1,206,400.00	\$ 603,199.98	\$ 101,467.40	\$ 597,365.08	\$ (5,834.90)		\$ 640,700.00	\$ 320,350.02	\$ 53,780.00	\$ 319,694.89	\$ (655.13)		\$ 105,600.00	\$ 52,800.00	\$ 8,766.00	\$ 52,325.00	\$ (475.00)
3400 Donations to Scholarship Fd.	\$ 3,000.00	\$ -	\$ 10.81	\$ 61.72	\$ 61.72		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest Income	\$ 3,400.00	\$ 1,699.98	\$ 352.75	\$ 2,307.43	\$ 607.45		\$ 10,600.00	\$ 5,299.98	\$ 701.29	\$ 4,219.45	\$ (1,080.53)		\$ 2,000.00	\$ 1,000.02	\$ 113.48	\$ 796.80	\$ (203.22)
3690 Other Income	\$ 32,200.00	\$ 16,100.02	\$ 2,567.40	\$ 19,764.08	\$ 3,664.06		\$ 25,800.00	\$ 12,899.98	\$ 1,924.86	\$ 12,434.72	\$ (465.26)		\$ 3,500.00	\$ 1,750.02	\$ -	\$ 836.04	\$ (913.98)
3999.000 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 38,600.00	\$ 17,800.00	\$ 2,930.96	\$ 22,133.23	\$ 4,333.23		\$ 36,400.00	\$ 18,199.98	\$ 2,626.15	\$ 16,654.17	\$ (1,545.79)		\$ 5,500.00	\$ 2,750.04	\$ 113.48	\$ 1,632.84	\$ (1,117.20)
Total Income	\$ 1,245,000.00	\$ 620,999.98	\$ 104,398.36	\$ 619,498.31	\$ (1,501.67)		\$ 677,100.00	\$ 338,549.98	\$ 56,406.15	\$ 336,349.06	\$ (2,200.92)		\$ 111,100.00	\$ 55,550.04	\$ 8,879.48	\$ 53,957.84	\$ (1,592.20)
EXPENSES					\$ -						\$ -						\$ -
4110 Administrative Salaries	\$ 95,100.00	\$ 47,325.00	\$ 7,333.17	\$ 51,305.84	\$ 3,980.84		\$ 61,000.00	\$ 30,353.00	\$ 4,903.23	\$ 31,064.88	\$ 711.86		\$ 9,600.00	\$ 4,776.00	\$ 713.98	\$ 4,948.09	\$ 172.09
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	\$ 1,000.02	\$ 336.00	\$ 960.00	\$ (40.02)		\$ 500.00	\$ 250.02	\$ -	\$ 310.65	\$ 60.63		\$ 75.00	\$ 37.50	\$ -	\$ 49.05	\$ 11.55
4150 Travel	\$ 750.00	\$ 375.00	\$ -	\$ -	\$ (375.00)		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
4171 Auditing Fees	\$ 3,900.00	\$ 1,950.00	\$ 2,194.25	\$ 3,089.26	\$ 1,139.26		\$ 2,500.00	\$ 1,249.98	\$ 1,399.80	\$ 1,970.78	\$ 720.80		\$ 340.00	\$ 169.98	\$ 189.21	\$ 266.39	\$ 96.41
4180 Office Rent	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
4190 Sundry	\$ 48,695.00	\$ 23,197.44	\$ 2,720.88	\$ 19,059.76	\$ (4,137.68)		\$ 24,385.00	\$ 13,142.50	\$ 1,688.36	\$ 12,169.86	\$ (972.64)		\$ 3,656.00	\$ 1,888.08	\$ 267.07	\$ 1,612.56	\$ (275.52)
4195 Property Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
4196 Mgmt./Bkpg./Adm.Fee	\$ 313,600.00	\$ 156,799.98	\$ 26,381.52	\$ 155,314.92	\$ (1,485.06)		\$ 166,500.00	\$ 83,250.00	\$ 13,982.80	\$ 83,120.67	\$ (129.33)		\$ 11,000.00	\$ 5,500.02	\$ 964.26	\$ 5,755.75	\$ 255.73
Total Admin Expense	\$ 464,045.00	\$ 230,647.44	\$ 38,965.82	\$ 229,990.74	\$ (656.70)		\$ 254,885.00	\$ 128,245.50	\$ 21,974.19	\$ 128,804.10	\$ 558.60		\$ 24,671.00	\$ 12,371.58	\$ 2,134.52	\$ 12,656.60	\$ 287.02
4310 Water	\$ 58,000.00	\$ 26,877.00	\$ 4,808.97	\$ 32,854.57	\$ 5,977.57		\$ 39,000.00	\$ 15,131.00	\$ 3,961.33	\$ 21,736.89	\$ 6,605.89		\$ 5,000.00	\$ 2,341.00	\$ 389.44	\$ 2,548.20	\$ 207.20
4320 Electricity	\$ 13,000.00	\$ 6,730.00	\$ 916.47	\$ 7,091.74	\$ 361.74		\$ 9,000.00	\$ 4,742.00	\$ 684.65	\$ 5,005.73	\$ 263.73		\$ 500.00	\$ 277.00	\$ 31.95	\$ 351.40	\$ 74.40
4390 Sewer	\$ 66,000.00	\$ 31,382.00	\$ 6,393.97	\$ 39,252.50	\$ 7,870.50		\$ 23,000.00	\$ 10,822.00	\$ 2,649.93	\$ 15,551.15	\$ 4,729.15		\$ 5,000.00	\$ 2,262.00	\$ 415.42	\$ 2,717.27	\$ 455.27
Total Utility Expense	\$ 137,000.00	\$ 64,989.00	\$ 12,119.41	\$ 79,198.81	\$ 14,209.81		\$ 71,000.00	\$ 30,695.00	\$ 7,295.91	\$ 42,293.77	\$ 11,598.77		\$ 10,500.00	\$ 4,880.00	\$ 836.81	\$ 5,616.87	\$ 736.87
4410 Labor	\$ 117,900.00	\$ 58,668.00	\$ 6,615.15	\$ 48,327.95	\$ (10,340.05)		\$ 78,300.00	\$ 38,962.00	\$ 5,846.43	\$ 34,283.98	\$ (4,678.02)		\$ 12,300.00	\$ 6,122.00	\$ 923.14	\$ 5,413.23	\$ (708.77)
4420 Material	\$ 53,150.00	\$ 26,575.02	\$ 3,489.17	\$ 31,065.74	\$ 4,490.72		\$ 21,200.00	\$ 10,600.02	\$ 806.41	\$ 9,938.53	\$ (661.49)		\$ 2,359.00	\$ 1,179.54	\$ 133.80	\$ 757.69	\$ (421.85)
4430 Contract Cost	\$ 149,200.00	\$ 79,099.98	\$ 12,338.88	\$ 107,090.73	\$ 27,990.75		\$ 74,700.00	\$ 37,350.06	\$ 6,277.38	\$ 37,199.81	\$ (150.25)		\$ 19,575.00	\$ 9,787.56	\$ 686.96	\$ 8,101.87	\$ (3,685.69)
Total Ordinary Maint. & Operation	\$ 320,250.00	\$ 164,343.00	\$ 22,443.20	\$ 186,484.42	\$ 22,141.42		\$ 174,200.00	\$ 86,912.08	\$ 12,930.22	\$ 81,422.32	\$ (5,489.76)		\$ 34,234.00	\$ 17,089.10	\$ 1,743.90	\$ 12,272.79	\$ (4,816.31)
4480 Contract Cost	\$ 350.00	\$ 175.02	\$ -	\$ 201.00	\$ 25.98		\$ 500.00	\$ 250.02	\$ 56.99	\$ 285.54	\$ 35.52		\$ 75.00	\$ 37.50	\$ 9.00	\$ 45.09	\$ 7.59
Total Protective Services	\$ 350.00	\$ 175.02	\$ -	\$ 201.00	\$ 25.98		\$ 500.00	\$ 250.02	\$ 56.99	\$ 285.54	\$ 35.52		\$ 75.00	\$ 37.50	\$ 9.00	\$ 45.09	\$ 7.59
4510.010 Workers Compensation	\$ 4,400.00	\$ 2,200.02	\$ 387.37	\$ 1,607.82	\$ (592.10)		\$ 2,000.00	\$ 1,000.02	\$ 288.45	\$ 1,061.80	\$ 61.78		\$ 400.00	\$ 199.98	\$ 53.95	\$ 167.65	\$ (32.33)
4510.020 General Liab Insurance	\$ 1,200.00	\$ 600.00	\$ 49.16	\$ 575.46	\$ (24.54)		\$ 680.00	\$ 340.02	\$ 74.42	\$ 365.52	\$ 25.50		\$ 60.00	\$ 30.00	\$ 30.03	\$ 58.68	\$ 28.68
4510.040 Auto Insurance	\$ 550.00	\$ 274.98	\$ 56.38	\$ 288.48	\$ 13.50		\$ 370.00	\$ 184.98	\$ 40.54	\$ 198.24	\$ 13.26		\$ 40.00	\$ 19.98	\$ (0.51)	\$ 15.24	\$ (4.74)
4510.050 Public Officials Insurance	\$ 2,200.00	\$ 1,099.98	\$ 92.89	\$ 1,067.34	\$ (32.64)		\$ 1,200.00	\$ 600.00	\$ 139.78	\$ 678.78	\$ 78.78		\$ 120.00	\$ 60.00	\$ 55.96	\$ 108.96	\$ 48.96
4510.070 Crime / Dishonesty	\$ 65.00	\$ 32.52	\$ 5.38	\$ 32.28	\$ (0.24)		\$ 65.00	\$ 32.52	\$ 5.38	\$ 32.28	\$ (0.24)		\$ -	\$ -	\$ -	\$ -	\$ -
4510.090 Fire & Extend Coverage	\$ 73,200.00	\$ 36,600.00	\$ 8,715.93	\$ 29,668.08	\$ (6,931.92)		\$ 39,000.00	\$ 19,500.00	\$ 4,650.39	\$ 15,828.54	\$ (3,671.46)		\$ 4,100.00	\$ 2,050.02	\$ 494.95	\$ 1,678.80	\$ (371.22)
4540 Employee Benefit Payments	\$ 58,300.00	\$ 29,150.04	\$ 3,070.69	\$ 23,886.48	\$ (5,263.56)		\$ 39,500.00	\$ 19,750.02	\$ 3,228.98	\$ 18,950.90	\$ (799.12)		\$ 6,200.00	\$ 3,099.96	\$ 505.27	\$ 2,994.82	\$ (105.14)
4570 Collection Losses	\$ 1,740.00	\$ 870.00	\$ -	\$ 163.76	\$ (706.24)		\$ 2,000.00	\$ 1,000.00	\$ -	\$ -	\$ (1,000.00)		\$ -	\$ -	\$ -	\$ -	\$ -
4580 Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 141,655.00	\$ 70,827.54	\$ 12,377.80	\$ 57,289.80	\$ (13,537.74)		\$ 84,815.00	\$ 42,407.56	\$ 8,427.94	\$ 37,116.06	\$ (5,291.50)		\$ 10,920.00	\$ 5,459.94	\$ 1,139.65	\$ 5,024.15	\$ (435.79)
Total Routine Expenses	\$ 1,063,300.00	\$ 530,982.00	\$ 85,906.23	\$ 553,164.77	\$ 22,182.77		\$ 585,400.00	\$ 288,510.16	\$ 50,685.25	\$ 289,921.79	\$ 1,411.63		\$ 80,400.00	\$ 39,838.12	\$ 5,863.88	\$ 35,617.50	\$ (4,220.62)
EXPENSES					\$ -						\$ -						\$ -
4191.100 Employee Committee	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
4191.200 Non-Apartment Meetings	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 5,000.00	\$ 2,500.02	\$ 2,928.99	\$ 7,903.66	\$ 5,403.64		\$ -	\$ -	\$ -	\$ -	\$ -
4191.300 Non-Apartment Public Relations	\$ 5,000.00	\$ 2,500.02	\$ 175.54	\$ 2,405.54	\$ (94.48)		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Apartment Expenses	\$ 5,000.00	\$ 2,500.02	\$ 175.54	\$ 2,405.54	\$ (94.48)		\$ 5,000.00	\$ 2,500.02	\$ 2,928.99	\$ 7,903.66	\$ 5,403.64		\$ -	\$ -	\$ -	\$ -	\$ -
4610.000 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
4700 Scholarships Awarded	\$ 3,000.00	\$ 1,500.00	\$ -	\$ -	\$ (1,500.00)		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
5999.000 Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ 3,000.00	\$ 1,500.00	\$ -	\$ -	\$ (1,500.00)		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ 172,000.00	\$ 85,999.98	\$ 12,890.15	\$ 89,090.37	\$ 3,090.39		\$ 86,000.00	\$ 43,000.02	\$ 7,713.28	\$ 45,260.12	\$ 2,260.10		\$ 30,000.00	\$ 15,000.00	\$ 2,887.07	\$ 16,664.07	\$ 1,664.07
6110 G/L Disposition of Real Property	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ 172,000.00	\$ 85,999.98	\$ 12,890.15	\$ 89,090.37	\$ 3,090.39		\$ 86,000.00	\$ 43,000.02	\$ 7,713.28	\$ 45,260.12	\$ 2,260.10		\$ 30,000.00	\$ 15,000.00	\$ 2,887.07	\$ 16,664.07	\$ 1,664.07
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 1,243,300.00	\$ 620,982.00	\$ 98,971.92	\$ 644,660.68	\$ 23,678.68		\$ 676,400.00	\$ 334,010.20	\$ 61,327.52	\$ 343,085.57	\$ 9,075.37		\$ 110,400.00	\$ 54,838.12	\$ 8,750.95	\$ 52,281.57	\$ (2,556.55)
					\$ -						\$ -						\$ -
Residual Receipts (Profit/Loss)	\$ 1,700.00	\$ 17.98	\$ 5,426.44	\$ (25,162.37)	\$ (25,180.35)		\$ 700.00	\$ 4,539.78	\$ (4,921.37)	\$ (6,736.51)	\$ (11,276.29)		\$ 700.00	\$ 711.92	\$ 128.53	\$ 1,676.27	\$ 964.35

## Section 8 HAP

## Mainstream HAP

## Emergency HV 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.	\$ 4,298.50	\$ 6,520.50
3690.020 Other Income FSS Forfeitures	\$ -	\$ -
3690.080 Oth Inc fr Adm for Overleasing	\$ -	\$ -
8026.000 Contributions Earned- HAP	\$ 2,230,562.00	\$ 11,659,733.00
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 Demolition	\$ -	\$ -
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	\$ 2,234,860.50	\$ 11,666,253.50
EXPENSES		
4715.010 HAP Occupied Units	\$ 1,411,364.00	\$ 8,427,367.00
4715.020 HAP Parkside Occ. Units	\$ 18,880.00	\$ 120,981.00
4715.030 HAP Damages	\$ -	\$ -
4715.040 HAP Tanglewood Occ. Units	\$ 311.00	\$ 1,855.00
4715.070 HAP Portability - In	\$ -	\$ -
4715.090 HAP - Portability - Out	\$ 80,954.81	\$ 508,770.83
4715.100 HAP Parkside-Portability-Out	\$ 1,948.00	\$ 13,456.00
4715.230 HAP Homeownership	\$ 5,213.00	\$ 34,186.00
4715.240 HAP Katrina	\$ -	\$ -
4715.245 HAP Disaster Vchr. Prog.	\$ -	\$ -
4715.400 HAP Liberty-RAD	\$ 24,060.00	\$ 166,531.00
4715.450 HAP ST-RAD	\$ 76,850.00	\$ 450,408.88
4715.451 HAP Grandview-RAD	\$ 11,393.00	\$ 64,140.00
4715.455 HAP ST Demolition/Disposition	\$ 62,129.00	\$ 360,169.00
4715.500 HAP Vet.Affs.Support.Hous.	\$ 31,338.00	\$ 197,895.00
4715.501 HAP - VASH - Portability - Out	\$ -	\$ -
4715.701 HAP FY Occupied Units	\$ 2,907.00	\$ 15,748.00
4715.800 HAP Mainstream	\$ -	\$ -
4715.801 HAP Mainstream Port-Out	\$ -	\$ -
4715.910 HAP Hill Co. Occ. Units	\$ 111,771.00	\$ 629,292.00
4715.911 HAP Hillsboro Housing	\$ -	\$ -
4715.925 HAP Somervell Co.	\$ 12,514.00	\$ 62,601.00
4715.926 HAP Somervell Co. Port Out	\$ -	\$ -
4715.990 HAP Hill Co. Portability	\$ 17,905.00	\$ 109,536.00
4715.991 HAP Hillsboro Housing Port-Out	\$ -	\$ -
4716.000 UAP Occupied Units	\$ 18,325.00	\$ 121,726.00
4716.100 UAP Parkside Occ. Units	\$ 72.00	\$ 300.00
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	\$ 703.00	\$ 4,570.00
4716.450 UAP ST RAD	\$ 441.00	\$ 1,046.00
4716.451 UAP Grandview RAD	\$ 68.00	\$ 414.00
4716.455 UAP-ST Demolition/Disposition	\$ 539.00	\$ 2,929.00
4716.500 UAP Vet.Affairs Support Hous.	\$ 160.00	\$ 1,152.00
4716.701 UAP FY Occupied Units	\$ 7.00	\$ 40.00
4716.800 UAP Mainstream	\$ -	\$ -
4716.910 UAP Hill Co. Occ. Units	\$ 1,562.00	\$ 9,188.00
4716.911 UAP Hillsboro Housing	\$ -	\$ -
4716.925 UAP Somervell Co.	\$ 59.00	\$ 384.00
4717.000 UAP - Portability - Out	\$ 2,031.00	\$ 13,630.93
4717.100 UAP - Portability - In	\$ -	\$ -
TOTAL HAP/UAP EXPENSE	\$ 1,893,504.81	\$ 11,318,374.64
RESIDUAL RECEIPTS (Profit/Loss)	\$ 341,355.69	\$ 347,878.86

	Current Period	YTD Budget
INCOME		
8026.800 Contr. Earned- Mainstream	\$ 43,471.00	\$ 249,477.00
TOTAL HAP INCOME	\$ 43,471.00	\$ 249,477.00
EXPENSES		
4715.090 HAP Mainstream Port-Out	\$ 1,356.00	\$ 7,338.00
4715.800 HAP Mainstream	\$ 49,907.00	\$ 258,837.00
4716.800 UAP Mainstream	\$ 189.00	\$ 1,089.00
4716.801 UAP Mainstream Port-Out	\$ -	\$ -
TOTAL HAP/UAP EXPENSE	\$ 51,452.00	\$ 267,264.00
RESIDUAL RECEIPTS (Profit/Loss)	\$ (7,981.00)	\$ (17,787.00)

	Current Period	YTD Budget
INCOME		
8026.462 Contr. Earned S8- EHV HAP	\$ 24,220.00	\$ 167,203.00
TOTAL HAP INCOME	\$ 24,220.00	\$ 167,203.00
EXPENSES		
4715.090 HAP EHV Port-Out	\$ 1,981.00	\$ 11,886.00
4715.900 HAP EHV	\$ 26,731.00	\$ 151,299.00
4716.900 UAP EHV	\$ 362.00	\$ 1,927.00
4716.901 UAP EHV Port-Out	\$ 94.00	\$ 560.00
TOTAL HAP/UAP EXPENSE	\$ 29,168.00	\$ 165,672.00
RESIDUAL RECEIPTS (Profit/Loss)	\$ (4,948.00)	\$ 1,531.00

## Section 8 Admin

	Year Budget	YTD Budget	Current Period	Current Year	Variance
INCOME					
3410 Section 8 Admin Fees	\$ 2,086,350.00	\$ 1,043,175.00	\$ 160,998.00	\$ 986,581.00	\$ (56,594.00)
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ 3,048.15	\$ 3,048.15
3610 Interest on on Admin Reserve	\$ 16,150.00	\$ 8,074.98	\$ 1,644.83	\$ 9,747.10	\$ 1,672.12
3610.130 Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
3690 Other Income	\$ 10,000.00	\$ 4,999.98	\$ 4,561.68	\$ 7,068.68	\$ 2,068.70
Total Admin Income	\$ 2,112,500.00	\$ 1,056,249.96	\$ 167,204.51	\$ 1,006,444.93	\$ (49,805.03)
EXPENSES					
4110 Administrative Salaries	\$ 902,400.00	\$ 451,200.00	\$ 59,341.05	\$ 363,474.45	\$ (87,725.55)
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ 1,500.00	\$ 750.00	\$ 3,010.00	\$ 7,505.00	\$ 6,755.00
4140 Staff Training	\$ 15,000.00	\$ 7,500.00	\$ 597.00	\$ 3,859.00	\$ (3,641.00)
4150 Travel Convention & Meetings	\$ 2,000.00	\$ 1,000.02	\$ 1,301.17	\$ 4,273.21	\$ 3,273.19
4171 Auditing Fees	\$ 8,075.00	\$ 4,037.52	\$ 4,546.45	\$ 6,400.97	\$ 2,363.45
4190 Sundry	\$ 165,415.00	\$ 82,707.48	\$ 11,648.06	\$ 102,879.80	\$ 20,172.32
4196 Management Fee	\$ 417,200.00	\$ 208,600.02	\$ 32,199.60	\$ 197,316.20	\$ (11,283.82)
4220 Tenant Services Recreation	\$ -	\$ -	\$ -	\$ -	\$ -
4250 Reichenbach Program Assistance	\$ -	\$ -	\$ -	\$ -	\$ -
4260 FSS Donations Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total Admin Expense	\$ 1,511,590.00	\$ 755,795.04	\$ 112,643.33	\$ 685,708.63	\$ (70,086.41)
4310 Water	\$ 2,130.00	\$ 1,065.00	\$ 237.63	\$ 1,123.93	\$ 58.93
4320 Electricity	\$ 15,330.00	\$ 7,665.00	\$ 837.32	\$ 6,422.35	\$ (1,242.65)
4330 Gas	\$ 3,160.00	\$ 1,579.98	\$ 268.70	\$ 3,561.35	\$ 1,981.37
4390 Sewer	\$ 940.00	\$ 469.98	\$ 113.13	\$ 653.57	\$ 183.59
Total Utility Expense	\$ 21,560.00	\$ 10,779.96	\$ 1,456.78	\$ 11,761.20	\$ 981.24
4420 Material	\$ 5,400.00	\$ 2,699.94	\$ 1,014.28	\$ 2,944.72	\$ 244.78
4430 Contract Cost	\$ 25,435.00	\$ 12,717.42	\$ 4,378.52	\$ 22,965.26	\$ 10,247.84
Total Ordinary Maint. & Operation	\$ 30,835.00	\$ 15,417.36	\$ 5,392.80	\$ 25,909.98	\$ 10,492.62
					\$ -
4510.??? Insurance	\$ 6,070.00	\$ 3,034.98	\$ 191.04	\$ 2,549.52	\$ (485.46)
4540 Employee Benefit Payments	\$ 243,545.00	\$ 121,772.58	\$ 15,581.79	\$ 89,499.52	\$ (32,273.06)
4560 Postage Mach Lease Amortization	\$ 600.00	\$ 300.00	\$ -	\$ 294.12	\$ (5.88)
4585.020 Interest on Lease Payable	\$ 100.00	\$ 50.00	\$ -	\$ 45.10	\$ (4.90)
4590 Admin Fee	\$ 31,500.00	\$ 15,750.00	\$ 2,846.26	\$ 18,832.69	\$ 3,082.69
Total General Expenses	\$ 281,815.00	\$ 140,907.56	\$ 18,619.09	\$ 111,220.95	\$ (29,686.61)
Total Routine Expenses	\$ 1,845,800.00	\$ 922,899.92	\$ 138,112.00	\$ 834,600.76	\$ (88,299.16)
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	\$ 133,350.04	\$ 29,092.51	\$ 174,344.17	\$ 40,994.13

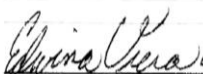
## Mainstream Admin

	Year Budget	YTD Budget	Current Period	Current Year	Variance
INCOME					
3410 Mainstream Admin Fees	\$ 60,900.00	\$ 30,450.00	\$ 6,387.02	\$ 36,421.36	\$ 5,971.36
3610 Interest on on Admin Reserve	\$ 800.00	\$ 400.02	\$ -	\$ -	\$ (400.02)
3690.070 Misc. Other Income	\$ -	\$ -	\$ -	\$ -	\$ -
Total Admin Income	\$ 61,700.00	\$ 30,850.02	\$ 6,387.02	\$ 36,421.36	\$ 5,571.34
EXPENSES					
4110 Administrative Salaries	\$ 11,800.00	\$ 5,899.98	\$ 1,835.24	\$ 5,956.54	\$ 56.56
4171.000 Audit Fees	\$ 225.00	\$ 112.50	\$ 125.90	\$ 177.25	\$ 64.75
4196 Admin Fees	\$ 12,200.00	\$ 6,100.02	\$ 1,249.60	\$ 7,119.40	\$ 1,019.38
4189/4190 Sundry	\$ 1,470.00	\$ 734.94	\$ 58.99	\$ 558.97	\$ (175.97)
Total Admin Expenses	\$ 25,695.00	\$ 12,847.44	\$ 3,269.73	\$ 13,812.16	\$ 964.72
4510.010 Workers Comp Insurance	\$ 50.00	\$ 25.02	\$ -	\$ -	\$ (25.02)
4540 Employee Benefit Payments	\$ 3,905.00	\$ 1,952.46	\$ 132.58	\$ 429.76	\$ (1,522.70)
4590 Admin Fee	\$ 1,050.00	\$ 525.00	\$ 99.76	\$ 598.56	\$ 73.56
4431 Building Repair Contract	\$ -	\$ -	\$ -	\$ -	\$ -
4430 Clean/Desinf Contr. Svcs	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 5,005.00	\$ 2,502.48	\$ 232.34	\$ 1,028.32	\$ (1,474.16)
Total Expenses	\$ 30,700.00	\$ 15,349.92	\$ 3,502.07	\$ 14,840.48	\$ (509.44)
					\$ -
Residual Receipts (Profit/Loss)	\$ 31,000.00	\$ 15,500.10	\$ 2,884.95	\$ 21,580.88	\$ 6,080.78

## Emergency HV Admin

	Year Budget	YTD Budget	Current Period	Current Year	Variance
INCOME					
3410.100 EHV- Admin Fees	\$ 27,400.00	\$ 13,699.98	\$ 2,463.00	\$ 15,230.00	\$ 1,530.02
3410.300 EHV-Placement/Issuance Fees	\$ -	\$ -	\$ -	\$ -	\$ -
3410.800 EHV Interest on EHV Admin Fees	\$ 1,400.00	\$ 700.02	\$ 111.24	\$ 601.35	\$ (98.67)
Total Income	\$ 28,800.00	\$ 14,400.00	\$ 2,574.24	\$ 15,831.35	\$ 1,431.35
EXPENSES					
4110 Administrative Salaries	\$ 11,800.00	\$ 5,899.98	\$ -	\$ -	\$ (5,899.98)
4140 Staff Training	\$ -	\$ -	\$ -	\$ -	\$ -
4150 Travel & Conventions Meetings	\$ -	\$ -	\$ -	\$ -	\$ -
4171 Audit Fees	\$ 100.00	\$ 49.98	\$ 56.12	\$ 79.01	\$ 29.03
4190 Sundry	\$ 1,045.00	\$ 522.42	\$ 45.27	\$ 389.64	\$ (132.78)
4196 Management Fee	\$ 5,500.00	\$ 2,749.98	\$ 492.60	\$ 3,046.00	\$ 296.02
Total Admin Expense	\$ 18,445.00	\$ 9,222.36	\$ 593.99	\$ 3,514.65	\$ (5,707.71)
					\$ -
4510 Worker's Compensation Insurance	\$ 50.00	\$ 25.02	\$ -	\$ -	\$ (25.02)
4540 Employee Benefits	\$ 3,905.00	\$ 1,952.46	\$ -	\$ -	\$ (1,952.46)
4590 EHV Port Admin Fee	\$ 300.00	\$ 150.00	\$ 49.88	\$ 299.28	\$ 149.28
Total General Expenses	\$ 4,255.00	\$ 2,127.48	\$ 49.88	\$ 299.28	\$ (1,828.20)
Total Expenses	\$ 22,700.00	\$ 11,349.84	\$ 643.87	\$ 3,813.93	\$ (7,535.91)
Residual Receipts (Profit/Loss)	\$ 6,100.00	\$ 3,050.16	\$ 1,930.37	\$ 12,017.42	\$ 8,967.26

	Account Description	Account #	Bank Name	Interest Rate	Purchased	Maturty	3/31/2024	Total by Date
<b>Waco Housing Authority</b>								
<b>Central Cost</b>								
	Public Fund Checking	20470207	Estaco	1.51%			\$	2,115,206.99
	FSS Junior League Grant	20470301	Estaco	1.51%				12,745.90
	Employee Committee	20470208	Estaco	1.51%				417.91
	Payroll	20470340	Estaco	1.51%				1,685.32
	Central Cost Center	20470201	Estaco	1.51%				194,941.55
	Texas Housing Stability Fund	21129176	Estaco	1.51%				124.81
							<b>Central Cost sub-total</b>	\$ 2,327,041.58
<b>Rate Ross</b>								
	Public Fund Checking	20470309	Estaco	1.51%			\$	1,443,786.16
	Rate Ross Operating	20873010	Estaco	1.51%				5,087.01
	Public Housing FSS Escrow-KR	403335	Alliance Bank	4.00%	2/26/2024	2/26/2025		227,683.89
1	Certificate of Deposit - 12 months	403335	Alliance Bank	4.00%	2/26/2024	2/26/2025		168,192.80
3	Certificate of Deposit - 12 months	403335	Alliance Bank	5.00%	8/22/2023	8/22/2024		388,375.46
5	Certificate of Deposit - 12 months	53655	The First National Bank of McG	5.25%	7/5/2023	7/5/2024		271,798.20
7	Certificate of Deposit - 12 months	53021	The First National Bank of McG	5.25%	7/5/2023	7/5/2024		83,876.19
9	Certificate of Deposit - 12 months	55821	The First National Bank of McG	5.25%	7/5/2023	7/5/2024		81,863.17
7	Certificate of Deposit - 12 months	55668	The First National Bank of McG	5.25%	11/2/2023	11/2/2024		272,448.85
9	Certificate of Deposit - 12 months	55370	The First National Bank of McG	5.25%	8/22/2023	8/22/2024		490,979.06
9	Certificate of Deposit - 12 months	55223	The First National Bank of McG	5.25%	9/27/2023	9/27/2024		419,328.27
								\$ 3,775,925.88 KR
<b>Family Money</b>								
	Public Fund Checking	20470407	Estaco	1.51%			\$	1,779,914.37
	Family Money Operating	20873119	Estaco	1.51%				8,626.77
	Public Housing FSS Escrow-EM	53819	The First National Bank of McG	5.00%	11/2/2023	11/2/2024		221,395.86
2	Certificate of Deposit - 12 months	403198	Alliance Bank	5.00%	12/29/2023	12/29/2024		119,891.81
3	Certificate of Deposit - 12 months	403291	Alliance Bank	5.00%	11/16/2023	11/16/2024		114,465.84
5	Certificate of Deposit - 12 months	403315	Alliance Bank	5.00%	1/25/2024	1/25/2025		489,897.68
7	Certificate of Deposit - 12 months	403064	Alliance Bank	5.00%	12/1/2023	12/1/2024		537,066.72
9	Certificate of Deposit - 12 months	403050	Alliance Bank	5.00%	8/22/2023	8/22/2024		513,985.18
9	Certificate of Deposit - 12 months	403051	Alliance Bank	5.00%	8/22/2023	8/22/2024		388,375.46
8	Certificate of Deposit - 12 months	52543	The First National Bank of McG	5.25%	7/5/2023	7/5/2024		111,426.82
10	Certificate of Deposit - 12 months	53818	The First National Bank of McG	5.25%	7/5/2023	7/5/2024		54,495.44
		55822	The First National Bank of McG	5.25%	9/27/2023	9/27/2024		524,172.83
								\$ 4,770,110.32 EM
<b>South Terrace</b>								
	Public Fund Checking	20470415	Estaco	1.51%			\$	900.47
	South Terrace Operating	20470324	Estaco	1.51%				5.00
	Public Housing FSS Escrow-ST							\$ 905.47
							<b>Public Housing sub-total</b>	\$ 8,544,842.87
<b>Section 8</b>								
	Public Fund Checking	20470142	Estaco	1.51%			\$	1,522,587.07
	Section 8 - HAP	20470142	Estaco	1.51%				3,728.97
	Section 8 Cash Restricted-Ha	20470308	Estaco	1.51%				98,344.68
	Section 8 FSS Escrow	21084223	Estaco	1.51%				1,017,190
	Emergency Housing Voucher	21084223	Estaco	1.51%				60,855.63
	Emergency Housing Voucher-Restricted	21084223	Estaco	1.51%				86,363.86
	Section 8 Maintenance	21084223	Estaco	1.51%				21,129.56
1	INE - Certificate of Deposit - 12 months	403878	Alliance Bank	5.00%	7/26/2023			\$ 1,782,460.79
							<b>Section 8 sub-total</b>	\$ 38,551.69
	FSS Forfeitures	21084223	Estaco	1.51%				\$ 38,551.69
<b>Non-Profit Corporations</b>								
<b>Waco Housing Opportunities Corporation</b>								
	WHOC Public Fund Checking	20470423	Estaco	1.52%			\$	259,761.06
							<b>WHOC sub-total</b>	\$ 259,761.06
<b>Waco Public Facilities Corporation</b>								
	Many Public Fund Checking	20470126	Estaco	1.52%				88,163.86 May
	Common Public Fund Checking	20489920	Estaco	1.52%				528,628.58 Comm
	South Terrace-WPFC	21081558	Estaco	1.51%				501,708.01 STWPFC
	Reveree Public Funds Checking	20489987	Estaco	1.51%				289,846.41
	Reveree Scholarship Fund	20470100	Estaco	1.51%				8,490.83 RT
	Tranched Operating	20489987	Estaco	1.51%				303,691.55 Tranched
	Sandstone - Reveree Fund	20489987	Estaco	1.51%				88,875.35 Sandstone
	Richie Road	20489987	Estaco	1.51%				208.27 Richie Road
	Autis Apartments	20489987	Estaco	1.51%				300,893.23 Autis
<b>Waco Public Facilities Corporation II</b>								
	WPFC II Public Fund Checking	20889733	Estaco	1.51%				4,208.47 WPFC II
							<b>WHA sub-total</b>	\$ 12,666,899.73
							<b>Non-profit sub-total</b>	\$ 2,388,739.66
							<b>Total WHA &amp; Affiliates</b>	\$ 15,055,639.39

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5/10/2024  
Date

Bank	Balance @ 5/31/2024	
1 Estaco	\$ 9,713,877.00	64.55%
2 FNBCT		0.00%
3 Alliance Bank	2,804,485.95	18.64%
4 First National Bk		0.00%
5 The First National Bank of McG	2,432,289.99	16.32%
	<b>\$ 15,055,639.39</b>	<b>100.00%</b>