

Agenda
WACO HOUSING AUTHORITY & AFFILIATES
Waco Housing Authority
Board Room
Waco, Texas
June 24, 2025
11:00AM

- I. Call to Order
- II. Establishment of Quorum
- III. Hearing from Visitors
 - Recognition of Officials
- IV. Approval of Minutes
- V. Presentation of Annual Financial Audit Report – David Boring
- VI. Updates
 - South Terrace
 - Melody Grove
 - Gurley Lane
 - CNI Planning Grant
 - Security Report
- VII. New Business
 - RESOLUTION NO. 3907 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES APPROVING THE 2025 ANNUAL PLAN FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
 - RESOLUTION NO. 3908 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES APPROVING THE ANNUAL REPORT TO BE SUBMITTED TO THE CITY COUNCIL OF THE CITY OF WACO.
 - RESOLUTION NO. 3909 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES APPROVING THE PRESIDENT/CEO TO EXECUTE A CONTRACT WITH RESPONDIT AI FOR AI-POWERED COMMUNICATION SERVICES.
 - RESOLUTION NO. 3910 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES APPROVING THE UPDATED PERSONEL HANDBOOK PROVIDED BY THE NELROD COMPANY.
 - RESOLUTION NO. 3911 A RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF WACO TO TAKE THE FOLLOWING ACTIONS WITH REGARD TO (I) APPROVING AN AMENDMENT TO THE 2024-2028 5-YEAR PHA PLAN AND AUTHORIZING THE SUBMISSION OF SUCH AMENDMENT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”); AND (II) APPROVING SUCH OTHER ACTION NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.
 - RESOLUTION NO. 3912 A RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF WACO TO TAKE THE FOLLOWING ACTIONS WITH REGARD TO (I) THE PARTICIPATION AND APPROVAL OF A PROJECT-BASED VOUCHERS FOR THE PAIGE ESTATES APARTMENTS PROJECT (THE “PROJECT”); AND (II) APPROVING SUCH OTHER ACTION NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

*****Temporarily close the WHA Meeting and open the WHOC Meeting.*****

VIII. Departmental Report Questions

IX. Consideration of Future Agenda Items

X. Executive Session

- Section 551.072
 - Deliberation regarding real property/real estate
- Section 51.074
 - Employee Personnel Matters

XI. Adjournment

Synopsis of the Minutes
WACO HOUSING AUTHORITY & AFFILIATES
Waco Housing Authority
Board Room
Waco, Texas
May 8, 2025
12:00 Noon

- I. Chair Melli Wickliff called the meeting to order at 12:03 pm.
- II. Establishment of Quorum
Commissioner's present: Melli Wickliff, Hazel Rowe, John Bible, Latonya Lewis, Brad Kinkeade
Commissioners absent:
- III. Hearing from Visitors
- Recognition of Officials
- IV. Approval of Minutes
Board Chair Melli Wickliff asked for a motion to approve the minutes of the March Board Meeting minutes. Commissioner Latonya Lewis made the motion and Commissioner John Bible seconded the motion. Board Chair Melli Wickliff called for a vote and the motion passed unanimously.
- V. Election of New Vice Chair
The Board of Commissioners proceeded with the election of a new Vice Chair. Nominations were opened, and Commissioner John Bible was nominated for the position. There being no other nominations, a motion was made and seconded to close nominations and elect John Bible as Vice Chair. The motion carried unanimously.
- VI. Updates
- **South Terrace:** President/CEO provided an update over south terrace, we continue to work on getting the units leased collaboratively with Allied Orion.
 - **Melody Grove** – An update was provided on the Melody Grove developments. Melody Grove I successfully completed its financial closing on January 14, 2025, and demolition and construction activities are now underway. The project is targeting placed-in-service status by December 2025, with full completion expected in 2026. For Melody Grove II, the project received a \$2 million AHP award in 2024, and a 9% Low-Income Housing Tax Credit application was submitted in February 2025. Preliminary scoring results for the application are promising, and staff remain optimistic about a favorable outcome.
 - **Gurley Lane** - An update was provided on the Gurley Lane site. Arrangements were made for a group including representatives from Waco Housing Authority (WHA), the City of Waco, and MBS to tour a completed modular housing development by Z-Modular in Marble Falls on May 7. In addition, plans are underway for the group to visit the Z-Modular manufacturing facility in Killeen later in the month to observe their design, fabrication, and installation processes firsthand.
 - **CNI Grant** - Regarding the Kate Ross Choice Neighborhoods Initiative (CNI), it was reported that MBS has received comments on the draft, which are currently under review.
 - **Security Reports** – security reports were reviewed.
- VII. New Business
- **RESOLUTION NO. 3906 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACT WITH MITCHELL COMMERCIAL PAINTING FOR REPAIR AND REBUILD OF 3 UNITS MOLD REMEDIATION AT KATE ROSS COMPLEX.**
- The Board of Commissioners of Waco Housing Authority & Affiliates considered Resolution No. 3906, authorizing the President/CEO of Waco Housing Authority & Affiliates to enter a contract with Mitchell Commercial Painting for the repair, rebuild, and mold remediation of three units at the Kate Ross complex. Staff presented the scope of the project, highlighting the need for mold remediation and unit restoration to ensure safe and habitable living conditions. Mitchell Commercial Painting was identified through a competitive procurement process as the most responsive and responsible bidder. A motion was made and seconded to approve the resolution. The motion passed unanimously.
- Resolution No. 3906
- A copy of this approved resolution may be found in the resolution file.
- VIII. Reports
- Administrative Services- Rebecca Ellis**
Everything for the Admin Dept. was usual business.
- Information Technology – Jonathan Young**
Everything for the I.T. was usual business.
- OPERATIONS – Janie Lovell**
Rising Images

The nonprofit properties continue to do well with rent collection and leasing. All properties are in compliance.

MOD – Vice President Gloria Dancer

Everything for MOD was usual business.

PUBLIC HOUSING- Janie Lovell

There are **3,022** applicants on the WHA Public Housing Waiting list.

MAINTENANCE

The Maintenance Department continues to work on make readies.

SECTION 8 – LaTanya Rector

The Section 8 department currently is leasing 2443 vouchers and has 606 total applicants on the combined waiting lists.

There are 59 veterans in the VASH program.

COMMUNITY SERVICES – Melissa Johnson

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.

IX. Consideration of Future Agenda Items

- Make sure the names of staff attending training are listed on the report.

X. Adjournment

Chair, Melli Wickliff, adjourned the meeting at 2:10 p.m.

Secretary

Chair of the Board

Seal



INTEGRAND DEVELOPMENT, LLC

Solutions, Experience & Integrity

Board Report

June 2025

Melody Grove I

- Financial Closing took place on January 14, 2025
 - Demo/construction has started
 - Targeted placed in-service December 2025
 - Full completion in 2026

Melody Grove II

- 2024 AHP funding: \$2M Award Received
- 9% Application submitted in February 2025
 - Scoring notice received with full application score
 - Awaiting underwriting completion

Devonshire Station

- Hewitt Site – Planning 66-77 units of senior housing
- 9% Application postponed to 2026

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

MCCORMACK BARON SALAZAR

MEMORANDUM

To: Milet Hopping, President & CEO, Waco Housing Authority
From: Louis Bernardy, Senior Vice President, McCormack Baron Salazar
Date: June 2, 2025
Subject: May Monthly Report – Gurley Lane Site & Kate Ross CNI

Gurley Lane Site Update

A group comprised of WHA, City of Waco and MBS representatives completed a site visit on May 7 to a completed Z-Modular development in Marble Falls. The group was able to tour the property, including individual unit types, common areas and resident amenities. The group was able to meet with several representatives from Z-Modular, who explained the Marble Falls development plan, manufacturing and site construction phases, as well as the process in working with the local jurisdiction to secure approvals. In addition, the entire group joined Z-Modular for lunch to continue the discussion and learn more about Z-Modular. Louis Bernardy from MBS also visited a similar Z-Modular development in San Marcos. He reported similar results in terms of the high quality of the product, resident amenities and how well the development fit in with the neighborhood.

The group agreed to schedule a site visit to the Z-Modular manufacturing facility in Killeen later in May. That site visit occurred on May 29. The group came away impressed with the Z-Modular facility and gained a greater understanding of the manufacturing process and the applicability of the modular product for WHA and City of Waco future development projects. More to come as we examine the financial feasibility of modular buildings for the Gurley Lane site.

Kate Ross CNI

WHA and MBS discussed a few additional edits to the draft MOU. A final version will be shared with WHA in early June for approval and execution.

Administrative Services Department May 2025 Report

Routine Work Projects

- Mailing of WHA, Hill and Somervell Counties, and Groesbeck, Section 8 (HAP) checks – **285** checks
- Travel and Training: *(See attached training sheet for all training offered to staff).*
- Partnership Meetings: Housing Coalition Board Meeting.
- Applications
 - **0** Public Housing / **0** Mart (all open waitlists will close 8/1/24)
 - **0** VASH
- Processed **1,461** pieces of outgoing mail
- Sent out **160** Late Notices for Public Housing
- Sent out **345** Utility Notices

Clients and Visitors

There was a total of **455 people** that checked in to the receptionist in the lobby.

There was a total of **15,563 incoming calls** 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 |
|------------------|---|-----------------------------|
| Heather Burris | RAD/PBV Specialist Training | 2/4 - 2/6/2025 |
| Nina Jones | RAD/PBV Specialist Training | 2/4 - 2/6/2025 |
| Milet Hopping | SWNAHRO Winter Committee Meetings | 2/3 - 2/6/2025 |
| Gloria Dancer | SWNAHRO Winter Committee Meetings | 2/3 - 2/6/2025 |
| Rebecca Ellis | SWNAHRO Winter Committee Meetings | 2/3 - 2/6/2025 |
| Milet Hopping | TXNAHRO Annual Conference & Legislative Day | 2/9 - 2/13/2025 |
| Gloria Dancer | TXNAHRO Annual Conference & RAD Training | 2/9 - 2/13/2025 |
| Rebecca Ellis | TXNAHRO Annual Conference & Legislative Day | 2/9 - 2/13/2025 |
| Melissa Johnson | TXNAHRO Annual Conference & Legislative Day | 2/9 - 2/13/2025 |
| Janie Lovell | TXNAHRO Annual Conference & RAD Training | 2/9 - 2/13/2025 |
| Bridget Ellis | TXNAHRO Annual Conference & RAD Training | 2/9 - 2/13/2025 |
| Denikca Simmons | TXNAHRO Annual Conference & RAD Training | 2/9 - 2/13/2025 |
| Milet Hopping | Washington DC NAHRO Conference | 3/8 - 3/14 |
| Rebecca Ellis | Washington DC NAHRO Conference | 3/8 - 3/14 |
| Milet Hopping | Branson MO NAHRO | 3/18 - 3/20 |
| Jonathan Young | Yardi Conference | 4/10 - 4/13 |
| Gloria Dancer | CTHA Repositioning Training | 4/17/2025 |
| Janie Lovell | CTHA Repositioning Training | 4/17/2025 |
| Alejandro Siller | CPO Maintenance Class | 4/28 - 4/29 |
| Janie Lovell | TAA Conference | 5/6 - 5/9 |
| Gloria Dancer | TAA Conference | 5/6 - 5/9 |
| Catherine Read | TAA Conference | 5/6 - 5/9 |
| Milet Hopping | SWNAHRO Annual Conference | 6/9 - 6/13 |
| Gloria Dancer | SWNAHRO Annual Conference | 6/9 - 6/13 |
| Rebecca Ellis | SWNAHRO Annual Conference | 6/9 - 6/13 |
| Janie Lovell | SWNAHRO Annual Conference | 6/9 - 6/13 |
| Milet Hopping | NAHRO Summer Symposium | 7/15 - 7/18 |
| Rebecca Ellis | NAHRO Summer Symposium | 7/15 - 7/18 |
| Gloria Dancer | NAHRO Summer Symposium | 7/18 - 7/18 |
| Ferlisa Raglin | NAHRO Leadership Class Cohort 3 | September 2025 - March 2026 |

Location

Houston

Houston

Grapevine

Grapevine

Grapevine

Austin

Austin

Austin

Austin

Austin

Austin

Austin

DC

DC

Branson, MO

Nashville, TN

Waco

Waco

Waco

Houston

Houston

Houston

Rogers, AR

Rogers, AR

Rogers, AR

Rogers, AR

NYC

NYC

NYC

Information Technology

May 2025

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

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

- **Web Page**

- Waco Housing Authority web page address is www.wacopha.org

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

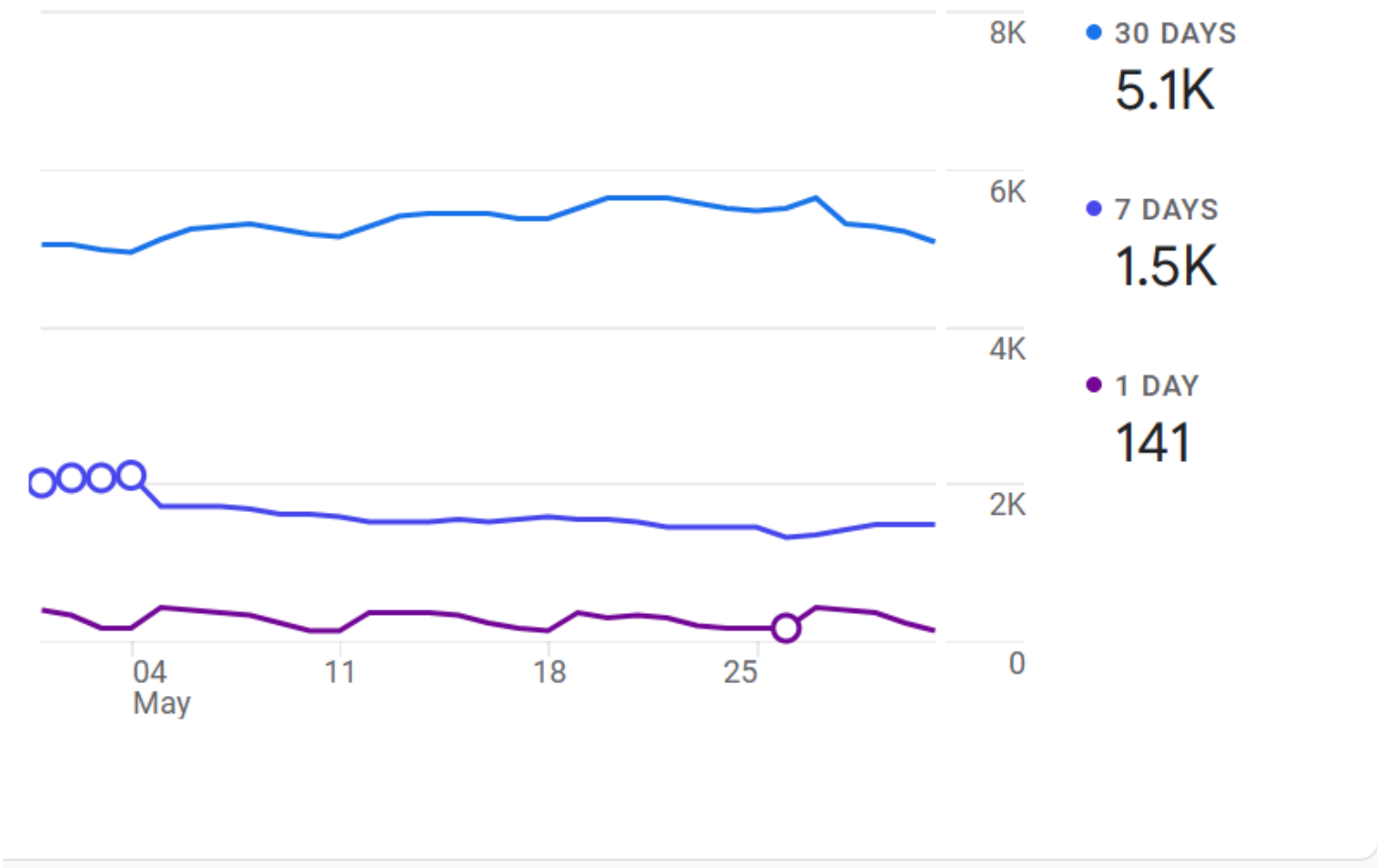
WHA Network systems had no substantial downtime for the month.

- **Miscellaneous**

- Meetings continue Yardi RENT CAFÉ, Case Manager, and others
- Completed access control at Hill County office, badge entry to 2 exterior doors.
- Assisting S8 with Yardi waitlist pull and purge process
- Deep dive on EFT setup and payment processing workflows for enhancement
- Working on new desktop environment images and recalled issued laptops for updates
- Substantial completion of Dawson Housing Authority setup/first EFT payables

Wacopha.org web statistical

Wacopha.org activity is right on average with a increase of 100 in the month of May



Active users▼ by Device model▼

| DEVICE MODEL | ACTIVE USERS |
|-----------------------|--------------|
| iPhone | 2.6K |
| SM-A156U | 122 |
| Moto G 5G 2024 | 86 |
| SM-A166U | 56 |
| Moto G Play (2024) | 54 |
| TMRV075G | 52 |
| Moto G Stylus 5G 2024 | 49 |

Active users▼ by Operating system▼

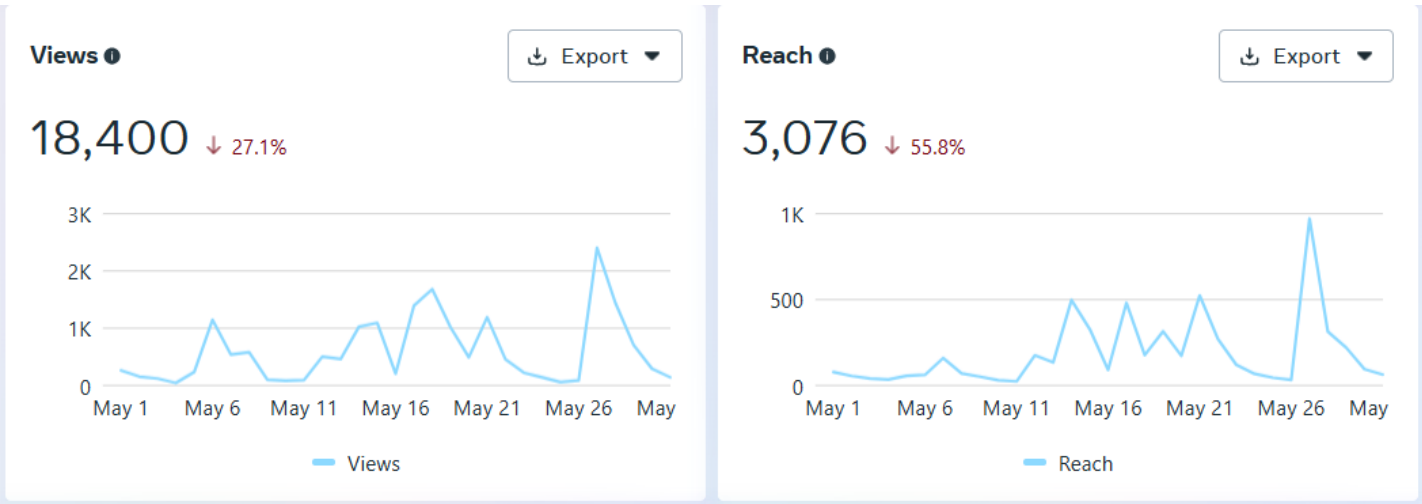
| OPERATING SYSTEM | ACTIVE USERS |
|------------------|--------------|
| iOS | 2.6K |
| Android | 1.4K |
| Windows | 833 |
| Macintosh | 191 |
| Linux | 97 |
| Chrome OS | 86 |
| Linux x86_64 | 2 |

Active users▼ by Device category▼

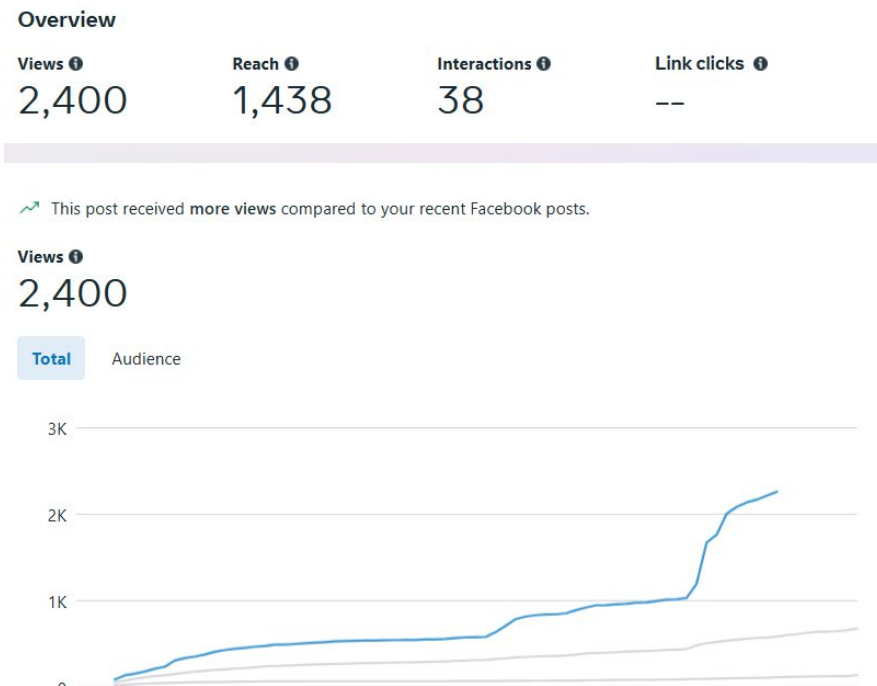
MOBILE 74.6% DESKTOP 23.9% TABLET 1.5%

Social Media Statistical

Note: May shows a downward trend in views and reach. Primary reason the massive reach our hour walk-in-hours post for April @ 5k and Raintree for winning the locals love us which extends well beyond our core audience.



Number 1 post for May was our summer meals for kids report for Waco ISD. Post volume is up.



Rising Images, Inc. Board Report for May 2025

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 | 5 | 16% |
| Raintree | 156 | 1 | 99% |

Rent Collections

| | Monthly Budget Rent | Rent Due | Rent Collected | Percentage Collected |
|--------------|---------------------|-------------|----------------|----------------------|
| Cimmaron | \$56,035.00 | \$55,976.00 | \$56,759.00 | 100% |
| Hunnington | \$38,179.00 | \$37,765.00 | \$37,765.00 | 100% |
| Misty Square | \$9,238.00 | \$9,286.00 | \$9,265.00 | 100% |

| | Monthly Budget Rent | Rent Due | Rent Collected | Percentage Collected |
|-----------|---------------------|--------------|----------------|----------------------|
| Picadilly | \$4,562.88 | \$ 3,519.00 | \$3,519.00 | 100% |
| Raintree | 95,928.15 | \$106,558.16 | \$105,956.16 | 99% |

Contracts (MOD)

Court

Apartment # 217 & 117 - court scheduled for June 9, 2025

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: May-25

| FINANCIAL | |
|--|------------|
| Rent Collected Amount | 238,149.34 |
| Current Month Delinquent Rent - Resident | 24,183.53 |
| | |
| LEASING INFORMATION | |
| Total Applicant Files Received | 7 |
| Total Applicant Files Approved | 3 |
| Total Briefings for Month | 1 |
| Total Applicant Files Denied | 3 |
| Total Applicant Files Requested | 17 |
| Total Tenancy Addendum | 3 |
| Total Leases | 3 |

| EVICTIONS | | |
|------------------------------|--|----|
| Number of Evictions Files | | 13 |
| Evictions/Set Outs Completed | | 0 |
| | | |
| | | |
| WHA REFERRALS RECEIVED | | |
| Total Referrals Received | | |
| WHA REFERRALS | | 7 |
| | | |
| | | |
| | | |
| | | |
| | | |

| COMPLIANCE | |
|--------------------------------------|-----|
| Number Files submitted to Compliance | 45 |
| Total Number of Recerts Completed | 42 |
| Recerts 30 days past due | 0 |
| Recerts 60 days past due | 0 |
| Recerts 90 days past due | 0 |
| Recerts 120 past due | 15 |
| OCCUPANCY | |
| Total Number Occupied | 240 |
| Total Number Vacant | 10 |
| Total Number Leased | 8 |
| Number Ready for Move In | 3 |

| INSPECTIONS | | |
|---------------------------------|---------------------------------|---|
| Total HQS Inspections Completed | | 3 |
| Total HQS Inspections Passed | | 3 |
| STAFF TRAINING | | |
| Date | Description of Activitiy | |
| 5/7/2025 | ResMan Affordable Training | |
| 5/8/2025 | ResMan Affordable Training | |
| 5/9/2025 | ResMan Affordable Training | |
| 5/14/2025 | Continuing your leasing journey | |
| | | |
| | | |
| | | |

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Modernization Department May 2025 Report

| Grant Year | Grant Amt. | Amt. Expended | % Expended | % Obligated | Deadline to Expend |
|-------------------|-------------------|----------------------|-------------------|--------------------|---------------------------|
| 2018/518 | \$1,820,616.00 | \$1,820,341.00 | 99% | 100% | May 28,2026 |
| 2019/519 | \$1,904,253.00 | \$1,706,956.25 | 90% | 89% | April 15, 2027 |
| 2020/520 | \$2,037,987.00 | \$777,761.49 | 38% | 38% | March 25, 2028 |
| 2021/521 | \$1,700,141.00 | \$696,559.50 | 41% | 40% | February 22, 2029 |
| 2022/522 | \$2,105,463.00 | \$736,199.50 | 35% | 34% | May 11, 2028 |
| 2023/523 | \$2,102,463.00 | \$735,862.05 | 35% | 35% | February 16, 2029 |
| 2024/524 | \$2,187,167.00 | \$318,961.85 | 15% | N/A | April 22, 2029 |

Public Housing Current Projects

Estella Maxey- Rehab & Make Ready on 10 units

- Awarded to DG Construction for \$97,000.00
- Expected to be completed by mid-June

Kate Ross Mold Units Build Back

- Awarded to Mitchell Commercial Painting for \$92,000.00
 - Plumbing repairs completed
 - Contractors have started framing

Rising Images Current Projects

- **Siding Replacement at Raintree Apartments**
- Project completed 5/12/2025
- **Staircase replacement 7 units Cimmaron & Hunnington Apartments**
 - Awarded BMF LLC for 45,650.50
 - Project is on schedule

Housing Operations Monthly Report

May 2025

Public Housing Report

PH Staff

Total Employees – 9

1 Temp

Waiting List Information

Total number of applicants on the waiting list – 2811

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

| | |
|---|---|
| Notification for assistance mailed | 6 |
| No response to notification letters | 0 |
| Pending Notification letter/expiration date | 0 |
| Move-in letters issued | 5 |
| Units rejected by applicant | 1 |
| Total applicants not qualified | 4 |

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 (396) orientation letters emailed, (40) packets were mailed out from letter responses (17) received and in process of verifications (356) no response deadline (7) completed.

Annual Re-Certifications

| Community | Certifications | Completed | Remaining |
|---------------|----------------|-----------|-----------|
| Kate Ross | 13 | 13 | 0 |
| Estella Maxey | 14 | 14 | 0 |
| Total | 27 | 27 | 0 |
| | | | |

We have completed 100% of certifications for this month. According to PIC submission we have reported. 99.42 % certifications for dates through April 30th 2025.

Evictions

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

Percentage of Rent Collected

82% of the rent for May was collected, we did not meet our goal of 97%.

Last Quarterly Average was: 85% for Jan-Feb-March.

Occupancy Percentage

The occupancy percentage for May was 64%; we did not meet our goal of 97%.

Which excludes 114 units on Adams moving forward

Last Quarterly Average was 87% for Jan-Feb-March.

Kate Ross currently has 27 vacant HUD approved units

Estella Maxey currently has 90 vacant HUD approved units

Maintenance Report

Staff

Total Employees 9 regular employees

3 Vacant position – 2 Utility Laborer KR, Tech 2 KR

Work Orders

Routine Work Orders

| Community | Total | %Completed | Remaining |
|---------------|------------|--------------|-----------|
| Kate Ross | 120 | 97.5% | 7 |
| Estella Maxey | 95 | 89.5% | 10 |
| Total | 215 | 92.1% | 17 |

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 NSPIRE. This software program gives techs access to close out work orders after completion throughout the day in real time.

Emergency Work Orders

| | Amount Received | Amount Closed | Amount Remaining |
|------------------------|-----------------|---------------|------------------|
| Closed within 24 hours | 60 | 60 | 0 |
| Over 24 hours | 0 | 0 | 0 |
| Total | 60 | 60 | 0 |

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

May Unit Turn Around Time

| Down Time | Make Ready Time | Lease-Up Time | Total Turnaround Time |
|-----------|-----------------|---------------|-----------------------|
| 160 | 27 | 86 | 273 |

Cumulative Average Unit Turn Around Time

| Down Time | Make Ready Time | Lease-Up Time | Total Turnaround Time |
|-----------|-----------------|---------------|-----------------------|
| 286.73 | 42.37 | 43.42 | 372.44 |

Our annual cumulative goal is turning units in 20 days or less. Continuous Improvement strategies are being implemented to reach this goal.

May Vacant Apartment Information

| | Leased | Total | Occupancy % |
|--------------------------|------------|------------|-------------|
| Kate Ross | 218 | 286 | 76% |
| Estella Maxey | 127 | 248 | 49% |
| Overall Occupancy | 345 | 534 | 64% |

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

Annual Inspections FY 23 - 24

| Community | Total apts. | Units Inspected | 23 -24 Annual Inspection Work Orders Y.T.D. |
|------------------|--------------------|------------------------|--|
| Kate Ross | 288 | 288 | 30 |
| Estella Maxey | 362 | 362 | 57 |
| Overall | 650 | 650 | 87 |

Fleet Vehicle Updates

Oil Changes and Fleet Vehicle Inspections for safe operation, Tire repairs/replacements

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 by implementing this structure. Training up staff efforts are in progress with hands-on experience from the skilled technicians down to the beginner level laborers in HVAC and appliance troubleshooting and repairs. The process has begun to change out all HVAC Filters at WHA properties. Also, while changing out filters, maintenance is swapping out fire/smoke alarms to 10yr sealed battery alarms. One alarm is required in each bedroom, hallway, and living area. While changing filters and alarms, maintenance is completing a visual inspection of the units addressing any health and safety concerns.

Accident-free days by staff FY 2024/2025

The maintenance staff has accumulated 274 accident-free days with (0) loss time days for the month of June. We strive for safety in the workplace to be a priority. A morning safety briefing is conducted daily at the Maintenance shop, including hands on training and video programs.

Expenditures

| | |
|----------------|-------------|
| Monthly Budget | \$30,730.00 |
| June 2025 | \$25,334.10 |

Expenditures: Make Ready Supplies, HVAC service Parts, Paint and supplies, Building Repairs, Cleaning Supplies, Plumbing Repairs Beyond Routine Maintenance, Plumbing Parts, HVAC service Parts, Electrical Supplies, Plumbing Equipment, Toilet seats, Tile, Window replacements

Section 8 Board Report – May 2025

The Section 8 Department has leased a total of 2344 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 | 0 | 2192 |
| Hill County | 0 | 140 |
| Somervell County | 33 | 12 |
| Totals | 33 | 2344 |

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

There are 10 applicant families searching for a place to live currently.

| | |
|------------------|----|
| Waco | 0 |
| Hill County | 10 |
| Somervell County | 0 |
| Total | 10 |

Re-Certifications

Waco, Hill County, and Somervell County Offices are re-certifying annuals through March 2025.

Homeownership

The Homeownership Program is now assisting 17 families with mortgages.

VASH (Veteran Affairs Supportive Housing)

| | |
|---------------------------------------|----|
| Number Pending (Referral/Orientation) | 0 |
| Number Searching in Waco | 14 |
| Number Passed/Pending Inspection | 1 |
| Number housed in Waco | 62 |

| | |
|------------|-----|
| Ineligible | 253 |
| Total | 73% |

Mainstream

| | |
|---------------------------------------|----|
| Number Pending (Referral/Orientation) | 4 |
| Number Searching in Waco | 0 |
| Number Passed/Pending Inspection | 0 |
| Number Housed in Waco | 73 |

| | |
|------------|------|
| Ineligible | 94 |
| Total | 91 % |

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 | 100% |

FYI (Foster Youth Initiative)

| | |
|---------------------------------------|----|
| Number Pending (Referral/Orientation) | 0 |
| Number Searching in Waco | 4 |
| Number Passed/Pending Inspection | 0 |
| Number Housed in Waco | 12 |

| | |
|------------|------|
| Ineligible | 23 |
| Total | 48 % |

HUD Reports

No reports are due

Staff

There is one vacancy at the McLennan County Office. There are no vacancies at Hill or Somervell County Offices.

Fraud

Total number of cases from 2021 - 2025:

Total amount owed: \$ 267,830.93

Total amount paid: \$ 128,360.26

Total outstanding amount: \$139,470.67

May 2025



Community Services



The Ladyz 'n Lemonade Stand

Ladyz 'n Lemonade with their bank bags of \$100 cash they earned with their Lemonade Day stand.



Shepherd's Heart

Monthly Food Distribution for May at Estella Maxey

82 Households Served
285 Family Members
9 New Participants

Older Adults

Situational Safety
presentation by Waco P.D. at
Kate Ross



Melody Grove Resident
Council hearing about exterior
paint color choices. They are
voting on their top 4 favorites.

Family Health Fair at South Terrace

Youth Services

\$8,500 raised for
College Trip in July

High School group also touring Baylor
University this week.



Lemonade Day!

PREPARING YOUTH FOR LIFE

Lemonade Day was a great success! The **Ladz n Lemonade** lemonade stand made a profit of \$500. Cadence Bank hosted a great celebration with hotdogs and hamburgers. 1 of the “Ladz” opened a savings account. It was great having Cadence Bank and Neighborworks on board this year.



Summer Meals at South Terrace and Kate Ross.

First week had great attendance. This week attendance dropped because many of the children started summer school. Attendance should pick up after first session of summer school is over.

Transformation Waco office at Melody Grove has organized a “Walking School Bus” to walk children over to Carver Middle School for summer meals.





SUMMER READING

Summer Reading with Literacy Connexus at Kate Ross. Volunteers come daily to read to the children. Every week has a theme. Children earn books for their home library with attendance.



Waco Tropical Fish brought some baby fish to show the children. The Cameron Park Zoo is bringing some zoo animals on Friday.





**PARENTS AND
CAREGIVERS OF
CHILDREN (AGES 0-11)**

YOU'RE INVITED

SUMMER READING CAFE

EVENT



**Door
Prizes!**
(e.g. Target gift
card)



**Free
Parent
Event!**

WED JUNE 11 | 5PM

**FREE DINNER | FREE READING
RESOURCES**

DISCUSS TIPS AND TRICKS TO SUPPORT SUMMER
READING WHILE WE SHARE A MEAL

**KATE ROSS
COMMUNITY CENTER**



**Childcare
provided,
if you'd like to
bring the
kiddos!**



Planning for PH children to be able to go to Art Camp this summer at the Art Center Waco.
30 children will be signed up.



Fresh pickings from the garden.



South Terrace Community Garden veggies. This young man likes to help water the garden and is learning where his food comes from.

Ongoing Youth Activities

- Computer Labs at MG and KR
- Voice Summer Program at ST
- Mission Waco Street Camps

Transformation Waco is having youth activities at MG. Youth are being trained to help with recreation activities for smaller children.

FSS Team Cassandra Foreman and Triza Mongare

May 2025

FSS Participants Monthly ESCROW

Total: Public Housing Current-8/Grant 2024-14

Total: S8/RAD Current-61/Grant 2024-89

New Participants - 2

Total Grant 2024 Participants-102

Total Participants (Current) 70

Escrow

Total: Public Housing \$0

Total: \$7131

**1 New Graduate (\$11,000 Escrow Earned
and 1 New Participant**



Lemonade Day participant
opening her FIRST savings
account at Cadence Bank

Accomplishments

YC – Closing on new home June 10th

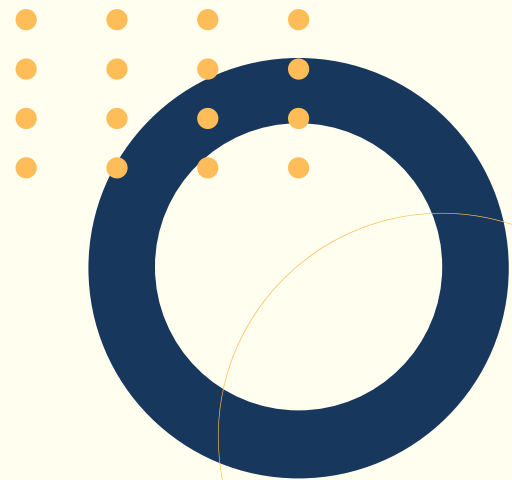
SF –Daughter graduated from Waco High School

EF –Graduated from McLennan Community College

AC – Assisted with Lemonade Day

·AC – 3 FSS kids participated in Lemonade Day

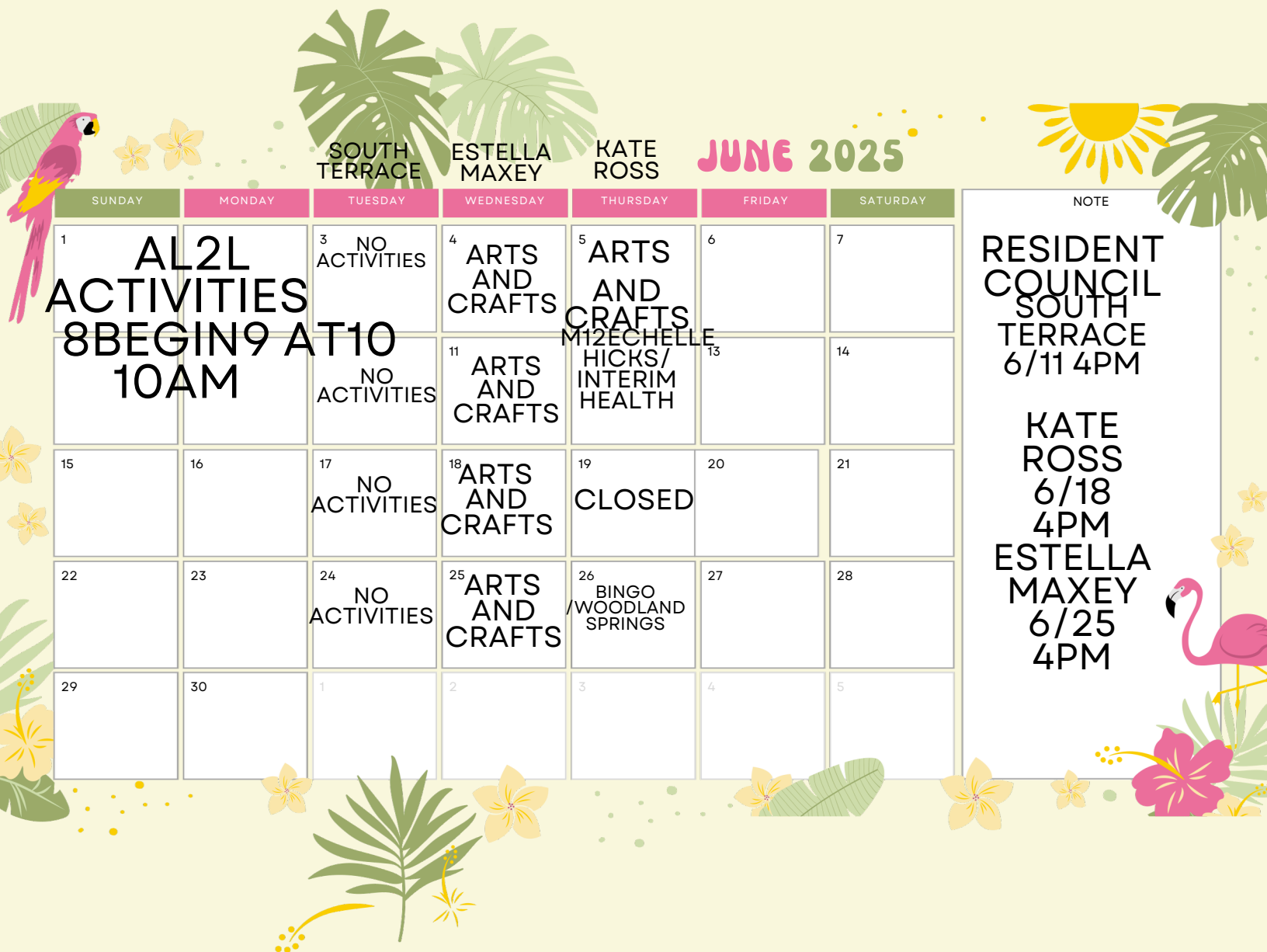
LR-On College Dean's List



Paint and Talk

Theme: Worthy
led by Tashita
Bibles, Former
FSS Participant





SOUTH
TERRACE

ESTELLA
MAXEY

KATE
ROSS

JUNE 2025



| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|---|--------|------------------------|-----------------------------|---|--------|----------|
| 1 AL2L ACTIVITIES 8BEGIN 9 AT 10 10AM | 2 | 3 NO ACTIVITIES | 4 ARTS AND CRAFTS | 5 ARTS AND CRAFTS M12ECHELLE HICKS/ INTERIM HEALTH | 6 | 7 |
| 8 | 9 | 10 NO ACTIVITIES | 11 ARTS AND CRAFTS | 12 | 13 | 14 |
| 15 | 16 | 17 NO ACTIVITIES | 18 ARTS AND CRAFTS | 19 CLOSED | 20 | 21 |
| 22 | 23 | 24 NO ACTIVITIES | 25 ARTS AND CRAFTS | 26 BINGO /WOODLAND SPRINGS | 27 | 28 |
| 29 | 30 | 1 | 2 | 3 | 4 | 5 |

NOTE

RESIDENT
COUNCIL
SOUTH
TERRACE
6/11 4PM

KATE
ROSS
6/18
4PM
ESTELLA
MAXEY
6/25
4PM



Summary of Financial Statements

April 30, 2025

Public Housing

Central Office Cost Center (COCC)

- Other Income - Management fees revenue from PH sites was under budget \$11,300.
- Total Administrative Expenses – Software maintenance was over budget \$10,500, while staff training, travel, office supplies and telephone expenses were under budget \$5,000.

Total expenses of \$155,415.70 exceeded total income of \$141,209.42, resulting in a net loss of \$14,206.28.

Kate Ross (KR)

- Total Tenant Income – The revenue was under budget \$3,800.
- Total Other Income – CFP revenue was over budget \$17,200.
- Total Admin Expenses – Salaries expenses were under budget \$8,300, while temporary administrative labor was over \$4,100.
- Total Maintenance and Operational Expenses – The cost was under budget \$3,100.
- Total General Expenses – Health and property insurance cost were under budget \$14,000.

With total income at \$254,125.69 and total expenses at \$214,509.89, there was a net profit of \$39,615.80.

Estella Maxey (EM)

- Total Tenant Income – Revenue was under budget \$16,600.
- Total HUD Contribution – HUD's subsidy funding was over budget \$4,900.
- Total Administrative Expenses – Administrative salaries expense and management fees were under budget \$19,000, while temporary administrative labor cost was over budget \$6,000.
- Total Maintenance and Operational Expenses – Temporary labor, building, electrical and a/c repairs costs were under budget \$14,200, while plumbing and grounds contract were over \$4,900.
- General Expenses – Fringe benefits and health insurance were under budget \$11,600.

Total income was \$252,107.27 and total expenses were \$186,318.97 for a net profit of \$65,788.30.

Section 8 – Admin

- HUD Contribution - Section 8 Admin Fee revenue was \$14,700 under budget.
- Total Administrative Expenses – Software maintenance, temporary administrative labor and professional fees were over budget \$69,400.
- Total General Expenses – Health insurance and other fringe benefits were under budget \$8,800.

Total income was \$172,488.89 and total expenses were \$221,854.52, leading to a net loss of \$49,365.52.

Non-Profits

Raintree

- Total Contract Costs- This is over budget for the month for the following expenses- \$13,065 for two water line repairs, \$1,733 electrical repair, \$1,460 recharge of fire extinguishers, \$1,550 a/c repairs, and a \$1,336 building repair.

Cimmaron

- There were no out of the ordinary income or expense amounts for Cimmaron for April.

Hunnington

- There were no out of the ordinary income or expense amounts for Hunnington for April.

Misty

- There were no out of the ordinary income or expense amounts for Misty for April.

Picadilly

- There were no out of the ordinary income or expense amounts for Picadilly for April.

Central Cost/Admin (800-cc)

Budget Comparison

Period = Apr 2025

Book = Accrual ; Tree = ysi_is

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|--|------------|------------|------------|-----------|--------------|--------------|------------|-----------|--------------|
| OTHER INCOME | | | | | | | | | |
| TOTAL OTHER INCOME | 141,209.42 | 153,075.00 | -11,865.58 | -7.75 | 1,011,944.64 | 1,071,525.00 | -59,580.36 | -5.56 | 1,836,900.00 |
| TOTAL INCOME | 141,209.42 | 153,075.00 | -11,865.58 | -7.75 | 1,011,944.64 | 1,071,525.00 | -59,580.36 | -5.56 | 1,836,900.00 |
| ADMINISTRATIVE EXPENSES | | | | | | | | | |
| Total Administrative Salaries | 103,594.66 | 103,066.67 | -527.99 | -0.51 | 704,878.03 | 721,466.69 | 16,588.66 | 2.30 | 1,236,800.00 |
| Total Legal Expense | 0.00 | 250.00 | 250.00 | 100.00 | 0.00 | 1,750.00 | 1,750.00 | 100.00 | 3,000.00 |
| Total Other Admin Expenses | 870.00 | 3,705.42 | 2,835.42 | 76.52 | 36,526.49 | 25,937.94 | -10,588.55 | -40.82 | 44,465.00 |
| Total Miscellaneous Admin Expenses | 21,826.74 | 14,673.79 | -7,152.95 | -48.75 | 91,459.36 | 102,716.53 | 11,257.17 | 10.96 | 176,085.00 |
| TOTAL ADMINISTRATIVE EXPENSES | 126,291.40 | 121,695.88 | -4,595.52 | -3.78 | 832,863.88 | 851,871.16 | 19,007.28 | 2.23 | 1,460,350.00 |
| UTILITY EXPENSES | | | | | | | | | |
| TOTAL UTILITY EXPENSES | 2,529.33 | 2,333.34 | -195.99 | -8.40 | 17,729.86 | 16,333.38 | -1,396.48 | -8.55 | 28,000.00 |
| MAINTENANCE AND OPERATIONAL EXPENSES | | | | | | | | | |
| Total Materials | 322.15 | 675.00 | 352.85 | 52.27 | 2,884.15 | 4,725.00 | 1,840.85 | 38.96 | 8,100.00 |
| Total Contract Costs | 3,489.74 | 3,741.67 | 251.93 | 6.73 | 35,016.24 | 26,191.69 | -8,824.55 | -33.69 | 44,900.00 |
| TOTAL MAINTENANCE AND OPERATIONAL EXPENSES | 3,811.89 | 4,416.67 | 604.78 | 13.69 | 37,900.39 | 30,916.69 | -6,983.70 | -22.59 | 53,000.00 |
| GENERAL EXPENSES | | | | | | | | | |
| TOTAL GENERAL EXPENSES | 22,783.08 | 24,429.15 | 1,646.07 | 6.74 | 154,666.26 | 171,004.05 | 16,337.79 | 9.55 | 293,150.00 |
| FINANCING EXPENSE | | | | | | | | | |
| TOTAL FINANCING EXPENSES | 0.00 | 16.67 | 16.67 | 100.00 | 529.45 | 116.69 | -412.76 | -353.72 | 200.00 |
| TOTAL EXPENSES | 155,415.70 | 152,891.71 | -2,523.99 | -1.65 | 1,043,689.84 | 1,070,241.97 | 26,552.13 | 2.48 | 1,834,700.00 |
| NET INCOME | -14,206.28 | 183.29 | -14,389.57 | -7,850.71 | -31,745.20 | 1,283.03 | -33,028.23 | -2,574.24 | 2,200.00 |

HCV Financial Program (v-0210)

Budget Comparison

Period = Apr 2025

Book = Accrual ; Tree = ysi_is

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|--|------------|------------|------------|---------|--------------|--------------|-------------|---------|--------------|
| HUD CONTRIBUTIONS | | | | | | | | | |
| TOTAL HUD CONTRIBUTIONS | 168,548.00 | 183,225.00 | -14,677.00 | -8.01 | 1,190,786.00 | 1,282,575.00 | -91,789.00 | -7.16 | 2,198,700.00 |
| OTHER INCOME | | | | | | | | | |
| TOTAL OTHER INCOME | 3,940.89 | 6,208.33 | -2,267.44 | -36.52 | 39,338.60 | 43,458.31 | -4,119.71 | -9.48 | 74,500.00 |
| TOTAL INCOME | 172,488.89 | 189,433.33 | -16,944.44 | -44.53 | 1,230,124.60 | 1,326,033.31 | -95,908.71 | -16.64 | 2,273,200.00 |
| ADMINISTRATIVE EXPENSES | | | | | | | | | |
| Total Administrative Salaries | 75,185.04 | 73,116.67 | -2,068.37 | -2.83 | 464,714.49 | 511,816.69 | 47,102.20 | 9.20 | 877,400.00 |
| Total Legal Expense | 2,450.00 | 1,125.00 | -1,325.00 | -117.78 | 10,326.00 | 7,875.00 | -2,451.00 | -31.12 | 13,500.00 |
| Total Other Admin Expenses | 34,709.60 | 38,516.67 | 3,807.07 | 9.88 | 244,124.03 | 269,616.69 | 25,492.66 | 9.46 | 462,200.00 |
| Total Miscellaneous Admin Expenses | 85,970.15 | 20,156.66 | -65,813.49 | -326.51 | 298,165.11 | 141,096.62 | -157,068.49 | -111.32 | 241,880.00 |
| TOTAL ADMINISTRATIVE EXPENSES | 198,314.79 | 132,915.00 | -65,399.79 | -49.20 | 1,017,329.63 | 930,405.00 | -86,924.63 | -9.34 | 1,594,980.00 |
| UTILITY EXPENSES | | | | | | | | | |
| TOTAL UTILITY EXPENSES | 2,442.99 | 2,150.00 | -292.99 | -13.63 | 13,685.35 | 15,050.00 | 1,364.65 | 9.07 | 25,800.00 |
| MAINTENANCE AND OPERATIONAL EXPENSES | | | | | | | | | |
| Total Materials | 318.73 | 566.66 | 247.93 | 43.75 | 2,578.45 | 3,966.62 | 1,388.17 | 35.00 | 6,800.00 |
| Total Contract Costs | 2,782.09 | 3,191.67 | 409.58 | 12.83 | 35,567.01 | 22,341.69 | -13,225.32 | -59.20 | 38,300.00 |
| TOTAL MAINTENANCE AND OPERATIONAL EXPENSES | 3,100.82 | 3,758.33 | 657.51 | 17.49 | 38,145.46 | 26,308.31 | -11,837.15 | -44.99 | 45,100.00 |
| GENERAL EXPENSES | | | | | | | | | |
| TOTAL GENERAL EXPENSES | 17,995.81 | 26,768.33 | 8,772.52 | 32.77 | 116,761.37 | 187,378.31 | 70,616.94 | 37.69 | 321,220.00 |
| HOUSING ASSISTANCE PAYMENTS | | | | | | | | | |
| TOTAL HOUSING ASSISTANCE PAYMENTS | 0.00 | 0.00 | 0.00 | N/A | -133.00 | 0.00 | 133.00 | N/A | 0.00 |
| FINANCING EXPENSE | | | | | | | | | |
| TOTAL FINANCING EXPENSES | 0.00 | 8.33 | 8.33 | 100.00 | 13.29 | 58.31 | 45.02 | 77.21 | 100.00 |
| TOTAL EXPENSES | 221,854.41 | 165,599.99 | -56,254.42 | -33.97 | 1,185,802.10 | 1,159,199.93 | -26,602.17 | -2.29 | 1,987,200.00 |
| NET INCOME | -49,365.52 | 23,833.34 | 39,309.98 | 164.94 | 44,322.50 | 166,833.38 | -69,306.54 | -41.54 | 286,000.00 |

Estella Maxey (102-em)

Budget Comparison

Period = Apr 2025

Book = Accrual ; Tree = ysi_is

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|--|------------|------------|------------|---------|--------------|--------------|-------------|--------|--------------|
| TENANT INCOME | | | | | | | | | |
| Total Rental Income | 41,907.48 | 57,675.00 | -15,767.52 | -27.34 | 273,648.37 | 403,725.00 | -130,076.63 | -32.22 | 692,100.00 |
| Total Other Tenant Income | 6,843.68 | 7,683.33 | -839.65 | -10.93 | 21,624.40 | 53,783.31 | -32,158.91 | -59.79 | 92,200.00 |
| TOTAL TENANT INCOME | 48,751.16 | 65,358.33 | -16,607.17 | -25.41 | 295,272.77 | 457,508.31 | -162,235.54 | -35.46 | 784,300.00 |
| HUD CONTRIBUTIONS | | | | | | | | | |
| TOTAL HUD CONTRIBUTIONS | 150,634.00 | 145,716.67 | 4,917.33 | 3.37 | 1,013,826.49 | 1,020,016.69 | -6,190.20 | -0.61 | 1,748,600.00 |
| OTHER INCOME | | | | | | | | | |
| TOTAL OTHER INCOME | 52,722.11 | 52,766.66 | -44.55 | -0.08 | 865,831.23 | 364,066.62 | 501,764.61 | 137.82 | 622,600.00 |
| TOTAL INCOME | 252,107.27 | 263,841.66 | -11,734.39 | -4.45 | 2,174,930.49 | 1,841,591.62 | 333,338.87 | 18.10 | 3,155,500.00 |
| ADMINISTRATIVE EXPENSES | | | | | | | | | |
| Total Administrative Salaries | 18,817.49 | 26,991.67 | 8,174.18 | 30.28 | 149,945.83 | 188,941.69 | 38,995.86 | 20.64 | 323,900.00 |
| Total Legal Expense | 4,132.79 | 416.67 | -3,716.12 | -891.86 | 4,844.99 | 2,916.69 | -1,928.30 | -66.11 | 5,000.00 |
| Total Other Admin Expenses | 16,876.77 | 27,700.00 | 10,823.23 | 39.07 | 172,679.86 | 193,900.00 | 21,220.14 | 10.94 | 332,400.00 |
| Total Miscellaneous Admin Expenses | 18,233.20 | 15,103.76 | -3,129.44 | -20.72 | 100,662.00 | 105,726.32 | 5,064.32 | 4.79 | 181,245.00 |
| TOTAL ADMINISTRATIVE EXPENSES | 58,060.25 | 70,212.10 | 12,151.85 | 17.31 | 428,132.68 | 491,484.70 | 63,352.02 | 12.89 | 842,545.00 |
| TENANT SERVICES | | | | | | | | | |
| TOTAL TENANT SERVICES EXPENSES | 12,659.98 | 18,816.66 | 6,156.68 | 32.72 | 92,418.13 | 131,716.62 | 39,298.49 | 29.84 | 225,800.00 |
| UTILITY EXPENSES | | | | | | | | | |
| TOTAL UTILITY EXPENSES | 31,568.93 | 50,333.33 | 18,764.40 | 37.28 | 337,573.36 | 352,333.31 | 14,759.95 | 4.19 | 604,000.00 |
| MAINTENANCE AND OPERATIONAL EXPENSES | | | | | | | | | |
| Total General Maint Expense | 15,338.20 | 16,625.00 | 1,286.80 | 7.74 | 114,038.65 | 116,375.00 | 2,336.35 | 2.01 | 199,500.00 |
| Total Materials | 7,541.06 | 6,547.51 | -993.55 | -15.17 | 66,531.79 | 45,832.57 | -20,699.22 | -45.16 | 78,570.00 |
| Total Contract Costs | 38,252.03 | 28,379.18 | -9,872.85 | -34.79 | 228,744.26 | 198,654.26 | -30,090.00 | -15.15 | 340,550.00 |
| TOTAL MAINTENANCE AND OPERATIONAL EXPENSES | 61,131.29 | 51,551.69 | -9,579.60 | -18.58 | 409,314.70 | 360,861.83 | -48,452.87 | -13.43 | 618,620.00 |
| GENERAL EXPENSES | | | | | | | | | |
| TOTAL GENERAL EXPENSES | 22,898.52 | 34,502.93 | 11,604.41 | 33.63 | 165,777.60 | 241,520.51 | 75,742.91 | 31.36 | 414,035.00 |
| HOUSING ASSISTANCE PAYMENTS | | | | | | | | | |
| TOTAL HOUSING ASSISTANCE PAYMENTS | 0.00 | 1,000.00 | 1,000.00 | 100.00 | 2,732.00 | 7,000.00 | 4,268.00 | 60.97 | 12,000.00 |
| TOTAL EXPENSES | 186,318.97 | 226,416.71 | 40,097.74 | 17.71 | 1,435,948.47 | 1,584,916.97 | 148,968.50 | 9.40 | 2,717,000.00 |
| NET INCOME | 65,788.30 | 37,424.95 | 28,363.35 | 75.79 | 738,982.02 | 256,674.65 | 482,307.37 | 187.91 | 438,500.00 |

Budget Comparison

Period = Apr 2025

Book = Accrual ; Tree = ysl_is

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|--|------------|------------|-----------|----------|--------------|--------------|------------|----------|--------------|
| TENANT INCOME | | | | | | | | | |
| Total Rental Income | 59,562.00 | 65,600.00 | -6,038.00 | -9.20 | 394,641.28 | 459,200.00 | -64,558.72 | -14.06 | 787,200.00 |
| Total Other Tenant Income | 10,440.50 | 8,233.33 | 2,207.17 | 26.81 | 78,431.09 | 57,633.31 | 20,797.78 | 36.09 | 98,800.00 |
| TOTAL TENANT INCOME | 70,002.50 | 73,833.33 | -3,830.83 | -5.19 | 473,072.37 | 516,833.31 | -43,760.94 | -8.47 | 886,000.00 |
| HUD CONTRIBUTIONS | | | | | | | | | |
| TOTAL HUD CONTRIBUTIONS | 108,531.00 | 110,383.33 | -1,852.33 | -1.68 | 742,477.98 | 772,683.31 | -30,205.33 | -3.91 | 1,324,600.00 |
| OTHER INCOME | | | | | | | | | |
| TOTAL OTHER INCOME | 75,592.19 | 56,208.34 | 19,383.85 | 34.49 | 725,693.77 | 386,658.38 | 339,035.39 | 87.68 | 660,900.00 |
| TOTAL INCOME | 254,125.69 | 240,425.00 | 13,700.69 | 5.70 | 1,941,244.12 | 1,676,175.00 | 265,069.12 | 15.81 | 2,871,500.00 |
| ADMINISTRATIVE EXPENSES | | | | | | | | | |
| Total Administrative Salaries | 21,417.95 | 28,858.33 | 7,440.38 | 25.78 | 153,833.51 | 202,008.31 | 48,174.80 | 23.85 | 346,300.00 |
| Total Legal Expense | 0.00 | 416.67 | 416.67 | 100.00 | 1,692.80 | 2,916.69 | 1,223.89 | 41.96 | 5,000.00 |
| Total Other Admin Expenses | 32,370.11 | 32,125.00 | -245.11 | -0.76 | 204,251.35 | 224,875.00 | 20,623.65 | 9.17 | 385,500.00 |
| Total Miscellaneous Admin Expenses | 17,472.85 | 14,932.95 | -2,539.90 | -17.01 | 121,547.00 | 104,530.65 | -17,016.35 | -16.28 | 179,195.00 |
| TOTAL ADMINISTRATIVE EXPENSES | 71,260.91 | 76,332.95 | 5,072.04 | 6.64 | 481,324.66 | 534,330.65 | 53,005.99 | 9.92 | 915,995.00 |
| TENANT SERVICES | | | | | | | | | |
| TOTAL TENANT SERVICES EXPENSES | 19,668.68 | 21,475.00 | 1,806.32 | 8.41 | 119,718.19 | 150,325.00 | 30,606.81 | 20.36 | 257,700.00 |
| UTILITY EXPENSES | | | | | | | | | |
| TOTAL UTILITY EXPENSES | 44,148.62 | 43,583.33 | -565.29 | -1.30 | 338,827.72 | 305,083.31 | -33,744.41 | -11.06 | 523,000.00 |
| MAINTENANCE AND OPERATIONAL EXPENSES | | | | | | | | | |
| Total General Maint Expense | 16,888.73 | 18,475.00 | 1,586.27 | 8.59 | 119,169.36 | 129,325.00 | 10,155.64 | 7.85 | 221,700.00 |
| Total Materials | 11,074.16 | 9,326.66 | -1,747.50 | -18.74 | 67,790.00 | 65,286.62 | -2,503.38 | -3.83 | 111,920.00 |
| Total Contract Costs | 25,805.87 | 29,083.35 | 3,277.48 | 11.27 | 192,150.43 | 203,583.45 | 11,433.02 | 5.62 | 349,000.00 |
| TOTAL MAINTENANCE AND OPERATIONAL EXPENSES | 53,768.76 | 56,885.01 | 3,116.25 | 5.48 | 379,109.79 | 398,195.07 | 19,085.28 | 4.79 | 682,620.00 |
| GENERAL EXPENSES | | | | | | | | | |
| TOTAL GENERAL EXPENSES | 25,206.92 | 39,198.74 | 13,991.82 | 35.69 | 173,999.43 | 274,391.18 | 100,391.75 | 36.59 | 470,385.00 |
| HOUSING ASSISTANCE PAYMENTS | | | | | | | | | |
| TOTAL HOUSING ASSISTANCE PAYMENTS | 456.00 | 0.00 | -456.00 | N/A | 1,587.00 | 0.00 | -1,587.00 | N/A | 0.00 |
| NON-ROUTINE & NON-APT EXPENSES | | | | | | | | | |
| TOTAL NON-ROUTINE & NON-APT EXPENSES | 0.00 | 0.00 | 0.00 | N/A | 45,850.00 | 0.00 | -45,850.00 | N/A | 0.00 |
| TOTAL EXPENSES | 214,509.89 | 237,475.03 | 22,965.14 | 9.67 | 1,540,416.79 | 1,662,325.21 | 121,908.42 | 7.33 | 2,849,700.00 |
| NET INCOME | 39,615.80 | 2,949.97 | 36,665.83 | 1,242.92 | 400,827.33 | 13,849.79 | 386,977.54 | 2,794.10 | 21,800.00 |

Raintree Apartments (ri-rain)
Budget Comparison
 Period = Apr 2025
 Book = Accrual ; Tree = ysi_is

| | | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|-------------|--|------------|------------|------------|---------|------------|------------|------------|---------|--------------|
| 3100-00-000 | TENANT INCOME | | | | | | | | | |
| 3119-00-000 | Total Rental Income | 106,666.00 | 105,583.33 | 1,082.67 | 1.03 | 740,169.07 | 739,083.31 | 1,085.76 | 0.15 | 1,267,000.00 |
| 3129-00-000 | Total Other Tenant Income | 1,794.16 | 2,091.67 | -297.51 | -14.22 | 10,872.72 | 14,641.69 | -3,768.97 | -25.74 | 25,100.00 |
| 3199-00-000 | TOTAL TENANT INCOME | 108,460.16 | 107,675.00 | 785.16 | 0.73 | 751,041.79 | 753,725.00 | -2,683.21 | -0.36 | 1,292,100.00 |
| 3600-00-000 | OTHER INCOME | | | | | | | | | |
| 3699-00-000 | TOTAL OTHER INCOME | 2,930.60 | 3,758.33 | -827.73 | -22.02 | 14,020.82 | 15,708.31 | -1,687.49 | -10.74 | 23,900.00 |
| 3999-00-000 | TOTAL INCOME | 111,390.76 | 111,433.33 | -42.57 | -0.04 | 765,062.61 | 769,433.31 | -4,370.70 | -0.57 | 1,316,000.00 |
| 4100-00-000 | ADMINISTRATIVE EXPENSES | | | | | | | | | |
| 4110-99-000 | Total Administrative Salaries | 9,062.76 | 7,991.67 | -1,071.09 | -13.40 | 58,466.84 | 55,941.69 | -2,525.15 | -4.51 | 95,900.00 |
| 4131-00-000 | Total Legal Expense | 0.00 | 41.67 | 41.67 | 100.00 | 0.00 | 291.69 | 291.69 | 100.00 | 500.00 |
| 4189-00-000 | Total Other Admin Expenses | 28,092.36 | 27,970.83 | -121.53 | -0.43 | 195,150.03 | 195,795.81 | 645.78 | 0.33 | 335,650.00 |
| 4191-00-000 | Total Miscellaneous Admin Expenses | 5,621.06 | 4,390.01 | -1,231.05 | -28.04 | 29,612.98 | 30,730.07 | 1,117.09 | 3.64 | 55,430.00 |
| 4199-00-000 | TOTAL ADMINISTRATIVE EXPENSES | 42,776.18 | 40,394.18 | -2,382.00 | -5.90 | 283,229.85 | 282,759.26 | -470.59 | -0.17 | 487,480.00 |
| 4300-00-000 | UTILITY EXPENSES | | | | | | | | | |
| 4399-00-000 | TOTAL UTILITY EXPENSES | 13,493.19 | 12,416.67 | -1,076.52 | -8.67 | 50,128.74 | 86,916.69 | 36,787.95 | 42.33 | 149,000.00 |
| 4400-00-000 | MAINTENANCE AND OPERATIONAL EXPENSES | | | | | | | | | |
| 4419-00-000 | Total General Maint Expense | 8,785.59 | 8,230.00 | -555.59 | -6.75 | 37,813.84 | 57,610.00 | 19,796.16 | 34.36 | 98,760.00 |
| 4429-00-000 | Total Materials | 4,487.11 | 4,179.16 | -307.95 | -7.37 | 33,365.68 | 29,254.12 | -4,111.56 | -14.05 | 50,150.00 |
| 4439-00-000 | Total Contract Costs | 34,180.98 | 14,845.01 | -19,335.97 | -130.25 | 163,599.11 | 103,915.07 | -59,684.04 | -57.44 | 178,140.00 |
| 4499-00-000 | TOTAL MAINTENANCE AND OPERATIONAL EXPENSES | 47,453.68 | 27,254.17 | -20,199.51 | -74.12 | 234,778.63 | 190,779.19 | -43,999.44 | -23.06 | 327,050.00 |
| 4500-00-000 | GENERAL EXPENSES | | | | | | | | | |
| 4599-00-000 | TOTAL GENERAL EXPENSES | 9,499.37 | 13,314.17 | 3,814.80 | 28.65 | 64,550.99 | 93,199.19 | 28,648.20 | 30.74 | 159,770.00 |
| 5000-00-000 | CAPITAL & NON-OPERATING ITEMS | | | | | | | | | |
| 5999-00-000 | TOTAL CAPITAL & NON-OPERATING ITEMS | 14,951.24 | 15,450.00 | 498.76 | 3.23 | 106,102.42 | 108,150.00 | 2,047.58 | 1.89 | 185,400.00 |
| 6000-00-000 | NON-ROUTINE & NON-APT EXPENSES | | | | | | | | | |
| 6499-00-000 | TOTAL NON-ROUTINE & NON-APT EXPENSES | 25.00 | 291.67 | 266.67 | 91.43 | 6,658.19 | 2,041.69 | -4,616.50 | -226.11 | 3,500.00 |
| 8000-00-000 | TOTAL EXPENSES | 128,198.66 | 109,120.86 | -19,077.80 | -17.48 | 745,448.82 | 763,846.02 | 18,397.20 | 2.41 | 1,312,200.00 |
| 9000-00-000 | NET INCOME | -16,807.90 | 2,312.47 | -19,120.37 | -826.84 | 19,613.79 | 5,587.29 | 14,026.50 | 251.04 | 3,800.00 |

Cimmaron Apartments (ri-cim)
Budget Comparison
 Period = Apr 2025
 Book = Accrual ; Tree = ysi_is

| | | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|-------------|--|------------|------------|-----------|--------|------------|------------|-----------|---------|------------|
| 3100-00-000 | TENANT INCOME | | | | | | | | | |
| 3119-00-000 | Total Rental Income | 56,759.00 | 56,033.33 | 725.67 | 1.30 | 390,136.91 | 392,233.31 | -2,096.40 | -0.53 | 672,400.00 |
| 3129-00-000 | Total Other Tenant Income | 65.00 | 900.00 | -835.00 | -92.78 | 2,669.00 | 6,300.00 | -3,631.00 | -57.63 | 10,800.00 |
| 3199-00-000 | TOTAL TENANT INCOME | 56,824.00 | 56,933.33 | -109.33 | -0.19 | 392,805.91 | 398,533.31 | -5,727.40 | -1.44 | 683,200.00 |
| 3600-00-000 | OTHER INCOME | | | | | | | | | |
| 3699-00-000 | TOTAL OTHER INCOME | 3,775.65 | 4,400.00 | -624.35 | -14.19 | 20,540.47 | 23,800.00 | -3,259.53 | -13.70 | 38,800.00 |
| 3999-00-000 | TOTAL INCOME | 60,599.65 | 61,333.33 | -733.68 | -1.20 | 413,346.38 | 422,333.31 | -8,986.93 | -2.13 | 722,000.00 |
| 4100-00-000 | ADMINISTRATIVE EXPENSES | | | | | | | | | |
| 4110-99-000 | Total Administrative Salaries | 5,976.12 | 5,166.67 | -809.45 | -15.67 | 36,647.63 | 36,166.69 | -480.94 | -1.33 | 62,000.00 |
| 4131-00-000 | Total Legal Expense | 0.00 | 25.00 | 25.00 | 100.00 | 0.00 | 175.00 | 175.00 | 100.00 | 300.00 |
| 4189-00-000 | Total Other Admin Expenses | 14,939.74 | 14,849.17 | -90.57 | -0.61 | 102,847.13 | 103,944.19 | 1,097.06 | 1.06 | 178,190.00 |
| 4191-00-000 | Total Miscellaneous Admin Expenses | 1,732.11 | 2,465.85 | 733.74 | 29.76 | 21,207.65 | 19,010.95 | -2,196.70 | -11.55 | 31,340.00 |
| 4199-00-000 | TOTAL ADMINISTRATIVE EXPENSES | 22,647.97 | 22,506.69 | -141.28 | -0.63 | 160,702.41 | 159,296.83 | -1,405.58 | -0.88 | 271,830.00 |
| 4300-00-000 | UTILITY EXPENSES | | | | | | | | | |
| 4399-00-000 | TOTAL UTILITY EXPENSES | 8,105.39 | 6,833.33 | -1,272.06 | -18.62 | 56,192.91 | 47,833.31 | -8,359.60 | -17.48 | 82,000.00 |
| 4400-00-000 | MAINTENANCE AND OPERATIONAL EXPENSES | | | | | | | | | |
| 4419-00-000 | Total General Maint Expense | 6,586.19 | 6,500.00 | -86.19 | -1.33 | 45,031.28 | 45,500.00 | 468.72 | 1.03 | 78,000.00 |
| 4429-00-000 | Total Materials | 755.50 | 1,693.33 | 937.83 | 55.38 | 10,579.66 | 11,853.31 | 1,273.65 | 10.75 | 20,320.00 |
| 4439-00-000 | Total Contract Costs | 5,374.62 | 5,262.50 | -112.12 | -2.13 | 38,158.85 | 36,837.50 | -1,321.35 | -3.59 | 63,150.00 |
| 4499-00-000 | TOTAL MAINTENANCE AND OPERATIONAL EXPENSES | 12,716.31 | 13,455.83 | 739.52 | 5.50 | 93,769.79 | 94,190.81 | 421.02 | 0.45 | 161,470.00 |
| 4500-00-000 | GENERAL EXPENSES | | | | | | | | | |
| 4599-00-000 | TOTAL GENERAL EXPENSES | 6,161.69 | 7,841.68 | 1,679.99 | 21.42 | 42,516.99 | 55,891.76 | 13,374.77 | 23.93 | 96,100.00 |
| 5000-00-000 | CAPITAL & NON-OPERATING ITEMS | | | | | | | | | |
| 5999-00-000 | TOTAL CAPITAL & NON-OPERATING ITEMS | 7,944.44 | 7,925.00 | -19.44 | -0.25 | 55,366.22 | 55,475.00 | 108.78 | 0.20 | 95,100.00 |
| 6000-00-000 | NON-ROUTINE & NON-APT EXPENSES | | | | | | | | | |
| 6499-00-000 | TOTAL NON-ROUTINE & NON-APT EXPENSES | 280.04 | 458.34 | 178.30 | 38.90 | 5,405.23 | 3,208.38 | -2,196.85 | -68.47 | 5,500.00 |
| 8000-00-000 | TOTAL EXPENSES | 57,855.84 | 59,020.87 | 1,165.03 | 1.97 | 413,953.55 | 415,896.09 | 1,942.54 | 0.47 | 712,000.00 |
| 9000-00-000 | NET INCOME | 2,743.81 | 2,312.46 | 431.35 | 18.65 | -607.17 | 6,437.22 | -7,044.39 | -109.43 | 10,000.00 |

Hunnington Apartments (ri-hun)
Budget Comparison
 Period = Apr 2025
 Book = Accrual ; Tree = ysi_is

| | | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|-------------|--|------------|------------|----------|--------|------------|------------|-----------|--------|------------|
| 3100-00-000 | TENANT INCOME | | | | | | | | | |
| 3119-00-000 | Total Rental Income | 38,205.73 | 38,179.17 | 26.56 | 0.07 | 265,708.92 | 267,254.19 | -1,545.27 | -0.58 | 458,150.00 |
| 3129-00-000 | Total Other Tenant Income | 205.00 | 291.67 | -86.67 | -29.72 | 2,978.80 | 2,041.69 | 937.11 | 45.90 | 3,500.00 |
| 3199-00-000 | TOTAL TENANT INCOME | 38,410.73 | 38,470.84 | -60.11 | -0.16 | 268,687.72 | 269,295.88 | -608.16 | -0.23 | 461,650.00 |
| 3600-00-000 | OTHER INCOME | | | | | | | | | |
| 3699-00-000 | TOTAL OTHER INCOME | 1,872.80 | 1,245.84 | 626.96 | 50.32 | 7,992.30 | 5,420.88 | 2,571.42 | 47.44 | 8,350.00 |
| 3999-00-000 | TOTAL INCOME | 40,283.53 | 39,716.68 | 566.85 | 1.43 | 276,680.02 | 274,716.76 | 1,963.26 | 0.71 | 470,000.00 |
| 4100-00-000 | ADMINISTRATIVE EXPENSES | | | | | | | | | |
| 4110-99-000 | Total Administrative Salaries | 3,673.69 | 3,083.33 | -590.36 | -19.15 | 22,594.54 | 21,583.31 | -1,011.23 | -4.69 | 37,000.00 |
| 4189-00-000 | Total Other Admin Expenses | 10,042.29 | 10,097.09 | 54.80 | 0.54 | 69,944.09 | 70,679.63 | 735.54 | 1.04 | 121,165.00 |
| 4191-00-000 | Total Miscellaneous Admin Expenses | 1,037.38 | 1,440.82 | 403.44 | 28.00 | 14,352.60 | 12,335.74 | -2,016.86 | -16.35 | 19,540.00 |
| 4199-00-000 | TOTAL ADMINISTRATIVE EXPENSES | 14,753.36 | 14,621.24 | -132.12 | -0.90 | 106,891.23 | 104,598.68 | -2,292.55 | -2.19 | 177,705.00 |
| 4300-00-000 | UTILITY EXPENSES | | | | | | | | | |
| 4399-00-000 | TOTAL UTILITY EXPENSES | 3,906.71 | 4,083.34 | 176.63 | 4.33 | 29,801.55 | 28,583.38 | -1,218.17 | -4.26 | 49,000.00 |
| 4400-00-000 | MAINTENANCE AND OPERATIONAL EXPENSES | | | | | | | | | |
| 4419-00-000 | Total General Maint Expense | 4,212.66 | 3,883.33 | -329.33 | -8.48 | 26,386.73 | 27,183.31 | 796.58 | 2.93 | 46,600.00 |
| 4429-00-000 | Total Materials | 520.76 | 891.67 | 370.91 | 41.60 | 10,377.44 | 6,241.69 | -4,135.75 | -66.26 | 10,700.00 |
| 4439-00-000 | Total Contract Costs | 4,255.18 | 3,857.93 | -397.25 | -10.30 | 26,738.52 | 27,005.51 | 266.99 | 0.99 | 46,295.00 |
| 4499-00-000 | TOTAL MAINTENANCE AND OPERATIONAL EXPENSES | 8,988.60 | 8,632.93 | -355.67 | -4.12 | 63,502.69 | 60,430.51 | -3,072.18 | -5.08 | 103,595.00 |
| 4500-00-000 | GENERAL EXPENSES | | | | | | | | | |
| 4599-00-000 | TOTAL GENERAL EXPENSES | 3,255.27 | 4,025.01 | 769.74 | 19.12 | 22,533.14 | 29,325.07 | 6,791.93 | 23.16 | 50,600.00 |
| 5000-00-000 | CAPITAL & NON-OPERATING ITEMS | | | | | | | | | |
| 5999-00-000 | TOTAL CAPITAL & NON-OPERATING ITEMS | 5,900.20 | 6,100.00 | 199.80 | 3.28 | 41,461.40 | 42,700.00 | 1,238.60 | 2.90 | 73,200.00 |
| 8000-00-000 | TOTAL EXPENSES | 36,804.14 | 37,462.52 | 658.38 | 1.76 | 264,190.01 | 265,637.64 | 1,447.63 | 0.55 | 454,100.00 |
| 9000-00-000 | NET INCOME | 3,479.39 | 2,254.16 | 1,225.23 | 54.35 | 12,490.01 | 9,079.12 | 3,410.89 | 37.57 | 15,900.00 |

Misty Square Apartments (ri-misty)

Budget Comparison

Period = Apr 2025

Book = Accrual ; Tree = ysi_is

| | | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|-------------|--|------------|------------|----------|---------|------------|------------|----------|--------|------------|
| 3100-00-000 | TENANT INCOME | | | | | | | | | |
| 3119-00-000 | Total Rental Income | 9,265.00 | 9,238.33 | 26.67 | 0.29 | 64,287.45 | 64,668.31 | -380.86 | -0.59 | 110,860.00 |
| 3129-00-000 | Total Other Tenant Income | 0.00 | 173.34 | -173.34 | -100.00 | 1,040.00 | 1,213.38 | -173.38 | -14.29 | 2,080.00 |
| 3199-00-000 | TOTAL TENANT INCOME | 9,265.00 | 9,411.67 | -146.67 | -1.56 | 65,327.45 | 65,881.69 | -554.24 | -0.84 | 112,940.00 |
| 3600-00-000 | OTHER INCOME | | | | | | | | | |
| 3699-00-000 | TOTAL OTHER INCOME | 863.52 | 755.00 | 108.52 | 14.37 | 4,016.67 | 3,685.00 | 331.67 | 9.00 | 5,860.00 |
| 3999-00-000 | TOTAL INCOME | 10,128.52 | 10,166.67 | -38.15 | -0.38 | 69,344.12 | 69,566.69 | -222.57 | -0.32 | 118,800.00 |
| 4100-00-000 | ADMINISTRATIVE EXPENSES | | | | | | | | | |
| 4110-99-000 | Total Administrative Salaries | 825.56 | 816.67 | -8.89 | -1.09 | 5,595.47 | 5,716.69 | 121.22 | 2.12 | 9,800.00 |
| 4131-00-000 | Total Legal Expense | 0.00 | 4.58 | 4.58 | 100.00 | 0.00 | 32.06 | 32.06 | 100.00 | 55.00 |
| 4189-00-000 | Total Other Admin Expenses | 1,047.95 | 1,054.58 | 6.63 | 0.63 | 7,272.55 | 7,382.06 | 109.51 | 1.48 | 12,655.00 |
| 4191-00-000 | Total Miscellaneous Admin Expenses | 275.80 | 389.98 | 114.18 | 29.28 | 2,958.37 | 2,729.86 | -228.51 | -8.37 | 4,680.00 |
| 4199-00-000 | TOTAL ADMINISTRATIVE EXPENSES | 2,149.31 | 2,265.81 | 116.50 | 5.14 | 15,826.39 | 15,860.67 | 34.28 | 0.22 | 27,190.00 |
| 4300-00-000 | UTILITY EXPENSES | | | | | | | | | |
| 4399-00-000 | TOTAL UTILITY EXPENSES | 889.98 | 875.01 | -14.97 | -1.71 | 6,919.50 | 6,125.07 | -794.43 | -12.97 | 10,500.00 |
| 4400-00-000 | MAINTENANCE AND OPERATIONAL EXPENSES | | | | | | | | | |
| 4419-00-000 | Total General Maint Expense | 1,115.08 | 1,025.00 | -90.08 | -8.79 | 6,984.61 | 7,175.00 | 190.39 | 2.65 | 12,300.00 |
| 4429-00-000 | Total Materials | 62.57 | 344.17 | 281.60 | 81.82 | 874.29 | 2,409.19 | 1,534.90 | 63.71 | 4,130.00 |
| 4439-00-000 | Total Contract Costs | 796.08 | 1,313.36 | 517.28 | 39.39 | 5,971.17 | 9,193.52 | 3,222.35 | 35.05 | 15,760.00 |
| 4499-00-000 | TOTAL MAINTENANCE AND OPERATIONAL EXPENSES | 1,973.73 | 2,682.53 | 708.80 | 26.42 | 13,830.07 | 18,777.71 | 4,947.64 | 26.35 | 32,190.00 |
| 4500-00-000 | GENERAL EXPENSES | | | | | | | | | |
| 4599-00-000 | TOTAL GENERAL EXPENSES | 837.08 | 1,043.32 | 206.24 | 19.77 | 7,113.85 | 7,303.24 | 189.39 | 2.59 | 12,520.00 |
| 5000-00-000 | CAPITAL & NON-OPERATING ITEMS | | | | | | | | | |
| 5999-00-000 | TOTAL CAPITAL & NON-OPERATING ITEMS | 2,824.10 | 2,883.33 | 59.23 | 2.05 | 19,768.71 | 20,183.31 | 414.60 | 2.05 | 34,600.00 |
| 8000-00-000 | TOTAL EXPENSES | 8,674.20 | 9,750.00 | 1,075.80 | 11.03 | 63,458.52 | 68,250.00 | 4,791.48 | 7.02 | 117,000.00 |
| 9000-00-000 | NET INCOME | 1,454.32 | 416.67 | 1,037.65 | 249.03 | 5,885.60 | 1,316.69 | 4,568.91 | 347.00 | 1,800.00 |

Picadilly Square (ri-pica)
Budget Comparison

Period = Apr 2025

Book = Accrual ; Tree = ysi_is

| | | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|-------------|--|------------|------------|-----------|---------|------------|------------|------------|--------|-----------|
| 3100-00-000 | TENANT INCOME | | | | | | | | | |
| 3119-00-000 | Total Rental Income | 4,412.00 | 5,233.33 | -821.33 | -15.69 | 30,475.97 | 36,633.31 | -6,157.34 | -16.81 | 62,800.00 |
| 3129-00-000 | Total Other Tenant Income | 0.00 | 183.33 | -183.33 | -100.00 | 385.00 | 1,283.31 | -898.31 | -70.00 | 2,200.00 |
| 3199-00-000 | TOTAL TENANT INCOME | 4,412.00 | 5,416.66 | -1,004.66 | -18.55 | 30,860.97 | 37,916.62 | -7,055.65 | -18.61 | 65,000.00 |
| 3600-00-000 | OTHER INCOME | | | | | | | | | |
| 3699-00-000 | TOTAL OTHER INCOME | 369.78 | 916.67 | -546.89 | -59.66 | 4,180.62 | 5,416.69 | -1,236.07 | -22.82 | 9,000.00 |
| 3999-00-000 | TOTAL INCOME | 4,781.78 | 6,333.33 | -1,551.55 | -24.50 | 35,041.59 | 43,333.31 | -8,291.72 | -19.13 | 74,000.00 |
| 4100-00-000 | ADMINISTRATIVE EXPENSES | | | | | | | | | |
| 4110-99-000 | Total Administrative Salaries | 342.28 | 333.33 | -8.95 | -2.68 | 2,362.99 | 2,333.31 | -29.68 | -1.27 | 4,000.00 |
| 4189-00-000 | Total Other Admin Expenses | 498.12 | 596.66 | 98.54 | 16.52 | 3,674.38 | 4,176.62 | 502.24 | 12.02 | 7,160.00 |
| 4191-00-000 | Total Miscellaneous Admin Expenses | 150.27 | 171.24 | 20.97 | 12.25 | 2,729.37 | 1,448.68 | -1,280.69 | -88.40 | 2,305.00 |
| 4199-00-000 | TOTAL ADMINISTRATIVE EXPENSES | 990.67 | 1,101.23 | 110.56 | 10.04 | 8,766.74 | 7,958.61 | -808.13 | -10.15 | 13,465.00 |
| 4300-00-000 | UTILITY EXPENSES | | | | | | | | | |
| 4399-00-000 | TOTAL UTILITY EXPENSES | 57.75 | 154.17 | 96.42 | 62.54 | 1,798.99 | 1,079.19 | -719.80 | -66.70 | 1,850.00 |
| 4400-00-000 | MAINTENANCE AND OPERATIONAL EXPENSES | | | | | | | | | |
| 4419-00-000 | Total General Maint Expense | 366.07 | 342.50 | -23.57 | -6.88 | 1,575.57 | 2,397.50 | 821.93 | 34.28 | 4,110.00 |
| 4429-00-000 | Total Materials | 5.79 | 256.25 | 250.46 | 97.74 | 1,283.26 | 1,793.75 | 510.49 | 28.46 | 3,075.00 |
| 4439-00-000 | Total Contract Costs | 822.83 | 1,089.18 | 266.35 | 24.45 | 9,798.54 | 7,624.26 | -2,174.28 | -28.52 | 13,070.00 |
| 4499-00-000 | TOTAL MAINTENANCE AND OPERATIONAL EXPENSES | 1,194.69 | 1,687.93 | 493.24 | 29.22 | 12,657.37 | 11,815.51 | -841.86 | -7.12 | 20,255.00 |
| 4500-00-000 | GENERAL EXPENSES | | | | | | | | | |
| 4599-00-000 | TOTAL GENERAL EXPENSES | 355.13 | 499.98 | 144.85 | 28.97 | 3,948.66 | 3,499.86 | -448.80 | -12.82 | 6,000.00 |
| 5000-00-000 | CAPITAL & NON-OPERATING ITEMS | | | | | | | | | |
| 5999-00-000 | TOTAL CAPITAL & NON-OPERATING ITEMS | 260.97 | 302.50 | 41.53 | 13.73 | 1,826.81 | 2,117.50 | 290.69 | 13.73 | 3,630.00 |
| 8000-00-000 | TOTAL EXPENSES | 2,859.21 | 3,745.81 | 886.60 | 23.67 | 28,998.57 | 26,470.67 | -2,527.90 | -9.55 | 45,200.00 |
| 9000-00-000 | NET INCOME | 1,922.57 | 2,587.52 | -664.95 | -25.70 | 6,043.02 | 16,862.64 | -10,819.62 | -64.16 | 28,800.00 |

Property = 101-kr 102-em 800-cc ri-cim ri-hun ri-misty ri-pica ri-rain v-0210

Property Comparison

Period = Apr 2025

Book = Accrual ; Tree = ysi_is

| | 101-kr | 102-em | 800-cc | ri-cim | ri-hun | ri-misty | ri-pica | ri-rain | v-0210 | Total |
|--|------------|------------|------------|-----------|-----------|-----------|----------|------------|------------|--------------|
| | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual |
| TENANT INCOME | | | | | | | | | | |
| Total Rental Income | 59,562.00 | 41,907.48 | 0.00 | 56,759.00 | 38,205.73 | 9,265.00 | 4,412.00 | 106,666.00 | 0.00 | 316,777.21 |
| Total Other Tenant Income | 10,440.50 | 6,843.68 | 0.00 | 65.00 | 205.00 | 0.00 | 0.00 | 1,794.16 | 0.00 | 19,348.34 |
| TOTAL TENANT INCOME | 70,002.50 | 48,751.16 | 0.00 | 56,824.00 | 38,410.73 | 9,265.00 | 4,412.00 | 108,460.16 | 0.00 | 336,125.55 |
| HUD CONTRIBUTIONS | | | | | | | | | | |
| TOTAL HUD CONTRIBUTIONS | 108,531.00 | 150,634.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 168,548.00 | 427,713.00 |
| OTHER INCOME | | | | | | | | | | |
| TOTAL OTHER INCOME | 75,592.19 | 52,722.11 | 141,209.42 | 3,775.65 | 1,872.80 | 863.52 | 369.78 | 2,930.60 | 3,940.89 | 283,276.96 |
| TOTAL INCOME | 254,125.69 | 252,107.27 | 141,209.42 | 60,599.65 | 40,283.53 | 10,128.52 | 4,781.78 | 111,390.76 | 172,488.89 | 1,047,115.51 |
| ADMINISTRATIVE EXPENSES | | | | | | | | | | |
| Total Administrative Salaries | 21,417.95 | 18,817.49 | 103,594.66 | 5,976.12 | 3,673.69 | 825.56 | 342.28 | 9,062.76 | 75,185.04 | 238,895.55 |
| Total Legal Expense | 0.00 | 4,132.79 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,450.00 | 6,582.79 |
| Total Other Admin Expenses | 32,370.11 | 16,876.77 | 870.00 | 14,939.74 | 10,042.29 | 1,047.95 | 498.12 | 28,092.36 | 34,709.60 | 139,446.94 |
| Total Miscellaneous Admin Expenses | 17,472.85 | 18,233.20 | 21,826.74 | 1,732.11 | 1,037.38 | 275.80 | 150.27 | 5,621.06 | 85,970.15 | 152,319.56 |
| TOTAL ADMINISTRATIVE EXPENSES | 71,260.91 | 58,060.25 | 126,291.40 | 22,647.97 | 14,753.36 | 2,149.31 | 990.67 | 42,776.18 | 198,314.79 | 537,244.84 |
| TENANT SERVICES | | | | | | | | | | |
| TOTAL TENANT SERVICES EXPENSES | 19,668.68 | 12,659.98 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 32,328.66 |
| UTILITY EXPENSES | | | | | | | | | | |
| TOTAL UTILITY EXPENSES | 44,148.62 | 31,568.93 | 2,529.33 | 8,105.39 | 3,906.71 | 889.98 | 57.75 | 13,493.19 | 2,442.99 | 107,142.89 |
| MAINTENANCE AND OPERATIONAL EXPENSES | | | | | | | | | | |
| Total General Maint Expense | 16,888.73 | 15,338.20 | 0.00 | 6,586.19 | 4,212.66 | 1,115.08 | 366.07 | 8,785.59 | 0.00 | 53,292.52 |
| Total Materials | 11,074.16 | 7,541.06 | 322.15 | 755.50 | 520.76 | 62.57 | 5.79 | 4,487.11 | 318.73 | 25,087.83 |
| Total Contract Costs | 25,805.87 | 38,252.03 | 3,489.74 | 5,374.62 | 4,255.18 | 796.08 | 822.83 | 34,180.98 | 2,782.09 | 115,759.42 |
| TOTAL MAINTENANCE AND OPERATIONAL EXPENSES | 53,768.76 | 61,131.29 | 3,811.89 | 12,716.31 | 8,988.60 | 1,973.73 | 1,194.69 | 47,453.68 | 3,100.82 | 194,139.77 |
| GENERAL EXPENSES | | | | | | | | | | |
| TOTAL GENERAL EXPENSES | 25,206.92 | 22,898.52 | 22,783.08 | 6,161.69 | 3,255.27 | 837.08 | 355.13 | 9,499.37 | 17,995.81 | 108,992.87 |
| HOUSING ASSISTANCE PAYMENTS | | | | | | | | | | |
| TOTAL HOUSING ASSISTANCE PAYMENTS | 456.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 456.00 |
| CAPITAL & NON-OPERATING ITEMS | | | | | | | | | | |
| TOTAL CAPITAL & NON-OPERATING ITEMS | 0.00 | 0.00 | 0.00 | 7,944.44 | 5,900.20 | 2,824.10 | 260.97 | 14,951.24 | 0.00 | 31,880.95 |
| NON-ROUTINE & NON-APT EXPENSES | | | | | | | | | | |
| TOTAL NON-ROUTINE & NON-APT EXPENSES | 0.00 | 0.00 | 0.00 | 280.04 | 0.00 | 0.00 | 0.00 | 25.00 | 0.00 | 305.04 |
| TOTAL EXPENSES | 214,509.89 | 186,318.97 | 155,415.70 | 57,855.84 | 36,804.14 | 8,674.20 | 2,859.21 | 128,198.66 | 221,854.41 | 1,012,491.02 |
| NET INCOME | 39,615.80 | 65,788.30 | -14,206.28 | 2,743.81 | 3,479.39 | 1,454.32 | 1,922.57 | -16,807.90 | -49,365.52 | 34,624.49 |

Budget - 2025 South Terrace - Accrual - v1

| | January | February | March | April | May |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|
| INCOME | | | | | |
| Rental Income | | | | | |
| 4010.00C Gross Potential | 275,190.00 | 275,190.00 | 275,190.00 | 275,190.00 | 275,190.00 |
| 4012.00C Loss to Lease/Gain to Lease | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Rental Income | 275,190.00 | 275,190.00 | 275,190.00 | 275,190.00 | 275,190.00 |
| Adjustments to Rental Income | | | | | |
| 4105.00C Vacancy Loss | (1,101.00) | (1,101.00) | (2,202.00) | (2,202.00) | (3,302.00) |
| 4106.00C Bad Debt | (2,000.00) | 0.00 | 0.00 | (2,000.00) | 0.00 |
| 4109.00C One-Time Concessions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4111.00C Other Concessions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Adjustments to Rental Income | (3,101.00) | (1,101.00) | (2,202.00) | (4,202.00) | (3,302.00) |
| Other Income | | | | | |
| 4510.00C Application Fees | 106.00 | 106.00 | 106.00 | 106.00 | 106.00 |
| 4515.00C Cleaning Fees | 0.00 | 0.00 | 100.00 | 0.00 | 0.00 |
| 4520.00C Damage Fees | 0.00 | 50.00 | 0.00 | 0.00 | 0.00 |
| 4525.00C Keys/Lock Fees | 15.00 | 0.00 | 0.00 | 15.00 | 0.00 |
| 4530.00C Late Charges | 500.00 | 500.00 | 500.00 | 500.00 | 500.00 |
| 4540.00C NSF Charges | 25.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4545.00C Pet Premium | 0.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 4560.00C Termination Fees | 0.00 | 0.00 | 0.00 | 100.00 | 0.00 |
| 4575.00C Cable Revenue | 1,200.00 | 0.00 | 0.00 | 1,200.00 | 0.00 |
| 4586.00C Credit Builder Revenue | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4595.00C Laundry Revenue | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4600.00C Miscellaneous Revenue | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4625.00C Bad Debt Recovery | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Other Income | 1,846.00 | 756.00 | 706.00 | 1,921.00 | 606.00 |
| Tenant Reimbursements | | | | | |

| | | | | | |
|---------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 4825.00C Electric Reimbursements | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4830.00C Gas Reimbursements | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Tenant Reimbursements | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL INCOME | 273,935.00 | 274,845.00 | 273,694.00 | 272,909.00 | 272,494.00 |
| EXPENSE | | | | | |
| Payroll | | | | | |
| 5010.00C Manager | 4,800.00 | 4,800.00 | 7,200.00 | 4,800.00 | 4,800.00 |
| 5015.00C Asst Manager | 3,820.00 | 3,820.00 | 5,730.00 | 3,820.00 | 3,820.00 |
| 5020.00C Leasing | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5025.00C Maintenance Supervisor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5055.00C Bonuses/Commissions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5070.00C Taxes/Workers' Comp | 1,496.00 | 1,496.00 | 2,245.00 | 1,496.00 | 1,496.00 |
| 5075.00C 401(k) ER Match | 170.00 | 170.00 | 255.00 | 170.00 | 170.00 |
| 5080.00C Group Insurance | 2,972.00 | 2,972.00 | 4,458.00 | 2,972.00 | 2,972.00 |
| 5085.00C Payroll Processing Fees | 424.00 | 424.00 | 636.00 | 424.00 | 424.00 |
| 5090.00C Contract Help - Admin | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5095.00C Contract Help - Maint | 11,120.00 | 11,120.00 | 11,120.00 | 11,120.00 | 11,120.00 |
| Total Payroll | 24,802.00 | 24,802.00 | 31,644.00 | 24,802.00 | 24,802.00 |
| General & Administrative | | | | | |
| 5105.00C Answering Service | 125.00 | 125.00 | 125.00 | 125.00 | 125.00 |
| 5120.00C Internet | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5125.00C Telephone | 1,675.00 | 1,675.00 | 1,675.00 | 1,675.00 | 1,675.00 |
| 5130.00C Applicant Screening | 385.00 | 385.00 | 385.00 | 125.00 | 125.00 |
| 5135.00C Bank Charges | 60.00 | 60.00 | 60.00 | 60.00 | 60.00 |
| 5140.00C Computer R&M | 495.00 | 495.00 | 495.00 | 495.00 | 495.00 |
| 5145.00C Dues & Subscriptions | 0.00 | 625.00 | 0.00 | 0.00 | 0.00 |
| 5150.00C Equipment Rental | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 |
| 5170.00C Office Supplies | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 |
| 5175.00C Postage & Delivery | 105.00 | 105.00 | 105.00 | 105.00 | 105.00 |
| 5180.00C Profess Fees - Audit/Accting | 5,000.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| | | | | | |
|---|------------------|------------------|------------------|------------------|------------------|
| 5185.00C Profess Fees - Legal Evictions | 1,000.00 | 0.00 | 1,000.00 | 0.00 | 1,000.00 |
| 5190.00C Profess Fees - Legal Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5200.00C Printing & Copying | 435.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5205.00C Supportive Services | 4,637.00 | 4,637.00 | 4,637.00 | 4,637.00 | 4,637.00 |
| 5210.00C Software Costs | 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 |
| 5215.00C Employment Related Costs | 270.00 | 0.00 | 0.00 | 270.00 | 0.00 |
| 5220.00C Education & Training | 300.00 | 300.00 | 1,398.00 | 983.00 | 300.00 |
| 5225.00C Employee Functions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5230.00C Employee Meals | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 |
| 5235.00C Travel & Transportation | 445.00 | 445.00 | 445.00 | 445.00 | 445.00 |
| 5240.00C Uniforms | 0.00 | 0.00 | 1,800.00 | 0.00 | 0.00 |
| 5295.00C Other Admin | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total General & Administrative | 17,007.00 | 10,927.00 | 14,200.00 | 10,995.00 | 11,042.00 |
| Marketing | | | | | |
| 5310.00C Billboard Marketing | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5315.00C Publication Marketing | 0.00 | 500.00 | 0.00 | 0.00 | 0.00 |
| 5320.00C Internet Advertising | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5325.00C Web-Site Hosting | 99.00 | 99.00 | 99.00 | 99.00 | 99.00 |
| 5355.00C Resident Functions | 125.00 | 125.00 | 125.00 | 125.00 | 150.00 |
| 5360.00C Promotional | 50.00 | 50.00 | 50.00 | 50.00 | 50.00 |
| 5395.00C Other Marketing | 260.00 | 260.00 | 260.00 | 260.00 | 260.00 |
| Total Marketing | 534.00 | 1,034.00 | 534.00 | 534.00 | 559.00 |
| Management Fees | | | | | |
| 5410.00C Management Fees | 13,697.00 | 13,742.00 | 13,685.00 | 13,645.00 | 13,625.00 |
| 5425.00C Compliance Fees | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 |
| Total Management Fees | 14,697.00 | 14,742.00 | 14,685.00 | 14,645.00 | 14,625.00 |
| Contract Services | | | | | |
| 5505.00C Contract - Alarm | 37.00 | 37.00 | 37.00 | 37.00 | 37.00 |
| 5510.00C Contract - Security | 3,600.00 | 3,600.00 | 3,600.00 | 3,600.00 | 3,600.00 |
| 5520.00C Contract - Fire/Life Safety | 1,050.00 | 0.00 | 0.00 | 1,050.00 | 0.00 |

| | | | | | |
|----------------------------------|------------------|------------------|------------------|------------------|------------------|
| 5530.00C Contract - Landscape | 6,746.00 | 6,746.00 | 6,746.00 | 7,546.00 | 6,746.00 |
| 5540.00C Contract - Pest Control | 367.00 | 367.00 | 1,117.00 | 367.00 | 367.00 |
| 5545.00C Contract - Janitorial | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5595.00C Contract - Other | 0.00 | 400.00 | 0.00 | 0.00 | 0.00 |
| Total Contract Services | 11,800.00 | 11,150.00 | 11,500.00 | 12,600.00 | 10,750.00 |

Repairs & Maintenance

| | | | | | |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|
| 5610.00C R&M - Appliance | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 |
| 5620.00C R&M - Doors/Windows/Screens | 150.00 | 550.00 | 350.00 | 150.00 | 150.00 |
| 5625.00C R&M - Electrical Repairs | 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 |
| 5630.00C R&M - Electrical Supplies | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 |
| 5640.00C R&M - Equipment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5645.00C R&M - Exterior Paint | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5650.00C R&M - Exterior Supplies | 200.00 | 0.00 | 100.00 | 200.00 | 0.00 |
| 5665.00C R&M - Fire/Life Safety | 1,200.00 | 1,200.00 | 1,200.00 | 1,200.00 | 200.00 |
| 5680.00C R&M - Golf Cart | 0.00 | 100.00 | 0.00 | 0.00 | 100.00 |
| 5685.00C R&M - HVAC Repairs | 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 |
| 5690.00C R&M - HVAC Supplies | 100.00 | 100.00 | 200.00 | 300.00 | 600.00 |
| 5690.00C R&M - HVAC Supplies - Freon | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5695.00C R&M - Interior Paint | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5700.00C R&M - Interior Repairs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5705.00C R&M - Interior Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5715.00C R&M - Lighting | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| 5720.00C R&M - Lock & Key | 70.00 | 70.00 | 70.00 | 70.00 | 70.00 |
| 5725.00C R&M - Minor Supplies | 125.00 | 125.00 | 125.00 | 125.00 | 125.00 |
| 5740.00C R&M - Plumbing Repairs | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 |
| 5745.00C R&M - Plumbing Supplies | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 |
| 5767.00C R&M - Site Improvements | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5775.00C R&M - Tools & Equipment | 50.00 | 50.00 | 50.00 | 50.00 | 50.00 |
| 5800.00C R&M - Pest Control | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5895.00C R&M - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Repairs & Maintenance | 5,145.00 | 5,445.00 | 5,345.00 | 5,345.00 | 6,545.00 |

Turnover Costs

| | | | | | |
|--|-----------------|-----------------|-----------------|---------------|-----------------|
| 5905.00C MR - Apt Clean | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 |
| 5910.00C MR - Apt Paint | 300.00 | 0.00 | 300.00 | 0.00 | 300.00 |
| 5915.00C MR - Paint/Sheetrock Supplies | 400.00 | 200.00 | 400.00 | 200.00 | 400.00 |
| 5925.00C MR - Flooring Repairs | 0.00 | 300.00 | 0.00 | 0.00 | 300.00 |
| 5935.00C MR - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5950.00C Clean - Janitorial Supplies | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 |
| Total Turnover Costs | 1,300.00 | 1,100.00 | 1,300.00 | 800.00 | 1,600.00 |

Utilities

| | | | | | |
|---|------------------|------------------|------------------|------------------|------------------|
| 6105.00C Electric Common | 8,500.00 | 8,500.00 | 8,500.00 | 8,500.00 | 8,500.00 |
| 6115.00C Gas Common | 4,844.00 | 4,844.00 | 4,844.00 | 4,844.00 | 4,844.00 |
| 6125.00C Trash Removal | 2,300.00 | 2,300.00 | 2,300.00 | 2,300.00 | 2,300.00 |
| 6140.00C Utility Billing Service | 1,712.00 | 737.00 | 737.00 | 737.00 | 737.00 |
| 6140.50C Utility Billing Reimbursements | (6,310.00) | (6,310.00) | (6,310.00) | (6,310.00) | (6,310.00) |
| 6150.00C Water | 8,350.00 | 8,350.00 | 8,350.00 | 8,350.00 | 8,350.00 |
| Total Utilities | 19,396.00 | 18,421.00 | 18,421.00 | 18,421.00 | 18,421.00 |

Taxes & Insurance

| | | | | | |
|------------------------------------|------------------|------------------|------------------|------------------|------------------|
| 6325.00C Taxes - Franchise | 0.00 | 0.00 | 0.00 | 0.00 | 3,525.00 |
| 6340.01C Insurance - Property | 53,000.00 | 53,000.00 | 53,000.00 | 53,000.00 | 53,000.00 |
| Total Taxes & Insurance | 53,000.00 | 53,000.00 | 53,000.00 | 53,000.00 | 56,525.00 |

TOTAL EXPENSE

| | | | | |
|-------------------|-------------------|-------------------|-------------------|-------------------|
| 147,681.00 | 140,621.00 | 150,629.00 | 141,142.00 | 144,869.00 |
|-------------------|-------------------|-------------------|-------------------|-------------------|

NET OPERATING INCOME

| | | | | |
|-------------------|-------------------|-------------------|-------------------|-------------------|
| 126,254.00 | 134,224.00 | 123,065.00 | 131,767.00 | 127,625.00 |
|-------------------|-------------------|-------------------|-------------------|-------------------|

NON-OPERATING**Capital Expenditures**

| | | | | | |
|----------------------------|------|------|------|------|------|
| 7005.00£ Unit - Dishwasher | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7005.01C Unit - Disposal | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7005.01£ Unit - Microwave | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| | | | | | |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|
| 7005.04C Unit - Other Appliance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7010.00C Unit - Water Heaters | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7015.00C Unit - HVAC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7015.02C HVAC Replacement | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7025.05C Unit - Vinyl | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7025.05E Unit - Other Flooring | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7035.00C Unit - Plumbing | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7040.00C Unit - Blinds | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7050.00C Unit - Doors & Windows | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7055.00C Unit - Interiors | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7100.00C ADA Compliance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7158.00C Electrical | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7160.00C Equipment Purchase | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7200.00C Fire/Life Safety | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7250.00C Landscape & Drainage | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7270.00C Plumbing | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7595.00C Insurance (Proceeds) Losses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Capital Expenditures | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Non-Operating Expenses | | | | | |
| 8299.00C Contra - Other | (53,000.00) | (53,000.00) | (53,000.00) | (53,000.00) | (53,000.00) |
| Total Non-Operating Expenses | (53,000.00) | (53,000.00) | (53,000.00) | (53,000.00) | (53,000.00) |
| Rehab Expenditures | | | | | |
| 7610.00C Rehab - Appliances | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7695.00C Rehab - Mold Remediation | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7750.00C Rehab - HVAC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7895.00C Rehab - Labor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7897.02C Rehab - Construction Related Costs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7898.00C Rehab - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Rehab Expenditures | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Partnership Expenses | | | | | |

| | | | | | |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|
| 8650.00(Legal/Professional Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 8655.00(Other Partnership Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 8665.01(Storm Damage - Cleaning & Removal | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Partnership Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Debt Services | | | | | |
| 8010.00(Mortgage Interest 1 | 72,146.00 | 72,146.00 | 72,146.00 | 72,146.00 | 72,146.00 |
| 8050.00(Tax Escrow | 53,000.00 | 53,000.00 | 53,000.00 | 53,000.00 | 53,000.00 |
| 8070.00(Replacement Reserve | 7,621.00 | 7,621.00 | 7,621.00 | 7,621.00 | 7,621.00 |
| Total Debt Services | 132,767.00 | 132,767.00 | 132,767.00 | 132,767.00 | 132,767.00 |
| TOTAL NON-OPERATING | 79,767.00 | 79,767.00 | 79,767.00 | 79,767.00 | 79,767.00 |
| NET INCOME | 46,487.00 | 54,457.00 | 43,298.00 | 52,000.00 | 47,858.00 |

| June | July | August | September | October | November | December | 2025 Budget |
|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|
| 275,190.00 | 275,190.00 | 275,190.00 | 275,190.00 | 275,190.00 | 275,190.00 | 275,190.00 | 3,302,280.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 275,190.00 | 275,190.00 | 275,190.00 | 275,190.00 | 275,190.00 | 275,190.00 | 275,190.00 | 3,302,280.00 |
| (3,302.00) | (4,403.00) | (4,403.00) | (5,504.00) | (5,504.00) | (6,605.00) | (6,605.00) | (46,234.00) |
| 0.00 | (2,000.00) | 0.00 | 0.00 | (2,000.00) | 0.00 | 0.00 | (8,000.00) |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| (3,302.00) | (6,403.00) | (4,403.00) | (5,504.00) | (7,504.00) | (6,605.00) | (6,605.00) | (54,234.00) |
| 106.00 | 106.00 | 106.00 | 106.00 | 106.00 | 106.00 | 106.00 | 1,272.00 |
| 0.00 | 0.00 | 100.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 |
| 0.00 | 50.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 |
| 0.00 | 15.00 | 0.00 | 0.00 | 15.00 | 0.00 | 0.00 | 60.00 |
| 500.00 | 500.00 | 500.00 | 500.00 | 500.00 | 500.00 | 500.00 | 6,000.00 |
| 0.00 | 25.00 | 0.00 | 0.00 | 25.00 | 0.00 | 0.00 | 75.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 |
| 0.00 | 0.00 | 100.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 |
| 0.00 | 1,200.00 | 0.00 | 0.00 | 1,200.00 | 0.00 | 0.00 | 4,800.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 606.00 | 1,896.00 | 806.00 | 606.00 | 1,846.00 | 606.00 | 606.00 | 12,807.00 |

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|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| 0.00 | 1,000.00 | 0.00 | 1,000.00 | 0.00 | 1,000.00 | 0.00 | 6,000.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 435.00 |
| 4,637.00 | 4,637.00 | 4,637.00 | 4,637.00 | 4,637.00 | 4,637.00 | 4,637.00 | 55,644.00 |
| 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 | 18,000.00 |
| 200.00 | 270.00 | 0.00 | 0.00 | 270.00 | 0.00 | 0.00 | 1,280.00 |
| 300.00 | 398.00 | 300.00 | 300.00 | 300.00 | 398.00 | 300.00 | 5,577.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 625.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 900.00 |
| 445.00 | 445.00 | 445.00 | 445.00 | 445.00 | 445.00 | 445.00 | 5,340.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 2,600.00 | 0.00 | 0.00 | 4,400.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 20,642.00 | 11,805.00 | 10,042.00 | 11,042.00 | 12,912.00 | 12,240.00 | 10,042.00 | 152,896.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 350.00 | 0.00 | 0.00 | 0.00 | 0.00 | 850.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 99.00 | 99.00 | 99.00 | 99.00 | 99.00 | 99.00 | 99.00 | 1,188.00 |
| 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | 350.00 | 380.00 | 2,130.00 |
| 50.00 | 50.00 | 50.00 | 50.00 | 50.00 | 50.00 | 50.00 | 600.00 |
| 578.00 | 260.00 | 260.00 | 260.00 | 260.00 | 260.00 | 225.00 | 3,403.00 |
| 877.00 | 559.00 | 909.00 | 559.00 | 559.00 | 759.00 | 754.00 | 8,171.00 |
| 13,625.00 | 13,534.00 | 13,580.00 | 13,515.00 | 13,477.00 | 13,460.00 | 13,460.00 | 163,045.00 |
| 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 12,000.00 |
| 14,625.00 | 14,534.00 | 14,580.00 | 14,515.00 | 14,477.00 | 14,460.00 | 14,460.00 | 175,045.00 |
| 37.00 | 37.00 | 37.00 | 37.00 | 37.00 | 37.00 | 37.00 | 444.00 |
| 3,600.00 | 3,600.00 | 3,600.00 | 3,600.00 | 3,600.00 | 3,600.00 | 3,600.00 | 43,200.00 |
| 0.00 | 1,050.00 | 0.00 | 0.00 | 1,050.00 | 0.00 | 0.00 | 4,200.00 |

| | | | | | | | |
|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| 6,746.00 | 6,746.00 | 6,746.00 | 7,546.00 | 6,746.00 | 6,746.00 | 6,746.00 | 82,552.00 |
| 1,117.00 | 367.00 | 367.00 | 1,117.00 | 367.00 | 367.00 | 1,117.00 | 7,404.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 400.00 |
| 11,500.00 | 11,800.00 | 10,750.00 | 12,300.00 | 11,800.00 | 10,750.00 | 11,500.00 | 138,200.00 |
| 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | 1,800.00 |
| 650.00 | 150.00 | 550.00 | 350.00 | 150.00 | 150.00 | 650.00 | 4,000.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 |
| 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 3,000.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 100.00 | 200.00 | 0.00 | 100.00 | 200.00 | 0.00 | 0.00 | 1,100.00 |
| 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 6,400.00 |
| 0.00 | 0.00 | 100.00 | 0.00 | 0.00 | 100.00 | 0.00 | 400.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 | 0.00 | 0.00 | 2,000.00 |
| 600.00 | 600.00 | 600.00 | 300.00 | 200.00 | 100.00 | 100.00 | 3,800.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 1,200.00 |
| 70.00 | 70.00 | 70.00 | 70.00 | 70.00 | 70.00 | 70.00 | 840.00 |
| 125.00 | 125.00 | 125.00 | 125.00 | 125.00 | 125.00 | 125.00 | 1,500.00 |
| 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | 30,000.00 |
| 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 3,000.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 50.00 | 50.00 | 50.00 | 50.00 | 50.00 | 50.00 | 50.00 | 600.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5,045.00 | 4,645.00 | 4,945.00 | 4,445.00 | 5,245.00 | 4,045.00 | 4,445.00 | 60,640.00 |

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| | | | | | | | |
|------------|------------|------------|------------|------------|------------|------------|--------------|
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 72,146.00 | 72,146.00 | 72,146.00 | 72,146.00 | 72,146.00 | 72,146.00 | 72,146.00 | 865,752.00 |
| 53,000.00 | 53,000.00 | 53,000.00 | 53,000.00 | 53,000.00 | 53,000.00 | 53,000.00 | 636,000.00 |
| 7,621.00 | 7,621.00 | 7,621.00 | 7,621.00 | 7,621.00 | 7,621.00 | 7,621.00 | 91,452.00 |
| 132,767.00 | 132,767.00 | 132,767.00 | 132,767.00 | 132,767.00 | 132,767.00 | 132,767.00 | 1,593,204.00 |
| 79,767.00 | 79,767.00 | 79,767.00 | 79,767.00 | 79,767.00 | 79,767.00 | 79,767.00 | 957,204.00 |
| 43,015.00 | 50,050.00 | 46,435.00 | 50,141.00 | 47,749.00 | 49,347.00 | 51,200.00 | 582,037.00 |
| | | | | | | | |

| BUDGET TO ACTUALS | | | | | | |
|---------------------|--------------------|---------------|------------------|-------------------|-----------------|---------------------|
| PER DOLLAR | | | PER UNIT | | | |
| 2024 Actuals | Var \$ | Var % | 2025 Budget | 2024 Actuals | Var \$ | 2025 Budget |
| 2,840,050.43 | 462,229.57 | 16.3% | 13,209.12 | 11,360.20 | 1,848.92 | 3,302,280.00 |
| 94,280.04 | (94,280.04) | -100.0% | 0.00 | 377.12 | (377.12) | 0.00 |
| 2,934,330.47 | 367,949.53 | 12.5% | 13,209.12 | 11,737.32 | 1,471.80 | 3,302,280.00 |
| (476,331.00) | 430,097.00 | -90.3% | (184.94) | (1,905.32) | 1,720.39 | (46,234.00) |
| (68,427.18) | 60,427.18 | -88.3% | (32.00) | (273.71) | 241.71 | (8,000.00) |
| (875.26) | 875.26 | -100.0% | 0.00 | (3.50) | 3.50 | 0.00 |
| (383.00) | 383.00 | -100.0% | 0.00 | (1.53) | 1.53 | 0.00 |
| (546,016.44) | 491,782.44 | -90.1% | (216.94) | (2,184.07) | 1,967.13 | (54,234.00) |
| 0.00 | 1,272.00 | 0.0% | 5.09 | 0.00 | 5.09 | 1,272.00 |
| 600.00 | (400.00) | -66.7% | 0.80 | 2.40 | (1.60) | 200.00 |
| 47.20 | 52.80 | 111.9% | 0.40 | 0.19 | 0.21 | 100.00 |
| 45.00 | 15.00 | 33.3% | 0.24 | 0.18 | 0.06 | 60.00 |
| 16,832.67 | (10,832.67) | -64.4% | 24.00 | 67.33 | (43.33) | 6,000.00 |
| 125.00 | (50.00) | -40.0% | 0.30 | 0.50 | (0.20) | 75.00 |
| 0.00 | 100.00 | 0.0% | 0.40 | 0.00 | 0.40 | 100.00 |
| 0.00 | 200.00 | 0.0% | 0.80 | 0.00 | 0.80 | 200.00 |
| 1,104.59 | 3,695.41 | 334.6% | 19.20 | 4.42 | 14.78 | 4,800.00 |
| 246.37 | (246.37) | -100.0% | 0.00 | 0.99 | (0.99) | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 | 0.00 |
| 228.00 | (228.00) | -100.0% | 0.00 | 0.91 | (0.91) | 0.00 |
| 38,653.66 | (38,653.66) | -100.0% | 0.00 | 154.61 | (154.61) | 0.00 |
| 57,882.49 | (45,075.49) | -77.9% | 51.23 | 231.53 | (180.30) | 12,807.00 |

| | | | | | | |
|---------------------|-------------------|----------------|------------------|-----------------|-----------------|---------------------|
| (220.12) | 220.12 | -100.0% | 0.00 | (0.88) | 0.88 | 0.00 |
| (117.49) | 117.49 | -100.0% | 0.00 | (0.47) | 0.47 | 0.00 |
| (337.61) | 337.61 | -100.0% | 0.00 | (1.35) | 1.35 | 0.00 |
| 2,445,858.91 | 814,994.09 | 33.3% | 13,043.41 | 9,783.44 | 3,259.98 | 3,260,853.00 |
| 59,569.22 | 2,830.78 | 4.8% | 249.60 | 238.28 | 11.32 | 62,400.00 |
| 49,217.74 | 442.26 | 0.9% | 198.64 | 196.87 | 1.77 | 49,660.00 |
| 34,009.54 | (34,009.54) | -100.0% | 0.00 | 136.04 | (136.04) | 0.00 |
| 30,371.46 | (30,371.46) | -100.0% | 0.00 | 121.49 | (121.49) | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 | 0.00 |
| 26,229.39 | (6,779.39) | -25.8% | 77.80 | 104.92 | (27.12) | 19,450.00 |
| 592.52 | 1,617.48 | 273.0% | 8.84 | 2.37 | 6.47 | 2,210.00 |
| 23,616.37 | 15,019.63 | 63.6% | 154.54 | 94.47 | 60.08 | 38,636.00 |
| 3,150.00 | 2,362.00 | 75.0% | 22.05 | 12.60 | 9.45 | 5,512.00 |
| 3,888.76 | (3,888.76) | -100.0% | 0.00 | 15.56 | (15.56) | 0.00 |
| 65,187.70 | 68,252.30 | 104.7% | 533.76 | 260.75 | 273.01 | 133,440.00 |
| 295,832.70 | 15,475.30 | 5.2% | 1,245.23 | 1,183.33 | 61.90 | 311,308.00 |
| 223.83 | 1,276.17 | 570.2% | 6.00 | 0.90 | 5.10 | 1,500.00 |
| 1,564.06 | (1,564.06) | -100.0% | 0.00 | 6.26 | (6.26) | 0.00 |
| 18,423.73 | 1,676.27 | 9.1% | 80.40 | 73.69 | 6.71 | 20,100.00 |
| 2,186.77 | 93.23 | 4.3% | 9.12 | 8.75 | 0.37 | 2,280.00 |
| 742.68 | (22.68) | -3.1% | 2.88 | 2.97 | (0.09) | 720.00 |
| 4,408.00 | 1,532.00 | 34.8% | 23.76 | 17.63 | 6.13 | 5,940.00 |
| 2,629.58 | (509.58) | -19.4% | 8.48 | 10.52 | (2.04) | 2,120.00 |
| 1,218.04 | 2,381.96 | 195.6% | 14.40 | 4.87 | 9.53 | 3,600.00 |
| 23,389.71 | (20,389.71) | -87.2% | 12.00 | 93.56 | (81.56) | 3,000.00 |
| 1,175.53 | 84.47 | 7.2% | 5.04 | 4.70 | 0.34 | 1,260.00 |
| 20,715.00 | (5,915.00) | -28.6% | 59.20 | 82.86 | (23.66) | 14,800.00 |

| | | | | | | |
|-------------------|--------------------|---------------|---------------|---------------|-----------------|-------------------|
| 15,336.97 | (9,336.97) | -60.9% | 24.00 | 61.35 | (37.35) | 6,000.00 |
| 464.39 | (464.39) | -100.0% | 0.00 | 1.86 | (1.86) | 0.00 |
| 275.50 | 159.50 | 57.9% | 1.74 | 1.10 | 0.64 | 435.00 |
| 0.00 | 55,644.00 | 0.0% | 222.58 | 0.00 | 222.58 | 55,644.00 |
| 18,384.15 | (384.15) | -2.1% | 72.00 | 73.54 | (1.54) | 18,000.00 |
| 2,904.00 | (1,624.00) | -55.9% | 5.12 | 11.62 | (6.50) | 1,280.00 |
| 6,275.00 | (698.00) | -11.1% | 22.31 | 25.10 | (2.79) | 5,577.00 |
| 56.77 | (56.77) | -100.0% | 0.00 | 0.23 | (0.23) | 0.00 |
| 813.66 | 86.34 | 10.6% | 3.60 | 3.25 | 0.35 | 900.00 |
| 9,251.99 | (3,911.99) | -42.3% | 21.36 | 37.01 | (15.65) | 5,340.00 |
| 1,456.69 | 2,943.31 | 202.1% | 17.60 | 5.83 | 11.77 | 4,400.00 |
| 11,607.14 | (11,607.14) | -100.0% | 0.00 | 46.43 | (46.43) | 0.00 |
| 143,503.19 | 9,392.81 | 6.5% | 611.58 | 574.01 | 37.57 | 152,896.00 |
| 605.35 | (605.35) | -100.0% | 0.00 | 2.42 | (2.42) | 0.00 |
| 79.56 | 770.44 | 968.4% | 3.40 | 0.32 | 3.08 | 850.00 |
| 11,255.00 | (11,255.00) | -100.0% | 0.00 | 45.02 | (45.02) | 0.00 |
| 3,112.98 | (1,924.98) | -61.8% | 4.75 | 12.45 | (7.70) | 1,188.00 |
| 47,034.10 | (44,904.10) | -95.5% | 8.52 | 188.14 | (179.62) | 2,130.00 |
| 346.22 | 253.78 | 73.3% | 2.40 | 1.38 | 1.02 | 600.00 |
| 3,120.00 | 283.00 | 9.1% | 13.61 | 12.48 | 1.13 | 3,403.00 |
| 65,553.21 | (57,382.21) | -87.5% | 32.68 | 262.21 | (229.53) | 8,171.00 |
| 120,772.24 | 42,272.76 | 35.0% | 652.18 | 483.09 | 169.09 | 163,045.00 |
| 12,000.00 | 0.00 | 0.0% | 48.00 | 48.00 | 0.00 | 12,000.00 |
| 132,772.24 | 42,272.76 | 31.8% | 700.18 | 531.09 | 169.09 | 175,045.00 |
| 630.00 | (186.00) | -29.5% | 1.78 | 2.52 | (0.74) | 444.00 |
| 37,038.82 | 6,161.18 | 16.6% | 172.80 | 148.16 | 24.64 | 43,200.00 |
| 3,213.39 | 986.61 | 30.7% | 16.80 | 12.85 | 3.95 | 4,200.00 |

| | | | | | | |
|-------------------|--------------------|---------------|---------------|---------------|-----------------|-------------------|
| 91,227.10 | (8,675.10) | -9.5% | 330.21 | 364.91 | (34.70) | 82,552.00 |
| 6,663.99 | 740.01 | 11.1% | 29.62 | 26.66 | 2.96 | 7,404.00 |
| 18,911.27 | (18,911.27) | -100.0% | 0.00 | 75.65 | (75.65) | 0.00 |
| 0.00 | 400.00 | 0.0% | 1.60 | 0.00 | 1.60 | 400.00 |
| 157,684.57 | (19,484.57) | -12.4% | 552.80 | 630.74 | (77.94) | 138,200.00 |
| 6,552.99 | (4,752.99) | -72.5% | 7.20 | 26.21 | (19.01) | 1,800.00 |
| 469.27 | 3,530.73 | 752.4% | 16.00 | 1.88 | 14.12 | 4,000.00 |
| 0.00 | 1,000.00 | 0.0% | 4.00 | 0.00 | 4.00 | 1,000.00 |
| 542.59 | 2,457.41 | 452.9% | 12.00 | 2.17 | 9.83 | 3,000.00 |
| 735.99 | (735.99) | -100.0% | 0.00 | 2.94 | (2.94) | 0.00 |
| 1,556.37 | (1,556.37) | -100.0% | 0.00 | 6.23 | (6.23) | 0.00 |
| 21.52 | 1,078.48 | 5,011.5% | 4.40 | 0.09 | 4.31 | 1,100.00 |
| 3,262.58 | 3,137.42 | 96.2% | 25.60 | 13.05 | 12.55 | 6,400.00 |
| 0.00 | 400.00 | 0.0% | 1.60 | 0.00 | 1.60 | 400.00 |
| 7,235.66 | (5,235.66) | -72.4% | 8.00 | 28.94 | (20.94) | 2,000.00 |
| 2,904.67 | 895.33 | 30.8% | 15.20 | 11.62 | 3.58 | 3,800.00 |
| 908.38 | (908.38) | -100.0% | 0.00 | 3.63 | (3.63) | 0.00 |
| 131.04 | (131.04) | -100.0% | 0.00 | 0.52 | (0.52) | 0.00 |
| 2,048.54 | (2,048.54) | -100.0% | 0.00 | 8.19 | (8.19) | 0.00 |
| 1,262.46 | (1,262.46) | -100.0% | 0.00 | 5.05 | (5.05) | 0.00 |
| 876.45 | 323.55 | 36.9% | 4.80 | 3.51 | 1.29 | 1,200.00 |
| 1,030.87 | (190.87) | -18.5% | 3.36 | 4.12 | (0.76) | 840.00 |
| 1,509.48 | (9.48) | -0.6% | 6.00 | 6.04 | (0.04) | 1,500.00 |
| 50,287.20 | (20,287.20) | -40.3% | 120.00 | 201.15 | (81.15) | 30,000.00 |
| 2,322.06 | 677.94 | 29.2% | 12.00 | 9.29 | 2.71 | 3,000.00 |
| 24,970.06 | (24,970.06) | -100.0% | 0.00 | 99.88 | (99.88) | 0.00 |
| 17,407.77 | (16,807.77) | -96.6% | 2.40 | 69.63 | (67.23) | 600.00 |
| 205.56 | (205.56) | -100.0% | 0.00 | 0.82 | (0.82) | 0.00 |
| 119.05 | (119.05) | -100.0% | 0.00 | 0.48 | (0.48) | 0.00 |
| 126,360.56 | (65,720.56) | -52.0% | 242.56 | 505.44 | (262.88) | 60,640.00 |

| | | | | | | |
|---------------------|---------------------|---------------|-----------------|-----------------|-------------------|---------------------|
| 0.00 | 3,600.00 | 0.0% | 14.40 | 0.00 | 14.40 | 3,600.00 |
| 1,243.01 | 556.99 | 44.8% | 7.20 | 4.97 | 2.23 | 1,800.00 |
| 2,808.90 | 791.10 | 28.2% | 14.40 | 11.24 | 3.16 | 3,600.00 |
| 332.34 | 867.66 | 261.1% | 4.80 | 1.33 | 3.47 | 1,200.00 |
| 1,024.98 | (1,024.98) | -100.0% | 0.00 | 4.10 | (4.10) | 0.00 |
| 633.07 | 2,966.93 | 468.7% | 14.40 | 2.53 | 11.87 | 3,600.00 |
| 6,042.30 | 7,757.70 | 128.4% | 55.20 | 24.17 | 31.03 | 13,800.00 |
| 130,565.01 | (28,565.01) | -21.9% | 408.00 | 522.26 | (114.26) | 102,000.00 |
| 74,663.04 | (16,535.04) | -22.1% | 232.51 | 298.65 | (66.14) | 58,128.00 |
| 24,616.28 | 2,983.72 | 12.1% | 110.40 | 98.47 | 11.93 | 27,600.00 |
| 5,657.85 | 4,161.15 | 73.5% | 39.28 | 22.63 | 16.64 | 9,819.00 |
| (189,175.76) | 113,455.76 | -60.0% | (302.88) | (756.70) | 453.82 | (75,720.00) |
| 165,850.60 | (65,650.60) | -39.6% | 400.80 | 663.40 | (262.60) | 100,200.00 |
| 212,177.02 | 9,849.98 | 4.6% | 888.11 | 848.71 | 39.40 | 222,027.00 |
| 0.00 | 3,525.00 | 0.0% | 14.10 | 0.00 | 14.10 | 3,525.00 |
| 867,663.27 | (231,663.27) | -26.7% | 2,544.00 | 3,470.65 | (926.65) | 636,000.00 |
| 867,663.27 | (228,138.27) | -26.3% | 2,558.10 | 3,470.65 | (912.55) | 639,525.00 |
| 2,007,589.06 | (285,977.06) | -14.2% | 6,886.45 | 8,030.36 | (1,143.91) | 1,721,612.00 |
| 438,269.85 | 1,100,971.15 | 251.2% | 6,156.96 | 1,753.08 | 4,403.88 | 1,539,241.00 |
| 3,107.04 | (3,107.04) | -100.0% | 0.00 | 12.43 | (12.43) | 0.00 |
| 377.19 | (377.19) | -100.0% | 0.00 | 1.51 | (1.51) | 0.00 |
| 1,398.62 | (1,398.62) | -100.0% | 0.00 | 5.59 | (5.59) | 0.00 |

| | | | | | | |
|-------------------|---------------------|----------------|-------------------|-----------------|-------------------|---------------------|
| 133.35 | (133.35) | -100.0% | 0.00 | 0.53 | (0.53) | 0.00 |
| 1,982.39 | (1,982.39) | -100.0% | 0.00 | 7.93 | (7.93) | 0.00 |
| 875.33 | (875.33) | -100.0% | 0.00 | 3.50 | (3.50) | 0.00 |
| 2,200.22 | (2,200.22) | -100.0% | 0.00 | 8.80 | (8.80) | 0.00 |
| 3,160.90 | (3,160.90) | -100.0% | 0.00 | 12.64 | (12.64) | 0.00 |
| 4,438.25 | (4,438.25) | -100.0% | 0.00 | 17.75 | (17.75) | 0.00 |
| 460.07 | (460.07) | -100.0% | 0.00 | 1.84 | (1.84) | 0.00 |
| 820.54 | (820.54) | -100.0% | 0.00 | 3.28 | (3.28) | 0.00 |
| 558.49 | (558.49) | -100.0% | 0.00 | 2.23 | (2.23) | 0.00 |
| 1,488.44 | (1,488.44) | -100.0% | 0.00 | 5.95 | (5.95) | 0.00 |
| 23,147.38 | (23,147.38) | -100.0% | 0.00 | 92.59 | (92.59) | 0.00 |
| 133,600.00 | (133,600.00) | -100.0% | 0.00 | 534.40 | (534.40) | 0.00 |
| 703.50 | (703.50) | -100.0% | 0.00 | 2.81 | (2.81) | 0.00 |
| 101.16 | (101.16) | -100.0% | 0.00 | 0.40 | (0.40) | 0.00 |
| 36,913.25 | (36,913.25) | -100.0% | 0.00 | 147.65 | (147.65) | 0.00 |
| 252,810.43 | (252,810.43) | -100.0% | 0.00 | 1,011.24 | (1,011.24) | 0.00 |
| (6,329.85) | 6,329.85 | -100.0% | 0.00 | (25.32) | 25.32 | 0.00 |
| 461,946.70 | (461,946.70) | -100.0% | 0.00 | 1,847.79 | (1,847.79) | 0.00 |
| 0.00 | (636,000.00) | 0.0% | (2,544.00) | 0.00 | (2,544.00) | (636,000.00) |
| 0.00 | (636,000.00) | 0.0% | (2,544.00) | 0.00 | (2,544.00) | (636,000.00) |
| 407.44 | (407.44) | -100.0% | 0.00 | 1.63 | (1.63) | 0.00 |
| 23,848.02 | (23,848.02) | -100.0% | 0.00 | 95.39 | (95.39) | 0.00 |
| 4,519.00 | (4,519.00) | -100.0% | 0.00 | 18.08 | (18.08) | 0.00 |
| 14,086.26 | (14,086.26) | -100.0% | 0.00 | 56.35 | (56.35) | 0.00 |
| 1,285.78 | (1,285.78) | -100.0% | 0.00 | 5.14 | (5.14) | 0.00 |
| (27,740.20) | 27,740.20 | -100.0% | 0.00 | (110.96) | 110.96 | 0.00 |
| 16,406.30 | (16,406.30) | -100.0% | 0.00 | 65.63 | (65.63) | 0.00 |

| | | | | | | |
|---------------------|---------------------|----------------|-----------------|-------------------|-------------------|---------------------|
| 1,269.89 | (1,269.89) | -100.0% | 0.00 | 5.08 | (5.08) | 0.00 |
| 250.00 | (250.00) | -100.0% | 0.00 | 1.00 | (1.00) | 0.00 |
| 250,500.00 | (250,500.00) | -100.0% | 0.00 | 1,002.00 | (1,002.00) | 0.00 |
| 252,019.89 | (252,019.89) | -100.0% | 0.00 | 1,008.08 | (1,008.08) | 0.00 |
| 0.00 | 865,752.00 | 0.0% | 3,463.01 | 0.00 | 3,463.01 | 865,752.00 |
| 0.00 | 636,000.00 | 0.0% | 2,544.00 | 0.00 | 2,544.00 | 636,000.00 |
| 0.00 | 91,452.00 | 0.0% | 365.81 | 0.00 | 365.81 | 91,452.00 |
| 0.00 | 1,593,204.00 | 0.0% | 6,372.82 | 0.00 | 6,372.82 | 1,593,204.00 |
| 730,372.89 | 226,831.11 | 31.1% | 3,828.82 | 2,921.49 | 907.32 | 957,204.00 |
| (292,103.04) | 874,140.04 | -299.3% | 2,328.15 | (1,168.41) | 3,496.56 | 582,037.00 |
| | | | | | | |

BUDGET TO PRIOR YEAR BUDGET

| PER DOLLAR | | | PER UNIT | | |
|---------------------|-------------------|---------------|------------------|------------------|---------------|
| 2024 Budget | Var \$ | Var % | 2025 Budget | 2024 Budget | Var \$ |
| 3,154,828.00 | 147,452.00 | 4.7% | 13,209.12 | 12,619.31 | 589.81 |
| (20,772.04) | 20,772.04 | -100.0% | 0.00 | (83.09) | 83.09 |
| 3,134,055.96 | 168,224.04 | 5.4% | 13,209.12 | 12,536.22 | 672.90 |
| (141,809.38) | 95,575.38 | -67.4% | (184.94) | (567.24) | 382.30 |
| (9,120.00) | 1,120.00 | -12.3% | (32.00) | (36.48) | 4.48 |
| (2,400.00) | 2,400.00 | -100.0% | 0.00 | (9.60) | 9.60 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| (153,329.38) | 99,095.38 | -64.6% | (216.94) | (613.32) | 396.38 |
| 1,272.00 | 0.00 | 0.0% | 5.09 | 5.09 | 0.00 |
| 200.00 | 0.00 | 0.0% | 0.80 | 0.80 | 0.00 |
| 100.00 | 0.00 | 0.0% | 0.40 | 0.40 | 0.00 |
| 60.00 | 0.00 | 0.0% | 0.24 | 0.24 | 0.00 |
| 8,700.00 | (2,700.00) | -31.0% | 24.00 | 34.80 | (10.80) |
| 75.00 | 0.00 | 0.0% | 0.30 | 0.30 | 0.00 |
| 100.00 | 0.00 | 0.0% | 0.40 | 0.40 | 0.00 |
| 200.00 | 0.00 | 0.0% | 0.80 | 0.80 | 0.00 |
| 1,000.00 | 3,800.00 | 380.0% | 19.20 | 4.00 | 15.20 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 1,500.00 | (1,500.00) | -100.0% | 0.00 | 6.00 | (6.00) |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 13,207.00 | (400.00) | -3.0% | 51.23 | 52.83 | (1.60) |

| | | | | | |
|---------------------|---------------------|---------------|------------------|------------------|-----------------|
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 2,993,933.58 | 266,919.42 | 8.9% | 13,043.41 | 11,975.73 | 1,067.68 |
| 67,600.00 | (5,200.00) | -7.7% | 249.60 | 270.40 | (20.80) |
| 56,135.04 | (6,475.04) | -11.5% | 198.64 | 224.54 | (25.90) |
| 43,180.80 | (43,180.80) | -100.0% | 0.00 | 172.72 | (172.72) |
| 60,453.12 | (60,453.12) | -100.0% | 0.00 | 241.81 | (241.81) |
| 7,200.00 | (7,200.00) | -100.0% | 0.00 | 28.80 | (28.80) |
| 39,471.26 | (20,021.26) | -50.7% | 77.80 | 157.89 | (80.09) |
| 2,210.00 | 0.00 | 0.0% | 8.84 | 8.84 | 0.00 |
| 38,640.02 | (4.02) | 0.0% | 154.54 | 154.56 | (0.02) |
| 5,512.00 | 0.00 | 0.0% | 22.05 | 22.05 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 127,091.80 | 6,348.20 | 5.0% | 533.76 | 508.37 | 25.39 |
| 447,494.04 | (136,186.04) | -30.4% | 1,245.23 | 1,789.98 | (544.74) |
| 1,500.00 | 0.00 | 0.0% | 6.00 | 6.00 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 31,980.00 | (11,880.00) | -37.1% | 80.40 | 127.92 | (47.52) |
| 2,280.00 | 0.00 | 0.0% | 9.12 | 9.12 | 0.00 |
| 720.00 | 0.00 | 0.0% | 2.88 | 2.88 | 0.00 |
| 5,940.00 | 0.00 | 0.0% | 23.76 | 23.76 | 0.00 |
| 2,120.00 | 0.00 | 0.0% | 8.48 | 8.48 | 0.00 |
| 3,600.00 | 0.00 | 0.0% | 14.40 | 14.40 | 0.00 |
| 3,000.00 | 0.00 | 0.0% | 12.00 | 12.00 | 0.00 |
| 1,260.00 | 0.00 | 0.0% | 5.04 | 5.04 | 0.00 |
| 4,800.00 | 10,000.00 | 208.3% | 59.20 | 19.20 | 40.00 |

| | | | | | |
|-------------------|-------------------|---------------|---------------|---------------|----------------|
| 6,000.00 | 0.00 | 0.0% | 24.00 | 24.00 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 435.00 | 0.00 | 0.0% | 1.74 | 1.74 | 0.00 |
| 54,024.00 | 1,620.00 | 3.0% | 222.58 | 216.10 | 6.48 |
| 18,550.00 | (550.00) | -3.0% | 72.00 | 74.20 | (2.20) |
| 1,280.00 | 0.00 | 0.0% | 5.12 | 5.12 | 0.00 |
| 5,577.00 | 0.00 | 0.0% | 22.31 | 22.31 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 900.00 | 0.00 | 0.0% | 3.60 | 3.60 | 0.00 |
| 5,340.00 | 0.00 | 0.0% | 21.36 | 21.36 | 0.00 |
| 4,400.00 | 0.00 | 0.0% | 17.60 | 17.60 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 153,706.00 | (810.00) | -0.5% | 611.58 | 614.82 | (3.24) |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 850.00 | 0.00 | 0.0% | 3.40 | 3.40 | 0.00 |
| 4,280.00 | (4,280.00) | -100.0% | 0.00 | 17.12 | (17.12) |
| 1,437.00 | (249.00) | -17.3% | 4.75 | 5.75 | (1.00) |
| 2,130.00 | 0.00 | 0.0% | 8.52 | 8.52 | 0.00 |
| 2,100.00 | (1,500.00) | -71.4% | 2.40 | 8.40 | (6.00) |
| 5,038.00 | (1,635.00) | -32.5% | 13.61 | 20.15 | (6.54) |
| 15,835.00 | (7,664.00) | -48.4% | 32.68 | 63.34 | (30.66) |
| 149,696.65 | 13,348.35 | 8.9% | 652.18 | 598.79 | 53.39 |
| 12,000.00 | 0.00 | 0.0% | 48.00 | 48.00 | 0.00 |
| 161,696.65 | 13,348.35 | 8.3% | 700.18 | 646.79 | 53.39 |
| 444.00 | 0.00 | 0.0% | 1.78 | 1.78 | 0.00 |
| 60,000.00 | (16,800.00) | -28.0% | 172.80 | 240.00 | (67.20) |
| 4,200.00 | 0.00 | 0.0% | 16.80 | 16.80 | 0.00 |

| | | | | | |
|-------------------|--------------------|---------------|---------------|---------------|-----------------|
| 123,555.00 | (41,003.00) | -33.2% | 330.21 | 494.22 | (164.01) |
| 7,404.00 | 0.00 | 0.0% | 29.62 | 29.62 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 600.00 | (200.00) | -33.3% | 1.60 | 2.40 | (0.80) |
| 196,203.00 | (58,003.00) | -29.6% | 552.80 | 784.81 | (232.01) |
| 1,800.00 | 0.00 | 0.0% | 7.20 | 7.20 | 0.00 |
| 8,200.00 | (4,200.00) | -51.2% | 16.00 | 32.80 | (16.80) |
| 1,000.00 | 0.00 | 0.0% | 4.00 | 4.00 | 0.00 |
| 3,000.00 | 0.00 | 0.0% | 12.00 | 12.00 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 1,100.00 | 0.00 | 0.0% | 4.40 | 4.40 | 0.00 |
| 6,400.00 | 0.00 | 0.0% | 25.60 | 25.60 | 0.00 |
| 400.00 | 0.00 | 0.0% | 1.60 | 1.60 | 0.00 |
| 2,000.00 | 0.00 | 0.0% | 8.00 | 8.00 | 0.00 |
| 3,800.00 | 0.00 | 0.0% | 15.20 | 15.20 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 1,200.00 | 0.00 | 0.0% | 4.80 | 4.80 | 0.00 |
| 840.00 | 0.00 | 0.0% | 3.36 | 3.36 | 0.00 |
| 1,500.00 | 0.00 | 0.0% | 6.00 | 6.00 | 0.00 |
| 52,000.00 | (22,000.00) | -42.3% | 120.00 | 208.00 | (88.00) |
| 3,000.00 | 0.00 | 0.0% | 12.00 | 12.00 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 600.00 | 0.00 | 0.0% | 2.40 | 2.40 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 86,840.00 | (26,200.00) | -30.2% | 242.56 | 347.36 | (104.80) |

| | | | | | |
|---------------------|---------------------|---------------|-----------------|-----------------|-----------------|
| 3,600.00 | 0.00 | 0.0% | 14.40 | 14.40 | 0.00 |
| 1,800.00 | 0.00 | 0.0% | 7.20 | 7.20 | 0.00 |
| 3,600.00 | 0.00 | 0.0% | 14.40 | 14.40 | 0.00 |
| 1,200.00 | 0.00 | 0.0% | 4.80 | 4.80 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 3,600.00 | 0.00 | 0.0% | 14.40 | 14.40 | 0.00 |
| 13,800.00 | 0.00 | 0.0% | 55.20 | 55.20 | 0.00 |
| 139,020.00 | (37,020.00) | -26.6% | 408.00 | 556.08 | (148.08) |
| 58,131.96 | (3.96) | 0.0% | 232.51 | 232.53 | (0.02) |
| 27,600.84 | (0.84) | 0.0% | 110.40 | 110.40 | (0.00) |
| 9,821.10 | (2.10) | 0.0% | 39.28 | 39.28 | (0.01) |
| (75,720.00) | 0.00 | 0.0% | (302.88) | (302.88) | 0.00 |
| 134,629.00 | (34,429.00) | -25.6% | 400.80 | 538.52 | (137.72) |
| 293,482.90 | (71,455.90) | -24.3% | 888.11 | 1,173.93 | (285.82) |
| 3,525.00 | 0.00 | 0.0% | 14.10 | 14.10 | 0.00 |
| 500,000.04 | 135,999.96 | 27.2% | 2,544.00 | 2,000.00 | 544.00 |
| 503,525.04 | 135,999.96 | 27.0% | 2,558.10 | 2,014.10 | 544.00 |
| 1,872,582.63 | (150,970.63) | -8.1% | 6,886.45 | 7,490.33 | (603.88) |
| 1,121,350.95 | 417,890.05 | 37.3% | 6,156.96 | 4,485.40 | 1,671.56 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |

| | | | | | |
|------------|------------|--------|----------|----------|----------|
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 |
| 865,752.00 | 0.00 | 0.0% | 3,463.01 | 3,463.01 | 0.00 |
| 0.00 | 636,000.00 | 0.0% | 2,544.00 | 0.00 | 2,544.00 |
| 81,252.00 | 10,200.00 | 12.6% | 365.81 | 325.01 | 40.80 |
| 947,004.00 | 646,200.00 | 68.2% | 6,372.82 | 3,788.02 | 2,584.80 |
| 947,004.00 | 10,200.00 | 1.1% | 3,828.82 | 3,788.02 | 40.80 |
| 174,346.95 | 407,690.05 | 233.8% | 2,328.15 | 697.39 | 1,630.76 |
| | | | | | |

Assumption

CLEANING CHARGES AT MOVE OUT.

DAMAGE FEES FOR MOVE OUTS AND RESIDENT CAUSED DAMAGES.

CHARGES FOR KEYS REPLACEMENT, GATE FOBS, AND LOCK CHANGE.

Based on 2023 YTD Income

NSF - Returned check or rejected payment fee \$25 based on lease

Quarterly Cable Revenue

Quarterly Laundry Revenue - YTD \$1480 - Oct YTD

Sub-Management Agreement: Increased costs Tech I 5%, Tech II - 5%

Operating Budget

| | | | | |
|--|-------------|-------------------|-----------------|------------|
| Groesbeck Housing Development LTD Partnership | Fiscal Year | 12/31/2025 | Client # | 1286 |
| | | | Original | X |
| | | | Revision | |
| | | | Completed | 12/11/2024 |
| | | | Subsidy entered | |

| | 12/31/2025 Budgeted YTD Amount | 12/31/2024 Projected YTD Amount | 12/31/2023 Actual YTD Amount |
|---|--------------------------------------|---------------------------------------|------------------------------------|
| INCOME | | | |
| OPERATING REVENUES | | | |
| 3110.000 Dwelling Rental Income | 193,000 | 211,544 | 190,781 |
| 3120.000 Excess Utilities | 52,000 | 46,717 | 50,610 |
| TOTAL OPERATING REVENUES | 245,000 | 258,261 | 241,392 |
| OTHER REVENUES | | | |
| 3610.000 Interest Income | 450 | 456 | 482 |
| 3690.000 Other Tenant Revenue | 70,000 | 61,653 | 68,899 |
| 3695.000 Other Income | 1,200 | 3,703 | 693 |
| TOTAL OTHER REVENUES | 71,650 | 65,811 | 70,074 |
| RAD HAP Income | | | |
| 3920.000 RAD HAP Income | 319,974 | 313,700 | 336,163 |
| TOTAL HAP Income | 319,974 | 313,700 | 336,163 |
| TOTAL INCOME | 636,624 | 637,772 | 647,629 |
| GENERAL ADMINISTRATION | | | |
| 4110.000 Administrative Salaries | 92,876 | 86,933 | 80,058 |
| 4130.000 Legal Expense | 750 | 633 | 476 |
| 4150.000 Travel/Training | 1,500 | 500 | 2,516 |
| 4170.000 Accounting | 10,000 | 9,917 | 9,142 |
| 4171.000 Audit / Tax Fees | 16,000 | 13,000 | 16,000 |
| 4190.001 Telephone/Internet | 9,500 | 9,441 | 8,991 |
| 4190.002 Office Supplies | 2,500 | 2,633 | 3,258 |
| 4190.004 Membership Dues & Fees | 700 | 600 | 525 |
| 4190.005 Advertising/Marketing (apt) | 250 | - | - |
| 4190.007 Contract Office Help | - | - | 1,310 |
| 4190.010 Computer Support | 7,500 | 7,383 | 7,778 |
| 4190.011 Postage | 225 | 382 | 224 |
| 4190.016 Cable TV | 37,000 | 40,439 | 36,976 |
| 4190.019 Other Administrative Expenses | 15,900 | 12,000 | 18,537 |
| 4210.000 Salaries Tenant Services | 19,500 | 18,293 | 18,195 |
| 4220.000 Recreation, Publication, & Service | 500 | 2,029 | 205 |
| 4290.000 Resident Participation | - | - | - |
| TOTAL ADM SERVICES | 214,701 | 204,182 | 204,192 |
| UTILITIES | | | |
| 4310.000 Water | 42,000 | 52,911 | 43,902 |
| 4320.000 Electricity | 52,750 | 53,632 | 52,007 |
| 4330.000 Gas | 4,000 | 3,630 | 3,837 |
| 4390.000 Other Utility Expense | 10,000 | 6,726 | 8,504 |
| TOTAL UTILITIES | 108,750 | 116,900 | 108,250 |

Operating Budget

| | | | | | |
|--|--|-------------|-------------------|-----------------|------------|
| Groesbeck Housing Development LTD Partnership | | Fiscal Year | 12/31/2025 | Client # | 1286 |
| | | | | Original | X |
| | | | | Revision | |
| | | | | Completed | 12/11/2024 |
| | | | | Subsidy entered | |

| | 12/31/2025 Budgeted YTD Amount | 12/31/2024 Projected YTD Amount | 12/31/2023 Actual YTD Amount |
|--|--------------------------------------|---------------------------------------|------------------------------------|
| SALARY & MAINTENANCE | | | |
| 4410.000 Maintenance Salaries | 38,115 | 37,403 | 37,257 |
| 4420.000 Maintenance Materials | 13,500 | 13,699 | 13,253 |
| 4420.001 Gasoline | 2,500 | 1,934 | 2,184 |
| 4430.001 Garbage & Trash Removal | 6,500 | 6,076 | 6,299 |
| 4430.002 Landscape & Grounds | 21,600 | 28,570 | 23,475 |
| 4430.003 Unit Turnaround | 5,000 | 7,582 | 13,282 |
| 4430.004 Extermination General | 2,296 | 3,061 | 1,722 |
| 4430.005 Janitorial | - | - | - |
| 4430.007 Heating & Cooling | 1,500 | 3,641 | 609 |
| 4430.008 Electrical | 1,500 | 5,318 | 1,486 |
| 4430.009 Plumbing | 5,000 | 13,435 | 21,808 |
| 4430.010 Equipment/Vehicle Repairs | 500 | 1,283 | 22 |
| 4430.011 General Labor Repairs | 10,000 | 5,407 | 10,334 |
| 4430.012 Appliance Replacement | 4,000 | 346 | 4,176 |
| 4430.013 Appliance Repairs | 2,800 | 681 | 2,727 |
| 4430.019 Other Maintenance Contract | 2,200 | - | - |
| 4430.019 Other Contract Cost | - | 533 | 3,390 |
| TOTAL MAINTENANCE EXPENSES | 117,011 | 128,970 | 142,024 |
| GENERAL EXPENSES | | | |
| 4510.001 Property Insurance | 43,500 | 44,663 | 42,934 |
| 4510.002 Liability Insurance | 9,500 | 12,261 | 9,308 |
| 4510.003 Workers Compensation Insurance | 6,300 | 6,513 | 6,232 |
| 4510.005 Auto Insurance | 1,150 | 1,460 | 1,102 |
| 4540.001 Employee Benefit | 48,081 | 46,774 | 34,940 |
| 4560.000 SLPM Mgmt Fee | 30,778 | 31,515 | 27,861 |
| 4570.000 Collection Loss | 10,000 | - | 10,345 |
| 4599.000 Asset Mgmt Fee-R4 | 6,092 | 5,943 | 5,798 |
| TOTAL GENERAL EXPENSES | 155,401 | 149,129 | 138,521 |
| TOTAL ROUTINE EXPENSES | 595,863 | 599,181 | 592,987 |
| OPERATING REVENUE | 40,761 | 38,591 | 54,642 |
| NON-ROUTINE EXPENSES | | | |
| 4610.000 Extraordinary Maintenance | - | 7,250 | |
| 4620.004 Proceeds from Insurance | - | - | (79,067) |
| TOTAL EXPENSES | - | 7,250 | (79,067) |
| CAPITAL/CONSTRUCTION USE | | | |
| 9000.3050 Interest Expense HFB | 24,400 | 22,329 | 24,267 |
| 9000.3050 Interest Expense Debt Issuance | - | | 76,343 |
| 9000.3050 Interest Expense Land Acq and GHA Note | - | | |
| | 24,400 | 22,329 | 100,610 |
| TOTAL NON-ROUTINE EXPENSES | 24,400 | 29,579 | 21,543 |
| SURPLUS | 16,361 | 9,012 | 33,099 |

Groesbeck Housing Development LTD Partnership
Schedule of Employees and Benefits
Fiscal Year
12/31/2025

| Position Title and Name By Organizational Unit and Function | | Present | Requested Budget Year | | | Allocation of Salaries by Program | | | | | | | | Benefits | | | |
|--|-----------------|----------------|-----------------------|--------------------------|--------------------|-----------------------------------|------|--------------|------------|----------|----|----------|----|---------------------------|----------------------------------|----------------------------|----------------------|
| | | Salary Rate | Pay Period Rate | No. of pay periods | Yearly Salaries | Management | | Cell | Auto | CFP | | S/8 | | Payroll Taxes 7.65% | Unemployment \$9,000 1.00% | Health/Dental Insurance | Retirement 15.00% |
| (1) | | (2) | | (4) | (5) | (6) | % | | | | | (7) | % | (8) | | (9) | (10) |
| Adminsitration | Name | | | | | | | | | | | | | | | | |
| Executive Director- | Beth Westhoff | 64,076.00 | 2,464.46 | 26 | 64,076 | 62,876 | 98% | 600 | 600 | | | | | 4,902 | 90 | 6,793 | 9,611 |
| Admin Assistant | Sherry Garber | 30,000.00 | 1,153.85 | 26 | 30,000 | 30,000 | 100% | 600 | | | 0% | | 0% | 2,295 | 90 | 6,793 | |
| Incentive Pay | | | | | 0 | 0 | | | | | | | | - | - | | - |
| Total Administrative Salaries | | 94,076 | | | 94,076 | 92,876 | 101% | 1,200 | 600 | 0 | 0% | 0 | 0% | 7,197 | 180 | 13,587 | 9,611 |
| | | | | | | | | | | | | | | | | | |
| Tenant Services | | | | | | | | | | | | | | | | | |
| Resident Advisor | Annie Henderson | 19,500.00 | 750.00 | 26 | 19,500 | 19,500 | 100% | | | | 0% | | 0% | 1,492 | 90 | | |
| Total Tenant Service | | 19,500 | | | 19,500 | 19,500 | 100% | | | 0 | 0% | 0 | 0% | 1,492 | 90 | - | - |
| Maintenance | | | | | | | | | | | | | | | | | |
| Maintenance | Adam Roberts | 39,915.20 | 1,535.20 | 26 | 39,915 | 39,315 | 100% | 600 | | | 0% | | 0% | 3,054 | 90 | 6,793 | 5,987 |
| Incentive pay | | | | | 0 | 0 | | | | | | | | - | - | | - |
| Total Maintenance Salaries | | 39,915 | | | 39,915 | 38,115 | 97% | 600 | 0 | 0 | 0% | 0 | 0% | 3,054 | 90 | 6,793 | 5,987 |
| | | | | | | | | | | | | | | | | | |
| Total | | 153,491 | | | 153,491 | 150,491 | 100% | 1,800 | 600 | | 0% | 0 | 0% | 11,742 | 360 | 20,380 | 15,599 |
| | | | | | | | | | | | | | | S8 Benefits | | | |
| | | | | | | | | | | | | | | PH Benefits | | | |
| | | | | | | | | | | | | | | 11,742 | 360 | 20,380 | 15,599 |

Operating Expense

Groesbeck Housing Development LTD Partnership

FYE

12/31/2025

Fee Accounting

| | | |
|-------------------|--------|--|
| Monthly Retainer | 9,300 | Capitalization policy is check for new policy |
| Operating Budget | 350 | |
| Audit Preparation | 500 | |
| | | |
| Total | 10,150 | 2,000 |

| | | |
|----------|-------|--|
| Audit | | |
| Low Rent | 12000 | |

RESOLUTION NO. 3907

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING
AUTHORITY & AFFILIATES APPROVING THE 2025 ANNUAL PLAN FOR
SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT

WHEREAS, the Waco Housing Authority & Affiliates (the “Authority”) is required to submit an Annual Plan to the U.S. Department of Housing and Urban Development (HUD) pursuant to Section 5A of the United States Housing Act of 1937, as amended, and implementing regulations at 24 CFR Part 903; and

WHEREAS, the 2025 Annual Plan outlines the Authority’s mission, goals, objectives, and policies for serving the needs of low-income and very low-income families in its jurisdiction during the fiscal year; and

WHEREAS, the Authority has ensured the Annual Plan was developed in consultation with the Resident Advisory Board (RAB) and that a public hearing was duly held after providing the required 45-day public notice and opportunity for public comment, in accordance with HUD regulations; and

WHEREAS, the Board of Commissioners has reviewed the contents of the proposed 2025 Annual Plan and finds it to be in compliance with HUD’s requirements and consistent with the Authority’s mission and goals.

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

NOW, THEREFORE, BE IT RESOLVED THAT that the Board of Commissioners of the Waco Housing Authority & Affiliates hereby approves the 2025 Annual Plan and authorizes its submission to the U.S. Department of Housing and Urban Development on this 24th day of June 2025, by the Board of Commissioners of the Waco Housing Authority & Affiliates.

Secretary

Chairperson of the Board

(SEAL)

| | | |
|--|---|---|
| Annual PHA Plan (Standard PHAs and Troubled PHAs) | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires 09/30/2027 |
|--|---|---|

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

| A. | PHA Information. | | | | | | | | | | | | | | | | | |
|--------------------|--|-----------------------------|---------------------------------|------------------------------|---------------------------------|------------------------------|--|--|--|--|----|-----|--|--|--|--|--|--|
| A.1 | <p>PHA Name: <u>Housing Authority of the City of Waco</u> PHA Code: <u>TX010</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2025</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>538</u> Number of Housing Choice Vouchers (HCVs) <u>452</u></p> <p>Total Combined Units/Vouchers <u>990</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: Website, development sites.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th data-bbox="165 1722 475 1780">Participating PHAs</th><th data-bbox="475 1722 613 1780">PHA Code</th><th data-bbox="613 1722 927 1780">Program(s) in the Consortia</th><th data-bbox="927 1722 1255 1780" rowspan="2">Program(s) not in the Consortia</th><th colspan="2" data-bbox="1255 1722 1531 1780">No. of Units in Each Program</th></tr> <tr> <th></th><th></th><th></th><th data-bbox="1255 1749 1396 1780">PH</th><th data-bbox="1396 1749 1531 1780">HCV</th></tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> | Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program | | | | | PH | HCV | | | | | | |
| Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program | | | | | | | | | | | | | | |
| | | | | PH | HCV | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |

| B. | Plan Elements |
|-----|--|
| B.1 | <p>Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> |
| B.2 | <p>New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> |
| B.3 | <p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>The Waco Housing Authority plans to project-base up to 25 percent of its Section 8 Housing Choice Voucher allocation to encourage development of affordable housing, which efforts may include the noncompetitive award of PBV's at certain developments located in the City of Waco, Texas. WHA's mission is " Waco Housing Authority and Affiliates leverages assets and community resources to advance affordable housing options that are diverse, inclusive and promote resident independence and quality of life. WHA is doing that in the following ways: 1. Given the jump in rental rates in our jurisdictional area, Waco Public Facilities Corporation (a subsidiary of WHA) purchased two properties that are in the process of development through RFP's. Both properties offer opportunities for employment thru major employers in the areas they are located in. For instance, Baylor, tourism and hospitality areas around one as it is closer to the downtown area and the other close to the industrial section of Waco. Being within distance of highly rated school districts and access to local community colleges and that they are in separate zip codes expanding choice for tenants. 2. WHA already owns 5 properties purchased through the TX Resolution Trust program and our Waco Public Facility Corporation (WPFC) and the Waco Housing Opportunity Corporation (WHOC) . Per agreement, these properties are at fair market rents with discounted rents for those at 50-below 80% of median income in our area. While these properties cannot accept HCV, the rents are adjusted for what is traditionally considered workforce housing. These properties are in Waco but in different zip codes offering opportunities for choices for many of those ineligible for our conventional HCV programs. 3. We continue to enter into partnership agreements with developers who wish to have a tax-exempt partnership. We only partner with those who will accept HCV vouchers and assign additional units at below 80% of median income to increase affordable housing opportunities and choices to those residing in our jurisdictional areas. WHA is working diligently to preserve affordable housing communities that are healthy and wholesome as well as enable greater sustainability and increase housing choices for residents. Our plans are to protect our public housing sites as affordable housing sites, with the use of RAD and Section 18. By doing this we will continue to increase choices for our residents. South Terrace Update: South Terrace converted to Section 8 PBVs via the RAD/Section 18 Construction Blend in November 2020. The property conversion has been completed. Through RAD we were able to create a mixed income property that allows for residents to live in converted and update properties to more acceptable industry standard levels. Estella Maxey Update: WHA received an award of 9% LIHTC for its first phase of the redevelopment which will provide dedicated senior housing on Adams Street with its own senior center for activities. Work for this phase began the last quarter of 2024. There will be two additional phases for this property which will be newly constructed units made up of both stackable units and townhomes for families. Kate Ross Update: Our third site, Kate Ross</p> |

| | |
|------------|---|
| | is still in the planning and financial feasibility process. Four of the Kate Ross scattered site units will be sold at FMV and the proceeds will aid with the construction of new units at the remaining two sites in the thriving downtown area. Freedoms Path Update: We have agreed to assist the Doris Miller Veterans Medical Center in managing 34 units that were financed through Low Income Housing Tax Credits. The VA is currently renovating three existing buildings on campus and constructing a new one to house these units, with 26 of them designated as Project-Based Vouchers (PBV). |
| B.4 | Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. Most recent approved plan was 10/20/2023. Substantial deviation to the 5-Year Plan or Significant Amendment / Modification to the Annual Plan are any additional changes that would affect this Agency's mission, goals, objectives, and policies as stated in the Plan. Significant amendments and substantial deviations/modifications to the Plan are defined as any additional changes that would affect this Agency's mission, goals, objectives, and policies as stated in the Plan. Significant Amendment or Substantial Deviation/Modification - as referenced in the Quality Housing and Work Responsibility Act of 1998, Section 511, (g), a significant amendment or modification to the annual plan may not be adopted, other than at a duly called meeting of the governing board of the public housing agency that is open to the public after a 45-day public notice; and be implemented, until notification of the amendment or modification is provided to the Secretary of the Department of Housing and Urban Development (HUD) and approved. Amendments or modifications, which are not defined as being significant and will not be subject to a public meeting with a 45-day public notice and notification to the Secretary of HUD. |
| B.5 | Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> (b) If yes, please describe: |
| C. | Other Document and/or Certification Requirements. |
| C.1 | Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. |
| C.2 | Certification by State or Local Officials. <u>Form HUD 50077-SL</u> , <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan. |
| C.3 | Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. <i>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan. |
| C.4 | Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input type="checkbox"/> If yes, include Challenged Elements. |
| C.5 | Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/> (b) If yes, please describe: |
| D. | Affirmatively Furthering Fair Housing (AFFH). |
| D.1 | Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item. |

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: TX010-Housing Authority of the City of Waco Form HUD-50075-ST (Form ID - 4794) printed by Milet Hopping in HUD Secure Systems/Public Housing Portal at 06/24/2025 09:19AM EST

RESOLUTION NO. 3908

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING
AUTHORITY & AFFILIATES APPROVING THE ANNUAL REPORT TO BE SUBMITTED
TO THE CITY COUNCIL OF THE CITY OF WACO.

- WHEREAS, the Waco Housing Authority & Affiliates prepares an Annual Report to inform the City Council of the City of Waco regarding the Authority's programs, operations, financial performance, and service to residents throughout the previous fiscal year; and
- WHEREAS, the Annual Report provides transparency and accountability in alignment with the Authority's mission to provide quality affordable housing and supportive services to the residents of Waco; and
- WHEREAS, the Board of Commissioners has reviewed the Annual Report and finds that it accurately reflects the Authority's activities, accomplishments, and financial position; and
- WHEREAS, this resolution was considered at a regular meeting open to the public as required by law notifying the time, place, and purpose of said meeting was given as required by Chapter 551 of the Texas Government Code:

NOW, THEREFORE, BE IT RESOLVED THAT the above resolution was approved by the Board of Commissioners of Waco Housing Authority & Affiliates on this the 24th day of June 2025.

Secretary

Chairperson of the Board

(SEAL)

Annual Report for the City of Waco - May 2025

Waco Housing Authority & Affiliates Data

Address: P. O. Box 978
Waco, TX 76703-0978
Telephone number (254) 752-0324
Fax number (254) 754-6483
Web Address – www.wacopha.org

Board of Commissioners

Melli Wickliff
John Bible
Brad Kinkeade
LaTonya Lewis
Hazel Rowe

Senior Management Staff

Milet Hopping – President/CEO – Telephone 752-0324, ext. 280
Gloria Dancer – Vice President of Operations – Telephone 752-0324, ext. 219
Edwina Viera – Vice President of Financial Services - Telephone 752-0324, ext. 231

Responsibilities

Annual Budget

| | |
|---------------------------|---------------|
| Section 8 - | \$ 28,397,000 |
| Central Cost & Low Rent - | \$ 7,863,900 |
| Non-Profits – | \$ 2,700,800 |
| Mart – | \$ 196,100 |
| Total | \$ 39,157,800 |

Number of Employees – 80 regular

Number of Public Housing Units (Waco) – 652

Number of RAD Units (PBV & Section 18 blend) - 250

Number of Public Housing Units (Mart) – 32

Section 8 Allocations:

Number of Section 8 Vouchers (Waco) – 2,278
Veterans Administration Supportive Housing (VASH) – 85
Number of Section 8 Vouchers (Hill County) – 141
Number of Section 8 Vouchers (Somervell County) – 14
Groesbeck – 80
Grandview – 19
Foster Youth - 25
Mainstream - 80
Total – 2,722

Homeownership Program

Number of Section 8 Homeownership Voucher Participants - 17

Incomes

There are 2,370 households in Section 8 HCV, 566 people in Public Housing. 95% of receive some sort of income, 30% of these households earn an income, 40% earn income from outside sources (pensions, Social Security/SSI).

Below is a breakdown of average incomes earned by residents of public housing developments and Section 8, excluding Social Security, SSI, pensions, and welfare assistance.

| | |
|---------------|-------------|
| Estella Maxey | \$10,841.00 |
| Kate Ross | \$11,075.00 |
| South Terrace | \$13,893.00 |
| Section 8 | \$15,900.00 |

Non-Profit Units

Raintree Apartments – 156 units
Picadilly Apartments – 6 townhouses
Cimmaron Apartments – 100 units
Hunnington Apartments – 60 units
Misty Square Apartments – 16 units
Total – 338

Collaborations

Dean Mayberry Center
Homeless Coalition
Housing Coalition
MHMR – Klaras Center
Christian Men's Job Corp
Restoration Haven
Waco Police Department
Waco Children & Families Counseling Center
Go To College Tour – as a result of these tours, we have 27 youth that have enrolled in a two- or four-year college and 16 have graduated with a degree.
Christian Women's Job Corps
Waco Education Alliance
VOICE
Acts Church
Lakeshore Baptist Church
Community in Schools
Area Agency on Aging
EOAC
Family Abuse Center
AmeriCorps
Advocacy Center
Waco CDC
Habitat for Humanity
Salvation Army
U. S. dept. of Veterans Affairs
NeighborWorks Waco
Mission Waco
MCC

Boards we are affiliated with

United Way
Housing Coalition
Adopt a School
MCC Adult Education
TSTC Women's Resource Center
Teen Suicide Prevention
Domestic Violence Response Team
Teen Leadership Waco
WacoHousingSearch.org
Caritas
City of Waco Permanent Housing Coalition
Continuum of Care Committee

Waco Housing Authority & Affiliates Accomplishments
June 2024 thru May 2025

Information Technology

- **Led Major Software Transition from HMS to Yardi Voyager 7**
Oversaw the organization-wide conversion from HMS software to Yardi Voyager 7, with substantial completion achieved in August 2024.
The project began in February 2024 and involved comprehensive planning, data migration, system testing, and staff training.
- **Implemented Key Yardi and Yardi Elevate Modules**
Deployed critical modules including Case Manager, Maintenance IQ, Inspections IQ, Procure to Pay, and Yardi Financials.
Enhanced core operations, improved data integrity, and automated key workflows across departments.
- **Launched Yardi Aspire Training Program**
Developed and rolled out a structured Yardi Aspire training process with customized lesson plans for new employees.
Ensured consistent onboarding, improved system proficiency, and maintained compliance with evolving procedures.
- **Deployed RentCafe Landlord and Tenant Portals**
Implemented RentCafe portals for both landlords and tenants to facilitate online access to payments, documents, and communications.
Conducted large-scale registration campaigns to drive adoption and support digital engagement.
- **Conducted Comprehensive Network Security Audit and Enhancements**
Completed a full audit and implemented upgrades, including enhanced access control systems, expanded security camera coverage, and phone call recording for quality assurance.
- **Implemented Mandatory Network Security Training**
Launched Mimecast security awareness training, mandatory for all staff, to promote best practices in email security and digital threat prevention.
- **Deployed New Lobby Management System**
Introduced a digital lobby management platform to streamline visitor check-in and improve building security protocols.
- **Opened and Equipped New Office Location – Hillsboro, TX**
Successfully turned over and opened a new office in Hillsboro, Texas, including:

- Relocation of the previous office
- Full set up of network infrastructure, internet, security systems, printers, and IT equipment
- Enhanced Operational Efficiency and Long-Term Support
Reduced manual processes, improved cross-functional workflows, and developed user documentation and help resources to ensure sustained system adoption and performance.

Administrative Services Department

- Director of Administrative Services continues to do all auditing and reporting for the Rising Images compliance reporting. All reports have been submitted with no findings. The Director was able to work with her IT department to implement the Yardi Software for the agency and is currently working on implementing the ResponditAI telephone service.
- Rebecca Ellis will continue to represent WHA at NAHRO in the following:
 - Texas NAHRO - currently serving on Member Services and Scholarship committee.
 - Southwest NAHRO – Professional Development committee.
 - National NAHRO – Professional Development and DEI Committees
 - City of Waco Housing Coalition.

Community Services Department

Community Services continues to support public housing, RAD properties, and Section 8 tenants with the following:

Activities and participation by residents have been very robust. There have been successes in several areas of focus this past year.

Health

Community Services was given an **Award of Merit with the National Association of Housing Rehabilitation in Orlando, Florida** for advancing vaccination equity in public housing.

Community Services continues to focus on health for older tenants by partnering with **Texas Agrilife**, Waco **McLennan County Public Health District**, **Caritas**, **Family Health Center** and other agencies to offer programs such as **“Living Well with Diabetes,” “Fresh Start to a Healthier You,” “Walk and Talk Fruits and Veggies Class”** and others. These classes and more were held weekly at all three public housing sites and were well attended. A **Health Fair** was held at South Terrace Community Center. Other opportunities for socialization such as bingo, painting, field trips and crafts were offered. Residents gave their time and talents to help serve at youth events such as Trunk or Treat or when the Dr. Pepper Museum visited.

The social worker at Community Services continues to visit older residents in their homes to do assessments and make referrals to community resources so these residents can remain in their homes with added assistance. These community resources may assist with rent, home providers, Meals on Wheels, etc.

Community Services has collaborated with the **GAPS (Gang Awareness and Prevention Services)** program. The program, under HOT Behavioral Health brings together parents, children, and community resources to provide education about the dangers of gang violence and how to discourage kids from joining gangs. WHA Community Services hosted a GAPS meeting at South Terrace, and we hope to host more.

Community

Activities that foster community were also held at all three public housing sites. In October, **National Night Out** was held at Kate Ross with a partnership with Waco Police Department, Waco Fire Department, McLennan County Sheriff’s Department and other organizations. Food, games, and bounce houses all contributed to the fun. **A**

Holiday Door Decorating Contest was held in December for all three properties. Residents who entered the contest decorated their doors and front porches for the holiday and winners for 1st, 2nd and 3rd Places were given. This activity not only was fun for residents, but it made the neighborhoods glow with the decorations and lights. In October, Community Services held the annual **First Responder Trunk or Treat** event at South Terrace Community Center. First responders brought their vehicles and candy buckets for trick or treaters. **Mosaic Church Waco and Warrior Way Soccer** have provided programming at Estella Maxey Community Center to help foster family, fun and community. Mosaic Church sends their members out weekly for kids bible study. Warrior Way Soccer, founded by former Baylor Soccer players comes to Estella Maxey weekly to teach soccer skills to kids.

Community Services has also helped the residents of South Terrace transition from public housing to RAD properties by addressing concerns and needs of the community members throughout the renovations and moves. Resident Council meetings continue to be held at all three sites to give residents a voice regarding issues in the Community.

Community Services has a close partnership with **Waco Police Department Neighborhood Engagement Team**. Their representatives come to activities and events. Their team has also come to talk with the CS team about safety when making home visits. Chief Victorian came to speak at the Black History Month luncheon. **The Waco Fire Department** provided programs to seniors and children about fire prevention in the home.

Community Services has continued to assist public housing clients with transportation to medical appointments and community agencies. Clients can call and schedule a ride for the van to pick them up and take them to these important appointments. WHA has also been able to provide transportation for field trips for older residents and children.

For the past year, WHA has worked with Apricot Social Solutions/Bonterra to develop a software program for Community Services documentation. This software was implemented at the beginning of this year and CS will be able to track information in order to evaluate and target services.

Community Services continues to participate with community coalitions to promote the importance and necessity of affordable housing in the Waco community, such as Waco Homeless Coalition, Alliance for Children's Safety, Texas Agri-Life Advisory Board, Family Abuse center and other groups.

Community Services officed at Kate Ross Community Center provides computer access to not only housing residents, but the community as well. Community members that need computer access to complete job applications, apply for public housing and other needs can walk in and request assistance and access to the computer lab. The homeless community has also been able to come in and apply for the Housing Stability Services Grant, which has worked with WHA and other agencies to provide emergency and long-term housing.

Literacy/Learning

Community Services re-opened **Computer Labs for Kids** at Kate Ross Community Center and Estella Maxey Community Center. Children can come in to play computer games, read, play with building blocks or draw. Every Spring, WHA Community Services provides **transportation for children** at Kate Ross that need tutoring for the STAAR test. Every Tuesday and Thursday until the week of the test, WHA's van brings the children home from tutoring. Without this transportation assistance, these children may not have the chance to stay after school to improve reading and math skills. Waco Housing Authority has a partnership with **Mentor Waco**. Every week Mentor Waco mentees work with students at their designated space at Estella Maxey. Dinner is provided followed by mentor time and tutoring. **Voice, Inc.**, which is a non-profit agency that focuses on teaching life skills and drug and alcohol awareness hosts after school activities on Tuesdays and Thursdays at South Terrace youth center. Community Services collaborated with Waco McLennan County Public Library to install **"Free Little Libraries"** in all development offices. The library shelves are stocked with great early childhood focused books for children to

borrow. The **WHA Scholarship** program awarded \$2000 to two college students. One student is working toward an Early Childhood degree and the other is working toward a nursing degree.

Community Services has entered into a partnership with **Transformation Waco schools**. An apartment will be provided at Estella Maxey where children under 4 and their parents can come and be supported with early childhood learning opportunities.

Community Services has collaborated with the **Dr. Pepper Museum**. This spring, the museum brought a program to Kate Ross for children to learn about the science of making Dr. Pepper. Senior adults and youth took field trips to the museum.

WHA Youth Services was able to have their annual **College Trip** again after a pause during Covid. Around 15-20 high school students that live in public housing have toured colleges yearly for over 20 years. In 2022, the students toured several HBCUs in Mississippi and Alabama. This year, one of the students that went on one of the college trips is graduating from law school from the University of Houston.

Mosaic Church provides tutoring daily at Estella Maxey.

Community Services conducts a poster contest yearly with the theme “**What Home Means to Me.**” This year we have 15 entries, more than we have ever had in years past.

Family Self Sufficiency

The Family Self Sufficiency Program continues to serve public housing and Section 8 families. HUD recently approved funding for the next two years. The program is fully staffed with 2 workers who are certified for the Family Self Sufficiency program. Recently HUD made numerous changes to the program and our FSS program’s new action plan was approved.

Monthly in-person FSS meetings have begun again since Covid. There was also an in-person celebration which honored the program graduates from the last 3 years. The program has also had Zoom meetings with participants that have been very well-attended.

The FSS program worked with WHA IT and was able to do a mass email to all Section 8 participants about the FSS program as part of their outreach for new members. They have also worked to streamline and make digital documents available to make the intake process easier for the participants.

In the past year, there were 100 clients in the program and 14 graduates. Total escrow payout to graduates: \$97,094. FSS has an active working relationship with WHA Home Ownership program.

HOUSING OPERATIONS

- Maintained exceptional occupancy rates:
 - 99% at *Cimmaron Apartments*
 - 99% at *Hunnington Apartments*
 - 100% at *Misty Square Apartments*
 - 98% at *Raintree Apartments*
- Achieved an average 99% rental collection rate across *Cimmaron, Hunnington, and Misty Square*.
- Maintained full-year rent collection and occupancy stability at *Raintree*.

Inspections, Audits & Compliance

- Successfully passed the MDSI On-Site Audit, required every three years.
- Met all compliance requirements of the Affordable Housing Program at *Cimmaron* and *Hunnington*.
- Passed the annual Crime Free Inspection at all three properties, which included checks of door locks, smoke detectors, and window locks in 10% of units.

Capital Improvements & Enhancements

- Fully resurfaced the *Cimmaron* pool, enhancing the property's curb appeal and resident amenities.
- Began installation of energy-efficient windows and concrete stair replacements at *Cimmaron* and *Hunnington*.
- At *Raintree Apartments*:
 - Replaced siding on Buildings 5, 6, and 9
 - Installed new energy-efficient LED wall pack lights on the same buildings
 - Replaced the roof on Building 6
 - Completed the entire year without major accidents or fires
 - Recognized as the #1 "Most Loved" Apartment Complex by *Locals Love Us* magazine

Software Transition & Training

- Successfully transitioned all property staff from HMS to Yardi software.
- Office Manager completed the Redbook Seminar to stay updated on legal changes in the TAA Lease.

Public Housing & Resident Services

- Housed 108 applicants through Public Housing
- Assisted 4 survivors of domestic violence with relocations
- Processed 12 reasonable accommodations
- Supported 4 residents with repayment agreements to avoid eviction

Staff Certifications

- Bert Davis (Lead Maintenance) and Alejandro Siller obtained Certified Pool Operator licenses
- Office Manager and Lead Maintenance completed the Waco Crime Free Rentals Property Program
- Staff achieved certifications in:
 - RAD Project-Based Voucher (PBV) Specialist
 - PBV Rent Calculation
 - HCV NSPIRE Inspection Protocol
 - HCV Rent Calculation under HOTMA

SECTION 8

- 4 families became homeowners through the HCV Homeownership Program.
- 7 families were enrolled in the Foster Youth to Independence (FYI) initiative under the HCV Program.
- 15 new vouchers were awarded to expand the Veterans Affairs Supportive Housing (VASH) Program.

Staff Certifications Achieved:

- HCV: NSPIRE Inspection Protocol
- HCV: Rent Calculation under HOTMA

FINANCE DEPARTMENT

- Established a Compliance Division within the Finance Department.
- Developed and managed across-the-board annual budgets.
- Secured significant grant funding from HSS.
- Provided financial analysis and recommendations to support strategic decision-making.

RESOLUTION NO. 3909

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING
AUTHORITY & AFFILIATES APPROVING THE PRESIDENT/CEO TO EXECUTE A
CONTRACT WITH RESPONDIT AI FOR AI-POWERED COMMUNICATION SERVICES

WHEREAS, the Waco Housing Authority & Affiliates (the “Authority”) is committed to enhancing communication and operational efficiency in the administration of its housing programs;

WHEREAS, RespondIt AI (RAI) provides an AI-powered, multi-channel contact system including voice, SMS, email, and maintenance agents designed to streamline tenant communication and support for public housing authorities;

WHEREAS, RespondIt AI offers an early adopter pricing model that includes current and future modules at a locked-in rate of \$2.00 per unit per month, resulting in a total annual cost of \$98,400 per year plus onboarding costs, and authorization to adopt future AI modules developed under the early adopter program at no additional cost for two years;

WHEREAS, the Authority has reviewed the RespondIt AI Products & Services Agreement and determined that entering into this agreement aligns with its strategic goals to modernize operations and improve service to residents and landlords;

WHEREAS, the Waco Housing Authority & Affiliates hereby authorizes the use of the Columbus Metropolitan Housing Authority’s competitively procured Request for Proposals No. 2025-005 for Advanced Interactive Voice Response (IVR) services, awarded to RespondAI. This action is permitted under HUD and local procurement regulations through cooperative purchasing or piggybacking, as the original solicitation included a cooperative use clause and was procured in compliance with 2 CFR Part 200.318–326.

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

NOW, THEREFORE, BE IT RESOLVED THAT the above resolution was approved by the Board of Commissioners of Waco Housing Authority & Affiliates on this the 24th day of June 2025.

Secretary

Chairperson of the Board

(SEAL)

RESOLUTION NO. 3910

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING
AUTHORITY & AFFILIATES APPROVING THE UPDATED PERSONNEL HANDBOOK
PROVIDED BY THE NELROD COMPANY.

WHEREAS, the Waco Housing Authority & Affiliates (“the Authority”) recognizes the need for a comprehensive and up-to-date personnel policy that reflects current employment practices, aligns with applicable federal and state laws, and adheres to U.S. Department of Housing and Urban Development (HUD) regulations;

WHEREAS, the Authority has worked with The Nelrod Company, a nationally recognized provider of housing authority consulting and compliance services, to develop a revised Personnel Policy;

WHEREAS, the updated Personnel Policy incorporates the best practices in human resources management and ensures compliance with HUD requirements and guidance;

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

NOW, THEREFORE, BE IT RESOLVED THAT the above resolution was approved by the Board of Commissioners of Waco Housing Authority & Affiliates on this the 24th day of June 2025.

Secretary

Chairperson of the Board

(SEAL)

HOUSING AUTHORITY OF THE CITY OF WACO, TEXAS

RESOLUTION NO. 3911

A RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF WACO TO TAKE THE FOLLOWING ACTIONS WITH REGARD TO (I) APPROVING AN AMENDMENT TO THE 2024-2028 5-YEAR PHA PLAN AND AUTHORIZING THE SUBMISSION OF SUCH AMENDMENT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”); AND (II) APPROVING SUCH OTHER ACTION NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, the Commissioners of the Housing Authority of the City of Waco, Texas (the “Housing Authority”), has established an annual planning process for implementation of activities to meet its goals and objectives; and

WHEREAS, the results of this process are memorialized in an Annual and 5-Year PHA Plan; and

WHEREAS, the Housing Authority has prepared Amendment #1 to the 2024-2028 5-Year PHA Plan in accordance with statutory and regulatory requirements; and

WHEREAS, the proposed Amendment includes a statement indicating the Housing Authority plans to project-base up to 25 percent of its Section 8 Housing Choice Voucher allocation to encourage development of affordable housing, which efforts may include the noncompetitive award of PBV’s at certain developments located in the City of Waco, Texas; and

NOW THEREFORE BE IT RESOLVED, by the Commissioners of the Housing Authority of the City of Waco, Texas, that the Board of Commissioners approves Amendment #1 to the 2024-2028 5-Year PHA Plan and authorizes submission of the Amendment to the U.S. Department of Housing and Urban Development; and

BE IT FURTHER RESOLVED, that the Board of Commissioners’ Chair and Executive Director are authorized to execute documents and provide certifications and submit the same in connection with such Amendment to HUD for approval; and

BE IT FURTHER RESOLVED, that the Executive Director of the Housing Authority be and hereby is severally authorized and directed for and on behalf, and as the act and deed of the Housing Authority, to execute and deliver all documents, instruments, certificates and other writings of every nature whatsoever necessary or desirable to consummate the transactions described herein and to take such other action in the consummation of the transactions herein contemplated as such officer shall deem to be necessary or desirable, without the necessity of attestation by a secretary or any other officer of the Housing Authority and with or without a seal of the Housing Authority and any and all acts heretofore taken by the Executive Director of the Housing Authority to such end are hereby expressly ratified and confirmed as the acts and deeds of the Housing Authority; and

BE IT FURTHER RESOLVED, that the Housing Authority be, and it hereby is, authorized to do any and all acts and things and to execute any and all agreements, consents, and documents as

in its opinion, or in the opinion of counsel to the Authority, may be necessary, convenient, or appropriate in order to carry out the purposes and intent of any of the foregoing resolutions; and

BE IT FURTHER RESOLVED, that third parties shall be entitled to rely on the foregoing resolutions as being in full force and effect until notified otherwise in writing by a duly authorized officer of the Housing Authority.

[No further text on this page]

PASSED this 24th day of June 2025.

MELLI WICKLIFF, CHAIR

ATTEST:

MILET HOPPING, SECRETARY

| | |
|-----|---|
| | <p>Update: the Housing Authority plans to project-base up to 25 percent of its Section 8 Housing Choice Voucher allocation to encourage development of affordable housing, which efforts may include the noncompetitive award of PBV's at certain developments located in the City of Waco, Texas.</p> <p>Section 18 Demolition/Disposition Waco Housing Authority will continue to preserve affordable housing in Waco by also converting our public housing properties Estella Maxey (384) and Kate Ross (288 units) to the Section 8 platform. A major goal of WHA is to use its resources in a manner that improves the quality of housing for the current and future residents of City of Waco Housing Authority properties, while promoting economy of operations and efficiency. For this reason, WHA will be submitting Disposition and Demolition applications for the following properties pursuant to Section 18 of the US Housing Act of 1937, as amended regulation 24 CFR 970 in the Plan Fiscal year. 1. Disposition- Kate Ross (4 units). WHA will submit a Disposition application under the Section 18 Scattered Site program to sell 1011 and 1009 Ross Ave and 713 and 715 South 10th Street at Fair Market Value (FMV) in a negotiated ale. WHA will have a local Real Estate Brokerage advertise the properties for sale at market value. The proceeds from the sale of these properties are integral to the preservation and creation of affordable housing units of existing public housing developments converting through RAD and Section 18 Blends, as well as the purchase of vacant land to build new affordable housing and or mixed income properties or to purchase existing underperforming assets to be rehabilitated for the purposes of affordable of mixed income developments. a. WHA will request Tenant-Protection Vouchers for 4 units and will provide these to the residents. 2. Demolition and Disposition- Estella Maxey (364 units), Adams Street, Waco. WHA submitted a Section 18 demo/dispo obsolescence application for 114 of the 364 units at Estella Maxey. The plan is to demolish 8 buildings and substantially renovate the remaining 24 buildings resulting in 79 reconfigured units. The subsidy will convert to 79-Project-Based Vouchers. Project-Basing Vouchers at Estella Maxey will be consistent with WHA's PHA Plan and mission of advancing affordable housing options in the Cit of Waco. If the SAC does not approve the obsolescence justification, WHA will convert the 114 units using a RAD/Section 18 Construction Blend. Project-Based Vouchers WHA will receive Tenant Protection Vouchers as a result of the Section 18 Demo/Dispo application for Estella Maxey. project-based the vouchers on the 79 units at closing. Project-Basing vouchers is consistent with WHA's goal of expanding affordable housing opportunities and preserving affordable housing in McLennan County. Units with Approved Vacancies for Modernization WHA is redeveloping Estella Maxey. As part of the redevelopment, WHA has been accruing vacant units in Phase 1 to reduce the number of families that will need to be relocated during the demolition and substantial renovations. WHA will request permission from the Field Office to put the vacant units in Mod status so as not to disrupt the subsidy calculation for the AMP. WHA and Granbury Housing Authority- WHA has the intent to non-competitively award PBV's at Granbury HA. WHA and GHA has indicated an intent to project base vouchers to all applicable units within the 100 units to ensure affordability and long-term subsidy for the units for existing tenants who opt to remain in their units with a PBV and/or future low-income families. This will ensure long term affordability for existing and future residents.</p> |
| B.3 | <p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>WHA is doing that in the following ways: 1. Given the jump in rental rates in our jurisdictional area, Waco Public Facilities Corporation (a subsidiary of WHA) purchased two properties that are in the process of development through RFP's. Both properties offer opportunities for employment thru major employers in the areas they are located in. For instance, Baylor, tourism and hospitality areas around one as it is closer to the downtown area and the other close to the industrial section of Waco. Being within distance of highly rated school districts and access to local community colleges and that they are in separate zip codes expanding choice for tenants. 2. WHA already owns 5 properties purchased through the TX Resolution Trust program and our Waco Public Facility Corporation (WPFC) and the Waco Housing Opportunity Corporation (WHOC) . Per agreement, these properties are at fair market rents with discounted rents for those at 50-below 80% of median income in our area. While these properties cannot accept HCV, the rents are adjusted for what is traditionally considered workforce housing. These properties are in Waco but in different zip codes offering opportunities for choices for many of those ineligible for our conventional HCV programs. 3. We continue to enter into partnership agreements with developers who wish to have a tax-exempt partnership. We only partner with those who will accept HCV vouchers and assign additional units at below 80% of median income to increase affordable housing opportunities and choices to those residing in our jurisdictional areas. WHA is working diligently to preserve affordable housing communities that are healthy and wholesome as well as enable greater sustainability and increase housing choices for residents. Our plans are to protect our public housing sites as affordable housing sites, with the use of RAD and Section 18. By doing this we will continue to increase choices for our residents. South Terrace Update: South Terrace converted to Section 8 PBV's via the RAD/Section 18 Construction Blend in November 2020. Fifty-eight (58) units are still under construction and will be completed in July 2024. Through RAD we were able to create a mixed income property that allows for residents to live in converted and update properties to more acceptable industry standard levels. Estella Maxey Update: WHA received an award of 9% LIHTC for its first phase of the redevelopment which will provide dedicated senior housing on Adams Street with its own senior center for activities. Work for this phase should begin in the last quarter of 2024. There will be two additional phases for this property which will be newly constructed units made up of both stackable units and townhomes for families. Kate Ross Update: Our third site, Kate Ross is still in the planning and financial feasibility process. Four of the Kate Ross scattered site units will be sold at FMV and the proceeds will aid with the construction of new units at the remaining two sites in the thriving downtown area. Granbury Housing Authority- WHA has the intent to non-competitively award PBV's at Granbury HA. WHA and GHA has indicated an intent to project base vouchers to all applicable units within the 100 units to ensure affordability and long-term subsidy for the units for existing tenants who opt to remain in their units with a PBV and/or future low-income families. This will ensure long term affordability for existing and future residents.</p> |
| B.4 | <p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>WHA is committed to supporting child and adult victims of domestic violence, dating violence, sexual assault, or stalking. Our goals, activities, objectives, policies, and programs are designed to address and serve their needs effectively.</p> |
| C. | Other Document and/or Certification Requirements. |
| C.1 | <p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>SIGNIFICANT AMENDMENT/ MODIFICATION WHA will amend or modify its agency plan upon the occurrence of any of the following events during the first nine months of the term of an approved plan: 1. A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year. 2. Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals not already identified in this plan and those that are considered by HUD to be significant amendments to the Agency Plan and CFP 5 Year Action Plan. 3. Any Capital Fund project not already in the Five-Year Action Plan excluding projects arising out of federally declared major disasters, acts of God beyond the control of the Authority, such as earthquakes, fire and storm damages, civil unrest, or other unforeseen significant event or changes in use of replacement reserve funds under the Capital Fund in the amount of 20% or more of the annual grant; 4. Any other event that the Authority's Board determines to be a significant amendment or modification of the approved annual plan. " SUBSTANTIAL DEVIATION A substantial deviation may be defined as a loss and/or inadequate funding for a program, reallocation of funding to sustain programs and/or a change in regulatory requirements governing a program, thus requiring PHA to amend its agency plan. As part of the Conversion process, PHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following items: 1. Changes to the unit mix or count of units converted under a RAD, Section 18, RAD/ Section 18 and/or Section 22 Conversion, 2. Changes to the Operating Fund or Capital Fund Budget produced as a result of each approved RAD/ Section 18 Conversion, regardless of whether the proposed conversion will include use of additional Operating or Capital Funds; 3. Changes to the Relocation Plan and processes for each approved RAD/ Section 18 conversion; 4. Changes to the construction and rehabilitation plan for each approved RAD/ Section 18 conversion; 5. Changes to the financing structure for each approved RAD/ Section 18 conversion; 6. Changes to the CHAPs either adding or removing units and/or modifying timeframes; 7. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; 8. Changes to a RAD, RAD/ Section 18 blend, Section 18 Demolition/ Disposition Plan and/or application for such program(s) for units identified in this plan; and 9. Changes to the authority of the PHA to</p> |

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| | select for future PBV assistance for a project currently under the public housing program, or a project that is replacing the public housing project, in which the PHA has no ownership interest, or which the PHA has no control over, without following a competitive process, provided: (i) The public housing project is either still in the public housing inventory or had been removed from the public housing inventory through any available legal removal tool within five years of the project selection date; (ii) The PHA that owned or owns the public housing project does not administer the HCV program. | |
| C.2 | <p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations</p> | |
| C.3 | <p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> | |
| C.4 | <p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> | |
| D. | Affirmatively Furthering Fair Housing (AFFH). | |
| D.1 | <p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1"> <tr> <td> <p>Fair Housing Goal: Increase the stock of affordable, accessible rental housing throughout the region, especially in areas of opportunity. Increase access to affordable housing. Implement partnerships to expand</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Action: Prioritize the redevelopment of WHA-owned properties as an approach encourage affordable housing development throughout the city, especially in areas of opportunity. Action: Recommend alternative tenant screening models that minimize barriers to affordable housing. Match production of AMI levels and family-sized affordable units as a proportion of all new affordable units to need as determined by Census data and community and property management feedback. Action: Participate in coordination meetings with the city, county, and other Housing Authorities to discuss best practices, challenges and provide portability information.</p> </td></tr> </table> | <p>Fair Housing Goal: Increase the stock of affordable, accessible rental housing throughout the region, especially in areas of opportunity. Increase access to affordable housing. Implement partnerships to expand</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Action: Prioritize the redevelopment of WHA-owned properties as an approach encourage affordable housing development throughout the city, especially in areas of opportunity. Action: Recommend alternative tenant screening models that minimize barriers to affordable housing. Match production of AMI levels and family-sized affordable units as a proportion of all new affordable units to need as determined by Census data and community and property management feedback. Action: Participate in coordination meetings with the city, county, and other Housing Authorities to discuss best practices, challenges and provide portability information.</p> |
| <p>Fair Housing Goal: Increase the stock of affordable, accessible rental housing throughout the region, especially in areas of opportunity. Increase access to affordable housing. Implement partnerships to expand</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Action: Prioritize the redevelopment of WHA-owned properties as an approach encourage affordable housing development throughout the city, especially in areas of opportunity. Action: Recommend alternative tenant screening models that minimize barriers to affordable housing. Match production of AMI levels and family-sized affordable units as a proportion of all new affordable units to need as determined by Census data and community and property management feedback. Action: Participate in coordination meetings with the city, county, and other Housing Authorities to discuss best practices, challenges and provide portability information.</p> | | |

Form identification: TX010-Housing Authority of the City of Waco form HUD-50075-5Y (Form ID - 800) printed by Milet Hopping in HUD Secure Systems/Public Housing Portal at 08/27/2024 10:06AM EST

HOUSING AUTHORITY OF THE CITY OF WACO, TEXAS

RESOLUTION NO. 3912

A RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF WACO TO TAKE THE FOLLOWING ACTIONS WITH REGARD TO (I) THE PARTICIPATION AND APPROVAL OF A PROJECT-BASED VOUCHERS FOR THE PAIGE ESTATES APARTMENTS PROJECT (THE “PROJECT”); AND (II) APPROVING SUCH OTHER ACTION NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, the Housing Authority of the City of Waco, Texas (the “Housing Authority”) desires that certain of the units in the Project be project-based voucher units under the HUD Section 8 Project-Based Voucher program (“PBV Units”) and in connection therewith, the Housing Authority desires to enter into a Section 8 Project-Based Voucher Program PBV Agreement to Enter Into Housing Assistance Payment Contract, Section 8 Project-Based Voucher Program PBV Housing Assistance Payment Contract, and related documents to be entered into by the Housing Authority, including but not limited to certifications, assignments and such other documents, all upon such terms and conditions as the Housing Authority deems reasonably necessary (the “PBV Documents”);

NOW THEREFORE BE IT RESOLVED, in connection with the development, construction, and equipping of the Project, the Housing Authority hereby adopts the following resolutions:

BE IT FURTHER RESOLVED, that the Executive Director of the Housing Authority be and hereby is severally authorized and directed for and on behalf, and as the act and deed of the Housing Authority, to execute and deliver all documents, instruments, certificates and other writings of every nature whatsoever necessary or desirable to consummate the transactions described herein, including but not limited to the PBV Documents, and to take such other action in the consummation of the transactions herein contemplated as such officer shall deem to be necessary or desirable, without the necessity of attestation by a secretary or any other officer of the Housing Authority and with or without a seal of the Housing Authority and any and all acts heretofore taken by the Executive Director of the Housing Authority to such end are hereby expressly ratified and confirmed as the acts and deeds of the Housing Authority; and

BE IT FURTHER RESOLVED, that the Housing Authority be, and it hereby is, authorized to do any and all acts and things and to execute any and all agreements, consents, and documents as in its opinion, or in the opinion of counsel to the Authority, may be necessary, convenient, or appropriate in order to carry out the purposes and intent of any of the foregoing resolutions; and

BE IT FURTHER RESOLVED, that third parties shall be entitled to rely on the foregoing resolutions as being in full force and effect until notified otherwise in writing by a duly authorized officer of the Housing Authority.

PASSED this 24th day of June 2025.

MELLI WICKLIFF, CHAIR

ATTEST:

MILET HOPPING, SECRETARY

Agenda
WACO HOUSING OPPORTUNITIES CORPORATION
Waco Housing Authority
Board Room
4400 Cobbs Drive
Waco, Texas
June 24, 2025
11:00AM

- I. Call to Order
- II. Establishment of Quorum
- III. Approval of Minutes
- IV. New Business
 - RESOLUTION 063 A RESOLUTION BY THE BOARD OF DIRECTORS OF WACO HOUSING OPPORTUNITIES CORPORATION (“CORPORATION”) AUTHORIZING CORPORATION TO EXECUTE ANY AND ALL DOCUMENTS, OR TAKE ANY OTHER ACTION, THAT IS NECESSARY OR DESIRABLE TO:
 - 1. FACILITATE THE DEVELOPMENT OF PAIGE ESTATES LOCATED IN WACO, TEXAS (“THE PROJECT”);
 - 2. CAUSE PAIGE ESTATES, L.P. (THE “PARTNERSHIP”) TO ENTER INTO ADDITIONAL DEVELOPMENT FINANCING FOR THE PROJECT;
 - 3. CAUSE THE PARTNERSHIP TO PARTICIPATE IN AND APPROVE THE USE OF PROJECT-BASED VOUCHERS FOR THE PROJECT; AND
 - 4. CAUSE THE CORPORATION AND/OR THE CORPORATION’S WHOLLY OWNED, SUBSIDIARY TEXAS LIMITED LIABILITY COMPANY, WHA PAIGE ESTATES GP, LLC (THE “GENERAL PARTNER”) AND/OR THE PARTNERSHIP TO EXECUTE ANY SUCH FURTHER DOCUMENTATION AS NECESSARY AND/OR DESIRABLE TO ALLOW THE CONSUMMATION OF THE TRANSACTIONS AS MORE FULLY DESCRIBED HEREIN.
- V. Adjournment

Synopsis of the Minutes
WACO HOUSING OPPORTUNITIES CORPORATION
Board Room
4400 Cobbs Dr.
Waco, Texas
April 10, 2025
12:00 Noon

- I. Call to Order
President Melli Wickliff called the meeting to order at 12:15 pm.
- II. Establishment of Quorum
Directors present: Melli Wickliff, John Bible, Latonya Lewis, Hazel Rowe
Directors absent: Brad Kinkeade
- III. Approval of Minutes
Minutes were approved as presented.
- IV. New Business
- RESOLUTION 062 A RESOLUTION BY THE BOARD OF DIRECTORS OF WACO HOUSING OPPORTUNITIES CORPORATION (“CORPORATION”) AUTHORIZING CORPORATION TO EXECUTE ANY AND ALL DOCUMENTS, OR TAKE ANY OTHER ACTION, THAT IS NECESSARY OR DESIRABLE TO:
 1. FACILITATE THE ACQUISITION, DEVELOPMENT FINANCING, AND OPERATION OF THE PAIGE ESTATES APARTMENTS PROJECT, WHICH CONSIST OF AFFORDABLE HOUSING UNITS AND ASSOCIATED AMENITIES CONSTRUCTED ON LAND TO BE GROUND-LEASED FROM WACO HOUSING AUTHORITY TO PAIGE ESTATES, L.P., A TEXAS LIMITED PARTNERSHIP (THE “PARTNERSHIP”);
 2. CAUSE THE CORPORATION’S WHOLLY OWNED, SUBSIDIARY TEXAS LIMITED LIABILITY COMPANY, WHA PAIGE ESTATES GP, LLC (THE “GENERAL PARTNER”) TO EXECUTE AN AMENDED AND RESTATED AGREEMENT OF LIMITED PARTNERSHIP OF THE PARTNERSHIP AND OTHER RELATED DOCUMENTS ADMITTING MCI PAIGE ESTATES, LLC, AN INDIANA LIMITED LIABILITY COMPANY OR ITS AFFILIATE (“INVESTOR”), AS A LIMITED PARTNER OF THE PARTNERSHIP, WHICH PROVIDE THE TERMS AND CONDITIONS UNDER WHICH THE PARTNERSHIP WILL CONDUCT ITS BUSINESS, INCLUDING BUT NOT LIMITED TO THE, ACQUISTION, DEVELOPMENT FINANCING, AND OPERATION OF THE PROJECT;
 3. CAUSE THE PARTNERSHIP TO ENTER INTO DEVELOPMENT FINANCING FOR THE PROJECT; AND
 4. CAUSE THE CORPORATION AND/OR THE GENERAL PARTNER AND/OR THE PARTNERSHIP TO EXECUTE ANY SUCH FURTHER DOCUMENTATION AS NECESSARY AND/OR DESIRABLE TO ALLOW THE CONSUMMATION OF THE TRANSACTIONS AS MORE FULLY DESCRIBED HEREIN.

Resolution No. 062

A copy of this approved resolution may be found in the resolution file.
- V. Adjournment
President Melli Wickliff adjourned the meeting at 12:20 pm.

Secretary

President of the Board

Seal

WACO HOUSING OPPORTUNITIES CORPORATION

RESOLUTION NO. 063

A RESOLUTION BY THE BOARD OF DIRECTORS OF WACO HOUSING OPPORTUNITIES CORPORATION (“CORPORATION”) AUTHORIZING CORPORATION TO EXECUTE ANY AND ALL DOCUMENTS, OR TAKE ANY OTHER ACTION, THAT IS NECESSARY OR DESIRABLE TO:

- 1. FACILITATE THE DEVELOPMENT OF PAIGE ESTATES LOCATED IN WACO, TEXAS (“THE PROJECT”);**
- 2. CAUSE PAIGE ESTATES, L.P. (THE “PARTNERSHIP”) TO ENTER INTO ADDITIONAL DEVELOPMENT FINANCING FOR THE PROJECT;**
- 3. CAUSE THE PARTNERSHIP TO PARTICIPATE IN AND APPROVE THE USE OF PROJECT-BASED VOUCHERS FOR THE PROJECT; AND**
- 4. CAUSE THE CORPORATION AND/OR THE CORPORATION’S WHOLLY OWNED, SUBSIDIARY TEXAS LIMITED LIABILITY COMPANY, WHA PAIGE ESTATES GP, LLC (THE “GENERAL PARTNER”) AND/OR THE PARTNERSHIP TO EXECUTE ANY SUCH FURTHER DOCUMENTATION AS NECESSARY AND/OR DESIRABLE TO ALLOW THE CONSUMMATION OF THE TRANSACTIONS AS MORE FULLY DESCRIBED HEREIN.**

Whereas, the Corporation is the sole member of the General Partner;

Whereas, the General Partner is the general partner of the Partnership;

Whereas, the City of Waco, Texas (the “City”) is the recipient of funds (the “ARPA Funds”) from the United States Department of Treasury, under a Coronavirus State and Local Fiscal Recovery Fund;

Whereas, the City desires to loan the ARPA Funds it has been awarded to the Partnership by a direct loan from the City to the Partnership to help finance the acquisition, development, construction and equipping of the Project;

Whereas, to assist with the financing of the Project, the Partnership desires to enter into certain loan agreements and related documents with the City in an anticipated principal amount of \$550,000, or other such amount approved by the City and the Partnership (the “ARPA Loan”), including but not limited to loan agreements, promissory notes, leasehold mortgage, notices, certifications, assignments, and other documents, all upon terms and conditions as the Partnership deems reasonable (collectively, the “ARPA Loan Documents”);

Whereas, the Corporation desires to participate in administration of project-Based Vouchers (“PBVs”) at the Project; and

Whereas, the Corporation shall cause the Partnership to enter into a Section 8 Project-Based Voucher Program PBV Agreement to Enter Into Housing Assistance Payment Contract, Section 8 Project-Based Voucher Program PBV Housing Assistance Payment Contract, and related documents to be entered into by the Partnership with the Housing Authority of the City of Waco, Texas (the “**Housing Authority**”), including but not limited to certifications, assignments, and such other documents, all upon such terms and conditions as the Housing Authority and the Partnership deem reasonably necessary (the “**PBV Documents**”) for PBVs to be located at the Project;

Now, be it resolved, that all of the documents, instruments, or other writing executed by the Corporation (both individually and in a representative capacity as identified in these resolutions), in consummation of the transactions herein described (both individually and in a representative capacity as identified in these resolutions), including, but not limited to (i) the ARPA Documents, (ii) the PBV Documents, and (iii) any and all such additional documents executed to consummate the transactions contemplated herein (collectively, the “**Transaction Documents**”) shall be in form and substance approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof; and it is further,

Resolved, that the Corporation (both individually and in a representative capacity as identified in these resolutions), review, execute and approve all other documents necessary to effectuate the foregoing transactions, all on such terms and containing such provisions as the Executing Officer shall deem appropriate, and the approval of the terms of each such instrument herein described by the Executing Officer shall be conclusively evidenced by his/her execution and delivery thereof; and it is further

Resolved, that the authorization of the Corporation, Partnership and/or General Partner to enter into the Transaction Documents and that execution and delivery in the name and on behalf of the Corporation and/or General Partner and/or the Partnership, by any of the officers of the Corporation of the Transaction Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

Resolved, that any officer of the Corporation (each an “**Executing Officer**”), acting alone without the joinder of any other officer, is hereby authorized and directed for and on behalf, and as the act and deed of the Corporation and/or General Partner and/or the Partnership, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the development of the Project, including but not limited to, the Transaction Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer (acting in a representative capacity as identified in these resolutions, acting individually and on behalf of the General Partner), executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any

and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Corporation and/or General Partner and/or Partnership, effective as of the date such action was taken; and it is further

Resolved, that action by any of the officers of the Corporation, and any person or persons designated and authorized so to act by any such officer, to do and perform, or cause to be done and performed, in the name and on behalf of the Corporation and/or General Partner and/or the Partnership, or the execution and delivery, or causing to be executed and delivered, such other security agreements, financing statements, notices, requests, demands, directions, consents, approvals, waivers, acceptances, appointments, applications, certificates, agreements, supplements, amendments, further assurances or other instruments or communications, in the name and on behalf of the Corporation and/or General Partner and/or the Partnership, as they, or any of them, may deem to be necessary or advisable in order to carry into effect the intent of the foregoing resolutions or to comply with the requirements of the instruments approved or authorized by the foregoing resolutions is hereby approved, ratified and confirmed; and it is further

Resolved, that the Board of Directors finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit the Corporation and it is further

Resolved, that the Partnership be promptly notified in writing by the Secretary or any other officer of the Corporation or any change in these resolutions, and until it has actually received such notice in writing, the Partnership is authorized to act in pursuance of these resolutions.

[No further text on this page]

PASSED this 24th day of June 2025.

MELLI WICKLIFF, CHAIR

ATTEST:

MILET HOPPING, SECRETARY