

**Agenda**  
**WACO HOUSING AUTHORITY & AFFILIATES**  
**Waco Housing Authority**  
**Board Room**  
**Waco, Texas**  
**March 18, 2025**  
**12Noon**

- I. Call to Order
- II. Establishment of Quorum
- III. Hearing from Visitors
  - Recognition of Officials
- IV. Approval of Minutes
- V. Updates
  - South Terrace
  - Melody Grove
  - Gurley Lane
  - CNI Grant
  - Security Reports
- VI. Departmental Report Questions
- VII. Consideration of Future Agenda Items
- VIII. Executive Session
  - Section 551.072
    - Deliberation regarding real property/real estate
- IX. Adjournment

**Synopsis of the Minutes**  
**WACO HOUSING AUTHORITY & AFFILIATES**  
**Waco Housing Authority**  
**Board Room**  
**Waco, Texas**  
**February 20, 2025**  
**12:00 Noon**

- I. Chair Melli Wickliff called the meeting to order at 12:08 pm.
- II. Establishment of Quorum  
Commissioner's present: Melli Wickliff, Jon Ramos, John Bible, Latonya Lewis, Brad Kinkeade  
Commissioners absent:
- III. Hearing from Visitors
  - Recognition of Officials
- IV. Approval of Minutes  
Board Chair Melli Wickliff asked for a motion to approve the minutes of the January Board Meeting minutes. Commissioner Jon Ramos made the motion and Commissioner LaTonya Lewis seconded the motion. Board Chair Melli Wickliff called for a vote and the motion passed unanimously.
- V. Updates
  - South Terrace: Milet provided an update over south terrace, we continue to work on getting the units leased collaboratively with Allied Orion.
  - Melody Grove - Melody Grove I successfully closed on financing on January 14, 2025, with demolition and construction now underway. The project is targeted to be placed in service by December 2025, with full completion expected in 2026. Melody Grove II received a \$2M AHP award in 2024, and a 4% bond application is planned for 2025, contingent on the 9% award. A 9% pre-application was submitted in January 2025, with the full application scheduled for submission by February 28, 2025.
  - Gurley Lane - MBS continues discussions with Enterprise Communities regarding the Enterprise Green Accelerator Loan Products, expected to be available for application in Q1 2025, with a term sheet anticipated in late February. Texas remains a priority region for Enterprise, which, through the Power Forward Communities coalition, has received a \$2 billion National Clean Investment Fund grant from the EPA. The Enterprise Green Accelerator aims to deploy financing to support clean energy adoption and affordable housing. Available financing products include a subordinate loan for rehab and new construction, a bridge loan for tax credit equity or grant subsidies, and a solar energy loan for solar improvements. Additionally, MBS will monitor HUD NOFA releases, particularly for the HUD 202 Elderly Housing Program, as a potential funding source.
  - Devonshire Station – At Devonshire Station's Hewitt site, plans are in place for 66-77 senior housing units. While a 9% pre-application was submitted in January 2025, the full application has been postponed to 2026. Additionally, a 2025 AHP application is being planned, with a potential award of \$1,750,000.
  - CNI Grant - For Kate Ross CNI, MBS submitted a draft Memorandum of Understanding (MOU) to WHA in January for review and comments, outlining roles, responsibilities, and budget details related to preparing a Transformation Plan and a CNI Implementation Grant application. MBS looks forward to WHA's feedback on the draft MOU and budget to finalize the agreement and move forward. A meeting is going to be scheduled to follow up on plans.
  - Security Reports – a review of the security reports was completed. It was suggested to work on a holistic approach with BHN and COW Police to improve issues involving clients and crime.

- VI. 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 **2163** 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 2470 vouchers and has 611 total applicants on the combined waiting lists. There are 67 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.

VII. Consideration of Future Agenda Items

- Security Reports

VIII. Adjournment

Chair, Melli Wickliff, adjourned the meeting at 1:18 p.m.

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Secretary

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Chair of the Board

Seal



# INTEGRAND DEVELOPMENT, LLC

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## **Board Report**

**March 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
  - Preliminary scoring looks promising

### **Devonshire Station**

- Hewitt Site – Planning 66-77 units of senior housing
- 9% Application postponed to 2026
- Planning 2025 AHP application (Potential Award \$1,750,000)

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

## Administrative Services Department February 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 **2,472** 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 **486 people** that checked in to the receptionist in the lobby.

There was a total of **8,563 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	Location
Heather Burris	RAD/PBV Specialist Training	2/4 - 2/6/2025	Houston
Nina Jones	RAD/PBV Specialist Training	2/4 - 2/6/2025	Houston
Milet Hopping	SWNAHRO Winter Committee Meetings	2/3 - 2/6/2025	Grapevine
Gloria Dancer	SWNAHRO Winter Committee Meetings	2/3 - 2/6/2025	Grapevine
Rebecca Ellis	SWNAHRO Winter Committee Meetings	2/3 - 2/6/2025	Grapevine
Milet Hopping	TXNAHRO Annual Conference & Legislative Day	2/9 - 2/13/2025	Austin
Gloria Dancer	TXNAHRO Annual Conference & RAD Training	2/9 - 2/13/2025	Austin
Rebecca Ellis	TXNAHRO Annual Conference & Legislative Day	2/9 - 2/13/2025	Austin
Melissa Johnson	TXNAHRO Annual Conference & Legislative Day	2/9 - 2/13/2025	Austin
Janie Lovell	TXNAHRO Annual Conference & RAD Training	2/9 - 2/13/2025	Austin
Bridget Ellis	TXNAHRO Annual Conference & RAD Training	2/9 - 2/13/2025	Austin
Denicka Simmons	TXNAHRO Annual Conference & RAD Training	2/9 - 2/13/2025	Austin

# Information Technology

February 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](http://www.wacopha.org)

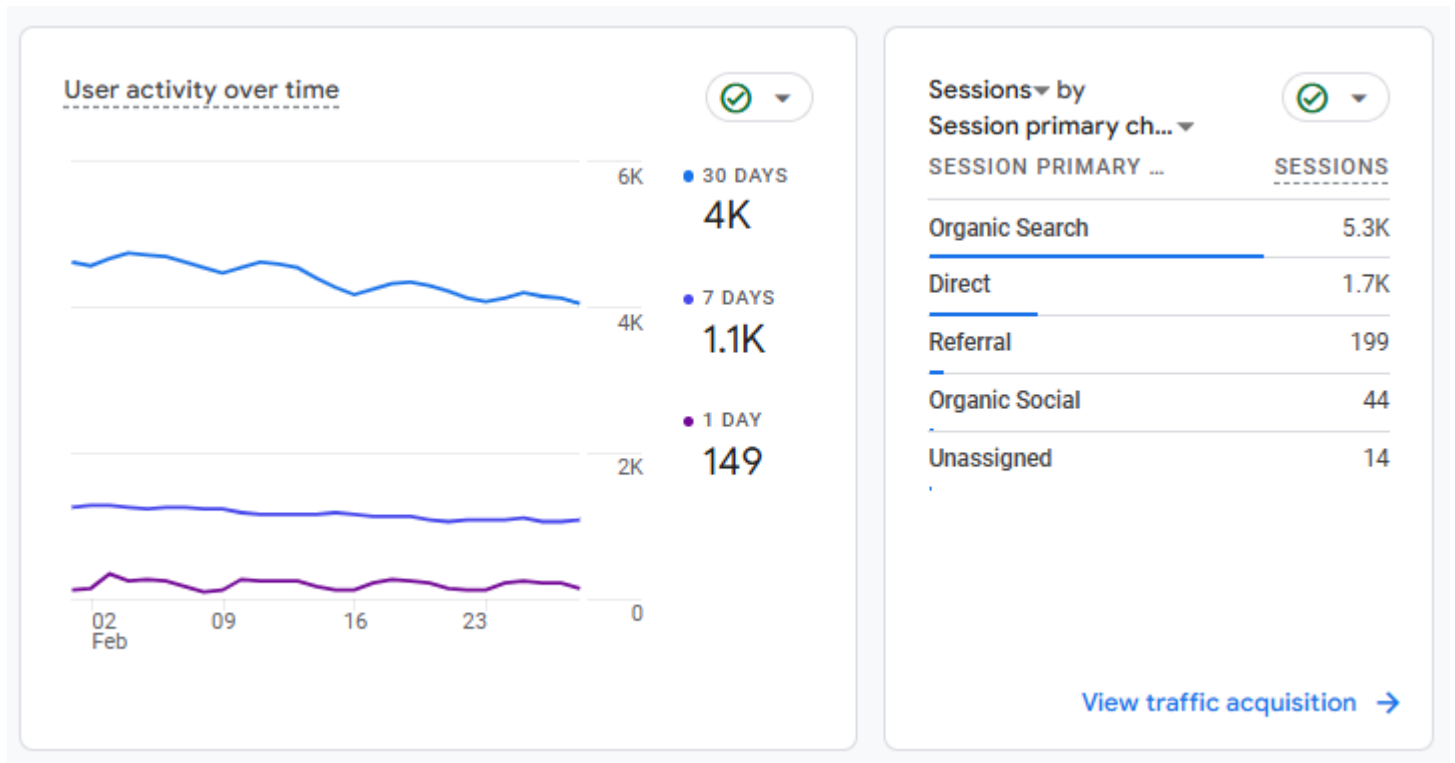
- **Server, Computer, and Phone System Uptimes**

WHA Network systems had no substantial downtime for the month.

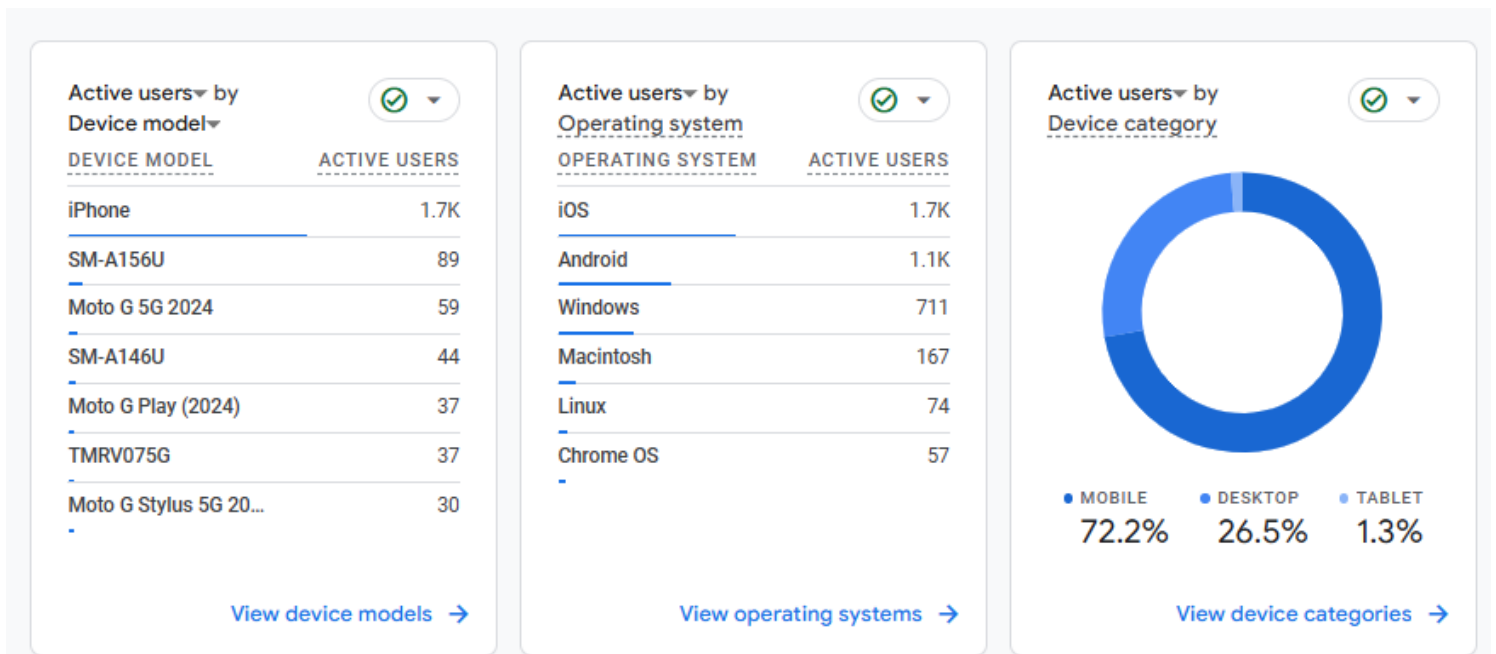
- **Miscellaneous**

- Continuing weekly meetings with Yardi implementation Techs added daily meetings for posting rent.
- Continue Rent Café affordable Tenant portal
- Continue setup of Melody Grove project in Yardi
- Started meetings on Yardi Legal Module
- Setup to accommodate AMA program/process review for WHA

## Wacopha.org October web statistical



Wacopha.org traffic is up this month by 300 users

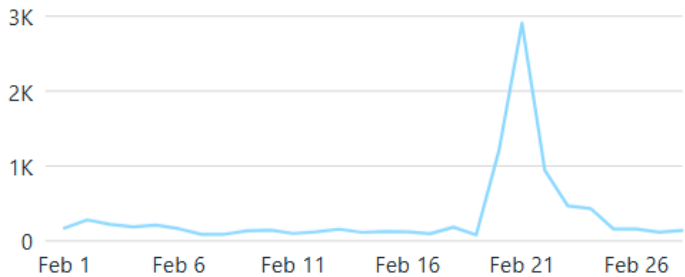




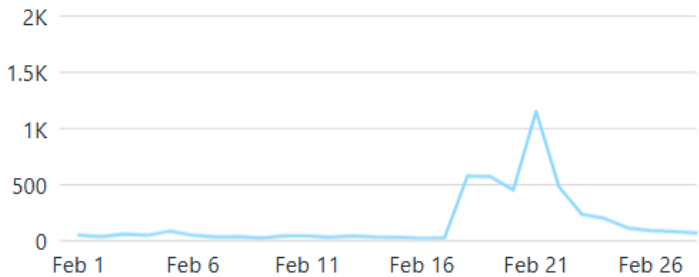
# Social Media Statistical

Note: Feb views are healthy at 9.3K more than double our webpage traffic, with a reach close to 4k,

9.3K ↓ 47.8%



3.8K ↑ 13.2%



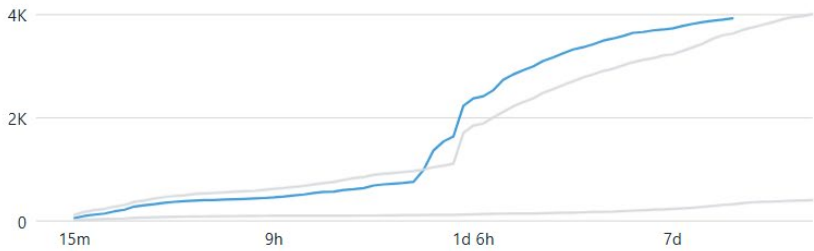
Number 1 post for Feb was our farewell to Jon Romos

### Overview

Views ⓘ	Reach ⓘ	Interactions ⓘ	Link clicks ⓘ
3,937	1,870	49	--

📈 This post received more views compared to your recent Facebook posts.

Views ⓘ  
3,937



February 20 at 8:40 PM · 🌐

Jon Ramos Board Co. Chair for Waco Housing Authority & Affiliates completes his term of service, leaving behind a legacy of dedication and impactful leadership. His commitment to enhancing affordable housing and strengthening the community will continue to inspire future efforts in Waco



Boost

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# Rising Images, Inc.

## Board Report for February 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	2	66%
Raintree	156	1	99%

### Rent Collections

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Cimmaron	\$56,035.00	\$55,487.00	\$55,487.00	100%
Hunnington	\$38,179.00	\$38,061.00	\$38,061.00	100%
Misty Square	\$9,238.00	\$9,212.00	\$9,212.00	100%

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Picadilly	\$4,562.88	\$ 4,290.00	\$4,290.00	100%
Raintree	95,928.15	\$100,706.80	\$100,706.00	100%

### **Contracts (MOD)**

#### **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: Feb-25

FINANCIAL	
Rent Collected Amount	176,502.04
Current Month Delinquent Rent - Resident	13,763.68
LEASING INFORMATION	
Total Applicant Files Received	3
Total Applicant Files Approved	7
Total Briefings for Month	1
Total Applicant Files Denied	10
Total Applicant Files Requested	13
Total Tenancy Addendum	11
Total Leases	11

EVICTIONS		
Number of Evictions Files		2
Evictions/Set Outs Completed		0
WHA REFERRALS RECEIVED		
Total Referrals Received		
WHA REFERRALS		3

COMPLIANCE	
Number Files submitted to Compliance	60
Total Number of Recerts Completed	49
Recerts 30 days past due	0
Recerts 60 days past due	0
Recerts 90 days past due	0
Recerts 120 past due	19
OCCUPANCY	
Total Number Occupied	241
Total Number Vacant	9
Total Number Leased	4
Number Ready for Move In	2

INSPECTIONS		
Total HQS Inspections Completed		13
Total HQS Inspections Passed		11
STAFF TRAINING		
Date	Description of Activitiy	
2/4/2025	Leasing 101	
2/26/2025	ResMan Affordable Training Day 1	
2/27/2025	ResMan Affordable Training Day 2	
2/28/2025	ResMan Affordable Training Day 2	

INCIDENT REPORTS			
Date of Incident	Unit Address	Brief Description of Incident	Police Activity (Y/N)

RELOCATION

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

South Terrace Monthly Report

Reporting Month: Feb-25

RESIDENT ACTIVITY/SUPPORTIVE SERVICES				(attach sign in sheets & photos)
Description of Activity	Date	No. of Residents Attended	Service Provider	Comment

## Modernization Department February 2025 Report

<b>Grant Year</b>	<b>Grant Amt.</b>	<b>Amt. Expended</b>	<b>% Expended</b>	<b>% Obligated</b>	<b>Deadline to Expend</b>
2018/518	\$1,820,616.00	\$1,820,341.00	99%	100%	May 28,2026
2019/519	\$1,904,253.00	\$1,384,627.43	72%	89%	April 15, 2027
2020/520	\$2,037,987.00	\$777,761.49	36%	38%	March 25, 2028
2021/521	\$1,700,141.00	696,559.50	25%	40%	February 22, 2027- awaiting extension approval
2022/522	2105,575.00	\$419,613.00	19%	34%	
2023/523	\$2,102,463.00	\$551,896.56	26%	35%	

### **Public Housing Current Projects**

- **Estella Maxey- Rehab & Make Ready on 10 units**
  - Bid opening at 2:00pm on March 26, 2025. The resolution will be on the next board report.

### **Rising Images Current Projects**

- **Siding Replacement at Raintree Apartments**
  - In Progress

## Housing Operations Monthly Report

February 2025

### Public Housing Report

#### PH Staff

Total Employees – 9

#### Waiting List Information

Total number of applicants on the waiting list – 3006

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

Notification for assistance mailed	4
No response to notification letters	0
Pending Notification letter/expiration date	0
Move-in letters issued	3
Units rejected by applicant	1
Total applicants not qualified	0

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 (42) orientation letters emailed, (18) packets were mailed out from letter responses (9) received and in process of verifications (24) no response deadline (5) completed.

#### Annual Re-Certifications

Community	Certifications	Completed	Remaining
Kate Ross	17	16	1
Estella Maxey	9	9	0
<b>Total</b>	<b>26</b>	<b>25</b>	<b>1</b>

We have completed 97% of certifications for this month. According to PIC submission we have reported. 100 % certifications for dates through January 31<sup>st</sup> 2025.

#### Evictions

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

#### Percentage of Rent Collected

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

Last Quarterly Average was: 78% for Oct-Nov-Dec.

#### Occupancy Percentage

The occupancy percentage for February was 85%; we did not meet our goal of 97%.

Which excludes 114 units on Adams moving forward

Last Quarterly Average was 89% for Oct-Nov-Dec.

Kate Ross currently has 30 vacant HUD approved units

Estella Maxey currently has 94 vacant HUD approved units

## Maintenance Report

### Staff

Total Employees 9 regular employees

3 Vacant position – Utility Laborer KR/EM

.

### Work Orders

Routine Work Orders

<b>Community</b>	<b>Total</b>	<b>%Completed</b>	<b>Remaining</b>
Kate Ross	83	90.3%	8
Estella Maxey	91	92.3%	7
<b>Total</b>	<b>174</b>	<b>92.3%</b>	<b>15</b>

Completing routine work orders within fifteen (15) days is our established annual goal. We presently have an average closing time of 3 days, which is well within our goal. We are closing work orders in a timelier manner with NSPIRE. This software program gives techs access to close out work orders after completion throughout the day in real time.

Emergency Work Orders

	<b>Amount Received</b>	<b>Amount Closed</b>	<b>Amount Remaining</b>
Closed within 24 hours	79	79	0
Over 24 hours	0	0	0
<b>Total</b>	<b>79</b>	<b>79</b>	<b>0</b>

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

### **February Unit Turn Around Time**

<b>Down Time</b>	<b>Make Ready Time</b>	<b>Lease-Up Time</b>	<b>Total Turnaround Time</b>
610.33	41.33	59.33	710.99

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

<b>Down Time</b>	<b>Make Ready Time</b>	<b>Lease-Up Time</b>	<b>Total Turnaround Time</b>
296.43	32.16	33.31	361.58

Our annual cumulative goal is turning units in 20 days or less. Presently we have a cumulative turn-around time of 361.58, this puts us over 341.58 days.

### **February Vacant Apartment Information**

	<b>Leased</b>	<b>Total</b>	<b>Occupancy %</b>
Kate Ross	222	286	78%
Estella Maxey	230	248	92.7%
<b>Overall Occupancy</b>	<b>452</b>	<b>534</b>	<b>85%</b>

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

### **Annual Inspections FY 23 - 24**

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

### **Fleet Vehicle Inspection**

Total Vehicles Inspected – Tire Repairs, Oil Changes

### **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. Selected qualified staff are scheduled to go to a training conference in Feb.2025 for HVAC and electrical diagnostics training.

### **Accident-free days by staff FY 2023/2024**

The maintenance staff has accumulated 151 accident-free days with (0) loss time days for the month of February. 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
February 2025	\$30,123.62

Expenditures: Vehicle Maintenance, Make Ready Supplies, HVAC Parts, Paint, Electrical Repairs Beyond Routine Maintenance, Tires and Repairs, Bed Bug Treatment, Cleaning Supplies, Plumbing Repairs Beyond Routine Maintenance, Plumbing Parts, Hardware, HVAC service Parts, Electrical Supplies



## Section 8 Board Report – February 2025

The Section 8 Department has leased a total of 2443 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	423	2288
Hill County	150	141
Somervell County	33	14
<b>Totals</b>	<b>606</b>	<b>2443</b>

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

There are 0 applicant families searching for a place to live currently.

Waco	0
Hill County	0
Somervell County	0
Total	0

### Re-Certifications

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

### 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	6
Number Passed/Pending Inspection	1
Number housed in Waco	59

Ineligible	251
Total	84%

### Mainstream

Number Pending (Referral/Orientation)	0
Number Searching in Waco	0
Number Passed/Pending Inspection	1
Number Housed in Waco	75

Ineligible	91
Total	94 %

### EHV (Emergency Housing Vouchers)

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

Ineligible	17
Total	100%

### FYI (Foster Youth Initiative)

Number Pending (Referral/Orientation)	1
Number Searching in Waco	4
Number Passed/Pending Inspection	0
Number Housed in Waco	11

Ineligible	20
Total	44 %

**HUD Reports**

No reports are due

**Staff**

There are two vacancies 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: \$ 125,058.26

Total amount outstanding: \$142,772.67

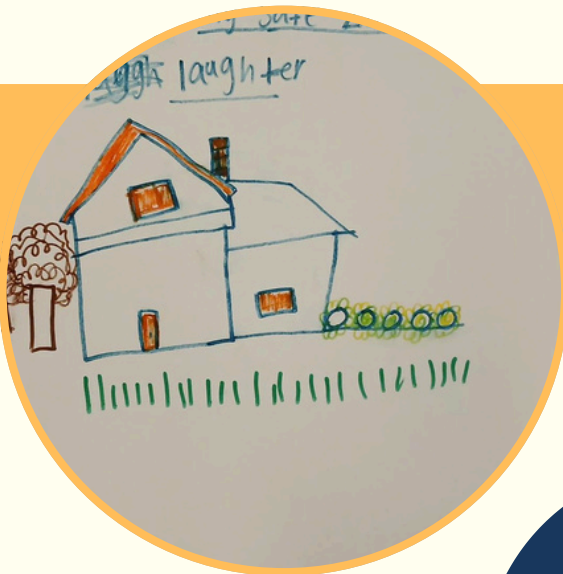
February  
2025



# Community Services



WHA joins other housing authorities across Texas for Advocacy Day at the Texas Capitol. Teams visited lawmakers to advocate for bills that will help keep Texans housed.



# Relocation Specialist

February 2025

## 8 Relocations completed

- 1 tenant utilized TPV (Tenant Protection Voucher) to move into senior apartments
- Addressed calls from tenants regarding maintenance issues not obvious on inspection.
- 3 tenants from Melody Grove and Kate Ross scattered sites who wish to secure a TPV (voucher).

## Older Adults

March 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
ALL ACTIVITIES BEGIN AT 10AM 2	3	ARTS AND CRAFTS 4	ARTS AND CRAFTS 5	LUNCH AND OUTING 6	RESIDENT COUNCIL MEETINGS 7	1
9	10	ARTS AND CRAFTS 11	ARTS AND CRAFTS 12	BREAKFAST/ ST PATRICKS DAY PARTY 13	SOUTH TERRACE 3/12 4PM 14	8
16	17	BINGO W/WOODLAND SPRINGS 18	ARTS AND CRAFTS/ SUPERIOR HEALTH 19	ARTS AND CRAFTS 20	KATE ROSS 3/19 6PM 21	15
23	24	ARTS AND CRAFTS/ SUPERIOR HEALTH 25	BINGO 26	BOARD GAMES 27	MELODY GROVE 3/26 4PM 28	22
30	31					29

### Older Adults Continued...

- Working with Relocation Specialist and visiting seniors that may have special needs during relocation.
- Weekly Senior Activities at all three properties
- Seniors attended Healthy Meals Classes with **Waco/McLennan County Health Department**
- Monthly Bingo and Lunch Outing
- Arts/Crafts/Sewing
- Home visits
- Coffee and Donuts with Seniors
- Regular home visits to seniors who need resources and assistance.

**Shepherd's Heart Food Pantry  
distribution continues every 3rd  
Wednesday at Estella Maxey**

**Black history luncheon with Anthony  
Betters, City of Waco was the Speaker**

## Youth Services

- Transportation for Tutoring for Kate Ross Kids at West Avenue Elementary
  - Movie Night for Kate Ross Computer Lab kids. The kids had to read several chapters for their "ticket" to the pizza and movie party. New computer lab worker Corey Cleveland organized this activity



## Youth Services Continued

- 10 public housing youth girls went to Lady Bears Basketball game
- Working on 25th Anniversary Celebration for Go to College Trip
- NAHRO Poster Contest “What Home Means to Me.”  
Entries submitted to Texas NAHRO



- Voice after school activities at South Terrace resumed
- Basketball at South Terrace resumes
- After School Computer labs at Melody Grove and Kate Ross

Transformation Waco Early Childhood  
Center open at Estella Maxey

Mentor Waco at Estella Maxey





# FSS Team Cassandra Foreman and Triza Mongare

March 2025

## Monthly Escrow

### **FSS Participants Monthly ESCROW**

Total: Public Housing Current-10/Grant 2024-14

Total: S8/RAD Current-61/Grant 2024-86

Total Grant 2024 Participants-**100**

Total Participants (Current) **71**

Total: Public Housing **\$1158.00**

Total: RAD **\$5894**

### **2 New Participants**

1 Terms (1 Forfeiture \$9048)

1 Interim Disbursement

FSS Monthly Meeting 2/11 (in person and virtual)

FSS Advisory Board Meeting 2/12

Esther's Closet Board Meeting

Continuing with Yardi Training

Rise Conference for FSS

Taking FSS Participants on trip to Dallas to  
empowerment conference



### **YASMINE CHILDERS UPDATE ON NEW HOME BUILT BY GRASSROOTS**

### **Client Accomplishments**

- J.O. Moving forward in the home ownership process
- AW Completed Fanny Mae Home Ownership Workshop
- YC Grassroots continuing to work on new home construction
- LF Applied for Texas NAHRO Scholarship



# Resident Council Meetings

## **South Terrace:**

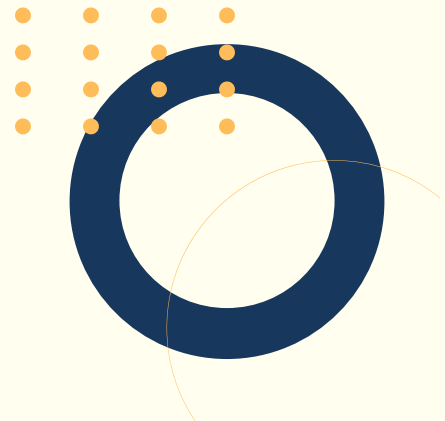
Meeting cancelled due to inclement weather

## **Melody Grove**

Melody Grove meeting was held with 3 people present. Mr. Mack mentioned they noticed the work had begun on Adams. One resident mentioned he lives at the end of Delano and Cantrell and with the cleaning and construction work beginning behind the units on Cantrell he has seen snakes and mice is becoming a problem.

## **Kate Ross**

Meeting scheduled and flyers distributed however no residents attended most likely due to inclement weather





# Voice, Inc at South Terrace

Date/ Time  
Students  
Activity

1/14/2025

4:00 p.m.- 5:30 p.m.

4

Students utilized critical thinking skills through activities involving Rubik's Cubes and puzzles.  
Snacks were provided.

1/16/2025

4:00 p.m.- 5:30 p.m.

10

Set yourself up to succeed/ Letterman Jacket lesson.  
Snacks were provided.

1/21/2025

4:00 p.m.- 5:30 p.m.

8

Students participate in an activity focused on building self-esteem.  
Snacks were provided.

1/23/2025

4:00 p.m.- 5:30 p.m.

2

Students learn about the various functions of the brain through brain activity.  
Snacks were provided.

1/28/2025

4:00 p.m.- 5:30 p.m.

12

Students participate in an activity focused on actions and consequences lesson/ activity.  
Snacks were provided.

1/31/2025

4:00 p.m.- 5:30 p.m.

12

Students learned about peer- pressure.

Snacks were provided.

# **Summary of Financial Statements**

## **November 30, 2024**

### **Public Housing**

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

- Other Income - Management fees revenue from PH sites was under budget \$7,200.
- Total Admin Expenses – Salaries, and software maintenance expenses were under budget \$18,100.

#### **Kate Ross (KR)**

- Total Rental Income – The revenue was under budget \$15,600, since occupancy was at 81%.
- Total Admin Expenses – Salaries, and software maintenance expenses were under budget \$12,300.
- Total Maintenance and Operational Expenses – Maintenance labor and contract labor were under budget \$4,800. Also, electrical supplies and grounds contract were under budget \$7,500.
- Total General Expenses – Health and property insurance cost were under budget \$21,600.

#### **Estella Maxey (EM)**

- Total Rental Income – Revenue is not accurate for the month of November due to software conversion. Correction was made the following month.
- Total Admin Expenses – Salaries cost was under budget \$7,700.
- Total Maintenance and Operational Expenses – The expense was over budget \$10,000 for plumbing repairs, while ground contract was under budget \$3,400.
- Total General Expenses – Health and property insurance cost were under budget \$14,100.

### **Section 8 – Admin**

- Total Admin Expenses – Salaries and software maintenance expenses were under budget \$23,200, while temporary administrative labor was over budget \$15,200.
- Total Maintenance and Operational Expenses – Cost was over budget \$9,000 for Hill County office roof repairs.
- Total General Expenses – Health insurance and other fringe benefits were under budget \$11,500.

## **Non-Profits**

### **Raintree**

- Contract Costs- This is over budget for the month due to various HVAC repairs and replacement in the total amount of \$3,801.

### **Cimmaron**

- Utility Expense- This is over budget for the month as water usage was higher. A leak repair was made in a future month that may have caused this.

### **Hunnington**

- There were no out of the ordinary expenses or income amounts for the month of November.

### **Misty**

- There were no out of the ordinary expenses or income amounts for the month of November.

### **Picadilly**

- There were no out of the ordinary expenses or income amounts at Picadilly for the month.

# **Summary of Financial Statements**

## **December 31, 2024**

### **Public Housing**

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

- Other Income - Management fees revenue from PH sites was under budget \$9,000.
- Total Admin Expenses – Software maintenance expense was under budget \$5,000.

#### **Kate Ross (KR)**

- HUD Contribution – HUD’s subsidy funding was under budget \$6,200.
- Other Income – CFP revenue for operations was under budget \$10,400.
- Total Admin Expenses – Salaries, management fee, and software maintenance expenses were under budget \$11,000.
- Total General Expenses – Health and property insurance cost were under budget \$13,500.

#### **Estella Maxey (EM)**

- HUD Contribution – HUD’s subsidy funding was under budget \$6,800.
- Total Other Income – CFP revenue was over budget \$18,600, while other income was under \$4,600.
- Total Admin Expenses – Administrative salaries expense was under budget \$4,800.
- Total Maintenance and Operational Expenses – The expense was over budget \$17,800 for protective services and plumbing repairs, while grounds contract was under budget \$5,800.
- General Expenses – Fringe benefits and health insurance were under budget \$9,100.

#### **Section 8 – Admin**

- HUD Contribution - Section 8 Admin Fee revenue was \$19,500 under budget.
- Total Admin Expenses – Salaries, management fees and software maintenance expenses were under budget \$19,100, while temporary administrative labor was over budget \$22,800.
- Total General Expenses – Health insurance and other fringe benefits were under budget \$9,500.

## **Non-Profits**

### **Raintree**

- Contract Costs- This is over budget for the month due to a sprinkler system leak repair in the amount of \$3,959 and a pool pump installation costing \$3,105. A main breaker replacement (\$2,603) and vinyl floor installation in one of the units was also done (\$2,759).

### **Cimmaron**

- Administrative Expenses- A copier was purchased for the office in the total amount of \$4,473. This was a split cost with Hunnington and Misty as well.
- Utility Expense- This is over budget for the month as water usage was higher. A leak repair was made in a future month that may have caused this.
- Non-Apartment Expenses- The Employee Christmas luncheon cost was \$1,065.

### **Hunnington**

- There were no other out of the ordinary expenses or income amounts for the month of December apart from the one mentioned above.

### **Misty**

- There were no other out of the ordinary expenses or income amounts for the month of December.

### **Picadilly**

- There were no out of the ordinary expenses or income amounts at Picadilly for the month.

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

**Property Comparison**

Period = Nov 2024

Book = Accrual ; Tree = ysl\_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	50,032.22	-15,657.44	0.00	55,213.00	37,790.00	9,124.00	5,148.00	104,584.80	0.00	246,234.58
Total Other Tenant Income	14,648.19	-5,097.57	0.00	405.00	320.00	40.00	45.00	1,220.00	0.00	11,580.62
TOTAL TENANT INCOME	64,680.41	-20,755.01	0.00	55,618.00	38,110.00	9,164.00	5,193.00	105,804.80	0.00	257,815.20
HUD CONTRIBUTIONS										
TOTAL HUD CONTRIBUTIONS	104,148.00	138,920.75	0.00	0.00	0.00	0.00	0.00	0.00	188,160.00	431,228.75
OTHER INCOME										
TOTAL OTHER INCOME	55,098.26	70,868.93	144,561.61	1,590.49	853.14	372.23	824.16	913.09	5,177.67	280,259.58
TOTAL INCOME	223,926.67	189,034.67	144,561.61	57,208.49	38,963.14	9,536.23	6,017.16	106,717.89	193,337.67	969,303.53
ADMINISTRATIVE EXPENSES										
Total Administrative Salaries	21,351.59	20,773.06	93,606.85	4,647.55	3,142.18	733.84	304.24	7,302.15	58,082.77	209,944.23
Total Legal Expense	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,120.00	5,200.00
Total Other Admin Expenses	28,452.16	28,127.39	7,677.73	14,389.58	9,845.80	1,009.04	566.28	27,244.05	32,734.20	150,046.23
Total Miscellaneous Admin Expenses	11,636.61	13,629.29	6,135.13	1,033.84	617.05	163.94	266.86	3,276.26	27,155.31	63,914.29
TOTAL ADMINISTRATIVE EXPENSES	61,520.36	62,529.74	107,419.71	20,070.97	13,605.03	1,906.82	1,137.38	37,822.46	123,092.28	429,104.75
TENANT SERVICES										
TOTAL TENANT SERVICES EXPENSES	13,299.52	11,613.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,913.51
UTILITY EXPENSES										
TOTAL UTILITY EXPENSES	51,997.78	44,022.58	2,710.97	10,600.97	4,271.97	1,033.14	46.43	4,215.02	2,548.47	121,447.33
MAINTENANCE AND OPERATIONAL EXPENSES										
Total General Maint Expense	16,120.98	16,541.67	0.00	5,758.67	3,434.99	909.25	263.07	6,313.58	0.00	49,342.21
Total Materials	5,857.32	6,790.60	280.79	2,797.09	2,244.71	207.67	501.83	7,579.38	596.13	26,855.52
Total Contract Costs	21,214.84	34,824.28	4,459.89	4,187.13	2,847.65	805.93	435.24	18,069.50	11,061.79	97,906.25
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	43,193.14	58,156.55	4,740.68	12,742.89	8,527.35	1,922.85	1,200.14	31,962.46	11,657.92	174,103.98
GENERAL EXPENSES										
TOTAL GENERAL EXPENSES	12,721.70	11,502.13	19,422.47	3,093.52	1,873.27	488.40	129.54	3,108.12	15,268.33	67,607.48
FINANCING EXPENSE										
TOTAL FINANCING EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.29	13.29
CAPITAL & NON-OPERATING ITEMS										
TOTAL CAPITAL & NON-OPERATING ITEMS	0.00	0.00	0.00	7,861.33	5,953.53	2,824.11	260.98	15,430.42	0.00	32,330.37
NON-ROUTINE & NON-APT EXPENSES										
TOTAL NON-ROUTINE & NON-APT EXPENSES	0.00	0.00	0.00	272.81	0.00	0.00	0.00	1,602.84	0.00	1,875.65
TOTAL EXPENSES	182,732.50	187,824.99	134,293.83	54,642.49	34,231.15	8,175.32	2,774.47	94,141.32	152,580.29	851,396.36
NET INCOME	41,194.17	1,209.68	10,267.78	2,566.00	4,731.99	1,360.91	3,242.69	12,576.57	40,757.38	117,907.17

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

**Property Comparison**

Period = Dec 2024

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	60,297.00	57,038.40	0.00	55,705.39	37,528.19	9,016.45	5,191.00	104,996.90	0.00	329,773.33
Total Other Tenant Income	13,799.83	8,385.01	0.00	220.00	1,094.80	630.00	0.00	1,110.00	0.00	25,239.64
TOTAL TENANT INCOME	74,096.83	65,423.41	0.00	55,925.39	38,622.99	9,646.45	5,191.00	106,106.90	0.00	355,012.97
HUD CONTRIBUTIONS										
TOTAL HUD CONTRIBUTIONS	104,148.00	138,920.75	0.00	0.00	0.00	0.00	0.00	0.00	163,671.00	406,739.75
OTHER INCOME										
TOTAL OTHER INCOME	41,552.41	68,423.97	144,074.85	1,787.04	413.10	362.42	542.02	1,980.64	5,198.59	264,335.04
TOTAL INCOME	219,797.24	272,768.13	144,074.85	57,712.43	39,036.09	10,008.87	5,733.02	108,087.54	168,869.59	1,026,087.76
ADMINISTRATIVE EXPENSES										
Total Administrative Salaries	24,159.03	23,662.69	102,992.52	5,228.49	3,118.75	825.55	342.28	8,584.88	65,161.38	234,075.57
Total Legal Expense	0.00	245.00	0.00	0.00	0.00	0.00	0.00	0.00	196.00	441.00
Total Other Admin Expenses	28,641.33	27,374.54	3,301.16	15,128.05	10,153.70	1,078.99	839.00	28,361.69	34,827.95	149,706.41
Total Miscellaneous Admin Expenses	11,619.31	13,957.07	8,757.92	4,991.03	3,121.46	788.50	197.86	5,133.16	38,438.19	87,004.50
TOTAL ADMINISTRATIVE EXPENSES	64,419.67	65,239.30	115,051.60	25,347.57	16,393.91	2,693.04	1,379.14	42,079.73	138,623.52	471,227.48
TENANT SERVICES										
TOTAL TENANT SERVICES EXPENSES	15,599.20	13,919.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,519.12
UTILITY EXPENSES										
TOTAL UTILITY EXPENSES	45,597.32	48,198.29	2,443.43	9,177.61	4,151.91	980.47	113.30	4,962.61	2,187.90	117,812.84
MAINTENANCE AND OPERATIONAL EXPENSES										
Total General Maint Expense	17,305.83	17,765.70	0.00	6,615.99	3,946.38	1,044.64	261.07	6,266.12	0.00	53,205.73
Total Materials	8,167.92	8,341.23	85.47	2,405.40	654.74	42.24	28.30	724.49	126.49	20,576.28
Total Contract Costs	28,607.21	36,794.65	5,999.98	4,874.62	3,821.09	1,441.94	404.91	27,601.14	2,179.63	111,725.17
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	54,080.96	62,901.58	6,085.45	13,896.01	8,422.21	2,528.82	694.28	34,591.75	2,306.12	185,507.18
GENERAL EXPENSES										
TOTAL GENERAL EXPENSES	25,437.02	25,347.03	23,733.35	6,151.96	3,194.01	831.40	331.18	8,890.99	17,186.75	111,103.69
HOUSING ASSISTANCE PAYMENTS										
TOTAL HOUSING ASSISTANCE PAYMENTS	7.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.00
FINANCING EXPENSE										
TOTAL FINANCING EXPENSES	0.00	0.00	270.84	0.00	0.00	0.00	0.00	0.00	0.00	270.84
CAPITAL & NON-OPERATING ITEMS										
TOTAL CAPITAL & NON-OPERATING ITEMS	0.00	0.00	0.00	7,861.34	5,953.55	2,824.09	260.97	15,426.00	0.00	32,325.95
NON-ROUTINE & NON-APT EXPENSES										
TOTAL NON-ROUTINE & NON-APT EXPENSES	0.00	0.00	0.00	1,506.93	0.00	0.00	0.00	64.95	0.00	1,571.88
TOTAL EXPENSES	205,141.17	215,606.12	147,584.67	63,941.42	38,115.59	9,857.82	2,778.87	106,016.03	160,304.29	949,345.98
NET INCOME	14,656.07	57,162.01	-3,509.82	-6,228.99	920.50	151.05	2,954.15	2,071.51	8,565.30	76,741.78

Central Cost/Admin (800-cc)

**Budget Comparison**

Period = Nov 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
OTHER INCOME									
TOTAL OTHER INCOME	144,561.61	153,075.00	-8,513.39	-5.56	289,915.83	306,150.00	-16,234.17	-5.30	1,836,900.00
TOTAL INCOME	144,561.61	153,075.00	-8,513.39	-5.56	289,915.83	306,150.00	-16,234.17	-5.30	1,836,900.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	93,606.85	103,066.67	9,459.82	9.18	205,766.58	206,133.34	366.76	0.18	1,236,800.00
Total Legal Expense	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	3,000.00
Total Other Admin Expenses	7,677.73	3,705.42	-3,972.31	-107.20	7,832.78	7,410.84	-421.94	-5.69	44,465.00
Total Miscellaneous Admin Expenses	6,135.13	14,673.79	8,538.66	58.19	16,238.09	29,347.58	13,109.49	44.67	176,085.00
TOTAL ADMINISTRATIVE EXPENSES	107,419.71	121,695.88	14,276.17	11.73	229,837.45	243,391.76	13,554.31	5.57	1,460,350.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	2,710.97	2,333.34	-377.63	-16.18	4,994.11	4,666.68	-327.43	-7.02	28,000.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total Materials	280.79	675.00	394.21	58.40	702.99	1,350.00	647.01	47.93	8,100.00
Total Contract Costs	4,459.89	3,741.67	-718.22	-19.20	9,020.82	7,483.34	-1,537.48	-20.55	44,900.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	4,740.68	4,416.67	-324.01	-7.34	9,723.81	8,833.34	-890.47	-10.08	53,000.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	19,422.47	24,429.15	5,006.68	20.49	41,253.18	48,858.30	7,605.12	15.57	293,150.00
FINANCING EXPENSE									
TOTAL FINANCING EXPENSES	0.00	16.67	16.67	100.00	0.00	33.34	33.34	100.00	200.00
TOTAL EXPENSES	134,293.83	152,891.71	18,597.88	12.16	285,808.55	305,783.42	19,974.87	6.53	1,834,700.00
NET INCOME	10,267.78	183.29	10,084.49	5,501.93	4,107.28	366.58	3,740.70	1,020.43	2,200.00



Central Cost/Admin (800-cc)

Budget Comparison

Period = Dec 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
OTHER INCOME									
TOTAL OTHER INCOME	144,074.85	153,075.00	-9,000.15	-5.88	433,990.68	459,225.00	-25,234.32	-5.50	1,836,900.00
TOTAL INCOME	144,074.85	153,075.00	-9,000.15	-5.88	433,990.68	459,225.00	-25,234.32	-5.50	1,836,900.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	102,992.52	103,066.67	74.15	0.07	308,759.10	309,200.01	440.91	0.14	1,236,800.00
Total Legal Expense	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	3,000.00
Total Other Admin Expenses	3,301.16	3,705.42	404.26	10.91	11,133.94	11,116.26	-17.68	-0.16	44,465.00
Total Miscellaneous Admin Expenses	8,757.92	14,673.79	5,915.87	40.32	24,996.01	44,021.37	19,025.36	43.22	176,085.00
TOTAL ADMINISTRATIVE EXPENSES	115,051.60	121,695.88	6,644.28	5.46	344,889.05	365,087.64	20,198.59	5.53	1,460,350.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	2,443.43	2,333.34	-110.09	-4.72	7,437.54	7,000.02	-437.52	-6.25	28,000.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total Materials	85.47	675.00	589.53	87.34	788.46	2,025.00	1,236.54	61.06	8,100.00
Total Contract Costs	5,999.98	3,741.67	-2,258.31	-60.36	15,020.80	11,225.01	-3,795.79	-33.82	44,900.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	6,085.45	4,416.67	-1,668.78	-37.78	15,809.26	13,250.01	-2,559.25	-19.32	53,000.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	23,733.35	24,429.15	695.80	2.85	64,986.53	73,287.45	8,300.92	11.33	293,150.00
FINANCING EXPENSE									
TOTAL FINANCING EXPENSES	270.84	16.67	-254.17	-1,524.72	270.84	50.01	-220.83	-441.57	200.00
TOTAL EXPENSES	147,584.67	152,891.71	5,307.04	3.47	433,393.22	458,675.13	25,281.91	5.51	1,834,700.00
NET INCOME	-3,509.82	183.29	-3,693.11	-2,014.90	597.46	549.87	47.59	8.65	2,200.00

HCV Financial Program (v-0210)

**Budget Comparison**

Period = Nov 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
HUD CONTRIBUTIONS									
TOTAL HUD CONTRIBUTIONS	188,160.00	183,225.00	4,935.00	2.69	351,423.00	366,450.00	-15,027.00	-4.10	2,198,700.00
OTHER INCOME									
TOTAL OTHER INCOME	5,177.67	6,208.33	-1,030.66	-16.60	10,517.07	12,416.66	-1,899.59	-15.30	74,500.00
TOTAL INCOME	193,337.67	189,433.33	3,094.34	-13.91	361,940.07	378,866.66	-16,926.59	-1,940.00	2,273,200.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	58,082.77	73,116.67	15,033.90	20.56	126,144.08	146,233.34	20,089.26	13.74	877,400.00
Total Legal Expense	5,120.00	1,125.00	-3,995.00	-355.11	5,120.00	2,250.00	-2,870.00	-127.56	13,500.00
Total Other Admin Expenses	32,734.20	38,516.67	5,782.47	15.01	65,394.70	77,033.34	11,638.64	15.11	462,200.00
Total Miscellaneous Admin Expenses	27,155.31	20,156.66	-6,998.65	-34.72	58,183.02	40,313.32	-17,869.70	-44.33	241,880.00
TOTAL ADMINISTRATIVE EXPENSES	123,092.28	132,915.00	9,822.72	7.39	254,841.80	265,830.00	10,988.20	4.13	1,594,980.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	2,548.47	2,150.00	-398.47	-18.53	4,252.55	4,300.00	47.45	1.10	25,800.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total Materials	596.13	566.66	-29.47	-5.20	1,037.86	1,133.32	95.46	8.42	6,800.00
Total Contract Costs	11,061.79	3,191.67	-7,870.12	-246.58	17,368.04	6,383.34	-10,984.70	-172.08	38,300.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	11,657.92	3,758.33	-7,899.59	-210.19	18,405.90	7,516.66	-10,889.24	-144.87	45,100.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	15,268.33	26,768.33	11,500.00	42.96	30,316.58	53,536.66	23,220.08	43.37	321,220.00
FINANCING EXPENSE									
TOTAL FINANCING EXPENSES	13.29	8.33	-4.96	-59.54	13.29	16.66	3.37	20.23	100.00
TOTAL EXPENSES	152,580.29	165,599.99	13,019.70	7.86	307,830.12	331,199.98	23,369.86	7.06	1,987,200.00
NET INCOME	40,757.38	23,833.34	-9,115.36	-21.77	54,109.95	47,666.68	-40,296.45	-26.46	286,000.00

HCV Financial Program (v-0210)

**Budget Comparison**

Period = Dec 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
HUD CONTRIBUTIONS									
TOTAL HUD CONTRIBUTIONS	163,671.00	183,225.00	-19,554.00	-10.67	-515,094.00	549,675.00	-34,581.00	-6.29	2,198,700.00
OTHER INCOME									
TOTAL OTHER INCOME	5,198.59	6,208.33	-1,009.74	-16.26	15,715.66	18,624.99	-2,909.33	-15.62	74,500.00
TOTAL INCOME	168,869.59	189,433.33	-20,563.74	-26.93	530,809.66	568,299.99	-37,490.33	-21.90	2,273,200.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	65,161.38	73,116.67	7,955.29	10.88	191,305.46	219,350.01	28,044.55	12.79	877,400.00
Total Legal Expense	196.00	1,125.00	929.00	82.58	5,316.00	3,375.00	-1,941.00	-57.51	13,500.00
Total Other Admin Expenses	34,827.95	38,516.67	3,688.72	9.58	100,222.65	115,550.01	15,327.36	13.26	462,200.00
Total Miscellaneous Admin Expenses	38,438.19	20,156.66	-18,281.53	-90.70	96,621.21	60,469.98	-36,151.23	-59.78	241,880.00
TOTAL ADMINISTRATIVE EXPENSES	138,623.52	132,915.00	-5,708.52	-4.29	393,465.32	398,745.00	5,279.68	1.32	1,594,980.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	2,187.90	2,150.00	-37.90	-1.76	6,440.45	6,450.00	9.55	0.15	25,800.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total Materials	126.49	566.66	440.17	77.68	1,164.35	1,699.98	535.63	31.51	6,800.00
Total Contract Costs	2,179.63	3,191.67	1,012.04	31.71	19,547.67	9,575.01	-9,972.66	-104.15	38,300.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	2,306.12	3,758.33	1,452.21	38.64	20,712.02	11,274.99	-9,437.03	-83.70	45,100.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	17,186.75	26,768.33	9,581.58	35.79	47,503.33	80,304.99	32,801.66	40.85	321,220.00
FINANCING EXPENSE									
TOTAL FINANCING EXPENSES	0.00	8.33	8.33	100.00	13.29	24.99	11.70	46.82	100.00
TOTAL EXPENSES	160,304.29	165,599.99	5,295.70	3.20	468,134.41	496,799.97	28,665.56	5.77	1,987,200.00
NET INCOME	8,565.30	23,833.34	-25,859.44	-30.13	62,675.25	71,500.02	-66,155.89	-27.68	286,000.00

Estella Maxey (102-em)

**Budget Comparison**

Period = Nov 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT INCOME									
Total Rental Income	-15,657.44	57,675.00	-73,332.44	-127.15	37,328.93	115,350.00	-78,021.07	-67.64	692,100.00
Total Other Tenant Income	-5,097.57	7,683.33	-12,780.90	-166.35	4,094.30	15,366.66	-11,272.36	-73.36	92,200.00
TOTAL TENANT INCOME	-20,755.01	65,358.33	-86,113.34	-131.76	41,423.23	130,716.66	-89,293.43	-68.31	784,300.00
HUD CONTRIBUTIONS									
TOTAL HUD CONTRIBUTIONS	138,920.75	145,716.67	-6,795.92	-4.66	272,370.25	291,433.34	-19,063.09	-6.54	1,748,600.00
OTHER INCOME									
TOTAL OTHER INCOME	70,868.93	51,441.66	19,427.27	37.77	127,508.85	104,208.32	23,300.53	22.36	622,600.00
TOTAL INCOME	189,034.67	262,516.66	-73,481.99	-27.99	441,302.33	526,358.32	-85,055.99	-16.16	3,155,500.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	20,773.06	26,991.67	6,218.61	23.04	43,192.00	53,983.34	10,791.34	19.99	323,900.00
Total Legal Expense	0.00	416.67	416.67	100.00	320.00	833.34	513.34	61.60	5,000.00
Total Other Admin Expenses	28,127.39	27,700.00	-427.39	-1.54	54,661.70	55,400.00	738.30	1.33	332,400.00
Total Miscellaneous Admin Expenses	13,629.29	15,103.76	1,474.47	9.76	29,450.01	30,207.52	757.51	2.51	181,245.00
TOTAL ADMINISTRATIVE EXPENSES	62,529.74	70,212.10	7,682.36	10.94	127,623.71	140,424.20	12,800.49	9.12	842,545.00
TENANT SERVICES									
TOTAL TENANT SERVICES EXPENSES	11,613.99	18,816.66	7,202.67	38.28	27,901.02	37,633.32	9,732.30	25.86	225,800.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	44,022.58	50,333.33	6,310.75	12.54	92,976.36	100,666.66	7,690.30	7.64	604,000.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total General Maint Expense	16,541.67	16,625.00	83.33	0.50	36,538.71	33,250.00	-3,288.71	-9.89	199,500.00
Total Materials	6,790.60	6,547.51	-243.09	-3.71	18,562.49	13,095.02	-5,467.47	-41.75	78,570.00
Total Contract Costs	34,824.28	28,379.18	-6,445.10	-22.71	81,994.39	56,758.36	-25,236.03	-44.46	340,550.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	58,156.55	51,551.69	-6,604.86	-12.81	137,095.59	103,103.38	-33,992.21	-32.97	618,620.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	11,502.13	34,502.93	23,000.80	66.66	48,569.36	69,005.86	20,436.50	29.62	414,035.00
HOUSING ASSISTANCE PAYMENTS									
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	1,000.00	1,000.00	100.00	626.00	2,000.00	1,374.00	68.70	12,000.00
TOTAL EXPENSES	187,824.99	226,416.71	38,591.72	17.04	434,792.04	452,833.42	18,041.38	3.98	2,717,000.00
NET INCOME	1,209.68	36,099.95	-34,890.27	-96.65	6,510.29	73,524.90	-67,014.61	-91.15	438,500.00

Estella Maxey (102-em)

**Budget Comparison**

Period = Dec 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT INCOME									
Total Rental Income	57,038.40	57,675.00	-636.60	-1.10	94,367.33	173,025.00	-78,657.67	-45.46	692,100.00
Total Other Tenant Income	8,385.01	7,683.33	701.68	9.13	12,479.31	23,049.99	-10,570.68	-45.86	92,200.00
TOTAL TENANT INCOME	65,423.41	65,358.33	65.08	0.10	106,846.64	196,074.99	-89,228.35	-45.51	784,300.00
HUD CONTRIBUTIONS									
TOTAL HUD CONTRIBUTIONS	138,920.75	145,716.67	-6,795.92	-4.66	411,291.00	437,150.01	-25,859.01	-5.92	1,748,600.00
OTHER INCOME									
TOTAL OTHER INCOME	68,423.97	51,441.66	16,982.31	33.01	195,932.82	155,649.98	40,282.84	25.88	622,600.00
TOTAL INCOME	272,768.13	262,516.66	10,251.47	3.91	714,070.46	788,874.98	-74,804.52	-9.48	3,155,500.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	23,662.69	26,991.67	3,328.98	12.33	66,854.69	80,975.01	14,120.32	17.44	323,900.00
Total Legal Expense	245.00	416.67	171.67	41.20	565.00	1,250.01	685.01	54.80	5,000.00
Total Other Admin Expenses	27,374.54	27,700.00	325.46	1.17	82,036.24	83,100.00	1,063.76	1.28	332,400.00
Total Miscellaneous Admin Expenses	13,957.07	15,103.76	1,146.69	7.59	43,407.08	45,311.28	1,904.20	4.20	181,245.00
TOTAL ADMINISTRATIVE EXPENSES	65,239.30	70,212.10	4,972.80	7.08	192,863.01	210,636.30	17,773.29	8.44	842,545.00
TENANT SERVICES									
TOTAL TENANT SERVICES EXPENSES	13,919.92	18,816.66	4,896.74	26.02	41,820.94	56,449.98	14,629.04	25.92	225,800.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	48,198.29	50,333.33	2,135.04	4.24	141,174.65	150,999.99	9,825.34	6.51	604,000.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total General Maint Expense	17,765.70	16,625.00	-1,140.70	-6.86	54,304.41	49,875.00	-4,429.41	-8.88	199,500.00
Total Materials	8,341.23	6,547.51	-1,793.72	-27.40	26,903.72	19,642.53	-7,261.19	-36.97	78,570.00
Total Contract Costs	36,794.65	28,379.18	-8,415.47	-29.65	118,789.04	85,137.54	-33,651.50	-39.53	340,550.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	62,901.58	51,551.69	-11,349.89	-22.02	199,997.17	154,655.07	-45,342.10	-29.32	618,620.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	25,347.03	34,502.93	9,155.90	26.54	73,916.39	103,508.79	29,592.40	28.59	414,035.00
HOUSING ASSISTANCE PAYMENTS									
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	1,000.00	1,000.00	100.00	626.00	3,000.00	2,374.00	79.13	12,000.00
TOTAL EXPENSES	215,606.12	226,416.71	10,810.59	4.77	650,398.16	679,250.13	28,851.97	4.25	2,717,000.00
NET INCOME	57,162.01	36,099.95	21,062.06	58.34	63,672.30	109,624.85	-45,952.55	-41.92	438,500.00

Kate Ross (101-kr)

**Budget Comparison**

Period = Nov 2024

Book = Accrual ; Tree = ysl\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT INCOME									
Total Rental Income	50,032.22	65,600.00	-15,567.78	-23.73	112,083.22	131,200.00	-19,116.78	-14.57	787,200.00
Total Other Tenant Income	14,648.19	8,233.33	6,414.86	77.91	27,130.51	16,466.66	10,663.85	64.76	98,800.00
TOTAL TENANT INCOME	64,680.41	73,833.33	-9,152.92	-12.40	139,213.73	147,666.66	-8,452.93	-5.72	886,000.00
HUD CONTRIBUTIONS									
TOTAL HUD CONTRIBUTIONS	104,148.00	110,383.33	-6,235.33	-5.65	204,207.00	220,766.66	-16,559.66	-7.50	1,324,600.00
OTHER INCOME									
TOTAL OTHER INCOME	55,098.26	54,508.34	589.92	1.08	99,869.06	110,716.68	-10,847.62	-9.80	660,900.00
TOTAL INCOME	223,926.67	238,725.00	-14,798.33	-6.20	443,289.79	479,150.00	-35,860.21	-7.48	2,871,500.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	21,351.59	28,858.33	7,506.74	26.01	44,164.04	57,716.66	13,552.62	23.48	346,300.00
Total Legal Expense	80.00	416.67	336.67	80.80	80.00	833.34	753.34	90.40	5,000.00
Total Other Admin Expenses	28,452.16	32,125.00	3,672.84	11.43	56,241.40	64,250.00	8,008.60	12.46	385,500.00
Total Miscellaneous Admin Expenses	11,636.61	14,932.95	3,296.34	22.07	23,900.01	29,865.90	5,965.89	19.98	179,195.00
TOTAL ADMINISTRATIVE EXPENSES	61,520.36	76,332.95	14,812.59	19.41	124,385.45	152,665.90	28,280.45	18.52	915,995.00
TENANT SERVICES									
TOTAL TENANT SERVICES EXPENSES	13,299.52	21,475.00	8,175.48	38.07	29,895.80	42,950.00	13,054.20	30.39	257,700.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	51,997.78	43,583.33	-8,414.45	-19.31	100,843.83	87,166.66	-13,677.17	-15.69	523,000.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total General Maint Expense	16,120.98	18,475.00	2,354.02	12.74	34,546.10	36,950.00	2,403.90	6.51	221,700.00
Total Materials	5,857.32	9,326.66	3,469.34	37.20	23,335.00	18,653.32	-4,681.68	-25.10	111,920.00
Total Contract Costs	21,214.84	29,083.35	7,868.51	27.06	60,105.07	58,166.70	-1,938.37	-3.33	349,000.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	43,193.14	56,885.01	13,691.87	24.07	117,986.17	113,770.02	-4,216.15	-3.71	682,620.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	12,721.70	39,198.74	26,477.04	67.55	47,313.21	78,397.48	31,084.27	39.65	470,385.00
HOUSING ASSISTANCE PAYMENTS									
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0.00	0.00	N/A	7.00	0.00	-7.00	N/A	0.00
NON-ROUTINE & NON-APT EXPENSES									
TOTAL NON-ROUTINE & NON-APT EXPENSES	0.00	0.00	0.00	N/A	1,350.00	0.00	-1,350.00	N/A	0.00
TOTAL EXPENSES	182,732.50	237,475.03	54,742.53	23.05	421,781.46	474,950.06	53,168.60	11.19	2,849,700.00
NET INCOME	41,194.17	1,249.97	39,944.20	3,195.61	21,508.33	4,199.94	17,308.39	412.11	21,800.00

Kate Ross (101-kr)

**Budget Comparison**

Period = Dec 2024

Book = Accrual ; Tree = ysl\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT INCOME									
Total Rental Income	60,297.00	65,600.00	-5,303.00	-8.08	172,380.22	196,800.00	-24,419.78	-12.41	787,200.00
Total Other Tenant Income	13,799.83	8,233.33	5,566.50	67.61	40,930.34	24,699.99	16,230.35	65.71	98,800.00
TOTAL TENANT INCOME	74,096.83	73,833.33	263.50	0.36	213,310.56	221,499.99	-8,189.43	-3.70	886,000.00
HUD CONTRIBUTIONS									
TOTAL HUD CONTRIBUTIONS	104,148.00	110,383.33	-6,235.33	-5.65	308,355.00	331,149.99	-22,794.99	-6.88	1,324,600.00
OTHER INCOME									
TOTAL OTHER INCOME	41,552.41	54,508.34	-12,955.93	-23.77	141,421.47	165,225.02	-23,803.55	-14.41	660,900.00
TOTAL INCOME	219,797.24	238,725.00	-18,927.76	-7.93	663,087.03	717,875.00	-54,787.97	-7.63	2,871,500.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	24,159.03	28,858.33	4,699.30	16.28	68,323.07	86,574.99	18,251.92	21.08	346,300.00
Total Legal Expense	0.00	416.67	416.67	100.00	80.00	1,250.01	1,170.01	93.60	5,000.00
Total Other Admin Expenses	28,641.33	32,125.00	3,483.67	10.84	84,882.73	96,375.00	11,492.27	11.92	385,500.00
Total Miscellaneous Admin Expenses	11,619.31	14,932.95	3,313.64	22.19	35,519.32	44,798.85	9,279.53	20.71	179,195.00
TOTAL ADMINISTRATIVE EXPENSES	64,419.67	76,332.95	11,913.28	15.61	188,805.12	228,998.85	40,193.73	17.55	915,995.00
TENANT SERVICES									
TOTAL TENANT SERVICES EXPENSES	15,599.20	21,475.00	5,875.80	27.36	45,495.00	64,425.00	18,930.00	29.38	257,700.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	45,597.32	43,583.33	-2,013.99	-4.62	146,441.15	130,749.99	-15,691.16	-12.00	523,000.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total General Maint Expense	17,305.83	18,475.00	1,169.17	6.33	51,851.93	55,425.00	3,573.07	6.45	221,700.00
Total Materials	8,167.92	9,326.66	1,158.74	12.42	31,502.92	27,979.98	-3,522.94	-12.59	111,920.00
Total Contract Costs	28,607.21	29,083.35	476.14	1.64	88,712.28	87,250.05	-1,462.23	-1.68	349,000.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	54,080.96	56,885.01	2,804.05	4.93	172,067.13	170,655.03	-1,412.10	-0.83	682,620.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	25,437.02	39,198.74	13,761.72	35.11	72,750.23	117,596.22	44,845.99	38.14	470,385.00
HOUSING ASSISTANCE PAYMENTS									
TOTAL HOUSING ASSISTANCE PAYMENTS	7.00	0.00	-7.00	N/A	14.00	0.00	-14.00	N/A	0.00
NON-ROUTINE & NON-APT EXPENSES									
TOTAL NON-ROUTINE & NON-APT EXPENSES	0.00	0.00	0.00	N/A	1,350.00	0.00	-1,350.00	N/A	0.00
TOTAL EXPENSES	205,141.17	237,475.03	32,333.86	13.62	626,922.63	712,425.09	85,502.46	12.00	2,849,700.00
NET INCOME	14,656.07	1,249.97	13,406.10	1,072.51	36,164.40	5,449.91	30,714.49	563.58	21,800.00

Budget Comparison

Period = Nov 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT INCOME									
Total Rental Income	55,213.00	56,033.33	-820.33	-1.46	109,758.71	112,066.66	-2,307.95	-2.06	672,400.00
Total Other Tenant Income	405.00	900.00	-495.00	-55.00	1,186.00	1,800.00	-614.00	-34.11	10,800.00
TOTAL TENANT INCOME	55,618.00	56,933.33	-1,315.33	-2.31	110,944.71	113,866.66	-2,921.95	-2.57	683,200.00
OTHER INCOME									
TOTAL OTHER INCOME	1,590.49	2,650.00	-1,059.51	-39.98	6,680.57	7,050.00	-369.43	-5.24	38,800.00
TOTAL INCOME	57,208.49	59,583.33	-2,374.84	-3.99	117,625.28	120,916.66	-3,291.38	-2.72	722,000.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	4,647.55	5,166.67	519.12	10.05	10,166.52	10,333.34	166.82	1.61	62,000.00
Total Legal Expense	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
Total Other Admin Expenses	14,389.58	14,849.17	459.59	3.10	28,571.46	29,698.34	1,126.88	3.79	178,190.00
Total Miscellaneous Admin Expenses	1,033.84	2,465.85	1,432.01	58.07	4,112.41	4,931.70	819.29	16.61	31,340.00
TOTAL ADMINISTRATIVE EXPENSES	20,070.97	22,506.69	2,435.72	10.82	42,850.39	45,013.38	2,162.99	4.81	271,830.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	10,600.97	6,833.33	-3,767.64	-55.14	19,882.14	13,666.66	-6,215.48	-45.48	82,000.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total General Maint Expense	5,758.67	6,500.00	741.33	11.41	12,612.40	13,000.00	387.60	2.98	78,000.00
Total Materials	2,797.09	1,693.33	-1,103.76	-65.18	3,914.11	3,386.66	-527.45	-15.57	20,320.00
Total Contract Costs	4,187.13	5,262.50	1,075.37	20.43	8,846.06	10,525.00	1,678.94	15.95	63,150.00
TOTAL MAINTENANCE AND OPERATIONAL...	12,742.89	13,455.83	712.94	5.30	25,372.57	26,911.66	1,539.09	5.72	161,470.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	3,093.52	7,841.68	4,748.16	60.55	11,786.84	15,683.36	3,896.52	24.84	96,100.00
CAPITAL & NON-OPERATING ITEMS									
TOTAL CAPITAL & NON-OPERATING ITEMS	7,861.33	7,925.00	63.67	0.80	15,727.10	15,850.00	122.90	0.78	95,100.00
NON-ROUTINE & NON-APT EXPENSES									
TOTAL NON-ROUTINE & NON-APT EXPENSES	272.81	458.34	185.53	40.48	2,059.77	916.68	-1,143.09	-124.70	5,500.00
TOTAL EXPENSES	54,642.49	59,020.87	4,378.38	7.42	117,678.81	118,041.74	362.93	0.31	712,000.00
NET INCOME	2,566.00	562.46	2,003.54	356.21	-53.53	2,874.92	-2,928.45	-101.86	10,000.00



Budget Comparison

Period = Dec 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT INCOME									
Total Rental Income	55,705.39	56,033.33	-327.94	-0.59	165,464.10	168,099.99	-2,635.89	-1.57	672,400.00
Total Other Tenant Income	220.00	900.00	-680.00	-75.56	1,406.00	2,700.00	-1,294.00	-47.93	10,800.00
TOTAL TENANT INCOME	55,925.39	56,933.33	-1,007.94	-1.77	166,870.10	170,799.99	-3,929.89	-2.30	683,200.00
OTHER INCOME									
TOTAL OTHER INCOME	1,787.04	2,650.00	-862.96	-32.56	8,467.61	9,700.00	-1,232.39	-12.71	38,800.00
TOTAL INCOME	57,712.43	59,583.33	-1,870.90	-3.14	175,337.71	180,499.99	-5,162.28	-2.86	722,000.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	5,228.49	5,166.67	-61.82	-1.20	15,395.01	15,500.01	105.00	0.68	62,000.00
Total Legal Expense	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
Total Other Admin Expenses	15,128.05	14,849.17	-278.88	-1.88	43,699.51	44,547.51	848.00	1.90	178,190.00
Total Miscellaneous Admin Expenses	4,991.03	4,215.85	-775.18	-18.39	9,103.44	9,147.55	44.11	0.48	31,340.00
TOTAL ADMINISTRATIVE EXPENSES	25,347.57	24,256.69	-1,090.88	-4.50	68,197.96	69,270.07	1,072.11	1.55	271,830.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	9,177.61	6,833.33	-2,344.28	-34.31	29,059.75	20,499.99	-8,559.76	-41.75	82,000.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total General Maint Expense	6,615.99	6,500.00	-115.99	-1.78	19,228.39	19,500.00	271.61	1.39	78,000.00
Total Materials	2,405.40	1,693.33	-712.07	-42.05	6,319.51	5,079.99	-1,239.52	-24.40	20,320.00
Total Contract Costs	4,874.62	5,262.50	387.88	7.37	13,720.68	15,787.50	2,066.82	13.09	63,150.00
TOTAL MAINTENANCE AND OPERATIONAL...	13,896.01	13,455.83	-440.18	-3.27	39,268.58	40,367.49	1,098.91	2.72	161,470.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	6,151.96	8,341.68	2,189.72	26.25	17,938.80	24,025.04	6,086.24	25.33	96,100.00
CAPITAL & NON-OPERATING ITEMS									
TOTAL CAPITAL & NON-OPERATING ITEMS	7,861.34	7,925.00	63.66	0.80	23,588.44	23,775.00	186.56	0.78	95,100.00
NON-ROUTINE & NON-APT EXPENSES									
TOTAL NON-ROUTINE & NON-APT EXPENSES	1,506.93	458.34	-1,048.59	-228.78	3,566.70	1,375.02	-2,191.68	-159.39	5,500.00
TOTAL EXPENSES	63,941.42	61,270.87	-2,670.55	-4.36	181,620.23	179,312.61	-2,307.62	-1.29	712,000.00
NET INCOME	-6,228.99	-1,687.54	-4,541.45	-269.12	-6,282.52	1,187.38	-7,469.90	-629.11	10,000.00

Budget Comparison

Period = Nov 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT INCOME									
Total Rental Income	37,790.00	38,179.17	-389.17	-1.02	75,483.00	76,358.34	-875.34	-1.15	458,150.00
Total Other Tenant Income	320.00	291.67	28.33	9.71	584.00	583.34	0.66	0.11	3,500.00
TOTAL TENANT INCOME	38,110.00	38,470.84	-360.84	-0.94	76,067.00	76,941.68	-874.68	-1.14	461,650.00
OTHER INCOME									
TOTAL OTHER INCOME	853.14	420.84	432.30	102.72	2,744.45	1,666.68	1,077.77	64.67	8,350.00
TOTAL INCOME	38,963.14	38,891.68	71.46	0.18	78,811.45	78,608.36	203.09	0.26	470,000.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	3,142.18	3,083.33	-58.85	-1.91	6,503.20	6,166.66	-336.54	-5.46	37,000.00
Total Other Admin Expenses	9,845.80	10,097.09	251.29	2.49	19,645.98	20,194.18	548.20	2.71	121,165.00
Total Miscellaneous Admin Expenses	617.05	1,440.82	823.77	57.17	4,848.01	5,131.64	283.63	5.53	19,540.00
TOTAL ADMINISTRATIVE EXPENSES	13,605.03	14,621.24	1,016.21	6.95	30,997.19	31,492.48	495.29	1.57	177,705.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	4,271.97	4,083.34	-188.63	-4.62	7,930.78	8,166.68	235.90	2.89	49,000.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total General Maint Expense	3,434.99	3,883.33	448.34	11.55	7,523.21	7,766.66	243.45	3.13	46,600.00
Total Materials	2,244.71	891.67	-1,353.04	-151.74	3,633.43	1,783.34	-1,850.09	-103.74	10,700.00
Total Contract Costs	2,847.65	3,857.93	1,010.28	26.19	6,244.46	7,715.86	1,471.40	19.07	46,295.00
TOTAL MAINTENANCE AND OPERATIONAL...	8,527.35	8,632.93	105.58	1.22	17,401.10	17,265.86	-135.24	-0.78	103,595.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	1,873.27	4,025.01	2,151.74	53.46	6,112.92	8,050.02	1,937.10	24.06	50,600.00
CAPITAL & NON-OPERATING ITEMS									
TOTAL CAPITAL & NON-OPERATING ITEMS	5,953.53	6,100.00	146.47	2.40	11,907.05	12,200.00	292.95	2.40	73,200.00
TOTAL EXPENSES	34,231.15	37,462.52	3,231.37	8.63	74,349.04	77,175.04	2,826.00	3.66	454,100.00
NET INCOME	4,731.99	1,429.16	3,302.83	231.10	4,462.41	1,433.32	3,029.09	211.33	15,900.00

Budget Comparison

Period = Dec 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT INCOME									
Total Rental Income	37,528.19	38,179.17	-650.98	-1.71	113,011.19	114,537.51	-1,526.32	-1.33	458,150.00
Total Other Tenant Income	1,094.80	291.67	803.13	275.36	1,678.80	875.01	803.79	91.86	3,500.00
TOTAL TENANT INCOME	38,622.99	38,470.84	152.15	0.40	114,689.99	115,412.52	-722.53	-0.63	461,650.00
OTHER INCOME									
TOTAL OTHER INCOME	413.10	420.84	-7.74	-1.84	3,157.55	2,087.52	1,070.03	51.26	8,350.00
TOTAL INCOME	39,036.09	38,891.68	144.41	0.37	117,847.54	117,500.04	347.50	0.30	470,000.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	3,118.75	3,083.33	-35.42	-1.15	9,621.95	9,249.99	-371.96	-4.02	37,000.00
Total Other Admin Expenses	10,153.70	10,097.09	-56.61	-0.56	29,799.68	30,291.27	491.59	1.62	121,165.00
Total Miscellaneous Admin Expenses	3,121.46	1,440.82	-1,680.64	-116.64	7,969.47	6,572.46	-1,397.01	-21.26	19,540.00
TOTAL ADMINISTRATIVE EXPENSES	16,393.91	14,621.24	-1,772.67	-12.12	47,391.10	46,113.72	-1,277.38	-2.77	177,705.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	4,151.91	4,083.34	-68.57	-1.68	12,082.69	12,250.02	167.33	1.37	49,000.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total General Maint Expense	3,946.38	3,883.33	-63.05	-1.62	11,469.59	11,649.99	180.40	1.55	46,600.00
Total Materials	654.74	891.67	236.93	26.57	4,288.17	2,675.01	-1,613.16	-60.30	10,700.00
Total Contract Costs	3,821.09	3,857.93	36.84	0.95	10,065.55	11,573.79	1,508.24	13.03	46,295.00
TOTAL MAINTENANCE AND OPERATIONAL...	8,422.21	8,632.93	210.72	2.44	25,823.31	25,898.79	75.48	0.29	103,595.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	3,194.01	4,600.01	1,406.00	30.57	9,306.93	12,650.03	3,343.10	26.43	50,600.00
CAPITAL & NON-OPERATING ITEMS									
TOTAL CAPITAL & NON-OPERATING ITEMS	5,953.55	6,100.00	146.45	2.40	17,860.60	18,300.00	439.40	2.40	73,200.00
TOTAL EXPENSES	38,115.59	38,037.52	-78.07	-0.21	112,464.63	115,212.56	2,747.93	2.39	454,100.00
NET INCOME	920.50	854.16	66.34	7.77	5,382.91	2,287.48	3,095.43	135.32	15,900.00

Budget Comparison

Period = Nov 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT INCOME									
Total Rental Income	9,124.00	9,238.33	-114.33	-1.24	18,196.00	18,476.66	-280.66	-1.52	110,860.00
Total Other Tenant Income	40.00	173.34	-133.34	-76.92	40.00	346.68	-306.68	-88.46	2,080.00
TOTAL TENANT INCOME	9,164.00	9,411.67	-247.67	-2.63	18,236.00	18,823.34	-587.34	-3.12	112,940.00
OTHER INCOME									
TOTAL OTHER INCOME	372.23	355.00	17.23	4.85	1,245.79	1,110.00	135.79	12.23	5,860.00
TOTAL INCOME	9,536.23	9,766.67	-230.44	-2.36	19,481.79	19,933.34	-451.55	-2.27	118,800.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	733.84	816.67	82.83	10.14	1,605.25	1,633.34	28.09	1.72	9,800.00
Total Legal Expense	0.00	4.58	4.58	100.00	0.00	9.16	9.16	100.00	55.00
Total Other Admin Expenses	1,009.04	1,054.58	45.54	4.32	2,006.96	2,109.16	102.20	4.85	12,655.00
Total Miscellaneous Admin Expenses	163.94	389.98	226.04	57.96	650.68	779.96	129.28	16.58	4,680.00
TOTAL ADMINISTRATIVE EXPENSES	1,906.82	2,265.81	358.99	15.84	4,262.89	4,531.62	268.73	5.93	27,190.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	1,033.14	875.01	-158.13	-18.07	1,962.10	1,750.02	-212.08	-12.12	10,500.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total General Maint Expense	909.25	1,025.00	115.75	11.29	1,991.42	2,050.00	58.58	2.86	12,300.00
Total Materials	207.67	344.17	136.50	39.66	383.73	688.34	304.61	44.25	4,130.00
Total Contract Costs	805.93	1,313.36	507.43	38.64	1,612.03	2,626.72	1,014.69	38.63	15,760.00
TOTAL MAINTENANCE AND OPERATIONAL...	1,922.85	2,682.53	759.68	28.32	3,987.18	5,365.06	1,377.88	25.68	32,190.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	488.40	1,043.32	554.92	53.19	1,581.14	2,086.64	505.50	24.23	12,520.00
CAPITAL & NON-OPERATING ITEMS									
TOTAL CAPITAL & NON-OPERATING ITEMS	2,824.11	2,883.33	59.22	2.05	5,648.21	5,766.66	118.45	2.05	34,600.00
TOTAL EXPENSES	8,175.32	9,750.00	1,574.68	16.15	17,441.52	19,500.00	2,058.48	10.56	117,000.00
NET INCOME	1,360.91	16.67	1,344.24	8,063.83	2,040.27	433.34	1,606.93	370.82	1,800.00

Budget Comparison

Period = Dec 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT INCOME									
Total Rental Income	9,016.45	9,238.33	-221.88	-2.40	27,212.45	27,714.99	-502.54	-1.81	110,860.00
Total Other Tenant Income	630.00	173.34	456.66	263.45	670.00	520.02	149.98	28.84	2,080.00
TOTAL TENANT INCOME	9,646.45	9,411.67	234.78	2.49	27,882.45	28,235.01	-352.56	-1.25	112,940.00
OTHER INCOME									
TOTAL OTHER INCOME	362.42	355.00	7.42	2.09	1,608.21	1,465.00	143.21	9.78	5,860.00
TOTAL INCOME	10,008.87	9,766.67	242.20	2.48	29,490.66	29,700.01	-209.35	-0.70	118,800.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	825.55	816.67	-8.88	-1.09	2,430.80	2,450.01	19.21	0.78	9,800.00
Total Legal Expense	0.00	4.58	4.58	100.00	0.00	13.74	13.74	100.00	55.00
Total Other Admin Expenses	1,078.99	1,054.58	-24.41	-2.31	3,085.95	3,163.74	77.79	2.46	12,655.00
Total Miscellaneous Admin Expenses	788.50	389.98	-398.52	-102.19	1,439.18	1,169.94	-269.24	-23.01	4,680.00
TOTAL ADMINISTRATIVE EXPENSES	2,693.04	2,265.81	-427.23	-18.86	6,955.93	6,797.43	-158.50	-2.33	27,190.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	980.47	875.01	-105.46	-12.05	2,942.57	2,625.03	-317.54	-12.10	10,500.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total General Maint Expense	1,044.64	1,025.00	-19.64	-1.92	3,036.06	3,075.00	38.94	1.27	12,300.00
Total Materials	42.24	344.17	301.93	87.73	425.97	1,032.51	606.54	58.74	4,130.00
Total Contract Costs	1,441.94	1,313.36	-128.58	-9.79	3,053.97	3,940.08	886.11	22.49	15,760.00
TOTAL MAINTENANCE AND OPERATIONAL...	2,528.82	2,682.53	153.71	5.73	6,516.00	8,047.59	1,531.59	19.03	32,190.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	831.40	1,043.32	211.92	20.31	2,412.54	3,129.96	717.42	22.92	12,520.00
CAPITAL & NON-OPERATING ITEMS									
TOTAL CAPITAL & NON-OPERATING ITEMS	2,824.09	2,883.33	59.24	2.05	8,472.30	8,649.99	177.69	2.05	34,600.00
TOTAL EXPENSES	9,857.82	9,750.00	-107.82	-1.11	27,299.34	29,250.00	1,950.66	6.67	117,000.00
NET INCOME	151.05	16.67	134.38	806.12	2,191.32	450.01	1,741.31	386.95	1,800.00

Budget Comparison

Period = Nov 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT INCOME									
Total Rental Income	104,584.80	105,583.33	-998.53	-0.95	208,927.76	211,166.66	-2,238.90	-1.06	1,267,000.00
Total Other Tenant Income	1,220.00	2,091.67	-871.67	-41.67	2,562.15	4,183.34	-1,621.19	-38.75	25,100.00
TOTAL TENANT INCOME	105,804.80	107,675.00	-1,870.20	-1.74	211,489.91	215,350.00	-3,860.09	-1.79	1,292,100.00
OTHER INCOME									
TOTAL OTHER INCOME	913.09	1,108.33	-195.24	-17.62	6,521.85	4,866.66	1,655.19	34.01	23,900.00
TOTAL INCOME	106,717.89	108,783.33	-2,065.44	-1.90	218,011.76	220,216.66	-2,204.90	-1.00	1,316,000.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	7,302.15	7,991.67	689.52	8.63	16,344.47	15,983.34	-361.13	-2.26	95,900.00
Total Legal Expense	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
Total Other Admin Expenses	27,244.05	27,970.83	726.78	2.60	54,425.22	55,941.66	1,516.44	2.71	335,650.00
Total Miscellaneous Admin Expenses	3,276.26	4,390.01	1,113.75	25.37	6,557.17	8,780.02	2,222.85	25.32	55,430.00
TOTAL ADMINISTRATIVE EXPENSES	37,822.46	40,394.18	2,571.72	6.37	77,326.86	80,788.36	3,461.50	4.28	487,480.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	4,215.02	12,416.67	8,201.65	66.05	8,500.25	24,833.34	16,333.09	65.77	149,000.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total General Maint Expense	6,313.58	8,230.00	1,916.42	23.29	10,593.62	16,460.00	5,866.38	35.64	98,760.00
Total Materials	7,579.38	4,179.16	-3,400.22	-81.36	12,950.06	8,358.32	-4,591.74	-54.94	50,150.00
Total Contract Costs	18,069.50	14,845.01	-3,224.49	-21.72	33,956.32	29,690.02	-4,266.30	-14.37	178,140.00
TOTAL MAINTENANCE AND OPERATIONAL...	31,962.46	27,254.17	-4,708.29	-17.28	57,500.00	54,508.34	-2,991.66	-5.49	327,050.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	3,108.12	13,314.17	10,206.05	76.66	17,440.40	26,628.34	9,187.94	34.50	159,770.00
CAPITAL & NON-OPERATING ITEMS									
TOTAL CAPITAL & NON-OPERATING ITEMS	15,430.42	15,450.00	19.58	0.13	30,860.82	30,900.00	39.18	0.13	185,400.00
NON-ROUTINE & NON-APT EXPENSES									
TOTAL NON-ROUTINE & NON-APT EXPENSES	1,602.84	291.67	-1,311.17	-449.54	2,860.84	583.34	-2,277.50	-390.42	3,500.00
TOTAL EXPENSES	94,141.32	109,120.86	14,979.54	13.73	194,489.17	218,241.72	23,752.55	10.88	1,312,200.00
NET INCOME	12,576.57	-337.53	12,914.10	3,826.06	23,522.59	1,974.94	21,547.65	1,091.05	3,800.00

Budget Comparison

Period = Dec 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT INCOME									
Total Rental Income	104,996.90	105,583.33	-586.43	-0.56	313,924.66	316,749.99	-2,825.33	-0.89	1,267,000.00
Total Other Tenant Income	1,110.00	2,091.67	-981.67	-46.93	3,672.15	6,275.01	-2,602.86	-41.48	25,100.00
TOTAL TENANT INCOME	106,106.90	107,675.00	-1,568.10	-1.46	317,596.81	323,025.00	-5,428.19	-1.68	1,292,100.00
OTHER INCOME									
TOTAL OTHER INCOME	1,980.64	1,108.33	872.31	78.70	8,502.49	5,974.99	2,527.50	42.30	23,900.00
TOTAL INCOME	108,087.54	108,783.33	-695.79	-0.64	326,099.30	328,999.99	-2,900.69	-0.88	1,316,000.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	8,584.88	7,991.67	-593.21	-7.42	24,929.35	23,975.01	-954.34	-3.98	95,900.00
Total Legal Expense	0.00	41.67	41.67	100.00	0.00	125.01	125.01	100.00	500.00
Total Other Admin Expenses	28,361.69	27,970.83	-390.86	-1.40	82,786.91	83,912.49	1,125.58	1.34	335,650.00
Total Miscellaneous Admin Expenses	5,133.16	4,390.01	-743.15	-16.93	11,690.33	13,170.03	1,479.70	11.24	55,430.00
TOTAL ADMINISTRATIVE EXPENSES	42,079.73	40,394.18	-1,685.55	-4.17	119,406.59	121,182.54	1,775.95	1.47	487,480.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	4,962.61	12,416.67	7,454.06	60.03	13,462.86	37,250.01	23,787.15	63.86	149,000.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total General Maint Expense	6,266.12	8,230.00	1,963.88	23.86	16,859.74	24,690.00	7,830.26	31.71	98,760.00
Total Materials	724.49	4,179.16	3,454.67	82.66	13,674.55	12,537.48	-1,137.07	-9.07	50,150.00
Total Contract Costs	27,601.14	14,845.01	-12,756.13	-85.93	61,557.46	44,535.03	-17,022.43	-38.22	178,140.00
TOTAL MAINTENANCE AND OPERATIONAL...	34,591.75	27,254.17	-7,337.58	-26.92	92,091.75	81,762.51	-10,329.24	-12.63	327,050.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	8,890.99	13,314.17	4,423.18	33.22	26,331.39	39,942.51	13,611.12	34.08	159,770.00
CAPITAL & NON-OPERATING ITEMS									
TOTAL CAPITAL & NON-OPERATING ITEMS	15,426.00	15,450.00	24.00	0.16	46,286.82	46,350.00	63.18	0.14	185,400.00
NON-ROUTINE & NON-APT EXPENSES									
TOTAL NON-ROUTINE & NON-APT EXPENSES	64.95	291.67	226.72	77.73	2,925.79	875.01	-2,050.78	-234.37	3,500.00
TOTAL EXPENSES	106,016.03	109,120.86	3,104.83	2.85	300,505.20	327,362.58	26,857.38	8.20	1,312,200.00
NET INCOME	2,071.51	-337.53	2,409.04	713.73	25,594.10	1,637.41	23,956.69	1,463.08	3,800.00

Budget Comparison

Period = Nov 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT INCOME									
Total Rental Income	5,148.00	5,233.33	-85.33	-1.63	10,296.00	10,466.66	-170.66	-1.63	62,800.00
Total Other Tenant Income	45.00	183.33	-138.33	-75.45	85.00	366.66	-281.66	-76.82	2,200.00
TOTAL TENANT INCOME	5,193.00	5,416.66	-223.66	-4.13	10,381.00	10,833.32	-452.32	-4.18	65,000.00
OTHER INCOME									
TOTAL OTHER INCOME	824.16	666.67	157.49	23.62	2,150.79	1,583.34	567.45	35.84	9,000.00
TOTAL INCOME	6,017.16	6,083.33	-66.17	-1.09	12,531.79	12,416.66	115.13	0.93	74,000.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	304.24	333.33	29.09	8.73	715.22	666.66	-48.56	-7.28	4,000.00
Total Other Admin Expenses	566.28	596.66	30.38	5.09	1,132.56	1,193.32	60.76	5.09	7,160.00
Total Miscellaneous Admin Expenses	266.86	171.24	-95.62	-55.84	427.40	342.48	-84.92	-24.80	2,305.00
TOTAL ADMINISTRATIVE EXPENSES	1,137.38	1,101.23	-36.15	-3.28	2,275.18	2,202.46	-72.72	-3.30	13,465.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	46.43	154.17	107.74	69.88	68.64	308.34	239.70	77.74	1,850.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total General Maint Expense	263.07	342.50	79.43	23.19	441.40	685.00	243.60	35.56	4,110.00
Total Materials	501.83	256.25	-245.58	-95.84	505.53	512.50	6.97	1.36	3,075.00
Total Contract Costs	435.24	1,089.18	653.94	60.04	1,836.58	2,178.36	341.78	15.69	13,070.00
TOTAL MAINTENANCE AND OPERATIONAL...	1,200.14	1,687.93	487.79	28.90	2,783.51	3,375.86	592.35	17.55	20,255.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	129.54	499.98	370.44	74.09	611.37	999.96	388.59	38.86	6,000.00
CAPITAL & NON-OPERATING ITEMS									
TOTAL CAPITAL & NON-OPERATING ITEMS	260.98	302.50	41.52	13.73	521.95	605.00	83.05	13.73	3,630.00
TOTAL EXPENSES	2,774.47	3,745.81	971.34	25.93	6,260.65	7,491.62	1,230.97	16.43	45,200.00
NET INCOME	3,242.69	2,337.52	905.17	38.72	6,271.14	4,925.04	1,346.10	27.33	28,800.00



Budget Comparison

Period = Dec 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT INCOME									
Total Rental Income	5,191.00	5,233.33	-42.33	-0.81	15,487.00	15,699.99	-212.99	-1.36	62,800.00
Total Other Tenant Income	0.00	183.33	-183.33	-100.00	85.00	549.99	-464.99	-84.55	2,200.00
TOTAL TENANT INCOME	5,191.00	5,416.66	-225.66	-4.17	15,572.00	16,249.98	-677.98	-4.17	65,000.00
OTHER INCOME									
TOTAL OTHER INCOME	542.02	666.67	-124.65	-18.70	2,692.81	2,250.01	442.80	19.68	9,000.00
TOTAL INCOME	5,733.02	6,083.33	-350.31	-5.76	18,264.81	18,499.99	-235.18	-1.27	74,000.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	342.28	333.33	-8.95	-2.68	1,057.50	999.99	-57.51	-5.75	4,000.00
Total Other Admin Expenses	839.00	596.66	-242.34	-40.62	1,971.56	1,789.98	-181.58	-10.14	7,160.00
Total Miscellaneous Admin Expenses	197.86	421.24	223.38	53.03	625.26	763.72	138.46	18.13	2,305.00
TOTAL ADMINISTRATIVE EXPENSES	1,379.14	1,351.23	-27.91	-2.07	3,654.32	3,553.69	-100.63	-2.83	13,465.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	113.30	154.17	40.87	26.51	181.94	462.51	280.57	60.66	1,850.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total General Maint Expense	261.07	342.50	81.43	23.78	702.47	1,027.50	325.03	31.63	4,110.00
Total Materials	28.30	256.25	227.95	88.96	533.83	768.75	234.92	30.56	3,075.00
Total Contract Costs	404.91	1,089.18	684.27	62.82	2,241.49	3,267.54	1,026.05	31.40	13,070.00
TOTAL MAINTENANCE AND OPERATIONAL...	694.28	1,687.93	993.65	58.87	3,477.79	5,063.79	1,586.00	31.32	20,255.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	331.18	499.98	168.80	33.76	942.55	1,499.94	557.39	37.16	6,000.00
CAPITAL & NON-OPERATING ITEMS									
TOTAL CAPITAL & NON-OPERATING ITEMS	260.97	302.50	41.53	13.73	782.92	907.50	124.58	13.73	3,630.00
TOTAL EXPENSES	2,778.87	3,995.81	1,216.94	30.46	9,039.52	11,487.43	2,447.91	21.31	45,200.00
NET INCOME	2,954.15	2,087.52	866.63	41.51	9,225.29	7,012.56	2,212.73	31.55	28,800.00