

Agenda
WACO HOUSING AUTHORITY & AFFILIATES
Waco Housing Authority
Board Room
Waco, Texas
August 14, 2025
12:00 P.M.

- 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
 - Freedom's Path
 - Paige Estates
- VI. New Business
 - RESOLUTION NO. 3913 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES ACKNOWLEDGING RECEIPT OF FY2024 AUDIT FINDINGS AND APPROVING CORRECTIVE ACTION PLAN.
 - RESOLUTION NO. 3914 RESOLUTION AUTHORIZING THE UPDATE OF THE PREVIOUSLY APPROVED INVETSOR LIMITED PARTNER IN RESOLUTION NO. 3905 FOR THE PAIGE ESTATES TRANSACTION LOCATED AT 826 S 11TH ST, WACO, TEXAS 76706 (THE "PROJECT").

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

- VII. Departmental Report Questions
- VIII. Consideration of Future Agenda Items
- IX. Executive Session
 - Section 551.072
 - Deliberation regarding real property/real estate
 - Section 51.074
 - Employee Personnel Matters
- X. Adjournment

Synopsis of the Minutes
WACO HOUSING AUTHORITY & AFFILIATES
Waco Housing Authority
Board Room
Waco, Texas
June 24, 2025
11:00 A.M.

- I. Chair Melli Wickliff called the meeting to order at 11:10 am.
- II. Establishment of Quorum
Commissioner's present: Melli Wickliff, Hazel Rowe, Latonya Lewis, Brad Kinkeade
Commissioners absent: John Bible
- III. Hearing from Visitors
 - Recognition of Officials
- IV. Approval of Minutes
Board Chair Melli Wickliff asked for a motion to approve the minutes of the April Board Meeting minutes. Commissioner Latonya Lewis made the motion and Commissioner Brad Kinkeade seconded the motion. Board Chair Melli Wickliff called for a vote and the motion passed unanimously.
- V. Updates
 - **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** – The Board received an update from Integrand Development, LLC regarding current development projects. For Melody Grove I, the financial closing was completed on January 14, 2025, and demolition and construction are now underway. The target placed-in-service date is December 2025, with full project completion expected in 2026. Melody Grove II received a \$2 million AHP award and submitted a 9% tax credit application in February 2025. The project achieved full scoring and is currently awaiting underwriting. For Devonshire Station, located on the Hewitt site and planned to include 66–77 units of senior housing, the 9% tax credit application has been postponed to 2026.
 - **Gurley Lane** - The Board received an update from McCormack Baron Salazar regarding the Gurley Lane Site and the Kate Ross Choice Neighborhood Initiative (CNI). On May 7, representatives from Waco Housing Authority, the City of Waco, and MBS conducted a site visit to a completed Z-Modular development in Marble Falls. The group toured the property, met with Z-Modular representatives, and learned about their development and approval process. A follow-up visit to another Z-Modular site in San Marcos yielded similarly positive feedback regarding product quality and neighborhood integration. On May 29, the group also toured the Z-Modular manufacturing facility in Killeen and came away with a better understanding of the construction process and its potential application for WHA's future projects, including Gurley Lane. Regarding Kate Ross CNI, MBS and WHA finalized edits to the draft Memorandum of Understanding, with the final version expected to be ready for WHA's review soon.
 - **Security Reports** – security reports were reviewed.
- VI. 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.

The Board of Commissioners reviewed and discussed Resolution No. 3907, approving the 2025 Annual Plan for submission to the U.S. Department of Housing and Urban Development (HUD). The Annual Plan outlines the agency's goals, policies, and planned activities for the upcoming fiscal year, as required by HUD regulations. After consideration, the Board unanimously approved the resolution, authorizing submission of the 2025 Annual Plan to HUD in accordance with federal guidelines. A motion was made and seconded to approve the resolution. The motion passed unanimously.

Resolution No. 3907

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

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.

The Board of Commissioners considered Resolution No. 3908, approving the Annual Report for submission to the City Council of the City of Waco. The report provides a summary of the Waco Housing Authority & Affiliates' operations, accomplishments, and financial activities over the past year, as required for local oversight and transparency. Following discussion, the Board voted unanimously to approve the resolution and authorized the submission of the Annual Report to the City Council. A motion was made and seconded to approve the resolution. The motion passed unanimously.

Resolution No. 3908

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

RESOLUTION NO. 3909 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.

The Board of Commissioners reviewed Resolution No. 3909, authorizing the submission of the Annual Report to the City Council of the City of Waco. This report outlines the agency's yearly performance, key initiatives, and progress toward its mission of providing quality affordable housing. After brief discussion, the Board unanimously approved the resolution, ensuring the report will be formally presented to the City Council as part of ongoing accountability and collaboration efforts. . A motion was made and seconded to approve the resolution. The motion passed unanimously.

Resolution No. 3909

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

RESOLUTION NO. 3910 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES APPROVING THE UPDATED PERSONEL HANDBOOK PROVIDED BY THE NELROD COMPANY.

The Board of Commissioners reviewed Resolution No. 3910, which presented the updated Personnel Handbook developed by The Nelrod Company. The revised handbook reflects current employment policies, compliance requirements, and best practices aligned with agency operations. After a brief discussion acknowledging the importance of having clear, updated guidance for staff and supervisors, the Board unanimously approved the resolution, formally adopting the updated Personnel Handbook as the agency's official policy document. . A motion was made and seconded to approve the resolution. The motion passed unanimously.

Resolution No. 3910

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

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.

The Board of Commissioners considered Resolution No. 3911, which authorizes the Housing Authority of the City of Waco to take the necessary actions related to an amendment to the 2024–2028 Five-Year PHA Plan. The resolution included approval of the amendment and authorization for submission to the U.S. Department of Housing and Urban Development (HUD), along with any additional steps required to carry out the intent of the resolution. After review and discussion, the Board unanimously approved Resolution No. 3911, ensuring the Housing Authority remains in compliance with HUD requirements and aligned with its long-term strategic goals. A motion was made and seconded to approve the resolution. The motion passed unanimously.

Resolution No. 3911

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

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.

The Board of Commissioners reviewed and discussed Resolution No. 3912, authorizing the Housing Authority of the City of Waco to proceed with the participation in and approval of Project-Based Vouchers (PBVs) for the Paige Estates Apartments Project. The resolution also included authorization for any additional actions deemed necessary or appropriate to implement and support the project. Following discussion on the strategic importance of supporting affordable housing development through PBV allocation, the Board unanimously approved the resolution. A motion was made and seconded to approve the resolution. The motion passed unanimously.

Resolution No. 3912

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

VII. 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.

VIII. Consideration of Future Agenda Items

IX. Adjournment
Chair, Melli Wickliff, adjourned the meeting at 1:23 p.m.

Secretary

Seal

Chair of the Board



INTEGRAND DEVELOPMENT, LLC

Solutions, Experience & Integrity

Board Report

August 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% LIHTC \$2M Credit Award Received
 - HUD Demo/Dispo application planning to begin soon
 - Requesting updated debt/equity pricing

Devonshire Station

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

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

www.integranddev.com

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

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

Administrative Services Department July 2025 Report

Routine Work Projects

- Mailing of WHA, Hill and Somervell Counties, and Groesbeck, Section 8 (HAP) checks – **284** checks
- Travel and Training: *(See attached training sheet for all training offered to staff).*
- Partnership Meetings: Housing Coalition Board Meeting.
- Processed **1,261** 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 **470 people** that checked in to the receptionist in the lobby.

There was a total of **22,222 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
Denicka 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

Information Technology

July 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
- Yardi Compliance Manager is live
- Facilitate Updates to Yardi Voyager, Rent Café, and other prep for Compliance Manager Roll out.
- Continue working on new desktop environment images and recalled issued laptops for updates to Windows 11
- Freedom's path VASH property, procured leasing software and continue setup, will be adding PBV VASH property, upon pending HUD approval. Completed substantial setup of leasing software, Management software, units, and financial setup.
- Completed Case manager balancing and assignments for streamline functionality for compliance manager.
- Completed Install of computer lab, Phone system, at Freedoms path property.

Online payment updates: We are currently at about 20% of total residents utilizing online rent payments. 36% of rent café registered tenants are paying online.

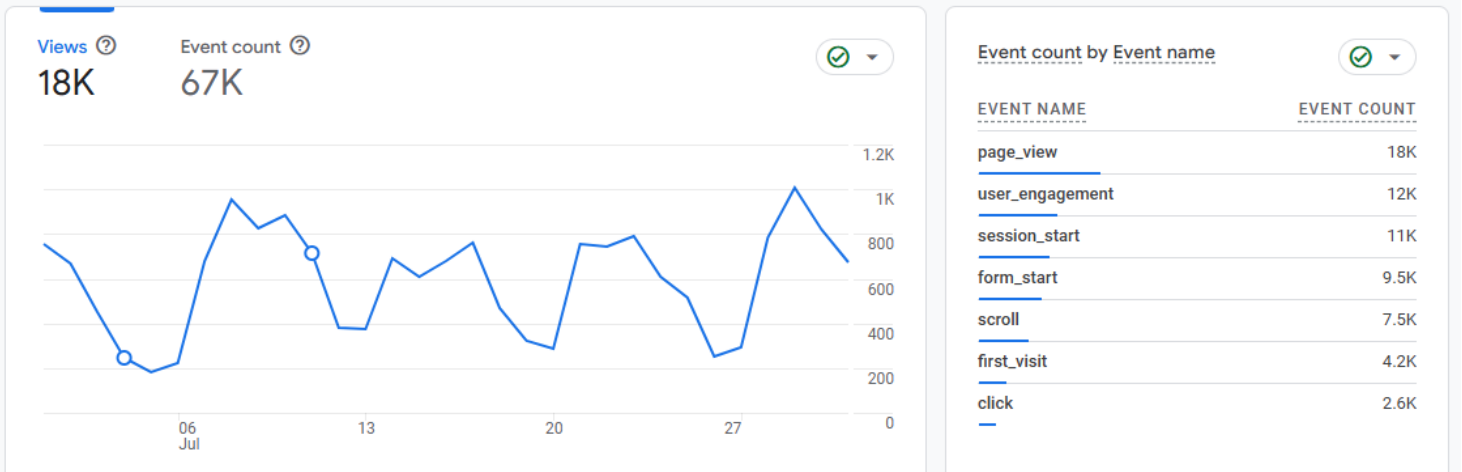
Wacopha.org web statistical July

Since we did not have a July Board meeting and we had such a great social media month in June, the report will include the social media and web for both months.

Wacopha.org activity is right on average at 5K



We had about 67k events. These are interactions with various resources. Use and engagement is ver



Social Media Statistical June

Note: June shows a notable increase in views and reach.



Number 1 post for June was our KCENTV.COM share regarding HUD budget cuts.

Overview

Views ⓘ	Reach ⓘ	Interactions ⓘ	Link clicks ⓘ	Follows ⓘ
18,363	7,368	84	292	0

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

Views ⓘ

18,363

Followers Total




↗ This post received more interactions compared to your recent Facebook posts.

Interactions ⓘ

84

Likes and reactions ⓘ	Comments ⓘ	Shares ⓘ	Saves ⓘ
24	7	53	0

Feed preview




Waco Housing Authority & Affiliates

Published by Alyssa Burks

June 23 at 2:48 PM · 🌐



🚩 Waco Housing Authority is raising strong concerns about the Trump administration's proposed 2026 fiscal year federal budget, which would cut HUD rental assistance pro... See more





KCENTV.COM

Waco housing authority sounding the alarm over proposed federal budget cuts

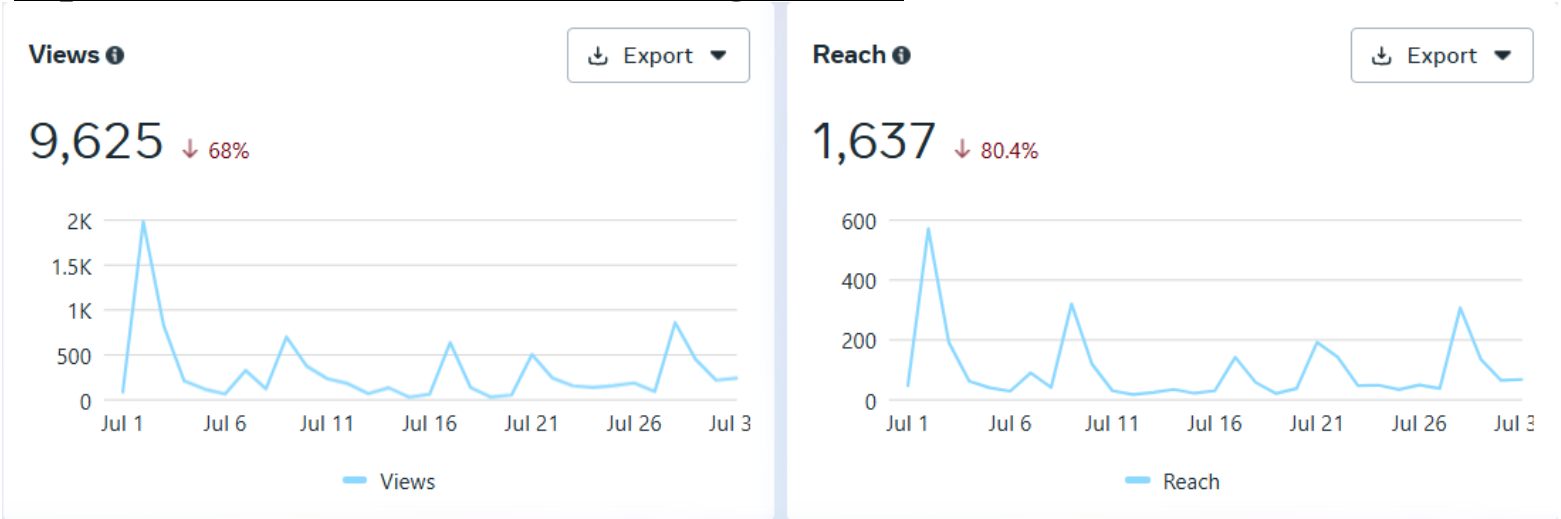
Boost

  24

7  56 

Social Media Statistical July

July reflects a traditional average month with the decrease expected as June numbers where significant



Views ⓘ

9.6K ↓ 68%

Reach ⓘ

1.6K ↓ 80.4%

3-second views ⓘ

35 ↓ 36.4%

1-minute views ⓘ

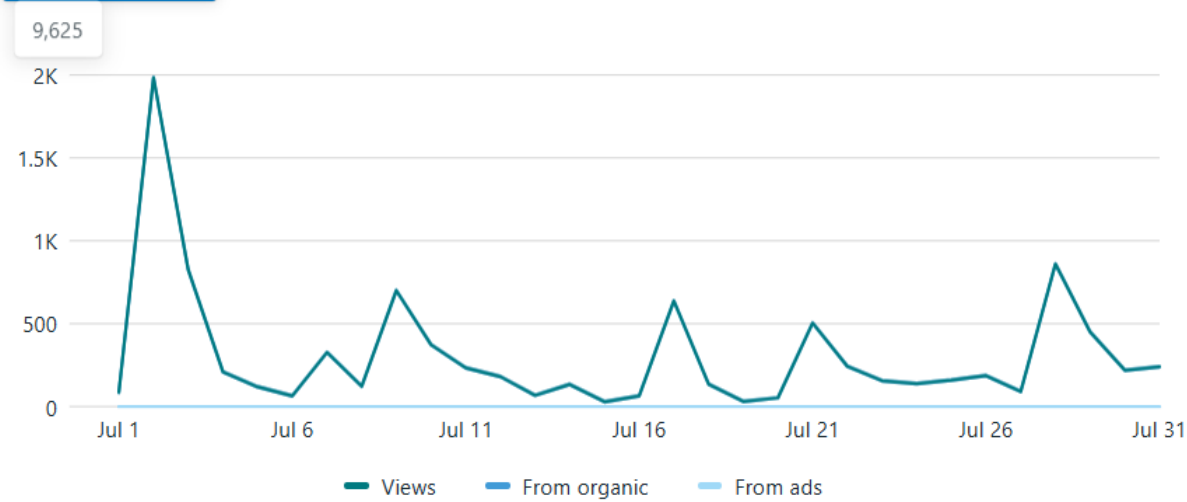
0 0%

Content interactions ⓘ

47 ↓ 77.6%

Watch time ⓘ

10m 47s ↓ 20.1%



Views breakdown

Jul 1 – Jul 31

Total

9,625 ↓ 68%

From organic

9,625 ↓ 68%

From ads

0 0%

South Terrace Monthly Report

Reporting Month: Jul-25

FINANCIAL	
Rent Collected Amount	241,551.55
Current Month Delinquent Rent - Resident	17,445.36
LEASING INFORMATION	
Total Applicant Files Received	6
Total Applicant Files Approved	1
Total Briefings for Month	1
Total Applicant Files Denied	1
Total Applicant Files Requested	4
Total Tenancy Addendum	2
Total Leases	2

EVICTIONS		
Number of Evictions Files		4
Evictions/Set Outs Completed		1
WHA REFERRALS RECEIVED		
Total Referrals Received		
WHA REFERRALS		6

COMPLIANCE	
Number Files submitted to Compliance	22
Total Number of Recerts Completed	20
Recerts 30 days past due	9
Recerts 60 days past due	0
Recerts 90 days past due	0
Recerts 120 past due	3
OCCUPANCY	
Total Number Occupied	240
Total Number Vacant	10
Total Number Leased	2
Number Ready for Move In	2

INSPECTIONS		
Total HQS Inspections Completed		2
Total HQS Inspections Passed		2
STAFF TRAINING		
Date	Description of Activity	
7/8/2025	Snappt Fraud Protection Class by ResMan	
7/9/2025	Customer Service and the Shop	
7/10/2025	Level Up with Manager Training	
7/16/2025	ResMan Customized Training:Day1 Bulk Renewals and Recertifications	
7/17/2025	ResMan Customized Training: Day 2- Compliance, Vendors, and Ledgers Oh My!	
7/23/2025	TDHCA “Lunch and Learn” Calculating Real Property and Disposed Assets	

[illegible][illegible][illegible]

Rising Images, Inc. Board Report for July 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)

Administration

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

Modernization Department July 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	\$1,575,052.73	89%	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	41%	40%	February 22, 2029
2022/522	\$2,105,575.00	\$736,199.50	35%	34%	May 11, 2028
2023/523	\$2,102,463.00	\$735,862.05	35%	35%	February 16, 2029

Public Housing Current Projects

Estella Maxey- Rehab & Make Ready on 10 units

- Completed 7/24/2025

Kate Ross Mold Units Build Back

- Awarded to Mitchell Commercial Painting for \$92,000.00
- Units in final stage
- HVAC being installed in last unit this week /all units will be turned back over next week

Rising Images Current Projects

- Siding Replacement at Raintree Apartments
- Completed
- Staircase replacement 7 units Cimmaron & Hunnington Apartments
- Completed
- 20 Bathroom ceiling replacement.
- Completed

Housing Operations Monthly Report

July 2025

Public Housing Report

PH Staff

Total Employees – 9

Temp

Waiting List Information

Total number of applicants on the waiting list – 3434

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

Notification for assistance mailed	15
No response to notification letters	1
Pending Notification letter/expiration date	0
Move-in letters issued	13
Units rejected by applicant	1
Total applicants not qualified	13

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 (53) orientation letters emailed, (16) packets were mailed out from letter responses (16) received and in process of verifications (37) no response deadline (12) completed

Annual Re-Certifications

Community	Certifications	Completed	Remaining
Kate Ross	19	15	4
Estella Maxey	9	9	0
Total	28	24	4

We have completed 97% of certifications for this month. According to PIC submission we have reported. 99.72 % certifications for dates through July 31st 2025.

Evictions

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

Percentage of Rent Collected

79% of the rent for June was collected, we did not meet our goal of 97%.

Last Quarterly Average was: 84% for April-May-June.

Occupancy Percentage

The occupancy percentage for July was 67%; we did not meet our goal of 97%.

Which excludes 114 units on Adams moving forward

Last Quarterly Average was 64% for April-May-June..

Kate Ross currently has 27 vacant HUD approved units

Estella Maxey currently has 86 vacant HUD approved units

Maintenance Report

Staff

Total Employees 8 regular employees

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

Work Orders

Routine Work Orders

Community	Total	%Completed	Remaining
Kate Ross	115	91.3%	10
Estella Maxey	147	89.1%	16
Total	262	90.1%	26

Completing routine work orders within fifteen (10) 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	81	81	0
Over 24 hours	0	0	0
Total	81	81	0

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

July Unit Turn Around Time

Down Time	Make Ready Time	Lease-Up Time	Total Turnaround Time
281.07	40.50	16.85	338.42

Cumulative Average Unit Turn Around Time

Down Time	Make Ready Time	Lease-Up Time	Total Turnaround Time
276.87	46.98	34.72	358.58

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

July Vacant Apartment Information

	Leased	Total	Occupancy %
Kate Ross	227	286	79%
Estella Maxey	131	247	53%
Overall Occupancy	358	533	67%

Public Housing consists of 537 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

2 Tire repairs, 3 Oil Change, 4 registration renew, Jetter trailer Repairs

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 update inspections of all fire extinguishers at WHA properties. All units have been inspected on all properties and any repairs are in progress to correct issues discovered, maintenance is addressing any health and safety concerns with urgency.

Accident-free days by staff FY 2024/2025

The maintenance staff has accumulated 335 accident-free days with (0) loss time days for the month of July. 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
July 2025	\$26,643.98

Expenditures: Make Ready Supplies, HVAC service Parts, Paint and supplies, Building Repairs, Cleaning Supplies, Plumbing Repairs Beyond Routine Maintenance, Plumbing Parts, Electrical Supplies, Plumbing Equipment, Tire Repairs Electrical repairs beyond routine maintenance

Section 8 Board Report-Housing Choice Voucher Program

Waco Housing Authority and Affiliates

Executive Summary

The Section 8 Department has successfully leased a total of 2,466 vouchers to income-eligible families. The following is an account of vouchers leased by McLennan County, Johnson County, Hill County and Somervell County:

- There are currently no applicants on either waitlist.
- 49 applicant families are actively searching for housing.
- Annual re-certifications are being processed through September 2025.
- The Homeownership program assists 18 families with mortgage payments.

Voucher utilization rates are as follows:

- VASH: 84%
- Mainstream: 93%
- EHV: 100%
- FYI: 56%

Waitlists and Voucher Utilization

Waitlist Name	# of Applicants	# of Families Actively Searching	# of Active Families
Waco	0	26	2270
Hill County	0	17	139
Somervell County	0	6	12
Johnson County	0	0	16
Dawson	0	0	29
Totals	0	49	2466

New Waitlist Opening Soon: The Waco PHA will be opening a site-based waiting list for one day only. This waitlist opening will focus on housing homeless veterans and people for the Freedom Path property.

Recertifications

The Waco Housing Authority and Affiliates are recertifying annual reexaminations through September 2025.

Homeownership

Section 8 Board Report-Housing Choice Voucher Program

The Homeownership program is now assisting 18 families with mortgage payments.

Veteran Affairs Supportive Housing (VASH)

Pending (Referral/Orientation)	0
Searching in Waco	12
Passed/Pending Inspection	1
Housed in Waco	71
Ineligible	253
Total Percentage	84%

Mainstream

Pending (Referral/Orientation)	4
Searching in Waco	0
Passed/Pending Inspection	0
Housed in Waco	74
Ineligible	93
Total Percentage	93%

Emergency Housing Voucher (EHV)

Pending (Referral/Orientation)	0
Searching in Waco	0
Passed/Pending Inspection	0
Housed in Waco	29
Ineligible	17
Total Percentage	100%

Foster Youth Initiative (FYI)

Pending (Referral/Orientation)	0
Searching in Waco	2
Passed/Pending Inspection	2
Housed in Waco	14

Section 8 Board Report-Housing Choice Voucher Program

Ineligible	24
Total Percentage	56%

HUD Reports

No HUD reports are due.

Staff

There are 3 staff vacancies. Interview processing has commenced. One candidate has been recommended for hire, and five additional interviews are being scheduled for next week to continue advancing the selection process.

Fraud - Total number of cases from 2021 - 2025:

During this reporting period, the program successfully recovered \$1,666 in fraud-related funds, bringing the total amount recovered to \$130,026.26 to date. These efforts are part of our ongoing commitment to program integrity and accountability.

- Total amount owed: \$ 267,830.93
- Total amount paid: \$ 130,855.26
- Total outstanding amount: \$ 136,975.67

Respectfully submitted,

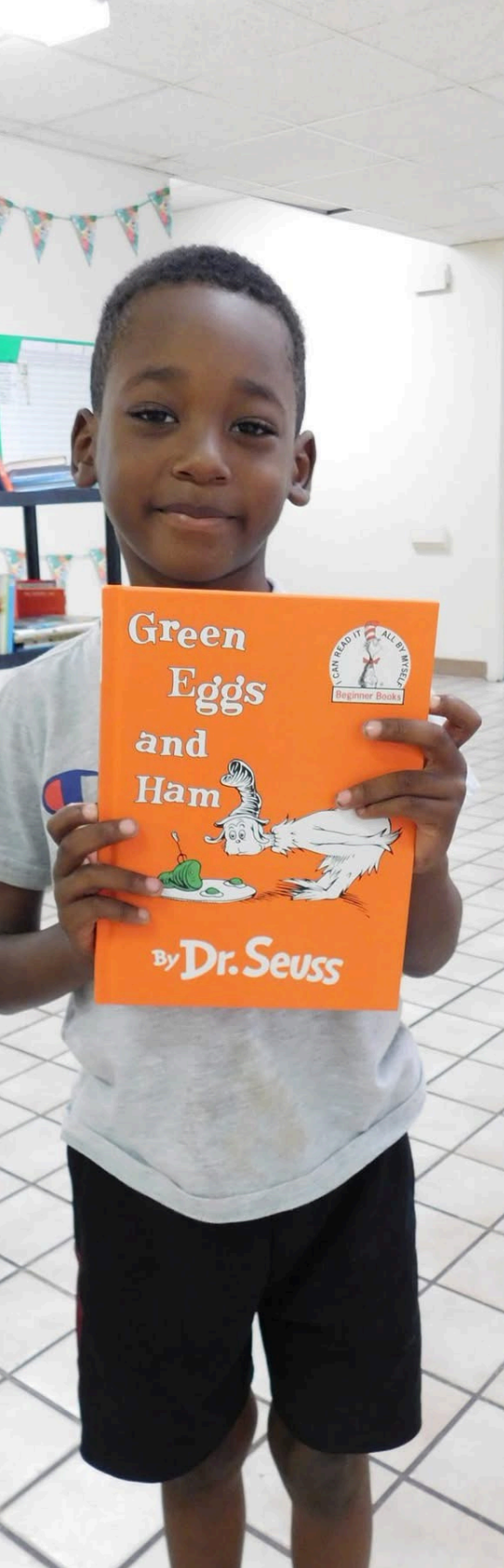
Dion N Roberts

Interim HCV Program Manager/Director

JULY REPORT

Community Services

July Activities and Insights



Parents enjoyed Book Blast event with their kids.

PREPARED FOR
WHA Board

PREPARED BY
Community Services

College Trip 2025

Houston Christian University



Prairie View A&M University



Texas Southern University



Dress up Evening

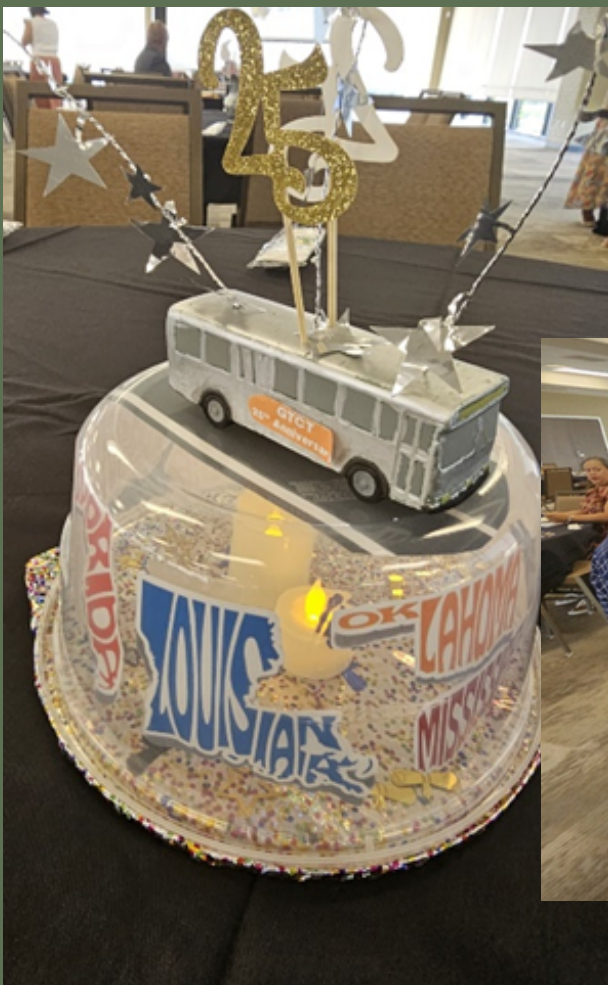


Texas A&M University



College Trip Appreciation Banquet

Sponsors from Cadence Bank



Summer Meals and Reading

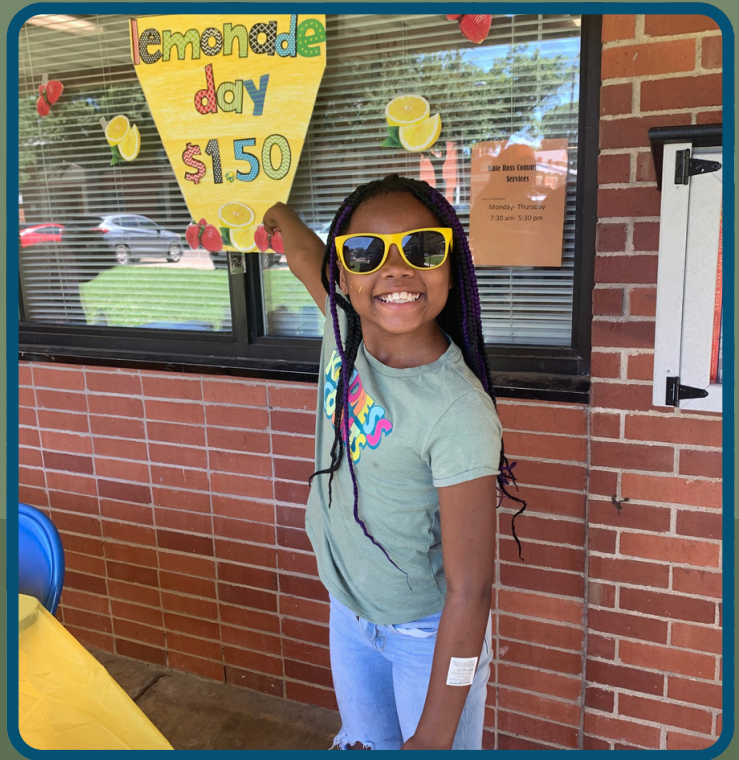
Summer is winding down and the countdown for the first day of school begins. The last month of Summer Meals and Reading included Food Week and Community Helpers Week. The finale was a Book Blast where parents and children came to listen to music by the Waco Street Drummer, had delicious snowcones and picked out new books for their home library.



Exciting News!

Community Services has won a Community Innovation Award from NAHRO for the Inaugural year of Lemonade Day!

- Voice Summer Breakout completed their activities for the summer at South Terrace. They will continue activities for after school in the falls.
- Afternoon Computer Labs at KR and EM
- Open Basketball Gym at South Terrace
- (All adult supervised)



ABOUT US

Texas Kids Nutrition (TKN) is a 501(c)(3) nonprofit after-school enrichment program created by former educators. We serve rural and underserved communities and ISDs that often miss out on the opportunities available in larger districts and urban areas.

Our trained team provides enriching after-school activities, plus healthy meals and snacks - all completely free to families. Once the final bell rings, we step in, supported by private donations and grants from both state and federal agencies.



OPERATIONS

Monday - Thursdays
(Fridays by Request) 3 PM to 5 PM
Transportation Provided Upon Request

COMPONENTS

Homework Assistance
Opportunities for Physical Activities
Holiday Parties
Arts and Crafts
Meals

**Enrichment That Empowers.
Movement That Matters.**



visit our website
www.Texaskidsnutrition.org



Texas Kids Nutrition (TKN) is a 501(c)(3) after-school enrichment program serving rural and underserved communities.

CS entered into MOU with Texas Kids Nutrition who will provide meals and enrichment to Kate Ross and Estella Maxey Children. Services will begin August 11.

Senior News

- New Computer Literacy Class scheduled for this month.
- Older Adult Social Worker is getting trained to teach the seniors about how to use the internet and their smart phones for email, etc.
- Our social worker is now set up as a Community Partner with the SNAP program and can enroll any resident who needs to apply



Freedom's Path Apartments at the Waco VA Medical Center

We are getting ready to schedule activities for the new Freedom's Pathway at the Waco Regional V.A.

08 August 2025

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
ALL ACTIVITIES BEGIN AT 10AM	SOUTH TERRACE	ESTELLA MAXEY	KATE ROSS	1	2 RESIDENT COUNCIL	3
4	5 NO ACTIVITIES	6 TASHITA BIBLES/ CRAFTS	7 LUNCH/ OUTING	8	9 SOUTH TERRACE 8/13 4PM	10
11 ARTS AND CRAFTS	12	13 COMPUTER LIT CLASS	14 MECHELLE HICKS/INTRIM HEALTH	15	16 KATE ROSS 8/20 6PM	17
18 BINGO/WOOD LAND SPRINGS	19	20 TASHITA BIBLES/ CRAFTS	21 WACO PUBLIC HEALTH	22	23 ESTELLA MAXEY 8/27 4PM	24
25 ARTS AND CRAFTS	26 ARTS AND CRAFTS	27 ARTS AND CRAFTS	28 ARTS AND CRAFTS	29	30	31

FSS: Supporting Families and Building Futures

July 2025 Family Self Sufficiency Program Coordinators: CaSaundra Foreman and Triza Mongare FSS Participants

Monthly ESCROW

Total: Public Housing Current-6/Grant 2024-14

Total: S8/RAD Current-65/Grant 2024-93

Total: Public Housing \$710.00

Total: S8/RAD \$4,863.00

TOTAL CURRENT PARTICIPANTS- 71

TOTAL GRANT 2024 PARTICIPANTS- 106

TOTAL ESCROW DEPOSIT: \$5,573.00

Activities Planned for August

- FSS Virtual Conference 8/4-8/5
 - Attend GTCT Banquet 8/4
 - FSS In-person Meeting 8/12
- FSS Advisory Board Meeting 8/13
 - Attend Big Hat Brunch
 - Enroll new participants
- Attend HUD Office Hours/HUD Updates
- Work with Finance on getting FSS Balances/Interest Updated
- Begin planning for Trunk or Treat and End of Year Celebration

Security Dashboard

Date	Property	Offense Type	Results
Jul 5, 20...	Estella Maxey	Assault	Police/EMS contacted, Arrest Made, Management notified.
			Management warned non-resident from the property
Jul 7, 20...	Kate Ross	Trespassing	Transients setting up on property. Verbal warning
Jul 12, 2...	Estella Maxey	Assault	victim taken to hospital as he fell. Manager notified. All
			parties not on leases warned off of property.
Jul 12, 2...	Kate Ross	Suspicious Person	Male walking around parking lot looking into parked car windows
Jul 15, 2...	Estella Maxey	Suspicious Persons/Civil	Waco PD Response. No arrests made
Jul 15, 2...	Kate Ross	Juvenile with Gun	Children reported juveniles that don't live at KR had guns. Police given
			911 called by parent. CS camera information obtained by police
Jul 17, 2...	Kate Ross	Suspicious Person	Males gathering possible altercation. They left scene
Jul 17, 2...	Kate Ross	Suspicious Persons	Kids walking down 12A possibly vaping marijuana
Jul 24, 2...	Kate Ross	Fireworks	Suspects got away
Jul 29, 2...	Estella Maxey	Assault	Security assisted with assault response. EMS contacted and

Summary of Financial Statements

June 30, 2025

Public Housing

Central Office Cost Center (COCC)

- Other Income - Management fees revenue from PH sites was under budget \$7,000.
- Total Administrative Expenses – Administrative salaries and software maintenance were under budget \$20,900.
- Total General Expenses – Health insurance was under budget \$2,200.

Total income was \$146,059.53, and total expenses were \$130,038.53, for a net profit of \$16,021.

Kate Ross (KR)

- Total HUD Contribution – The revenue was over budget \$17,600.
- Total Admin Expenses – Administrative salaries and software maintenance were under budget \$17,000.
- Total Utility Expenses – Gas was under budget \$11,700 for the reclassification of misapplied cost.
- Total General Expenses – Health insurance and collection losses were under budget \$6,700.

With total income at \$253,082.88 and total expenses at \$201,742.74, the net profit was \$51,340.14.

Estella Maxey (EM)

- Total Tenant Income – Revenue was under budget \$19,800.
- Total HUD Contribution – The revenue was over budget \$31,900.
- Total Administrative Expenses – Administrative salaries expense, management fees, and software maintenance were under budget \$21,900.
- Total Tenant Services Expenses – Tenant Services salaries were under budget \$5,900.
- Total Maintenance and Operational Expenses - Temporary labor was over budget \$6,500, while maintenance labor, HVAC, plumbing, and grounds contracts were under budget \$16,900.
- General Expenses – Health insurance collection losses were under budget \$6,800.

Total income was \$276,483.02 and total expenses were \$203,288.68 for a net profit of \$73,194.34.

Section 8 – Admin

- HUD Contribution - Section 8 Admin Fee revenue was \$18,300 under budget.
- Total Administrative Expenses – Professional fees were over budget \$11,100 for AMA Consulting.
- Total General Expenses – Health insurance and port out admin. fees were under budget \$7,400.

Total income was \$170,479.80 and total expenses were \$171,373.67, for to a net loss of \$893.87.

Non-Profits

Raintree

- Total Contract Costs- A retaining wall was repaired due to damage from a water main leak in the total amount of \$9,535.

Cimmaron

- Total Utility Expenses- A sprinkler head leak discovered in July and since repaired contributed to the higher water expense for the month.

Hunnington

- Total Contract Costs- A partial payment was made for twenty bathroom ceiling replacements costing \$11,026.

Misty

- Total Contract Costs- A carpet was replaced in one of the units in the amount of \$961.

Picadilly

- Total Rental Income- One of the six units was vacant causing this to be under budget.
- Total Utility Expenses- There were additional utility expenses related to the prior and current vacancies.

Cimmaron Apartments (ri-cim)

Budget Comparison

Period = Jun 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	57,951.68	56,033.33	1,918.35	3.42	504,905.59	504,299.97	605.62	0.12	672,400.00
3129-00-000	Total Other Tenant Income	594.00	900.00	-306.00	-34.00	3,588.00	8,100.00	-4,512.00	-55.70	10,800.00
3199-00-000	TOTAL TENANT INCOME	58,545.68	56,933.33	1,612.35	2.83	508,493.59	512,399.97	-3,906.38	-0.76	683,200.00
3600-00-000	OTHER INCOME									
3699-00-000	TOTAL OTHER INCOME	2,276.79	2,650.00	-373.21	-14.08	22,549.86	29,100.00	-6,550.14	-22.51	38,800.00
3999-00-000	TOTAL INCOME	60,822.47	59,583.33	1,239.14	2.08	531,043.45	541,499.97	-10,456.52	-1.93	722,000.00
4100-00-000	ADMINISTRATIVE EXPENSES									
4110-99-000	Total Administrative Salaries	5,153.69	5,166.67	12.98	0.25	46,981.41	46,500.03	-481.38	-1.04	62,000.00
4131-00-000	Total Legal Expense	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
4189-00-000	Total Other Admin Expenses	15,251.62	14,849.17	-402.45	-2.71	135,191.63	133,642.53	-1,549.10	-1.16	178,190.00
4191-00-000	Total Miscellaneous Admin Expenses	681.45	2,465.85	1,784.40	72.36	24,336.90	23,942.65	-394.25	-1.65	31,340.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	21,086.76	22,506.69	1,419.93	6.31	206,509.94	204,310.21	-2,199.73	-1.08	271,830.00
4300-00-000	UTILITY EXPENSES									
4399-00-000	TOTAL UTILITY EXPENSES	12,917.52	6,833.33	-6,084.19	-89.04	81,558.47	61,499.97	-20,058.50	-32.62	82,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES									
4419-00-000	Total General Maint Expense	6,656.08	6,500.00	-156.08	-2.40	58,316.03	58,500.00	183.97	0.31	78,000.00
4429-00-000	Total Materials	1,906.93	1,693.33	-213.60	-12.61	12,845.87	15,239.97	2,394.10	15.71	20,320.00
4439-00-000	Total Contract Costs	5,425.79	5,262.50	-163.29	-3.10	47,910.01	47,362.50	-547.51	-1.16	63,150.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	13,988.80	13,455.83	-532.97	-3.96	119,071.91	121,102.47	2,030.56	1.68	161,470.00
4500-00-000	GENERAL EXPENSES									
4599-00-000	TOTAL GENERAL EXPENSES	7,099.84	8,341.68	1,241.84	14.89	63,722.71	72,075.12	8,352.41	11.59	96,100.00
4800-00-000	FINANCING EXPENSE									
4899-00-000	TOTAL FINANCING EXPENSES	0.00	0.00	0.00	N/A	865.35	0.00	-865.35	N/A	0.00
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	71,255.11	71,325.00	69.89	0.10	95,100.00
6000-00-000	NON-ROUTINE & NON-APT EXPENSES									
6499-00-000	TOTAL NON-ROUTINE & NON-APT EXPENSES	624.54	458.34	-166.20	-36.26	7,329.77	4,125.06	-3,204.71	-77.69	5,500.00
8000-00-000	TOTAL EXPENSES	63,661.90	59,520.87	-4,141.03	-6.96	550,313.26	534,437.83	-15,875.43	-2.97	712,000.00
9000-00-000	NET INCOME	-2,839.43	62.46	-2,901.89	-4,646.00	-19,269.81	7,062.14	-26,331.95	-372.86	10,000.00

Central Cost/Admin (800-cc)

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
OTHER INCOME									
TOTAL OTHER INCOME	146,059.53	153,075.00	-7,015.47	-4.58	1,300,544.63	1,377,675.00	-77,130.37	-5.60	1,836,900.00
TOTAL INCOME	146,059.53	153,075.00	-7,015.47	-4.58	1,300,544.63	1,377,675.00	-77,130.37	-5.60	1,836,900.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	93,046.67	103,066.67	10,020.00	9.72	892,482.30	927,600.03	35,117.73	3.79	1,236,800.00
Total Legal Expense	0.00	250.00	250.00	100.00	0.00	2,250.00	2,250.00	100.00	3,000.00
Total Other Admin Expenses	1,278.89	3,705.42	2,426.53	65.49	40,332.79	33,348.78	-6,984.01	-20.94	44,465.00
Total Miscellaneous Admin Expenses	6,406.50	14,673.79	8,267.29	56.34	96,462.94	132,064.11	35,601.17	26.96	176,085.00
TOTAL ADMINISTRATIVE EXPENSES	100,732.06	121,695.88	20,963.82	17.23	1,029,278.03	1,095,262.92	65,984.89	6.02	1,460,350.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	2,777.98	2,333.34	-444.64	-19.06	22,718.86	21,000.06	-1,718.80	-8.18	28,000.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total Materials	468.73	675.00	206.27	30.56	3,637.19	6,075.00	2,437.81	40.13	8,100.00
Total Contract Costs	3,613.45	3,741.67	128.22	3.43	42,008.58	33,675.03	-8,333.55	-24.75	44,900.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	4,082.18	4,416.67	334.49	7.57	45,645.77	39,750.03	-5,895.74	-14.83	53,000.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	22,200.08	24,429.15	2,229.07	9.12	198,538.74	219,862.35	21,323.61	9.70	293,150.00
FINANCING EXPENSE									
TOTAL FINANCING EXPENSES	246.23	16.67	-229.56	-1,377.08	12,959.85	150.03	-12,809.82	-8,538.17	200.00
TOTAL EXPENSES	130,038.53	152,891.71	22,853.18	14.95	1,309,141.25	1,376,025.39	66,884.14	4.86	1,834,700.00
NET INCOME	16,021.00	183.29	15,837.71	8,640.79	-8,596.62	1,649.61	-10,246.23	-621.13	2,200.00

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT INCOME									
Total Rental Income	39,877.00	57,675.00	-17,798.00	-30.86	354,708.10	519,075.00	-164,366.90	-31.67	692,100.00
Total Other Tenant Income	5,683.80	7,683.33	-1,999.53	-26.02	34,548.06	69,149.97	-34,601.91	-50.04	92,200.00
TOTAL TENANT INCOME	45,560.80	65,358.33	-19,797.53	-30.29	389,256.16	588,224.97	-198,968.81	-33.83	784,300.00
HUD CONTRIBUTIONS									
TOTAL HUD CONTRIBUTIONS	177,660.74	145,716.67	31,944.07	21.92	1,342,121.23	1,311,450.03	30,671.20	2.34	1,748,600.00
OTHER INCOME									
TOTAL OTHER INCOME	53,261.48	51,441.66	1,819.82	3.54	964,894.76	466,949.94	497,944.82	106.64	622,600.00
TOTAL INCOME	276,483.02	262,516.66	13,966.36	5.32	2,696,272.15	2,366,624.94	329,647.21	13.93	3,155,500.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	20,046.87	26,991.67	6,944.80	25.73	188,686.93	242,925.03	54,238.10	22.33	323,900.00
Total Legal Expense	0.00	416.67	416.67	100.00	5,385.49	3,750.03	-1,635.46	-43.61	5,000.00
Total Other Admin Expenses	22,310.62	27,700.00	5,389.38	19.46	219,247.45	249,300.00	30,052.55	12.05	332,400.00
Total Miscellaneous Admin Expenses	5,935.36	15,103.76	9,168.40	60.70	115,039.25	135,933.84	20,894.59	15.37	181,245.00
TOTAL ADMINISTRATIVE EXPENSES	48,292.85	70,212.10	21,919.25	31.22	528,359.12	631,908.90	103,549.78	16.39	842,545.00
TENANT SERVICES									
TOTAL TENANT SERVICES EXPENSES	12,853.98	18,816.66	5,962.68	31.69	117,540.67	169,349.94	51,809.27	30.59	225,800.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	61,333.00	50,333.33	-10,999.67	-21.85	441,146.40	452,999.97	11,853.57	2.62	604,000.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total General Maint Expense	14,194.15	16,625.00	2,430.85	14.62	141,759.08	149,625.00	7,865.92	5.26	199,500.00
Total Materials	5,733.26	6,547.51	814.25	12.44	78,600.45	58,927.59	-19,672.86	-33.38	78,570.00
Total Contract Costs	19,776.50	28,379.18	8,602.68	30.31	284,592.57	255,412.62	-29,179.95	-11.42	340,550.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	39,703.91	51,551.69	11,847.78	22.98	504,952.10	463,965.21	-40,986.89	-8.83	618,620.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	27,654.94	34,502.93	6,847.99	19.85	253,677.67	310,526.37	56,848.70	18.31	414,035.00
HOUSING ASSISTANCE PAYMENTS									
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	1,000.00	1,000.00	100.00	2,732.00	9,000.00	6,268.00	69.64	12,000.00
FINANCING EXPENSE									
TOTAL FINANCING EXPENSES	0.00	0.00	0.00	N/A	5,838.25	0.00	-5,838.25	N/A	0.00
NON-ROUTINE & NON-APT EXPENSES									
TOTAL NON-ROUTINE & NON-APT EXPENSES	13,450.00	0.00	-13,450.00	N/A	13,450.00	0.00	-13,450.00	N/A	0.00
TOTAL EXPENSES	203,288.68	226,416.71	23,128.03	10.21	1,867,696.21	2,037,750.39	170,054.18	8.35	2,717,000.00
NET INCOME	73,194.34	36,099.95	37,094.39	102.75	828,575.94	328,874.55	499,701.39	151.94	438,500.00

HCV Financial Program (v-0210)

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
HUD CONTRIBUTIONS									
TOTAL HUD CONTRIBUTIONS	164,929.00	183,225.00	-18,296.00	-9.99	1,526,911.00	1,649,025.00	-122,114.00	-7.41	2,198,700.00
OTHER INCOME									
TOTAL OTHER INCOME	5,550.80	6,208.33	-657.53	-10.59	56,057.85	55,874.97	182.88	0.33	74,500.00
TOTAL INCOME	170,479.80	189,433.33	-18,953.53	-20.58	1,582,968.85	1,704,899.97	-121,931.12	-7.08	2,273,200.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	73,286.96	73,116.67	-170.29	-0.23	611,437.31	658,050.03	46,612.72	7.08	877,400.00
Total Legal Expense	0.00	1,125.00	1,125.00	100.00	11,649.00	10,125.00	-1,524.00	-15.05	13,500.00
Total Other Admin Expenses	33,584.01	38,516.67	4,932.66	12.81	318,584.10	346,650.03	28,065.93	8.10	462,200.00
Total Miscellaneous Admin Expenses	40,014.93	20,156.66	-19,858.27	-98.52	374,390.92	181,409.94	-192,980.98	-106.38	241,880.00
TOTAL ADMINISTRATIVE EXPENSES	146,885.90	132,915.00	-13,970.90	-10.51	1,316,061.33	1,196,235.00	-119,826.33	-10.02	1,594,980.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	2,500.19	2,150.00	-350.19	-16.29	17,194.57	19,350.00	2,155.43	11.14	25,800.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total Materials	55.04	566.66	511.62	90.29	2,959.59	5,099.94	2,140.35	41.97	6,800.00
Total Contract Costs	3,074.50	3,191.67	117.17	3.67	45,052.77	28,725.03	-16,327.74	-56.84	38,300.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	3,129.54	3,758.33	628.79	16.73	48,012.36	33,824.97	-14,187.39	-41.94	45,100.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	18,848.63	26,768.33	7,919.70	29.59	173,962.76	240,914.97	66,952.21	27.79	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	9.41	8.33	-1.08	-12.97	12,882.08	74.97	-12,807.11	-17,082.98	100.00
TOTAL EXPENSES	171,373.67	165,599.99	-5,773.68	-3.49	1,567,980.10	1,490,399.91	-77,580.19	-5.21	1,987,200.00
NET INCOME	-893.87	23,833.34	-13,179.85	-55.30	14,988.75	214,500.06	-44,350.93	-20.67	286,000.00

Hunnington Apartments (ri-hun)

Budget Comparison

Period = Jun 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	38,652.00	38,179.17	472.83	1.24	342,645.69	343,612.53	-966.84	-0.28	458,150.00
3129-00-000	Total Other Tenant Income	831.30	291.67	539.63	185.01	3,930.10	2,625.03	1,305.07	49.72	3,500.00
3199-00-000	TOTAL TENANT INCOME	39,483.30	38,470.84	1,012.46	2.63	346,575.79	346,237.56	338.23	0.10	461,650.00
3600-00-000	OTHER INCOME									
3699-00-000	TOTAL OTHER INCOME	1,136.70	420.84	715.86	170.10	10,300.69	6,262.56	4,038.13	64.48	8,350.00
3999-00-000	TOTAL INCOME	40,620.00	38,891.68	1,728.32	4.44	356,876.48	352,500.12	4,376.36	1.24	470,000.00
4100-00-000	ADMINISTRATIVE EXPENSES									
4110-99-000	Total Administrative Salaries	3,296.56	3,083.33	-213.23	-6.92	29,331.76	27,749.97	-1,581.79	-5.70	37,000.00
4189-00-000	Total Other Admin Expenses	10,162.76	10,097.09	-65.67	-0.65	91,487.66	90,873.81	-613.85	-0.68	121,165.00
4191-00-000	Total Miscellaneous Admin Expenses	407.03	1,440.82	1,033.79	71.75	16,218.07	15,217.38	-1,000.69	-6.58	19,540.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	13,866.35	14,621.24	754.89	5.16	137,037.49	133,841.16	-3,196.33	-2.39	177,705.00
4300-00-000	UTILITY EXPENSES									
4399-00-000	TOTAL UTILITY EXPENSES	4,006.32	4,083.34	77.02	1.89	37,660.14	36,750.06	-910.08	-2.48	49,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES									
4419-00-000	Total General Maint Expense	3,970.32	3,883.33	-86.99	-2.24	34,311.00	34,949.97	638.97	1.83	46,600.00
4429-00-000	Total Materials	1,137.41	891.67	-245.74	-27.56	14,917.08	8,025.03	-6,892.05	-85.88	10,700.00
4439-00-000	Total Contract Costs	15,066.52	3,857.93	-11,208.59	-290.53	44,870.39	34,721.37	-10,149.02	-29.23	46,295.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	20,174.25	8,632.93	-11,541.32	-133.69	94,098.47	77,696.37	-16,402.10	-21.11	103,595.00
4500-00-000	GENERAL EXPENSES									
4599-00-000	TOTAL GENERAL EXPENSES	3,615.78	4,600.01	984.23	21.40	32,836.33	37,950.09	5,113.76	13.48	50,600.00
4800-00-000	FINANCING EXPENSE									
4899-00-000	TOTAL FINANCING EXPENSES	0.00	0.00	0.00	N/A	519.21	0.00	-519.21	N/A	0.00
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	53,261.80	54,900.00	1,638.20	2.98	73,200.00
8000-00-000	TOTAL EXPENSES	47,562.90	38,037.52	-9,525.38	-25.04	355,413.44	341,137.68	-14,275.76	-4.18	454,100.00
9000-00-000	NET INCOME	-6,942.90	854.16	-7,797.06	-912.83	1,463.04	11,362.44	-9,899.40	-87.12	15,900.00

Kate Ross (101-kr)
Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT INCOME									
Total Rental Income	61,516.00	65,600.00	-4,084.00	-6.23	513,445.28	590,400.00	-76,954.72	-13.03	787,200.00
Total Other Tenant Income	10,750.72	8,233.33	2,517.39	30.58	99,996.81	74,099.97	25,896.84	34.95	98,800.00
TOTAL TENANT INCOME	72,266.72	73,833.33	-1,566.61	-2.12	613,442.09	664,499.97	-51,057.88	-7.68	886,000.00
HUD CONTRIBUTIONS									
TOTAL HUD CONTRIBUTIONS	128,002.02	110,383.33	17,618.69	15.96	979,011.00	993,449.97	-14,438.97	-1.45	1,324,600.00
OTHER INCOME									
TOTAL OTHER INCOME	52,814.14	54,508.34	-1,694.20	-3.11	828,004.02	495,675.06	332,328.96	67.05	660,900.00
TOTAL INCOME	253,082.88	238,725.00	14,357.88	6.01	2,420,457.11	2,153,625.00	266,832.11	12.39	2,871,500.00
ADMINISTRATIVE EXPENSES									
Total Administrative Salaries	18,338.23	28,858.33	10,520.10	36.45	196,963.96	259,724.97	62,761.01	24.16	346,300.00
Total Legal Expense	80.00	416.67	336.67	80.80	5,560.30	3,750.03	-1,810.27	-48.27	5,000.00
Total Other Admin Expenses	32,408.45	32,125.00	-283.45	-0.88	269,867.51	289,125.00	19,257.49	6.66	385,500.00
Total Miscellaneous Admin Expenses	6,450.24	14,932.95	8,482.71	56.81	108,038.10	134,396.55	26,358.45	19.61	179,195.00
TOTAL ADMINISTRATIVE EXPENSES	57,276.92	76,332.95	19,056.03	24.96	580,429.87	686,996.55	106,566.68	15.51	915,995.00
TENANT SERVICES									
TOTAL TENANT SERVICES EXPENSES	23,132.94	21,475.00	-1,657.94	-7.72	157,269.12	193,275.00	36,005.88	18.63	257,700.00
UTILITY EXPENSES									
TOTAL UTILITY EXPENSES	31,837.36	43,583.33	11,745.97	26.95	411,787.15	392,249.97	-19,537.18	-4.98	523,000.00
MAINTENANCE AND OPERATIONAL EXPENSES									
Total General Maint Expense	16,382.75	18,475.00	2,092.25	11.32	152,331.45	166,275.00	13,943.55	8.39	221,700.00
Total Materials	8,864.56	9,326.66	462.10	4.95	85,252.80	83,939.94	-1,312.86	-1.56	111,920.00
Total Contract Costs	34,130.64	29,083.35	-5,047.29	-17.35	254,237.63	261,750.15	7,512.52	2.87	349,000.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	59,377.95	56,885.01	-2,492.94	-4.38	491,821.88	511,965.09	20,143.21	3.93	682,620.00
GENERAL EXPENSES									
TOTAL GENERAL EXPENSES	29,407.57	39,198.74	9,791.17	24.98	259,607.48	352,788.66	93,181.18	26.41	470,385.00
HOUSING ASSISTANCE PAYMENTS									
TOTAL HOUSING ASSISTANCE PAYMENTS	710.00	0.00	-710.00	N/A	3,007.00	0.00	-3,007.00	N/A	0.00
FINANCING EXPENSE									
TOTAL FINANCING EXPENSES	0.00	0.00	0.00	N/A	5,838.25	0.00	-5,838.25	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	201,742.74	237,475.03	35,732.29	15.05	1,955,610.75	2,137,275.27	181,664.52	8.50	2,849,700.00
NET INCOME	51,340.14	1,249.97	50,090.17	4,007.31	464,846.36	16,349.73	448,496.63	2,743.14	21,800.00

Misty Square Apartments (ri-misty)

Budget Comparison

Period = Jun 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	9,166.33	9,238.33	-72.00	-0.78	82,718.78	83,144.97	-426.19	-0.51	110,860.00
3129-00-000	Total Other Tenant Income	0.00	173.34	-173.34	-100.00	1,065.00	1,560.06	-495.06	-31.73	2,080.00
3199-00-000	TOTAL TENANT INCOME	9,166.33	9,411.67	-245.34	-2.61	83,783.78	84,705.03	-921.25	-1.09	112,940.00
3600-00-000	OTHER INCOME									
3699-00-000	TOTAL OTHER INCOME	495.37	355.00	140.37	39.54	4,951.59	4,395.00	556.59	12.66	5,860.00
3999-00-000	TOTAL INCOME	9,661.70	9,766.67	-104.97	-1.07	88,735.37	89,100.03	-364.66	-0.41	118,800.00
4100-00-000	ADMINISTRATIVE EXPENSES									
4110-99-000	Total Administrative Salaries	793.06	816.67	23.61	2.89	7,168.70	7,350.03	181.33	2.47	9,800.00
4131-00-000	Total Legal Expense	0.00	4.58	4.58	100.00	0.00	41.22	41.22	100.00	55.00
4189-00-000	Total Other Admin Expenses	1,033.19	1,054.58	21.39	2.03	9,638.46	9,491.22	-147.24	-1.55	12,655.00
4191-00-000	Total Miscellaneous Admin Expenses	107.42	389.98	282.56	72.46	3,450.17	3,509.82	59.65	1.70	4,680.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	1,933.67	2,265.81	332.14	14.66	20,257.33	20,392.29	134.96	0.66	27,190.00
4300-00-000	UTILITY EXPENSES									
4399-00-000	TOTAL UTILITY EXPENSES	1,244.36	875.01	-369.35	-42.21	9,193.03	7,875.09	-1,317.94	-16.74	10,500.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES									
4419-00-000	Total General Maint Expense	1,050.96	1,025.00	-25.96	-2.53	9,082.16	9,225.00	142.84	1.55	12,300.00
4429-00-000	Total Materials	301.10	344.17	43.07	12.51	1,189.85	3,097.53	1,907.68	61.59	4,130.00
4439-00-000	Total Contract Costs	2,260.97	1,313.36	-947.61	-72.15	8,646.79	11,820.24	3,173.45	26.85	15,760.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	3,613.03	2,682.53	-930.50	-34.69	18,918.80	24,142.77	5,223.97	21.64	32,190.00
4500-00-000	GENERAL EXPENSES									
4599-00-000	TOTAL GENERAL EXPENSES	932.86	1,043.32	110.46	10.59	9,757.26	9,389.88	-367.38	-3.91	12,520.00
4800-00-000	FINANCING EXPENSE									
4899-00-000	TOTAL FINANCING EXPENSES	0.00	0.00	0.00	N/A	138.46	0.00	-138.46	N/A	0.00
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	25,416.91	25,949.97	533.06	2.05	34,600.00
8000-00-000	TOTAL EXPENSES	10,548.02	9,750.00	-798.02	-8.18	83,681.79	87,750.00	4,068.21	4.64	117,000.00
9000-00-000	NET INCOME	-886.32	16.67	-902.99	-5,416.86	5,053.58	1,350.03	3,703.55	274.33	1,800.00

Picadilly Square (ri-pica)
Budget Comparison

Period = Jun 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	4,455.00	5,233.33	-778.33	-14.87	38,572.37	47,099.97	-8,527.60	-18.11	62,800.00
3129-00-000	Total Other Tenant Income	224.00	183.33	40.67	22.18	784.00	1,649.97	-865.97	-52.48	2,200.00
3199-00-000	TOTAL TENANT INCOME	4,679.00	5,416.66	-737.66	-13.62	39,356.37	48,749.94	-9,393.57	-19.27	65,000.00
3600-00-000	OTHER INCOME									
3699-00-000	TOTAL OTHER INCOME	534.20	666.67	-132.47	-19.87	5,324.36	6,750.03	-1,425.67	-21.12	9,000.00
3999-00-000	TOTAL INCOME	5,213.20	6,083.33	-870.13	-14.30	44,680.73	55,499.97	-10,819.24	-19.49	74,000.00
4100-00-000	ADMINISTRATIVE EXPENSES									
4110-99-000	Total Administrative Salaries	323.25	333.33	10.08	3.02	3,009.49	2,999.97	-9.52	-0.32	4,000.00
4189-00-000	Total Other Admin Expenses	501.32	596.66	95.34	15.98	4,718.00	5,369.94	651.94	12.14	7,160.00
4191-00-000	Total Miscellaneous Admin Expenses	244.93	171.24	-73.69	-43.03	2,703.15	1,791.16	-911.99	-50.92	2,305.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	1,069.50	1,101.23	31.73	2.88	10,430.64	10,161.07	-269.57	-2.65	13,465.00
4300-00-000	UTILITY EXPENSES									
4399-00-000	TOTAL UTILITY EXPENSES	614.76	154.17	-460.59	-298.75	2,680.75	1,387.53	-1,293.22	-93.20	1,850.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES									
4419-00-000	Total General Maint Expense	437.31	342.50	-94.81	-27.68	2,382.35	3,082.50	700.15	22.71	4,110.00
4429-00-000	Total Materials	0.00	256.25	256.25	100.00	1,289.25	2,306.25	1,017.00	44.10	3,075.00
4439-00-000	Total Contract Costs	662.03	1,089.18	427.15	39.22	12,226.06	9,802.62	-2,423.44	-24.72	13,070.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	1,099.34	1,687.93	588.59	34.87	15,897.66	15,191.37	-706.29	-4.65	20,255.00
4500-00-000	GENERAL EXPENSES									
4599-00-000	TOTAL GENERAL EXPENSES	465.25	499.98	34.73	6.95	5,390.69	4,499.82	-890.87	-19.80	6,000.00
4800-00-000	FINANCING EXPENSE									
4899-00-000	TOTAL FINANCING EXPENSES	0.00	0.00	0.00	N/A	56.41	0.00	-56.41	N/A	0.00
5000-00-000	CAPITAL & NON-OPERATING ITEMS									
5999-00-000	TOTAL CAPITAL & NON-OPERATING ITEMS	260.99	302.50	41.51	13.72	2,348.78	2,722.50	373.72	13.73	3,630.00
8000-00-000	TOTAL EXPENSES	3,509.84	3,745.81	235.97	6.30	36,804.93	33,962.29	-2,842.64	-8.37	45,200.00
9000-00-000	NET INCOME	1,703.36	2,337.52	-634.16	-27.13	7,875.80	21,537.68	-13,661.88	-63.43	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 = Jun 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	61,516.00	39,877.00	0.00	57,951.68	38,652.00	9,166.33	4,455.00	107,088.00	0.00	318,706.01
Total Other Tenant Income	10,750.72	5,683.80	0.00	594.00	831.30	0.00	224.00	1,423.54	0.00	19,507.36
TOTAL TENANT INCOME	72,266.72	45,560.80	0.00	58,545.68	39,483.30	9,166.33	4,679.00	108,511.54	0.00	338,213.37
HUD CONTRIBUTIONS										
TOTAL HUD CONTRIBUTIONS	128,002.02	177,660.74	0.00	0.00	0.00	0.00	0.00	0.00	164,929.00	470,591.76
OTHER INCOME										
TOTAL OTHER INCOME	52,814.14	53,261.48	146,059.53	2,276.79	1,136.70	495.37	534.20	1,006.68	5,550.80	263,135.69
TOTAL INCOME	253,082.88	276,483.02	146,059.53	60,822.47	40,620.00	9,661.70	5,213.20	109,518.22	170,479.80	1,071,940.82
ADMINISTRATIVE EXPENSES										
Total Administrative Salaries	18,338.23	20,046.87	93,046.67	5,153.69	3,296.56	793.06	323.25	8,328.91	73,286.96	222,614.20
Total Legal Expense	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00
Total Other Admin Expenses	32,408.45	22,310.62	1,278.89	15,251.62	10,162.76	1,033.19	501.32	28,183.59	33,584.01	144,714.45
Total Miscellaneous Admin Expenses	6,450.24	5,935.36	6,406.50	688.54	411.26	108.54	244.99	3,059.55	40,014.93	63,319.91
TOTAL ADMINISTRATIVE EXPENSES	57,276.92	48,292.85	100,732.06	21,093.85	13,870.58	1,934.79	1,069.56	39,572.05	146,885.90	430,728.56
TENANT SERVICES										
TOTAL TENANT SERVICES EXPENSES	23,132.94	12,853.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,986.92
UTILITY EXPENSES										
TOTAL UTILITY EXPENSES	31,837.36	61,333.00	2,777.98	12,917.52	4,006.32	1,244.36	614.76	11,071.10	2,500.19	128,302.59
MAINTENANCE AND OPERATIONAL EXPENSES										
Total General Maint Expense	16,382.75	14,194.15	0.00	6,656.08	3,970.32	1,050.96	437.31	10,494.56	0.00	53,186.13
Total Materials	8,864.56	5,733.26	468.73	1,906.93	1,137.41	301.10	0.00	145.78	55.04	18,612.81
Total Contract Costs	34,130.64	19,776.50	3,613.45	5,425.79	15,066.52	2,260.97	662.03	21,642.93	3,074.50	105,653.33
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	59,377.95	39,703.91	4,082.18	13,988.80	20,174.25	3,613.03	1,099.34	32,283.27	3,129.54	177,452.27
GENERAL EXPENSES										
TOTAL GENERAL EXPENSES	29,407.57	27,654.94	22,200.08	7,099.84	3,615.78	932.86	465.25	12,173.77	18,848.63	122,398.72
HOUSING ASSISTANCE PAYMENTS										
TOTAL HOUSING ASSISTANCE PAYMENTS	710.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	710.00
FINANCING EXPENSE										
TOTAL FINANCING EXPENSES	0.00	0.00	246.23	0.00	0.00	0.00	0.00	0.00	9.41	255.64
CAPITAL & NON-OPERATING ITEMS										
TOTAL CAPITAL & NON-OPERATING ITEMS	0.00	0.00	0.00	7,944.44	5,900.20	2,824.10	260.99	14,929.71	0.00	31,859.44
NON-ROUTINE & NON-APT EXPENSES										
TOTAL NON-ROUTINE & NON-APT EXPENSES	0.00	13,450.00	0.00	624.54	0.00	0.00	0.00	0.00	0.00	14,074.54

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

Property Comparison

Period = Jun 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
TOTAL EXPENSES	201,742.74	203,288.68	130,038.53	63,668.99	47,567.13	10,549.14	3,509.90	110,029.90	171,373.67	941,768.68
NET INCOME	51,340.14	73,194.34	16,021.00	-2,846.52	-6,947.13	-887.44	1,703.30	-511.68	-893.87	130,172.14

Raintree Apartments (ri-rain)
Budget Comparison
 Period = Jun 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	107,088.00	105,583.33	1,504.67	1.43	954,691.97	950,249.97	4,442.00	0.47	1,267,000.00
3129-00-000	Total Other Tenant Income	1,423.54	2,091.67	-668.13	-31.94	13,212.42	18,825.03	-5,612.61	-29.81	25,100.00
3199-00-000	TOTAL TENANT INCOME	108,511.54	107,675.00	836.54	0.78	967,904.39	969,075.00	-1,170.61	-0.12	1,292,100.00
3600-00-000	OTHER INCOME									
3699-00-000	TOTAL OTHER INCOME	1,006.68	1,108.33	-101.65	-9.17	15,765.61	17,924.97	-2,159.36	-12.05	23,900.00
3999-00-000	TOTAL INCOME	109,518.22	108,783.33	734.89	0.68	983,670.00	986,999.97	-3,329.97	-0.34	1,316,000.00
4100-00-000	ADMINISTRATIVE EXPENSES									
4110-99-000	Total Administrative Salaries	8,328.91	7,991.67	-337.24	-4.22	75,417.55	71,925.03	-3,492.52	-4.86	95,900.00
4131-00-000	Total Legal Expense	0.00	41.67	41.67	100.00	0.00	375.03	375.03	100.00	500.00
4189-00-000	Total Other Admin Expenses	28,183.59	27,970.83	-212.76	-0.76	254,792.62	251,737.47	-3,055.15	-1.21	335,650.00
4191-00-000	Total Miscellaneous Admin Expenses	3,058.23	4,390.01	1,331.78	30.34	37,374.37	42,260.09	4,885.72	11.56	55,430.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	39,570.73	40,394.18	823.45	2.04	367,584.54	366,297.62	-1,286.92	-0.35	487,480.00
4300-00-000	UTILITY EXPENSES									
4399-00-000	TOTAL UTILITY EXPENSES	11,071.10	12,416.67	1,345.57	10.84	73,723.24	111,750.03	38,026.79	34.03	149,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES									
4419-00-000	Total General Maint Expense	10,494.56	8,230.00	-2,264.56	-27.52	57,176.72	74,070.00	16,893.28	22.81	98,760.00
4429-00-000	Total Materials	145.78	4,179.16	4,033.38	96.51	36,461.33	37,612.44	1,151.11	3.06	50,150.00
4439-00-000	Total Contract Costs	21,642.93	14,845.01	-6,797.92	-45.79	199,152.79	133,605.09	-65,547.70	-49.06	178,140.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	32,283.27	27,254.17	-5,029.10	-18.45	292,790.84	245,287.53	-47,503.31	-19.37	327,050.00
4500-00-000	GENERAL EXPENSES									
4599-00-000	TOTAL GENERAL EXPENSES	12,173.77	13,314.17	1,140.40	8.57	101,544.60	119,827.53	18,282.93	15.26	159,770.00
4800-00-000	FINANCING EXPENSE									
4899-00-000	TOTAL FINANCING EXPENSES	0.00	0.00	0.00	N/A	1,466.61	0.00	-1,466.61	N/A	0.00
5000-00-000	CAPITAL & NON-OPERATING ITEMS									
5999-00-000	TOTAL CAPITAL & NON-OPERATING ITEMS	14,929.71	15,450.00	520.29	3.37	135,956.00	139,050.00	3,094.00	2.23	185,400.00
6000-00-000	NON-ROUTINE & NON-APT EXPENSES									
6499-00-000	TOTAL NON-ROUTINE & NON-APT EXPENSES	0.00	291.67	291.67	100.00	7,553.19	2,625.03	-4,928.16	-187.74	3,500.00
8000-00-000	TOTAL EXPENSES	110,028.58	109,120.86	-907.72	-0.83	980,619.02	984,837.74	4,218.72	0.43	1,312,200.00
9000-00-000	NET INCOME	-510.36	-337.53	-172.83	-51.20	3,050.98	2,162.23	888.75	41.10	3,800.00

RESOLUTION NO. 3913

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING
AUTHORITY & AFFILIATES ACKNOWLEDGING RECEIPT OF FY2024 AUDIT
FINDINGS AND APPROVING CORRECTIVE ACTION PLAN.

- WHEREAS, the U.S. Department of Housing and Urban Development (HUD) issued a Management Decision Letter dated July 29, 2025, in response to the Fiscal Year Ending September 30, 2024, audit conducted by Boring & Company, P.C.;
- WHEREAS, the audit identified one material weakness classified as a compliance finding (Finding 2024-001), related to the maintenance of accurate tenant files and a lack of sufficient internal controls over recertifications, income verifications, EIV reports, utility allowance calculations, and related documentation, affecting Housing Assistance Payments (HAPs);
- WHEREAS, HUD concurred with the audit finding and formally requested that the Housing Authority submit documentation outlining a corrective action plan approved by the Board of Commissioners;
- WHEREAS, management of the Housing Authority acknowledged the deficiencies and began taking corrective action as early as January 2025, including the establishment of an internal compliance department and the engagement of AMA Consulting Group in March 2025 to assist in identifying and addressing deficiencies in tenant file documentation and internal control processes;
- WHEREAS, TX010 Waco Housing Authority has implemented a four-phase corrective action plan in partnership with AMA Consulting Group to ensure tenant file accuracy and sustainable compliance practices;
- WHEREAS, the Board of Commissioners has reviewed and discussed the audit findings and the proposed corrective action plan as required by HUD;
- 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 the above resolution was adopted by the Board of COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES on this day of August 14, 2025.

Secretary

Chairperson of the Board

(SEAL)



Corrective Action Plan
2 CFR § 200.511(c)

June 24, 2025

U.S. Department of Housing and Urban Development

The Housing Authority of the City of Waco, Texas respectfully submits the following corrective action plan for the year ending September 30, 2024.

Boring & Company, PC
3711 20th Street, Suite A
Lubbock, TX 79410

Audit Period: October 1, 2023 – September 30, 2024

The findings from September 30, 2024, Schedule of Findings and Questioned Costs are referenced below. The findings are numbered consistently with the numbers assigned in the schedule.

Corrective Action Plan			
Finding Number	Planned Corrective Action	Anticipated Completion Date	Responsible Contact Person
2024-001	In January of 2025 we created an internal compliance department and started discovering we had a compliance problem.	9/30/2025	Milet Hopping, CEO
2024-001	In March we had AMA Consulting Group start the process of identifying the problem and their report is dated March 13, 2025. We are currently working with AMA Consulting Group to correct and update policies and procedures.	Ongoing	Milet Hopping, CEO
2024-001	On June 30, 2025, WHA will appoint an Interim HCV Director from AMA Consulting Group to oversee the department. This leadership transition will provide dedicated oversight, reinforce accountability, and help accelerate the implementation of the corrective action plan.	6/30/2025	Milet Hopping, CEO
2024-001	A structured four-phase corrective action process has been developed to address system gaps and ensure sustained compliance moving forward: Phase 1 – Process Mapping: Completed by 9/30/2025 Phase 2 – Workflow Development: To be completed by October 2025 Phase 3 – Onsite Training: To be completed by the end of 2025 Phase 4 – Quality and Control Monitoring: Ongoing monitoring will be conducted for 6 months following training.	Phase dates as outlined	Milet Hopping, CEO

If the Department of Housing and Urban Development has questions regarding this plan, please contact Milet Hopping, CEO at (254) 752-0324.

Sincerely,
Milet Hopping
President/CEO

WACO HOUSING AUTHORITY

RESOLUTION NO. 3914

RESOLUTION AUTHORIZING THE UPDATE OF THE PREVIOUSLY APPROVED INVETSOR LIMITED PARTNER IN RESOLUTION NO. 3905 FOR THE PAIGE ESTATES TRANSACTION LOCATED AT 826 S 11TH ST, WACO, TEXAS 76706 (THE “PROJECT”).

WHEREAS, on April 10, 2025, the Board of Commissioners previously passed Resolution No. 3905, approving the Paige Estates transaction which authorized the Waco Housing Authority’s (the “**Authority**”) Executive Director or designee to take all actions necessary or convenient to facilitate the financing of the acquisition and operation the Project; and

WHEREAS, the Authority now desires to authorize the update of the investor limited partner authorized in Resolution No. 3905 to reflect Tax Credit Holdings - Paige Estates, L.L.C., a Missouri limited liability company or its affiliate (the “**ILP**”), as the investor limited partner, and the replacement of the ILP post-closing by a substitute investor limited partner to be identified by the Partnership;

WHEREAS, Resolution No. 3905 and all authorizations by the Authority provided therein shall not otherwise be amended or modified and shall remain in full force and effect.

NOW, THEREFORE, in connection with the foregoing, the Board of Commissioners hereby adopts the following resolutions:

BE IT RESOLVED, that the update of the investor limited partner authorized in Resolution No. 3905 and to reflect the ILP and the post-closing substitution of the ILP is hereby approved, ratified and confirmed; and it is further

RESOLVED, that Resolution No. 3905 and all authorizations by the Authority provided therein shall not otherwise be amended or modified and shall remain in full force and effect; and it is further

RESOLVED, that the Executive Director of the Authority and/or any officer of the Authority and/or his/her designee (the “**Executing Officer**”) acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings necessary and/or related to the foregoing matters the Executing Officer shall deem to be necessary or desirable in the consummation of the update of the lender in Resolution No. 3905.

This resolution shall be in full force and effect from and upon its adoption.

[Remainder of page intentionally left blank for signature]

PASSED 14TH day of August, 2025.

ATTEST:

CHAIR

SECRETARY

Agenda
WACO HOUSING OPPORTUNITIES CORPORATION
Waco Housing Authority
Board Room
4400 Cobbs Drive
Waco, Texas
August 14, 2025
12Noon

- I. Call to Order
- II. Establishment of Quorum
- III. Approval of Minutes
- IV. New Business
 - RESOLUTION 064 RESOLUTIONS BY THE BOARD OF DIRECTORS OF WACO HOUSING OPPORTUNITIES CORPORATION (“WHOC”) AUTHORIZING WHOC TO:
 - 1. FACILITATE THE UPDATE OF THE INVESTOR, THE EQUITY DOCUMENTS, THE LENDER, THE LOAN AMOUNT, THE LENDER OF THE PERMANENT LOAN, THE PERMANENT LOAN, AND THE PERMANENT LOAN DOCUMENTS IN RESOLUTION NO. 062 FOR THE PAIGE ESTATES TRANSACTION LOCATED AT 826 S 11TH ST, WACO, TEXAS 76706 (THE “PROJECT”); AND
 - 2. CAUSE THE PARTNERSHIP TO ENTER INTO A SWAP TRANSACTION FOR THE PROJECT.
- V. Adjournment

Synopsis of the Minutes
WACO HOUSING OPPORTUNITIES CORPORATION
Board Room
4400 Cobbs Dr.
Waco, Texas
June 24, 2025
11:00 AM

- I. Call to Order
President Melli Wickliff called the meeting to order at 11:45 am.
- II. Establishment of Quorum
Directors present: Melli Wickliff, John Bible, Latonya Lewis, Hazel Rowe., Brad Kinkeade
Directors absent: John Bible
- III. Approval of Minutes
Minutes were approved as presented.
- IV. New Business
- RESOLUTION 063 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:

FACILITATE THE DEVELOPMENT OF PAIGE ESTATES LOCATED IN WACO, TEXAS (“THE PROJECT”);
CAUSE PAIGE ESTATES, L.P. (THE “PARTNERSHIP”) TO ENTER INTO ADDITIONAL DEVELOPMENT FINANCING FOR THE PROJECT;
CAUSE THE PARTNERSHIP TO PARTICIPATE IN AND APPROVE THE USE OF PROJECT-BASED VOUCHERS FOR THE PROJECT; AND
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.
- Resolution No. 063
A copy of this approved resolution may be found in the resolution file.
- V. Adjournment
President Melli Wickliff adjourned the meeting at 11:50 am.

Secretary

President of the Board

Seal

WACO HOUSING OPPORTUNITIES CORPORATION

RESOLUTION NO. 064

RESOLUTIONS BY THE BOARD OF DIRECTORS OF WACO HOUSING OPPORTUNITIES CORPORATION (“WHOC”) AUTHORIZING WHOC TO:

- 1. FACILITATE THE UPDATE OF THE INVESTOR, THE EQUITY DOCUMENTS, THE LENDER, THE LOAN AMOUNT, THE LENDER OF THE PERMANENT LOAN, THE PERMANENT LOAN, AND THE PERMANENT LOAN DOCUMENTS IN RESOLUTION NO. 062 FOR THE PAIGE ESTATES TRANSACTION LOCATED AT 826 S 11TH ST, WACO, TEXAS 76706 (THE “PROJECT”); AND**
- 2. CAUSE THE PARTNERSHIP TO ENTER INTO A SWAP TRANSACTION FOR THE PROJECT.**

WHEREAS, on April 10, 2025, the WHOC previously approved the Paige Estates transaction in Resolutions No. 062 which authorized the any officer of the Corporation to take all actions necessary or convenient to facilitate the acquisition, development financing, and operation of the Project;

WHEREAS, WHOC is the sole member of WHA Paige Estates GP, LLC, a Texas limited liability company (the “**General Partner**”), which will be the general partner of Paige Estates, L.P., a Texas limited partnership (the “**Partnership**”);

WHEREAS, WHOC desires to authorize the update of the investor limited partner authorized in Resolution No. 062 to reflect Tax Credit Holdings - Paige Estates, L.L.C., a Missouri limited liability company or an affiliate thereof (“**Investor**”), as the investor;

WHEREAS, it is anticipated that the Investor will be substituted post-closing by a new investor member to be identified by the Partnership (the “**Substitute Investor**”);

WHEREAS, WHOC desires to authorize the update of the equity documents authorized in Resolution No. 062 to reflect documents included but not limited to an Amended and Restated Agreement of Limited Partnership and other related documents contemplated thereby, including but not limited to a Guaranty Agreement, a Development Agreement, and a Management Agreement, for the benefit of Investor (collectively, the “**Equity Documents**”);

WHEREAS, WHOC desires to authorize the update of the lender authorized in Resolution No. 062 to reflect Affordable Equity Partners, Inc. (“**Lender**”), as lender;

WHEREAS, it is anticipated that the Lender will be replaced by a new lender to be identified by the Partnership (the “**Substitute Lender**”)

WHEREAS, WHOC desires to authorize the update of the loan amount authorized in Resolution No. 062 to reflect \$13,600,000 (the “**Loan**”);

WHEREAS, WHOC desires to authorize the update of the permanent loan authorized in Resolution No. 062 to reflect a permanent loan from Cedar Rapids Bank and Trust (“**CRBT**”) in the principal amount of \$5,500,000, or such other amount approved by CRBT and the Executing Officer (as hereinafter defined) (the “**Permanent Loan**”) and in connection therewith, enter into loan agreements and related documents with CRBT or its affiliate evidencing and governing such Permanent Loan, including but not limited to a commitment, promissory note, deed of trust, loan agreement, and other documents evidencing and/or securing the Permanent Loan (the “**Permanent Loan Documents**”);

WHEREAS, WHOC desires to authorize the Partnership to enter into an interest-rate hedging swap transaction with Sterling Bank (“**Sterling**”) (the “**Swap Transaction**”), and in connection therewith, enter into any and all documents evidencing, governing or securing the Swap Transaction;

WHEREAS, Resolution No. 062 and all authorizations by WHOC provided therein shall not otherwise be amended or modified and shall remain in full force and effect;

NOW, BE IT RESOLVED, that the update of the Investor, the Substitute Investor, the Equity Documents, the Lender, the Substitute Lender, the Loan Amount, the lender of the Permanent Loan, the Permanent Loan, and the Permanent Loan Documents authorized in Resolution No. 062 to reflect the Investor, the Equity Documents, the Lender, the Loan Amount, the lender of the Permanent Loan, the Permanent Loan, and the Permanent Loan Documents are hereby approved, ratified and confirmed; and it is further

RESOLVED, that the documents, instruments and other writing executed by WHOC (both individually and in a representative capacity) in consummation of the Swap Transaction shall be in form and substance approved by the Executing Officer and that the Corporation review, executive and approve all documents necessary to effectuate the Swap Transaction, all on such terms and containing such provisions as the Executing Officer shall deem appropriate, and the approval of each such instrument to be conclusively evidenced by his/her execution thereof; and it is further

RESOLVED, that Resolution No. 062 and all authorizations by WHOC provided therein shall not otherwise be amended or modified and shall remain in full force and effect; and it is further

RESOLVED, that any officer of WHOC (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 WHOC, the General Partner and/or the Partnership, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the consummation of the updates to the previously approved resolutions in Resolution No. 062, 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 WHOC and the General Partner, acting on its own behalf or on behalf of the Partnership), 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 updates 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 WHOC, the General Partner and/or the Partnership, effective as of the date such action was taken; 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 WHOC; and it is further

RESOLVED, that the Partnership be promptly notified in writing by the secretary or any other officer of WHOC of 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.

PASSED this 14th day of August, 2025.

CHAIR

ATTEST:

SECRETARY