

**Agenda**  
**WACO HOUSING AUTHORITY & AFFILIATES**  
**Waco Housing Authority**  
**Board Room**  
**4400 Cobbs Dr.**  
**Waco, Texas**  
**March 14, 2024**  
**12:00 Noon**

- I. Call to Order
- II. Establishment of Quorum
- III. Hearing from Visitors
  - Recognition of Officials
- IV. Approval of Minutes
- V. Updates
  - South Terrace
  - Melody Grove
  - Gurley Lane
- VI. New Business
  - RESOLUTION NO. 3885 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND ITS AFFILIATES (THE "AUTHORITY") TO (A) WORK COOPERATIVELY WITH MCCORMACK BARON SALAZAR, INC., A MISSOURI CORPORATION OR ITS AFFILIATE ("DEVELOPER") IN CONNECTION WITH A DEVELOPMENT TO BE DEVELOPED BY DEVELOPER LOCATED AT APPROXIMATELY 1600 GURLEY LANE, WACO, MCLENNAN COUNTY, TEXAS 76706, KNOWN AS GURLEY LANE (THE "PROJECT") BY NEGOTIATING AND EXECUTING A MEMORANDUM OF UNDERSTANDING WITH REGARD TO THE PROJECT; AND (B) SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.
  - RESOLUTION NO. 3886 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND ITS AFFILIATES (THE "AUTHORITY") TO (A) WORK COOPERATIVELY WITH JES HOLDINGS, LLC OR ITS AFFILIATE ("DEVELOPER") IN CONNECTION WITH A DEVELOPMENT TO BE DEVELOPED BY DEVELOPER LOCATED AT APPROXIMATELY 826 SOUTH 11TH ST, WACO, ,MCLENNAN COUNTY, TEXAS 76706 (THE "PROJECT") BY NEGOTIATING AND EXECUTING A MEMORANDUM OF UNDERSTANDING WITH REGARD TO THE PROJECT; AND (B) SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.
- VII. Departmental Report Questions
- VIII. Consideration of Future Agenda Items
- IX. Executive Session
  - Section 551.072
    - Deliberation regarding real property/real estate
- X. Adjournment

**Synopsis of the Minutes**  
**WACO HOUSING AUTHORITY & AFFILIATES**  
**4400 Cobbs Drive**  
**Waco, Texas**  
**February 22, 2024**  
**12:00 Noon**

- I. Chair Melli Wickliff called the meeting to order at 12:06 p.m.
- II. Establishment of Quorum  
Commissioner's present: Melli Wickliff, Jon Ramos, Latonya Lewis, John Bible  
Commissioners absent: Brad Kinkeade
- III. Hearing from Visitors
- Recognition of Officials
- IV. Approval of Minutes  
Board Chair Melli Wickliff asked for a motion to approve the minutes of the February 8, 2024, Board Meeting minutes. Commissioner Jon Ramos made the motion and Commissioner John Bible seconded the motion. Board Chair Melli Wickliff called for a vote and the motion passed unanimously.
- V. New Business
- RESOLUTION NO. 3884 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND ITS AFFILIATES (THE "AUTHORITY") TO (A) WORK COOPERATIVELY WITH ELLIS LIPSCOMB LLC OR ITS AFFILIATE ("DEVELOPER") IN CONNECTION WITH A DEVELOPMENT TO BE DEVELOPED BY DEVELOPER LOCATED AT APPROXIMATELY 1402 GHOLSON RD WACO, TX 76704, MCLENNAN COUNTY, TEXAS (THE "PROJECT") BY NEGOTIATING AND EXECUTING A MEMORANDUM OF UNDERSTANDING WITH REGARD TO THE PROJECT; AND (B) SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.  
The President/CEO explained to the board that this resolution is to authorize WHA work with Ellis Lipscomb to negotiate and execute an MOU for the project on Gholson Rd Chair Melli Wickliff asked for a motion to approve Resolution No. 3884. Commissioner Jon Ramos made the motion to approve, and Commissioner Latonya Lewis seconded the motion. Chair Melli Wickliff called for a vote and the motion passed unanimously.  
Resolution No. 3884  
A copy of this approved resolution may be found in the resolution file.
- VI. Adjournment  
Chair, Melli Wickliff, adjourned the meeting at 12:11 p.m.

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Secretary

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Chair of the Board

Seal

**South Terrace Progress Report  
Brinshore Development, L.L.C.  
Waco Housing Authority Board Meeting  
March 14, 2024**

**Issues Addressed this Month:**

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

**Construction Progress/Gas Line Issues**

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

As of today (March 5) total 18 units have been turned over to the Owner since they began working, with an additional eight units being inspected before the end of the March in anticipation of being turned over. There are a total of 37 units left to turn over. Currently, it is projected that the completion has been pushed back by two months, based on problems discovered with work done by J4s electrician, and additional site work issues, so that the substantial completion date is now projected for May 31, 2024.

**Unit Delivery Schedule**

- Our total completed and turned over rehab count is 213 as of 3/5/24.
- The current occupancy is 186 out of 250 units, or 74%.
- The site has 18 units that are HQS-passed and ready for move ins.
- Nine of these have applications pending.
- The site has nine units that are pending unit turn and HQS, with three applications pending.

There are two additional applicants not yet assigned to a unit. As Nicholson provides the schedule for turnover, those applicants will be assigned to newly rehabbed units.

**Pay Applications**

The pay application process has largely been smoothed out.

- Draws 29 and 30 were funded on 2/27/24.
- Draw 31 is ready to be submitted.
- Draw 32 is in the process of review by the architect.



# INTEGRAND DEVELOPMENT, LLC

*Solutions, Experience & Integrity*

## **Board Report**

**March 2024**

### **Melody Grove I**

- Tax credit allocation received from TDHCA
- AHP award received from FHLB-Dallas
  - 2023 award of \$850k potentially increased to \$2M – Round opens April 2<sup>nd</sup>
- Selective demolition by Pavilion to get a better view of hidden conditions – completed
- Conduct additional resident and community meetings – completed on Jan 17<sup>th</sup>
- Secure debt and equity partner – pending
  - Initial discussions – complete, renegotiating terms with feedback from WHA
- Final plans, Melody Grove I; final pricing from contractor – under review
- Environmental Review
  - Phase I Environmental Site Assessment – complete, no adverse findings
  - Part 58 Environmental Records Review – City review pending
- Section 18 application for unit obsolescence – submitted
- Finalize relocation plan – in progress
- Meet with City for a discussion on reducing water-sewer rates as a benefit to WHA in replacement of the TIF benefits.
- Target closing 2<sup>nd</sup> quarter 2024; target completion 4<sup>th</sup> quarter 2025

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

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

### **2025 CNI Application – Kate Ross**

- Preliminary discussion started for CNI – Application round 2025
- Meeting with City on March 5<sup>th</sup> with Urban Strategies.

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

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

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

## Administrative Services Department February 2024 Report

### Routine Work Projects

- Mailing of WHA, Hill and Somervell Counties, and Groesbeck, Section 8 (HAP) checks – **220** checks (all other checks were direct deposited and check stubs can be accessed by landlords through the landlord portal.)
- Travel and Training: *(See attached training sheet for all training offered to staff).*
- Partnership Meetings: Housing Coalition Board Meeting.
- Applications
  - **103** Public Housing / **0** Mart
  - **0** VASH
- Processed **605** pieces of incoming mail
- Processed **2,211** pieces of outgoing mail
- Proofed all department monthly reports
- Made **214,023** copies for departments
- Sent out **91** Late Notices for Public Housing
- Sent out **120** Notices of Concern
- Sent out **503** Utility Notices

### Clients and Visitors

There was a total of **154 persons** that checked in to the receptionist in the lobby.

There was a total of **8,007 incoming calls** handled by the receptionist for the month.

### Rising Images Compliance Audit

#### Raintree

Raintree Apartments are required to have 55 total units in the Affordable Housing Program. Out of the 55 units, 32 units must qualify as very low income. Raintree had a total of 80 units in the program, 40 very low income and 40 low incomes based on the compliance audit completed, 12 files were reviewed, and no corrections were required. Raintree was in compliance.

#### Picadilly

Picadilly Apartments are required to have 5 qualifying units in the Affordable Housing Program. Out of the 5 units, 2 must qualify as very low income. Picadilly had 6 qualifying units in the program, 4 very low income and 2 vacancies. Based on the compliance audit completed, no files were reviewed and Picadilly was in compliance. We can count the vacant units as qualified until they are filled.

#### Cimmaron

Cimmaron Apartments are required to have 35 total units in the Affordable Housing Program. Out of the 35 units, 20 units must qualify as very low income. Cimmaron had a total of 62 units in the program, 28 very low income and 34 low incomes. Based on the compliance audit completed, 10 files were reviewed, no corrections were required and Cimmaron was in compliance.

#### Hunnington

Hunnington Apartments are required to have 45 total units in the Affordable Housing Program. Out of the 45 units, 12 units must qualify as very low income. Hunnington had a total of 47 units in the program, 18 very low income and 29 low income. Based on the compliance audit completed, 10 files were reviewed, no corrections were required and Hunnington was in compliance.

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

# Information Technology

February 2024

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

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

- **Web Page**

- Waco Housing Authority web page address is [www.wacopha.org](http://www.wacopha.org)

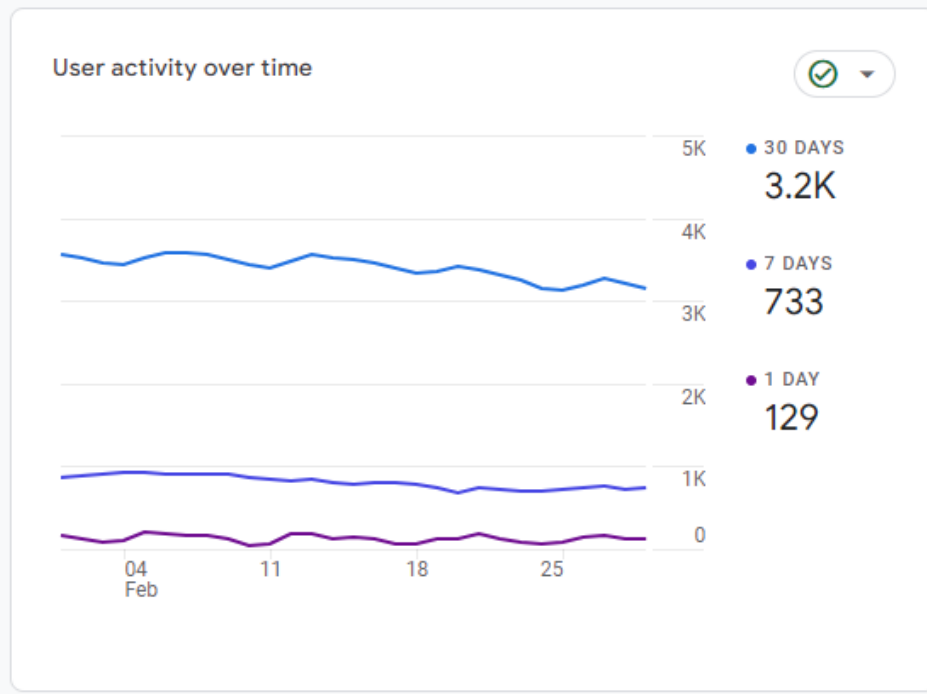
- **Server, Computer, and Phone System Uptimes**

WHA Network systems had no substantial downtime for the month.

- **Miscellaneous**

- Completed revamp of Community Services computer LAB at Estella Maxey
- Hill County Office, internet service enhancements, Wi-Fi, and evaluation for security camera integration
- Meetings with Yardi Project Manager on location with key staff to go over major on-boarding questionnaire
- Start of weekly meetings with Yardi on-boarding teams, selected key staff for specific teams, setting up invites, share point for collaborative documents.
- Completed Retirement book for Vincent Person
- Recorded Video clip of Milet to send to Southwest NAHRO for use in their YouTube channel initiative
- Completed Security Camera Install at Mart Housing Authority

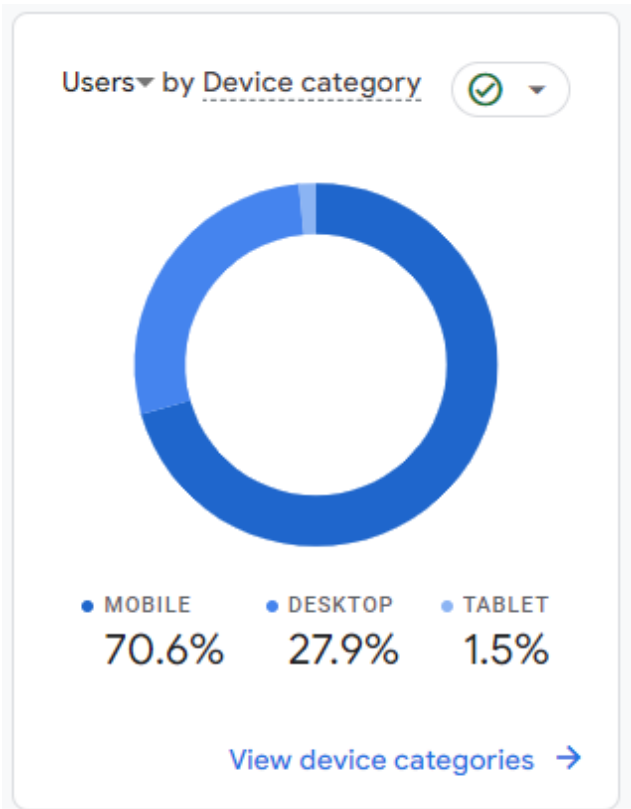
# Wacopha.org February web statistical



### Sessions by Session primary ch...

SESSION PRIMARY ...	SESSIONS
Organic Search	3.3K
Direct	1K
Referral	137
Organic Social	50
Unassigned	24

[View traffic acquisition](#) →



### Users by Operating system

OPERATING SYSTEM	USERS
iOS	1.4K
Android	791
Windows	645
Macintosh	131
Linux	36
Chrome OS	35

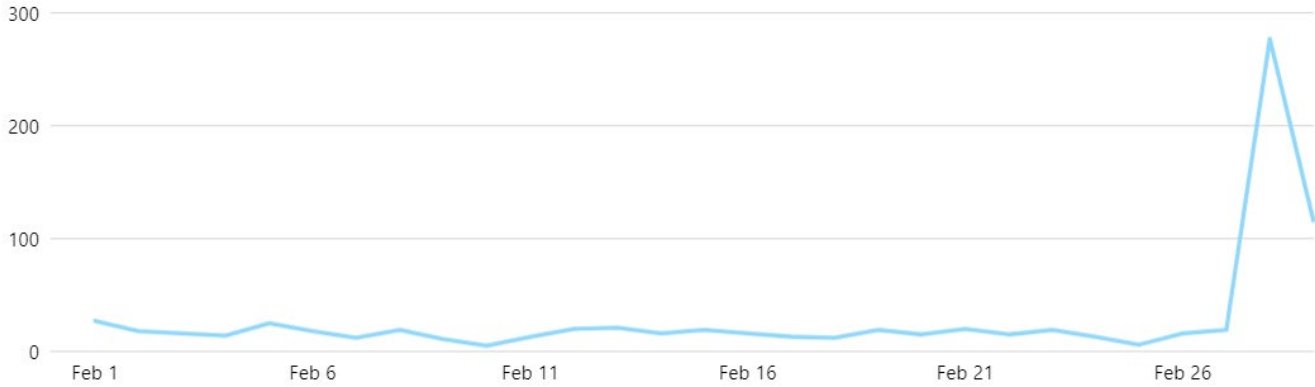
[View operating systems](#) →



# Social Media Statistical

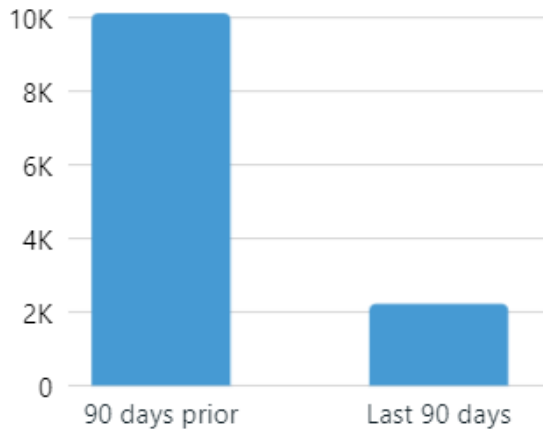
Facebook reach ⓘ

710 ↓ 40.5%



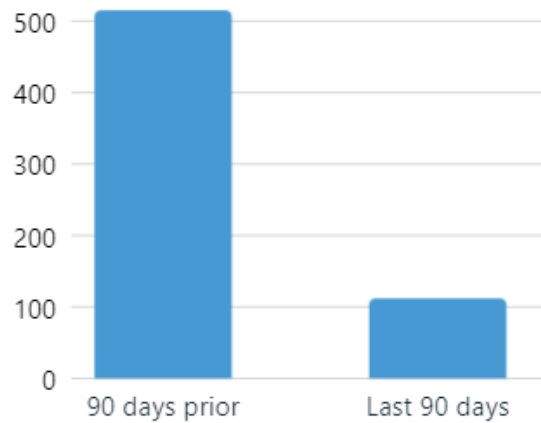
2.2K ↓ 78%

Total from last 90 days vs 90 days prior



112 ↓ 78.3%

Total from last 90 days vs 90 days prior



**Page Overview** [Create a post](#) Last 28 days

Followers: 1,330

Post reach ⓘ	724
Post Engagement ⓘ	36
New Page likes ⓘ	4
New followers ⓘ	6

The month of February reflects a reduction in post volume.

**Rising Images, Inc.**  
**Board Report for February 2024**

**Occupancy**

	<b>Total Units</b>	Vacant Units	Percentage Occupied
Cimmaron	100	0	100%
Hunnington	60	0	100%
Misty Square	16	0	100%
	<b>Total Units</b>	Vacant Units	Percentage Occupied
Picadilly	6	0	100%
Raintree	156	1	99%

**Rent Collections**

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

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Picadilly	\$4,562.88	\$ 5,029.00	\$4,802.00	100%
Raintree	95,928.15	\$99,402.00	\$99,402.00	100%

**Contracts (MOD)**

None

**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  
February 2024 Report**

<b>Grant Year</b>	<b>Grant Amt.</b>	<b>Amt. Expended</b>	<b>% Expended</b>	<b>% Obligated</b>	<b>Deadline to Expend</b>
2018/518	\$1,820,616.00	\$1,820,341.00	99%	100%	May 28,2026
2019/519	\$1,904,253.00	\$1,163,841.72	61%	61%	April 15, 2027
2020/520	\$2,037,987.00	\$543,819.79	27%	27%	March 25, 2026
2021/521	\$1,692,421.00	\$338,484.20	20%	20%	February 22, 2025
2022/522	\$2,098,065.00	\$419,613.00	19%	18%	May 11, 2026
2023/523	\$2,102,463.00	\$122,643.68	5%	5%	February 16, 2027

**Public Housing Current Projects**

None

**Rising Images Current Projects**

None

**Hill County Current Projects**

None

## Housing Operations Monthly Report

### February 2024

### Public Housing Report

#### Staff

Total Employees – 7      Temporary Staff – 3

#### Waiting List Information

Total number of applicants on the waiting list – 1457

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

Notification for assistance mailed	4
No response to notification letters	1
Pending Notification letter/expiration date	0
Move-in letters issued	2
Units rejected by applicant	1
Total applicants not qualified	1

The orientation informs all applicants of eligibility and suitability and amenities offered by the Authority. It also informs the applicants of their responsibilities as residents of our communities. There was a total of (51) orientation letters emailed, (16) packets were mailed out from letter responses (5) received and in process of verifications, (35) no response deadline (4) completed.

#### Annual Re-Certifications

Community	Certifications	Completed	Remaining
Kate Ross	17	17	0
Estella Maxey	13	13	0
<b>Total</b>	<b>30</b>	<b>30</b>	<b>0</b>

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

#### Evictions

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

#### Percentage of Rent Collected

88% of the rent for February was collected, we did meet our goal of 97%.

Last Quarterly Average was: 94% for Oct-Nov-Dec

#### Occupancy Percentage

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

Last Quarterly Average was 86% for Oct-Nov-Dec

## Maintenance Report

### Staff

Total Employees – 7 regular employees

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

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

### Work Orders

Routine Work Orders

<b>Community</b>	<b>Total</b>	<b>%Completed</b>	<b>Remaining</b>
Kate Ross	89	70.8%	26
Estella Maxey	75	86.7%	10
<b>Total</b>	<b>164</b>	<b>88%</b>	<b>36</b>

Completing routine work orders within fifteen (15) days is our established annual goal. We presently have an average closing time of 2.5 days, which is well within our goal. We are closing work orders in a timelier manner with Rapid Action Planning, a system of color-coding work orders and matching skills to tasks to complete work orders sooner and with more efficiency.

Emergency Work Orders

	<b>Amount Received</b>	<b>Amount Closed</b>	<b>Amount Remaining</b>
Closed within 24 hours	39	39	0
Over 24 hours	0	0	0
<b>Total</b>	<b>39</b>	<b>39</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>
148.4	15.4	16.6	180.4

### **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>
121.57	67.39	12.57	201.52

Our annual cumulative goal is turning units in 20 days or less. Presently we have a cumulative turn-around time of 201.52, this puts us over by 189.52 days.

### **February Vacant Apartment Information**

	<b>Leased</b>	<b>Total</b>	<b>Occupancy %</b>
Kate Ross	246	286	86.1%
Estella Maxey	341	362	94.2%
<b>Overall Occupancy</b>	<b>587</b>	<b>648</b>	<b>90.5%</b>

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

### **Annual Inspections FY 22 - 23**

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

### **Fleet Vehicle Inspection**

Total Vehicles Inspected (2) – Inspection repairs on Van 48 pending electrical headlamp issue

### **Planned/Preventative Maintenance**

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

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

The maintenance staff has accumulated 152 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 including hands on training and video programs.

### **Expenditures**

Monthly Budget	\$30,730.00
February 2023	\$27,194.25

Expenditures: Appliances, Maintenance Supplies, Make ready materials and paint, Cabinet/countertop replacements, HVAC repairs and parts, 28 closet doors, Major ceiling repairs

## Section 8 Board Report – February 2024

The Section 8 Department has leased a total of 2494 vouchers for income eligible families. The following is an account of vouchers leased by McLennan County, Hill County and Somervell County:

### Waiting Lists and Vouchers Utilized

	Number of Applicants on the Waiting List	Number of Tenants
Waco	895	2304
Hill County	350	172
Somervell County	100	18
<b>Totals</b>	<b>1345</b>	<b>2494</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 January 2024.

### Homeownership

The Homeownership Program is now assisting 13 families with mortgages.

### VASH (Veteran Affairs Supportive Housing)

Number Pending (Referral/Orientation)	0
Number Searching in Waco	1
Number Passed/Pending Inspection	2
Number housed in Waco	63

Ineligible	237
Total	90%

### Mainstream

Number Pending (Referral/Orientation)	3
Number Searching in Waco	0
Number Passed/Pending Inspection	0
Number Housed in Waco	76

Ineligible	86
Total	95%

### EHV (Emergency Housing Vouchers)

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

Ineligible	17
Total	94%

### FYI (Foster Youth Initiative)

Number Pending (Referral/Orientation)	1
Number Searching in Waco	7
Number Passed/Pending Inspection	1
Number Housed in Waco	4

Ineligible	18
Total	16%



**HUD Reports**

No reports due

**Staff**

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

**Fraud**

Total number of cases from 2024:

Total amount owed: \$

Total amount paid: \$

Total amount outstanding:

# COMMUNITY SERVICES

**FEBRUARY 2023  
MONTHLY REPORT**

## February Dept. Highlights

- Entire CS staff took hybrid and in-person Mental Health First Aid Training with HOTBH.



- CS was gifted \$175 toward books about grief and loss by First Book and New York Life Foundation
- Eclipse 2024 CS was awarded 2 Little Free Libraries from Impact Library and Simon's Foundation for Science, Society and Culture for South Terrace and Kate Ross. (Estella Maxey already has a library).
  - Libraries include books for all ages about the eclipse.
  - CS will be able to participate with a live event with an influential scientist.
  - Computer lab teachers are teaching children about the eclipse.
  - We are expecting a very large shipment of viewing glasses (also a gift from the Simon's Foundation) to give to the residents.
  - We will invite neighbors to come out and enjoy viewing the eclipse.

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

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

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

o

## **Planning for March**

- Spring Fling at Estella Maxey. We are partnering with other agencies (such as Family Abuse Shelter, VOICE, HOTBH) and Carver Park church to provide food, fun and games for families.



## Family Self Sufficiency

- Coordinators: CaSaundra and Triza Mongora, MSW

- FSS welcomed Triza Mongora as our new FSS Coordinator. Triza has an MSW degree and has experience with job coaching.



Monthly Escrow	Amount
Public Housing - 10 participants	\$2041
Section 8/RAD-60 participants	\$3582
Total	\$5623

**New Participants:1 Extensions:1 Graduates: 1 Terms/Forfeitures: 3**

## **FSS Program Highlights**

- LW – Graduated program with Escrow Payout: \$3,460.61
- AH – certified Doula.
- AT – Grassroots moving dirt on new home/contract signed
- EC – Will graduate from college December 2024!



- FSS Monthly Meeting – Bryton Johnson, with Waco PD discussed personal safety and security.



- FSS client “moving dirt” for new home through Grassroots and Section 8 Home Ownership


## **Older Adults**



- Focus on outreach this month was at South Terrace. Home visits were made weekly to encourage older adults and disabled to attend activities on Tuesdays.
- Black History Program and lunch at Kate Ross
- Senior Outing at World Cup Cafe
- Collaborations with Superior Health, Community Resource Coordination Group, Fesnius Kidney Center, Copeland Insurance Company
- Community Garden planting in March.

**\*Senior Activities\***

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		28	29	30		
		5 10:00 a.m. Community Gardening	6 10:00 a.m. Goodwill Learning Center	7 10:00 a.m. Miguel Gonzales Superior Health Plan		
		12 10:00 a.m. History presentation w/ Ms. Mary	13 10:00 a.m. Heart Of Texas Central Living	14 10:00 a.m. Presentation from Anchor Newspaper		
		19 10:00 a.m. Golden Coral	20 10:00 a.m. Bingo w/ Mission Waco	21 10:00 a.m. Fruit Bingo		
		26 10:00 a.m. Arts And Crafts	27 10:00 a.m. Fruit Bingo	28 10:00 a.m. Heart Of Texas Central Living		

*3/10  
Spring  
Forward*



**NOTES**

All activities start at 10a.m. and include an exercise session starting at 11:30a.m.

**Resident Council Meetings:**  
@ 4p.m.  
South Terrace 3/13/2024  
Kate Ross 3/20/2024  
Estella Maxey 3/27/2024

Residents from all properties are welcome.

For transportation call  
(254)752-0324  
EXT. 279

*"Bloom where you are planted"*



**South Terrace  
Community Garden**

# GARDEN PARTY

**South Terrace Youth Center**

*join us on*

**Tuesday March 5th**

**10:00 a.m.**

**Texas Agrilife will bring new plants for the garden.**

**FREE GIVEAWAYS!**

**Sign up to Volunteer in the garden!**

# Youth Services



## WHA Kids Activity Calendar

Monday	Tuesday	Wednesday	Thursday	Friday
<b>Kate Ross 3:30-5:00pm</b>	<b>Kate Ross 3:30-5:00pm</b>	<b>Kate Ross 3:30-5:00pm</b>	<b>Kate Ross 3:30-5:00pm</b>	
After School Computer Lab & Homework Help Meal Served	After School Computer Lab & Homework Help Meal Served	After School Computer Lab & Homework Help Meal Served	After School Computer Lab & Homework Help Meal Served	<b>Closed</b>
<b><u>Estella Maxey 3:30-5:00pm</u></b>	<b><u>Estella Maxey 3:30-5:00pm</u></b>	<b><u>Estella Maxey 3:30-5:00pm</u></b>	<b><u>Estella Maxey 3:30-5:00pm</u></b>	<b>For More Information about Children's Activities, call</b>
After School Computer Lab & Homework Help	After School Computer Lab & Homework Help	After School Computer Lab & Homework Help	After School Computer Lab & Homework Help	<b>Al Davis, Youth Coordinator</b>
<b><u>Mentor Waco 6pm</u></b>	<b><u>South Terrace 5:00-7:00pm</u></b>	Mosaic Church Activities 6pm	<b><u>South Terrace 5:00-7:00pm</u></b>	<b>at 254-752-0324 ext. 283</b>
	Basketball at South Terrace Youth Center	Antioch Church Activities at South Terrace Youth Center	Basketball at South Terrace Youth Center	

- Collaboration/Meeting with Antioch Church for church activities at South Terrace Youth Center on Wednesdays
- Extending computer lab hours for Spring Break
- Mission Waco and Voice providing some Spring Break activities
- Planning Spring Break reward trip for good student behavior and grades

# Resident Services

## Resident Council Meetings

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## South Terrace

- The meeting was held with 4 residents present.
- Mrs. Powell opened the meeting, and mentioned she received a text concerning the meeting that was being held, but she mentioned if it could be a little more detailed concerning the time and place where the meeting will be held.
- One resident mentioned she is not pleased with her utility bill and why she is receiving a gas bill. I informed her that her unit is not completely electric, the heating unit is still using gas and that could be the reason why she is receiving a gas bill, she did agree with me. I called the maintenance worker, and he confirmed that the units are still using gas for heating.
- One resident asked if fire extinguishers would be supplied to the units. Will ask management this question.

## Estella Maxey (Melody Grove)

- The meeting was with 4 residents present.
- Management was present and updated everyone on the resident RAD meeting. The residents asked when they will have another meeting concerning RAD. One resident mentioned they had the meeting last month.
- I explained that I am sure they will have another meeting when all the legal paperwork is complete, and that should be closer to June.



## Kate Ross

- The meeting was held with 10 residents present.
- A speaker was present to discuss black history month and importance of voting.
- Management was present and wanted the residents to know that during pest control an inspection of the units will also occur.
- Tonia mentioned the resident council is in the process of purchasing signs of children playing and a banner announcing Resident Council meetings that will be shared with the other developments.

# Summary of Financial Statements

## January 31, 2024

### Public Housing

#### Central Office Cost Center (COCC)

- Asset Management Fees from PH Sites – Revenue was under budget \$11,600 for this month.
- Administrative Salaries – The expense was over budget since the payroll accrual was at 87.50%.
- Sundry – Cost was over budget \$3,060 for the Administrative Assistant temporary employee.

#### Kate Ross (KR)

- Dwelling Rental – Occupancy was at 83% with 25 MOD units and 21 vacant units.
- HUD Contribution – HUD’s subsidy proration funding was at 87.44% of estimated eligibility. Income was under budget \$30,000.
- Administrative Salaries, Labor & Employee Benefit Payments – The cost was under budget due to three vacant maintenance positions and Assistant Manager vacant position.
- Contract Cost – Building repair contract was over budget \$4,500 for the new installation of countertop in one unit, installation of new kitchen cabinets in another unit and repairs to damaged interior wall. Plumbing repairs and temporary maintenance were under budget \$3,800.

#### Estella Maxey (EM)

- Dwelling Rental – Occupancy was at 56% with 21 vacant units and 138 MOD units.
- HUD Contribution – Income was under budget \$37,000. HUD’s subsidy proration funding was at 87.44% of estimated eligibility.
- Administrative Salaries, Labor & Employee Benefit Payments – The cost was under budget for the Assistant Manager vacant position and two vacant maintenance positions.
- Contract Cost – The expense for two temporary maintenance was over budget \$2,400, while a/c repairs and grounds contract were under budget \$8,800. Plumbing contract was over budget \$7,000 for sewer line repairs.

#### Section 8 – Admin

- Section 8 Admin Fees – Income based on the most reconciled leasing data available, and an estimated proration at 90%. The revenue was under budget \$12,800.
- Proceeds from Insurance Claims – Income for WHA vehicle damage claim.
- Administrative Salaries & Employee Benefit – These are under budget due to five open positions.
- Sundry – Cost was over budget \$3,625 for one temporary employees.
- Contract Cost – The expense was over budget \$2,100 for the garage door replacement at the Hill Co. office, and \$3,298 for WHA vehicle repairs.

#### Section 8 – HAP Reserves

- The Housing Choice Voucher Program total HAP reserve is \$130,154.
- Mainstream Voucher Program total HAP reserve is \$232,958.
- Emergency Housing Voucher total HAP reserves is \$132,463.

## **Non-Profits**

### **Raintree**

- Contract Cost- This is over budget for the month due to tub and tile resurfacings (\$865) and two carpet replacements that were done in the total amount of \$3,078.

### **Cimmaron**

- There were no other out of the routine income or expense amounts for Cimmaron for the month of January.

### **Hunnington**

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

### **Misty**

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

### **Picadilly**

- Contract Cost- A carpet replacement costing \$1,706 made this over budget for the month.

### **WPFC II**

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

	Central Cost Center	Kate Ross	Estella Maxey	HCV	Raintree	Cimmaron	Hunnington	Picadilly	Misty Square	Total	
<b>Income</b>											
Dwelling rental		70,573.80	58,624.39		99,384.30	53,380.00	36,540.25	4,939.00	8,743.00	332,184.74	
Excess Utilities		4,007.41	4,674.38							8,681.79	
<b>Total Rental Income</b>		-	<b>74,581.21</b>	<b>63,298.77</b>	-	<b>99,384.30</b>	<b>53,380.00</b>	<b>36,540.25</b>	<b>4,939.00</b>	<b>8,743.00</b>	<b>340,866.53</b>
Mgmt. & Admin. Fees Rev.	139,989.21	7,709.03	9,811.50	160,998.00						318,507.74	
Donations to Scholarship Fd.					10.23					10.23	
CFP Tranf In-site Expenses		7,004.43	2,444.08							9,448.51	
Proceeds Insurance Claims				1,199.50						1,199.50	
Interest on Investments	782.17	11,679.34	15,312.18	1,466.12	428.58	733.84	98.07	226.36	153.52	30,880.18	
Other Income		6,696.55	4,313.93	1,493.00	5,339.72	3,444.57	1,504.29	66.03	386.97	23,245.06	
Operating Transfer In		19,272.58	24,528.73							43,801.31	
HUD Contributions		78,729.50	106,600.00							185,329.50	
<b>Total Operating Income</b>	<b>140,771.38</b>	<b>131,091.43</b>	<b>163,010.42</b>	<b>165,156.62</b>	<b>5,778.53</b>	<b>4,178.41</b>	<b>1,602.36</b>	<b>292.39</b>	<b>540.49</b>	<b>612,422.03</b>	
<b>Total Income</b>	<b>140,771.38</b>	<b>205,672.64</b>	<b>226,309.19</b>	<b>165,156.62</b>	<b>105,162.83</b>	<b>57,558.41</b>	<b>38,142.61</b>	<b>5,231.39</b>	<b>9,283.49</b>	<b>953,288.56</b>	
<b>Expenses</b>											
Administrative Salaries	111,763.63	19,220.02	22,838.83	67,317.57	8,944.76	5,644.66	3,478.01	346.85	847.85	240,402.18	
Legal		367.50	2,107.00							2,474.50	
Staff Training & Travel	2,361.87	121.65	145.98	554.89						3,184.39	
Sundry	11,687.82	13,030.07	13,794.57	15,305.84	2,207.20	1,225.32	882.95	152.74	246.05	58,532.56	
Mgmt. & Bkpg. Fees Exp.		26,712.23	27,089.04	32,199.60	25,839.92	13,878.80	9,500.47	543.29	961.73	136,725.08	
<b>Total Admin. Expenses</b>	<b>125,813.32</b>	<b>59,451.47</b>	<b>65,975.42</b>	<b>115,377.90</b>	<b>36,991.88</b>	<b>20,748.78</b>	<b>13,861.43</b>	<b>1,042.88</b>	<b>2,055.63</b>	<b>441,318.71</b>	
<b>Total Tenant Serv. Expenses</b>		-	<b>16,242.27</b>	<b>20,228.98</b>						<b>36,471.25</b>	
<b>Total Utility Expenses</b>	<b>2,963.14</b>	<b>55,769.25</b>	<b>66,663.74</b>	<b>2,559.79</b>	<b>13,996.65</b>	<b>6,395.51</b>	<b>4,700.03</b>	<b>149.76</b>	<b>987.92</b>	<b>154,185.79</b>	
Labor		9,245.75	19,773.94		9,940.41	6,416.67	3,827.49	414.18	1,013.14	50,631.58	
Materials	1,234.27	5,545.38	4,670.70	478.78	4,734.43	1,833.50	1,111.15	48.79	136.61	19,793.61	
Contract Costs	3,488.03	26,889.41	29,783.85	8,890.34	14,415.66	4,745.30	3,214.34	2,484.30	1,329.23	95,240.46	
<b>Total Maint &amp; Operations</b>	<b>4,722.30</b>	<b>41,680.54</b>	<b>54,228.49</b>	<b>9,369.12</b>	<b>29,090.50</b>	<b>12,995.47</b>	<b>8,152.98</b>	<b>2,947.27</b>	<b>2,478.98</b>	<b>165,665.65</b>	
Employee Benefits	25,582.00	11,939.05	14,813.57	17,613.10	4,636.44	3,704.68	2,216.43	191.17	581.16	81,277.60	
Insurance	471.53	10,124.29	6,562.04	3,497.11	4,786.49	2,593.24	1,163.65	165.54	278.99	29,642.88	
Collection Losses		4,543.07	2,251.81							6,794.88	
Non-Routine Exp (non apt exp)						342.20				342.20	
Disposition of Nonexp. Equip.				(2,500.00)						(2,500.00)	
Depreciation Expense					15,194.64	7,522.72	6,154.55	260.66	2,678.10	31,810.67	
<b>Total General Expenses</b>	<b>26,053.53</b>	<b>26,606.41</b>	<b>23,627.42</b>	<b>18,610.21</b>	<b>24,617.57</b>	<b>14,162.84</b>	<b>9,534.63</b>	<b>617.37</b>	<b>3,538.25</b>	<b>147,368.23</b>	
<b>Total Expenses</b>	<b>159,552.29</b>	<b>199,749.94</b>	<b>230,724.05</b>	<b>145,917.02</b>	<b>104,696.60</b>	<b>54,302.60</b>	<b>36,249.07</b>	<b>4,757.28</b>	<b>9,060.78</b>	<b>945,009.63</b>	
<b>Profit/Loss</b>	<b>(18,780.91)</b>	<b>5,922.70</b>	<b>(4,414.86)</b>	<b>19,239.60</b>	<b>466.23</b>	<b>3,255.81</b>	<b>1,893.54</b>	<b>474.11</b>	<b>222.71</b>	<b>8,278.93</b>	

Central Cost BR Income Statement

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3190 Non-Dwelling Rental	\$ -	\$ -	\$ -	\$ -	\$ -
Total Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -
3430 Mart Management Fees	\$ 24,900.00	\$ 8,300.00	\$ 1,536.53	\$ 5,865.28	\$ (2,434.72)
3440 Mgmt./Adm.Fees fr.Non-Profits	\$ 611,000.00	\$ 203,666.68	\$ 50,724.21	\$ 201,713.72	\$ (1,952.96)
3450 Asset Management Fee fr.Sites	\$ 574,500.00	\$ 191,500.00	\$ 36,280.74	\$ 146,063.48	\$ (45,436.52)
3460 Mgmt./Adm.Fees fr.Sect.8	\$ 434,900.00	\$ 144,966.68	\$ 33,927.20	\$ 136,975.00	\$ (7,991.68)
3470 Mgmt./Adm.Fees fr.CFP	\$ 209,600.00	\$ 69,866.68	\$ 17,520.53	\$ 69,972.11	\$ 105.43
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest on Investments	\$ 33,400.00	\$ 11,133.32	\$ 782.17	\$ 2,665.72	\$ (8,467.60)
3650 Interest Inc.-Mortgages	\$ -	\$ -	\$ -	\$ -	\$ -
3690 Other Income	\$ 1,000.00	\$ 333.32	\$ -	\$ -	\$ (333.32)
9110.010 Oth.Inc.-Transfer from CFP	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 1,889,300.00	\$ 629,766.68	\$ 140,771.38	\$ 563,255.31	\$ (66,511.37)
EXPENSES					\$ -
4110 Administrative Salaries	\$ 1,260,000.00	\$ 420,000.00	\$ 111,763.63	\$ 421,916.75	\$ 1,916.75
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ 2,000.00	\$ 666.68	\$ -	\$ 4,525.47	\$ 3,858.79
4140 Staff Training	\$ 16,720.00	\$ 5,573.32	\$ 2,073.87	\$ 4,699.57	\$ (873.75)
4150 Travel Convention & Meetings	\$ 23,970.00	\$ 7,989.96	\$ 288.00	\$ 8,613.54	\$ 623.58
4171 Auditing Fees	\$ 1,200.00	\$ 400.00	\$ -	\$ 97.78	\$ (302.22)
4190 Sundry	\$ 104,865.00	\$ 34,954.92	\$ 11,687.82	\$ 46,176.07	\$ 11,221.15
Total Admin Expense	\$ 1,408,755.00	\$ 469,584.88	\$ 125,813.32	\$ 486,029.18	\$ 16,444.30
4310 Water	\$ 4,400.00	\$ 1,466.68	\$ 242.24	\$ 986.48	\$ (480.20)
4320 Electricity	\$ 16,200.00	\$ 5,400.00	\$ 1,871.63	\$ 5,415.84	\$ 15.84
4330 Gas	\$ 2,030.00	\$ 676.68	\$ 556.20	\$ 1,385.20	\$ 708.52
4390 Sewer	\$ 3,070.00	\$ 1,023.32	\$ 293.07	\$ 1,147.95	\$ 124.63
Total Utility Expense	\$ 25,700.00	\$ 8,566.68	\$ 2,963.14	\$ 8,935.47	\$ 368.79
4420 Material	\$ 8,500.00	\$ 2,833.32	\$ 1,234.27	\$ 3,033.29	\$ 199.97
4430 Contract Cost	\$ 49,800.00	\$ 16,599.96	\$ 3,488.03	\$ 16,497.80	\$ (102.16)
Total Ordinary Maint. & Operation	\$ 58,300.00	\$ 19,433.28	\$ 4,722.30	\$ 19,531.09	\$ 97.81
4510.010 Workers Compensation	\$ 4,550.00	\$ 1,516.64	\$ 234.93	\$ 939.72	\$ (576.92)
4510.040 Auto Insurance	\$ 2,600.00	\$ 866.64	\$ 217.15	\$ 868.60	\$ 1.96
4510.070 Crime / Dishonesty	\$ 65.00	\$ 21.68	\$ 5.38	\$ 21.52	\$ (0.16)
4510.090 Fire & Extend Coverage	\$ 250.00	\$ 83.32	\$ 14.07	\$ 56.28	\$ (27.04)
4540 Employee Benefit Payments	\$ 286,180.00	\$ 95,393.36	\$ 25,582.00	\$ 91,704.61	\$ (3,688.75)
4560 Postage Mach Lease Amortization	\$ 4,100.00	\$ 1,025.00	\$ -	\$ 1,027.20	\$ 2.20
4570 FSS Jr League Loan Write-Off	\$ -	\$ -	\$ -	\$ -	\$ -
4585.020 Interest on Lease Payable	\$ 500.00	\$ 125.00	\$ -	\$ 66.17	\$ (58.83)
Total General Expenses	\$ 298,245.00	\$ 99,031.64	\$ 26,053.53	\$ 94,684.10	\$ (4,347.54)
Total Routine Expenses	\$ 1,791,000.00	\$ 596,616.48	\$ 159,552.29	\$ 609,179.84	\$ 12,563.36
					\$ -
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Residual Receipts (Profit/Loss)	\$ 98,300.00	\$ 33,150.20	\$ (18,780.91)	\$ (45,924.53)	\$ (79,074.73)





Section 8 Admin

Mainstream Admin

Emergency HVC Admin

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3410 Section 8 Admin Fees	\$ 2,086,350.00	\$ 695,450.00	\$ 160,998.00	\$ 653,203.00	\$ (42,247.00)
3490 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ 1,199.50	\$ 3,048.15	\$ 3,048.15
3610 Interest on an Admin Reserve	\$ 16,150.00	\$ 5,383.32	\$ 1,466.12	\$ 6,490.99	\$ 1,107.67
3610.130 Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
3690 Other Income	\$ 10,000.00	\$ 3,333.32	\$ 1,493.00	\$ 2,419.50	\$ (913.82)
<b>Total Admin Income</b>	<b>\$ 2,112,500.00</b>	<b>\$ 704,166.64</b>	<b>\$ 165,156.62</b>	<b>\$ 665,161.64</b>	<b>\$ (39,005.00)</b>
EXPENSES					
4110 Administrative Salaries	\$ 902,400.00	\$ 300,800.00	\$ 67,317.57	\$ 242,160.53	\$ (58,639.47)
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ 1,500.00	\$ 500.00	\$ -	\$ 4,495.00	\$ 3,995.00
4140 Staff Training	\$ 15,000.00	\$ 5,000.00	\$ 262.00	\$ 262.00	\$ (4,738.00)
4150 Travel Convention & Meetings	\$ 2,000.00	\$ 666.68	\$ 292.89	\$ 2,972.04	\$ 2,305.36
4171 Auditing Fees	\$ 8,075.00	\$ 2,691.68	\$ -	\$ 658.09	\$ (2,033.59)
4190 Sundry	\$ 165,415.00	\$ 55,138.32	\$ 15,305.84	\$ 78,119.97	\$ 22,981.65
4196 Management Fee	\$ 417,200.00	\$ 139,066.68	\$ 32,199.60	\$ 130,640.60	\$ (8,426.08)
4220 Tenant Services Recreation	\$ -	\$ -	\$ -	\$ -	\$ -
4250 Reichenbach Program Assistance	\$ -	\$ -	\$ -	\$ -	\$ -
4260 FSS Donations Expense	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Admin Expense</b>	<b>\$ 1,511,590.00</b>	<b>\$ 503,863.36</b>	<b>\$ 115,377.90</b>	<b>\$ 459,308.23</b>	<b>\$ (44,555.13)</b>
4310 Water	\$ 2,130.00	\$ 710.00	\$ 168.85	\$ 674.32	\$ (35.68)
4320 Electricity	\$ 15,330.00	\$ 5,110.00	\$ 1,120.58	\$ 4,558.47	\$ (551.53)
4330 Gas	\$ 3,160.00	\$ 1,053.32	\$ 1,166.26	\$ 2,627.39	\$ 1,574.07
4390 Sewer	\$ 940.00	\$ 313.32	\$ 104.10	\$ 407.83	\$ 94.51
<b>Total Utility Expense</b>	<b>\$ 21,560.00</b>	<b>\$ 7,186.64</b>	<b>\$ 2,559.79</b>	<b>\$ 8,268.01</b>	<b>\$ 1,081.37</b>
4420 Material	\$ 5,400.00	\$ 1,799.96	\$ 478.78	\$ 1,378.40	\$ (421.56)
4430 Contract Cost	\$ 25,435.00	\$ 8,478.28	\$ 8,890.34	\$ 14,012.01	\$ 5,533.73
<b>Total Ordinary Maint. &amp; Operation</b>	<b>\$ 30,835.00</b>	<b>\$ 10,278.24</b>	<b>\$ 9,369.12</b>	<b>\$ 15,390.41</b>	<b>\$ 5,112.17</b>
				\$ -	
4510.010 Workers Compensation	\$ 3,400.00	\$ 1,133.32	\$ 181.21	\$ 906.05	\$ (227.27)
4510.020 General Liability Insurance	\$ 30.00	\$ 10.00	\$ 2.53	\$ 12.65	\$ 2.65
4510.040 Auto Insurance	\$ 2,110.00	\$ 703.32	\$ 175.58	\$ 877.90	\$ 174.58
4510.050 Public Officials Liability -E&O	\$ 50.00	\$ 16.68	\$ 4.74	\$ 23.70	\$ 7.02
4510.070 Crime / Dishonesty	\$ 65.00	\$ 21.68	\$ 5.38	\$ 26.90	\$ 5.22
4510.090 Fire & Extend Coverage	\$ 415.00	\$ 138.32	\$ 23.64	\$ 118.20	\$ (20.12)
4540 Employee Benefit Payments	\$ 243,545.00	\$ 81,181.72	\$ 17,613.10	\$ 57,918.81	\$ (23,262.91)
4560 Postage Mach Lease Amortization	\$ 600.00	\$ 150.00	\$ 147.06	\$ 294.12	\$ 144.12
4585.020 Interest on Lease Payable	\$ 100.00	\$ 25.00	\$ 22.55	\$ 45.10	\$ 20.10
4590 Admin Fee	\$ 31,500.00	\$ 10,500.00	\$ 2,934.42	\$ 13,067.44	\$ 2,567.44
<b>Total General Expenses</b>	<b>\$ 281,815.00</b>	<b>\$ 93,880.04</b>	<b>\$ 21,110.21</b>	<b>\$ 73,290.87</b>	<b>\$ (20,589.17)</b>
<b>Total Routine Expenses</b>	<b>\$ 1,845,800.00</b>	<b>\$ 615,208.28</b>	<b>\$ 148,417.02</b>	<b>\$ 556,257.52</b>	<b>\$ (58,950.76)</b>
EXPENSES					
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Non Routine Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
4800 Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ (2,500.00)	\$ (2,500.00)	\$ (2,500.00)
<b>Total Capital Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,500.00)</b>	<b>\$ (2,500.00)</b>	<b>\$ (2,500.00)</b>
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Prior Year Receipts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,500.00)</b>	<b>\$ (2,500.00)</b>	<b>\$ (2,500.00)</b>
<b>Residual Receipts (Profit/Loss)</b>	<b>\$ 266,700.00</b>	<b>\$ 88,958.36</b>	<b>\$ 19,239.60</b>	<b>\$ 111,404.12</b>	<b>\$ 22,445.76</b>

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3410 Mainstream Admin Fees	\$ 60,900.00	\$ 20,300.00	\$ 6,394.91	\$ 21,847.77	\$ 1,547.77
3610 Interest on an Admin Reserve	\$ 800.00	\$ 266.68	\$ -	\$ -	\$ (266.68)
3690.070 Misc. Other Income	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Admin Income</b>	<b>\$ 61,700.00</b>	<b>\$ 20,566.68</b>	<b>\$ 6,394.91</b>	<b>\$ 21,847.77</b>	<b>\$ 1,281.09</b>
EXPENSES					
4110 Administrative Salaries	\$ 11,800.00	\$ 3,933.32	\$ 1,058.40	\$ 2,875.70	\$ (1,057.62)
4171.000 Audit Fees	\$ 225.00	\$ 75.00	\$ -	\$ 18.22	\$ (56.78)
4196 Admin Fees	\$ 12,200.00	\$ 4,066.68	\$ 1,249.60	\$ 4,259.00	\$ 192.32
4189/4190 Sundry	\$ 1,470.00	\$ 489.96	\$ 130.16	\$ 397.85	\$ (92.11)
<b>Total Admin Expenses</b>	<b>\$ 25,695.00</b>	<b>\$ 8,564.96</b>	<b>\$ 2,438.16</b>	<b>\$ 7,550.77</b>	<b>\$ (1,014.19)</b>
4510.010 Workers Comp Insurance	\$ 50.00	\$ 16.68	\$ -	\$ -	\$ (16.68)
4540 Employee Benefit Payments	\$ 3,905.00	\$ 1,301.64	\$ 77.04	\$ 207.11	\$ (1,094.53)
4590 Admin Fee	\$ 1,050.00	\$ 350.00	\$ 99.76	\$ 399.04	\$ 49.04
4431 Building Repair Contract	\$ -	\$ -	\$ -	\$ -	\$ -
4430 Clean/Desinf Contr. Svcs	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total General Expenses</b>	<b>\$ 5,005.00</b>	<b>\$ 1,668.32</b>	<b>\$ 176.80</b>	<b>\$ 606.15</b>	<b>\$ (1,062.17)</b>
<b>Total Expenses</b>	<b>\$ 30,700.00</b>	<b>\$ 10,233.28</b>	<b>\$ 2,614.96</b>	<b>\$ 8,156.92</b>	<b>\$ (2,076.36)</b>
				\$ -	
<b>Residual Receipts (Profit/Loss)</b>	<b>\$ 31,000.00</b>	<b>\$ 10,333.40</b>	<b>\$ 3,779.95</b>	<b>\$ 13,690.85</b>	<b>\$ 3,357.45</b>

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3410.100 EHV- Admin Fees	\$ 27,400.00	\$ 9,133.32	\$ 2,390.00	\$ 10,377.00	\$ 1,243.68
3410.300 EHV-Placement/Issuance Fees	\$ -	\$ -	\$ -	\$ -	\$ -
3410.800 EHV Interest on EHV Admin Fees	\$ 1,400.00	\$ 466.68	\$ 100.97	\$ 394.76	\$ (71.92)
<b>Total Income</b>	<b>\$ 28,800.00</b>	<b>\$ 9,600.00</b>	<b>\$ 2,490.97</b>	<b>\$ 10,771.76</b>	<b>\$ 1,171.76</b>
EXPENSES					
4110 Administrative Salaries	\$ 11,800.00	\$ 3,933.32	\$ -	\$ -	\$ (3,933.32)
4140 Staff Training	\$ -	\$ -	\$ -	\$ -	\$ -
4150 Travel & Conventions Meetings	\$ -	\$ -	\$ -	\$ -	\$ -
4171 Audit Fees	\$ 100.00	\$ 33.32	\$ -	\$ 8.12	\$ (25.20)
4190 Sundry	\$ 1,045.00	\$ 348.28	\$ 79.49	\$ 259.53	\$ (88.75)
4196 Management Fee	\$ 5,500.00	\$ 1,833.32	\$ 478.00	\$ 2,075.40	\$ 242.08
<b>Total Admin Expense</b>	<b>\$ 18,445.00</b>	<b>\$ 6,148.24</b>	<b>\$ 557.49</b>	<b>\$ 2,343.05</b>	<b>\$ (3,805.19)</b>
				\$ -	
4510 Worker's Compensation Insurance	\$ 50.00	\$ 16.68	\$ -	\$ -	\$ (16.68)
4540 Employee Benefits	\$ 3,905.00	\$ 1,301.64	\$ -	\$ -	\$ (1,301.64)
4590 EHV Port Admin Fee	\$ 300.00	\$ 100.00	\$ 49.88	\$ 199.52	\$ 99.52
<b>Total General Expenses</b>	<b>\$ 4,255.00</b>	<b>\$ 1,418.32</b>	<b>\$ 49.88</b>	<b>\$ 199.52</b>	<b>\$ (1,218.80)</b>
<b>Total Expenses</b>	<b>\$ 22,700.00</b>	<b>\$ 7,566.56</b>	<b>\$ 607.37</b>	<b>\$ 2,542.57</b>	<b>\$ (5,023.99)</b>
<b>Residual Receipts (Profit/Loss)</b>	<b>\$ 6,100.00</b>	<b>\$ 2,033.44</b>	<b>\$ 1,883.60</b>	<b>\$ 8,229.19</b>	<b>\$ 6,195.75</b>



	Kate Ross					Estella Maxey				
	Year Budget	YTD Budget	Current Period	Current Year	Over & Under	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
<b>INCOME</b>										
Dwelling Rental	\$ 776,300.00	\$ 258,766.68	\$ 70,573.80	\$ 273,471.00	\$ 14,704.32	\$ 705,700.00	\$ 235,233.32	\$ 58,624.39	\$ 231,625.81	\$ (3,607.51)
Excess Utilities	\$ 87,600.00	\$ 29,200.00	\$ 4,007.41	\$ 31,693.39	\$ 2,493.39	\$ 102,100.00	\$ 34,033.32	\$ 4,674.38	\$ 29,772.08	\$ (4,261.24)
Non-Dwelling Rental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Rental Income</b>	\$ 863,900.00	\$ 287,966.68	\$ 74,581.21	\$ 305,164.39	\$ 17,197.71	\$ 807,800.00	\$ 269,266.64	\$ 63,298.77	\$ 261,397.89	\$ (7,868.75)
Management Fee from CFP	\$ 92,240.00	\$ 30,746.68	\$ 7,709.03	\$ 30,787.76	\$ 41.08	\$ 117,400.00	\$ 39,133.32	\$ 9,811.50	\$ 39,184.35	\$ 51.03
CFP Trnsf. In-Site Expenses	\$ 80,460.00	\$ 26,820.00	\$ 7,004.43	\$ 33,266.99	\$ 6,446.99	\$ 100,200.00	\$ 33,400.00	\$ 2,444.08	\$ 15,603.06	\$ (17,796.94)
Proceeds fr Insurance Claims	\$ -	\$ -	\$ -	\$ 3,546.61	\$ 3,546.61	\$ -	\$ -	\$ -	\$ -	\$ -
Interest on Investments	\$ 107,700.00	\$ 35,900.00	\$ 11,679.34	\$ 44,876.99	\$ 8,976.99	\$ 123,900.00	\$ 41,300.00	\$ 15,312.18	\$ 56,474.67	\$ 15,174.67
Jr.League Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 60,200.00	\$ 20,066.68	\$ 5,196.04	\$ 25,790.74	\$ 5,724.06	\$ 65,600.00	\$ 21,866.68	\$ 3,083.92	\$ 18,578.60	\$ (3,288.08)
Other Income-FSS Forfeitures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income-Time Warner Cable	\$ 6,900.00	\$ 3,450.00	\$ 1,500.51	\$ 3,136.72	\$ (313.28)	\$ 7,400.00	\$ 3,700.00	\$ 1,230.01	\$ 2,847.54	\$ (852.46)
Operating Transfer In (1406)	\$ 92,200.00	\$ 30,733.32	\$ 19,272.58	\$ 42,351.31	\$ 11,617.99	\$ 117,400.00	\$ 39,133.32	\$ 24,528.73	\$ 53,901.58	\$ 14,768.26
<b>Total Operating Income</b>	\$ 439,700.00	\$ 147,716.68	\$ 52,361.93	\$ 183,757.12	\$ 36,040.44	\$ 531,900.00	\$ 178,533.32	\$ 56,410.42	\$ 186,589.80	\$ 8,056.48
Total HUD Contributions	\$ 1,304,500.00	\$ 434,833.32	\$ 78,729.50	\$ 392,233.50	\$ (42,599.82)	\$ 1,723,700.00	\$ 574,566.68	\$ 106,600.00	\$ 505,002.00	\$ (69,564.68)
<b>Total Income</b>	\$ 2,608,100.00	\$ 870,516.68	\$ 205,672.64	\$ 881,155.01	\$ 10,638.33	\$ 3,063,400.00	\$ 1,022,366.64	\$ 226,309.19	\$ 952,989.69	\$ (69,376.95)
<b>EXPENSES</b>					\$ -					\$ -
Administrative Salaries	\$ 288,800.00	\$ 96,266.64	\$ 19,220.02	\$ 78,160.30	\$ (18,106.34)	\$ 356,000.00	\$ 118,666.68	\$ 22,838.83	\$ 99,500.05	\$ (19,166.63)
Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Expense	\$ 2,000.00	\$ 666.68	\$ 367.50	\$ 367.50	\$ (299.18)	\$ 6,000.00	\$ 2,000.00	\$ 2,107.00	\$ 2,357.00	\$ 357.00
Staff Training	\$ 6,600.00	\$ 2,200.00	\$ 121.65	\$ 473.74	\$ (1,726.26)	\$ 7,100.00	\$ 2,366.68	\$ 145.98	\$ 546.20	\$ (1,820.48)
Travel & Conventions	\$ 8,120.00	\$ 2,706.68	\$ -	\$ 1,589.08	\$ (1,117.60)	\$ 9,780.00	\$ 3,260.00	\$ -	\$ 1,996.62	\$ (1,263.38)
Audit Fees	\$ 3,960.00	\$ 1,320.00	\$ -	\$ 322.67	\$ (997.33)	\$ 5,040.00	\$ 1,680.00	\$ -	\$ 410.67	\$ (1,269.33)
Sundry	\$ 138,120.00	\$ 46,039.92	\$ 13,030.07	\$ 43,202.68	\$ (2,837.24)	\$ 149,700.00	\$ 49,899.96	\$ 13,794.57	\$ 43,763.33	\$ (6,136.63)
Management Fees	\$ 345,830.00	\$ 115,276.68	\$ 26,712.23	\$ 106,599.02	\$ (8,677.66)	\$ 438,320.00	\$ 146,106.68	\$ 27,089.04	\$ 109,436.57	\$ (36,670.11)
<b>Total Admin Expense</b>	\$ 793,430.00	\$ 264,476.60	\$ 59,451.47	\$ 230,714.99	\$ (33,761.61)	\$ 971,940.00	\$ 323,980.00	\$ 65,975.42	\$ 258,010.44	\$ (65,969.56)
Tenant Services Salaries	\$ 188,200.00	\$ 62,733.32	\$ 13,223.04	\$ 46,230.22	\$ (16,503.10)	\$ 239,500.00	\$ 79,833.32	\$ 16,829.32	\$ 60,003.14	\$ (19,830.18)
Tenant Services-Recr., Etc.	\$ 9,000.00	\$ 3,000.00	\$ 1,819.23	\$ 2,687.76	\$ (312.24)	\$ 10,000.00	\$ 3,333.32	\$ 2,304.66	\$ 3,264.35	\$ (68.97)
Resident Council	\$ 3,000.00	\$ 1,000.00	\$ -	\$ -	\$ (1,000.00)	\$ 3,000.00	\$ 1,000.00	\$ -	\$ -	\$ (1,000.00)
Ten. Serv. Contr., Train., Spec. Needs	\$ 11,000.00	\$ 3,666.68	\$ 1,200.00	\$ 3,710.00	\$ 43.32	\$ 10,000.00	\$ 3,333.32	\$ 1,095.00	\$ 3,075.50	\$ (257.82)
<b>Total Tenant Expense</b>	\$ 211,200.00	\$ 70,400.00	\$ 16,242.27	\$ 52,627.98	\$ (17,772.02)	\$ 262,500.00	\$ 87,499.96	\$ 20,228.98	\$ 66,342.99	\$ (21,156.97)
<b>EXPENSES</b>					\$ -					\$ -
Water	\$ 93,000.00	\$ 31,000.00	\$ 9,777.91	\$ 31,737.85	\$ 737.85	\$ 115,000.00	\$ 38,333.32	\$ 14,336.09	\$ 47,530.97	\$ 9,197.65
Electricity	\$ 160,000.00	\$ 53,333.32	\$ 10,786.09	\$ 46,343.70	\$ (6,989.62)	\$ 190,000.00	\$ 63,333.32	\$ 10,008.57	\$ 63,735.84	\$ 402.52
Gas	\$ 110,000.00	\$ 36,666.68	\$ 21,907.11	\$ 53,415.34	\$ 16,748.66	\$ 140,000.00	\$ 46,666.68	\$ 22,400.61	\$ 49,173.62	\$ 2,506.94
Other Utility Expense	\$ 128,000.00	\$ 42,666.68	\$ 13,298.14	\$ 43,838.84	\$ 1,172.16	\$ 170,000.00	\$ 56,666.68	\$ 19,918.47	\$ 67,918.72	\$ 11,252.04
<b>Total Utility Expense</b>	\$ 491,000.00	\$ 163,666.68	\$ 55,769.25	\$ 175,335.73	\$ 11,669.05	\$ 615,000.00	\$ 205,000.00	\$ 66,663.74	\$ 228,359.15	\$ 23,359.15
Labor	\$ 242,000.00	\$ 80,666.68	\$ 9,245.75	\$ 33,836.02	\$ (46,830.66)	\$ 275,700.00	\$ 91,900.00	\$ 19,773.94	\$ 70,079.26	\$ (21,820.74)
Material	\$ 109,400.00	\$ 36,466.68	\$ 5,545.38	\$ 27,899.85	\$ (8,566.83)	\$ 88,630.00	\$ 29,543.36	\$ 4,670.70	\$ 24,413.97	\$ (5,129.39)
Contract Cost	\$ 230,160.00	\$ 76,720.04	\$ 20,625.76	\$ 87,797.24	\$ 11,077.20	\$ 263,900.00	\$ 87,966.64	\$ 20,704.54	\$ 89,392.39	\$ 1,425.75
<b>Total Ordinary Maint. &amp; Operation</b>	\$ 581,560.00	\$ 193,853.40	\$ 35,416.89	\$ 149,533.11	\$ (44,320.29)	\$ 628,230.00	\$ 209,410.00	\$ 45,149.18	\$ 183,885.62	\$ (25,524.38)
Protective Services Contract	\$ 82,800.00	\$ 27,600.00	\$ 6,263.65	\$ 23,263.67	\$ (4,336.33)	\$ 97,500.00	\$ 32,500.00	\$ 9,079.31	\$ 35,746.61	\$ 3,246.61
<b>Total Protective Services</b>	\$ 82,800.00	\$ 27,600.00	\$ 6,263.65	\$ 23,263.67	\$ (4,336.33)	\$ 97,500.00	\$ 32,500.00	\$ 9,079.31	\$ 35,746.61	\$ 3,246.61
Insurance	\$ 166,750.00	\$ 55,583.32	\$ 10,124.29	\$ 40,497.16	\$ (15,086.16)	\$ 110,770.00	\$ 36,923.32	\$ 6,562.04	\$ 26,248.16	\$ (10,675.16)
Payment in Lieu of Taxes (PILOT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Benefit Payments	\$ 208,660.00	\$ 69,553.32	\$ 11,939.05	\$ 42,091.05	\$ (27,462.27)	\$ 245,380.00	\$ 81,786.56	\$ 14,813.57	\$ 56,100.81	\$ (25,685.75)
Collection Losses	\$ 67,200.00	\$ 22,400.00	\$ 4,543.07	\$ 17,163.32	\$ (5,236.68)	\$ 87,700.00	\$ 29,233.32	\$ 2,251.81	\$ 9,762.00	\$ (19,471.32)
<b>Total General Expenses</b>	\$ 442,610.00	\$ 147,536.64	\$ 26,606.41	\$ 99,751.53	\$ (47,785.11)	\$ 443,830.00	\$ 147,943.20	\$ 23,627.42	\$ 92,110.97	\$ (55,832.23)
<b>Total Routine Expenses</b>	\$ 2,602,600.00	\$ 867,533.32	\$ 199,749.94	\$ 731,227.01	\$ (136,306.31)	\$ 3,019,000.00	\$ 1,006,333.16	\$ 230,724.05	\$ 864,455.78	\$ (141,877.38)
<b>EXPENSES</b>					\$ -					\$ -
Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Non Routine Expenses</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operating Expenses</b>	\$ 2,602,600.00	\$ 867,533.32	\$ 199,749.94	\$ 731,227.01	\$ (136,306.31)	\$ 3,019,000.00	\$ 1,006,333.16	\$ 230,724.05	\$ 864,455.78	\$ (141,877.38)
GI/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Yr Adj Affecting Residual Receipts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Residual Receipts (Profit/Loss)</b>	\$ 5,500.00	\$ 2,983.36	\$ 5,922.70	\$ 149,928.00	\$ 146,944.64	\$ 44,400.00	\$ 16,033.48	\$ (4,414.86)	\$ 88,533.91	\$ 72,500.43

Section 8 HAP

Mainstream HAP

Emergency HVC HAP

	Current Period	YTD Budget
INCOME		
3610.000 Interest on HAP Reserve	\$ -	\$ -
3610.030 Interest on VASH Reserve	\$ -	\$ -
3690.000 Oth.Inc.-Fraud Recov.-HAP Resr.	\$ 1,243.00	\$ 2,134.50
3690.020 Other Income FSS Forfeitures	\$ -	\$ -
3690.080 Oth Inc fr Adm for Overleasing	\$ -	\$ -
8026.000 Contributions Earned- HAP	\$ 1,792,671.00	\$ 7,407,400.00
8026.240 Contr. Earned HAP - Katrina	\$ -	\$ -
8026.245 DVP Contributions Earned	\$ -	\$ -
8026.400 Contrib Earned HAP Liberty-RAD	\$ -	\$ -
8026.450 Contrib Earned HAP ST-RAD	\$ -	\$ -
8026.455 Contrib Earned HAP-ST Demolitio	\$ -	\$ -
8026.456 Contib.S8HAP-Grandview Demo/Dis	\$ -	\$ -
8026.457 Contib. Earned S8 Foster Youth	\$ -	\$ -
8026.500 Contrib.-Vet.Affs.Support.Hous.	\$ -	\$ -
8026.800 Contributions Earned- Mainstrea	\$ -	\$ -
TOTAL HAP INCOME	\$ 1,793,914.00	\$ 7,409,534.50
EXPENSES		
4715.010 HAP Occupied Units	\$ 1,401,463.00	\$ 5,569,844.00
4715.020 HAP Parkside Occ. Units	\$ 20,298.00	\$ 79,857.00
4715.030 HAP Damages	\$ -	\$ -
4715.040 HAP Tanglewood Occ. Units	\$ 311.00	\$ 1,233.00
4715.070 HAP Portability - In	\$ -	\$ -
4715.090 HAP - Portability - Out	\$ 76,961.67	\$ 349,193.02
4715.100 HAP Parkside-Portability-Out	\$ 2,390.00	\$ 9,560.00
4715.230 HAP Homeownership	\$ 5,563.00	\$ 24,084.00
4715.240 HAP Katrina	\$ -	\$ -
4715.245 HAP Disaster Vchr. Prog.	\$ -	\$ -
4715.400 HAP Liberty-RAD	\$ 26,757.00	\$ 114,446.00
4715.450 HAP ST-RAD	\$ 79,907.00	\$ 308,168.88
4715.451 HAP Grandview-RAD	\$ 10,333.00	\$ 42,414.00
4715.455 HAP ST Demolition/Disposition	\$ 58,749.00	\$ 238,983.00
4715.500 HAP Vet.Affs.Support.Hous.	\$ 33,593.00	\$ 133,521.00
4715.501 HAP - VASH - Portability - Out	\$ -	\$ -
4715.701 HAP FY Occupied Units	\$ 2,060.00	\$ 8,240.00
4715.800 HAP Mainstream	\$ -	\$ -
4715.801 HAP Mainstream Port-Out	\$ -	\$ -
4715.910 HAP Hill Co. Occ. Units	\$ 102,536.00	\$ 403,602.00
4715.911 HAP Hillsboro Housing	\$ -	\$ -
4715.925 HAP Somervell Co.	\$ 10,755.00	\$ 37,649.00
4715.926 HAP Somervell Co. Port Out	\$ -	\$ -
4715.990 HAP Hill Co. Portability	\$ 17,614.00	\$ 72,923.00
4715.991 HAP Hillsboro Housing Port-Out	\$ -	\$ -
4716.000 UAP Occupied Units	\$ 21,434.00	\$ 83,225.00
4716.100 UAP Parkside Occ. Units	\$ 72.00	\$ 248.00
4716.130 UAP Tanglewood Occ. Units	\$ -	\$ -
4716.230 UAP Homeownership	\$ 58.00	\$ 58.00
4716.240 UAP Katrina	\$ -	\$ -
4716.245 UAP Disaster Vchr. Prog.	\$ -	\$ -
4716.400 UAP Liberty-RAD	\$ 686.00	\$ 3,070.00
4716.450 UAP ST RAD	\$ 145.00	\$ 364.00
4716.451 UAP Grandview RAD	\$ 68.00	\$ 278.00
4716.455 UAP-ST Demolition/Disposition	\$ 539.00	\$ 1,851.00
4716.500 UAP Vet.Affairs Support Hous.	\$ 194.00	\$ 832.00
4716.701 UAP FY Occupied Units	\$ 6.00	\$ 24.00
4716.800 UAP Mainstream	\$ -	\$ -
4716.910 UAP Hill Co. Occ. Units	\$ 1,855.00	\$ 6,095.00
4716.911 UAP Hillsboro Housing	\$ -	\$ -
4716.925 UAP Somervell Co.	\$ 59.00	\$ 266.00
4717.000 UAP - Portability - Out	\$ 924.13	\$ 9,194.44
4717.100 UAP - Portability - In	\$ -	\$ -
TOTAL HAP/UAP EXPENSE	\$ 1,875,330.80	\$ 7,499,223.34
RESIDUAL RECEIPTS (Profit/Loss)	\$ (61,416.80)	\$ (89,688.84)

	Current Period	YTD Budget
INCOME		
8026.800 Contr. Earned- Mainstream	\$ 43,397.00	\$ 162,609.00
TOTAL HAP INCOME	\$ 43,397.00	\$ 162,609.00
EXPENSES		
4715.090 HAP Mainstream Port-Out	\$ 1,356.00	\$ 4,626.00
4715.800 HAP Mainstream	\$ 43,298.00	\$ 165,231.00
4716.800 UAP Mainstream	\$ 173.00	\$ 696.00
4716.801 UAP Mainstream Port-Out	\$ -	\$ -
TOTAL HAP/UAP EXPENSE	\$ 44,827.00	\$ 170,553.00
RESIDUAL RECEIPTS (Profit/Loss)	\$ (1,430.00)	\$ (7,944.00)

	Current Period	YTD Budget
INCOME		
8026.462 Contr. Earned S8- EHV HAP	\$ 34,316.00	\$ 108,668.00
TOTAL HAP INCOME	\$ 34,316.00	\$ 108,668.00
EXPENSES		
4715.090 HAP EHV Port-Out	\$ 1,981.00	\$ 7,924.00
4715.900 HAP EHV	\$ 28,349.00	\$ 95,767.00
4716.900 UAP EHV	\$ 502.00	\$ 1,203.00
4716.901 UAP EHV Port-Out	\$ 90.00	\$ 372.00
TOTAL HAP/UAP EXPENSE	\$ 30,922.00	\$ 105,266.00
RESIDUAL RECEIPTS (Profit/Loss)	\$ 3,394.00	\$ 3,402.00

**WACO HOUSING AUTHORITY**

**RESOLUTION # 3885**

**RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND ITS AFFILIATES (THE "AUTHORITY") TO (A) WORK COOPERATIVELY WITH MCCORMACK BARON SALAZAR, INC., A MISSOURI CORPORATION OR ITS AFFILIATE ("DEVELOPER") IN CONNECTION WITH A DEVELOPMENT TO BE DEVELOPED BY DEVELOPER LOCATED AT APPROXIMATELY 1600 GURLEY LANE, WACO, MCLENNAN COUNTY, TEXAS 76706, KNOWN AS GURLEY LANE (THE "PROJECT") BY NEGOTIATING AND EXECUTING A MEMORANDUM OF UNDERSTANDING WITH REGARD TO THE PROJECT; AND (B) SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.**

WHEREAS, the Authority and Developer desire to enter into a Memorandum of Understanding (the "MOU"), pursuant to which the Authority and Developer will agree to work cooperatively to co-develop a multifamily apartment development for households whose income include low and moderate incomes for persons located at approximately 1600 Gurley Lane, Waco, McLennan County, Texas 76706, known as Gurley Lane (the "Project"), noting the unit count is to be determined;

WHEREAS, the Authority has determined that the actions herein authorized are in furtherance of the purposes of the Authority;

Now, therefore, the Board hereby adopts the following resolutions:

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or his/her designee is hereby authorized to do the following:

Negotiate, review, approve and execute the MOU and any and all documents the President and Chief Executive Officer of the Authority shall deem appropriate or necessary, and the approval of the MOU and any and all other documents herein described by the President and Chief Executive Officer of the Authority shall be conclusively evidenced by his/her execution and delivery thereof; and

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the President and Chief Executive Officer of the Authority and/or his/her designee, in connection with the foregoing matters, are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the designee of the President and Chief Executive Officer of the Authority, is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the designee of the President and Chief Executive Officer of the Authority shall deem to be

necessary or desirable, and all acts heretofore taken by the designee of the President and Chief Executive Officer of the Authority to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

These resolutions shall be in full force and effect from and upon their adoption.

*[Remainder of page intentionally left blank for signature.]*

PASSED this 14th day of March 2024.

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CHAIR

ATTEST:

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SECRETARY

**WACO HOUSING AUTHORITY**

**RESOLUTION # 3886**

**RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND ITS AFFILIATES (THE "AUTHORITY") TO (A) WORK COOPERATIVELY WITH JES HOLDINGS, LLC OR ITS AFFILIATE ("DEVELOPER") IN CONNECTION WITH A DEVELOPMENT TO BE DEVELOPED BY DEVELOPER LOCATED AT APPROXIMATELY 826 SOUTH 11TH ST, WACO, MCLENNAN COUNTY, TEXAS 76706 (THE "PROJECT") BY NEGOTIATING AND EXECUTING A MEMORANDUM OF UNDERSTANDING WITH REGARD TO THE PROJECT; AND (B) SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.**

WHEREAS, the Waco Housing Authority and its affiliates ("Authority") and JES Holdings, LLC, a Missouri limited liability company, or its affiliate ("Developer") desire to enter into a Memorandum of Understanding (the "MOU"), pursuant to which the Authority and Developer will agree to work cooperatively in connection with the development by Developer of a multifamily apartment development to be approximately 64 residential units for persons located at 826 South 11th St, Waco, McLennan County, Texas 76706 known as Paige Estates (the "Project");

WHEREAS, the Authority has determined that the actions herein authorized are in furtherance of the purposes of the Authority;

Now, therefore, the Board hereby adopts the following resolutions:

BE IT RESOLVED, that the President and Chief Executive Officer of the Authority and/or his/her designee is hereby authorized to do the following:

Negotiate, review, approve and execute the MOU and any and all documents the President and Chief Executive Officer of the Authority shall deem appropriate or necessary, and the approval of the MOU and any and all other documents herein described by the President and Chief Executive Officer of the Authority shall be conclusively evidenced by his/her execution and delivery thereof; and

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the President and Chief Executive Officer of the Authority and/or his/her designee, in connection with the foregoing matters, are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the designee of the President and Chief Executive Officer of the Authority, is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the designee of the President and Chief Executive Officer of the Authority shall deem to be

necessary or desirable, and all acts heretofore taken by the designee of the President and Chief Executive Officer of the Authority to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

These resolutions shall be in full force and effect from and upon their adoption.

*[Remainder of page intentionally left blank for signature.]*

PASSED this 14th day of March 2024.

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CHAIR

ATTEST:

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SECRETARY