NOTICE OF A PUBLIC MEETING AGENDA FOR THE REGULARLY CALLED MEETING OF THE HOUSING AUTHORITY OF SAN ANGELO, TEXAS

12:00 P.M. – Monday, September 22, 2025 Main Office of the Housing Authority 420 EAST 28TH STREET

The location of this meeting is accessible to individuals with disabilities. Persons requiring special assistance to observe, comment, or participate in the meeting should contact the Housing Authority at (325) 481-2500 at least 24 hours in advance so that appropriate arrangements can be made.

The Board of Commissioners of the Housing Authority of San Angelo will hold a regular meeting to discuss and take action on various agency matters, including the adoption of the FY 2025-2026 operating budget. In compliance with Texas Government Code §551.043 and HB 1522, the proposed FY 2025-2026 budget is available for public view on our website at: https://www.sanangelopha.com/board-agendas

The Housing Authority of San Angelo does not levy or collect property taxes. Therefore, the adoption of the proposed FY 2025-2026 budget will have no impact on local property tax rates or amounts owed by taxpayers.

- I. OPEN SESSION. (12:00 P.M.)
 - A. Call to Order
 - B. Public Comment
 - C. Approval of minutes from the July 28, 2025 meeting and any action concerning the same.

II. REGULAR AGENDA

- A. Status reports presented by staff and any action concerning the same
 - 1. Programs: Occupancy and delinquency report
 - 2. Properties and Construction projects
 - 3. Financial Statements- Income and Balance Sheet Review
- B. Consideration of a resolution to approve the operating budget for the fiscal year of 10/1/2025-9/30/2026 and any action concerning the same.
- C. Consideration of a resolution to approve the Payment Standards proposed for the HCV program and any action concerning the same.
- D. Consideration of a resolution to approve the Utility Allowances for the HCV program and any action concerning the same.
- E. Consideration of a resolution to approve the closing of any open checks more than 30 days old, issued prior to August 1, 2025 and remaining open as of August 30, 2025.
- F. Consideration of a resolution to approve the write off of delinquent Tenant Accounts Receivables (TAR) for Desert Shadows Apartments and Public Housing and any action concerning the same.
- G. Consideration of a resolution to approve a rental rate increase, deposit adjustments, and application discounts at Desert Shadows and any action concerning the same.
- H. Consideration of a resolution to approve the updates to the HASA Personnel Policy and any action concerning the same.
- I. Consideration of a resolution to approve the changes to the Housing Choice Voucher (HCV) Administrative Plan and any action concerning the same.
- III. EXECUTIVE SESSION to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee (Executive Director), under the provisions of Title 5, Texas Government Code, Section 551.074.

IV. OPEN SESSION

- A. Consideration of possible action on matters discussed in Executive/Closed Session, if needed.
- V. FUTURE AGENDA ITEMS

VI. ADJOURNMENT

Posted in accordance with Title 5, Texas Government Code, Chapter 551 and Texas HB 1522, on Wednesday, September 17, 2025 by 12:00 p.m.

							Yearly 2025 Total		
Housing Choice Voucher (HCV) 2025-2026 Budget					Actual YTD	Estimated April -	Estimated YTD	2025-2026 Budget	Notes
					3/31/2025	Sept 2025	9/30/2025		
Operating Revenue					, , , , ,		.,,		
Fee Revenue		Acco	ounting Cod	e					
Administrative Fees Earned	7		3112	5	\$460,852.00	\$407,473.00	\$868,325.00	\$751,975.00	Includes 7-59 admin fees
FSS Coordinator Fees Earned	7		3113.1	5	\$21,266.73	\$38,435.62	\$59,702.35	\$125,000.00	includes 7 33 damin rees
HAP Earned Income	7		4902	5	\$2,886,422.00	\$3,970,769.00	\$6,857,191.00	\$6,878,594.00	Less 7-59 HAP reflected below
Administrative Fees Earned	7		3112	5	\$6,686.00	\$8,852.00	\$15,538.00	\$20,828.16	2537 33 TIM Tellected Scient
HAP Earned Income	7	52	4902	5	\$83,286.00	\$82,644.00	\$165,930.00	\$161,384.00	
Administrative Fees Earned	7		3112	5	\$0.00	\$0.00	\$0.00	\$0.00	Accounted for in 7-49 admin fees
HAP Earned Income	7		4902	5	\$449,970.00	\$74,995.00	\$524,965.00	\$399,972.00	Accounted for in 7 45 durini fees
Total Fee Revenue	'	00	4002		\$3,908,482.73	\$4,583,168.62	\$8,491,651.35	\$8,337,753.16	
Total Lee Revenue					73,300,402.73	\$ 4 ,505,100.02	70,431,031.33	70,337,733.10	
Other Revenue									
Fraud Recovery - PHA	7	49	3300.1	5	\$9,403.50	\$5,823.60	\$15,227.10	\$20,000.00	
FSS Forfeitures Income	7			5	\$1,666.63	\$4,023.91	\$5,690.54	\$0.00	Final rule 2022 says this doesn't go back into HAP, will not budget as income.
Interest Earned on Gen Fund In	7		3610	5	\$4,963.00	\$4,963.00	\$9,926.00	\$10.000.00	The state of the s
Other Income	7	49	3690	5	\$0.00	\$362.72	\$362.72	Ψ=0/000.00	
HAP - HUD Portion Fraud Recovery	7		4715.8	5	\$9,385.00	\$5,823.60	\$15,208.60	\$20,000.00	
Total Other Revenu	ie .	1.0		_	\$25,418.13	\$20,996.83	\$46,414.96	\$50,000.00	
Total Operating Revenu					\$3,933,900.86	\$4,604,165.45	\$8,538,066.31	\$8,387,753.16	
					, que con a constant	7 1/00 1/200110	† O/CCC/CCCCC	40/001/100120	
Operating Expenses									
Administrative Expenses									
Non-Technical Salaries	7	49	4110	5	\$186,615.52	\$186,615.52	\$373,231.04	\$449,504.00	
Training	7	49	4140	5	\$291.73	\$1,800.00	\$2,091.73	\$5,300.00	
Staff Training FSS	7		4140.2	5	\$0.00	\$0.00	\$0.00	\$0.00	
Travel	7		4150	5	\$0.00	\$0.00	\$0.00	\$3,000.00	
Legal & Accounting Expense	7		4170	5	\$7,000.00	\$7,000.00	\$14,000.00	\$15,000.00	MRI Software Payments
Audit Fees	7		4171	5	\$0.00	\$10,767.00	\$10,767.00	\$11,000.00	Audit
Office Rent & Utilities	7		4180	5	\$3,778.89	\$3,778.89	\$7,557.78	\$7,500.00	Atmos & TXU
Admin Employee Benefit - FICA	7		4182.2	5	\$14,272.19	\$14,272.19	\$28,544.38	\$34,387.00	
Admin Employee Benefit - FICA -FSS	7		4182.21	5	\$2,953.39	\$2,953.39	\$5,906.78	\$6,325.00	
Admin Employee Benefit - Insur	7		4182.4	5	\$46,584.78	\$46,584.78	\$93,169.56	\$130,876.00	HCV & FSS
Admin Employee Benefit - Retir	7	49	4182.5	5	\$16,717.11	\$16,717.11	\$33,434.22	\$37,702.13	HCV & FSS
MISCELLANÉOUS	7	49	4190	5	\$101.00	\$101.00	\$202.00	\$250.00	TML COBRA Admin Fee
Office Supplies	7	49	4190.01	5	\$2,442.63	\$2,442.63	\$4,885.26	\$9,500.00	
Postage & Freight	7		4190.03	5	\$5,568.90	\$5,568.90	\$11,137.80	\$12,000.00	
Postage	7		4190.1	5	\$0.00	\$0.00	\$0.00	\$0.00	
Membership Dues and Fees	7		4190.12	5	\$1,140.81	\$1,140.81	\$2,281.62	\$2,500.00	Chamber, TX NAHRO, THA, Nelrod
Other Sundry	7		4190.13	5	\$228.60	\$228.60	\$457.20	\$2,200.00	Cardmember, Mayfield, Angelo RO
Advertising	7		4190.16	5	\$1.095.00	\$1.095.00	\$2.190.00	\$2,200.00	Associated Publishing (Area Wide), Conexion
Telephone Expenses	7		4190.18	5	\$3,977.11	\$3,977.11	\$7,954.22	\$8,000.00	Lingo Telecom, Frontier
Administrative Contracts	7		4190.19	5	\$16,555.76	\$16,555.76	\$33,111.52	\$48,000.00	Merch. fees, CTWP, Hunter, Shred, Ener-Tel, MRI, Media Jaw, Angelo Water, Quadient, Nev
, tarring a day o Correction	ľ	10	1	ľ	710,333.70	710,333.70	755,111.52	Ç-10,000.00	PC's for \$15k
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Nontechnical Salaries-MS	7	52	4110	5	\$3,768.00	\$3,768.00	\$7,536.00	\$7,500.00	CE-budget cushion as CE is 100% accounted for above

Other Sundry Expense FSS Forfeiture	7	60	4190.18	5	\$0.00	\$150.00	\$150.00		
Total Administrative Expenses	Ė	-	1100110	Ĭ	\$313,620.84	\$326,046.11	\$639,666.95	\$794,744.13	
Total / tallilloudivo Expolloco					\$525,020.04	ψ 52 0,640.121	\$000,000.00	ψ/3-1)7-1-11 2 3	
Tenant Services Expense	1	1							
Admin Salaries- Tennant servs	7	49	4110.1	5	\$38,608.00	\$38,608.00	\$77,216.00	\$82,682.00	FSS Salaries Only, not including FICA/Benefits
FSS Salaries	7	49	4111	5	\$0.00	\$0.00	\$0.00	\$0.00	Should all be coded to 7-49-4110.1-5
FSS Expense	7	49	4190.181	5	\$982.09	\$1,229,49	\$2,211.58	\$2,000.00	Cardmember, Postage, Zix, Office supplies, Company Printing
FSS Staff Training	7	49	4190.182	5	\$0.00	\$0.00	\$0.00	\$3,500.00	Compass membership, Training/Conference
Total Tenant Services Expense		1			\$39,590.09	\$39,837.49	\$79,427.58	\$88,182.00	Sompass membership) realising/ somerence
					700,000.00	700/001110	<i>4.0</i> /.2	7-0/	
Ordinary Maintenance and Operations									
Maintenance & Operation	7	49	4400	5	\$894.07	\$894.07	\$1,788.14	\$3,000.00	Republic, Shine Brite
Contract Costs	7	49	4400.3	5	\$0.00	\$0.00	\$0.00	\$3,000.00	Former BLI, no longer in use. Budgeting cushion.
Total Ordinary Maintenance and Operations					\$894.07	\$894.07	\$1,788.14	\$6,000.00	
Insurance Premiums									
Liability Insurance	7	49	4510.02	5	\$1,246.56	\$1,246.56	\$2,493.12	\$4,000.00	Over budget for proposed increases
Insurance - Automobile	7	49	4510.03	5	\$378.18	\$378.18	\$756.36	\$1,000.00	Over budget for proposed increases
Worker's Comp Insurance	7	49	4510.04	5	\$2,350.32	\$2,350.32	\$4,700.64	\$5,200.00	9.74% Increase
Total Insurance Premiums					\$3,975.06	\$3,975.06	\$7,950.12	\$10,200.00	
Other General Expenses									
Employee Benefits	7	49	4540	5	\$0.00	\$0.00	\$0.00	\$0.00	
Admin Fees Paid for Portability	7	49	4590.P	5	\$2,601.08	\$2,601.08	\$5,202.16	\$5,300.00	
Total Other General Expenses					\$2,601.08	\$2,601.08	\$5,202.16	\$5,300.00	
Housing Assistance Payments									
HAP Payment For Rent	7	49	4715	5	\$0.00	-\$202.00	-\$202.00		
HAP Payments - Rents	7	49	4715.1	5	\$2,606,485.28	\$2,667,499.00	\$5,273,984.28		
HAP Payments - Utilities	7	49	4715.4	5	\$55,708.00	\$67,543.00	\$123,251.00		
HAP Payments - Portability	7	49	4715.P	5	\$52,387.00	\$52,387.00	\$104,774.00		
HAP Payment - FSS Escrow - Sec	7	49	4719	5	\$82,529.90	\$82,529.90	\$165,059.80		
FSS Escrow-Forfeiture Account	7	49	4719.1	5	\$0.00	-\$24,896.79	-\$24,896.79		
HAP Payments - Rent	17								
,	1	50	4715.1	5	\$97,139.00	\$107,818.00	\$204,957.00		
HAP Payments - Utilities	7	50	4715.4	5	\$877.00	\$1,859.00	\$2,736.00		
HAP Payments - Utilities HAP Payments - Rents	7	50 51	4715.4 4715.1	5 5	\$877.00 \$13,730.00	\$1,859.00 \$13,730.00	\$2,736.00 \$27,460.00		
HAP Payments - Utilities HAP Payments - Rents HAP Payments - Utilities	7 7 7	50 51 51	4715.4 4715.1 4715.4	5 5 5	\$877.00 \$13,730.00 \$1,542.00	\$1,859.00 \$13,730.00 \$1,717.00	\$2,736.00 \$27,460.00 \$3,259.00		
HAP Payments - Utilities HAP Payments - Rents HAP Payments - Utilities HAP Payments - Rent	7 7 7 7	50 51 51 52	4715.4 4715.1 4715.4 4715.1	5 5 5 5	\$877.00 \$13,730.00 \$1,542.00 \$79,654.00	\$1,859.00 \$13,730.00 \$1,717.00 \$81,369.00	\$2,736.00 \$27,460.00 \$3,259.00 \$161,023.00	\$161,384.00	
HAP Payments - Utilities HAP Payments - Rents HAP Payments - Utilities HAP Payments - Rent HAP Payments - Utilities	7 7 7 7 7	50 51 51 52 52	4715.4 4715.1 4715.4 4715.1 4715.4	5 5 5 5 5	\$877.00 \$13,730.00 \$1,542.00 \$79,654.00 \$948.00	\$1,859.00 \$13,730.00 \$1,717.00 \$81,369.00 \$948.00	\$2,736.00 \$27,460.00 \$3,259.00 \$161,023.00 \$1,896.00	\$161,384.00	
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HAP Payments - Utilities HAP Payments - Rents HAP Payments - Utilities HAP Payments - Rent HAP Payments - Utilities HAP Payments - Utilities HAP Payments - FSS Escrow- Mainstream HAP Payments - Rent HAP Payments - Utilities HAP Payments - Rent HAP Payments - Rent HAP Payments-Utilities HAP Payments-Utilities HAP Payments-Rent HAP Payments - Rent	7 7 7 7 7 7 7 7 7 7 7 7 7 7	50 51 51 52 52 52 54 54 55 55 55 56	4715.4 4715.1 4715.4 4715.1 4715.4 4715.1 4715.1 4715.1 4715.1 4715.1 4715.1 4715.1	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	\$877.00 \$13,730.00 \$1,542.00 \$79,654.00 \$948.00 \$0.00 \$111,572.00 \$8,688.00 \$62,500.00 \$0.00 \$365,098.00	\$1,859.00 \$13,730.00 \$1,717.00 \$81,369.00 \$948.00 \$0.00 \$125,528.40 \$8,688.00 \$62,721.00 \$0.00 \$0.00 \$365,098.00	\$2,736.00 \$27,460.00 \$3,259.00 \$161,023.00 \$1,896.00 \$0.00 \$237,100.40 \$17,376.00 \$125,221.00 \$0.00 \$0.00 \$730,196.00	\$161,384.00	

HAP Payments - Rents	7	59	4715.1	5	\$81,251.00	\$83,790.00	\$165,041.00		
Total Housing Assistance Payments	3				\$3,660,532.18	\$3,738,591.51	\$7,399,123.69	\$7,300,000.00	
Total Operating Expenses	;				\$4,021,213.32	\$4,111,945.32	\$8,133,158.64	\$8,204,426.13	
Net Income (Loss)					-\$87,312.46	\$492,220.13	\$404,907.67	\$183,327.03	Note: Reconciliation Payment received 6/2025 for CY 2024=\$236,498 (causing surplus)

							Yearly 2025 Total		
Housing Solutions 2025-2026 Budget					Actual YTD 3/31/2025	Estimated April - Sept 2025	Estimated YTD 9/30/2025	2025-2026 Budget	Comments
Operating Revenue									
Other Revenue		Acco	unting Code	.					
Veteran's Grant-Salaries	54	03	3690.1	VA	\$25,143.81	\$10,975.62	\$36,119.43	\$49,767.60	Remainder of \$100k: 9/24=\$14,112.98; 9/25=\$36,119.43
RRH Fundraiser	54	02	3690.01	5	\$871.75	\$800.00	\$1,671.75	\$800.00	Kickball Registration & Raffle/Car Show
RRH Rental Assistance Earned	54	02	3690.1	5	\$56,099.00	\$46,021.00	\$102,120.00	\$119,760.00	HUD Funding 11/1/2025
RRH Supportive Services Earned	54	02			\$21,736.81	\$53,263.19	\$75,000.00	\$79,500.00	HUD Funding 11/1/2025
RRH HMIS	54	02			\$900.00	\$0.00	\$900.00	\$954.00	HUD Funding 11/1/2025
RRH: Administrative Fees Earned	54	02			\$7,264.17	\$8,665.83	\$15,930.00	\$15,930.00	HUD Funding 11/1/2025
RRH: Intercompany 54-01	54	02			\$10,030.00	\$10,030.00	\$20,060.00	\$20,500.00	Match/MISC Other Expenses
Total Operating Revenue					\$122,045.54	\$129,755.64	\$251,801.18	\$287,211.60	
Operating Expenses									
Administrative Expenses									
Admin Salaries-Admin Expenses (RRH)	54	02	4110.1	5	\$23,579.98	\$23,579.98	\$47,159.96	\$81,950.00	Lisa, Gloria, Amanda
Admin Salaries-Admin Expenses (VG)	54	03	1410	VA	\$19,049.61	\$19,049.61	\$38,099.22	\$15,917.00	Lisa & Gloria
Staff Training	54	02	4140	5	\$2,150.00		\$2,150.00	\$2,500.00	Training & Room
Travel-Out of Town & Meals	54	02	4150.2	5	\$250.00		\$250.00	\$500.00	Food, Rental Car/Mileage/Gas
Admin Employee Benefits-FICA (RRH)	54	02	4182.21	5	\$1,803.09	\$1,803.09	\$3,606.18	\$6,269.00	Lisa & Gloria
Admin Employee Benefits-FICA (VG)	54	03	4540	5				\$1,218.00	Lisa & Gloria
Admin Employee Benefits-Insurance (RRH)	54	02	4182.4	5	\$5,486.16	\$5,486.16	\$10,972.32	\$18,176.00	Lisa & Gloria
Admin Employee Benefits-Insurance (VG)	54	03	4182.4	5	\$4,779.28	\$4,779.28	\$9,558.56	\$3,417.00	Lisa & Gloria
Sundry	54	02	4190	5	\$1,139.00	\$1,139.00	\$2,278.00	\$2,500.00	DS/Match: Tenant UA's
Veterans Grant Sundry	54	03	4190.VG	5	\$648.21	\$648.21	\$1,296.42	\$1,300.00	ATT/Frontier/Zix
Office Supplies	54	02	4190.01	5	\$753.64	\$753.64	\$1,507.28	\$1,500.00	
Forms & Office Supplies	54	03	4190.17	5	\$36.00	\$36.00	\$72.00	\$75.00	
Postage	54	02	4190.03	5	\$0.00	\$0.00	\$0.00	\$100.00	
Other Sundry	54	02	4190.13	5	\$8,891.00	\$8,891.00	\$17,782.00	\$18,000.00	DS/MATCH: Tenant UA's
Telephone Expenses	54	02	4190.18	5	\$577.84	\$577.84	\$1,155.68	\$1,500.00	Frontier/ATT
Administrative Contracts	54	02	4190.19	5	\$1,969.03	\$1,250.00	\$3,219.03	\$3,200.00	THN Membership, HMIS, Kickball Expenses, Zix, Blink
Total Administrative Expenses					\$71,112.84	\$67,993.81	\$139,106.65	\$158,122.00	
Utilities Expense			+	+					
Electricity	54	02	4320	5	\$0.00	\$0.00	\$0.00	\$0.00	
Total Utilities Expense					\$0.00	\$0.00	\$0.00	\$0.00	

Ordinary Maintenance and Operations				1					
Materials	54	02	4420	5	\$0.00	\$0.00	\$0.00	\$2,500.00	
Total Ordinary Maintenance and Operations					\$0.00	\$0.00	\$0.00	\$2,500.00	
Other General Expenses									
Other General Expense (RRH TBRA)	54	02	4590.2	5	\$57,477.00	\$44,643.00	\$102,120.00	\$119,760.00	Exact amount of grant
Total Other General Expenses					\$57,477.00	\$44,643.00	\$102,120.00	\$119,760.00	
Total Operating Expenses					\$128,589.84	\$112,636.81	\$241,226.65	\$280,382.00	
Net Income (Loss)					-\$6,544.30	\$17,118.83	\$10,574.53	\$6,829.60	

							Yearly 2025 Total		
Desert Shadows 2025-2026 Budget					Actual YTD 3/31/2025	Estimated Apr - Sept 2025	Estimated YTD 9/30/2025	2025-2026 Budget	Comments
Operating Revenue									
Tenant Revenue	Acco	unting	Code	•					
Dwelling Rental	54	01	3110	5	\$858,946.00	\$897,309.49	\$1,756,255.49	\$1,852,740.00	2025 RI=9%, will take 1 full year to hit. 9/25 rev x 12=\$1.852. 2026 RI not included.
Other Income-Late Fee	54	01	3690.06	5	\$0.00	\$0.00	\$0.00	\$0.00	Late Fees Coded in 3690-5 below.
Inter Company Payable-FPC	54	01	1290.51	5	\$0.00	\$0.00	\$0.00	\$50,000.00	FPC Repayment for Loans
Total Tenant Revenue					\$858,946.00	\$897,309.49	\$1,756,255.49	\$1,902,740.00	
Other Revenue									
Interest Earned on Gen Fund In	54	01	3610	5	\$2,430.26	\$42,569.74	\$45,000.00	\$45,000.00	Texpool & FFB
Other Income	54	01	3690	5	\$15,193.79	\$15,268.62	\$30,462.41	\$30,000.00	Late fees & WO Charges
Other Income-MISC Project I	54	01	3690.02	5	\$11,747.00	\$11,046.00	\$22,793.00	\$25,000.00	Pet, MTM, Reletting fees
Other Income-MISC Other Revenue	54	01	3690.1	5	\$0.00	\$0.00	\$0.00	\$0.00	Previous Kickball Fees, prior to moving to HS Budget
Other Income-Application Fees	54	01	3690.1	5	\$1,301.00	\$2,100.00	\$3,401.00	\$2,600.00	
Proceeds from Insurers or Other	54	01	4620.4	5	\$0.00	\$0.00	\$0.00	\$0.00	
Total Other Revenue					\$30,672.05	\$70,984.36	\$101,656.41	\$102,600.00	
Total Operating Revenue					\$889,618.05	\$968,293.85	\$1,857,911.90	\$2,005,340.00	
Operating Expenses									
Administrative Expenses									
Administrative Salaries	54	01	4110	5	\$87,073.10	\$87,073.10	\$174,146.20	\$185,328.00	
Legal Expense	54	01	4130	5	-\$878.16	\$0.00	-\$878.16	\$0.00	Card Member Services
Staff Training	54	01	4140	5	-\$973.72	\$0.00	-\$973.72	\$6,000.00	THA/THN Conferences, other as needed/Maint. Training
Travel	54	01	4150	5	\$1,711.54	\$1,711.54	\$3,423.08	\$4,000.00	Hotels/Travel expense office/maintenance
Accounting Fees	54	01	4170	5	\$7,000.00	\$0.00	\$7,000.00	\$7,000.00	Annual Fee Accountant Fees
Audit Fees	54	01	4171	5	\$0.00	\$10,766.00	\$10,766.00	\$15,000.00	Aprio Audit Fees
Employee Benefit Contributions	54	01	4182	5	\$0.00	\$0.00	\$0.00	\$2,000.00	Unemployment
Admin Employee Benefits-FICA	54	01	4182.2	5	\$6,656.16	\$6,656.16	\$13,312.32	\$14,178.00	
Admin Employee Benefits-Insurance	54	01	4182.4	5	\$30,695.86	\$30,695.86	\$61,391.72	\$64,925.00	Includes Tiffany & Kim
Admin Employee Retirement	54	01	4182.5	5	\$23,630.76	\$23,630.76	\$47,261.52	\$26,646.00	Includes Tiffany & Kim
MISCELLANEOUS	54	01	4190	5	\$203.49	\$203.49	\$406.98	\$22,000.00	TX Health Fees & Rapid Rehousing Match/HS Support=\$20,500
Office Supplies	54	01	4190.01	5	-\$580.17	-\$580.17	-\$1,160.34	\$2,500.00	
Postage & Freight	54	01	4190.03	5	\$6.42	\$6.42	\$12.84	\$900.00	
Sundry-Membership Dues	54	01	4190.06	5	\$540.79	\$1,460.00	\$2,000.79	\$3,000.00	Chamber, TX NAHRO, Nelrod, Apt Association, SW NAHRO
Compliance Fees	54	01	4190.10	5	\$8,400.00	\$0.00	\$8,400.00	\$8,400.00	MDSI Annual Fee
Other Sundry	54	01	4190.13	5	\$10,642.81	\$10,642.81	\$21,285.62	\$22,000.00	Angelo Water, Florist, Analysis Treas. Mgmt.
Advertising	54	01	4190.16	5	\$1,897.00	\$0.00	\$1,897.00	\$2,000.00	IFB Publishing/Printing
Sundry-Pagers/Answering	54	01	4190.17	5	\$4,420.60	\$4,420.60	\$8,841.20	\$8,900.00	
Telephone Expenses	54	01	4190.18	5	\$11,703.83	\$11,703.83	\$23,407.66	\$23,500.00	ATT, Optimum, Lingo
Administrative Contracts	54	01	4190.19	5	\$45,459.05	\$45,459.05	\$90,918.10	\$120,000.00	TAA, Opti, CC Fees, Eagle, Hunter, Shred, MRI, Ener-Tel, CB, PC's etc

Office Equipment Maintenance	54	01	4190.21	5	\$0.00	\$0.00	\$0.00	\$0.00	
Total Administrative Expenses	1				\$237,609.36	\$233,849.45	\$471,458.81	\$538,277.00	
P	1				, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, , , , , ,	, , ,	, , , , , , , , , , , , , , , , , , , ,	
Tenant Services Expenses	1								
Tenant Services-Salaries	54	01	4210	5	\$47,949.73	\$47,949.73	\$95,899.46	\$99,278.00	Tiffany & Kim-Salary Only
Employee Benefit Cont. Tenant Svc-FICA	54	01	4222.2	5	\$3,642.83	\$3,642.83	\$7,285.66	\$7,595.00	Tiffany & Kim-FICA Only
Total Tenant Services Expense					\$51,592.56	\$51,592.56	\$103,185.12	\$106,873.00	
·					-		·	-	
Utilities Expense									
Water	54	01	4310	5	\$76,166.76	\$76,166.76	\$152,333.52	\$153,000.00	
Electricity	54	01	4320	5	\$9,651.07	\$9,651.07	\$19,302.14	\$19,400.00	
Gas	54	01	4330	5	\$273.53	\$273.53	\$547.06	\$550.00	
Total Utilities Expense					\$86,091.36	\$86,091.36	\$172,182.72	\$172,950.00	
	1							-	
Ordinary Maintenance and Operations	1								
Labor	54	01	4410	5	\$74,903.05	\$74,903.05	\$149,806.10	\$200,843.00	
Materials-Building Maintenance	54	01	4420	5	\$31,785.35	\$31,785.35	\$63,570.70	\$74,000.00	Floor Store, Home Depot, Angelo Glass, PPG, etc. (Mow equip=\$10k)
OMO-Janitorial Supplies	54	01	4420.04	5	\$2.02	\$2.02	\$4.04	\$500.00	
OMO-Vehicle Maintenance & Parts	54	01	4420.08	5	-\$796.97	-\$398.49	-\$1,195.46	\$7,500.00	
Pool Chemicals/Maintenance	54	01	4420.33	5	\$0.00	\$5,037.30	\$5,037.30	\$7,500.00	The Leisure Center-monthly treatment (\$600/mo avg)
Contract Costs	54	01	4430	5	\$137.76	\$600.00	\$737.76	\$70,000.00	MISC Cont. (Tree Trim/remov, Office & Dogpark Upgrade=\$20k, Pool Rep)
Extermination	54	01	4430.01	5	\$6,904.00	\$6,904.00	\$13,808.00	\$15,000.00	Routine Pest Control/Clean outs (Bed Bugs/Roaches)
Heating & Cooling	54	01	4430.05	5	\$15,396.50	\$15,396.50	\$30,793.00	\$35,000.00	HVAC Work
Contract Costs-Skilled Workman	54	01	4430.06	5	\$38,164.78	\$20,104.84	\$58,269.62	\$60,000.00	Optimum, Hunter, Galilee CDC, Pete, Pool (Opt removed as of 7/25)
Auto/Truck Allowance	54	01	4430.08	5	\$0.00	\$0.00	\$0.00	\$0.00	
Contract Costs	54	01	4430.10	5	\$13,200.00	\$17,160.00	\$30,360.00	\$40,000.00	Unit/WO Contractors
Uniforms-Rental	54	01	4430.11	5	\$0.00	\$0.00	\$0.00	\$0.00	
Mowing	54	01	4430.12	5	\$34,230.00	\$34,230.00	\$68,460.00	\$30,000.00	Santellano Lawn -Work order repair & Lawn Service (rem lawn 10/25)
Contract Cost-Other	54	01	4430.13	5	\$1,400.00	\$1,400.00	\$2,800.00	\$3,000.00	King Consultants, Pool, Hunter, Quorum
CMO-Plumbing Repairs	54	01	4430.17	5	\$26,203.17	\$26,203.17	\$52,406.34	\$55,000.00	
Electrical Repairs	54	01	4430.18	5	\$803.00	\$1,149.00	\$1,952.00	\$5,000.00	
Carpet Cleaning	54	01	4430.19	5	\$492.00	\$492.00	\$984.00	\$1,100.00	
Install Flooring	54	01	4430.191	5	\$11,673.40	\$11,673.40	\$23,346.80	\$25,000.00	
Contract Cost-Unit Turnaround	54	01	4430.2	5	\$0.00	\$0.00	\$0.00	\$0.00	
Janitorial	54	01	4430.23	5	\$1,125.00	\$1,125.00	\$2,250.00	\$2,500.00	Contracted Cleaning
Landfill Charges	54	01	4431	5	\$23,929.51	\$23,929.51	\$47,859.02	\$48,000.00	
Employee Benefit Cont. Ordinary	54	01	4433	5	\$0.00	\$0.00	\$0.00	\$4,000.00	Unemployment
Maint Employee Benefit-FICA	54	01	4433.2	5	\$5,466.45	\$5,466.45	\$10,932.90	\$15,364.00	
Maint Employee Benefit-Insurance	54	01	4433.4	5	\$26,847.45	\$26,847.45	\$53,694.90	\$55,055.00	
Maint Employee Benefit-Retirement	54	01	4433.5	5	\$5,208.65	\$5,208.65	\$10,417.30	\$3,786.00	
Total Ordinary Maintenance and Operations					\$317,075.12	\$309,219.21	\$626,294.33	\$758,148.00	
Protective Services									

Protective Services-Contract	54	01	4480	5	\$0.00	\$0.00	\$10,055.00	\$2,000.00	Eagle Safety Management=Annual Fire Ext. Insp.
Total Protective Services					\$0.00	\$0.00	\$10,055.00	\$2,000.00	
Insurance Premiums									
Property Insurance	54	01	4510.01	5	\$78,655.02	\$78,655.02	\$157,310.04	\$241,126.00	50.5% Increase
Liability Insurance	54	01	4510.02	5	\$1,265.28	\$1,265.28	\$2,530.56	\$3,000.00	10% Increase
Insurance-Automobile	54	01	4510.03	5	\$567.30	\$567.30	\$1,134.60	\$2,000.00	17% Increase
Worker's Comp Insurance	54	01	4510.04	5	\$2,350.32	\$2,350.32	\$4,700.64	\$5,200.00	9.74% Increase
Insurance-Fidelity Bond	54	01	4510.09	5	\$120.48	\$120.48	\$240.96	\$240.96	No Reported Change
Total Insurance Premiums					\$82,958.40	\$82,958.40	\$165,916.80	\$251,566.96	
Other General Expenses									
Collection losses	54	01	4570	5	\$7,374.90	\$7,374.90	\$14,749.80	\$15,000.00	
FFB Loan Repayment (Principle)	54	01	2312.1	0	\$44,298.50	\$45,044.84	\$89,343.34	\$90,226.68	
Other General Expense-Cable	54	01	4590.1	5	\$0.00	\$0.00	\$0.00	\$0.00	
Total Other General Expenses					\$51,673.40	\$52,419.74	\$104,093.14	\$105,226.68	
Interest Expense & Amortization Cost									
Interest on Mortgage	54	01	4920	5	\$18,814.84	\$18,068.50	\$36,883.34	\$36,000.00	
Total Interest Expense & Amortization Cost					\$18,814.84	\$18,068.50	\$36,883.34	\$36,000.00	
Other Expenses					+				
Extraordinary Maintenance-Contract Cost	54	01	4610.3	5	\$0.00	\$0.00	\$0.00	\$0.00	Line Item Not used since 2023
Casualty Losses-Contract Costs	54	01	4620.3	5	70.00	70.00	\$0.00	\$0.00	
Casualty Losses-Labor	54	01	7560.1	5	\$0.00	\$0.00	\$0.00	\$0.00	
Casualty Losses-Materials	54	01	7560.2	5	\$0.00	\$0.00	\$0.00	\$0.00	
Casualty Losses-Contract Costs	54	01	7560.4	5	\$0.00	\$0.00	\$0.00	\$0.00	
Total Other Expenses				1	\$0.00	\$0.00	\$0.00	\$0.00	
Total Operating Expenses					\$845,815.04	\$834,199.22	\$1,690,069.26	\$1,971,041.64	
Operating Income (Loss)					\$43,803.01	\$134,094.64	\$167,842.65	\$34,298.36	
Other Financing Sources									
Other Financing Sources			+	1					
Property Betterment & Additions	54	01	7540.3	5	-\$13,664.00			\$431,480.00	Est. Remaining Cap. Grant Loan
Operating Expense for Property-C	54	01	7590	5	\$13,664.00			\$126,000.00	Bld. 17 retaining wall & footing/Townhome Sidewalks
		+	1	+	Ţ.z,0003	 		\$305,480.00	Estimated loan remaining
			+	1				4000 , 400.00	
			1						

DS #17 Retaining Wall	& Footing/Townhome Sidewa	alks							ı
Invoice Date	Invoice Description	Invoice Total	Payment Date	-	Change Order #	<u>Change Order Date</u>	Change Order Total	Loan Funds Available \$431,480.00	•
								ICE \$105,000.00	
				<u> </u> 				Budget Amount \$126,000.00	
				_ _ 				Original Contract	
				<u> </u> 				Actual Contract Cost \$0.00	% 0.00
				<u></u>				Loan Funds Remain \$431,480.00	
		\$0.00					\$0.00		

JOB DESCRIPTION			VENDOR NAME						
<u>Invoice Date</u>	Invoice Description	<u>Invoice Total</u>	<u>Payment Date</u>		Change Order #	Change Order Date	Change Order Total	Loan Funds Available	
				1					
				1					
								ICE	
				1					
				1				Budget Amount	
				-				\$0.00	
				 			<u> </u>	Outsined Courtment	
				 				Original Contract	
	+			+				\$0.00	
				<u> </u> 				Actual Contract Cost	
				+				\$0.00	#
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