

**THE HOUSING AUTHORITY
OF THE CITY OF AUSTIN**



BOARD OF COMMISSIONERS

Chairperson - Carl S. Richie, Jr.

Charles Bailey

Mary Apostolou

Tyra Duncan-Hall

Edwina Carrington

Michael G. Gerber, President & CEO

**BOARD OF COMMISSIONERS
Annual Meeting**

Thursday, March 14, 2019

10:30 AM

**HACA Central Offices
1124 S. IH 35 Austin, TX
Austin, TX**

**PUBLIC NOTICE OF A MEETING
TAKE NOTICE OF A BOARD OF COMMISSIONERS
ANNUAL BOARD MEETING
OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN**

**TO BE HELD AT
HACA Central Offices
1124 S. IH 35 Austin, TX
Austin, TX
(512.477.4488)**

**Thursday, March 14, 2019
10:30 AM**

REVISED

CALL TO ORDER, ROLL CALL

CERTIFICATION OF QUORUM

Program Review Committee

HACA's Program Review Committee will meet from 10:30 AM - 12 Noon. This Committee's objective is to provide the Board with an opportunity to receive written and oral reports from staff, to review program operations and outcomes, to review agency budgets, and to ensure that programs are meeting HACA's strategic goals. The Program Committee consists of all members of HACA's Board of Commissioners. No votes on any matter shall be taken during Program Review Committee Meetings.

1. Rodolfo Rodriguez, HACA Health and Wellness Strategic Catalyst, and Sylvia Blanco, COO, will report on findings from HACA's recent Community Health Needs Assessment, update on launch of Bringing Health Home program, and other health and wellness initiatives on the horizon.
2. Martha Ross, CFO, and Finance Staff will brief the Committee on the proposed FY2019-2020 Budget.

Citizens Communication (Note: There will be a three-minute time limitation)

Citywide Advisory Board Update

CONSENT AGENDA

Items on the Consent Agenda may be removed at the request of any Commissioner and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion, or action at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Texas Government Code, Texas Open Meetings Act.

CONSENT ITEMS

1. Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on February 21, 2019
2. Presentation, Discussion, and Possible Action regarding Resolution No. 02592: Approval to ratify all actions taken by the Board of Commissioners during FYE 2019, in order to resolve any

irregularities which may have occurred regarding a quorum or vote by the Commissioners as reflected within the approved minutes and resolution

ACTION ITEMS

3. Update on HACA's Rental Assistance Demonstration Program
4. Presentation, Discussion, and Possible Action on Resolution No. 02591: Resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to The Oaks (the "Development") in Austin, Texas: (A) acquire the site of the Development; (B) lease the development site to the owner of the Development; and (C) such other actions necessary or convenient to carry out this Resolution.
5. Presentation, Discussion, and Possible Action regarding the Approval of Resolution No. 02590; Approving the Operating Budgets for the Fiscal Year April 1, 2019 to March 31, 2020

EXECUTIVE SESSION

The Board may go into Executive Session (close its meeting to the public) Pursuant to:

- a. 551.071, Texas Gov't Code, consultations with Attorney regarding legal advice, pending or contemplated litigation; or a settlement offer;
- b. 551.072, Texas Gov't Code, discussion about the purchase, exchange, lease or value of real property;
- c. 551.074, Texas Gov't Code, discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
- d. 551.087, Texas Gov't Code, discuss certain economic development negotiations.

OPEN SESSION

If there is an Executive Session, the Board will return to Open Session for discussion, consideration and possible action of matters discussed in Executive Session.

REPORTS

The Board accepts the following reports:

- President's Report
- Other Staff Reports
- Commissioners' Reports/Questions to the Department Staff

- President's Report
- Other Staff Reports

- Commissioners' Reports/Questions to the Department Staff

ADJOURNMENT

"Pursuant to 30.06, Penal Code, (trespass by holder of license with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."

"Pursuant to 30.07, Penal Code (trespass by holder of license with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly."

"En virtud del 30.06, Código Penal, (traspaso titular de licencia con una pistola), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en este reunión con una arma o pistola."

"En virtud de 30.07, Código Penal (prevaricación por titular de la licencia con un arma o pistola abiertamente llevado), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en esta reunión con un arma o pistola que lleva abiertamente.

*The Housing Authority of the City of Austin (HACA) Board of Commissioners reserves the right to discuss and consider items out of order on the agenda on an as needed basis.

The Housing Authority of the City of Austin is committed to compliance with the Americans with Disability Act. Reasonable modifications and equal access to the communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Judy Paciocco or Nidia Hiroms at HACA at 512.477.4488, for additional information; TTY users route through Relay Texas at 711. For more information on HACA, please contact Nidia Hiroms at 512.477.4488 x 2104.

PROGRAM REVIEW COMMITTEE

ITEM NO. 1.

MEETING DATE: March 14, 2019

Rodolfo Rodriguez, HACA Health and Wellness Strategic Catalyst, and Sylvia Blanco, COO, will report on findings from HACA's recent Community Health Needs Assessment, provide an update on the launch of the Bringing Health Home program, and discuss other health and wellness initiatives on the horizon.

PROGRAM REVIEW COMMITTEE

ITEM NO. 2.

MEETING DATE: March 14, 2019

Martha Ross, CFO, and Finance Staff will brief the Committee on the proposed FY2019-2020 Budget.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

EXECUTIVE

ITEM NO. 1.

MEETING DATE: March 14, 2019

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on February 21, 2019

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to review and approve the Board Minutes Summary for the Board Meeting held on February 21, 2019.

ATTACHMENTS:

- **20190221 HACA Minutes Summary**

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

FEBRUARY 21, 2019

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS PUBLIC MEETING NOTICE WAS POSTED FOR 12:00 NOON ON THURSDAY, FEBRUARY 21, 2019, AND WAS HELD AT THE HACA CENTRAL OFFICE, 1124 S. IH 35, AUSTIN, TX

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM

The Board of Commissioners Regular Board Meeting of the Housing Authority of the City of Austin, of February 21, 2019, was called to order by Carl S. Richie, Jr., HACA Chairperson, at 12:18 pm. The meeting was held at the HACA Central Office, 1124 S. IH 35, Austin, TX

Roll call certified a quorum was present.

MEMBERS PRESENT:

Carl S. Richie, Jr., Chairperson
Charles Bailey, Vice Chairperson
Tyra Duncan-Hall, 2nd Vice Chairperson
Edwina Carrington, Commissioner
Mary Apostolou, Commissioner

MEMBER(S) ABSENT:

STAFF PRESENT:

Ann Gass, Andrea Galloway, Catherine Crago, Frank Garcia, Gloria Morgan, Kelly Crawford, Ken Bodden, Lisa Garcia, Martha Ross, Michael Cummings, Michael Gerber, Michael Roth, Nora Morales, Pilar Sanchez, Ron Kowal, Suzanne Schwertner, and Sylvia Blanco

ALSO IN ATTENDANCE:

Wilson Stoker, Cokinos, Bosien & Young

CITIZENS COMMUNICATION – NONE.

CITYWIDE ADVISORY BOARD (CWAB) -

•**Felicia Vargas**, CWAB President, reported that the February CWAB Meeting was held on February 12, 2019 at the Lakeside Apartments. •**Domonica Foster**, Austin Area Urban League (AAUL) stated that the Pathways to Career computer classes have started at Booker T. Washington, and classes at AAUL will begin in April. •**Cynthia Miller**, Capital Metro, was hired to find better transportation for Austin residents. •**Sharon Harris** with Family Eldercare was introduced as their Floating Service Coordinator. • **Michael Roth**, HACA Director of Housing Operations and Policy provided RAD updates. Michael also reminded everyone that residents must work with property staff to address bed bug issues. •**Michael Gerber**, HACA President & CEO reported that he met with the HACA Board of Commissioners to discuss a strategic plan for HACA. A Program Review Committee comprised of HACA Commissioners is being formed to ensure HACA has the right programs and services in place for residents. •AROW Reports were provided by Irene of North Loop, Floyd of Northgate and Anna Davis from Bouldin Oaks. •**Leilani Lim-Villegas**, HACA Director of Community Affairs, reported that there is a live calendar of resident council and CWAB meetings on the HACA website. •**Barbara Jackson**, HACA Jobs Plus Director, stated that residents will receive \$50 for completing the financial literacy classes and reported that Applications are available for the Summer Youth Program and the deadline to apply is March 12th. •**Joshua Banks**, HACA IDADS Program Coordinator stated that the next IDads class will begin on March 12th. •**Andrea Smith**, HACA FSS Coordinator made everyone aware of an individual named Shonnon McNeil, who is handing out fraudulent business cards and taking advantage of seniors and the disabled. •**Tiffany Middleton**, **HACA Tenant Protection Project Manager** asked residents to follow procedures for filing a complaint before they contact her. •**Catherine Crago**, HACA Strategic Initiatives and Resource Development Manager spoke about the “Obama” subsidized phones, internet and new computer labs.

Employee of the Quarter - Tamika Gilmore, HACA Housing Manager was awarded Employee of the Quarter. Tamika received several nominations from her peers, who say that Tamika is a total team player who is highly respected and liked by all. Tamika’s co-workers believe that Tamika is the hardest working property manager and is always ready to help her fellow co-workers and is well deserving of this award.

CONSENT AGENDA

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on December 20, 2018

Commissioner Carrington moved to Approve the Board Minutes Summary for the Board Meeting held on December 20, 2018 as presented. **Commissioner Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 2: Presentation, Discussion, and Possible Action regarding approval of the Board Meeting and Strategic Planning and Work Session Minutes Summary for the January 30, 2018 meeting

Commissioner Carrington moved to Approve the Board Meeting and Strategic Planning and Work Session Minutes Summary for the January 30, 2018 meeting. **Commissioner Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

Chairperson Richie left the meeting at 12:24 pm. **Vice-Chairperson Bailey** presided over the meeting.

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEM 3: Presentation, Discussion, and Possible Action regarding Resolution No. 02583: Approval of renewal of the Contract for Employee Medical Insurance

As part of its compensation package, the Housing Authority of the City of Austin currently offers its regular full-time employees medical coverage through United Healthcare's Exclusive Provider Organization (EPO) plan. This is the third year renewal of a four (4) year contract with United Healthcare.

On November 16, 2018, HACA staff met with the Gallagher Group, HACA's insurance brokers, to discuss the upcoming insurance renewal for the 2019-2020 fiscal year. United Healthcare initially proposed an 8% premium rate increase for HACA's medical coverage. Through negotiations between United Healthcare and the Gallagher Group, United agreed to provide HACA with a rate pass for the 2019-2020 fiscal year based on HACA's claims experience. This will result in HACA not receiving an increase in premiums this year. In addition, for the fiscal year 2018-19, HACA increased the surcharge to employees who choose to continue to use tobacco products to \$50 per month. HACA will continue to impose this surcharge and will consider increasing the monthly amount to \$75. Employees may participate in and complete a tobacco cessation program if they wish to avoid the surcharge.

2nd Vice-Chairperson Duncan-Hall moved to Approve Resolution No. 02583: Approval of the renewal of the Contract for Employee Medical Insurance with United Healthcare to provide health insurance coverage for all regular full-time employees of the Housing Authority of the City of Austin, the Southwest Housing Compliance Corporation, Blueprint Consulting, Austin Affordable Housing Corporation and Austin Pathways. **Commissioner Carrington** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 4: Presentation, Discussion, and Possible Action regarding Resolution No. 02584: Approval of the renewal of the Contract for Employee Dental Insurance

As part of its compensation package, the Housing Authority of the City of Austin currently provides its employees with two (2) options for dental coverage through United Healthcare: a Dental Maintenance Organization (DHMO) and Preferred Provider Plan (PPO), a buy-up plan. This is HACA's third year renewal under the current four (4) year contract with United Healthcare.

On November 16, 2018, HACA staff met with the Gallagher Group, HACA's insurance brokers, regarding the renewal rates from United Healthcare for HACA's dental insurance coverage. HACA was informed there would be no increase to the DHMO plan for the 2019-2020 plan year.

In order to continue to provide employees with the best available and affordable dental coverage, and based on no increase to the renewal rate provided by United Healthcare for the DHMO and a 2% renewal rate increase for the PPO, staff recommends that United Healthcare be awarded the renewal contract to provide employee dental insurance coverage for the 2019-2020 fiscal year.

Chairperson Richie returned to the meeting during this discussion at 12:35 pm. **Vice-Chairperson Bailey** presiding over this Action Item.

Commissioner Carrington moved to Approve Resolution No. 02584: Approval of the renewal of the Contract for Employee Dental Insurance with United Healthcare to provide dental insurance coverage for all regular full-time employees of the Housing Authority of the City of Austin, Southwest Housing Compliance Corporation, Blueprint Housing Solutions, Austin Affordable Housing Corporation and Austin Pathways. **Chairperson Richie** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 5: Presentation, Discussion and Possible Action regarding Resolution No. 02585: Approval of the revised Housing Choice Voucher Program Utility Allowance Schedules

Per 24 CFR 982.517, HUD regulations require housing authorities to review utility allowance schedules annually and adjust the schedules if there has been a 10% or more rate change per category since the last revision.

Residential Utility Allowances, a Division of the Nelrod Company, completed the annual utility allowance review for HACA's Housing Choice Voucher Program. A comparison was made of the utility rates utilized in the previous study compared to the current utility rates. The review indicated that overall rates and charges changed more than 10%, therefore the current utility allowance schedules must be adjusted.

Staff recommends adjusting the utility allowance rates based on current utility rates. The revised utility allowance schedules will be effective June 1, 2019 for participants who are issued new vouchers and for annual re-examinations.

2nd Vice-Chairperson Duncan-Hall moved to Approve Resolution No. 02585: Approval of the revised Housing Choice Voucher Program Utility Allowance Schedules. **Commissioner Carrington** seconded the motion. **The motion Passed (5-Ayes and 0-Nays).**

ITEM 6: Presentation, Discussion and Possible Action Regarding Resolution No. 02588: Approval of Revisions to the Housing Choice Voucher Administrative Plan

The Housing Choice Voucher (HCV) Administrative Plan is required by HUD and its purpose is to establish policies for carrying out the programs in a manner consistent with HUD requirements, as well as, local goals and objectives contained in Hacks agency plan. The Administrative Plan is a supporting document to HACA's agency plan, and is available for public review as required by CFR 24 Part 903. The HACA Board of Commissioners must approve the original policy and any subsequent changes to comply with HUD regulations.

The proposed changes to the HCV Administrative Plan incorporates updates to the Project-based Voucher (PBV) selection criteria.

HACA will project-base 25 HUD-VASH vouchers and 25 Housing Choice Vouchers at the Terrace at Oak Springs (previously Housing First at Oak Springs), located at 3000 Oak Springs Drive, Austin TX 78702. HACA will also project-base 25 HUD-VASH vouchers at the Elysium Grand, located at 3300 Oak Creek Drive, Austin TX 78727. Applicants who occupy units with PBV assistance must be selected from the PHA's waiting list. The PHA may establish selection criteria or preferences for occupancy of particular PBV units, and may place families referred by the PBV owner on its PBV waiting list. HACA will use separate waiting lists for PBV units in individual projects. Revisions to the Housing Choice Voucher (HCV) Administrative Plan were required for Chapter 3 and Chapter 17 of the current HCV Administrative Plan to described the selection criteria and preferences for occupancy of PBV units.

HACA posted the revisions for public comment beginning Friday, January 18, 2019 through Monday, February 18, 2019. HACA sent the proposed changes to Texas Rio Grande Legal Aid, the Austin Tenants' Council and the Ending Homeless Chronic Homelessness Coalition (ECHO). No comments were received.

Commissioner Apostolou moved to Approve Resolution No. 02588: Approval of Revisions to the Housing Choice Voucher Administrative Plan. **Commissioner Carrington** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 7: Update on HACA's Rental Assistance Demonstration Program (RAD)

Ann Gass, HACA Director of Strategic Housing Initiatives, provided an update to the Board regarding progress with HACA's Rental Assistance Demonstration Program, ongoing construction and rehabilitation of units in HACA's public housing portfolio, and implications for residents and the broader community.

ITEM 8: Presentation, Discussion, and Possible Action regarding Resolution No. 02586: Approving the Extension and Amendment of a Contract for Independent Auditing Service

The U.S. Department of Housing and Urban Development requires public housing agencies that expend more than \$750,000 per year in non-profit entities and more than \$500,000 per year in profit entities from Federal Awards, to have an A-133 Single Audit performed by independent auditors.

Resolution 2383 was approved by the HACA Board in February 2015. This was for the firm of Berman, Hopkins, Wright and LaHam, CPAs and Associates, LLP to provide independent annual auditing services for HACA for two years (2015 and 2016), with an option to renew for two additional years (2017 and 2018).

The requested amendments are (1) to extend the contract for two additional years (2019 and 2020), (2) clarify that audit services now include HACA consolidated as well as AAHC, SHCC, Blueprint, Austin Pathways, conversion to PBRA-RAD, other required single audits per HUD's requirements, and consulting, and (3) increase the contract approval from \$70,000/year for just the HACA audit, to a not to exceed amount of \$185,000/year for all audits and work. HACA will confirm that any additional single audits are required per HUD's requirements.

Due to HACA converting from the Section 9 Low Income Housing program to the Section 8 PBRA-RAD program from 2016 to 2020, that has introduced different accounting, reporting, compliance and new complexity. Due to conversion to PBRA RAD projected through 2020 and due to recent tenured staff changes (CFO in 2017 and Director of Finance in 2019), staff recommends continuity with the firm of Berman, Hopkins, Wright and LaHam, CPAs and Associates, LP, for the next two years. There is no rule for the maximum number of years an audit firm may serve, however, rotations of approximately every five years are cited as a best practice. Due to HACA's unique set of circumstances as mentioned above, staff recommends a

two-year contract extension be awarded for all HACA audits, not to exceed \$185,000 per year.

Vice-Chairperson Bailey moved to Approve Resolution No. 02586: Approving the Extension and Amendment of a Contract for Independent Auditing Service. **Chairperson Richie** amended the motion to approve the 2 year contract extension to Berman, Hopkins, Wright and LaHam, CPAs and Associates, and added the amendment to include that the contract would be placed out for bid in 2 years, **Vice-Chairperson Bailey** accepted the amendment. **Vice-Chairperson Bailey** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 9: Presentation, Discussion, and Possible Action on Resolution No. 02587: Resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to the Signature at Franklin Park (the “Development”) in Austin, Texas: (A) acquire the site of the Development; (B) lease the development site to the owner of the Development; and (C) such other actions necessary or convenient to carry out this Resolution.

Austin Affordable Housing Corporation (AAHC) was presented with an opportunity to partner with Dominion on Signature at Franklin Park located at 4509 E St. Elmo Road, Austin, TX 78744. The property, built in 2004, consists of 163 family apartment units. There is a Land Use Restriction Agreement (LURA) on the property restricting units to the following rent/income restrictions: 26 units at 30% AMI, 52 units at 40% AMI, 52 units at 50% AMI and 33 units at market rate.

Signature on Franklin Park was built by Southwest Housing as a 9% tax credit development and currently has many unit and common area amenities. Amenities include fully equipped kitchens with dishwashers and disposals, built-in microwaves, private patio or balcony and washer and dryer connections. Common areas include a pool, playground, clubroom, business center, laundry facilities and a supportive services room.

The property has excellent transportation access with a bus stop by the site, and easy access to IH 35 and the airport.

This property was subsequently sold to the Pinnacle Group. The property was purchased from the Pinnacle Group by Dominion in November of 2018 and the 15-year tax credit period on this property expired in January of 2019.

The Dominion Group has asked AAHC to participate in the existing ownership structure, as the new General Partner (GP) of this asset; it is the intention of the partnership to re-syndicate this property using 4% tax credits with bonds to be able to make necessary upgrades and improvements to the development later this year. The property will be managed by the management arm of the Dominion Group.

In order to facilitate this transaction, Austin Affordable Housing Corporation is requesting a Resolution from the Housing Authority of the City of Austin to acquire the land, lease the development site to the owner of the development, and such actions necessary or convenient to carry out this Resolution.

Commissioner Apostolou moved to Approve Resolution No. 02587: Resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to the Signature at Franklin Park (the “Development”) in Austin, Texas: (A) acquire the site of the Development; (B) lease the development site to the owner of the Development; and (C) such other actions necessary or convenient to carry out this Resolution. **Commissioner Carrington** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 10: Presentation, Discussion, and Possible Action regarding Resolution No. 02589: Authorizing the creation of a Program Review Committee and the Appointment of Members

As HACA’s programs and operations grow more complex, additional time for HACA Commissioners to review monthly reports and to receive oral reports and analysis from HACA staff regarding program operations, strategic objectives, and goals is necessary. In an effort to provide additional time and information to the Commissioners prior to the Board Meetings, a Program Review Committee to provide additional oversight of complex programs and operations will be formed. HACA staff is recommending to the Board of Commissioners that at each HACA Board of Commissioners meeting, a Program Review Committee meet for approximately an hour and 15 minutes (generally to be held from 10:30 am to 11:45 am) on Board Meeting dates to review reports from staff on various aspects of HACA’s operations, to review performance objectives and goals, to evaluate compliance with HUD and other requirements, and to ensure adherence to HACA’s Strategic Plan. The Committee shall receive reports, have an opportunity to pose questions to staff, receive financial and audit information, and other critical information that would be helpful to board members in their oversight responsibilities. It is recommended the Committee be a Committee of the Whole. This means that all board members will be a member of the Program Review Committee; however, it is assumed that generally only 3 board members will be present at the Program Review Committee meetings. The Committee shall be formed in compliance with the Texas Open Meetings Act and notices for each meeting will be posted. Meetings will be open to the public. Staff is recommending that 2nd **Vice-Chairperson Duncan-Hall** serve as Chair of the Program Review Committee for 2019 and that **Commissioner Apostolou** serve as Committee Vice-Chairperson for 2019.

Upon approval of this resolution, staff will schedule Program Review Committee meetings for all future board meeting dates as currently scheduled. requested additional time and information to enhance their knowledge in light of their oversight responsibilities.

Vice-Chairperson Bailey moved to Approve Resolution No. 02589: Authorizing the creation of a Program Review Committee and the Appointment of Members, **2nd Vice-Chairperson Duncan-Hall** to serve as Chairperson of the Program Review Committee for 2019 and that **Commissioner Apostolou** serve as Committee Vice-Chairperson for 2019. **Commissioner Carrington** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

Chairperson Richie left the meeting at 2:20 pm. **Vice-Chairperson Bailey** presided over the meeting.

THE BOARD DID NOT RECESS INTO EXECUTIVE SESSION.

ADJOURNMENT

Commissioner Apostolou moved to Adjourn the meeting. **Commissioner Carrington** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

The meeting adjourned at 2:35 pm.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02592

EXECUTIVE

ITEM NO. 2.

MEETING DATE: March 14, 2019

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02592: Approval to ratify all actions taken by the Board of Commissioners during FYE 2019, in order to resolve any irregularities which may have occurred regarding a quorum or vote by the Commissioners as reflected within the approved minutes and resolution

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

Upon past advisement of legal counsel, Resolution No. 02592 was drafted to ensure all actions taken by the Board during FYE 2019 be ratified, thus ensuring resolution of any irregularities during the voting process taken by the Commissioners. This is an action that will be presented for board action on an annual basis.

SUMMARY

Background:

This Resolution resolves any irregularities in the voting process found in the Board meeting minutes and/or resolutions, and all actions taken during the 2018-19 Fiscal Year by the Board of Commissioners are fully enforceable.

Process:

This Resolution resolves any irregularities in the voting process found in the Board meeting minutes and/or resolutions, and all actions taken during the 2018-19 Fiscal Year by the Board of Commissioners are fully enforceable.

Staff Recommendation:

Staff recommends Board approval of Resolution No. 02592 to ratify all actions taken by the Board of Commissioners during the 2018-19 Fiscal Year.

RESOLUTION NO. 02592

Approval to ratify all actions taken by the Board of Directors during FYE 2019, in order to resolve any irregularities which may have occurred regarding a quorum or vote by the Commissioners as reflected within the approved minutes and resolutions

WHEREAS, in the event that there were any irregularities in any action or vote taken by HACA's Board of Commissioners during the 2018-2019 Fiscal Year, the Housing Authority of the City of Austin desires to ratify and affirm all of the actions and votes taken by the Board of Commissioners regardless of the irregularity, as each action and vote taken represents the true intention of a quorum or more of HACA's Board of Commissioners.

WHEREAS, the purpose of this resolution is to give full legal force and effect to each action or vote of the Board of Commissioners taken during the 2018-19 Fiscal Year as if each action was taken by a quorum of the board without any irregularity, and therefore, every action taken by the Board of Commissioners during the 2018-19 Fiscal Year is fully enforceable.

NOW, THEREFORE, BE IT RESOLVED, the Housing Authority of the City of Austin Board of Commissioners hereby ratifies and affirms all actions and votes taken by the Board of Commissioners during 2018-2019 Fiscal Year.

PASSED, APPROVED AND ADOPTED this 14th day of March 2019.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN
REPORT
RENTAL ASSISTANCE DEMONSTRATION
ITEM NO. 3.

MEETING DATE: March 14, 2019

STAFF CONTACT: Ann Gass, Director of RAD

ITEM TITLE: Update on HACA's Rental Assistance Demonstration Program

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

No action is being requested. Staff will provide an update to the Board regarding progress with HACA's Rental Assistance Demonstration Program, ongoing construction and rehabilitation of units in HACA's public housing portfolio, and implications for residents and the broader community.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02591

AUSTIN AFFORDABLE HOUSING CORPORATION

ITEM NO. 4.

MEETING DATE: March 14, 2019

STAFF CONTACT: Ron Kowal, Vice President of Housing Development/Asset Mgmt

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02591: Resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to The Oaks (the "Development") in Austin, Texas: (A) acquire the site of the Development; (B) lease the development site to the owner of the Development; and (C) such other actions necessary or convenient to carry out this Resolution.

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02591 authorizing the Housing Authority of the City of Austin to take actions with regard to The Oaks (the "Development") in Austin, Texas to acquire the site, lease the site to the development and any other actions necessary to carry out the transaction.

SUMMARY

Background:

AAHC partnered with LDG Multifamily, LLC (LDG) on their first ever new construction multifamily developments (Pointe at Ben White and Villages of Ben White) in 2014. These two properties are tax credit financed properties affordable to families with 60% AMFI.

AAHC now has the opportunity to partner with LDG once again on a third phase adjacent to these projects. The Oaks will consist of 96 units serving 50% of the tenants at 80% AMFI and below and the other 50% of the tenants at self-imposed market rate levels. This housing model will allow those families that start with lower incomes and subsequently achieve higher wages that exceed income limits at the first two Ben White projects, to transition into The Oaks and remain near their families, schools and work.

Process:

The development will use a mixture of debt through Broadway Bank not to exceed \$20,000,000 and equity from LDG and AAHC to finance the development with a project cost of approximately \$22,000,000. The planned development will consist of 48 one bedroom and one bath units and 48 two bedroom and one bath units.

Staff Recommendation:

Board approval will allow AAHC to execute all necessary documents to acquire the site of the development, lease the development site to the owner of the development and complete any such actions necessary or convenient to carry out The Oaks transaction.

RESOLUTION NO. 02591

Resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to The Oaks (the “Development”) in Austin, Texas: (A) acquire the site of the Development; (B) lease the development site to the owner of the Development; and (C) such other actions necessary or convenient to carry out this Resolution

WHEREAS, the Housing Authority of the City of Austin (the “Authority”) plans to acquire the site on which the Development will be located (the “Land”); and

WHEREAS, the Authority and LDG Oaks, LP (the “Partnership”) desire to enter into a ground lease (the "Ground Lease") granting site control of the Land to the Partnership;

WHEREAS, in order to finance construction of the Development, the Partnership desires to enter into a loan by Broadway National Bank (or an affiliate thereof) (the “Lender”) whereby the Partnership will borrow a sum not to exceed \$20,000,000 (the “Loan”);

WHEREAS, it is deemed necessary and advisable that this Resolution be adopted;

NOW, THEREFORE, in connection with the development of the Development, the Board of Commissioners of the Housing Authority of the City of Austin hereby adopts the following resolutions:

BE IT RESOLVED, that any officer of the Authority (the “Executing Officer”), acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings, including without limitation, the Ground Lease, any and all documents contemplated in connection with the Authority’s acquisition of the Land, and any documents contemplated in connection with the Loans that require the Authority’s signature in order to subordinate the Authority’s interest in the Ground Lease and/or for purposes of securing Lender’s liens against the Land (collectively, the “Agreements”), the Executing Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated.

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executing Officer of the Authority, 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 Executing Officer 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 Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

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

PASSED, APPROVED AND ADOPTED this 14th day of March, 2019.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02590

**FINANCE
ITEM NO. 5.**

MEETING DATE: March 14, 2019

STAFF CONTACT: Martha Ross, Vice President & Chief Financial Officer

ITEM TITLE: Presentation, Discussion, and Possible Action regarding the Approval of Resolution No. 02590; Approving the Operating Budgets for the Fiscal Year April 1, 2019 to March 31, 2020

BUDGETED ITEM: No

TOTAL COST: N/A

ACTION

Motion to Approve Resolution No. 02590; Approving Central Office, Low Income Housing, Assisted Housing, Southwest Housing Compliance Corporation, Austin Affordable Housing Corporation, Austin Pathways and Blueprint Housing Solutions Operating Budgets for the Fiscal Year April 1, 2019 to March 31, 2018.

SUMMARY

Background:

The regulations of the U.S. Department of Housing and Urban Development require the Commissioners of the Housing Authority of the City of Austin to approve the agency's Annual Operating Budget.

Process:

Please see attached documents.

Staff Recommendation:

Staff recommends the Approval of the Central Office, Low Income Housing, Assisted Housing, Southwest Housing Compliance Corporation, Austin Affordable Housing Corporation, Austin Pathways and Blueprint Housing Solutions Operating Budgets for the Fiscal Year April 1, 2019 to March 31, 2020.

ATTACHMENTS:

- ▣ **Fiscal Year 2020 Budget, Memo to Board**
- ▣ **FY 20 Budget Workbook**

RESOLUTION NO. 02590

Approval of the Operating Budgets for the Fiscal Year April 1, 2019 to March 31, 2020

WHEREAS, the regulations of the U.S. Department of Housing and Urban Development require the Commissioners of the Public Housing Agency to approve the Operating Budgets; and

WHEREAS, the Commissioners of the Housing Authority of the City of Austin have reviewed the Operating Budgets and do find:

- 1) That the proposed expenditures are necessary for the efficient and economical operation of the programs for the purpose of serving low-income families;
- 2) That the financial plan is reasonable in that: (a) It includes sources of funding adequate to cover all proposed expenditures, and (b) It does not provide for use of Federal funding in excess of that payable under the provisions of the Annual Contributions Contract;
- 3) That all proposed rental charges and expenditures will be consistent with the provisions of law and the Annual Contributions Contract; and

WHEREAS, The Board of Commissioners of the Housing Authority of the City of Austin hereby certify that the Housing Authority of the City of Austin is in compliance with the Annual Contributions Contract which requires the Housing Authority to, at least once per year, re-examine the income of families receiving assistance; and

WHEREAS, The Board of Commissioners of the Housing Authority of the City of Austin hereby certify that the Housing Authority of the City of Austin is in compliance with the requirement of the Annual Contributions Contract, and that rents and utility allowance calculations have been or will be, adjusted in accordance with current HUD requirements and regulations;

NOW THEREFORE, BE IT RESOLVED that the Fiscal Year 2020 Operating Budgets, copies of such budgets attached, are hereby approved by the Board of Commissioners of the Housing Authority of the City of Austin.

PASSED, APPROVED AND ADOPTED this 14th day of March, 2019.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson



Housing Authority of the City of Austin

Established in 1937

INTEROFFICE MEMORANDUM

DATE: March 14, 2019

TO: Board of Commissioners
Michael Gerber, President & CEO

FROM: Martha Ross, CFO

SUBJECT: FY20 Operating Budget, Management Summary and Assumptions

Management Summary:

The **Operating Budget** for the Fiscal Year (FY) ending March 31, 2020 is enclosed for your review. This consolidated Housing Authority of the City of Austin (HACA) budget, with tax credit properties has excess revenue (Provision for Reserve) for the twelve month operating cycle ending March 31, 2020 of \$5.8 million (M). The tax credit properties are shown from a stewardship perspective, as we have partial ownership. On the balance sheet, HACA usually averages \$14M - \$16M in unrestricted cash for ongoing operations, future needs and reserves. We budget to cover debt service (principal and interest loan payments on properties) as well as additions to replacement reserves, as agreed. HACA's financial position is balanced to cover strategic goals, expected operational goals, and agreements with HUD and our partners.

Total Revenues decreased \$.7M, less than one percent, compared to the prior budget. Compared to last year's budget, we have a contract budgeted at nine months in FY 20 versus twelve months in FY19. (This also caps internal donation amounts to nine months.) However, we have a Gain on Sale of scattered sites budgeted at approximately \$2M. Various other net offsets occurred within Total Revenues. For example, we have some classification changes as properties continued to convert from Section 9, Low Income Public Housing to Section 8 – Project Based Rental Assistance (PBRA). These PBRA Rental Assistance Demonstration (RAD) program conversions create a change in presentation where the Capital Fund Program (CFP) grant (in another report) previously received for Low Income Housing is now included in FY 20 Revenue with monthly payments from HUD. Also changed compared to last year, is that a portion, rather than the full amount, of the Energy Performance Contract (EPC) revenue subsidy was grandfathered with PBRA – RAD properties. The change in EPC subsidy was planned and expected in last year's budget and this year's budget; we paid off the EPC loan in 2018 when we converted these properties to PBRA – RAD.

Revenues from the Housing Choice Voucher program are budgeted at about the same as last year. "Other Income" includes developer and other fees earned from Austin Affordable Housing Corporation (AAHC), budgeted at \$.5M higher than last year.

Please note that revenue line "HAP Reimbursements" is a pass-through and nets with the expense line "Housing Assistance Payments."

Total Administrative expenses are \$.5M, or 2 percent higher, compared to the FY19 Budget primarily due to (1) converting a few contractors into salaried positions to cover growth in our programs and grants, partly offset by temporarily using contractors, instead of vacant staff positions in FY 20 to invest in infrastructure, (2) including a few staff covered by grants in salaries this year, compared to prior year, as well as including grant revenue, (3) merit-based performance increases of three percent, and (4) relatively higher internal donations and management fees, primarily from Austin Affordable Housing Corporation (AAHC). The performance incentive is not budgeted until mid-year budget amendments are considered.

Total Maintenance is \$.2M or four percent higher than prior year budget, primarily due to the costs of maintaining older properties (and associated overtime) and the cost of maintenance contracts, partly offset by newer renovated properties requiring less maintenance in FY20.

Total General Expenses are expected to increase a little over \$1M or 10 percent, primarily due to higher interest expense on additional RAD conversions, compared to the prior year and benefits.

Total Other Routine Expenses are budgeted at \$.7M or 11 percent higher than the prior year, in part due to pooling and presenting Tenant Services staff and associated revenue a different way this year, while continuing a prudent review of tenant and protective services, as we continue RAD conversion, including increased lighting and other security measures.

Total Non-Routine Expenses eliminate a prior year carry-forward.

Other Expenses / Donations are \$1.9M or three percent lower than last year's budget, primarily due to capping inter-company donations to various programs, in line with our current revenue budget.

The assumptions for this Budget are included in Exhibit 1.

Exhibit 1: FY20 Budget Assumptions

Overview

This comprehensive annual budget includes all programs, Central Office Cost Center, all public housing properties, all Pathways Asset Management properties, Austin Affordable Housing Corporation (AAHC), tax credit properties, Southwest Housing Compliance Corporation (SHCC), Blueprint Consulting and Austin Pathways. Capital Fund and Grant budgets are not included in this budget presentation; while those budgets are not part of the Operating Budget, material capital expenditures are approved by the Board separately. As part of the budget process this year, each of our property sites and departments prepared a budget and this information was assembled into the agency-wide Operating Budget. This enabled us to make more accurate projections of our Operating Budget and ensure HACA's compliance with HUD's asset based funding model and third party agreements.

HACA's consolidated budget includes revenue and expenses from the tax credit partnerships, from a stewardship standpoint. The budget for revenue and expenses is based on an accrual approach that matches revenues and expenses for the 12 months shown. In last year's budget, cash expenditures (the principal portion of debt for the Energy Performance Contract and capital expenditures not covered by the Capital Fund Grants) were also referenced. In this year's budget, we reference Capital Expenditures for trash trucks, upgraded elevators, lobby and lighting updates and other.

Fee Model

These budgets are prepared using a fee-based Asset Management model. All programs are charged a fee to support the Central Office Cost Center (COCC) to support common central office functions. The Low Income Public Housing (LIPH) and Pathways Asset Management Inc. (PAMI) budgets are prepared using a site-based as well as an Asset Management Project (AMP) approach. Each site is charged fees as appropriate and as recommended by HUD. Expenditures to support resident programs and security are incorporated into the site-based budgets, or as part of the COCC. Due to the program deficit, no management fee is charged to the Housing Choice Voucher program. SHCC contracts are charged management or donation fees up to the full available excess revenue. AAHC properties are similarly charged management fees on total revenue.

Key Assumptions

The FY20 budget reflects an average 3% annual performance evaluation merit increase. Medical, dental and vision benefits paid by the employer are flat.

Housing Operations (HOPS)

During FY20, HACA will continue its conversion from the conventional LIPH program to the PBRA program through RAD. The two remaining properties to convert are Chalmers and Lakeside. RAD conversions will provide long-term financial stability for HACA while also improving the quality of HACA's properties. This combination helps HACA achieve its goal of providing quality housing with excellent services that bring new opportunities home to residents.

Both types of HUD payments (Public Housing and PBRA) are based on a calendar year (CY), January to December. Since HACA's fiscal year (FY) ends March 31 and not December 31, we assumed that CY20 payments would be the same as CY19 payments for purposes of this Budget (except for an OCAF –

Operating Cost Adjustment Factor-- on PBRA payments on the HAP contract anniversary date, ranging from 1.5% to 2%). As referenced in prior years, RAD accounting impacts the way HACA budgets for the properties. There are new and different sources of revenue and expenses, unique challenges and additional transition expenses:

1) CAPITAL:

When the properties convert to RAD, the top line (revenue) subsidy from HUD is higher and includes capital, starting January of each year. However, the bottom line (“provision for reserve”, a.k.a. net income, or excess revenues over expenses) for RAD properties will not show a material increase; “reserves for capital replacement” are shown as an added expense line item, and are meant to offset the capital revenue.

In contrast, under Public Housing, the Capital Fund is an annual grant from HUD shown on the Balance Sheet, first as cash, then as an asset. (Said another way, the annual Capital Fund Grant received from HUD is not part of this annual operating budget, which only shows twelve months of accrual-based revenues earned, matched to expenses incurred, to produce those same revenues). Although the Capital Fund Grant cash expenditures are not in this annual operating budget, the Capital Fund Grant uses are individually approved by the Board for larger expenditures, and in total, are disclosed in monthly reporting to the Board.

2) LUMP SUM:

The monthly per unit Market Rent contract amount under PBRA is also different; it lacks itemization of discrete components and is shown as one lump sum for market rent, which includes HAP (Housing Assistance Payments). For reference purposes, the HAP payments include operations, utilities (including grandfathered EPC), and *capital*, as referenced in item (1) above. The combination of these transition items (adding capital to revenue and no itemization of details) results in more use of estimates to consistently align apples to apples in budget line items to the prior year. Given that, HACA is taking a conservative approach in this budget for estimates, to gain history and trends for actual capital needs, and if additional reserves should be set aside or not, over time.

Consistent with last year, the Low Income Housing department budget is divided into two separate budgets – one for the properties still in LIPH (the Low Rent Public Housing section of the budget) and one for the converted PBRA properties (the Pathways Asset Management section of the budget). In FY20, only two properties are left to convert (Chalmers and Lakeside). In order to facilitate year on year budget comparisons, the presentation of line items in FY19 was made similar to FY20, while not changing the total bottom line approved by the Board.

As HACA’s portfolio continues to evolve with a RAD business model, we will continue to update our budget presentation so it is more like our annual audited statements, showing accrued revenues and expenses similar to those shown to third parties.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

**SCHEDULE 1
ALL PROGRAMS
BUDGET ANALYSIS**

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$ 14,238,041	\$ 9,510,081	\$ 15,374,446	\$ 1,136,404
Interest	50,000	83,769	100,000	50,000
HAP Reimbursements	53,134,612	35,409,186	53,358,144	223,532
HUD Subsidy, Fees and Grants	28,144,017	17,313,387	24,444,350	(3,699,667)
COCC Fees and Revenues	10,989,526	7,406,970	11,546,053	556,526
Gain/Loss on Sale of Scattered Sites			2,000,000	2,000,000
Public Donations	466,281	301,241	590,590	124,309
Non Federal Donations	2,542,765	1,364,932	975,840	(1,566,925)
Other Income	6,758,413	1,563,721	7,222,352	463,939
Total Revenues	\$ 116,323,666	\$ 72,953,287	\$ 115,611,774	\$ (711,881)
EXPENSE:				
Administrative:				
Salaries	\$ 12,135,439	\$ 7,732,655	\$ 12,428,549	\$ 293,110
Performance Incentive	129,000	128,824		(129,000)
Legal	443,593	205,592	405,009	(38,584)
Travel & Training	449,545	245,180	497,843	48,298
Audit Fees	223,578	109,938	261,758	38,180
Office Rent/Utilities	216,288	144,192	216,288	
Sundry Administrative	3,624,022	1,952,059	3,693,349	69,328
Property General & Admin. Cocts	2,141,735	1,506,486	2,302,565	160,830
Mgmt Fees & Commissions	11,011,360	6,320,451	11,115,711	104,351
Promotions & Advertising	94,454	67,490	80,660	(13,794)
Total Administrative	\$ 30,469,013	\$ 18,412,867	\$ 31,001,732	\$ 532,719
Maintenance:				
Labor	\$ 1,282,018	\$ 733,127	\$ 1,479,840	\$ 197,822
Materials	622,737	225,063	588,254	(34,483)
Contracts	2,886,200	1,686,319	2,933,303	47,103
Total Maintenance	\$ 4,790,955	\$ 2,644,509	\$ 5,001,397	\$ 210,442
General Expense:				
Insurance	\$ 841,217	\$ 591,239	\$ 910,877	\$ 69,660
Employee Benefit Contributions	6,249,057	3,740,600	6,775,982	526,925
Collection Losses	39,014	7,359	18,635	(20,379)
Performance Contracting(Interest)	4,957			(4,957)
Interest Expense	3,382,142	2,176,485	3,881,244	499,102
Property Taxes	88,106	58,737	88,106	
Total General Expenses	\$ 10,604,493	\$ 6,574,420	\$ 11,674,844	\$ 1,070,351
Other Routine Expenses:				
Tenant Services	\$ 1,908,294	\$ 304,600	\$ 2,660,935	\$ 752,641
Utilities	3,677,142	2,279,177	3,575,890	(101,252)
Protective Services	776,013	412,106	815,908	39,895
Total Other Routine Expenses	\$ 6,361,449	\$ 2,995,883	\$ 7,052,733	\$ 691,284
Non-Routine Expenses:				
Capital Expenditures				
Prior Yr Carryforward / EO Expense	20,100			(20,100)
Additional RAD expenditures				
Total Non-Routine Expenses	\$ 20,100	\$	\$	\$ (20,100)
Housing Assistance Payments	\$ 53,134,612	\$ 35,409,186	\$ 53,358,144	\$ 223,532
Scholarships/ Digital Inclusion				
Utility Assistance	5,000		5,000	
Employee Contributions Match	15,000	14,942	15,000	
Resident Services	563,091	584,409		(563,091)
Fin. Lit. ED & Hm. Ownwership/ Other	3,000	106	3,000	
Down payment Assistance	80,000	10,000	80,000	
Homeownership Center				
Community Initiatives/ Other	133,500	80,952	133,500	
Donations to Housing Programs	2,690,043	1,532,421	1,143,626	(1,546,417)
Other Expenses/Donations	\$ 58,624,246	\$ 37,832,016	\$ 54,738,270	\$ (1,885,976)
Total-All Expenses	\$ 108,870,256	\$ 68,259,696	\$ 109,468,977	\$ 598,721
PROVISION FOR RESERVE	\$ 7,453,400	\$ 4,693,592	\$ 6,142,798	\$ (1,310,602)
Other Expenditures In FY18 Budget				
Performance Contracting Principal	1,523,054			(1,523,054)
Capital Expenditures	365,300		300,000	(65,300)
Total Other Expenditures In FY18 Budget	1,888,354		300,000	(1,588,354)
REMAINING BALANCE	\$ 5,565,046	\$ 4,693,592	\$ 5,842,798	\$ 277,752
PROVISION FOR RESERVE				

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1A CENTRAL OFFICE BUDGET ANALYSIS

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
COCF Fees and Revenue	\$ 10,989,526	\$ 7,406,970	\$ 11,546,053	\$ 556,526
Interest	50,000	83,769	100,000	50,000
Other Income			75,000	75,000
Total Revenues	\$ 11,039,526	\$ 7,490,739	\$ 11,721,053	\$ 681,526
EXPENSE:				
Administrative:				
Salaries	\$ 4,652,238	\$ 2,925,822	\$ 4,575,751	\$ (76,488)
Performance Incentive	129,000	128,824		(129,000)
Legal	43,000	80,464	59,700	16,700
Travel & Training	202,280	98,869	226,294	24,014
Audit Fees	110,000	60,900	110,000	
Sundry Administrative	1,944,924	1,098,288	2,137,329	192,405
Total Administrative	\$ 7,081,442	\$ 4,393,167	\$ 7,109,074	\$ 27,631
Maintenance:				
Labor	\$ 24,785	\$ 91,608	\$ 472,831	\$ 448,046
Materials	27,450	17,246	122,980	95,530
Contracts	43,250	26,355	329,500	286,250
Total Maintenance	\$ 95,485	\$ 135,209	\$ 925,311	\$ 829,826
General Expense:				
Insurance	\$ 100,000	\$ 96,486	\$ 105,000	\$ 5,000
Employee Benefit Contributions	2,008,001	1,107,818	1,217,631	(790,370)
Scholarships	5,750	4,000	6,000	250
Utility Assistance	5,000		5,000	
Employee Contributions Match	15,000	14,942	15,000	
Fin. Lit. ED & Hm. ownership	3,000	106	3,000	
Down payment Assistance	80,000	10,000	80,000	
Homeownership Center				
Interest on Notes	115,687	87,998	222,963	107,276
Total General Expenses	\$ 2,332,438	\$ 1,321,150	\$ 1,654,594	\$ (677,844)
Other Routine Expenses:				
Utilities	\$ 305,000	\$ 179,131	\$ 412,161	\$ 107,161
Resident Services	563,091	584,409		(563,091)
Protective Services	62,500	18,809	62,000	(500)
Community Initiatives	53,500	31,600	53,500	
Total Other Routine Expenses	\$ 984,091	\$ 813,949	\$ 527,661	\$ (456,430)
Non-Routine Expenses:				
Extraordinary Maintenance	\$	\$	\$	\$
Capital Expenditures	180,000			(180,000)
Carryover from Prior Year	20,100			(20,100)
Donations Transfers	74,000		825,582	751,582
Total Non-Routine Expenses	\$ 274,100	\$ 167,489	\$ 825,582	\$ 551,482
Total-All Expenses	\$ 10,767,556	\$ 6,830,964	\$ 11,042,221	\$ 274,665
PROVISION FOR RESERVE	\$ 271,970	\$ 659,775	\$ 678,831	\$ 406,861

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1B LOW RENT PUBLIC HOUSING BUDGET ANALYSIS

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
Dwelling Rentals	\$ 901,744	\$ 627,561	\$ 905,942	\$ 4,198
Nondwelling Rental	46,296	37,050	50,936	4,640
Excess Utilities Usage	21,849	15,380	21,480	(369)
Interest				
Other Income	227,659	119,929	168,333	(59,326)
Inter AMPS Transfer				
Non Federal Donations	665,272	290,527		(665,272)
HUD Subsidy	1,346,109	1,264,508	1,187,751	(158,358)
Total Revenues	\$ 3,208,928	\$ 2,354,955	\$ 2,334,442	\$ (874,486)
EXPENSE:				
Administrative:				
Salaries	\$ 235,311	\$ 163,390	\$ 205,230	\$ (30,081)
Legal	41,737	10,234	21,909	(19,828)
Travel & Training	6,133	2,333	6,825	692
Audit Fees	5,318	5,468	5,298	(20)
Management Fee	318,150	213,052	306,134	(12,016)
Sundry Administrative	62,603	36,740	71,380	8,777
Total Administrative	\$ 669,252	\$ 431,216	\$ 616,776	\$ (52,476)
Maintenance:				
Labor	\$ 250,254	\$ 181,214	\$ 213,123	\$ (37,131)
Materials	135,492	47,505	71,377	(64,115)
Contracts	268,068	159,986	197,798	(70,270)
Total Maintenance	\$ 653,814	\$ 388,705	\$ 482,298	\$ (171,516)
General Expense:				
Insurance	\$ 37,482	\$ 31,444	\$ 32,576	\$ (4,906)
Employee Benefit Contributions	278,124	152,553	192,442	(85,682)
Collection Losses	18,035	7,391	17,635	(400)
Total General Expenses	\$ 333,641	\$ 191,389	\$ 242,653	\$ (90,988)
Other Routine Expenses:				
Tenant Services	\$ 344,922	\$ 113,860	\$	\$ (344,922)
Utilities	461,478	369,253	365,300	(96,178)
Protective Services	113,473	60,455	102,361	(11,112)
Total Other Routine Expenses	\$ 919,873	\$ 543,567	\$ 467,661	\$ (452,212)
Non-Routine Expenses:				
Extraordinary Maintenance	\$	\$ 1,582	\$	\$
Capital Expenditures			33,483	33,483
Interest Expense	3,707	2,454		(3,707)
Inter AMPS Transfer				
Total Non-Routine Expenses	\$ 3,707	\$ 4,036	\$ 33,483	\$ 29,776
Total-All Expenses	\$ 2,580,287	\$ 1,558,913	\$ 1,842,871	\$ (737,416)
PROVISION FOR RESERVE	\$ 628,641	\$ 796,042	\$ 491,571	\$ (137,071)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1Ba
PATHWAYS ASSET MANAGEMENT
UNITS AVAILABLE - 1,057
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
Dwelling Rentals	\$ 3,900,740	\$ 2,632,693	\$ 5,077,513	\$ 1,176,774
Vacancy	(475,318)	(593,242)	(675,924)	(200,606)
Bad Debts	(187,890)		(266,641)	(78,751)
Interest				
Other Income	685,831	654,572	580,785	(105,046)
Inter AMPS Transfer				
Non Federal Donations	634,555			(634,555)
HUD Subsidy	8,733,100	3,670,863	8,440,957	(292,143)
Total Revenues	\$ 13,291,017	\$ 6,364,886	\$ 13,156,690	\$ (134,327)
EXPENSE:				
Administrative:				
Salaries	\$ 1,213,387	\$ 530,885	\$ 1,213,617	\$ 230
Legal	78,856	35,407	59,900	(18,956)
Travel & Training	19,443	5,597	65,128	45,685
Audit Fees	57,131	24,570	84,331	27,200
Management Fee	687,246	233,891	528,389	(158,858)
Sundry Administrative	351,137	231,971	463,946	112,809
Total Administrative	\$ 2,407,200	\$ 1,062,321	\$ 2,415,311	\$ 8,110
Maintenance:				
Labor	\$ 1,006,979	\$ 460,305	\$ 937,125	\$ (69,854)
Materials	450,902	153,319	385,026	(65,876)
Contracts	1,057,420	483,824	990,373	(67,047)
Total Maintenance	\$ 2,515,301	\$ 1,097,448	\$ 2,312,524	\$ (202,777)
General Expense:				
Insurance	\$ 407,546	\$ 215,578	\$ 434,820	\$ 27,274
Employee Benefit Contributions	1,166,516	495,073	989,341	(177,175)
Collection Losses	18,979	(29)		(18,979)
Total General Expenses	\$ 1,593,041	\$ 710,622	\$ 1,424,161	\$ (168,880)
Other Routine Expenses:				
Tenant Services	\$ 1,502,472	\$ 75,234	\$ 50,760	\$ (1,451,712)
Utilities	2,068,174	1,176,610	1,955,280	(112,894)
Protective Services	381,360	169,179	365,148	(16,212)
Total Other Routine Expenses	\$ 3,952,006	\$ 1,421,023	\$ 2,371,188	\$ (1,580,818)
Non-Routine Expenses:				
Extraordinary Maintenance	\$	\$ 79,950	\$ 200	\$ 200
Capital Expenditures	370,300	246,964	458,047	87,747
Interest on Notes	1,978,994	1,066,536	1,981,172	2,178
Other - Land Lease Expense			65,334	65,334
Total Non-Routine Expenses	\$ 2,349,294	\$ 1,393,450	\$ 2,504,753	\$ 155,459
Total-All Expenses	\$ 12,816,842	\$ 5,684,864	\$ 11,027,937	\$ (1,788,905)
PROVISION FOR RESERVE	\$ 474,175	\$ 680,022	\$ 2,128,753	\$ 1,654,578

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 6 RAD Conversion BUDGET ANALYSIS

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
HACA Transfer	\$ 902,680	\$ 1,019,042	\$ 635,582	\$ (267,098)
Gain/Loss on Sale of Scattered Sites			2,000,000	2,000,000
Interest Income				
Total Revenues	\$ 902,680	\$ 1,019,042	\$ 2,635,582	\$ 1,732,902
EXPENSE:				
Administrative:				
Salaries	\$ 384,996	\$ 446,552	\$ 285,062	\$ (99,934)
Legal	20,000	1,485	6,000	(14,000)
Travel & Training	48,100	12,410	12,500	(35,600)
Other	383,410	197,865	130,005	(253,405)
Total Administrative	\$ 836,506	\$ 658,312	\$ 433,567	\$ (402,939)
Maintenance:				
Labor	\$	\$	\$	\$
Materials				
Relocation Assistance	56,000	111,572	30,840	(25,160)
Total Maintenance	\$ 56,000	\$ 111,572	\$ 30,840	\$ (25,160)
Other:				
Insurance	\$	\$	\$	\$
Emp. Benefit	171,175	249,157	171,175	
Additional RAD expenditures				
Tenant Services				
Capital Expenditures				
Total Other Expenses	\$ 171,175	\$ 249,157	\$ 171,175	\$
Total-All Expenses	\$ 1,063,681	\$ 1,019,041	\$ 635,582	\$ (428,099)
PROVISION FOR RESERVE	\$ (161,001)	\$ 1	\$ 2,000,000	\$ 2,161,001

SCHEDULE 1C
ASSISTED HOUSING
BUDGET ANALYSIS

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
Estimated Administrative Fees	\$ 4,036,256	\$ 2,627,974	\$ 4,266,356	\$ 230,100
HAP Reimbursements	53,134,612	35,409,186	53,358,144	223,532
Interest Income				
Total Revenues	\$ 57,170,868	\$ 38,037,160	\$ 57,624,500	\$ 453,632
EXPENSE:				
Administrative:				
Salaries	\$ 2,776,237	\$ 1,781,599	\$ 2,480,519	\$ (295,718)
Legal	8,000	24,107	5,500	(2,500)
Travel & Training	30,000	14,529	24,000	(6,000)
Audit Fees				
Management fees				
Sundry Administrative	174,735	169,746	141,340	(33,395)
Total Administrative	\$ 2,988,972	\$ 1,989,981	\$ 2,651,359	\$ (337,613)
Maintenance:				
Labor	\$	\$	\$	\$
Materials	7,200	6,008	7,200	
Contracts	5,000	4,968	6,000	1,000
Total Maintenance	\$ 12,200	\$ 10,976	\$ 13,200	\$ 1,000
Other:				
Insurance	\$	\$	\$	\$
Protective Services	27,500	16,363	27,900	400
Employee Benefit Contributions	1,296,508	874,251	1,398,639	102,131
Capital Improvements	25,000			(25,000)
Total Other Expenses	\$ 1,349,008	\$ 890,613	\$ 1,426,539	\$ 77,531
Housing Assistance Payments	\$ 53,134,612	\$ 35,409,186	\$ 53,358,144	\$ 223,532
FSS Programs	4,900	3,934		(4,900)
Total-All Expenses	\$ 57,489,693	\$ 38,304,692	\$ 57,449,242	\$ (40,450)
PROVISION FOR RESERVE	\$ (318,825)	\$ (267,532)	\$ 175,258	\$ 494,082

SOUTHWEST HOUSING COMPLIANCE CORPORATION

SCHEDULE 4 BLUEPRINT HOUSING SOLUTIONS BUDGET ANALYSIS

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
Estimated Administrative Fees	\$	\$	\$	\$
Other Income	350,000	350,000	350,000	
Interest Income				
Total Revenues	\$ 350,000	\$ 350,000	\$ 350,000	\$
EXPENSE:				
Administrative:				
Salaries	\$ 147,806	\$ 138,242	\$ 138,242	\$ (9,564)
Legal	2,000	200	2,000	
Travel & Training	16,600	16,000	16,600	
Audit Fees	5,000	5,000	8,000	3,000
Management Fees				
Other	12,250	12,175	12,250	
Total Administrative	\$ 183,656	\$ 171,617	\$ 177,092	\$ (6,564)
Maintenance:				
Labor	\$	\$	\$	\$
Materials	800	800	800	
Contracts				
Total Maintenance	\$ 800	\$ 800	\$ 800	\$
Other:				
Insurance	\$	\$	\$	\$
Emp. Benefit	49,175	76,943	49,175	0
Capital Expenditures		z		
Total Other Expenses	\$ 49,175	\$ 76,943	\$ 49,175	\$ 0
Total-All Expenses	\$ 233,631	\$ 249,360	\$ 227,067	\$ (6,564)
PROVISION FOR RESERVE	\$ 116,369	\$ 100,640	\$ 122,933	\$ 6,564

HACA SCHOLARSHIP FOUNDATION

SCHEDULE 5 AUSTIN PATHWAYS BUDGET ANALYSIS

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
Public Donations	\$ 466,281	\$ 301,241	\$ 590,590	\$ 124,309
HACA Donations	190,000	55,383	190,000	
HACA Donations Carryover	150,258		150,258	
Other Income				
Grants	22,500			(22,500)
Total Revenues	\$ 829,039	\$ 356,604	\$ 930,848	\$ 101,809
EXPENSE:				
Administrative:				
Salaries	\$ 197,959	\$ 126,010	\$ 146,557	\$ (51,402)
Legal				
Travel & Training	11,000	847	8,400	(2,600)
Audit Fees			8,000	8,000
Management Fees				
Other	53,200	12,913	49,950	(3,250)
Total Administrative	\$ 262,159	\$ 139,770	\$ 212,907	\$ (49,252)
Scholarships/Digital Inclusion				
Tenant Services - Salaries	\$	\$ 979	\$ 909,809	\$ 909,809
Ten. Svcs.-Recr.,Pubs.& Other				
In School Case Mgmt/ Tutoring			600,000	600,000
A/B Honor Roll/Perfect Attendance			24,650	24,650
School Supplies			4,860	4,860
Comprehensive Youth Development Club			180,000	180,000
Youth Leadership Lifeskills & Service			18,667	18,667
Parenting Class	582		41,700	41,118
Collaborating with Priority One Schools			1,100	1,100
Youth Educational Success	18,000	25	12,000	(6,000)
Childcare program- Voucher			30,150	30,150
Self-Arranged Childcare			18,375	18,375
FSS Banquet/Recruitment and Marketing			16,400	16,400
Education and Training	30,000		220,400	190,400
Supportive Services	30,000		41,775	11,775
Apprenticeship Stipends	20,000		20,000	
Program Outreach & Marketing			850	850
Transportation Assistance			12,625	12,625
Financial Literacy & Homeownership Edu.			17,750	17,750
Program Committee & Partner Events			1,275	1,275
Community Building			13,025	13,025
Elderly Supportive Services Administrative			284,250	284,250
Smoke Free		76,353	1,500	1,500
New Resident Orientation Packets			7,764	7,764
Citywide Advisory Board Support			1,910	1,910
Community Initiatives / Grants		7,070		
Home Ownership Assistance				
Wi-Fi Hotspots			2,500	2,500
HCV GED Incentives	10,000		1,000	(9,000)
Workforce Development Services			10,000	10,000
Transportation Counseling Assistance			15,000	15,000
Resident Children Scholarships	50,000	55,016	50,000	
Resident Scholarship/ Marketing	3,500	2,004	3,500	
ACC Tech Suport Program			5,500	5,500
Incentives	20,000		10,000	(10,000)
Devices	3,000		1,000	(2,000)
Total Scholarship/Digital Inclusion	\$ 185,082	\$ 141,447	\$ 2,579,335	\$ 2,394,253
Other:				
Resident Services RAD below Line	\$	\$	\$	\$
Workers Comp				
Emp. Benefit	93,041	36,761	507,055	414,015
Capital Expenditures				
Total Other Expenses	\$ 93,041	\$ 36,761	\$ 507,055	\$ 414,015
Total-All Expenses	\$ 540,282	\$ 317,978	\$ 3,299,297	\$ 2,759,015
PROVISION FOR RESERVE	\$ 288,757	\$ 38,626	\$ (2,368,449)	\$ (2,657,206)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 ALL AAHC PROGRAMS COMBINED BUDGET ANALYSIS

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$ 10,030,621	\$ 6,790,639	\$ 10,261,140	\$ 230,519
Interest Income				
Other Income	5,472,423	439,220	6,048,234	575,811
Total Revenues	\$ 15,503,044	\$ 7,229,859	\$ 16,309,374	\$ 806,330
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs	196,910	49,154	173,420	(23,490)
Legal Expense				
Property Mgmt - Fees & Commis.	330,893	269,729	347,959	17,066
Property Mgmt - Payroll Costs	1,418,207	953,793	1,573,654	155,447
Property Admn. Costs	392,636	282,964	380,952	(11,684)
HACA Management Fees	3,520,424	1,597,746	5,045,581	1,525,157
Promotions & Advertising	94,454	67,490	80,660	(13,794)
Total Administrative	\$ 5,953,523	\$ 3,220,876	\$ 7,602,226	\$ 1,648,703
Maintenance:				
Materials & Contracts	\$ 990,995	\$ 722,915	\$ 996,756	\$ 5,761
Cleaning & Decorating	515,669	205,102	412,640	(103,029)
Total Maintenance	\$ 1,506,664	\$ 928,017	\$ 1,409,396	\$ (97,268)
General Expense:				
Insurance	\$ 237,189	\$ 186,348	\$ 261,554	\$ 24,365
Protective Services	191,180	147,301	258,499	67,319
Collection Loss	2,000	(3)	1,000	(1,000)
Property Taxes	88,106	58,737	88,106	
Other - Interest on Note	1,526,385	1,021,951	1,677,109	150,724
Community Initiatives	80,000	49,352	80,000	
Total General Expenses	\$ 2,124,860	\$ 1,463,686	\$ 2,366,268	\$ 241,408
Other Routine Expenses:				
Utilities	\$ 842,490	\$ 554,183	\$ 843,149	\$ 659
Total Other Routine Expenses	\$ 842,490	\$ 554,183	\$ 843,149	\$ 659
Non-Routine Expenses:				
Capital Expenditures	\$ 295,061	\$ 286,808	\$	\$ (295,061)
Other Non-Routine	16,370	13,346	13,500	(2,870)
Total Non-Routine Expenses	\$ 311,431	\$ 300,154	\$ 13,500	\$ (297,931)
Total-All Expenses	\$ 10,738,968	\$ 6,466,916	\$ 12,234,539	\$ 1,495,571
PROVISION FOR RESERVE	\$ 4,764,076	\$ 762,943	\$ 4,074,835	\$ (689,241)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 A BUDGET ANALYSIS AAHC SINGLE FAMILY HOMES

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
Rental Income	\$ 240,000	\$ 168,717	\$ 260,000	\$ 20,000
Interest Income				
Other Income	1,000	366	70	(930)
Total Revenues	\$ 241,000	\$ 169,083	\$ 260,070	\$ 19,070
EXPENSE:				
Administrative:				
Salaries	\$	\$	\$	\$
Legal				
Property Mgmt - Fees & Comm		10,000		
Management Fees	119,100	79,400	177,670	58,570
Other	44,600	1,785	39,851	(4,749)
Total Administrative	\$ 163,700	\$ 91,185	\$ 217,521	\$ 53,821
Maintenance:				
Labor	\$	\$	\$	\$
Materials				
Contracts	45,500	39,789	37,000	(8,500)
Total Maintenance	\$ 45,500	\$ 39,789	\$ 37,000	\$ (8,500)
Other:				
Insurance	\$ 5,800	\$ 2,912	\$	\$ (5,800)
Utilities	1,000	291	200	(800)
Collection Loss			5,349	5,349
Total Other Expenses	\$ 6,800	\$ 3,203	\$ 5,549	\$ (1,251)
TOTAL ROUTINE EXPENSES	\$ 216,000	\$ 134,177	\$ 260,070	\$ 44,070
Total Capital Expenditures	\$ 25,000	\$ 13,739	\$	\$ (25,000)
Total-All Expenses	\$ 241,000	\$ 147,916	\$ 260,070	\$ 19,070
PROVISION FOR RESERVE	\$	\$ 21,167	\$	\$

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 B

BUDGET ANALYSIS

EASTLAND PLAZA SHOPPING CENTER

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUES				
Rental Income	\$ 1,184,433	\$ 796,824	\$ 965,000	\$ (219,433)
Other Income			240,000	240,000
Total Operating Income	\$ 1,184,433	\$ 796,824	\$ 1,205,000	\$ 20,567
EXPENSE:				
Administrative:				
Salaries	\$	\$	\$	\$
Administrative Costs	76,890	24,782	70,500	(6,390)
Audit Fees				
Legal				
Property Management Fees		36,000	54,000	54,000
HACA Mgmt Fee		308,284	292,388	292,388
Total Administrative	\$ 76,890	\$ 369,066	\$ 416,888	\$ 339,998
Maintenance:				
Materials & Contracts	\$ 91,250	\$ 113,406	\$ 131,028	\$ 39,778
Total Maintenance	\$ 91,250	\$ 113,406	\$ 131,028	\$ 39,778
General Expense:				
Insurance	\$ 35,000	\$ 59,387	\$ 67,500	\$ 32,500
Employee Benefits				
Property Taxes - Estimated	88,106	58,737	88,106	
Other - Interest on Note		76,109	281,674	281,674
Community Initiatives	80,000	49,352	80,000	
Total General Expenses	\$ 203,106	\$ 243,585	\$ 517,280	\$ 314,174
Other Routine Expenses:				
Utilities	\$ 67,020	\$ 48,794	\$ 66,824	\$ (196)
Protective Services	57,600	44,931	72,980	15,380
Total Other Routine Expenses	\$ 124,620	\$ 93,725	\$ 139,804	\$ 15,184
Non-Routine Expenses:				
Capital Expenditures	\$ 72,000	\$	\$	\$ (72,000)
Other Non-Routine				
Total Non-Routine Expenses	\$ 72,000	\$	\$	\$ (72,000)
Total-All Expenses	\$ 1,184,433	\$ 819,782	\$ 1,205,000	\$ 637,134
PROVISION FOR RESERVE	\$	\$ (22,958)	\$ (0)	\$ (616,567)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 C STERLING VILLAGE APARTMENTS BUDGET ANALYSIS

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$ 1,542,140	\$ 1,071,482	\$ 1,640,480	\$ 98,340
Other Income	133,860	98,405	131,384	(2,476)
Total Revenues	\$ 1,676,000	\$ 1,169,887	\$ 1,771,864	\$ 95,864
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs				
Audit Fees				
Property Mgmt - Fees & Commis.	75,375	52,098	75,375	
Property Mgmt - Payroll Costs	346,976	232,128	365,742	18,766
Property Admn. Costs	77,357	52,752	77,357	
HACA Management Fees	346,207	230,805	1,207,831	861,624
Promotions & Advertising	5,400	6,151	5,400	
Total Administrative	\$ 851,315	\$ 573,934	\$ 1,731,705	\$ 880,390
Maintenance:				
Materials & Contracts	\$ 164,250	\$ 103,505	\$ 164,250	\$
		32,629		
Cleaning & Decorating	97,350		97,350	
Total Maintenance	\$ 261,600	\$ 136,134	\$ 261,600	\$
General Expense:				
Insurance	\$ 41,602	\$ 23,230	\$ 41,602	\$ 0
Collection Loss	1,000	(3)	1,000	
Protective Services	48,057	31,585	48,057	
Other - Interest on Note	197,749	132,735	198,291	542
Donation to Public Housing				
Total General Expenses	\$ 288,408	\$ 187,547	\$ 288,950	\$ 542
Other Routine Expenses:				
Utilities	\$ 208,785	\$ 132,222	\$ 208,785	\$
Total Other Routine Expenses	\$ 208,785	\$ 132,222	\$ 208,785	\$
Non-Routine Expenses:				
Capital Expenditures	\$ 62,100	\$ 41,400	\$	\$ (62,100)
Other Non-Routine				
Total Non-Routine Expenses	\$ 62,100	\$ 41,400	\$	\$ (62,100)
Total-All Expenses	\$ 1,672,208	\$ 1,071,237	\$ 2,491,040	\$ 818,832
PROVISION FOR RESERVE	\$ 3,792	\$ 98,650	\$ (719,176)	\$ (722,968)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 D BENT TREE APARTMENTS BUDGET ANALYSIS

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$ 1,063,540	\$ 730,180	\$ 1,149,900	\$ 86,360
Other Income	71,327	49,321	77,610	6,283
Total Revenues	\$ 1,134,867	\$ 779,501	\$ 1,227,510	\$ 92,643
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs	(0)			0
Audit Fees				
Property Mgmt - Fees & Commis.	51,024	34,798	55,238	4,214
Property Mgmt - Payroll Costs	240,948	186,192	273,294	32,346
Property Admn. Costs	52,469	37,599	54,482	2,013
HACA Management Fees	366,114	244,076	322,680	(43,434)
Promotions & Advertising	13,400	8,746	9,550	(3,850)
Total Administrative	\$ 723,955	\$ 511,411	\$ 715,244	\$ (8,712)
Maintenance:				
Materials & Contracts	\$ 143,981	\$ 98,113	\$ 143,623	\$ (358)
Cleaning & Decorating	90,142	24,848	40,380	(49,762)
Total Maintenance	\$ 234,123	\$ 122,961	\$ 184,003	\$ (50,120)
General Expense:				
Insurance	\$ 26,000	\$ 15,551	\$ 26,000	\$
Protective Services	840	416	624	(216)
Other - Interest on Note	51,722	34,999	45,016	(6,706)
Donation to Public Housing				
Total General Expenses	\$ 78,562	\$ 50,966	\$ 71,640	\$ (6,922)
Other Routine Expenses:				
Utilities	\$ 93,710	\$ 63,826	\$ 101,400	\$ 7,690
Total Other Routine Expenses	\$ 93,710	\$ 63,826	\$ 101,400	\$ 7,690
Non-Routine Expenses:				
Capital Expenditures	\$	\$	\$	\$
Other Non-Routine	1,000			(1,000)
Total Non-Routine Expenses	\$ 1,000	\$	\$	\$ (1,000)
Total-All Expenses	\$ 1,131,350	\$ 749,164	\$ 1,072,287	\$ (59,063)
PROVISION FOR RESERVE	\$ 3,516	\$ 30,337	\$ 155,223	\$ 151,707

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 E SWEET WATER APARTMENTS BUDGET ANALYSIS

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$ 1,034,570	\$ 689,670	\$ 1,092,364	\$ 57,794
Other Income	76,251	56,953	80,520	4,269
Total Revenues	\$ 1,110,821	\$ 746,623	\$ 1,172,884	\$ 62,063
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs	(0)			0
Audit Fees				
Property Mgmt - Fees & Commis.	49,942	33,262	52,780	2,838
Property Mgmt - Payroll Costs	243,822	144,867	254,662	10,840
Property Admn. Costs	71,237	54,710	70,236	(1,001)
HACA Management Fees	110,776	73,850	142,012	31,236
Promotions & Advertising	14,160	6,616	11,635	(2,525)
Total Administrative	\$ 489,937	\$ 313,305	\$ 531,325	\$ 41,388
Maintenance:				
Materials & Contracts	\$ 148,119	\$ 86,436	\$ 131,965	\$ (16,154)
Cleaning & Decorating	100,695	29,338	56,340	(44,355)
Total Maintenance	\$ 248,814	\$ 115,774	\$ 188,305	\$ (60,509)
General Expense:				
Insurance	\$ 25,797	\$ 16,521	\$ 25,120	\$ (677)
Protective Services		800	39,408	39,408
Other - Interest on Note	178,716	119,960	179,206	490
Total General Expenses	\$ 204,513	\$ 137,281	\$ 243,734	\$ 39,221
Other Routine Expenses:				
Utilities	\$ 117,530	\$ 72,519	\$ 109,440	\$ (8,090)
Total Other Routine Expenses	\$ 117,530	\$ 72,519	\$ 109,440	\$ (8,090)
Non-Routine Expenses:				
Capital Expenditures	\$ 45,600	\$ 30,400	\$	\$ (45,600)
Other Non-Routine	1,000			(1,000)
Total Non-Routine Expenses	\$ 46,600	\$ 30,400	\$	\$ (46,600)
Total-All Expenses	\$ 1,107,394	\$ 669,279	\$ 1,072,804	\$ (34,590)
PROVISION FOR RESERVE	\$ 3,427	\$ 77,344	\$ 100,080	\$ 96,653

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 F OFFICE RENTAL BUDGET ANALYSIS

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
Lease Revenue	\$ 1,054,830	\$ 758,880	\$ 1,077,600	\$ 22,770
Other Income	65,000			(65,000)
Total Revenues	\$ 1,119,830	\$ 758,880	\$ 1,077,600	\$ (42,230)
EXPENSE:				
Administrative:				
Salaries	\$	\$	\$	\$
Legal				
Audit				
Management Fees	223,966	149,311	1,077,600	853,634
Other				
Total Administrative	\$ 223,966	\$ 149,311	\$ 1,077,600	\$ 853,634
Maintenance & Protective Services:				
Materials & Contracts	\$ 12,000	\$ 23,482	\$ 25,000	\$ 13,000
Protective Services	4,095	10,842	11,000	6,905
Total Maintenance & Prot. Svs.	\$ 16,095	\$ 34,324	\$ 36,000	\$ 19,905
General Expense:				
Insurance	\$ 9,000	\$ 8,410	\$ 9,000	\$
Emp. Benefits				
Collection Loss				
Community Initiatives				
Total General Expenses	\$ 9,000	\$ 8,410	\$ 9,000	\$
Other Routine Expenses:				
Utilities	\$	\$ 18,386	\$ 19,000	\$ 19,000
Total Other Routine Expenses	\$	\$ 18,386	\$ 19,000	\$ 19,000
Non-Routine Expenses:				
Capital Expenditures	\$	\$ 101,493	\$	\$
Other Non-Routine				
Total Non-Routine Expenses	\$	\$ 101,493	\$	\$
Total-All Expenses	\$ 249,061	\$ 311,924	\$ 1,141,600	\$ 892,539
PROVISION FOR RESERVE	\$ 870,769	\$ 446,956	\$ (64,000)	\$ (934,769)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 G LEISURE TIME CONDOMINIUMS BUDGET ANALYSIS

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$ 175,650	\$ 100,085	\$ 168,000	\$ (7,650)
Other Income	500	14,566	500	
Total Revenues	\$ 176,150	\$ 114,651	\$ 168,500	\$ (7,650)
EXPENSE:				
Administrative:				
Salaries	\$	\$	\$	\$
Property Mgmt Fees				
Property Admin. Costs		10,000	10,000	10,000
HACA Management Fees	35,230	23,486	75,273	40,043
Other	75,420	22,587	63,069	(12,352)
Total Administrative	\$ 110,650	\$ 56,073	\$ 148,342	\$ 37,692
Maintenance:				
Materials & Contracts	\$ 11,550	\$ 21,909	\$ 19,500	\$ 7,950
Cleaning & Decorating		4,879		
Total Maintenance	\$ 11,550	\$ 26,788	\$ 19,500	\$ 7,950
General Expense:				
Insurance	\$	\$	\$	\$
Protective Services		4,324	5,940	5,940
Collection Losses				
Total General Expenses	\$	\$ 4,324	\$ 5,940	\$ 5,940
Other Routine Expenses:				
Utilities	\$	\$ 1,788	\$ 1,200	\$ 1,200
Total Other Routine Expenses	\$	\$ 1,788	\$ 1,200	\$ 1,200
Non-Routine Expenses:				
Capital Expenditures	\$ 10,000	\$	\$	\$ (10,000)
Other Non-Routine				
Total Non-Routine Expenses	\$ 10,000	\$	\$	\$ (10,000)
Total-All Expenses	\$ 132,200	\$ 88,973	\$ 174,982	\$ 42,782
PROVISION FOR RESERVE	\$ 43,950	\$ 25,678	\$ (6,482)	\$ (50,432)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 H LEXINGTON HILLS BUDGET ANALYSIS

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$ 2,160,164	\$ 1,414,416	\$ 2,224,316	\$ 64,152
Other Income	138,320	141,068	206,890	68,570
Total Revenues	\$ 2,298,484	\$ 1,555,484	\$ 2,431,206	\$ 132,722
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs				
Legal				
Property Mgmt - Fees & Commis.	103,375	69,507	109,404	6,029
Property Mgmt - Payroll Costs	348,744	233,317	413,340	64,596
Property Admn. Costs	91,158	58,987	77,189	(13,969)
HACA Management Fees	585,763	390,509	478,776	(106,987)
Promotions & Advertising	19,750	18,056	12,355	(7,395)
Total Administrative	\$ 1,148,789	\$ 770,376	\$ 1,091,064	\$ (57,725)
Maintenance:				
Materials & Contracts	\$ 199,177	\$ 143,931	\$ 209,905	\$ 10,728
Cleaning & Decorating	117,164	77,247	119,150	1,986
Total Maintenance	\$ 316,341	\$ 221,178	\$ 329,055	\$ 12,714
General Expense:				
Insurance	\$ 42,332	\$ 27,243	\$ 42,332	\$ (0)
Protective Services	37,930	25,890	38,220	290
Other - Interest on Note	451,243	303,755	443,503	(7,740)
Total General Expenses	\$ 531,505	\$ 356,888	\$ 524,055	\$ (7,450)
Other Routine Expenses:				
Utilities	\$ 207,118	\$ 151,397	\$ 224,160	\$ 17,042
Total Other Routine Expenses	\$ 207,118	\$ 151,397	\$ 224,160	\$ 17,042
Non-Routine Expenses:				
Capital Expenditures	\$ 80,361	\$ 53,776	\$	\$ (80,361)
Other Non-Routine	14,370	13,346	13,500	(870)
Total Non-Routine Expenses	\$ 94,731	\$ 67,122	\$ 13,500	\$ (81,231)
Total-All Expenses	\$ 2,298,484	\$ 1,566,961	\$ 2,181,834	\$ (116,650)
PROVISION FOR RESERVE	\$ 0	\$ (11,477)	\$ 249,372	\$ 249,371

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 M THE PARK AT SUMMERS GROVE BUDGET ANALYSIS

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$	\$	\$	\$
Other Income	680,000		728,000	48,000
Total Revenues	\$ 680,000	\$	\$ 728,000	\$ 48,000
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs				
Legal				
Property Mgmt - Fees & Commis.				
Property Mgmt - Payroll Costs				
Property Admn. Costs				
HACA Management Fees	136,000		728,000	592,000
Promotions & Advertising				
Total Administrative	\$ 136,000	\$	\$ 728,000	\$ 592,000
Maintenance:				
Materials & Contracts	\$	\$	\$	\$
Cleaning & Decorating				
Total Maintenance	\$	\$	\$	\$
General Expense:				
Insurance	\$	\$	\$	\$
Protective Services				
Other - Interest on Note				
Total General Expenses	\$	\$	\$	\$
Other Routine Expenses:				
Utilities	\$	\$	\$	\$
Total Other Routine Expenses	\$	\$	\$	\$
Non-Routine Expenses:				
Capital Expenditures	\$	\$	\$	\$
Other Non-Routine				
Total Non-Routine Expenses	\$	\$	\$	\$
Total-All Expenses	\$ 136,000	\$	\$ 728,000	\$ 592,000
PROVISION FOR RESERVE	\$ 544,000	\$	\$	\$ (544,000)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 N BRIDGE AT CENTER RIDGE BUDGET ANALYSIS

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$	\$	\$	\$
Other Income	265,000		340,000	75,000
Total Revenues	\$ 265,000	\$	\$ 340,000	\$ 75,000
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs				
Legal				
Property Mgmt - Fees & Commis.				
Property Mgmt - Payroll Costs				
Property Admn. Costs				
HACA Management Fees	53,000		340,000	287,000
Promotions & Advertising				
Total Administrative	\$ 53,000	\$	\$ 340,000	\$ 287,000
Maintenance:				
Materials & Contracts	\$	\$	\$	\$
Cleaning & Decorating				
Total Maintenance	\$	\$	\$	\$
General Expense:				
Insurance	\$	\$	\$	\$
Protective Services				
Other - Interest on Note				
Total General Expenses	\$	\$	\$	\$
Other Routine Expenses:				
Utilities	\$	\$	\$	\$
Total Other Routine Expenses	\$	\$	\$	\$
Non-Routine Expenses:				
Capital Expenditures	\$	\$	\$	\$
Other Non-Routine				
Total Non-Routine Expenses	\$	\$	\$	\$
Total-All Expenses	\$ 53,000	\$	\$ 340,000	\$ 287,000
PROVISION FOR RESERVE	\$ 212,000	\$	\$	\$ (212,000)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 O BRIDGE AT TECH RIDGE BUDGET ANALYSIS

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$	\$	\$	\$
Other Income	190,000		260,000	70,000
Total Revenues	\$ 190,000	\$	\$ 260,000	\$ 70,000
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs				
Legal				
Property Mgmt - Fees & Commis.				
Property Mgmt - Payroll Costs				
Property Admn. Costs				
HACA Management Fees	38,000		220,000	182,000
Promotions & Advertising				
Total Administrative	\$ 38,000	\$	\$ 220,000	\$ 182,000
Maintenance:				
Materials & Contracts	\$	\$	\$	\$
Cleaning & Decorating				
Total Maintenance	\$	\$	\$	\$
General Expense:				
Insurance	\$	\$	\$	\$
Protective Services				
Other - Interest on Note				
Total General Expenses	\$	\$	\$	\$
Other Routine Expenses:				
Utilities	\$	\$	\$	\$
Total Other Routine Expenses	\$	\$	\$	\$
Non-Routine Expenses:				
Capital Expenditures	\$	\$	\$	\$
Other Non-Routine				
Total Non-Routine Expenses	\$	\$	\$	\$
Total-All Expenses	\$ 38,000	\$	\$ 220,000	\$ 182,000
PROVISION FOR RESERVE	\$ 152,000	\$	\$ 40,000	\$ (112,000)

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 P BRIGGE AT VOLENTE BUDGET ANALYSIS

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$	\$	\$	\$
Other Income	300,000		328,000	28,000
Total Revenues	\$ 300,000	\$	\$ 328,000	\$ 28,000
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs				
Legal				
Property Mgmt - Fees & Commis.				
Property Mgmt - Payroll Costs				
Property Admn. Costs				
HACA Management Fees	60,000			(60,000)
Promotions & Advertising				
Total Administrative	\$ 60,000	\$	\$	\$ (60,000)
Maintenance:				
Materials & Contracts	\$	\$	\$	\$
Cleaning & Decorating				
Total Maintenance	\$	\$	\$	\$
General Expense:				
Insurance	\$	\$	\$	\$
Protective Services				
Other - Interest on Note				
Total General Expenses	\$	\$	\$	\$
Other Routine Expenses:				
Utilities	\$	\$	\$	\$
Total Other Routine Expenses	\$	\$	\$	\$
Non-Routine Expenses:				
Capital Expenditures	\$	\$	\$	\$
Other Non-Routine				
Total Non-Routine Expenses	\$	\$	\$	\$
Total-All Expenses	\$ 60,000	\$	\$	\$ (60,000)
PROVISION FOR RESERVE	\$ 240,000	\$	\$ 328,000	\$ 88,000

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 Q BRIDGE AT SOUTHPOINT BUDGET ANALYSIS

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$ 1,575,294	\$ 1,060,385	\$ 1,683,480	\$ 108,186
Other Income	137,851	78,541	155,260	17,409
Total Revenues	\$ 1,713,145	\$ 1,138,926	\$ 1,838,740	\$ 125,595
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs				
Legal				
Property Mgmt - Fees & Commis.	51,177	34,064	55,162	3,985
Property Mgmt - Payroll Costs	237,716	157,289	266,616	28,900
Property Admn. Costs	100,415	68,916	101,688	1,273
HACA Management Fees	147,038	98,025	221,739	74,701
Promotions & Advertising	41,744	27,921	41,720	(24)
Total Administrative	\$ 578,090	\$ 386,215	\$ 686,925	\$ 108,835
Maintenance:				
Materials & Contracts	\$ 175,169	\$ 92,344	\$ 134,485	\$ (40,684)
Cleaning & Decorating	110,318	68,790	99,420	(10,898)
Total Maintenance	\$ 285,487	\$ 161,134	\$ 233,905	\$ (51,582)
General Expense:				
Insurance	\$ 51,658	\$ 33,094	\$ 50,000	\$ (1,658)
Protective Services	42,658	28,513	42,270	(388)
Other - Interest on Note	527,973	354,393	529,419	1,446
Total General Expenses	\$ 622,289	\$ 416,000	\$ 621,689	\$ (600)
Other Routine Expenses:				
Utilities	\$ 147,327	\$ 64,960	\$ 112,140	\$ (35,187)
Total Other Routine Expenses	\$ 147,327	\$ 64,960	\$ 112,140	\$ (35,187)
Non-Routine Expenses:				
Capital Expenditures	\$ 72,700	\$ 46,000	\$	\$ (72,700)
Other Non-Routine	7,252			(7,252)
Total Non-Routine Expenses	\$ 79,952	\$ 46,000	\$	\$ (79,952)
Total-All Expenses	\$ 1,713,145	\$ 1,074,309	\$ 1,654,659	\$ (58,486)
PROVISION FOR RESERVE	\$ (0)	\$ 64,617	\$ 184,081	\$ 184,081

AUSTIN AFFORDABLE HOUSING CORPORATION

SCHEDULE 3 R AAHC PFC AND FUTURE DEVELOPMENTS BUDGET ANALYSIS

Total Revenues

	2018/2019 Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Requested	Over (Under) Prior Budget
REVENUE:				
Rental & Rental Related Income	\$	\$	\$	\$
Other Income	3,083,314		3,500,000	416,686
Total Revenues	\$ 3,083,314	\$	\$ 3,500,000	\$ 416,686
EXPENSE:				
Administrative:				
HACA In-House Salaries	\$	\$	\$	\$
HACA Other Admin Costs				
Legal				
Property Mgmt - Fees & Commis.				
Property Mgmt - Payroll Costs				
Property Admn. Costs				
HACA Management Fees	616,663			(616,663)
Promotions & Advertising				
Total Administrative	\$ 616,663	\$	\$	\$ (616,663)
Maintenance:				
Materials & Contracts	\$	\$	\$	\$
Cleaning & Decorating				
Total Maintenance	\$	\$	\$	\$
General Expense:				
Insurance	\$	\$	\$	\$
Protective Services				
Other - Interest on Note				
Total General Expenses	\$	\$	\$	\$
Other Routine Expenses:				
Utilities	\$	\$	\$	\$
Total Other Routine Expenses	\$	\$	\$	\$
Non-Routine Expenses:				
Capital Expenditures	\$	\$	\$	\$
Other Non-Routine				
Total Non-Routine Expenses	\$	\$	\$	\$
Total-All Expenses	\$ 616,663	\$	\$	\$ (616,663)
PROVISION FOR RESERVE	\$ 2,466,651	\$	\$ 3,500,000	\$ 1,033,349

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1B
 LOW RENT PUBLIC HOUSING COMBINED TOTAL
 UNITS AVAILABLE - 1257
 OPERATING REVENUES & EXPENSES
 BUDGET WORKSHEET

	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 901,744	\$ 627,561	\$ 905,942	39.1	\$ 4,198
Nondwelling Rental	46,296	37,050	50,936	2.20	4,640
Excess Utilities Usage	21,849	15,380	21,480	0.93	(369)
Interest Income	0	0	0	-	0
Other Income	227,659	119,929	168,333	7.27	(59,326)
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	665,272	290,527	0	-	(665,272)
HUD Subsidy/Grants	1,346,109	1,264,508	1,187,751	51.31	(158,358)
Total Revenues	\$ 3,208,928	\$ 2,354,955	\$ 2,334,442	100.85	\$ (874,486)
EXPENSE:					
Administrative:					
Salaries	\$ 235,311	\$ 163,390	\$ 205,230	8.87	\$ (30,081)
Legal - Misc.	41,737	\$ 10,234	21,909	0.95	(19,828)
Travel & Training	6,133	\$ 2,333	6,825	0.29	692
Accounting & Audit Fees	5,318	\$ 5,468	5,298	0.23	(20)
Management Fee	318,150	\$ 213,052	306,134	13.23	(12,016)
Sundry Administrative	62,603	\$ 36,740	71,380	3.08	8,777
Total Administrative	\$ 669,252	\$ 431,216	\$ 616,776	26.64	\$ (52,476)
Maintenance:					
Labor	\$ 250,254	\$ 181,214	213,123	9.21	\$ (37,131)
Materials	135,492	\$ 47,505	71,377	3.08	(64,115)
Contracts	268,068	\$ 159,986	197,798	8.54	(70,270)
Total Maintenance	\$ 653,814	\$ 388,705	\$ 482,298	20.84	\$ (171,516)
General Expense:					
Insurance	\$ 37,482	\$ 31,444	32,576	1.41	\$ (4,906)
Employee Benefit Contributions	278,124	\$ 152,553	192,442	8.31	(85,682)
Collection Losses	18,035	\$ 7,391	17,635	0.76	(400)
Total General Expenses	\$ 333,641	\$ 191,389	\$ 242,653	10.48	\$ (90,988)
Other Routine Expenses:					
Tenant Services	\$ 344,922	\$ 113,860		-	\$ (344,922)
Utilities	461,478	\$ 369,253	365,300	15.78	(96,178)
Protective Services	113,473	\$ 60,455	102,361	4.42	(11,112)
Total Other Routine Expenses	\$ 919,873	\$ 543,567	\$ 467,661	20.20	\$ (452,212)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 1,582	\$ 0	-	\$ 0
Capital Expenditures	0	\$ 0	33,483	1.45	33,483
Interest Expense	3,707	\$ 2,454	0	-	(3,707)
Inter AMPS Transfer	0	\$ 0	0	-	0
Total Non-Routine Expenses	\$ 3,707	\$ 4,036	\$ 33,483	1.45	\$ 29,776
Total-All Expenses	\$ 2,580,287	\$ 1,558,913	\$ 1,842,871	79.61	\$ (737,416)
PROVISION FOR RESERVE	\$ 628,641	\$ 796,042	\$ 491,571	21.24	\$ (137,071)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
 TX001000001P CHALMERS COURTS
 UNITS AVAILABLE - 158
 OPERATING REVENUES & EXPENSES
 BUDGET WORKSHEET

	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 395,499	\$ 264,696	\$ 398,493	210.18	\$ 2,994
Nondwelling Rental	0	0	0	-	0
Excess Utilities Usage	2,601	1,674	1,648	0.87	(953)
Interest Income	0	0	0	-	0
Other Income	222,842	97,970	159,654	84.21	(63,188)
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	335,966	0	0	-	(335,966)
HUD Subsidy/Grants	704,148	590,255	633,522	334.14	(70,626)
Total Revenues	\$ 1,661,056	\$ 954,595	\$ 1,193,317	629.39	\$ (467,739)
EXPENSE:					
Administrative:					
Salaries	\$ 101,779	\$ 58,591	\$ 90,982	47.99	\$ (10,797)
Legal - Misc.	29,000	3,067	9,000	4.75	(20,000)
Travel & Training	4,838	125	838	0.44	(4,000)
Accounting & Audit Fees	2,413	2,413	2,413	1.27	0
Management Fee	165,899	95,456	145,253	76.61	(20,646)
Sundry Administrative	25,021	13,585	26,644	14.05	1,623
Total Administrative	\$ 328,950	\$ 173,236	\$ 275,130	145.11	\$ (53,820)
Maintenance:					
Labor	\$ 123,076	\$ 61,452	87,455	46.13	\$ (35,621)
Materials/Resident Charges	40,415	12,199	15,673	8.27	(24,742)
Contracts	113,440	57,331	72,896	38.45	(40,544)
Total Maintenance	\$ 276,931	\$ 130,982	\$ 176,024	92.84	\$ (100,907)
General Expense:					
Insurance	\$ 13,992	\$ 12,950	15,290	8.06	\$ 1,298
Employee Benefit Contributions	155,737	53,756	82,081	43.29	(73,656)
Collection Losses	7,910	6,101	8,147	4.30	237
Total General Expenses	\$ 177,639	\$ 72,808	\$ 105,518	55.65	\$ (72,121)
Other Routine Expenses:					
Tenant Services	\$ 280,289	\$ 80,791	-	-	\$ (280,289)
Utilities	211,478	158,206	134,000	70.68	(77,478)
Protective Services	44,303	26,793	43,364	22.87	(939)
Total Other Routine Expenses	\$ 536,070	\$ 265,789	\$ 177,364	93.55	\$ (358,706)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 0	\$ 0	-	\$ 0
Capital Expenditures	0	0	0	-	0
Interest Expense	1,010	1,010	0	-	(1,010)
Inter AMPS Transfer	0	0	0	-	0
Total Non-Routine Expenses	\$ 1,010	\$ 1,010	\$ 0	-	\$ (1,010)
Total-All Expenses	\$ 1,320,600	\$ 643,825	\$ 734,036	387.15	\$ (586,564)
PROVISION FOR RESERVE	\$ 340,456	\$ 310,770	\$ 459,281	242.24	\$ 118,825

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
 TX001000005P B. T. WASHINGTON
 UNITS AVAILABLE - 222
 OPERATING REVENUES & EXPENSES
 BUDGET WORKSHEET

	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 19,230	\$ 4,603	\$ 9,615	3.61	\$ (9,615)
Nondwelling Rental	0	0	0	-	0
Excess Utilities Usage	0	0	0	-	0
Interest Income	0	0	0	-	0
Other Income	(4,158)	11,297	3,660	1.37	7,818
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	0	10,550	0	-	0
HUD Subsidy/Grants	46,894	0	19,572	7.35	(27,322)
Total Revenues	\$ 61,966	\$ 26,450	\$ 32,847	12.33	\$ (29,119)
EXPENSE:					
Administrative:					
Salaries	\$ 4,522	\$ 3,192	\$ 0	-	\$ (4,522)
Legal - Misc.	69	0	69	0.03	0
Travel & Training	233	0	165	0.06	(68)
Accounting & Audit Fees	94	94	94	0.04	0
Management Fee	6,301	3,677	2,758	1.04	(3,543)
Sundry Administrative	1,401	406	1,275	0.48	(126)
Total Administrative	\$ 12,620	\$ 7,369	\$ 4,361	1.64	\$ (8,259)
Maintenance:					
Labor	\$ 4,093	\$ 3,765	0	-	\$ (4,093)
Materials	2,338	588	1,960	0.74	(378)
Contracts	5,166	3,194	3,742	1.40	(1,424)
Total Maintenance	\$ 11,597	\$ 7,547	\$ 5,702	2.14	\$ (5,895)
General Expense:					
Insurance	\$ 1,464	\$ 678	1,500	0.56	\$ 36
Employee Benefit Contributions	7,185	3,905	0	-	(7,185)
Collection Losses	385	0	0	-	(385)
Total General Expenses	\$ 9,034	\$ 4,583	\$ 1,500	0.56	\$ (7,534)
Other Routine Expenses:					
Tenant Services	\$ 15,995	\$ 2,882	-	-	\$ (15,995)
Utilities	0	181	0	-	0
Protective Services	1,323	47	90	0.03	(1,233)
Total Other Routine Expenses	\$ 17,318	\$ 3,110	\$ 90	0.03	\$ (17,228)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 0	\$ 0	-	\$ 0
Capital Expenditures	0	0	0	-	0
Interest Expense	0	35	0	-	0
Inter AMPS Transfer	0	0	0	-	0
Total Non-Routine Expenses	\$ 0	\$ 35	\$ 0	-	\$ 0
Total-All Expenses	\$ 50,569	\$ 22,644	\$ 11,653	4.37	\$ (38,916)
PROVISION FOR RESERVE	\$ 11,397	\$ 3,806	\$ 21,194	7.96	\$ 9,797

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000007P LAKESIDE
UNITS AVAILABLE - 164
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 460,599	\$ 298,962	\$ 454,311	230.85	\$ (6,288)
Nondwelling Rental	46,298	37,050	50,936	25.88	4,640
Excess Utilities Usage	19,248	13,626	19,832	10.08	584
Interest Income	0	0	0	-	0
Other Income	8,361	6,882	4,616	2.35	(3,745)
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	329,306	137,211	0	-	(329,306)
HUD Subsidy/Grants	534,801	448,293	500,350	254.24	(34,451)
Total Revenues	\$ 1,398,610	\$ 942,024	\$ 1,030,045	523.40	\$ (368,565)
EXPENSE:					
Administrative:					
Salaries	\$ 113,912	\$ 87,811	\$ 114,248	58.05	\$ 336
Legal - Misc.	12,000	7,167	12,500	6.35	500
Travel & Training	858	0	5,800	2.95	4,942
Accounting & Audit Fees	2,504	2,504	2,500	1.27	(4)
Management Fee	129,150	97,448	150,768	76.61	21,618
Sundry Administrative	31,173	19,641	38,992	19.81	7,819
Total Administrative	\$ 289,597	\$ 214,571	\$ 324,808	165.04	\$ 35,211
Maintenance:					
Labor	\$ 110,921	\$ 100,744	125,668	63.86	\$ 14,747
Materials	87,687	31,931	51,882	26.36	(35,805)
Contracts	143,078	84,959	117,050	59.48	(26,028)
Total Maintenance	\$ 341,686	\$ 217,634	\$ 294,600	149.70	\$ (47,086)
General Expense:					
Insurance	\$ 18,123	\$ 13,580	11,786	5.99	\$ (6,337)
Employee Benefit Contributions	102,002	78,613	110,361	56.08	8,359
Collection Losses	9,212	1,290	9,488	4.82	276
Total General Expenses	\$ 129,337	\$ 93,483	\$ 131,635	66.89	\$ 2,298
Other Routine Expenses:					
Tenant Services	\$ 43,077	\$ 22,636	-	-	\$ (43,077)
Utilities	250,000	184,386	231,300	117.53	(18,700)
Protective Services	63,121	27,376	54,458	27.67	(8,663)
Total Other Routine Expenses	\$ 356,198	\$ 234,398	\$ 285,758	145.20	\$ (70,440)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 0	\$ 0	-	\$ 0
Capital Expenditures	0	0	33,483	17.01	33,483
Interest Expense	2,697	1,045	0	-	(2,697)
Inter AMPS Transfer	0	0	0	-	0
Total Non-Routine Expenses	\$ 2,697	\$ 1,045	\$ 33,483	17.01	\$ 30,786
Total-All Expenses	\$ 1,119,515	\$ 761,131	\$ 1,070,284	543.84	\$ (49,231)
PROVISION FOR RESERVE	\$ 279,095	\$ 180,893	\$ (40,239)	(20.45)	\$ (319,334)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
TX001000016P NORTHGATE/CORONADO & 14 S/S
UNITS AVAILABLE
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	-	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 22,934	\$ 36,508	\$ 41,347	246.11	\$ 18,413
Nondwelling Rental	0	0	0	-	0
Excess Utilities Usage	0	0	0	-	0
Interest Income	0	0	0	-	0
Other Income	614	1,077	393	2.34	(221)
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	0	0	0	-	0
HUD Subsidy/Grants	47,989	37,064	26,753	159.24	(21,236)
Total Revenues	\$ 71,537	\$ 74,649	\$ 68,493	407.70	\$ (3,044)
EXPENSE:					
Administrative:					
Salaries	\$ 13,229	\$ 6,551	\$ 0	-	\$ (13,229)
Legal - Misc.	588	0	300	1.79	(288)
Travel & Training	168	0	14	0.08	(154)
Accounting & Audit Fees	275	275	275	1.64	0
Management Fee	14,700	8,197	6,435	38.30	(8,265)
Sundry Administrative	4,385	546	4,181	24.89	(204)
Total Administrative	\$ 33,345	\$ 15,569	\$ 11,205	66.70	\$ (22,140)
Maintenance:					
Labor	\$ 10,560	\$ 4,592	0	-	\$ (10,560)
Materials	4,538	1,768	1,602	9.54	(2,936)
Contracts	5,153	7,223	3,104	18.48	(2,049)
Total Maintenance	\$ 20,251	\$ 13,583	\$ 4,706	28.01	\$ (15,545)
General Expense:					
Insurance	\$ 3,415	\$ 1,514	3,500	20.83	\$ 85
Employee Benefit Contributions	11,524	6,838	0	-	(11,524)
Collection Losses	459	0	0	-	(459)
Total General Expenses	\$ 15,398	\$ 8,352	\$ 3,500	20.83	\$ (11,898)
Other Routine Expenses:					
Tenant Services	\$ 4,936	\$ 218	360	2.14	\$ (4,576)
Utilities	0	743	0	-	0
Protective Services	4,385	125	4,254	25.32	(131)
Total Other Routine Expenses	\$ 9,321	\$ 1,086	\$ 4,614	27.46	\$ (4,707)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 0	\$ 0	-	\$ 0
Capital Expenditures	0	0	0	-	0
Interest Expense	0	94	0	-	0
Inter AMPS Transfer	0	0	0	-	0
Total Non-Routine Expenses	\$ 0	\$ 94	\$ 0	-	\$ 0
Total-All Expenses	\$ 78,315	\$ 38,684	\$ 24,025	143.01	\$ (54,290)
PROVISION FOR RESERVE	\$ (6,778)	\$ 35,965	\$ 44,468	264.69	\$ 51,246

HOUSING AUTHORITY OF THE CITY OF AUSTIN

ASSET MANAGEMENT PROJECT (AMP) DETAIL
 TX001000017P Goodrich/2 Scattered Sites
 UNITS AVAILABLE - 42
 OPERATING REVENUES & EXPENSES
 BUDGET WORKSHEET

	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	-	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 3,483	\$ 22,792	\$ 2,176	4.32	\$ (1,307)
Nondwelling Rental	0	0	0	-	0
Excess Utilities Usage	0	80	0	-	0
Interest Income	0	0	0	-	0
Other Income	0	2,703	10	0.02	10
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	0	142,766	0	-	0
HUD Subsidy/Grants	12,277	188,896	7,554	14.99	(4,723)
Total Revenues	\$ 15,760	\$ 357,237	\$ 9,740	19.33	\$ (6,020)
EXPENSE:					
Administrative:					
Salaries	\$ 1,869	\$ 7,245	\$ 0	-	\$ (1,869)
Legal - Misc.	80	0	40	0.08	(40)
Travel & Training	36	2,208	8	0.02	(28)
Accounting & Audit Fees	32	182	16	0.03	(16)
Management Fee	2,100	8,274	920	1.83	(1,180)
Sundry Administrative	623	2,562	288	0.57	(335)
Total Administrative	\$ 4,740	\$ 20,471	\$ 1,272	2.52	\$ (3,468)
Maintenance:					
Labor	\$ 1,604	\$ 10,661	0	-	\$ (1,604)
Materials	514	1,019	260	0.52	(254)
Contracts	1,231	7,279	1,006	2.00	(225)
Total Maintenance	\$ 3,349	\$ 18,959	\$ 1,266	2.51	\$ (2,083)
General Expense:					
Insurance	\$ 488	\$ 2,722	500	0.99	\$ 12
Employee Benefit Contributions	1,676	9,441	0	-	(1,676)
Collection Losses	70	0	0	-	(70)
Total General Expenses	\$ 2,234	\$ 12,163	\$ 500	0.99	\$ (1,734)
Other Routine Expenses:					
Tenant Services	\$ 625	\$ 7,333	50	0.10	\$ (575)
Utilities	0	25,737	0	-	0
Protective Services	341	6,114	195	0.39	(146)
Total Other Routine Expenses	\$ 966	\$ 39,184	\$ 245	0.49	\$ (721)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 1,582	0	-	\$ 0
Capital Expenditures	0	0	0	-	0
Interest Expense	0	270	0	-	0
Inter AMPS Transfer	0	0	0	-	0
Total Non-Routine Expenses	\$ 0	\$ 1,852	\$ 0	-	\$ 0
Total-All Expenses	\$ 11,289	\$ 92,629	\$ 3,283	6.51	\$ (8,006)
PROVISION FOR RESERVE	\$ 4,471	\$ 264,608	\$ 6,457	12.81	\$ 1,986

HOUSING AUTHORITY OF THE CITY OF AUSTIN

SCHEDULE 1Ba
PATHWAYS ASSET MANAGEMENT
UNITS AVAILABLE - 1,057
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 3,900,740	\$ 2,632,693	\$ 5,077,513	727.02	\$ 1,176,774
Vacancy	(475,318)	(593,242)	(675,924)	(96.78)	(200,606)
Bad Debts	(187,890)	0	(266,641)	(38.18)	(78,751)
Interest Income	0	0	0	-	0
Other Income	685,831	654,572	580,785	83.16	(105,046)
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	634,555	0	0	-	(634,555)
HUD Subsidy/Grants	8,733,100	3,670,863	8,440,957	1,208.61	(292,143)
Total Revenues	\$ 13,291,017	\$ 6,364,886	\$ 13,156,690	1,883.83	\$ (134,327)
EXPENSE:					
Administrative:					
Salaries	\$ 1,213,387	\$ 530,885	\$ 1,213,617	173.77	\$ 230
Legal - Misc.	78,856	35,407	59,900	8.58	(18,956)
Travel & Training	19,443	5,597	65,128	9.33	45,685
Accounting & Audit Fees	57,131	24,570	84,331	12.07	27,200
Management Fee	687,246	233,891	528,389	75.66	(158,858)
Sundry Administrative	351,137	231,971	463,946	66.43	112,809
Total Administrative	\$ 2,407,200	\$ 1,062,321	\$ 2,415,311	345.83	\$ 8,110
Maintenance:					
Labor	\$ 1,006,979	\$ 460,305	937,125	134.18	\$ (69,854)
Materials	450,902	153,319	385,026	55.13	(65,876)
Contracts	1,057,420	483,824	990,373	141.81	(67,047)
Total Maintenance	\$ 2,515,301	\$ 1,097,448	\$ 2,312,524	331.12	\$ (202,777)
General Expense:					
Insurance	\$ 407,546	\$ 215,578	434,820	62.26	\$ 27,274
Employee Benefit Contributions	1,166,516	495,073	989,341	141.66	(177,175)
Collection Losses	18,979	(29)	0	-	(18,979)
Total General Expenses	\$ 1,593,041	\$ 710,622	\$ 1,424,161	203.92	\$ (168,880)
Other Routine Expenses:					
Tenant Services	\$ 1,502,472	\$ 75,234	1,502,472	7.27	\$ (1,451,712)
Utilities	2,068,174	1,176,610	1,955,280	279.97	(112,894)
Protective Services	381,360	169,179	365,148	52.28	(16,212)
Total Other Routine Expenses	\$ 3,952,006	\$ 1,421,023	\$ 2,371,188	339.52	\$ (1,580,818)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 79,950	\$ 200	0.03	\$ 200
Replacement Reserve	370,300	246,964	458,047	65.59	87,747
Interest on Notes	1,978,994	1,066,536	1,981,172	283.67	2,178
Other - Land Lease Expense	0	0	65,334	9.35	65,334
Total Non-Routine Expenses	\$ 2,349,294	\$ 1,393,450	\$ 2,504,753	358.64	\$ 155,459
Total-All Expenses	\$ 12,816,842	\$ 5,684,864	\$ 11,027,937	1,579.03	\$ (1,788,905)
PROVISION FOR RESERVE	\$ 474,175	\$ 680,022	\$ 2,128,753	304.80	\$ 1,654,578

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00028 PATHWAYS AT BOULDIN OAKS
UNITS AVAILABLE - 144
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 449,368	\$ 329,977	\$ 449,227	236.93	\$ (141)
Vacancy	(65,316)	(36,701)	(66,356)	(35.00)	(1,040)
Bad Debts	(26,126)	0	(26,542)	(14.00)	(416)
Interest Income	0	0	0	-	0
Other Income	36,483	26,419	28,504	15.03	(7,979)
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	0	0	0	-	0
HUD Subsidy/Grants	856,946	498,123	877,885	463.02	20,939
Total Revenues	\$ 1,251,355	\$ 817,818	\$ 1,262,718	665.99	\$ 11,363
EXPENSE:					
Administrative:					
Salaries	\$ 100,062	\$ 55,807	\$ 134,327	70.85	\$ 34,265
Legal - Misc.	15,000	5,254	5,000	2.64	(10,000)
Travel & Training	650	1,459	5,370	2.83	4,720
Accounting & Audit Fees	12,199	0	14,199	7.49	2,000
Management Fee	50,054	31,974	50,509	26.64	455
Sundry Administrative	29,754	15,346	16.98	16.98	2,439
Total Administrative	\$ 207,719	\$ 109,840	\$ 241,598	127.42	\$ 33,879
Maintenance:					
Labor	\$ 87,646	\$ 54,007	107,373	56.63	\$ 19,727
Materials/Resident Charges	33,530	20,157	44,760	23.61	11,230
Contracts	83,470	42,125	74,271	39.17	(9,199)
Total Maintenance	\$ 204,646	\$ 116,289	\$ 226,404	119.41	\$ 21,758
General Expense:					
Insurance	\$ 41,574	\$ 28,346	45,358	23.92	\$ 3,784
Employee Benefit Contributions	90,989	53,147	111,182	58.64	20,193
Collection Losses	0	0	0	-	0
Total General Expenses	\$ 132,563	\$ 81,493	\$ 156,540	82.56	\$ 23,977
Other Routine Expenses:					
Tenant Services	\$ 176,960	\$ 1,296	1.93	1.93	\$ (173,300)
Utilities	192,000	195,152	192,000	101.27	0
Protective Services	35,141	26,014	34,709	18.31	(432)
Total Other Routine Expenses	\$ 404,101	\$ 222,462	\$ 230,369	121.50	\$ (173,732)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 1,187	200	0.11	\$ 200
Replacement Reserve	50,400	33,600	52,367	27.62	1,967
Interest on Notes	258,446	173,986	266,199	140.40	7,753
Other	0	0	0	-	0
Total Non-Routine Expenses	\$ 308,846	\$ 208,773	\$ 318,766	168.13	\$ 9,920
Total-All Expenses	\$ 1,257,875	\$ 738,857	\$ 1,173,677	619.03	\$ (84,198)
PROVISION FOR RESERVE	\$ (6,521)	\$ 78,961	\$ 89,041	46.96	\$ 95,562

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
 TX16RD00029 PATHWAYS CORONADO HILLS
 UNITS AVAILABLE - 48
 OPERATING REVENUES & EXPENSES
 BUDGET WORKSHEET

	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 142,647	\$ 95,848	\$ 146,832	78.44	\$ 4,185
Vacancy	(18,231)	14,165	(18,567)	(9.92)	(336)
Bad Debts	(7,292)	0	(7,427)	(3.97)	(135)
Interest Income	0	0	0	-	0
Other Income	3,058	9,959	6,400	3.42	3,342
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	0	0	0	-	0
HUD Subsidy/Grants	221,975	141,912	224,503	119.93	2,528
Total Revenues	\$ 342,156	\$ 261,884	\$ 351,741	187.90	\$ 9,585
EXPENSE:					
Administrative:					
Salaries	\$ 46,569	\$ 31,304	\$ 49,099	26.23	\$ 2,530
Legal - Misc.	500	1,105	400	0.21	(100)
Travel & Training	600	322	3,702	1.98	3,102
Accounting & Audit Fees	733	733	733	0.39	0
Management Fee	13,686	10,435	14,070	7.52	383
Sundry Administrative	11,081	10,156	14,441	7.71	3,360
Total Administrative	\$ 73,169	\$ 54,055	\$ 82,445	44.04	\$ 9,275
Maintenance:					
Labor	\$ 36,571	\$ 23,755	43,789	23.39	\$ 7,218
Materials	13,060	3,669	9,800	5.24	(3,260)
Contracts	30,151	19,506	34,101	18.22	3,950
Total Maintenance	\$ 79,782	\$ 46,930	\$ 87,690	46.84	\$ 7,908
General Expense:					
Insurance	\$ 13,713	\$ 9,509	14,297	7.64	\$ 584
Employee Benefit Contributions	39,998	35,671	42,728	22.83	2,730
Collection Losses	0	0	0	-	0
Total General Expenses	\$ 53,711	\$ 45,180	\$ 57,025	30.46	\$ 3,314
Other Routine Expenses:					
Tenant Services	\$ 11,451	\$ 430	██████████	1.44	\$ (8,751)
Utilities	63,500	47,742	59,000	31.52	(4,500)
Protective Services	15,022	9,338	14,370	7.68	(652)
Total Other Routine Expenses	\$ 89,973	\$ 57,510	\$ 76,070	40.64	\$ (13,903)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 0	0	-	\$ 0
Replacement Reserve	16,800	11,200	17,456	9.32	656
Interest on Notes	44,400	29,890	43,626	23.30	(774)
Other	0	0	0	-	0
Total Non-Routine Expenses	\$ 61,200	\$ 41,090	\$ 61,082	32.63	\$ (118)
Total-All Expenses	\$ 357,835	\$ 244,765	\$ 364,312	194.61	\$ 6,477
PROVISION FOR RESERVE	\$ (15,679)	\$ 17,119	\$ (12,571)	(6.72)	\$ 3,108

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00030 PATHWAYS AT MANCHACA II
UNITS AVAILABLE - 144
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 86,656	\$ 61,993	\$ 95,814	82.31	\$ 9,158
Vacancy	(13,877)	(9,664)	(14,111)	(12.12)	(234)
Bad Debts	(5,551)	0	(1,916)	(1.65)	3,635
Interest Income	0	0	0	-	0
Other Income	1,209	3,301	1,290	1.11	81
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	0	0	0	-	0
HUD Subsidy/Grants	190,891	115,606	186,408	160.14	(4,483)
Total Revenues	\$ 259,328	\$ 171,236	\$ 267,485	229.80	\$ 8,157
EXPENSE:					
Administrative:					
Salaries	\$ 31,079	\$ 18,007	\$ 30,503	26.21	\$ (576)
Legal - Misc.	350	256	500	0.43	150
Travel & Training	750	242	1,786	1.53	1,036
Accounting & Audit Fees	504	504	504	0.43	0
Management Fee	10,373	6,811	10,634	9.14	261
Sundry Administrative	5,960	3,638	5,488	4.71	(472)
Total Administrative	\$ 49,016	\$ 29,458	\$ 49,415	42.45	\$ 399
Maintenance:					
Labor	\$ 25,152	\$ 18,118	30,982	26.62	\$ 5,830
Materials	6,715	870	8,685	7.46	1,970
Contracts	17,105	12,911	19,855	17.06	2,750
Total Maintenance	\$ 48,972	\$ 31,899	\$ 59,522	51.14	\$ 10,550
General Expense:					
Insurance	\$ 8,859	\$ 6,138	9,123	7.84	\$ 264
Employee Benefit Contributions	27,660	17,801	28,283	24.30	623
Collection Losses	0	0	0	-	0
Total General Expenses	\$ 36,519	\$ 23,939	\$ 37,406	32.14	\$ 887
Other Routine Expenses:					
Tenant Services	\$ 7,068	\$ 0	\$ 0	0.71	\$ (6,243)
Utilities	41,200	33,877	37,000	31.79	(4,200)
Protective Services	4,510	4,270	4,505	3.87	(5)
Total Other Routine Expenses	\$ 52,778	\$ 38,147	\$ 42,330	36.37	\$ (10,448)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 0	\$ 0	-	\$ 0
Replacement Reserve	11,550	7,702	12,008	10.32	458
Interest on Notes	39,960	26,901	39,263	33.73	(697)
Other	0	0	0	-	0
Total Non-Routine Expenses	\$ 51,510	\$ 34,603	\$ 51,271	44.05	\$ (239)
Total-All Expenses	\$ 238,795	\$ 158,046	\$ 239,944	206.14	\$ 1,149
PROVISION FOR RESERVE	\$ 20,533	\$ 13,190	\$ 27,541	23.66	\$ 7,008

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00025 PATHWAYS AT GEORGIAN MANOR
UNITS AVAILABLE - 94
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 292,615	\$ 206,752	\$ 319,547	166.43	\$ 26,933
Vacancy	(39,937)	19,956	(40,632)	(21.16)	(695)
Bad Debts	(15,975)	0	(16,253)	(8.47)	(278)
Interest Income	0	0	0	-	0
Other Income	1,660	9,119	2,849	1.48	1,189
Inter AMPS Transfer	0		0		0
Non Federal Donations	0		0		0
HUD Subsidy/Grants	506,116	309,948	493,092	256.82	(13,024)
Total Revenues	\$ 744,479	\$ 545,775	\$ 758,603	395.11	\$ 14,124
EXPENSE:					
Administrative:					
Salaries	\$ 80,584	\$ 48,062	\$ 63,389	33.02	\$ (17,195)
Legal - Misc.	6,500	5,392	6,500	3.39	0
Travel & Training	900	577	4,900	2.55	4,000
Accounting & Audit Fees	3,500	3,500	9,000	4.69	5,500
Management Fee	29,779	23,715	30,344	15.80	565
Sundry Administrative	18,683	37,228	33,748	17.58	15,065
Total Administrative	\$ 139,946	\$ 118,474	\$ 147,881	77.02	\$ 7,935
Maintenance:					
Labor	\$ 72,578	\$ 42,846	35,147	18.31	\$ (37,431)
Materials	18,349	13,338	17,786	9.26	(563)
Contracts	48,650	42,019	60,625	31.58	11,975
Total Maintenance	\$ 139,577	\$ 98,203	\$ 113,558	59.14	\$ (26,019)
General Expense:					
Insurance	\$ 27,008	\$ 18,579	29,084	15.15	\$ 2,076
Employee Benefit Contributions	73,820	39,107	45,327	23.61	(28,493)
Collection Losses	0	0	0	-	0
Total General Expenses	\$ 100,828	\$ 57,686	\$ 74,411	38.76	\$ (26,417)
Other Routine Expenses:					
Tenant Services	\$ 35,398	\$ 2,850		1.22	\$ (33,048)
Utilities	133,000	88,776	117,500	61.20	(15,500)
Protective Services	25,017	15,222	29,659	15.45	4,642
Total Other Routine Expenses	\$ 193,415	\$ 106,848	\$ 149,509	77.87	\$ (43,906)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 6,181	\$ 0	-	\$ 0
Replacement Reserve	32,900	22,022	35,257	18.36	2,357
Interest on Notes	95,928	63,582	95,097	49.53	(831)
Other-Land Lease	0		17,333	9.03	17,333
Total Non-Routine Expenses	\$ 128,828	\$ 91,785	\$ 147,687	76.92	\$ 18,859
Total-All Expenses	\$ 702,594	\$ 472,996	\$ 633,046	329.71	\$ (69,548)
PROVISION FOR RESERVE	\$ 41,885	\$ 72,779	\$ 125,557	65.39	\$ 83,673

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
 TX16RD00034 PATHWAYS AT SHADOWBEND RIDGE
 UNITS AVAILABLE - 50
 OPERATING REVENUES & EXPENSES
 BUDGET WORKSHEET

	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 157,746	\$ 94,400	\$ 153,714	57.70	\$ (4,032)
Vacancy	(21,347)	(19,821)	(21,744)	(8.16)	(397)
Bad Debts	(8,539)	0	(8,698)	(3.27)	(159)
Interest Income	0	0	0	-	0
Other Income	1,936	68,451	50,874	19.10	48,938
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	0	0	0	-	0
HUD Subsidy/Grants	269,198	178,461	281,167	105.54	11,970
Total Revenues	\$ 398,993	\$ 321,491	\$ 455,313	170.91	\$ 56,320
EXPENSE:					
Administrative:					
Salaries	\$ 46,733	\$ 16,957	\$ 47,594	17.87	\$ 861
Legal - Misc.	10,506	1,033	3,000	1.13	(7,506)
Travel & Training	900	694	2,768	1.04	1,868
Accounting & Audit Fees	8,500	3,500	9,000	3.38	500
Management Fee	15,960	12,761	18,213	6.84	2,253
Sundry Administrative	18,842	11,479	9,640	9.64	6,828
Total Administrative	\$ 101,441	\$ 46,424	\$ 106,245	39.88	\$ 4,804
Maintenance:					
Labor	\$ 40,110	\$ 19,959	46,723	17.54	\$ 6,613
Materials	21,880	10,578	17,780	6.67	(4,100)
Contracts	28,222	22,246	41,645	15.63	13,423
Total Maintenance	\$ 90,212	\$ 52,783	\$ 106,148	39.85	\$ 15,936
General Expense:					
Insurance	\$ 16,988	\$ 11,549	18,238	6.85	\$ 1,250
Employee Benefit Contributions	39,877	18,457	43,386	16.29	3,509
Collection Losses	0	0	0	-	0
Total General Expenses	\$ 56,865	\$ 30,006	\$ 61,624	23.13	\$ 4,759
Other Routine Expenses:					
Tenant Services	\$ 1,250	\$ 199	0	0.48	\$ 25
Utilities	77,000	54,125	90,500	33.97	13,500
Protective Services	8,525	7,600	8,775	3.29	250
Total Other Routine Expenses	\$ 86,775	\$ 61,924	\$ 100,550	37.74	\$ 13,775
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 66,960	\$ 0	-	\$ 0
Replacement Reserve	17,500	11,664	18,750	7.04	1,250
Interest on Notes	48,478	32,549	48,058	18.04	(420)
Other-Land Lease	0	0	14,667	5.51	14,667
Total Non-Routine Expenses	\$ 65,978	\$ 111,173	\$ 81,475	30.58	\$ 15,497
Total-All Expenses	\$ 401,271	\$ 302,310	\$ 456,041	171.19	\$ 54,771
PROVISION FOR RESERVE	\$ (2,278)	\$ 19,181	\$ (728)	(0.27)	\$ 1,549

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00035 PATHWAYS AT NORTHGATE
UNITS AVAILABLE - 50
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 170,404	\$ 109,012	\$ 200,993	102.13	\$ 30,590
Vacancy	(20,055)	1,893	(20,413)	(10.37)	(357)
Bad Debts	(8,022)	0	(8,165)	(4.15)	(143)
Interest Income	0	0	0	-	0
Other Income	2,011	36,137	3,437	1.75	1,426
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	0	0	0	-	0
HUD Subsidy/Grants	230,700	133,248	207,258	105.31	(23,442)
Total Revenues	\$ 375,037	\$ 280,290	\$ 383,110	194.67	\$ 8,073
EXPENSE:					
Administrative:					
Salaries	\$ 47,248	\$ 10,047	\$ 50,720	25.77	\$ 3,472
Legal - Misc.	1,500	1,413	1,500	0.76	0
Travel & Training	600	0	2,548	1.29	1,948
Accounting & Audit Fees	4,583	3,500	9,000	4.57	4,417
Management Fee	15,001	9,839	15,324	7.79	323
Sundry Administrative	14,005	18,595	24,927	12.67	10,922
Total Administrative	\$ 82,937	\$ 43,394	\$ 104,019	52.86	\$ 21,082
Maintenance:					
Labor	\$ 37,213	\$ 16,890	45,945	23.35	\$ 8,732
Materials	9,050	5,192	11,930	6.06	2,880
Contracts	27,225	27,273	39,510	20.08	12,285
Total Maintenance	\$ 73,488	\$ 49,355	\$ 97,385	49.48	\$ 23,897
General Expense:					
Insurance	\$ 14,963	\$ 10,116	16,089	8.18	\$ 1,126
Employee Benefit Contributions	38,992	16,425	44,466	22.59	5,474
Collection Losses	0	(29)	0	-	0
Total-General Expenses	\$ 53,955	\$ 26,512	\$ 60,555	30.77	\$ 6,600
Other Routine Expenses:					
Tenant Services	\$ 16,852	\$ 826		1.14	\$ (14,602)
Utilities	66,000	44,482	59,000	29.98	(7,000)
Protective Services	15,660	8,212	13,878	7.05	(1,782)
Total Other Routine Expenses	\$ 98,512	\$ 53,520	\$ 75,128	38.17	\$ (23,384)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 1,874	0	-	\$ 0
Replacement Reserve	17,500	11,664	0	-	(17,500)
Interest on Notes	55,844	37,014	55,360	28.13	(484)
Other-Land Lease	0		11,467	5.83	11,467
Total Non-Routine Expenses	\$ 73,344	\$ 50,552	\$ 66,827	33.96	\$ (6,517)
Total-All Expenses	\$ 382,236	\$ 223,333	\$ 403,914	205.24	\$ 21,678
PROVISION FOR RESERVE	\$ (7,199)	\$ 56,957	\$ (20,804)	(10.57)	\$ (13,605)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00036 PATHWAYS AT NORTH LOOP
UNITS AVAILABLE - 130
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 425,071	\$ 406,231	\$ 373,975	311.65	\$ (51,096)
Vacancy	(51,391)	(111,029)	(52,328)	(43.61)	(937)
Bad Debts	(20,557)	0	(20,931)	(17.44)	(374)
Interest Income	0	0	0	-	0
Other Income	12,419	25,018	16,827	14.02	4,408
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	0	0	0	-	0
HUD Subsidy/Grants	602,756	278,355	672,592	560.49	69,836
Total Revenues	\$ 968,298	\$ 598,575	\$ 990,135	825.11	\$ 21,837
EXPENSE:					
Administrative:					
Salaries	\$ 107,509	\$ 66,215	\$ 170,404	142.00	\$ 62,895
Legal - Misc.	11,000	18,889	15,000	12.50	4,000
Travel & Training	1,700	939	4,800	4.00	3,100
Accounting & Audit Fees	8,700	3,500	9,000	7.50	300
Management Fee	38,732	22,798	39,605	33.00	873
Sundry Administrative	28,144	58,126	61,808	51.51	33,662
Total Administrative	\$ 195,785	\$ 170,467	\$ 300,615	250.51	\$ 104,830
Maintenance:					
Labor	\$ 73,910	\$ 50,986	75,804	63.17	\$ 1,894
Materials	19,083	12,501	15,500	12.92	(3,583)
Contracts	102,755	87,894	74,530	62.11	(28,225)
Total Maintenance	\$ 195,748	\$ 151,381	\$ 165,834	138.20	\$ (29,914)
General Expense:					
Insurance	\$ 33,827	\$ 23,394	37,039	30.87	\$ 3,212
Employee Benefit Contributions	82,358	70,464	113,256	94.38	30,898
Collection Losses	0	0	0	-	0
Total General Expenses	\$ 116,185	\$ 93,858	\$ 150,295	125.25	\$ 34,110
Other Routine Expenses:					
Tenant Services	\$ 49,222	\$ 2,110	[REDACTED]	9.38	\$ (37,972)
Utilities	173,200	145,732	172,000	143.33	(1,200)
Protective Services	38,834	23,722	38,449	32.04	(385)
Total Other Routine Expenses	\$ 261,256	\$ 171,564	\$ 221,699	184.75	\$ (39,557)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 1,874	\$ 0	-	\$ 0
Replacement Reserve	45,500	30,336	0	-	(45,500)
Interest on Notes	104,664	69,373	103,757	86.46	(907)
Other-Land Lease	0	0	7,200	6.00	7,200
Total Non-Routine Expenses	\$ 150,164	\$ 101,583	\$ 110,957	92.46	\$ (39,207)
Total-All Expenses	\$ 919,138	\$ 688,853	\$ 949,400	791.17	\$ 30,262
PROVISION FOR RESERVE	\$ 49,160	\$ (90,278)	\$ 40,735	33.95	\$ (8,426)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00037 PATHWAYS AT MANCHACA VILLAGE
UNITS AVAILABLE - 33
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 91,984	\$ 70,735	\$ 122,232	70.74	\$ 30,248
Vacancy	(14,393)	(5,683)	(14,642)	(8.47)	(249)
Bad Debts	(5,757)	0	(5,857)	(3.39)	(100)
Interest Income	0	0	0	-	0
Other Income	1,083	27,900	1,846	1.07	763
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	0	0	0	-	0
HUD Subsidy/Grants	195,870	116,150	170,610	98.73	(25,260)
Total Revenues	\$ 268,787	\$ 209,102	\$ 274,189	158.67	\$ 5,402
EXPENSE:					
Administrative:					
Salaries	\$ 31,172	\$ 12,062	\$ 30,503	17.65	\$ (669)
Legal - Misc.	1,500	1,022	1,500	0.87	0
Travel & Training	800	277	1,676	0.97	876
Accounting & Audit Fees	6,517	3,500	9,000	5.21	2,483
Management Fee	10,751	7,459	10,968	6.35	216
Sundry Administrative	17,420	17,996	20,682	11.97	3,262
Total Administrative	\$ 68,160	\$ 42,316	\$ 74,329	43.01	\$ 6,168
Maintenance:					
Labor	\$ 17,307	\$ 12,241	23,857	13.81	\$ 6,550
Materials	17,257	3,349	8,190	4.74	(9,067)
Contracts	21,760	18,949	30,510	17.66	8,750
Total Maintenance	\$ 56,324	\$ 34,539	\$ 62,557	36.20	\$ 6,233
General Expense:					
Insurance	\$ 10,106	\$ 6,900	10,548	6.10	\$ 442
Employee Benefit Contributions	22,069	13,662	25,006	14.47	2,937
Collection Losses	0	0	0	-	0
Total General Expenses	\$ 32,175	\$ 20,562	\$ 35,554	20.58	\$ 3,379
Other Routine Expenses:					
Tenant Services	\$ 8,846	\$ 0	0	0.48	\$ (8,021)
Utilities	45,800	37,089	46,000	26.62	200
Protective Services	7,650	5,714	7,795	4.51	145
Total Other Routine Expenses	\$ 62,296	\$ 42,803	\$ 54,620	31.61	\$ (7,676)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 1,874	\$ 0	-	\$ 0
Replacement Reserve	11,550	7,704	12,387	7.17	837
Interest on Notes	35,459	23,808	35,152	20.34	(307)
Other-Land Lease	0	0	14,667	8.49	14,667
Total Non-Routine Expenses	\$ 47,009	\$ 33,386	\$ 62,206	36.00	\$ 15,197
Total-All Expenses	\$ 265,964	\$ 173,606	\$ 289,265	167.40	\$ 23,301
PROVISION FOR RESERVE	\$ 2,823	\$ 35,496	\$ (15,076)	(8.72)	\$ (17,899)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00040 PATHWAYS AT GASTON PLACE
UNITS AVAILABLE - 100
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 122,665	\$ 385,838	\$ 540,482	450.40	\$ 417,817
Vacancy	(35,853)	(248,476)	(36,529)	(30.44)	(676)
Bad Debts	(14,341)	0	(14,612)	(12.18)	(271)
Interest Income	0	0	0	-	0
Other Income	21,267	7,516	16,905	14.09	(4,362)
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	0	0	0	-	0
HUD Subsidy/Grants	594,400	112,802	190,086	158.41	(404,304)
Total Revenues	\$ 688,137	\$ 257,680	\$ 696,342	580.29	\$ 8,205
EXPENSE:					
Administrative:					
Salaries	\$ 89,979	51,692	\$ 68,589	57.16	\$ (21,390)
Legal - Misc.	1,000	308	1,200	1.00	200
Travel & Training	500	193	4,258	3.55	3,758
Accounting & Audit Fees	0	0	12,000	10.00	12,000
Management Fee	27,525	10,354	27,869	23.22	343
Sundry Administrative	20,212	19,603	37.63	37.63	24,944
Total Administrative	\$ 139,216	\$ 82,150	\$ 159,072	132.56	\$ 19,855
Maintenance:					
Labor	\$ 72,868	\$ 46,434	76,432	63.69	\$ 3,564
Materials	11,480	22,491	13,550	11.29	2,070
Contracts	73,453	28,231	47,600	39.67	(25,853)
Total Maintenance	\$ 157,801	\$ 97,156	\$ 137,582	114.65	\$ (20,219)
General Expense:					
Insurance	\$ 19,795	\$ 14,033	20,977	17.48	\$ 1,182
Employee Benefit Contributions	74,300	54,100	66,710	55.59	(7,590)
Collection Losses	0	0	0	-	0
Total General Expenses	\$ 94,095	\$ 68,133	\$ 87,687	73.07	\$ (6,408)
Other Routine Expenses:					
Tenant Services	\$ 2,500	\$ 738	2.92	2.92	\$ 1,000
Utilities	99,000	30,130	100,000	83.33	1,000
Protective Services	43,053	21,229	33,999	28.33	(9,054)
Total Other Routine Expenses	\$ 144,553	\$ 52,097	\$ 137,499	114.58	\$ (7,054)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 0	0	-	\$ 0
Replacement Reserve	35,000	23,336	36,042	30.04	1,042
Interest on Notes	86,596	50,771	86,596	72.16	0
Other	0	0	0	-	0
Total Non-Routine Expenses	\$ 121,596	\$ 74,107	\$ 122,638	102.20	\$ 1,042
Total-All Expenses	\$ 657,261	\$ 373,643	\$ 644,478	537.06	\$ (12,784)
PROVISION FOR RESERVE	\$ 30,876	\$ (115,963)	\$ 51,865	43.22	\$ 20,989

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
 TX18RD00042 PATHWAYS AT BOOKER T WASHINGTON
 UNITS AVAILABLE - 216
 OPERATING REVENUES & EXPENSES
 BUDGET WORKSHEET

	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 543,828	\$ 470,918	\$ 915,474	353.19	\$ 371,646
Vacancy	(114,298)	(147,423)	(116,000)	(44.75)	(1,703)
Bad Debts	(45,719)	0	(46,400)	(17.90)	(681)
Interest Income	0	0	0	-	0
Other Income	545,163	406,448	427,826	165.06	(117,337)
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	0	0	0	-	0
HUD Subsidy/Grants	1,742,126	1,029,856	1,404,532	541.87	(337,594)
Total Revenues	\$ 2,671,100	\$ 1,759,799	\$ 2,585,432	997.47	\$ (85,669)
EXPENSE:					
Administrative:					
Salaries	\$ 162,809	\$ 128,225	\$ 180,012	69.45	\$ 17,203
Legal - Misc.	2,500	144	1,800	0.69	(700)
Travel & Training	8,413	309	9,500	3.67	1,087
Accounting & Audit Fees	3,390	3,390	3,390	1.31	0
Management Fee	102,683	58,146	103,762	40.03	1,079
Sundry Administrative	58,170	19,535	63,378	24.45	5,208
Total Administrative	\$ 337,965	\$ 209,749	\$ 361,842	139.60	\$ 23,877
Maintenance:					
Labor	\$ 147,320	\$ 101,850	115,002	44.37	\$ (32,318)
Materials	99,595	34,692	64,550	24.90	(35,045)
Contracts	202,920	114,421	160,486	61.92	(42,434)
Total Maintenance	\$ 449,835	\$ 250,963	\$ 340,038	131.19	\$ (109,797)
General Expense:					
Insurance	\$ 72,308	\$ 48,761	70,921	27.36	\$ (1,387)
Employee Benefit Contributions	258,671	103,571	135,706	52.36	(122,965)
Collection Losses	0	0	0	-	0
Total General Expenses	\$ 330,979	\$ 152,332	\$ 206,627	79.72	\$ (124,352)
Other Routine Expenses:					
Tenant Services	\$ 576,252	\$ 52,809	██████████	2.14	\$ (570,702)
Utilities	381,000	326,860	361,000	139.27	(20,000)
Protective Services	47,617	25,307	43,488	16.78	(4,129)
Total Other Routine Expenses	\$ 1,004,869	\$ 404,976	\$ 410,038	158.19	\$ (594,831)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 0	\$ 0	-	\$ 0
Replacement Reserve	75,600	50,400	77,452	29.88	1,852
Interest on Notes	502,184	337,983	494,294	190.70	(7,890)
Other	0	0	0	-	0
Total Non-Routine Expenses	\$ 577,784	\$ 388,383	\$ 571,746	220.58	\$ (6,038)
Total-All Expenses	\$ 2,701,432	\$ 1,406,403	\$ 1,890,291	729.28	\$ (811,141)
PROVISION FOR RESERVE	\$ (30,332)	\$ 353,396	\$ 695,140	268.19	\$ 725,472

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00043 PATHWAYS AT MEADOWBROOK
UNITS AVAILABLE - 160
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

REVENUE:	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	PUM \$	Over (Under) Prior Budget
Dwelling Rentals	\$ 468,795	\$ 349,815	\$ 600,153	312.58	\$ 131,359
Vacancy	(80,620)	(39,245)	(81,787)	(42.60)	(1,167)
Bad Debts	(32,248)	0	(32,715)	(17.04)	(467)
Interest Income	0	0	0	-	0
Other Income	2,076	34,304	6,304	3.28	4,228
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	0	0	0	-	0
HUD Subsidy/Grants	1,143,603	674,519	1,035,588	539.37	(108,015)
Total Revenues	\$ 1,501,605	\$ 1,019,393	\$ 1,527,543	795.60	\$ 25,938
EXPENSE:					
Administrative:					
Salaries	\$ 120,515	\$ 86,673	\$ 129,450	67.42	\$ 8,935
Legal - Misc.	7,000	591	5,000	2.60	(2,000)
Travel & Training	849	585	7,600	3.96	6,751
Accounting & Audit Fees	2,443	2,443	2,443	1.27	0
Management Fee	60,064	39,599	61,557	32.06	1,492
Sundry Administrative	50,513	20,269	42,741	22.26	(7,772)
Total Administrative	\$ 241,384	\$ 150,160	\$ 248,791	129.58	\$ 7,406
Maintenance:					
Labor	\$ 113,787	\$ 66,507	122,297	63.70	\$ 8,510
Materials	72,650	26,482	66,980	34.89	(5,670)
Contracts	168,175	68,249	-	80.79	(13,059)
Total Maintenance	\$ 354,612	\$ 161,238	\$ 344,393	179.37	\$ (10,219)
General Expense:					
Insurance	\$ 60,109	\$ 38,073	54,590	28.43	\$ (5,519)
Employee Benefit Contributions	124,648	70,058	115,804	60.31	(8,844)
Collection Losses	0	0	0	-	0
Total General Expenses	\$ 184,757	\$ 108,131	\$ 170,394	88.75	\$ (14,363)
Other Routine Expenses:					
Tenant Services	\$ 319,882	\$ 13,976	-	2.16	\$ (315,732)
Utilities	249,280	172,645	234,280	122.02	(15,000)
Protective Services	41,245	22,551	35,598	18.54	(5,647)
Total Other Routine Expenses	\$ 610,407	\$ 209,172	\$ 274,028	142.72	\$ (336,379)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 0	\$ 0	-	\$ 0
Replacement Reserve	56,000	37,336	57,378	29.88	1,378
Interest on Notes	327,890	220,679	322,739	168.09	(5,151)
Other	0	0	0	-	0
Total Non-Routine Expenses	\$ 383,890	\$ 258,015	\$ 380,117	197.98	\$ (3,773)
Total-All Expenses	\$ 1,775,050	\$ 886,716	\$ 1,417,722	738.40	\$ (357,328)
PROVISION FOR RESERVE	\$ (273,445)	\$ 132,677	\$ 109,821	57.20	\$ 383,266

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00043 PATHWAYS AT THURMOND
UNITS AVAILABLE - 160
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 300,684	\$ 51,174	\$ 411,449	214.30	\$ 110,765
Vacancy	0	(11,214)	(71,136)	(37.05)	(71,136)
Bad Debts	0	0	(28,454)	(14.82)	(28,454)
Interest Income	0	0	0	-	0
Other Income	18,172	0	3,688	1.92	(14,484)
Inter AMPS Transfer	0	0	0	-	0
Non Federal Donations	63,437	0	0	-	(63,437)
HUD Subsidy/Grants	883,624	81,883	1,011,261	526.70	127,637
Total Revenues	\$ 1,265,917	\$ 121,843	\$ 1,326,809	691.05	\$ 60,892
EXPENSE:					
Administrative:					
Salaries	\$ 118,837	\$ 5,834	\$ 95,239	49.60	\$ (23,598)
Legal - Misc.	9,000	0	9,000	4.69	0
Travel & Training	1,000	0	5,300	2.76	4,300
Accounting & Audit Fees	2,199	0	2,199	1.15	0
Management Fee	113,400	0	53,644	27.94	(59,756)
Sundry Administrative	26,874	0	31,619	16.47	4,745
Total Administrative	\$ 271,310	\$ 5,834	\$ 197,001	102.60	\$ (74,309)
Maintenance:					
Labor	\$ 96,587	\$ 6,712	101,079	52.65	\$ 4,492
Materials	34,150	0	27,890	14.53	(6,260)
Contracts	70,400	0	72,768	37.90	2,368
Total Maintenance	\$ 201,137	\$ 6,712	\$ 201,737	105.07	\$ 600
General Expense:					
Insurance	\$ 33,170	\$ 180	29,700	15.47	\$ (3,470)
Employee Benefit Contributions	99,731	2,610	90,306	47.03	(9,425)
Collection Losses	6,014	0	0	-	(6,014)
Total General Expenses	\$ 138,915	\$ 2,790	\$ 120,006	62.50	\$ (18,909)
Other Routine Expenses:					
Tenant Services	\$ 90,421	\$ 0	92,211	1.88	\$ (86,821)
Utilities	195,000	0	185,000	96.35	(10,000)
Protective Services	34,628	0	21,587	11.24	(13,041)
Total Other Routine Expenses	\$ 320,049	\$ 0	\$ 210,187	109.47	\$ (109,862)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 0	\$ 0	-	\$ 0
Replacement Reserve	0	0	50,400	26.25	50,400
Interest on Notes	916	0	164,273	85.56	163,357
Other	0	0	0	-	0
Total Non-Routine Expenses	\$ 916	\$ 0	\$ 214,673	111.81	\$ 213,757
Total-All Expenses	\$ 932,327	\$ 15,336	\$ 943,604	491.46	\$ 11,277
PROVISION FOR RESERVE	\$ 333,590	\$ 106,507	\$ 383,204	199.59	\$ 49,614

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00043 PATHWAYS AT ROSEWOOD
UNITS AVAILABLE - 124
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

REVENUE:	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	PUM \$	Over (Under) Prior Budget
Dwelling Rentals	\$ 297,224	\$	\$ 370,804	193.13	\$ 73,580
Vacancy			(57,758)	(30.08)	(57,758)
Bad Debts	642		(23,103)	(12.03)	(23,745)
Interest Income			0	-	0
Other Income	21,436		0	5.50	(10,869)
Inter AMPS Transfer			0	-	0
Non Federal Donations	254,964		0	-	(254,964)
HUD Subsidy/Grants	588,946		784,348	408.51	195,402
Total Revenues	\$ 1,163,212	\$ 0	\$ 1,084,858	565.03	\$ (78,354)
EXPENSE:					
Administrative:					
Salaries	\$ 95,193	\$	\$ 92,282	48.06	\$ (2,911)
Legal - Misc.	8,000		5,000	2.60	(3,000)
Travel & Training	770		4,694	2.44	3,924
Accounting & Audit Fees	1,893		1,893	0.99	0
Management Fee	97,650		43,692	22.76	(53,958)
Sundry Administrative	22,340		24,706	12.87	2,366
Total Administrative	\$ 225,846	\$ 0	\$ 172,267	89.72	\$ (53,579)
Maintenance:					
Labor	\$ 89,953	\$	60,083	31.29	\$ (29,870)
Materials	41,860		39,410	20.53	(2,450)
Contracts	87,500		81,050	42.21	(6,450)
Total Maintenance	\$ 219,313	\$ 0	\$ 180,543	94.03	\$ (38,770)
General Expense:					
Insurance	\$ 25,426	\$	36,459	18.99	\$ 11,033
Employee Benefit Contributions	86,952		70,088	36.50	(16,864)
Collection Losses	5,944	0	0	-	(5,944)
Total General Expenses	\$ 118,322	\$ 0	\$ 106,547	55.49	\$ (11,775)
Other Routine Expenses:					
Tenant Services	\$ 71,621	\$	0	1.61	\$ (68,521)
Utilities	126,500		116,500	60.68	(10,000)
Protective Services	24,345		23,844	12.42	(501)
Total Other Routine Expenses	\$ 222,466	\$ 0	\$ 143,444	74.71	\$ (79,022)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$	\$ 0	-	\$ 0
Replacement Reserve	0		43,400	22.60	43,400
Interest on Notes	328,681		204,764	106.65	(123,917)
Other	0		0	-	0
Total Non-Routine Expenses	\$ 328,681	\$ 0	\$ 248,164	129.25	\$ (80,517)
Total-All Expenses	\$ 1,114,628	\$ 0	\$ 850,965	443.21	\$ (263,663)
PROVISION FOR RESERVE	\$ 48,584	\$ 0	\$ 233,894	121.82	\$ 185,310

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
TX16RD00043 PATHWAYS AT SANTA RITA COURTS
UNITS AVAILABLE - 97
OPERATING REVENUES & EXPENSES
BUDGET WORKSHEET

	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 252,263	\$	\$ 305,217	158.97	\$ 52,954
Vacancy			(52,678)	(27.44)	(52,678)
Bad Debts	1,595		(21,071)	(10.97)	(22,666)
Interest Income			0	-	0
Other Income	12,712		3,468	1.81	(9,244)
Inter AMPS Transfer			0	-	0
Non Federal Donations	315,362		0	-	(315,362)
HUD Subsidy/Grants	563,738		748,344	389.76	184,606
				-	
Total Revenues	\$ 1,145,670	\$ 0	\$ 983,280	512.12	\$ (162,390)
EXPENSE:					
Administrative:					
Salaries	\$ 110,141	\$	\$ 46,990	24.47	\$ (63,151)
Legal - Misc.	2,500		2,500	1.30	0
Travel & Training	711		4,950	2.58	4,239
Accounting & Audit Fees	1,481		1,481	0.77	0
Management Fee	76,386		39,644	20.65	(36,742)
Sundry Administrative	18,833		█	12.16	4,508
Total Administrative	\$ 210,052	\$ 0	\$ 118,906	61.93	\$ (91,146)
Maintenance:					
Labor	\$ 72,531	\$	36,688	19.11	\$ (35,843)
Materials	40,428		27,150	14.14	(13,278)
Contracts	76,834		77,556	40.39	722
Total Maintenance	\$ 189,793	\$ 0	\$ 141,394	73.64	\$ (48,399)
General Expense:					
Insurance	\$ 25,047	\$	36,056	18.78	\$ 11,009
Employee Benefit Contributions	85,357		38,492	20.05	(46,865)
Collection Losses	5,045	0	0	-	(5,045)
Total General Expenses	\$ 115,449	\$ 0	\$ 74,548	38.83	\$ (40,901)
Other Routine Expenses:					
Tenant Services	\$ 133,711	\$	█	1.26	\$ (131,286)
Utilities	177,194		143,500	74.74	(33,694)
Protective Services	33,654		43,162	22.48	9,508
Total Other Routine Expenses	\$ 344,559	\$ 0	\$ 189,087	98.48	\$ (155,472)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 0	\$ 0	-	\$ 0
Replacement Reserve	0		33,950	17.68	33,950
Interest on Notes	49,548		21,994	11.46	(27,554)
Other	0		0	-	0
Total Non-Routine Expenses	\$ 49,548	\$ 0	\$ 55,944	29.14	\$ 6,396
Total-All Expenses	\$ 909,401	\$ 0	\$ 579,879	302.02	\$ (329,522)
PROVISION FOR RESERVE	\$ 236,269	\$ 0	\$ 403,401	210.10	\$ 167,132

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PATHWAYS ASSET MANAGEMENT
 TX16RD00043 PATHWAYS AT SANTA RITA COURTS
 UNITS AVAILABLE - 97
 OPERATING REVENUES & EXPENSES
 BUDGET WORKSHEET

	2018/19 Budget Approved	Y-T-D Actual As of 11/30/2018	2019/2020 Budget	PUM \$	Over (Under) Prior Budget
REVENUE:					
Dwelling Rentals	\$ 252,263	\$	\$ 305,217	158.97	\$ 52,954
Vacancy			(52,678)	(27.44)	(52,678)
Bad Debts	1,595		(21,071)	(10.97)	(22,666)
Interest Income			0	-	0
Other Income	12,712		3,468	1.81	(9,244)
Inter AMPS Transfer			0	-	0
Non Federal Donations	315,362		0	-	(315,362)
HUD Subsidy/Grants	563,738		748,344	389.76	184,606
Total Revenues	\$ 1,145,670	\$ 0	\$ 983,280	512.12	\$ (162,390)
EXPENSE:					
Administrative:					
Salaries	\$ 110,141	\$	\$ 46,990	24.47	\$ (63,151)
Legal - Misc.	2,500		2,500	1.30	0
Travel & Training	711		4,950	2.58	4,239
Accounting & Audit Fees	1,481		1,481	0.77	0
Management Fee	76,386		39,644	20.65	(36,742)
Sundry Administrative	18,833		12.16	12.16	4,508
Total Administrative	\$ 210,052	\$ 0	\$ 118,906	61.93	\$ (91,146)
Maintenance:					
Labor	\$ 72,531	\$	36,688	19.11	\$ (35,843)
Materials	40,428		27,150	14.14	(13,278)
Contracts	76,834		77,556	40.39	722
Total Maintenance	\$ 189,793	\$ 0	\$ 141,394	73.64	\$ (48,399)
General Expense:					
Insurance	\$ 25,047	\$	36,056	18.78	\$ 11,009
Employee Benefit Contributions	85,357		38,492	20.05	(46,865)
Collection Losses	5,045	0	0	-	(5,045)
Total General Expenses	\$ 115,449	\$ 0	\$ 74,548	38.83	\$ (40,901)
Other Routine Expenses:					
Tenant Services	\$ 133,711	\$	1.26	1.26	\$ (131,286)
Utilities	177,194		143,500	74.74	(33,694)
Protective Services	33,654		43,162	22.48	9,508
Total Other Routine Expenses	\$ 344,559	\$ 0	\$ 189,087	98.48	\$ (155,472)
Non-Routine Expenses:					
Extraordinary Maintenance	\$ 0	\$ 0	\$ 0	-	\$ 0
Replacement Reserve	0		33,950	17.68	33,950
Interest on Notes	49,548		21,994	11.46	(27,554)
Other	0		0	-	0
Total Non-Routine Expenses	\$ 49,548	\$ 0	\$ 55,944	29.14	\$ 6,396
Total-All Expenses	\$ 909,401	\$ 0	\$ 579,879	302.02	\$ (329,522)
PROVISION FOR RESERVE	\$ 236,269	\$ 0	\$ 403,401	210.10	\$ 167,132

HOUSING AUTHORITY OF THE CITY OF AUSTIN
FISCAL YEAR 2019/2020 DEPARTMENTAL BUDGET

ACCT. #	ACCOUNT DESCRIPTION	Admissions				Annualized to 12 months	2019/20 Requested Budget
		2018/19 Budget	FYTD as of 11/30/2018 8 Months		Budget Balance		
			Budget	Actual			
ADMINISTRATION:							
4110.00	ADMINISTRATIVE SALARIES	407,237	271,491	195,774	211,463	293,661	400,741
4110.00	ADMINISTRATIVE SALARIES - O/T	3,000	2,000	20	2,980	30	3,000
	TOTAL SALARIES	410,237	273,491	195,794	214,443	293,691	403,741
4130.01	LEGAL EXPENSE-MISC.	10,000	6,667		10,000		5,000
4140.00	STAFF TRAINING	4,000	2,667	128	3,872	192	4,000
4150.10	TRAVEL - CONVENTION & MEETINGS			595	(595)	893	
4150.20	TRAVEL - OUT OF TOWN	2,000	1,333	1,998	2	2,997	2,000
4150.30	TRAVEL - LOCAL			20	(20)	30	
4170.00	ACCOUNTING & AUDITING FEES						
4190.01	OFFICE SUPPLIES	5,000	3,333	3,726	1,274	5,589	5,000
4190.02	HACA HISTORY						
4190.03	POSTAGE EXPENSE	5,000	3,333	5,106	(106)	7,659	8,000
4190.04	ADVERTISING	5,000	3,333	980	4,020	1,470	5,000
4190.05	FISCAL AGENT FEE						
4190.06	PRINTING						400
4190.07	MEMBERSHIP DUES & FEES						
4190.08	TELEPHONE	8,000	5,333	1,637	6,363	2,456	8,000
4190.10	COURT COSTS						
4190.11	OFFICE CUSTODIAL						
4190.12	MAINT. AGREEMENTS -OFFICE EQUIP.	2,740	1,827		2,740		
4190.13	MAINT. AGREEMENTS -COMP. EQUIP.						
4190.15	EQUIPMENT LEASES	8,000	5,333	3,879	4,121	5,819	8,000
4190.16	OFFICE FURNITURE/EQUIPMENT	10,000	6,667	713	9,287	1,070	2,000
4190.17	OFFICE EQUIPMENT REPAIRS						
4190.22	MEETING EXPENSE						1,000
4190.23	MISC. EXPENSES						
4190.24	SUBSCRIPTIONS	4,000	2,667		4,000		2,000
4190.29	RADIOS						
4190.31	ANSWERING SERVICE						
4190.37	PAGER						
4190.40	CONSULTANTS						
4190.43	NEWSLETTER						
4190.51/52	CREDIT REPORTS & CRIMINAL CHECKS	20,000	13,333	7,689	12,311	11,534	20,000
4190.53	HOMEOWNERS' FEES/ASSESSMENTS						
4190.54	EMPLOYEE PHYSICAL/DRUG TESTS						
4190.57	INTERPRETER FEE	3,000	2,000	514	2,486	771	2,000
4190.67	DOCUMENT SHREDDING	600		360		540	480
4190.69	WAITLIST OPENING	25,000	16,667	750	24,250	1,125	
4190.00	TOTAL SUNDRY	92,340	63,826	25,354	70,746	38,031	61,880
	TOTAL ADMINISTRATION	508,577	347,984	223,889	298,448	335,834	476,621
GENERAL EXPENSE:							
4510.00	INSURANCE						
4510.01	WORKERS COMPENSATION			786	(786)	1,179	
4540.00	EMPLOYEE BENEFITS	191,401	127,601	90,811	100,590	136,217	185,721
4590.00	UTILITY ASSISTANCE	5,000	3,333	3,685	1,315	5,528	5,000
4610.00	EXTRAORDINARY						
	TOTAL GENERAL EXPENSES	196,401	130,934	95,282	101,119	142,923	190,721
7520.00	REPLACEMENTS OF EQUIPMENTS						
7540.03	PROPERTY BETTERMENTS & ADDITIONS	50,000	33,333		50,000		
	TOTAL CAPITAL EXPENDITURES	50,000	33,333		50,000		
	TOTAL	754,979	512,251	319,171	449,568	478,757	667,342

HOUSING AUTHORITY OF THE CITY OF AUSTIN
FISCAL YEAR 2019/2020 DEPARTMENTAL BUDGET

ACCT. #	ACCOUNT DESCRIPTION	COMPLIANCE OVERSIGHT					2019/20 Requested Budget
		2018/19 Budget	FYTD as of 11/30/2018		Budget Balance	Annualized to 12 months	
			8 Months Budget	Actual			
	ADMINISTRATION:						
4110.01	ADMINISTRATIVE SALARIES	206,786	137,857	217,501	(10,715)	326,252	297,874
4110.00	ADMINISTRATIVE SALARIES - O/T						
	TOTAL SALARIES	206,786	137,857	217,501	(10,715)	326,252	297,874
4130.01	LEGAL EXPENSE-MISC.						1,000
4140.00	STAFF TRAINING	7,500	5,000	2,276	5,224	3,414	7,000
4150.10	TRAVEL - CONVENTION & MEETINGS	1,000	667	396	604	594	
4150.20	TRAVEL - OUT OF TOWN	4,500	3,000		4,500		4,500
4150.30	TRAVEL - LOCAL						
4170.00	ACCOUNTING & AUDITING FEES						
4190.01	OFFICE SUPPLIES	2,000	1,333	829	1,171	1,244	2,000
4190.02	Business Process Mapping						
4190.03	POSTAGE EXPENSE	75	50		75		75
4190.04	ADVERTISING						
4190.05	FISCAL AGENT FEE						
4190.06	PRINTING						
4190.07	MEMBERSHIP DUES & FEES	1,000	667	325	675	488	1,000
4190.08	TELEPHONE						
4190.10	COURT COSTS						
4190.11	OFFICE CUSTODIAL						
4190.12	MAINT. AGREEMENTS -OFFICE EQUIP.						
4190.13	MAINT. AGREEMENTS -COMP. EQUIP.						
4190.15	EQUIPMENT LEASES	3,000	2,000	1,321	1,679	1,982	3,000
4190.16	OFFICE FURNITURE/EQUIPMENT	1,000	667	1,350	(350)	2,025	1,000
4190.17	OFFICE EQUIPMENT REPAIRS						
4190.22	MEETING EXPENSE	200	133		200		200
4190.23	MISC. EXPENSES						
4190.24	SUBSCRIPTIONS	1,000	667	345	655	518	1,000
4190.29	ASSESSMENT OF FAIR HOUSING	50,000	33,333		50,000		
4190.31	ANSWERING SERVICE						
4190.37	PAGER						
4190.40	CONSULTANTS						
4190.43	NEWSLETTER						
4190.51	CREDIT REPORTS & CRIMINAL CHECKS	8,750	5,833	4,355	4,395	6,533	8,750
4190.53	HOMEOWNERS' FEES/ASSESSMENTS						
4190.54	EMPLOYEE PHYSICAL/DRUG TESTS						
4190.57	INTERPRETER FEE	250	167		250		250
4190.62	SOFTWARE						
4190.00	TOTAL SUNDRY	67,275	44,850	8,525	58,750	12,788	17,275
	TOTAL ADMINISTRATION	287,061	191,374	228,698	58,363	343,047	327,649
	MAINTENANCE						
4410.00	LABOR HOUSING DEVELOPMENT						
	TOTAL MAINTENANCE - LABOR						
4210.01	TENANT SERVICES-SALARIES						
	MAINTENANCE MATERIALS						
4430.00	CONTRACTS						
4430.30	STORAGE RENTAL						
4430.00	MAINTENANCE CONTRACTS						
	TOTAL MAINTENANCE						
	PROTECTIVE SERVICES:						
4470.00	SECURITY MATERIALS						
4480.01	SECURITY CONTRACTS						
	TOTAL PROTECTIVE SERVICES						
	GENERAL EXPENSE:						
4510.00	INSURANCE						
4510.01	WORKERS COMPENSATION			797	(797)	1,196	
4540.00	EMPLOYEE BENEFITS	97,189	64,793	78,605	18,584	117,908	137,022
4580.00	INTEREST						
4610.03	EXTRAORDINARY						
	TOTAL GENERAL EXPENSES	97,189	64,793	79,402	17,787	119,103	137,022
7520.00	REPLACEMENTS OF EQUIPMENTS						
7540.03	PROPERTY BETTERMENTS & ADDITIONS						
	TOTAL CAPITAL EXPENDITURES						
	TOTAL	384,250	256,167	308,100	76,150	462,150	464,671

RENTAL ASSISTANCE DEMONSTRATION PROGRAM
 PLANNING BUDGET
 FISCAL YEAR 2019/2020 DEPARTMENTAL BUDGET

ACCT. #	ACCOUNT DESCRIPTION	RAD				Annualized to 12 months	2019/20 Requested Budget
		2018/19 Budget	FYTD as of 11/30/2018		Budget Balance		
			8 Budget	Months Actual			
	<u>OPERATING REVENUE</u>						
3500.02	HACA TRANSFER	902,680	601,787	568,705	333,975	853,058	
349000	GAIN ON SALE OF SCATTERED SITES						2,000,000
	<u>OPERATING EXPENSES</u>						
	ADMINISTRATION:						
4110.00	ADMINISTRATIVE SALARIES	384,996	256,664	100,760	284,236	151,140	285,062
4110.00	ADMINISTRATIVE SALARIES - O/T			247	(247)	371	
	TOTAL SALARIES	384,996	256,664	101,007	283,989	151,511	285,062
4130.01	LEGAL EXPENSE-MISC.	20,000	13,333	2,420	17,580	3,630	6,000
4140.00	STAFF TRAINING	38,100	25,400	36,905	1,195	55,358	2,500
4150.10	TRAVEL - CONVENTIONS & MEETINGS	10,000	6,667		10,000		
4150.20	TRAVEL - OUT OF TOWN			3,378	(3,378)	5,067	10,000
4150.30	TRAVEL - LOCAL						
4170.00	ACCOUNTING & AUDITING FEES						
4180.00	OFFICE RENT/UTILITIES						
4190.01	OFFICE SUPPLIES						
4190.03	POSTAGE EXPENSE	2,000	1,333	23	1,977	35	
4190.04	ADVERTISING	9,300	6,200	3,509	5,791	5,264	
4190.06	PRINTING	20,368	13,579	675	19,693	1,013	8,000
4190.07	MEMBERSHIP DUES & FEES						
4190.08	TELEPHONE	780	520		780		780
4190.11	OFFICE CUSTODIAL						
4190.15	EQUIPMENT LEASES						
4190.16	OFFICE EQUIPMENT						
4190.17	EQUIPMENT REPAIRS						
4190.22	MEETING EXPENSE	30,000	20,000	5,671	24,329	8,507	26,000
4190.23	MISC. EXPENSES			115	(115)	173	
4190.24	SUBSCRIPTIONS						
4190.40	CONSULTANTS	224,868	149,912	70,277	154,591	105,416	62,000
4190.43	NEWSLETTER						
4190.57	INTERPRETER FEE	39,198	26,131	12,802	26,394	19,203	33,225
4190.62	ANNUAL SOFTWARE FEES	54,898	36,599	24,226	30,672	36,339	
4190.73	SPONSORSHIPS/INDUSTRY CONTRIBUTIONS						
4190.00	TOTAL SUNDRY	243,203	254,274	117,298	264,112	175,947	130,005
	TOTAL ADMINISTRATION	675,505	556,338	261,008	573,498	391,512	433,567
4420.09	GAS & OIL						
4420.11	AUTO PARTS						
4420.30	CONTRACT COSTS						
4430.37	RAD RELOCATION ASSISTANCE	56,000	37,333	263,932	(207,932)	395,898	30,840
	TOTAL	56,000	37,333	263,932	(207,932)	395,898	30,840
	GENERAL EXPENSE:						
4510.00	INSURANCE						
4510.02	WORKERS COMPENSATION			403	(403)	605	
4540.00	EMPLOYEE BENEFITS	171,175	114,117	43,362	127,813	65,043	131,129
	TOTAL GENERAL EXPENSES	171,175	114,117	43,765	127,410	65,648	131,129
	TOTAL CAPITAL EXPENDITURES						
	BELOW THE LINE PAYMENTS						
	TOTAL	902,680	707,788	568,705	492,976	853,058	595,536

HOUSING AUTHORITY OF THE CITY OF AUSTIN
FISCAL YEAR 2019/2020 DEPARTMENTAL BUDGET

ACCT. #	ACCOUNT DESCRIPTION	Finance				Annualized to 12 months	2019/20 Requested Budget
		2018/19 Budget	FYTD as of 11/30/2018		Budget Balance		
			8 Months Budget	Actual			
	OPERATING EXPENSES						
	ADMINISTRATION:						
4110.00	ADMINISTRATIVE SALARIES	900,700	600,467	565,601	335,099	848,402	
4110.00	ADMINISTRATIVE SALARIES - O/T	10,000	6,667	4,044	5,956	6,066	
	TOTAL SALARIES	910,700	607,134	569,645	341,054	854,468	
						816,521	
4130.01	LEGAL EXPENSE-MISC.						
4140.00	STAFF TRAINING	3,000	2,000	1,203	1,797	1,805	
4150.10	TRAVEL - CONVENTION & MEETINGS	5,600	3,733	5,075	525	7,813	
4150.20	TRAVEL - OUT OF TOWN	7,000	4,667	6,285	715	9,428	
4150.30	TRAVEL - LOCAL	100	67		100		
4170.00	ACCOUNTING & AUDITING FEES	110,000	73,333	60,900	49,100	32,469	
						110,000	
4190.01	OFFICE SUPPLIES	4,000	2,667	4,465	(465)	6,697	
4190.02	HACA HISTORY					7,500	
4190.03	POSTAGE EXPENSE	11,000	7,333	5,108	5,892	7,662	
4190.04	ADVERTISING					7,500	
4190.05	FISCAL AGENT FEE	2,000	1,333		2,000	2,000	
4190.06	PRINTING	3,000	2,000	3,238	(238)	4,856	
4190.07	MEMBERSHIP DUES & FEES	2,000	1,333	840	1,180	1,260	
4190.08	TELEPHONE	4,000	2,667	329	3,671	494	
4190.15	EQUIPMENT LEASES	3,500	2,333	2,276	1,224	3,414	
4190.16	OFFICE FURNITURE/EQUIPMENT	2,000	1,333		2,000	4,800	
4190.17	OFFICE EQUIPMENT REPAIRS	2,000	1,333		2,000	750	
4190.22	MEETING EXPENSE	1,000	667	505	495	767	
4190.23	MISC. EXPENSES			(639)		(958)	
4190.24	SUBSCRIPTIONS	500	333	10	490	16	
4190.25	BANK CHARGES	40,000	26,667	27,613	12,387	41,419	
4190.37	PAGER					52,000	
4190.40	CONSULTANTS	52,500	35,000	5,060	47,440	7,590	
4190.43	NEWSLETTER					650,000	
4190.51	CREDIT REPORTS & CRIMINAL CHECKS	300	200	60	240	90	
4190.67	DOCUMENT SHREDDING	1,500	1,000	420	1,080	630	
4190.72	BREAKROOM SUPPLIES					1,200	
4190.75	STORAGE LEASE	10,000	6,667	4,091	5,909	6,137	
4190.00	TOTAL SUNDRY	139,300	92,866	63,375	85,287	80,062	
	TOTAL ADMINISTRATION	1,175,700	783,800	696,483	478,578	985,844	
4300.00	UTILITIES	280,000	186,667	1,777,406	(1,497,406)	2,666,109	
	GENERAL EXPENSE:					252,800	
4510.00	INSURANCE	100,000	66,667	64,342	35,658	96,512	
4510.01	WORKERS COMPENSATION					105,000	
4540.00	EMPLOYEE BENEFITS	424,036	282,691	180,016	244,020	270,023	
4580.00	INTEREST	112,271	74,847	81,244	31,027	121,866	
4610.00	EXTRAORDINARY					222,963	
	TOTAL GENERAL EXPENSES	636,307	424,205	325,601	310,706	468,401	
						703,563	
	TOTAL	2,092,007	1,394,672	2,799,490	(706,122)	1,474,245	
						2,653,714	

HOUSING AUTHORITY OF THE CITY OF AUSTIN
FISCAL YEAR 2019/2020 DEPARTMENTAL BUDGET

ACCT. # ACCOUNT DESCRIPTION	TMI					2019/20 Requested Budget
	2018/19 Budget	FYTD as of 11/30/2018		Budget Balance	Annualized to 12 months	
		6 Budget	Months Actual			
ADMINISTRATION:						
4110.00 ADMINISTRATIVE SALARIES	374,850	249,900	153,237	221,613	229,856	388,389
4110.00 ADMINISTRATIVE SALARIES - O/T	3,000	2,000		3,000		1,000
TOTAL SALARIES	377,850	251,900	153,237	224,613	229,856	389,389
4130.01 LEGAL EXPENSE-MISC.						
4140.00 STAFF TRAINING	7,250	4,833	12,999	(5,749)	19,499	7,250
4150.10 TRAVEL - CONVENTION & MEETINGS	5,630	3,753	2,773	2,857	4,160	7,516
4150.20 TRAVEL - OUT OF TOWN	7,325	4,883	3,174	4,151	4,761	5,103
4150.30 TRAVEL - LOCAL	75	50		75		75
4170.00 ACCOUNTING & AUDITING FEES						
4190.01 OFFICE SUPPLIES	2,000	1,333	1,186	814	1,779	1,000
4190.02 HACA HISTORY						
4190.03 POSTAGE EXPENSE	100	67		100		100
4190.04 ADVERTISING			104	(104)	156	
4190.05 FISCAL AGENT FEE						
4190.06 PRINTING						
4190.07 MEMBERSHIP DUES & FEES	560	373	250	310	375	560
4190.08 TELEPHONE	40,567	27,045	19,768	20,799	29,652	41,117
4190.09 INTERNET/CABLE	17,790	11,860	12,971	4,819		30,900
4190.10 COURT COSTS						
4190.11 OFFICE CUSTODIAL						
4190.12 MAINT. AGREEMENTS -OFFICE EQUIP.	214,241	142,827	131,566	82,685	197,334	253,086
4190.13 COMPUTER EQUIPMENT	277,604	185,069	106,831	170,773	160,247	163,201
4190.15 EQUIPMENT LEASES						
4190.16 OFFICE FURNITURE/EQUIPMENT	2,120	1,413	271	1,849	407	2,500
4190.17 OFFICE EQUIPMENT REPAIRS						
4190.22 MEETING EXPENSE	350	233		350		350
4190.23 MISC. EXPENSES						
4190.24 SUBSCRIPTIONS	540	360		540		540
4190.31 ANSWERING SERVICE						
4190.37 PAGER						
4190.40 CONSULTANTS	193,628	129,085	12,156	181,472	18,234	246,000
4190.43 NEWSLETTER						
4190.51 CREDIT REPORTS & CRIMINAL CHECKS						
4190.53 HOMEOWNERS' FEES/ASSESSMENTS						
4190.54 EMPLOYEE PHYSICAL/DRUG TESTS						
4190.61 ADMIN BLDG MAINTENANCE						
4190.62 SOFTWARE	141,835	94,557	42,565		63,848	116,710
4190.72 BREAKROOM SUPPLIES						
4190.75 STORAGE LEASE						
4190.00 TOTAL SUNDRY	884,435	594,222	327,658	464,407	472,031	856,064
TOTAL ADMINISTRATION	1,282,565	859,641	499,841	690,354	730,305	1,265,397
MAINTENANCE						
4410.00 LABOR- HOUSING DEVELOPMENT						
TOTAL MAINTENANCE - LABOR						
4300.00 UTILITIES						
4420.00 MATERIALS						
4420.09 GAS & OIL						
4420.11 AUTO PARTS						
MAINTENANCE MATERIALS						
4430.00 CONTRACTS						
4430.11 VEHICLE REPAIRS						
4430.26 UNIFORMS						
4430.30 STORAGE RENTAL						
4430.00 MAINTENANCE CONTRACTS						
TOTAL MAINTENANCE						
PROTECTIVE SERVICES:						
4470.00 SECURITY MATERIALS						
4480.01 SECURITY CONTRACTS						
TOTAL PROTECTIVE SERVICES						
GENERAL EXPENSE:						
4510.00 INSURANCE						
4510.01 WORKERS COMPENSATION			694	(694)	1,041	
4540.00 EMPLOYEE BENEFITS	178,180	117,453	45,433	130,747	68,150	179,119
4580.00 INTEREST						
4610.00 EXTRAORDINARY						
TOTAL GENERAL EXPENSES	178,180	117,453	46,127	130,053	69,191	179,119
7520.00 REPLACEMENTS OF EQUIPMENTS						
7540.03 PROPERTY BETTERMENTS & ADDITIONS						
TOTAL CAPITAL EXPENDITURES						
TOTAL	1,458,745	977,094	646,968	820,407	799,496	1,444,516

HOUSING AUTHORITY OF THE CITY OF AUSTIN
FISCAL YEAR 2019/2020 DEPARTMENTAL BUDGET

ACCT. #	ACCOUNT DESCRIPTION	Purchasing					2019/20 Requested Budget
		2018/19 Budget	FYTD as of 11/30/2018		Budget Balance	Annualized to 12 months	
			8 Months Budget	Months Actual			
	OPERATING EXPENSES						
	ADMINISTRATION:						
4110.00	ADMINISTRATIVE SALARIES	240,506	160,337	117,236	123,270	175,654	258,071
4110.00	ADMINISTRATIVE SALARIES - O/T						
	TOTAL SALARIES	240,506	160,337	117,236	123,270	175,654	258,071
4130.01	LEGAL EXPENSE-MISC.	500	333		500		10,000
4140.00	STAFF TRAINING	5,000	3,333		5,000		5,000
4150.10	TRAVEL - CONVENTION & MEETINGS	1,000	667		1,000		1,000
4150.20	TRAVEL - OUT OF TOWN	2,000	1,333		2,000		2,000
4150.30	TRAVEL - LOCAL	500	333	8	492	12	500
4190.01	OFFICE SUPPLIES	1,000	667	229	771	344	1,000
4190.02	HACA HISTORY						
4190.03	POSTAGE EXPENSE						50
4190.04	ADVERTISING						
4190.05	FISCAL AGENT FEE						
4190.06	PRINTING	200	133	55	145	83	200
4190.07	MEMBERSHIP DUES & FEES	5,000	3,333	100	4,900	150	5,000
4190.08	TELEPHONE	1,500	1,000	704	796	1,066	3,120
4190.16	OFFICE FURNITURE/EQUIPMENT	1,200	800		1,200		1,200
4190.17	OFFICE EQUIPMENT REPAIRS						
4190.22	MEETING EXPENSE	200	133		200		200
4190.23	MISC. EXPENSES						
4190.72	BREAKROOM SUPPLIES	17,500	11,667	8,155	9,345	12,233	17,500
4190.75	STORAGE LEASE						
4190.00	TOTAL SUNDRY	28,600	17,733	9,243	17,357	13,865	28,270
	TOTAL ADMINISTRATION	276,106	164,069	126,487	149,619	189,731	304,841
	MAINTENANCE						
4410.00	LABOR- HOUSING DEVELOPMENT						159,361
	TOTAL MAINTENANCE - LABOR						159,361
4300.00	UTILITIES						
	Custodial Materials						28,000
	Electrical Materials						2,500
	Plumbing Materials						3,500
	Lawn Care & Grounds Materials						2,000
	Tools & Equipment						2,000
	Water Heater, Boiler & parts						500
	Miscellaneous Materials						1,000
	HVAC Materials						25,000
	Gas & Oil						28,000
	Exterior Lighting						2,000
	Auto Parts						3,000
	Paint & Supplies						2,000
	Flooring/Ceiling Materials						500
	Pest Control Materials						600
	Appliance Parts						2,000
	Alarms/Extinguishers/Sprinklers						1,000
	Hardware/Locks						500
	Safety Equipment (Glove/Belts/Goggles)						1,000
	Window Coverings						1,000
	Countertops/Cabinets						500
	Lumber & Sheetrock						1,000
	Doors						500
	Fencing Materials						1,000
	Refrigerators						500
	Ranges						500
	Dishwashers						500
	MAINTENANCE MATERIALS						110,500
4430.00	CONTRACTS						
	Elevator Contracts						14,000
	Trash Removal						8,500
	Custodial Contracts						160,000
	Plumbing Contracts						15,000
	Grounds Contracts						25,000
	HVAC Contracts						25,000
	Fire Protection Contracts						5,000
	Vehicle Repairs						15,000
	Contract Painting						5,000
	Carpet/Flooring Cleaning & Repair						2,000
	Pest Control Contracts						6,000
	Door/Window Repair Contracts						5,000
	Masonry Work						2,000
	Electrical Contracts						5,000
	Key & Lock Services						5,000
	Building & Equipment Repair						10,000
	Uniforms Contract						2,500
	Equipment Rental						2,000
	Tree Trimming						5,000
	Roofing						1,000
4430.00	MAINTENANCE CONTRACTS						318,000
	TOTAL MAINTENANCE						587,861
4510.01	WORKERS COMPENSATION			473	(473)	710	
4540.00	EMPLOYEE BENEFITS	113,038	75,359	49,505	63,533	74,258	192,019
	TOTAL GENERAL EXPENSES	113,038	75,359	49,978	63,060	74,967	192,019
	TOTAL	389,144	259,428	176,465	212,679	264,698	1,084,721

HOUSING AUTHORITY OF THE CITY OF AUSTIN
FISCAL YEAR 2019/2020 DEPARTMENTAL BUDGET

ACCT. # ACCOUNT DESCRIPTION		Human Resource				Annualized to 12 months	2019/20 Requested Budget
		2018/19 Budget	FYTD as of 11/30/2018		Budget Balance		
			8 Budget	Months Actual			
ADMINISTRATION:							
4110.00	ADMINISTRATIVE SALARIES	237,197	158,131	126,201	110,996	189,302	264,361
4110.00	ADMINISTRATIVE SALARIES - O/T	2,500	1,667	52	2,448	78	2,500
	Admin Salaries - Special Projects						1,000
	TOTAL SALARIES	239,697	159,798	126,253	113,444	189,380	267,861
4130.01	LEGAL EXPENSE-MISC.	5,000	3,333	870	4,130	1,305	15,000
4140.00	STAFF TRAINING	10,000	6,667	9,220	780	13,830	10,000
4150.10	TRAVEL - CONVENTION & MEETINGS	6,000	4,000	3,739	2,261	5,609	6,000
4150.20	TRAVEL - OUT OF TOWN	10,000	6,667	4,579	5,421	6,869	10,000
4150.30	TRAVEL - LOCAL	100	67	30	70	45	100
4170.00	ACCOUNTING & AUDITING FEES						
4190.01	OFFICE SUPPLIES	2,500	1,667	1,571	929	2,357	2,500
4190.02	HACA HISTORY						
4190.03	POSTAGE EXPENSE	250	167	75	175	113	200
4190.04	ADVERTISING/SCREENING	30,000	20,000	9,697	20,303	14,546	25,000
4190.05	FISCAL AGENT FEE						
4190.06	PRINTING						
4190.07	MEMBERSHIP DUES & FEES	2,500	1,667	289	2,211	434	2,500
4190.08	TELEPHONE	1,200	800	159	1,041	239	1,000
4190.16	OFFICE FURNITURE/EQUIPMENT	1,000	667	293	707	440	3,500
4190.17	OFFICE EQUIPMENT REPAIRS	100	67		100		100
4190.22	MEETING EXPENSE	9,000	6,000	9,022	(22)	13,533	9,000
4190.23	MISC. EXPENSES	2,000	1,333	187	1,813	281	3,000
4190.24	SUBSCRIPTIONS	3,000	2,000	558	2,442	837	3,000
4190.37	INTERN	15,000	10,000	8,242	6,758	12,363	15,000
4190.40	CONSULTANTS	20,000	13,333	19,848	152	29,772	20,000
4190.51	CREDIT REPORTS & CRIMINAL CHECKS	2,000	1,333	280	1,720	420	1,500
4190.53	HOMEOWNERS' FEES/ASSESSMENTS						
4190.54	EMPLOYEE PHYSICAL/DRUG TESTS	8,000	5,333	2,373	5,627	3,560	5,000
	DOCUMENT SHREDDING						100
4190.57	INTERPRETER FEE						
4190.61	STORAGE LEASE						
4190.78	APPLICATION TRACKING SYSTEM	5,000	3,333	2,090	2,910	3,135	5,000
4190.79	TUITION REIMBURSEMENT	10,000	6,667		10,000		5,000
4190.80	EMPLOYEE REFERRAL PROGRAM	25,000	16,667	2,000	23,000	3,000	5,000
4190.84	RECRUITING						20,000
4190.74	WELLNESS PROGRAM	10,000	6,667		10,000		16,000
4190.00	TOTAL SUNDRY	146,550	97,701	56,684	89,866	85,026	142,400
	TOTAL ADMINISTRATION	417,347	278,233	201,375	215,972	302,063	451,361
	MAINTENANCE						
4410.00	LABOR-HOUSING DEVELOPMENT						
	TOTAL MAINTENANCE - LABOR						
4300.00	UTILITIES						
	MAINTENANCE MATERIALS						
4430.00	MAINTENANCE CONTRACTS						
	TOTAL MAINTENANCE						
	TOTAL PROTECTIVE SERVICES						
	GENERAL EXPENSE:						
4510.00	INSURANCE						
4510.01	WORKERS COMPENSATION			519	(519)	779	
4540.00	EMPLOYEE BENEFITS	111,483	74,322	51,704	59,779	77,556	123,216
4590.02	EMPLOYEE CONTRIBUTION MATCH	15,000	10,000	9,551	5,449	14,327	
4610.03	EXTRAORDINARY-CONTRACTS						
	TOTAL GENERAL EXPENSES	126,483	84,322	61,774	64,709	92,661	123,216
7520.00	REPLACEMENTS OF EQUIPMENTS						
7540.03	PROPERTY BETTERMENTS & ADDITIONS						
	TOTAL CAPITAL EXPENDITURES						
	TOTAL	543,830	362,555	263,149	280,680	394,724	574,577