

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



BOARD OF COMMISSIONERS

Chairperson- Carl S. Richie, Jr.

Vice-Chairperson- Dr. Tyra Duncan-Hall

2nd Vice-Chairperson- Mary Apostolou

Commissioner- Edwina Carrington

President & CEO- Michael G. Gerber

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

Thursday, October 16, 2025

9:00 AM

1124 S IH 35,

Join Zoom Meeting <http://bit.ly/4mQayiv> Meeting ID: 883 0592 9798; Passcode:

915752

Austin, TX

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

**TO BE HELD AT
1124 S IH 35,**

**Join Zoom Meeting <http://bit.ly/4mQayiv> Meeting ID: 883 0592 9798; Passcode: 915752
Austin, TX
(512.477.4488)**

**Thursday, October 16, 2025
9:00 AM**

CALL TO ORDER, ROLL CALL

CERTIFICATION OF QUORUM

PLEDGE OF ALLEGIANCE

PUBLIC 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 September 11, 2025
2. Presentation, Discussion, and Possible Action Regarding Resolution No. 02913: Approval by Ratification of a Contract for Fire Damage Repairs to Four (4) Units for Pathways at Gaston Place Apartments
3. Presentation, Discussion, and Possible Action regarding Resolution No. 02914: Approval of a contract to UKG Management Software for an HRIS (Human Resource Information System)

ACTION ITEMS

4. Presentation, Discussion, and Possible Action regarding Resolution No. 02915: Approval of the Independent Auditor's Report for the Fiscal Year ending March 31, 2025
5. Presentation, Discussion, and Possible Action regarding Resolution No. 02916: Approval of the Pathways Asset Management, Inc. Property Budgets for Calendar Year 2026
6. Presentation, Discussion, and Possible Action regarding Resolution No. 02917: Approval of the adoption of the revised Housing Choice Voucher Program's Payment Standard

7. Presentation, Discussion, and Possible Action on Resolution No. 02918 by the Board of Commissioners of the Housing Authority of the City of Austin to take the following actions with regard to the Bridge at Center Ridge Apartments (the "Development") in Austin, Texas: (i) facilitate the financing, and (ii) such other actions necessary or convenient to carry out this Resolution
8. Presentation, Discussion, and Possible Action on Resolution No. 02919 by the Board of Commissioners of the Housing Authority of the City of Austin to take the following actions with regard to the Bridge at Tech Ridge Apartments (the "Development") in Austin, Texas: (i) facilitate the financing, and (ii) such other actions necessary or convenient to carry out this Resolution
9. Presentation, Discussion, and Possible Action on Resolution No. 02920 by the Board of Commissioners of the Housing Authority of the City of Austin Approving Issuance by Austin Affordable PFC, Inc. of the Austin Affordable PFC, Inc. Multifamily Housing Revenue Bonds (Heritage Pointe Seniors Apartments), Series 2025; approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development; and containing other provisions relating to the subject
10. Presentation and Discussion of Proposed Housing Choice Voucher Program Administrative Plan Revisions for Public Comment
11. Presentation and Discussion of the Draft 2026 Public Housing Authority (PHA) Annual Plan

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 will receive program updates from the President/CEO and other senior 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 Nidia Hiroms at HACA at 512.477.4488, for additional information; TTYusers route through Relay Texas at 711. For more information on HACA, please contact Nidia Hiroms at 512.477.4488 x 2104.



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

Executive ITEM 1.

MEETING DATE: October 16, 2025
STAFF CONTACT: Nidia Hiroms
ITEM TITLE: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on September 11, 2025
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 September 11, 2025.

SUMMARY

Background:

Process:

Staff Recommendation:

ATTACHMENTS:

20250911 FINAL HACA Minutes Summary

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

September 11, 2025

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS REGULAR BOARD MEETING NOTICE WAS POSTED FOR 12:00 PM ON THURSDAY, SEPTEMBER 11, 2025, AND WAS HELD AT THE HOUSING AUTHORITY OF THE CITY OF AUSTIN, 1124 S. IH 35, AUSTIN, TX AND VIRTUALLY

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM

Carl S. Richie, Jr., HACA Chairperson called the Board of Commissioners Regular Board Meeting of the Housing Authority of the City of Austin, of September 11, 2025, to order at 12:17pm. The meeting was held at the Housing Authority of the City of Austin, 1124 S. IH 35, Austin, TX and virtually

Roll call certified a quorum was present on the call.

MEMBERS PRESENT:

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

MEMBER(S) ABSENT:

ALSO IN ATTENDANCE:

Lauren Aldredge, Cokinis Law Firm (via Zoom)
Sarah Scott, Coats Rose

STAFF PRESENT:

Ann Gass, Barbara Chen, Dominique Green, Jorge Vazquez, Kelly Crawford, Ken Bodden, Laura Bodai, Leilani Lim-Villegas, Michael Gerber, Nidia Hiroms, Ron Kowal, Suzanne Schwertner and Tiffany Tobler

PUBLIC COMMUNICATION – None.

CITYWIDE ADVISORY BOARD (CWAB) – ●Lupe Garcia, Citywide Advisory Board President, reported that the September CWAB Meeting was held on Tuesday, September 9, 2025. ●**Michael Gerber, President & CEO** congratulated everyone on the successful August activities with HACA residents! It was a busy month with back to school, YES Incentive Trip, visit HUD Administrator Ashlea Quinonez and a wonderful lunch with iMOMS to celebrate the 9% tax credits for Santa Rita. ●**Michael Roth**, Vice-President of PAMI, thanked the Santa Rita residents for completing their registration for relocation. 100% have been registered for the relocation sign-ups. ●**Leilani Lim-Villegas**, HACA Senior Director of Community Development, reported that National Night out is Tuesday, October 7th at 5:00 PM. **Leilani** encouraged everyone to invite their neighbors to come celebrate an evening to promote safety and security with the Austin Police Department and first responders. ●**Dominique Green**, Youth Education and FSS Manager, reported that HACA is looking to expand youth educational services at other HACA properties. ●**John Espnosa**, Workforce Development and Digital Inclusion Manager, reported that the Urban and Cultural Fest Workforce Symposium is on Friday, September 12th at the Moody Amphitheater. HACA is collaborating with AAUL, Goodwill, ACC, and Travis County. Job Fair at Chalmers on September 17th from 10:00 to noon. ●**Borami Lee, HACA Bringing Health Home Manager**, reported that Austin Pathways has launched three cancer education classes this month and the 9th cohort of the health and digital literacy program.

CONSENT ITEMS

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 August 21, 2025

Vice-Chairperson Duncan-Hall moved the Approval of the Board Minutes Summary for the Board Meeting held on July 17, 2025. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEM 2: Presentation, Discussion, and Possible Action regarding Resolution No: 02910: Approval to Renew

September 11, 2025

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Comprehensive Youth Development Programs Contract of Boys and Girls Clubs at Chalmers, Booker T. Washington, and Meadowbrook

HACA has partnered with the Boys & Girls Clubs since 2008. The goal is to engage youth in activities that build academic, social, and interpersonal skills, while fostering positive relationships with caring adults as part HACA's Youth Educational Success (YES) strategy.

This request was for the second year renewal of a competitively bid contract, which can extend up to 5 years. 2025 is year two of the Boys & Girls Clubs contract renewal. In 2024, a Request for Proposal process was issued by HACA Procurement, and two bids were received: Campfire ATX and the Boys & Girls Clubs. Upon further review by staff through a points system, the Boys & Girls Clubs was the organization with the appropriate bandwidth, skills, and staffing levels to provide youth services at Meadowbrook, Booker T. Washington, and Chalmers for \$210,000 per year.

Staff recommended that the Comprehensive Youth Development Program Contract is renewed with the Boys and Girls Clubs to serve Chalmers, Booker T. Washington, and Meadowbrook for two years for \$420,000 from September 1, 2025 – December 31, 2027.

Vice-Chairperson Duncan-Hall moved the Approval of Resolution No: 02910: Approval to Renew Comprehensive Youth Development Programs Contract of Boys and Girls Clubs at Chalmers, Booker T. Washington, and Meadowbrook for two years for \$420,000 from September 1, 2025 – December 31, 2027. **Commissioner Carrington** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 3: Presentation, Discussion, and Possible Action on Resolution No. 02911 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") to take the following actions with regard to The Everett (the "Development") in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this resolution

Austin Affordable Housing Corporation (AAHC) was presented with an opportunity to partner with CWS Apartment Homes, LLC (CWS) to acquire CWS's recently completed 376-unit multi-family apartment community called The Everett. The newly constructed development is located at 11205 N FM 620, Austin, Texas 78726. This would be the first partnership between AAHC and CWS. This asset is located on a 34.5-acre site with over 9 acres of natural green space in Northwest Austin. The property benefits from proximity to major thoroughfares including FM 620, US 183, and 45 Toll. The property is immediately adjacent and walkable to the H-E-B Plus anchored Plaza Volente shopping center (including Starbucks, Torchy's Tacos, Jersey Mikes, etc.) and within 2 miles to the shopping and retail at Lakeline Mall.

AAHC's proposed partner, CWS, brings extensive multifamily experience as a 55-year-old vertically integrated, full service multifamily investment management company. Originally founded in 1969, CWS now owns and manages over 31,000 units across 110 properties nationwide with a majority presence in Texas (Austin, DFW, Houston, and San Antonio) and properties in other metropolitan areas across the nation including Atlanta (GA), Denver (CO), Charlotte (NC), Nashville, (TN), Raleigh (NC), Nashville (TN), Sacramento (CA), Seattle (WA), and Phoenix (AZ). Austin, Texas is home to CWS's main corporate office where over 80 corporate team members reside. Across the nation and CWS's portfolio, CWS is proud to employ over 855 team members. Out of the 13 different markets in CWS's portfolio, Austin is CWS's largest market with nearly 7,000 units across 25 properties. Since 2013, CWS has developed 16 apartment communities with over 4,500 units including approximately 2,700 units across 11 developments located in Austin.

The Everett opened its leasing office in mid-September 2024 with first resident move-ins in December 2024 and was recently completed in late August 2025. The community features 376 units with an average unit size of 899 square feet, offering a mix of 1-, 2-, and 3-bedroom apartments. The property offers a variety of Class A apartment amenities, including sidewalk connectivity throughout the property, two swimming pools, outdoor grilling stations, two dog parks (one is ~12,000 sq. ft. with natural grass), indoor pet grooming stations, a ~2,500 sf fitness center complete with a spin studio, outdoor fitness and cool down patio, and outdoor yoga lawn, an outdoor amenity deck overlooking protected natural green space, a community clubhouse complete with a kitchen area, lounge, game room, business center with a private conference room and three individual private work pods. Electric vehicle chargers are also dispersed throughout the property with the capability of charging 12 cars at one time.

Apartments at The Everett have 10' ceilings (select units with 13' ceilings), 8' interior doors, electronic door locks, quartz and granite countertop options, stainless steel appliances, in-unit washer and dryer, walk-in closets, luxury vinyl plank flooring in unit living areas with carpet in bedrooms (all hard surface flooring on ground floor units), tub tile surrounds in all bathrooms, balconies/patios, and private yards on 31 select units. Furthermore, three of the residential buildings (126 units total) have elevator access, which is highly unique for 3-story garden-style apartment communities. All apartments at The Everett feature gas-ranges for residents who enjoy cooking at home.

Residents with families at The Everett enjoy the option of choosing between two highly rated school districts—either Round Rock Independent School District (Spicewood Elementary School, Canyon Vista Middle School, and Westwood High School) or Leander Independent School District (Grandview Elementary School, Four Points Middle School, and Vandegrift High

School). The Everett is less than two miles from Spicewood Elementary School, three miles from Grandview Hills Elementary School, within a 4-mile radius of Four Points Middle School, Vandegrift High School, Canyon Vista Middle School, and Westwood High School.

This is an important transaction to HACA and AAHC, as North Austin continues to experience significant economic and population growth, leading to increased displacement of the affordable housing community. Affordable housing in this Northwest Austin neighborhood is extremely limited, and this community will provide much-needed supply. The partnership will ensure the preservation of this asset and expand affordability options for voucher holders and other residents in the area. With its proximity to major transportation corridors and its residential appeal, The Everett is strategically positioned to provide brand-new, affordable housing with a high standard of living.

The new partnership formation will result in an estimated \$3,400,000 of additional equity to be funded by CWS investors at closing with approximately \$650,000 set aside for operating capital and interest reserve, in addition to the original investor equity of \$41,762,000 funded for the development of The Everett. The existing construction loan with a maturity date of March 2027 is being modified for the new partnership to allow time for lease-up to be completed ahead of a future refinance event. A current lease audit is underway to determine the initial number of units already qualified under 80% AMI. The property is currently 46% occupied. AAHC and CWS are committed to providing 10% of the affordable units at 60% AMI, 40% of the units at 80% AMI and leasing units to all voucher holders. CWS Apartment Homes, LLC will continue to manage the property, and the property will maintain the name The Bridge at Everett.

Commissioner Carrington moved the Approval of Resolution No. 02911 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") to take the following actions with regard to The Everett (the "Development") in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this resolution. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 4: Presentation, Discussion, and Possible Action on Resolution No. 02912 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") approving issuance by Austin Affordable PFC, Inc. of its Multifamily Housing Revenue Bonds and Governmental Note (Cameron HiLine Apartments); approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development; and containing other provisions relating to the subject

Austin Affordable Housing Corporation is being presented with an opportunity to partner with Generation Housing Partners ("Generation") on a certain property located at 1124 Clayton Lane, Austin, Texas 78723 in the Austin city limits. This would be the second (2nd) asset AAHC and Generation have partnered on together. Both are 4% tax credit/bond properties. The Board saw this property for the first time in September 2023 when an Inducement Resolution was approved.

AAHC's proposed partner, Generation, has a proven record of accomplishment with numerous projects completed with tax credit financing. Generation is based out of Dallas and has an experienced development team in place and has been an excellent partner in our previous transaction. AAHC works with Chris Applequist, Adrian Iglesias, and Travis Barber. AMP will manage the property once constructed.

The project (Cameron HiLine) will consist of 227 family units. 100% of the units will be affordable for people earning 30%, 40%, 50%, 60% and 80% AMI or below. This site sits in the Windsor Park neighborhood next to Bridge at Windsor Park, one of our workforce housing acquisition properties. This provides a chance to refer tenants back and forth according to their income requirements. Austin Independent School District will serve this property at the following schools: Harris Elementary, Webb Middle School, and Northeast Early College High School.

Community amenities include a clubhouse, leasing center, furnished fitness center, and community lounge with free, high-speed internet, and a second-story resort-style pool. The community will offer laptops to residents for "check-out". Residents will be provided with 24/7 package delivery which will combine technology with state-of-the-art commercial lockers to give residents the freedom to pick up packages anytime with a secure code.

Resident services will be free to all residents and managed by the Housing Support Services Alliance, a Texas nonprofit. Cameron HiLine will include a 3,500 SF Resident services classroom for after-school tutoring and social-emotional learning (SEL) programs, summer camps, family services and community outreach for at-risk youths. Other services will include monthly community events and classes in health and wellness, financial literacy, tax preparation, homeownership, fitness, and nutrition and diet seminars.

The development will use a mixture of 4% tax credits and bonds to finance the property. HACA's Public Facility Corporation will issue tax-exempt bonds for an amount not to exceed \$40,000,000. Bank OZK, an Arkansas state banking corporation, will provide the construction loan for an amount not to exceed \$48,000,000. Citibank, N.A., will provide permanent debt once the property is built and stabilized in a loan sum not to exceed \$35,000,000. Through its Rental Housing Development Assistance Program, Austin Housing Finance Corporation will provide a loan in the amount of \$7,950,000 to finance the acquisition of land

and construction of the project. Raymond James will provide the equity.

The planned development will consist of 17 studio units, 51 one-bedroom and one-bath units, and 159 two-bedroom and two-bath units. All units will be marketed to HACA's Housing Choice Voucher residents. T is approval will allow us to close on the bonds and construction financing in September 2025.

Commissioner Carrington moved the Approval of Resolution No. 02912 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") approving issuance by Austin Affordable PFC, Inc. of its Multifamily Housing Revenue Bonds and Governmental Note (Cameron HiLine Apartments); approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development; and containing other provisions relating to the subject. HACA's Public Facility Corporation will issue tax-exempt bonds for an amount not to exceed \$40,000,000. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

EXECUTIVE SESSION

The Board did not recess into Executive Session.

REPORTS

Michael Gerber announced the following upcoming events:

- National Night Out, October 7th
- Family Self-Sufficiency Graduation, October 9th
- Next HACA Board Meeting and SHCC 25th Anniversary Celebration, October 16.

2nd Vice-Chairperson Apostolou moved to adjourn the meeting. **Commissioner Carrington** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

The meeting adjourned at 2:24 pm.

Michael G. Gerber, Secretary

Chairperson



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

P & D ITEM 2.

MEETING DATE: October 16, 2025
STAFF CONTACT: Jimi Teasdale, Planning & Development Director
ITEM TITLE: Presentation, Discussion, and Possible Action Regarding Resolution No. 02913: Approval by Ratification of a Contract for Fire Damage Repairs to Four (4) Units for Pathways at Gaston Place Apartments
BUDGETED ITEM: No
TOTAL COST: \$111,538.00 (Base Bid)

ACTION

The Board is being asked to ratify a contract award for Fire Damage Repairs to Four (4) Units at Pathways at Gaston Place Apartments

SUMMARY

Background:

In the early morning hours of Thursday, June 26, 2025, a resident caused a fire that occurred at the Pathways at Gaston Place Apartments, damaging 4 occupied units, including from the water sprinkler system that activated, extinguishing the fire. There were unavoidable, but typical delays incurred in assisting residents with relocation to alternate facilities, units vacated for demolition of damaged materials, and the overall conditions reviewed by HACA's insurance carrier for assessment of coverage, and repair scope. An acceptable and comprehensive scope of work from insurance was provided to HACA on August 19, 2025, with which to obtain bids. The delays impacted P&D ability to complete work in all units and have them re-occupied as quickly as possible, as required by HACA's programs and policies to minimize impacts to residents, re-house displaced residents, and utilize all units for housing to the greatest extent, at all times.

Process:

P&D requested, and was allowed by the Executive Team to award the repair project via a 3 bid approach, in order to begin repairs as fast as possible, as the additional time needed for a sealed bid process would take another 6 to 8 weeks, or more, due to requirements for that approach to solicitation. Such a delay would keep displaced residents out of their homes even longer. P&D provided the Scope of Work to three contracting firms who have performed fire repair services for HACA previously, and received all bids by August 27, 2025. Upon review of all bids, a

contract award was made by August 29, 2025, and work began immediately. This approach allowed HACA to achieve the desired timeline to complete all work and re-occupy the units with existing and new residents as needed. A Board meeting agenda item would be prepared to present the contract approval request to the Board, to ratify the action, at the next following scheduled meeting, assuming the information could be available by then.

Staff Recommendation:

Staff recommends approval and ratification of contract award to JG Arcoiris Painting Contractors, LLC, based on the lowest, most responsive and responsible bid submitted, and subsequent satisfactory reference verifications.

ATTACHMENTS:

Bid Summary for Fire Damage Units (4) for Pathways at Gaston Place Apartments

RESOLUTION NO. 02913

RATIFYING AND APPROVING THE AWARD OF CONTRACT FOR FIRE DAMAGE REPAIRS TO FOUR (4) UNITS AT PATHWAYS AT GASTON PLACE APARTMENTS

WHEREAS, On August 27, 2025, the Housing Authority of the City of Austin received bid submissions for Fire Damage Repairs to Four (4) Units at Pathways at Gaston Place Apartments; and

WHEREAS, it is the recommendation of the President and CEO that the bid submitted by JG Arcoiris Painting Contractors, LLC be accepted as the most responsible and responsive bid in the amount of \$111,538.00; and

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority Board of Commissioners authorizes the President and CEO to accept the bid as submitted by JG Arcoiris Painting Contractors, LLC and award such contract;

PASSED, APPROVED AND ADOPTED this 16th day of October 2025

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

**BID SUMMARY FOR PATHWAYS AT GASTON PLACE APTS
FIRE DAMAGE REPAIRS TO FOUR (4) SEPARATE UNITS (230/130/129/131)**

CONTRACTOR/FIRM	CONTACT PERSON	PROJECT TOTAL PRICE	COMMENTS
UNITY CONTRACTING SERVICES, INC.	REGIS MATEJEK, ESTIMATOR	\$133,880.00	Past participation in excess of \$100,000
		75 DAYS	Performance satisfactory on past projects.
JG ARCOIRIS CONTRACTORS, LLC	JOSE GAMEZ, OWNER	\$111,538.00	Past participation in excess of \$100,000
		60 DAYS	Performance satisfactory on past projects.
SERVPRO, OF CENTRAL AUSTIN	ANTHONY GATTI, PROJ MGR	\$88,407.91	Past participation, in excess of \$50,000
		no days given	Performance moderately satisfactory on past projects.

NOTE: Bids taken, and project to be worked, as **EMERGENCY**, due to the time constraints on HACA to complete repairs and re occupy the Units as quickly as possible. Bids are for the full re-hab of **FOUR (4)** separate Units of Pathways at Gaston Place Apartments after a resident caused fire and resulting fire suppression sprinkler system damaged all 4. Bidders were all allowed access to all the Units, as well as the insurance take-off/Scope of Work, to facilitate their bids. ServPro, who performed the demo of the Units, submitted a bid that is deemed non-responsible. P&D has deep experience with such fire repair projects and does **NOT** believe the project can be accomplished at that price. Additionally, no time frame was provided by ServPro in which to complete the project, rendering the Bid non-responsive, as well. 2nd low bid, from Arcoiris, appears to be responsive and responsible. The firm has completed fire projects for HACA previously, all with excellent results. P&D requests award to Arcoiris. Delays to the project necessitate P&D moving as quickly as possible to award and get the project underway to make timelines needed by the agency to adhere to housing program requirements. The project will need to be taken before the Board of Commissioners at a later time, to have the selection, and contract award, ratified. Bidders meet HACA requirements for contracting and have performed satisfactory work for HACA, previously. Recommend Award to Arcoiris, based on cost proposals received, demonstrated ability and past performance with Unit re-hab/ repair work, availability to start and complete within desired time frames, relationship with owner from past work needs, Contractor integrity and performance, and overall best value to HACA for the project.

Cost Estimate - Based on HACA P&D Dept experience with similar repair jobs for the agency over the past 25+ years, the project was estimated to be approximately \$125-\$150k, in costs.

Contract Type-Fixed fee, turnkey quote.

Justification-Required work, now deemed **EMERGENCY**, in order to rehab all Units to previous condition and re house existing Residents who are temporarily relocated to hotels for interim, all prior to Dec. 31, 2025. This requirement, to minimize Resident impacts and comply with program regulations could not likely be able to be completed without an immediate start. A sealed bid process will further delay project by more than 6 weeks to comply with procurement policies, not leaving enough time to interview and assign new Residents to the re-habbed Units.



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

Human Resources ITEM 3.

MEETING DATE: October 16, 2025
STAFF CONTACT: Gloria Morgan, Vice President of Human Resources and Leadership Development
ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02914: Approval of a contract to UKG Management Software for an HRIS (Human Resource Information System)
BUDGETED ITEM: **YES**
TOTAL COST: **Total Cost \$119,217.40**

ACTION

The Board is being asked to approve and adopt Resolution No. 02914 authorizing HACA to enter into a contract with UKG Management Software for an HRIS (Human Resource Information System), in the amount of \$119,417.40.

SUMMARY

Background:

As part of HACA's ongoing commitment to innovation and operational efficiency, the Human Resources Department recommends implementing a modern Human Resources Information System (HRIS) to enhance the applicant and employee experience from start to finish.

Human Resources, along with Finance and the MIS Department, researched systems in an effort to:

- **Streamline HR processes** by reducing redundant data entry across multiple platforms used by HR staff, Vice Presidents, Managers, and employees.
- **Improve data accuracy and accessibility**, enabling better decision-making and reporting.
- **Enhance integration** between HR and Finance/Payroll functions, promoting cross-departmental efficiency.
- **Support compliance and scalability** as the agency grows and evolves.

After evaluating available solutions, UKG has been identified as a vendor that meets the agency's needs and is listed on the Texas Department of Information Resources (DIR), ensuring

compliance with state procurement guidelines.

Implementing UKG will position HACA to serve its workforce better while aligning with strategic goals for modernization and service excellence.

Process:

Over the past several months, the Human Resource Department, along with Finance and the TMI department, reached out and met with HRIS vendors to assist HACA with determining vendors that could meet the needs of the agency, while ensuring alignment with budget expectations.

Below outlines the vendor evaluation of the HRIS and payroll software companies we met with. The evaluation includes estimated cost and procurement considerations.

Vendor Evaluation Summary:

Workday

- Status: No full demo conducted due to high cost.
- Cost: Software over \$250K; implementation around \$1M.
- Proposal: Available upon request, but pricing remained a concern.

BambooHR

- Status: Excluded due to insufficient payroll capabilities.

Dayforce

- Status: No response after needs were shared; no proposal received.

UKG

- Status: Considered under TX DIR, simplifying procurement.
- Documentation: Proposal and quote submitted.

Workday

Total Cost: ~\$1.3 million

Annual Software Cost

- ~\$300K for HCM/Payroll
- ~\$350K for HCM/Payroll/Financials
- Public sector clients typically opt for 5- or 10-year terms

Implementation Cost

- ~\$700K–\$1M for HCM/Payroll
- ~\$1M–\$1.3M for HCM/Payroll/Financials

UKG

Total Cost: \$119,417.40

Annual Software Cost

~\$90,217.40 for HCM/Payroll/ Financial

Implementation Cost

~\$29,200.00 for HCM/Payroll/Financial

Based on the information above and the demonstrations that were provided, UKG remains the viable option for the agency. Along with the other HRISs listed above, cost remains a limiting factor for the agency when considering other companies.

If the Board approves UKG as the HRIS, the estimated timeline to implement the system is 8-12 weeks.

Staff Recommendation:

Staff recommends that the Board of Commissioners approve Resolution No. 02914, authorizing HACA to enter into a contract with UKG for a new HRIS system. The total recommended contract amount is \$119,217.40.

ATTACHMENTS:

Proposal for UKG Ready HCM Solution Overview, Quote for UKG Vertosoft - Housing Authority of The City of Austin - Q-12984_260EE_9.30.25

RESOLUTION NO. 02914

WHEREAS, the Housing Authority of the City of Austin seeks to commit to innovation and operational efficiency, to enhance the applicant and employee experience from start to finish as part of its Strategic Plan,

WHEREAS, the Human Resources Department, in conjunction with Finance and the TMI department, researched, reviewed, and met with HRIS companies in an effort to obtain a new Human Resources Information System (HRIS),

WHEREAS, HACA recommends accepting the proposal from and awarding a contract to UKG for a modern Human Resources Information System (HRIS), in the amount of \$119,417.40.

NOW, THEREFORE, BE IT RESOLVED, the Housing Authority of the City of Austin Board of Commissioners agrees to accept the proposal from UKG and authorizes HACA's President and CEO to enter into a contract with UKG for a Human Resource Information System in the amount of \$119,417.40.

PASSED, APPROVED AND ADOPTED this 16th day of October, 2025.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

UKG PROPOSAL FOR HACA

UKG Ready for Housing Authority of the City of Austin

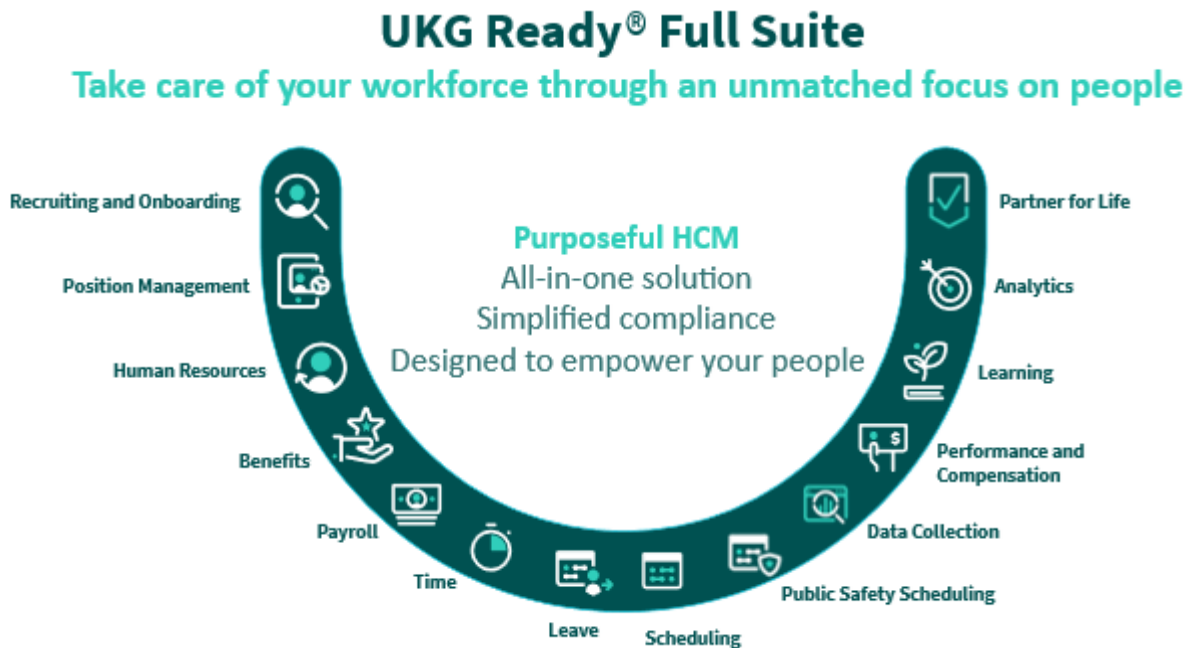
Please review for pricing and functionality proposed for an all -in-one HRIS/HCM System for HACA

Mark Cline
Mark.cline@ukg.com

0

UKG Ready HCM Solution Overview

UKG Ready® HCM offers a broad suite of human capital management (HCM) technology and service delivery solutions, providing a connected, hire-to-retire work experience from a single solution. Designed for efficiency and ease of use, **UKG Ready HCM** combines the power of HR, time, payroll, benefits, and talent to deliver a personalized, people-centered experience that cuts out busy work, increases efficiency, and helps HACA maintain compliance.



UKG Ready HCM delivers the power of full-scope HCM in one comprehensive cloud platform to help you manage your entire workforce from pre-hire to retirement — whether they're salaried, hourly, full-time, or part-time. From recruiting, hiring, and onboarding to benefits, performance, timekeeping, and payroll — **UKG Ready HCM** helps HACA make more informed business decisions, improve efficiency, eliminate risk, and alleviate the tactical burden of critical processes to provide a best-in-class employee experience to your people.

Comprehensive cloud platform: **UKG Ready HCM** is hosted in the Google Cloud. This comprehensive, modern cloud platform allows HACA to manage the entire HCM ecosystem while maintaining data consistency with a single employee record.

UKG Ready HCM Offerings:

- **UKG Ready Recruiting:** A fully adjustable applicant experience blends your career site seamlessly into your employer brand and culture.
- **UKG Ready Talent Acquisition:** Build an engaged, high-performance workforce by leveraging this powerful applicant tracking system with human resources software from UKG.
- **UKG Ready Onboarding:** Preboarding experiences personalized to different roles let you instantly engage with new hires before they start and communicate with your culture.
- **UKG Ready Human Resources:** Help your HR staff more easily hire, manage, and retain a quality workforce and simplify benefits administration.
- **UKG Ready Benefits:** Intuitive open enrollment processes give your people clear instructions, quick benefits comparisons, and access to enroll from any device.

- **UKG Ready Payroll:** An integrated payroll engine that simplifies your payroll process while ensuring accuracy and providing in-depth reporting options.
- **UKG Ready Payroll Services:** Provides complete, end-to-end solutions for tax filing, garnishment processing, and distribution of checks and payroll documentation.
- **UKG Ready Time:** Automated, accurate time and attendance management system that helps boost employee productivity and engagement while giving real-time insight into labor data.
- **UKG Ready Attestation:** Integrates with our Time solution and your existing data collection source to capture accurate real-time employee attestation responses.
- **UKG Ready Scheduler:** Provides automated tools and high-quality information to create schedules that align staffing requirements with budget, skills, and demand.
- **UKG Ready ACA Manager:** Integrated, automated tool that provides high-quality information to drive better labor decisions and minimize ACA compliance risk.
- **UKG Ready Accruals Manager:** Support consistent policy enforcement and streamline manual processes for improved efficiency and consistency with automated accrual tracking.
- **UKG Ready Leave Manager:** Helps you control and mitigate employee absence with tools to help enforce consistent absence and leave policy.
- **UKG Ready Performance Management:** Develop top talent and streamline performance management with critical indicators.
- **UKG Ready Compensation Management:** Automates and streamlines the compensation management process for improved visibility and governance.
- **UKG Ready Learning:** Real-time tracking allows you to easily track necessary skills and manage training opportunities.
- **UKG Ready Engagement:** Retain your people and enhance their experience. Proactively understand feelings around processes and organizational benchmarks.
- **UKG Ready People Analytics:** Access all the HR analytics functionality and data your teams need on one cloud platform to make better-informed workforce decisions.
- **Great Place to Work:** Boost employee engagement and pride to drive retention and discover your culture strengths and opportunities.
- **UKG Ready Mobile:** Provides managers and employees with instant mobile access to **UKG Ready HCM** solution to help them be productive wherever they are.
- **InTouch DX:** Provides the consumer-grade simplicity and personalization today's employees expect while harnessing built-in intelligence to surface essential issues, highlight notifications, and present relevant actions in context for faster, more efficient interactions.

HACA can achieve your HRIS initiative via **UKG Ready HCM** to more than meet your defined program scope.

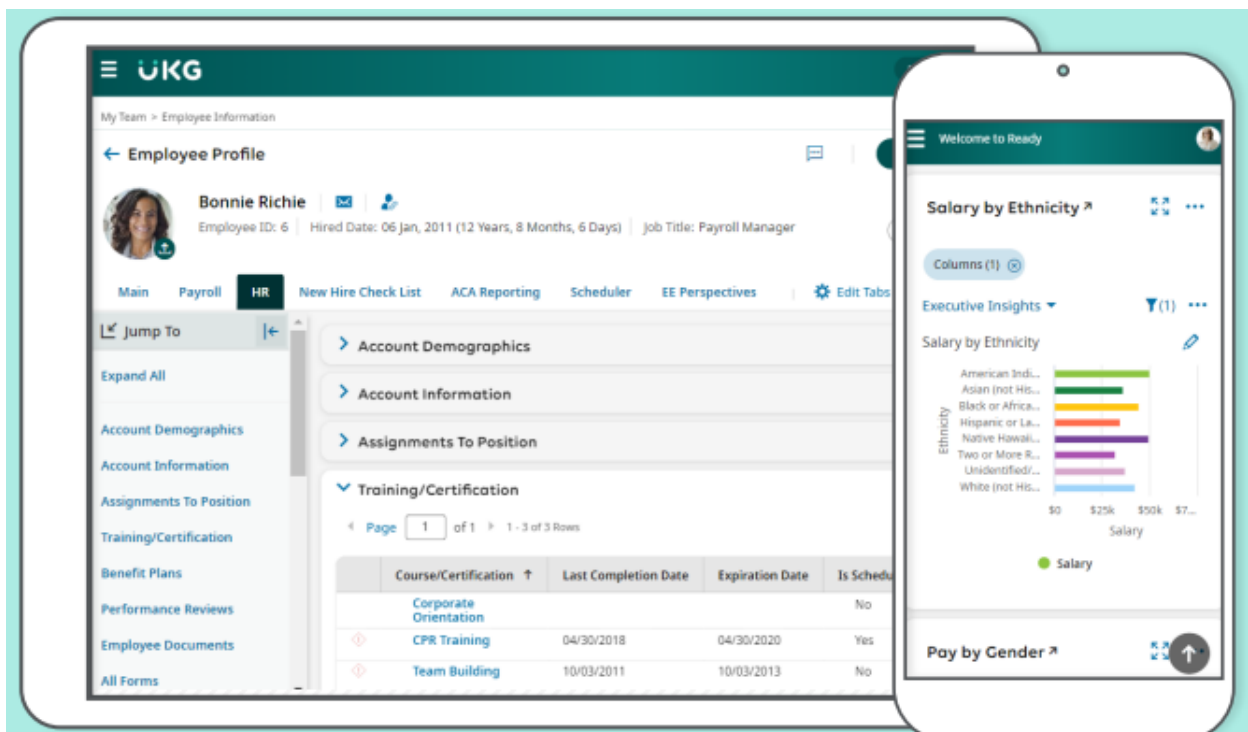
Scope of Services:

Human Resources

UKG Ready HR provides a single system for all employee records and HR functions — from recruiting, onboarding, and training to benefits, performance, and compensation. This easy-to-own solution provides the complete automation and high-quality information HACA needs to help control labor costs, minimize compliance risk, and improve workforce productivity. A single, end-to-end HR solution, **UKG Ready HR** eliminates error-prone duplicate data entry and consistency issues that can occur across multiple systems. Both standard and custom fields cover the full range of HR requirements — from pre-hire to separation — so HACA can store and track all employee data in one location. Role-based web and mobile self-service enables employees and managers to view and update information at their convenience. Automation of hiring, onboarding, benefits, performance, compensation, and training processes leverages configurable workflows to ease HR's administrative burden, support compliance, and drive results. Real-time access to HR data improves HACA's decision making for more effective workforce management.

Employee Information Management

UKG Ready HR enables HACA to automate core HR functions, including onboarding and benefits management, while providing a single database that stores and tracks all employee information in one place. Automated workflows, configurable forms and reports, and real-time access to accurate and consistent employee information help you reduce your administrative workload and minimize compliance risk. Our flexible workflow engine provides visual drag-and-drop tools to easily model your current business processes and policies. This enables HACA to streamline routine tasks such as approvals, updates, and changes. In addition, HACA will reduce paperwork and streamline talent processes by providing a best-in-class employee experience. This enables employees and managers to complete forms, update their information, and review requests through our modern self-service tools and mobile application. Lastly, as a single solution, our system offers one employee record. Because all employee information is in one location, you can create comprehensive reports and track key analytics that provide valuable information to HACA for more informed decision making.



Key Benefits for HR Professionals

- Streamline HR processes by eliminating duplicate data entry and manual processes
- Improve compliance and mitigate risk with automatic updates to comply with the latest regulation changes
- Reduce the administrative burden of processing employee changes and updates
- Reduce time-to-hire and welcome new hires with seamless recruiting and onboarding solutions
- Simplify benefits management for multiple plan types
- Gain strategic insights through real-time reporting at the click of a button
- Drive employee engagement with comprehensive talent management solutions

Key Benefits for Employees

- Get easy, instant access and manage personal information, including life changes
- Better understand benefits and self-enroll in the options that are best for them
- Easily complete onboarding forms from any device

- Grow their careers with access to training, feedback, and internal opportunities
- Share their experiences, sentiments, and needs through anonymous surveys
- Stay up to date on important organizational information through push, email, or SMS notifications

Key Features

- Custom workflows and checklists
- Standard and custom forms
- HR document storage and retrieval tracking
- Onboarding, preboarding, and offboarding
- Skills and certifications tracking
- Position control and budgeting
- Automated step and grade pay schedules
- Benefits enrollment and defined eligibility
- Mass editing tools
- Incident tracking and management
- Asset management
- Organizational charts and employee directories
- Organizational news, announcements, and events
- Custom forms creator
- Auto-populated EEO, VETS, OSHA, and new-hire reporting
- Workers' compensation tracking and management
- Engagement surveys with sentiment analysis
- SMS, email, and in-application push notifications
- Employee self-service mobile application

Recruitment and Onboarding

UKG Ready Recruiting delivers all the tools you need to stand out from the crowd through your employer brand, find qualified applicants without sacrificing your time-to-hire and cost-to-hire goals, and continuously improve recruiting processes and hiring practices to help you build an inclusive and purpose-driven culture.

- Build job listings in a fast, repeatable way and allow job applications anytime, anywhere, on any device
- Easily keep track of applicants' statuses and their hiring phases in the Recruiting Workspace
- Highlight HACA's culture and brand on the web and in your communications with flexible site and email building tools
- Proactively source candidates through multiple channels leveraging best-in-class job boards
- Quickly understand the feelings behind the feedback when interviewers evaluate applicants

The screenshot displays the 'Job Requisition Workspace' for a 'Production Line Assistant' role. The interface includes a top navigation bar with the UKG logo, a breadcrumb trail, and a status bar showing '15 New Applications', '32 Total Applications', and '60 Days Open'. A left sidebar contains a 'Jump To' menu with links for Requisition Details, Job Details, Hiring Stages, Contact Information, Requirements, Compensation, Summary, Custom Fields, Career Portal Page Links, eQuest, and Applications. The main content area is titled 'Requisition Details' and contains a form with fields for Job Title (Specialist), Job Requisition ID (12160), Status (Opened), Default Position (Choose), Default Job (Specialist), Pay Categories (Pay Category 1), Departments (Support Services/Help Desk), Job (Acme Company), and Company EIN (Kronos - Lowell). A right sidebar features 'Quick Actions' (SAVE, PREVIEW, ADD APPLICANT, NOTIFY APPLICANT, CLOSE JOB REQ.) and 'Supporting Documents' (Upload Document, Choose, No file chosen). A footer note indicates 'JobReq-doc.pdf (19.2K) Created: 01-10-2020 by Charvonnita Ram'.

- Continuously improve your recruiting strategy based on trusted facts about HACA's talent trends with built-in talent analytics
- Save time and reduce administrative hassle across your recruiting and hiring pipeline

UKG Ready Recruiting provides integrated applicant management capabilities to streamline the hiring cycle, which enables HACA to identify your needs and hire the best candidates more quickly and cost-effectively. **UKG Ready Recruiting** starts by providing you with greater control over staffing budgets.

When a need is identified and budgeted, **UKG Ready Recruiting** makes it easy to create job requisitions and capture candidate information online, via applicant self-service, including resume and skills. Through **UKG Ready Recruiting**, HACA can manage job requisitions from initial posting to fill and track candidates from application to offer or rejection. Applicants can be hired on the spot by managers, recruiters, or HACA administrators, which is valuable for environments where business demand can dictate rapid bursts of hiring.

UKG Ready Recruiting lets HACA build a comprehensive talent pool, softening your dependence on costly advertising and search firms. The talent pool includes:

- Sophisticated searching capabilities that pull the most qualified candidates
- Automated screening capabilities that filter non-qualified candidates
- Complete visibility into past and present applicants for every available position
- Current employees so you can promote the top talent in your organization

By including current employees in the talent pool, **UKG Ready Recruiting** helps you boost employee retention, especially among your top performers. It also helps you to lower the time to fill key positions in your organization.

Onboarding

UKG Ready helps automate and streamline the pre-boarding and new-hire onboarding process. To make your people feel welcome even before their first day and prepare to start strong, the **UKG Ready** Preboarding Portal provides a one-stop shop to make organizational information, forms, and culture accessible to new employees right away.

From day one forward, **UKG Ready Onboarding** checklists help new hires easily organize and complete activities needed to start strong in their specific roles. HR teams have the flexibility to:

- Create multiple onboarding tracks relevant to different positions
- Enable employees to easily link to resources, videos, training, and forms from one location and mark tasks complete as they go
- Automatically notify employees and managers as different onboarding stages are completed

UKG Ready Onboarding makes it easy for managers and mentors to track how new hires are progressing and support them in the right ways to align with HACA's employer of choice approach.

Benefits Administration

UKG Ready Benefits enables HACA to better manage all the challenges associated with benefits administration by providing a streamlined benefits administration solution designed for you and your people. You can easily plan, set up, and administer your benefit offerings in one place while ensuring that enrollment and benefits data is securely and automatically delivered to carriers for open enrollments as well as life events. HACA will provide an engaging, mobile-friendly enrollment experience, enabling employees to manage their own elections from anywhere and make the best selection for their families.

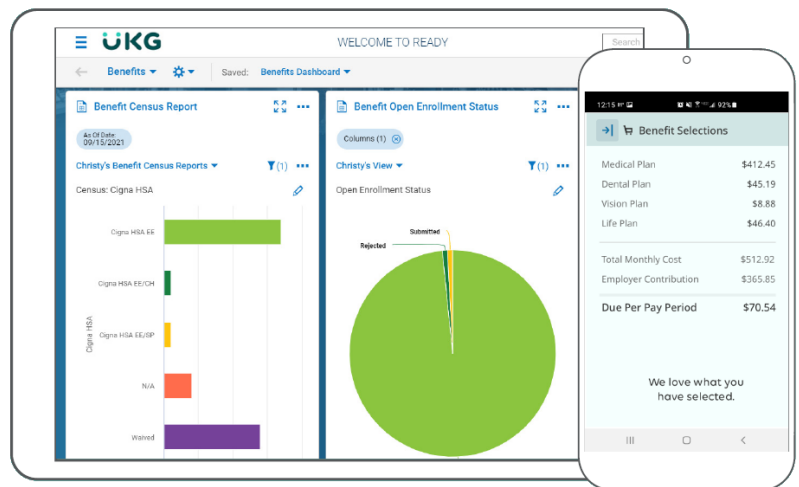
With **UKG Ready Benefits**, HACA can take full control of your plan setup, including eligibility, deduction amounts, and enrollment dates to bring your benefits strategy to life. **UKG Ready Benefits** streamlines the administration process by auto assigning plan profiles to employees upon hire, automating notifications and workflows, and providing you real-time visibility into critical data all in one place. In addition, HACA can automatically and securely deliver benefits data directly to carriers of all benefit types, including health, voluntary, and financial.



With *Smart Forms™* you don't have to worry about carriers not accepting EDI files; the system will auto-populate the appropriate digitized form and send it to carriers, eliminating manual key-in enrollments on carrier sites. Lastly, **UKG Ready Benefits** helps you make enrollment easy by empowering employees to manage their own benefit elections from anywhere on their preferred device, easily compare plans, and understand contribution amounts—allowing them to make the best selection for themselves and their families.

Key Benefits for HR Professionals:

- Gain instant, anytime access to the tools needed to easily plan, set up, and administer benefits in one place.
- Ensure information is reviewed and approved by the right people at the right time through automated workflows.
- Easily communicate important benefits information to employees.
- Automatically and securely update carriers with changes.
- Eliminate manual key-in enrollments on carrier sites.
- Gain real-time visibility into key metrics and trends with the benefits dashboard.
- Make smarter, data-driven decisions about your people and your business.
- Reduce the risk of noncompliance by tracking COBRA-qualifying events and eligibility.



Key Benefits for Employees:

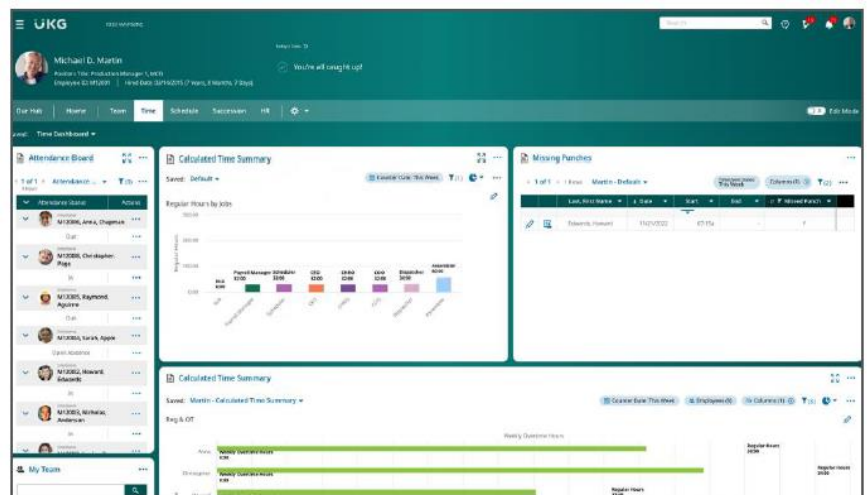
- Receive notifications and alerts when it's time to review or enroll in benefits.
- Easily review, select, and manage benefits anywhere and on any device.
- Compare plans to understand coverage as well as contribution amounts to ensure you select the best option for you and your family.
- Review and sign off on your benefits.

Key Features of UKG Ready Benefits:

- Comprehensive plan rules for eligibility, waiting periods, age, and banding, to ensure your policies are enforced
- Effective dated plans to eliminate manual date-based changes
- Coverage levels based on pricing or units
- Evidence of Insurability settings for open enrollment, new hire, and life change events
- Passive enrollment option for automatic enrollment in the same benefits
- Premium surcharges capabilities
- Automated enforcement of court-ordered dependent coverage
- Customizable electronic forms for the collection of additional plan data
- Automated notifications to easily communicate to targeted employee populations
- Easy-to-use workflows to automate review and approval processes
- Automated connections to 600+ carriers, financial partners, and COBRA administrators
- Smart Forms, used when EDI files are not accepted
- Proactive, continuous data monitoring for data updates or changes
- Over a dozen real-time, benefits-specific reports that allow you to get a full picture of plan effectiveness at any time
- Benefits dashboard for visual insights and trends
- Employee self-service, including reviewing and enrolling in benefits, comparing benefits, understanding contribution amounts, and updating personal information

Time and Attendance

UKG Ready Time streamlines time tracking with consistent, fair rules, enabling HACA to simplify and automate routine tasks, like approving timesheets, correcting exceptions, responding to time-off requests, and managing schedules with flexible workflows. A robust pay calculation engine, automated notifications, configurable reports, and real-time access to accurate time information help you minimize compliance risk.



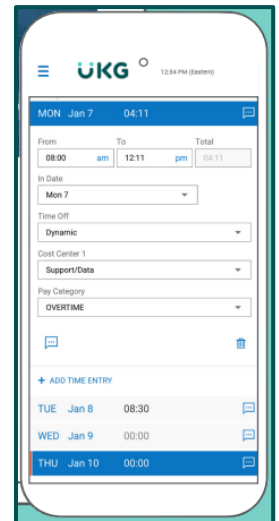
- Drive efficiency by simplifying routine time and attendance tasks with automated workflows
- Improve compliance and mitigate risk with automatic updates to available pay rules
- Automatically route documents to the appropriate people for review
- Provide employees easy, instant access on any device to important information like timesheets and schedules
- Offer multiple user-friendly ways to enter and review time information
- Experience swift management of time-off requests, schedules, timecards, and overtime requests
- Assign and track employees' schedules with ease
- Gain strategic insights through real-time reporting anytime, anywhere
- Stay ahead of the curve with proactive notifications that help you align with organizational goals

UKG Ready Time delivers proven success supporting complex organizational structures in compliance with local, state, and federal regulatory stipulations. Delivering exacting workforce management processes for our public sector clients, **UKG Ready Time** gives HACA the data and tools to streamline your time tracking with automated collection of time and attendance information to enforce your pay and work rules by knowing who is doing what, when, and why.

To meet the challenges of being where your employees are when they are there, **UKG Ready Time** delivers mobile flexibility to ensure accurate time and attendance data is collected across your diverse employee population. Our solution leverages mobile app simplicity to place all the tools you rely on at your fingertips whenever you need them, helping you and your people succeed at their work and balance their life. Time capture features available via desktop and mobile devices include clocking in and out of shifts, even when offline. Employees can manage clock in/out options based on their locations. Timesheets can be edited to manage any exceptions directly.

Additionally, UKG's InTouch data capture terminal allows employees to punch in based on the system that works best for them and your organization. The InTouch is equipped with one of the following integrated or internal badge readers:

- Integrated bar code badge reader
- Integrated magnetic stripe card reader
- Integrated HID or EM proximity card reader



For additional options, the InTouch supports the following input methods:

- Bar code
- Magnetic
- Proximity
- HID
- Biometric
- Touchscreen



Simple time collection functionality via **UKG Ready Time** allows HACA to standardize and automate timeclock and time tracking across your entire employee footprint throughout all locations.

UKG Ready Payroll

UKG Ready Payroll puts HACA in complete control of your payroll process, allowing you to process payroll on your own schedule and complete special check runs, like commissions or bonuses, without worrying about extra charges. **UKG Ready Payroll** gives you flexibility to complete as many separate payroll runs as needed. HACA defines all steps in the payroll process to reflect your unique business requirements and workflows.



Additionally, HACA can run as many reports as needed, including Payroll Register, Labor Distribution, and General Ledger, before finalizing and submitting payroll to help ensure accurate results. HACA will receive alerts throughout the process to flag issues and reduce errors. **UKG Ready Payroll** lets you pay your employees using their preferred method. HACA can make direct deposits using a simple ACH export file or print checks in-house with speed and ease.

UKG Ready Payroll is an end-to-end, full-service solution that enables HACA to simplify payroll processes, eliminate errors, and provide a best-in-class employee experience. HACA can improve strategic business decisions by gaining real-time visibility and comprehensive insights into your payroll data.



Real-time updates

With UKG Ready, our single solution with one employee record ensures that information updates continuously and in real time throughout the system. This means you don't have to wait for data to sync with other modules or risk having incorrect data when you're ready to process payroll.



Flexible pay rules

Our flexible pay rules engine makes it simple to determine pay associated with regular or OT hours and to support any number of scenarios — shift differentials, employees with multiple positions, locations, and more — enabling you to accommodate your organization's unique requirements.



Timely compliance updates

Accurately complete gross-to-net calculations, and easily create the standard annual reporting forms needed to meet IRS requirements. Reduce your time spent researching regulations through automatic legislative updates, including the latest tax tables, to make sure withholdings are always accurate.

UKG Ready Payroll is one module built on **UKG Ready's** single code and single rules engine. Unlike applications that are built on integrated acquisitions or partners, or systems built to run payroll on the mainframe, **UKG Ready** processes timekeeping data and payroll in real-time driven by its continuous calculation engine. This reduces administrative time and allows HACA to spend more time on strategic initiatives through features such as process checklists, pre-finalization reports, garnishment wizard, payroll alerts, and employee self-service.

With integration across our solution suite, including UKG's robust workforce management capabilities, HACA can empower your managers to make decisions in real-time to help keep overtime and labor costs within budget. Lastly, **UKG Payroll Services** provides customers with the flexibility and choice of services they want for post-payroll processing.

UKG Ready Payroll Services

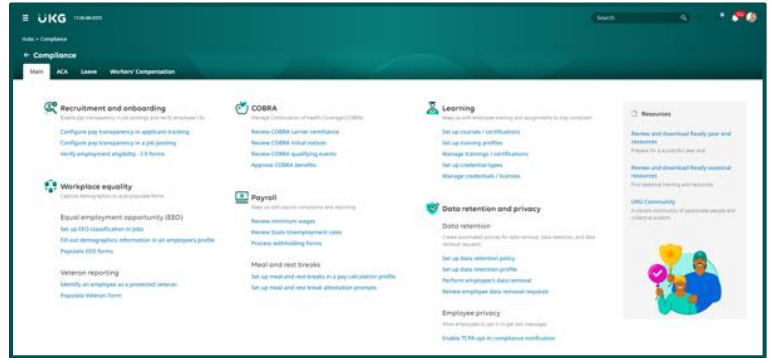
To meet HACA's requirements for year-end payroll and tax services, **UKG Ready Payroll Services** increases payroll efficiency, reduces operating expenses, and alleviates tax reporting administration so you can free up time to focus on more strategic priorities. By leveraging professional expertise and seamless integration with our **UKG Ready Payroll** solution, we provide peace of mind that your payroll taxes will be filed and paid on time, every time.

Services	UKG Payroll Services	UKG Payroll Services with SmartCheck™
Tax deposits and filing	✓	✓
Check printing and direct deposit	✓	✓
Garnishment and vendor payments	✓	✓
W2 and 1099 filing	✓	✓
New-hire reporting	✓	✓
Issuance of employee checks from UKG Payroll Services bank account	✗	✓
Reconciliation and tracking of checks issued on UKG Payroll Services bank account	✗	✓

UKG Payroll Services provides the flexibility to leverage all, or some of, our post-payroll and tax filing services, including check printing, employee direct deposit, garnishment processing, new-hire reporting, and W2, and 1099 filing. Offering regulatory expertise, **UKG Payroll Services** eliminates the need for HACA to keep up with all the changing requirements, regulations, and strict file formats and deadlines. Our team delivers expertise across all states to ensure your post-payroll and tax filing processes are compliant with all state and local regulations and requirements that apply to HACA.

Compliance Management

UKG Ready HCM delivers reliable, accurate data via unified compliance resources. With **Compliance Hub**, HACA can access compliance-related tools from one, centralized location to access valuable resources, such as checklists and guides. From payroll and data retention to ACA and worker's compensation, the **Compliance Hub** provides you with a comprehensive collection of compliance resources.



Additionally, **UKG Ready HCM** delivers proactive, automated updates to pay, time, and HR rules, giving HACA access to the latest information so you can easily meet regulatory standards. With the rules engine continuously running in the background, HACA will receive alerts when rules aren't being met to help reduce risk of noncompliance.

Employee and Manager Self-Service

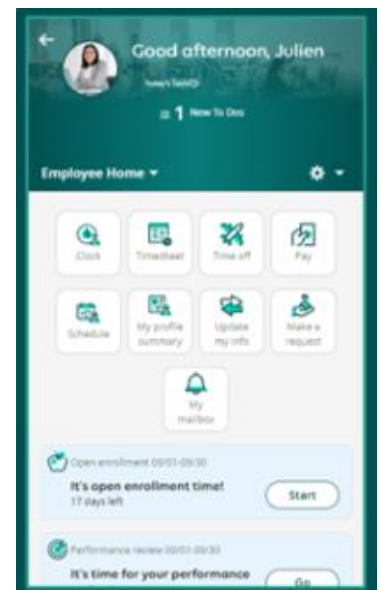
UKG Ready HCM provides an unmatched self-service experience with intuitive, modern, and personalized technology that helps make your day-to-day easier:

Personalize your experience: **UKG Ready HCM** offers your people a welcoming, personalized, and accessible experience from the moment they log in. Along with an immediate view of their most common tasks, **UKG Ready HCM's** intuitive menu and search capabilities guide them to whatever they need on any device.

Stay informed: **UKG Ready HCM** has many ways to reach your people all in one place, no matter how they work. The Company Hub puts all company-related announcements in one central location, and communications may be sent directly to your people via SMS messages and the mailbox. In addition, tasks requiring immediate attention can be added to their to-do list with automated alerts sent to ensure timely action.

Create a unique look: HACA's brand is unique and deserves to be consistently displayed in the spaces where you work. **UKG Ready HCM** lets you easily customize the user experience to ensure that your brand shines through systemwide.

Ensure accessibility for all your people: To empower all your people to connect in the most meaningful ways possible, **UKG Ready HCM** takes an in-depth approach to accessibility with support across the entire organization. Keyboard navigation, appropriate color contrast ration, and screen reader and zoom capabilities all ensure that everyone can access the solution equally to complete their tasks with ease.



HACA's system administrator will have full access to determine what an employee has access to see and what they can do in **UKG Ready HCM**, including Employee Self Service. Employees can be given access to manage their own HR and payroll information, such as benefits elections, time off, and tax information, right from a Web browser.

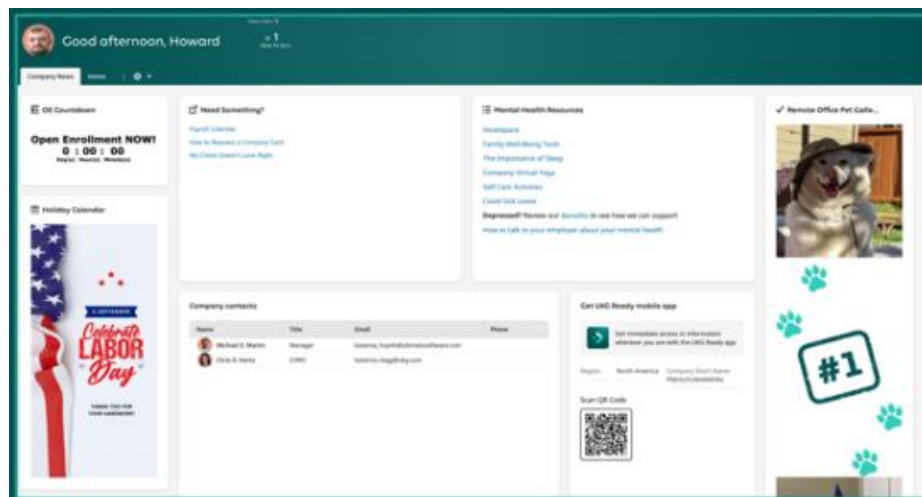
Self-service access is configurable by administrative users of the system, such as primary HR and payroll users. Employees can easily make life event changes and manage a variety of benefits and payroll data from their desktops. Employees' capabilities include:

Personal Information

- Add or change address, emergency contacts, phone number, e-mail address, and nickname
- Request changes to their W4 tax withholdings
- Establish or change their direct deposit accounts
- Participate in a self-review in performance appraisal cycles
- View their performance goals and targets as assigned by their manager
- Review and change their training profile
- Change their password
- Record a life event (marriage, divorce, dependent change) to include requesting changes in their benefits
- View time off balances and request time off
- View paycheck history
- Review W-2s
- Enroll in benefits (i.e., for open enrollment)
- Request enrollment in training courses

Organization Information

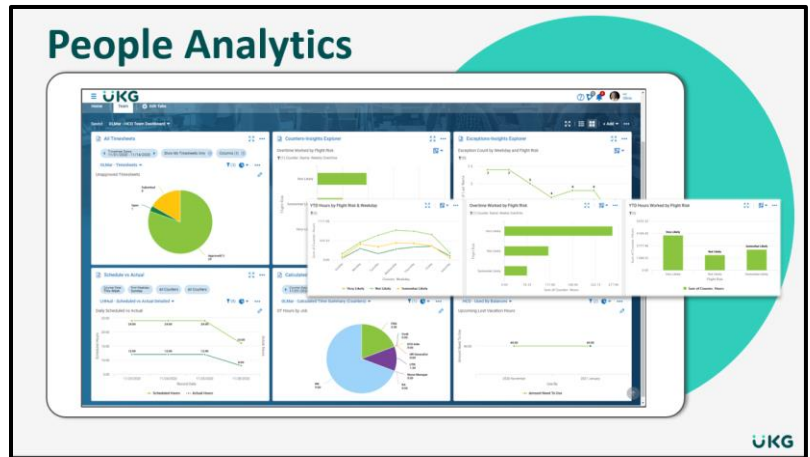
- Access employee directory
- Access company handbook
- Submit a suggestion



Reporting Capability

UKG Ready HCM provides both standard and ad-hoc reporting. Every standard report can be modified using the built-in, ad-hoc reporting tools.

UKG Ready HCM also provides flexible, dynamic data visualization options as part of its people analytics tool suite to help you make smart decisions fast. Transform tabular reports into intuitive charts and graphs that highlight what's most important. And with just a few clicks, pull multiple visuals into dashboards that focus on key metrics, so you can turn insight into action.



Custom Reporting

UKG Ready HCM offers pre-built reports covering various HR metrics and data points, helping HACA analyze your workforce effectively. These reports include essential metrics like employee turnover, attendance, overtime, and compliance, allowing HR teams to make informed decisions. Users can customize these reports to meet specific business needs, creating insights tailored to their organizational goals and regulatory requirements.

With a variety of reports available, you can quickly get to the trusted data you need in real time to help you make informed business decisions. With the native reporting functionality in **UKG Ready HCM**, you have flexibility to:

- Use a report builder to create a report from scratch or select from a library of standard reports
- Filter, sort, or group by any column, employee group, or location
- Select from a list of the most used time periods or specify the date range that you need
- Save an unlimited variety of views and share them with colleagues
- Schedule reports to automatically be sent out to your colleagues at the intervals and in the format that you need such as CSV, Excel, PDF, etc.
- Access your most used reports from one centralized location

To create custom reports, **UKG Ready HCM's** comprehensive platform lets you access more data points from across the employee lifecycle to get comprehensive, real-time insights into your business. Every **UKG Ready** report can be modified with intuitive, built-in reporting tools – enabling you to easily analyze your data without requiring technical coding knowledge or an export into a spreadsheet. Some of the ways you can customize reports, include:

- Filtering, sorting, and grouping by column
- Reordering, adding, or removing columns
- Adding visual charts and graphs
- Creating a column that calculates an equation with specific data fields
- Changing column labels to reflect your organization's terminology
- Adjusting column widths
- Hiding headers and footers
- Adding or removing page breaks

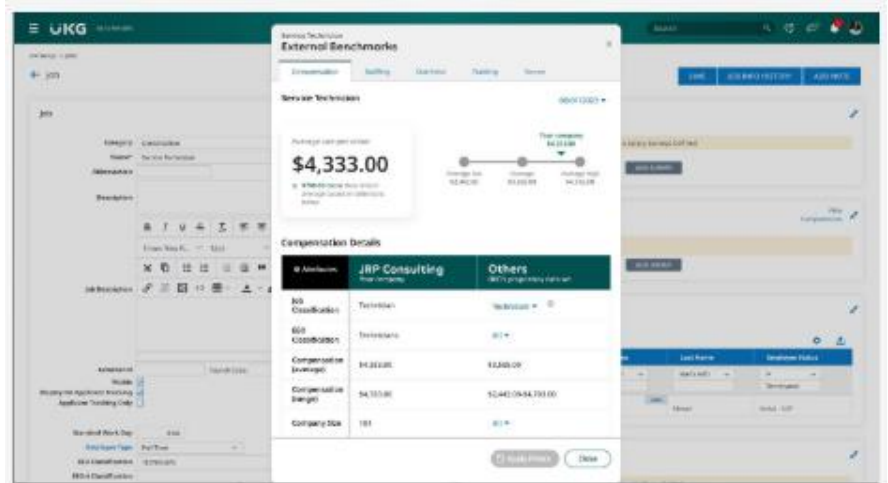
UKG Ready HCM also provides flexible, dynamic data visualization options as part of its people analytics tool suite to help you make smart decisions fast. You can transform tabular reports into intuitive charts and graphs that highlight what's most important. With just a few clicks, HACA can pull multiple visuals into dashboards that focus on key metrics, so you can turn insight into action.

Analytics

In addition to the standard reporting capabilities described previously, **UKG Ready People Insights** delivers the information you need to be confident you're on the right path without adding to your workload. With *People Insights*, the **UKG Ready HCM** solution becomes your advisor, automatically finding opportunities for continuous improvement to maximize your time, focusing you on the data needed for meaningful action, and helping you make a proactive, positive impact.

With **UKG Ready People Insights**, HACA gains:

- Flight risk analysis to predict who is likely to leave based on a variety of proven contributing factors
- Fatigue detection to predict and help prevent employee burnout
- Sentiment analysis for key insights into activities such as applicant evaluations, engagement surveys, and performance reviews
- Internal and external benchmarking for insights into common areas of your organization and how you compare to industry standards
- Guidance on common reporting questions with quick-start visualization templates to answer them
- In-depth pivot table exploration and comparison of data from across the **UKG Ready HCM** system
- Analytics dashboard for easy sharing of insights and regular checking of key performance indicators
- Recommendations of possible actions to take based on your people data
- Embedded AI automation and management of all *People Insights* processes to provide proactive advice
- Real-time updates for predictions, alerts, and recommendations
- Continuous improvement of predictions, alerts, and recommendations based on new data
- Continuous personalization of results for specific roles, teams, and your organization



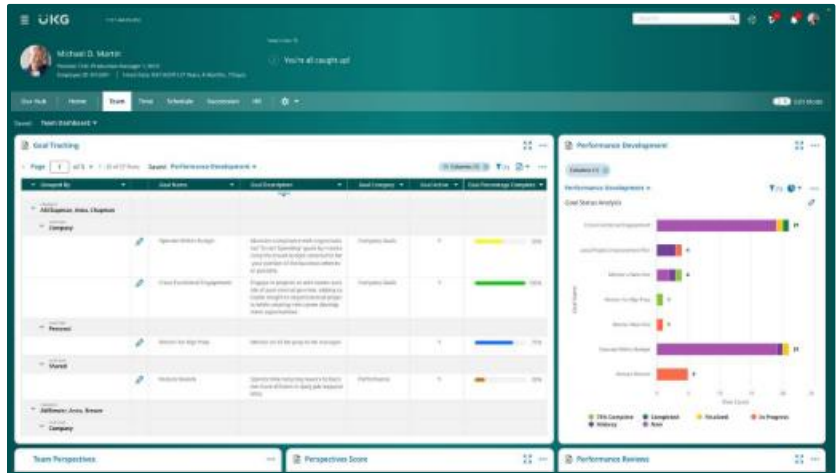
Additional services available for HACA's consideration as part of our comprehensive **UKG Ready HCM** service spectrum include:

Performance Management

UKG Ready Performance helps HACA elevate your performance through clear, measurable goals. Our solution streamlines the performance review process by eliminating complex, paper-based forms to foster the development of salaried and hourly employees. **UKG Ready Performance** makes creating, assigning, and completing assessments based on configurable, defined criteria easy by automating the review cycle to reflect established processes. Alerts and reminders keep form submission and approvals on track for more timely review completion. HACA can define cascading goals and track progress throughout the year — not just at annual review time — to measure how employee performance affects business outcomes and to support effective coaching and development.

UKG Ready Performance offers a comprehensive solution allowing HACA to:

Configure review forms: **UKG Ready Performance** includes a tool to compose a configurable review form for each review cycle. The form can combine competency categories, skills, goal categories, and goals. A configurable weighting and scoring system enables **UKG Ready Performance** to determine the best scoring for each review cycle. For example, non-required training that enhances job skills may carry more weight than required re-certification.



Encourage employees to work toward known goals: **UKG Ready Performance** provides goal-driven performance. Because employees and managers can see what is expected, managers and the corporate HR department face fewer disputes. Continuous feedback and alignment of goals can be maintained throughout HACA, and achievement feedback can be annual or more frequent.

Set skills and competency goals: **UKG Ready Performance** helps managers and HR departments set up and track training programs. Our solution assists with follow-through to employees so they can maintain certifications and build their skills. **UKG Ready Performance** can send reminders when proficiency is due to expire, so re-certification can be included as an annual goal. Because required skills can be assigned at the position level, anyone in a position that requires CEUs or PEUs will be notified that recertification or additional units is expected by a deadline.

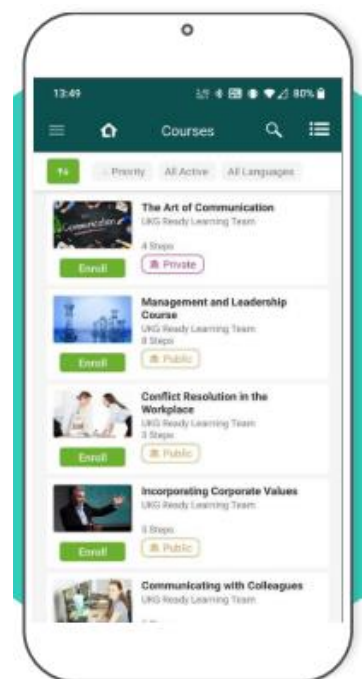
Install corporate and group goals: HACA's code of conduct and set of employee core competencies can be included in performance management.

To meet HACA's requirements for disciplinary actions, worker's compensation, and vehicle accidents, disciplinary and incident tracking and reporting are available with **UKG Ready HCM** via our human resources features.

Learning and Development

UKG Ready Learning enables HACA to support a holistic approach to learning by providing a seamless learning management solution that engages employees and aligns learning to your compliance, training, and development efforts. **UKG Ready Learning** allows HACA to achieve:

- **Real-time tracking and reporting:** Get real-time insights into employee learning progress and course completion. Streamline alerts and reminders through automated notifications to ensure employees are completing their assigned learning.
- **Course and content management:** Easily store, curate, and share content. Create categories and tag content to ensure you are sharing the right content with the right people. Drag and drop PDFs, videos, SCORM, and other files to easily create courses.
- **Engaging employee experience:** Provide a best-in-class employee experience by enabling employees to share knowledge, track progress, and motivate each other with gamification and collaboration tools at any time and from any device.



Additionally, by leveraging **UKG Ready HCM's** employee development features, employees can add to their skills and certifications, which are sent through a workflow template approval process to automatically update their skill and certification record once approved.

Managers can track skills and certifications with customizable reports that show you who needs training and when they need it. **UKG Ready HCM** lets you define training courses, assign employees, and track completion. You can even schedule internal classes, monitor open seats, and report on employee participation and results.

Succession Planning

The succession management tools in **UKG Ready HCM** enable HACA to engage better and retain superior employees by investing in their development, improving internal mobility, and creating career paths for their continued growth.

Manual succession planning lacks the comprehensive analytics for fair, informed planning and requires constant administrative updates. Our interactive tools help HACA quickly identify and develop a talent pipeline, build bench strength for critical positions, and gain real-time visibility into employee readiness and potential.

- **Streamline succession planning:** Easily create talent matrices, slate employees for critical positions, and assign succession plans to one or multiple employees.
- **Quickly build and maintain talent pools:** Pre-filter potential successors and leverage simple tools to build talent pools that automatically update employee succession plans.
- **Gain insights into employee data:** Leverage dynamic dashboards and reporting for visibility into employee metrics to identify trends and inform workforce planning decisions.

Key features include:

- Flexible nine-box matrices and talent pools that can leverage performance, readiness, potential, risk and impact loss, and other vital data points.
- Custom metrics to tailor talent pools to meet HACA's unique needs.
- Visual, drag-and-drop tools to move employees across talent pools.
- Dynamic succession dashboards with up to 100 configurable charts and graphs with drill-down capabilities.
- Robust security settings to ensure only the right users can access succession information.

When used in tandem with **UKG Ready Performance**, succession planning is included and can help you retain superior employees because employees appreciate the time, attention, and development that you are investing. Employees are motivated and engaged when they see a career path for their continued growth and development.

Informal succession planning approaches leave information gaps. Senior leadership teams may mention employees they believe are strong players with great organizational potential. Still, a formal system ensures that the organization exhibits more of a commitment to mentoring and developing the employee to be ready to advance.

UKG Ready HCM delivers a core set of fields around readiness, potential, retention risk, and impact of leaving. Configurable *Talent Matrix Dashboard* (nine-box tools) provides users the ability to drill into a nine-box dashboard widget to view employees in each category.

- HACA can edit/delete/rename/add more fields; fields include default values (and Ci-added values)
- Pull in ratings/scores from performance management or build metrics
- Attach these fields and values to an employee
- Mass assign metrics to many employees
- Configure the X and Y axis of a nine-box grid
- Build the nine-box chart for HACA with metrics for each category
- Succession Planning Reporting

To deliver unified talent management efficiency, reporting can be used to pull the necessary information regarding current status and readiness. HACA's managers can quickly view performance and succession planning information on defined dashboards.

Compensation Management

UKG Ready Compensation streamlines the entire compensation planning process, from defining programs and guidelines to budgeting and modeling to routing proposals for approvals. HACA can eliminate cumbersome spreadsheets and manual processes while also reducing the risk that sensitive compensation information will get into the wrong hands.

Seamless integration with **UKG Ready HR** and **UKG Ready Payroll** significantly reduces error-prone data entry, provides easy access to employee profiles and performance history, and helps improve data consistency. **UKG Ready Compensation** helps organizations optimize compensation spend and adhere to compensation budgets through configurable alerts and restrictions that notify or prevent excessive compensation spend. At-a-glance budget roll-ups offer real-time visibility into compensation budgets during a planning cycle, ultimately reducing the administrative burden, improving the distribution of rewards, increasing your control over-compensation spend, and looking to factor employee performance into the compensation planning process.

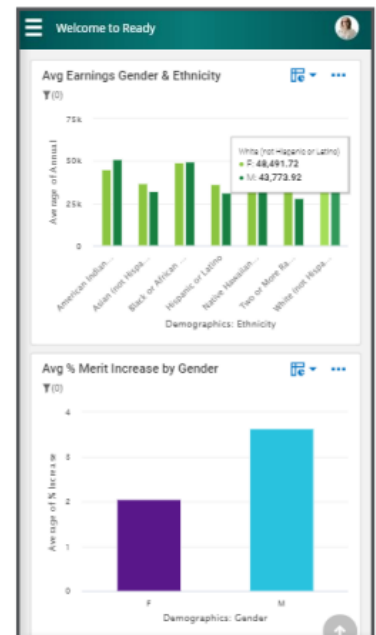
The built-in *Merit Matrix* tool makes it simple to award pay increases based on the correlation between an employee's performance rating and pay grade. HACA can effectively tie compensation back to achievement of individual contributions and accomplishments to support pay-for-performance. Personal employee information, including status, pay grade, location, and shift, is visible throughout the process, so you know you're working with current, accurate data.

By deploying **UKG Ready Compensation**, HACA achieves:

Automated processes: Easily create and assign compensation planning worksheets to managers and approvers while leveraging flexible workflows to automate notifications, reminders, and approvals to keep compensation planning moving forward.

Improved governance: Reduce the risk of budget overspend and ensure compensation decisions align with your guidelines by leveraging flexible merit matrices, eligibility rules, budgets, and planning worksheets.

Better insights: Gain better visibility into compensation planning and ensure the right rewards are going to the right people through helpful analytics, comprehensive workforce data, and employee performance trends.





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Leesburg, VA20175 USA

Cage Code: 7QV38
UEI Number Y7D5MXRU2839
DUNS# 080431574
Federal Tax ID: 81-3911287
Business Size: Small Business

Date: 7/10/2025, 4:26 PM

Phone: 571 707-4130
Fax: 571-291-4119
Email: sales@vertosoft.com

Vertosoft Contact: David Ball
Phone: (571) 218-5194
Email: david.ball@vertosoft.com

Vertosoft Quote for UKG - Housing Authority of The City of Austin

Contract: TX-DIR: DIR-CPO-5327

Quote #: Q-12984
Expires On: 10/15/2025

Ship To
Housing Authority of The City of Austin

Quote For:
Name: Jaurine Ryder
Company: Housing Authority of The City of Austin
Email: jauriner@hacanet.org
Phone:

PAYMENT TERMS	DELIVERY METHOD	PAYMENT METHOD	VERTOSOFT CUST ID	SUPPLIER REF #
Net 30	Electronic	Check/ACH/Credit Card		Contract Term: 36 months

Annual Subscription

Billed Annually in Advance. Start date effective from Date of Purchase.

PART #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
8605081-000	UKG BRYTE AI FOR READY	260.00	\$11.37	\$2,956.20
8604148-000	UKG READY ACA MANAGER	260.00	\$5.68	\$1,476.80
8603924-000	UKG READY ACCRUALS MANAGER	260.00	\$8.59	\$2,233.40
8604494-001	UKG READY ATTESTATION	260.00	\$5.68	\$1,476.80
8604873-000	UKG READY BENEFITS	260.00	\$34.11	\$8,868.60
8604874-000	UKG READY COBRA ADMINISTRATION SERVICES	260.00	\$11.37	\$2,956.20
8604202-000	UKG READY COMPENSATION	260.00	\$11.37	\$2,956.20
8603925-000	UKG READY HR	260.00	\$65.43	\$17,011.80
8604150-000	UKG READY LEAVE	260.00	\$11.37	\$2,956.20
8603926-000	UKG READY PAYROLL	260.00	\$56.84	\$14,778.40

PART #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
8604802-000	UKG READY PEOPLE INSIGHTS	260.00	\$11.37	\$2,956.20
8604514-001	UKG READY PERFORMANCE	260.00	\$11.37	\$2,956.20
8604515-001	UKG READY RECRUITING	260.00	\$22.74	\$5,912.40
8604288-000	UKG READY SCHEDULER	260.00	\$14.27	\$3,710.20
8603923-000	UKG READY TIME	260.00	\$42.69	\$11,099.40
8604797-001	UKG HRSD Document Manager	260.00	\$22.74	\$5,912.40
Annual Subscription TOTAL:				\$90,217.40

One Time Setup Fee

Fixed Fee, Billed in Full at Time of Purchase.

PART #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
UKG_OTSF	UKG One Time Setup Fees	1.00	\$29,200.00	\$29,200.00
One Time Setup Fee TOTAL:				\$29,200.00

TOTAL: \$119,417.40

UKG Launch is based on the Launch Quantity of 260 EE.

The Subscription Fees for the applicable monthly Minimum Quantities are due on the Billing Frequency stated on the Order Form and invoiced sixty (60) days in advance of the Billing Start Date and annual anniversary. To reconcile the actual employee counts, promptly following the end of each month starting from the Billing Start Date, Vertosoft will invoice Customer for the actual number of employees in each month that exceeded the Minimum Quantity.

The monthly subscription amount (number of employees multiplied by the applicable Subscription Fee) may increase or decrease if the number of employees increases or decreases, but in no event shall the monthly Subscription Fee be calculated on less than the Monthly Minimum Quantity above.

By purchasing the products and services described in this order form, the Customer is expressly agreeing to the End User Agreement published at <https://www.vertosoft.com/terms-and-conditions-ukg>

Taxes: Sales tax shall be added at the time of an invoice, unless a copy of a valid tax exemption or resale certificate is provided.

Credit Card Orders: Additional fees may apply if paying by credit card.

All Purchase Orders must include: End User Name, Phone Number, Email Address, Purchase Order Number, Government Contract Number or Our Quote Number, Bill-To and Ship-To Address (Cannot ship to a PO Box), Period of Performance (if applicable), and a Signature of a duly Authorized Representative.

IN WITNESS WHEREOF, the Parties hereto have executed the Agreement as of the last Signature Date below.

Vertosoft LLC

Housing Authority of The City of Austin

Signature: David Ball
Name: David Ball
Title: Senior Director
Date: 9/30/2025

Signature: _____
Name: _____
Title: _____
Date: _____



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

Finance ITEM 4.

MEETING DATE:	October 16, 2025
STAFF CONTACT:	Barbara Chen, Vice President & Chief Financial Officer
ITEM TITLE:	Presentation, Discussion, and Possible Action regarding Resolution No. 02915: Approval of the Independent Auditor's Report for the Fiscal Year ending March 31, 2025
BUDGETED ITEM:	No
TOTAL COST:	N/A

ACTION

Motion to Approve item, accepting the Independent Auditor's Report for the Fiscal Year ending March 31, 2025.

SUMMARY

Background:

The Fiscal Year 2025 audited financial report for the Housing Authority of the City of Austin is presented for approval. The audit firm of Berman, Hopkins, CPAs and Associates, LLP performed the audit. Audit Partner, Laura Anne Pray, CPA, will brief the Board and address any audit questions.

Process:

As noted in the audit report that will be presented to the Board, there are no findings. In the firm's opinion, the financial statements present fairly, in all material respects, the respective financial position of the Authority's business-type activities as of March 31, 2025, and the respective changes in financial position and cash flows thereof for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

Staff Recommendation:

Approval is recommended.

ATTACHMENTS:

HACA 2025 FS Draft for Board Meeting

RESOLUTION NO. 02915

Presentation, Discussion, and Possible Action regarding Resolution No. 02915: Approval of the Independent Auditor's Report for the Fiscal Year ending March 31, 2025

WHEREAS, the regulations of the U. S. Department of Housing and Urban Development recommend the Commissioners of a Public Housing Agency to accept the Independent Auditor's Report for the fiscal year ending March 31, 2025; and

WHEREAS, The Commissioners of the Housing Authority of the City of Austin have reviewed and discussed the audit financial report for the fiscal year ending March 31, 2025; and

NOW, THEREFORE, BE IT RESOLVED that the Fiscal Year 2025 Independent Auditor's Report, copies of such audit financial report attached be hereby approved by the Board of Commissioners of the Housing Authority of the City of Austin.

PASSED, APPROVED AND ADOPTED this 16th day of October 2025.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

**HOUSING AUTHORITY
OF THE CITY OF
AUSTIN**



**Basic
Financial Statements
and
Supplementary
Information**

March 31, 2025

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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the City of Austin
Austin, Texas

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the business-type activities of the Housing Authority of the City of Austin (the "Authority"), as of and for the year ended March 31, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Authority as of March 31, 2025, and the changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Change in Accounting Principle

As described in Note A-12 to the financial statements, in 2025 the Authority adopted new accounting guidance, GASB Statement No. 101, *Compensated Absences*. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying financial data schedule is presented for purposes of additional analysis as required by U.S. Department of Housing and Urban Development, and is not a required part of the basic financial statements of the Authority. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and is also not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October xx, 2025 and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to solely describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

October xx, 2025
Melbourne, Florida

**Housing Authority of the City of Austin
“Bringing Opportunity Home”**

**Management Discussion and Analysis
For the Year Ended March 31, 2025**

This section of the Housing Authority of the City of Austin (HACA)’s annual financial report presents management’s discussion and analysis (MD&A) of HACA’s financial performance during the Fiscal Year (FY) ended March 31, 2025, compared to the prior FY ended March 31, 2024. The MD&A is designed to assist the reader in focusing on significant financial issues, provide an overview of financial activity, reflect changes in financial position and identify any issues or concerns. Since the MD&A is designed to focus on the current year’s financial activities, we encourage readers to consider the information presented here in conjunction with the HACA’s audited financial statements and notes, which follow this MD&A.

REQUEST FOR INFORMATION

This report is designed to provide our citizens, taxpayers, tenants and creditors with a general overview of HACA’s finances and to demonstrate the accountability for the funds it receives. Questions concerning any of the information in this report or requests for additional information should be addressed to: Housing Authority of the City of Austin, Attn: Barbara Chen, Chief Financial Officer, 1124 S. IH-35, Austin, TX 78704, Phone (512) 477-4488.

FINANCIAL HIGHLIGHTS

- The **assets** of the Housing Authority exceeded its **liabilities** on March 31, 2025 and 2024 by \$222.7 million and \$201.5 million, respectively.
- **Net investment in capital assets** increased by \$48.1 million in 2025 and increased by \$37.8 million in 2024, when compared to the immediately preceding fiscal year.
- The **net restricted and unrestricted positions** of the Housing Authority decreased by \$26.9 million and \$26.8 million at March 31, 2025 and 2024, respectively, when compared to the immediately preceding fiscal year.
- **Total assets** increased by \$58.7 million in 2025 and \$46.2 million in 2024, as compared to the prior year.
- **Total liabilities** increased by \$44.2 million in 2025 and \$28.6 million in 2024, as compared to the prior year.
- **Total operating revenue** increased by \$93.9 million in 2025 and \$45.1 million in 2024, as compared to the prior year. In 2025, the increase is mainly due to increases in PBCA revenue of \$69.4 million, HUD operating grants of \$14.1 million, and other revenue of \$10.4 million, offset by a decrease in tenant revenue of \$0.6 million.
- **Total operating expenses** increased by \$88.2 million in 2025 and \$63.1 million in 2024, as compared to the prior year. In 2025, the increase is mainly due to increase in Housing Assistance Payments of \$83.1 million.
- **Change in net position was** \$21.1 million in 2025 compared to \$11 million in 2024.

Housing Authority of the City of Austin
“Bringing Opportunity Home”

Management Discussion and Analysis
For the Year Ended March 31, 2025

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the HACA’s basic financial statements. The basic financial statements provide both long and short-term information about HACA’s overall financial condition. The financials presented include HACA’s blended component units (e.g., Austin Pathways, Southwest Housing Compliance Corporation, Austin Affordable Housing Corporation, and other blended component units). Since the MD&A is designed to focus on the current year’s financial activities, we encourage readers to consider the information presented here in conjunction with the HACA’s audited financial statements and notes, which follow this MD&A. In addition, HACA’s blended component units have separately issued financial statements which can be obtained from the Authority.

HACA is accounted for as a Business-Type Activity and utilizes the accrual basis of accounting. This method of accounting recognizes revenues when they are earned and measurable, and expenses when they are incurred, regardless of when funds are received or expended.

FINANCIAL STATEMENTS

Over time, significant changes in HACA’s net position serve as a useful indicator of whether its financial health is improving or deteriorating. To fully assess the financial health of HACA, the reader must also consider other non-financial factors such as fluctuations in the local economy and real estate market, HUD-mandated program changes, and the physical age and condition of capital assets. The following financial statements are included in this report:

- The **“Statement of Net Position”** includes all of HACA’s assets, liabilities and net position. This report reflects information about short-term spendable resources as well as capital assets and the debt obligations to creditors. This report also provides a basis of assessing the liquidity and financial flexibility of HACA. The change in net position analysis will assist the reader with measuring the financial health of HACA.
- The **“Statement of Revenues, Expenses and Changes in Net Position”** accounts for the current year’s operating and non-operating revenues, by major source, along with operating and non-operating expenses and capital contributions. This statement measures the activity of HACA’s operations over the Fiscal Year.
- The **“Statement of Cash Flows”** provides information about HACA’s cash receipts and disbursements during the reporting period. The statement reports net changes in cash resulting from operating, investing, capital and non-capital activities.

Housing Authority of the City of Austin
“Bringing Opportunity Home”

Management Discussion and Analysis
For the Year Ended March 31, 2025

FINANCIAL ANALYSIS OF THE HOUSING AUTHORITY

Analysis of Entity Wide Net Position

	<u>2025</u>	<u>2024</u>	<u>Variance</u>	<u>% Change</u>
Cash and Investments	\$ 150,768,455	\$ 133,276,957	\$ 17,491,498	13%
Other Current Assets	10,119,762	12,180,690	(2,060,928)	-17%
Capital Assets	269,871,031	223,120,243	46,750,788	21%
Other Noncurrent Assets	73,878,609	77,317,123	(3,438,514)	-4%
Total Assets	<u>504,637,857</u>	<u>445,895,013</u>	<u>58,742,844</u>	<u>13%</u>
Current Liabilities	12,042,124	8,939,590	3,102,534	35%
Noncurrent Liabilities	269,928,828	228,842,741	41,086,087	18%
Total Liabilities	<u>281,970,952</u>	<u>237,782,331</u>	<u>44,188,621</u>	<u>19%</u>
Deferred inflows	<u>-</u>	<u>6,593,435</u>	<u>(6,593,435)</u>	<u>-100%</u>
Net Investment in Capital Assets	188,031,995	139,941,290	48,090,705	34%
Restricted Net Position	25,756,871	29,562,139	(3,805,268)	-13%
Unrestricted Net Position	8,878,039	32,015,818	(23,137,779)	-72%
Total Net Position	<u>\$ 222,666,905</u>	<u>\$ 201,519,247</u>	<u>\$ 21,147,658</u>	<u>10%</u>

Cash and Investments - The increase of \$17.5 million is mainly attributable to net profit from operation and investment income.

Other Current Assets - The decrease of \$2.1 million is primarily due to a collection of accounts receivable from the prior year.

Capital Assets - The increase of \$46.8 million is primarily due to purchase of land and building improvements made to the properties through AAHC and PBRA RAD, net of accumulated depreciation.

Other Noncurrent Assets - The decrease of \$3.4 million is mainly due to reductions in the Authority’s investment in joint ventures through AAHC. The reduction is mainly due to the net decrease in capital assets of the AAHC joint ventures caused by increased depreciation expenses for new constructed properties.

Noncurrent Liabilities - The increase of \$41.1 million is mainly due to ground leases through AAHC’s joint ventures.

Deferred inflows - The decrease of \$6.6 million is due to the Authority receiving April 2024 Housing Choice Voucher subsidy in March 2024. This April 2025 subsidy was not received during the current fiscal year.

Net Investment in Capital Assets - The increase of \$48.1 million is mainly due to the net increase in capital assets and the reduction of long-term debt.

Housing Authority of the City of Austin
“Bringing Opportunity Home”

Management Discussion and Analysis
For the Year Ended March 31, 2025

Analysis of Statement of Revenues, Expenses and Changes in Net position:

Operating Revenue	2025	2024	Variance	% Change
Tenant Rental Revenue, net	\$ 15,783,165	\$ 16,372,835	\$ (589,670)	-4%
HUD PHA Operating Grants	108,124,771	94,063,984	14,060,787	15%
RAD Revenue	7,497,372	6,912,444	584,928	8%
PBCA Revenue	622,049,007	552,668,848	69,380,159	13%
Other Revenue	23,386,682	12,950,198	10,436,484	81%
Total Operating Revenue	776,840,997	682,968,309	93,872,688	14%
Operating Expenses				
Administrative	31,354,264	29,408,203	1,946,061	7%
Tenant Services	3,430,694	3,392,180	38,514	1%
Utilities	3,217,840	2,926,925	290,915	10%
Maintenance	8,165,483	8,308,118	(142,635)	-2%
Protective Services	722,002	506,427	215,575	43%
Housing Assistance Payments	703,169,094	620,088,296	83,080,798	13%
General Expenses	4,897,338	2,474,328	2,423,010	98%
Depreciation	7,199,685	6,826,386	373,299	5%
Total Operating Expenses	762,156,400	673,930,863	88,225,537	13%
Operating Income	14,684,597	9,037,446	5,647,151	62%
Non Operating Revenues (Expenses)	6,463,061	1,939,780	4,523,281	233%
Change in Net Position	\$ 21,147,658	\$ 10,977,226	\$ 10,170,432	93%

Total Operating Revenue increased by \$93.9 million mainly due to the increase of PBCA revenue and HUD grants.

Total Operating Expenses increased by \$88.2 million due to higher Housing Assistance Payments (HAP), and administrative expenses and general expenses. Housing assistance payments increased by \$83.1 million due to higher rents and more families served. Administrative expenses increased by \$1.9 million mainly due higher employee wages and health insurances costs. General expenses increased by \$2.4 million mainly due to increases in insurance premiums and the recording of additional compensated absences due to the implementation of GASB Statement No. 101.

Non-Operating Revenue (Expenses) increased by \$4.5 million due to the sale of capital assets during the fiscal year.

**Housing Authority of the City of Austin
“Bringing Opportunity Home”**

**Management Discussion and Analysis
For the Year Ended March 31, 2025**

CAPITAL ASSETS

	2025	2024	Variance	% Change
Land	\$ 203,178,011	\$ 159,039,942	\$ 44,138,069	28%
Buildings and Improvements	197,660,501	191,717,942	5,942,559	3%
Furniture and Equipment	5,191,413	4,139,629	1,051,784	25%
ROU - software	387,276	387,276	-	0%
Construction in Progress	2,412,109	-	2,412,109	100%
Total Capital Assets	408,829,310	355,284,789	53,544,521	15%
Less Accumulated Depreciation	(138,958,279)	(132,164,546)	(6,793,733)	5%
Net Capital Assets	\$ 269,871,031	\$ 223,120,243	\$ 46,750,788	21%

Land increased by \$44.1 mainly due to land acquired and subsequently leased to related parties through AAHC Partnership deals.

Buildings and improvements increased by \$5.9 million mainly due to building improvements across all AAHC and HACA properties.

LONG-TERM DEBT

The Authority’s balance of long-term debt decreased by \$1.2 million due to the principal payments on all debts. All debt payments were made as scheduled during the fiscal year.

ECONOMIC FACTORS

Significant economic factors that could affect the Authority are as follows:

- Federal funding provided by Congress to the Department of Housing and Urban Development for subsidies, or award status of the Project Based Contract Administrator contract.
- Decrease interest rates can impact its investment returns.
- Local inflationary, recessionary and employment trends, which can affect resident income and therefore the amount of rental income.
- Inflationary pressure on utility rates, housing costs, supplies and other costs.
- Current trends in the housing market.
- Competition for non-profit funding for supportive services for tenants.

Housing Authority of the City of Austin

STATEMENT OF NET POSITION

March 31, 2025

ASSETS

CURRENT ASSETS

Cash - unrestricted	\$ 26,850,848
Cash - restricted	28,955,432
Investments - unrestricted	94,064,601
Receivables, net	5,064,204
Due from HUD	3,799,479
Prepaid expenses	1,230,153
Inventory	<u>25,926</u>
Total current assets	<u>159,990,643</u>

NONCURRENT ASSETS

Cash - restricted	897,574
Capital assets, net	269,871,031
Notes and interest receivable from related parties	59,575,605
Investment in joint ventures	<u>14,303,004</u>
Total noncurrent assets	<u>344,647,214</u>
Total assets	<u>504,637,857</u>

LIABILITIES

CURRENT LIABILITIES

Current portion of long-term debt	1,324,393
Accounts payable	3,570,815
Due to HUD	260,359
Due to other governments	28,136
Accrued interest payable	257,472
Accrued salaries and benefits	1,028,966
Tenant security deposits	634,471
Unearned revenue	2,129,573
Unearned revenue - ground leases - related parties	2,148,499
Family self sufficiency escrow	484,382
Other current liabilities	<u>175,058</u>
Total current liabilities	<u>12,042,124</u>

NONCURRENT LIABILITIES

Long-term debt, net of current portion	80,514,643
Accrued compensated absences, net of current portion	3,583,085
Family self sufficiency escrow	897,574
Unearned revenue - ground leases - related parties, net of current portion	<u>184,933,526</u>
Total noncurrent liabilities	<u>269,928,828</u>
Total liabilities	<u>281,970,952</u>

NET POSITION

Net investment in capital assets	188,031,995
Restricted	25,756,871
Unrestricted	<u>8,878,039</u>
Total net position	<u>\$ 222,666,905</u>

The accompanying notes are an integral part of these financial statements.

Housing Authority of the City of Austin

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

For the year ended March 31, 2025

OPERATING REVENUES

HUD operating revenues	\$ 108,124,771
Tenant revenue, net	15,783,165
Other government operating grants	2,893,643
Other operating revenue	20,493,039
RAD operating revenues	7,497,372
Performance based contract administration	622,049,007
Total operating revenues	<u>776,840,997</u>

OPERATING EXPENSES

Administrative	31,354,264
Tenant services	3,430,694
Utilities	3,217,840
Maintenance	8,165,483
Protective services	722,002
General	4,897,338
Depreciation	7,199,685
Housing assistance payments	703,169,094
Total operating expenses	<u>762,156,400</u>

OPERATING INCOME

14,684,597

NONOPERATING REVENUES (EXPENSES)

Mortgage interest income	749,016
Gain on sale of capital assets	4,597,007
Interest income - unrestricted	3,964,905
Interest income - restricted	214,311
Interest expense	(3,062,178)
Total nonoperating revenues (expenses)	<u>6,463,061</u>

CHANGE IN NET POSITION

21,147,658

Total net position - beginning	<u>201,519,247</u>
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TOTAL NET POSITION - ENDING

\$ 222,666,905

The accompanying notes are an integral part of these financial statements.

Housing Authority of the City of Austin

STATEMENT OF CASH FLOWS

For the year ended March 31, 2025

CASH FLOWS FROM OPERATING ACTIVITIES

HUD operating grants received	\$ 108,908,281
Collections from tenants	15,491,375
Other government grants received	625,615,478
Collections from other sources	20,200,438
Payments to employees	(29,100,124)
Payments to suppliers	(18,865,572)
Housing assistance payments	<u>(702,533,548)</u>
Net cash provided by operating activities	<u>19,716,328</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Contributions to investments in joint ventures	(18,175)
Distributions from investments in joint ventures	2,766,042
Payments on long-term debt	(1,339,918)
Payments of interest	(3,077,694)
Purchase of property and equipment	(9,865,505)
Proceeds from sale of capital assets	<u>4,989,628</u>
Net cash used in capital and related financing activities	<u>(6,545,622)</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Interest received	4,161,887
Mortgage interest received	152,341
Collection of note receivable	6,564
Sale of investments	27,379,262
Purchase of investments	<u>(50,638,517)</u>
Net cash used in investing activities	<u>(18,938,463)</u>

NET DECREASE IN CASH

Cash at beginning of the year	<u>62,471,611</u>
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CASH AT END OF THE YEAR

<u><u>\$ 56,703,854</u></u>

AS PRESENTED IN THE ACCOMPANYING STATEMENT OF NET POSITION

Cash - unrestricted	\$ 26,850,848
Cash - restricted	28,955,432
Cash - restricted noncurrent	<u>897,574</u>
	<u><u>\$ 56,703,854</u></u>

The accompanying notes are an integral part of these financial statements.

Housing Authority of the City of Austin

STATEMENT OF CASH FLOWS (continued)

For the year ended March 31, 2025

**RECONCILIATION OF OPERATING INCOME TO NET CASH
PROVIDED BY OPERATING ACTIVITIES**

Operating income	\$ 14,684,597
Adjustments to reconcile operating income to net cash provided by operating activities	
Depreciation	7,199,685
Change in provision for allowance for doubtful accounts	336,263
(Increase) decrease in assets:	
Receivables, net	2,017,905
Due from HUD	(120,427)
Inventory	6,755
Prepaid expenses	(166,698)
Investment in joint venture	1,285,217
Increase (decrease) in liabilities:	
Accounts payable	2,576,400
Due to HUD	234,003
Due to other governments	-
Accrued salaries and benefits	592,538
Other accrued liabilities	(99,717)
Tenant security deposits	5,615
Unearned revenue	96,965
Unearned revenue - HCV subsidy	(410,428)
Unearned revenue - ground leases	(1,935,083)
Family self sufficiency escrow	635,546
Other current liabilities	(629,373)
Deferred inflow - HAP funding	(6,593,435)
Net cash provided by operating activities	<u>\$ 19,716,328</u>

**SUPPLEMENTAL DISCLOSURE OF NON-CASH
TRANSACTIONS**

Prepaid ground lease for capital assets	<u>\$ 44,477,589</u>
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The accompanying notes are an integral part of these financial statements.

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended March 31, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Reporting entity

The Housing Authority of the City of Austin (the "Authority") was established for the purpose of engaging in the development, acquisition and administration of the low-income housing program and other programs with similar objectives. The United States Department of Housing and Urban Development ("HUD") has direct responsibility for administering the low-income housing program under the United States Housing Act of 1937, as amended. The primary purpose of the Authority is to develop, acquire and operate safe, decent, sanitary and affordable housing for low-income families in the City of Austin, Texas in accordance with federal legislation and regulations.

The Authority is not a component unit of the City, as defined in Governmental Accounting Standards Board's ("GASB") *Codification of Governmental Accounting and Financial Reporting Standards*, Sections 2100, *Defining the Financial Reporting Entity*, as the Board independently oversees the Authority's operations.

The definition of the reporting entity as described by GASB Codification Sections is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government. The Authority's reporting entity is comprised of an enterprise fund which includes the activities of several housing programs and blended component units.

Blended component units

Some component units, despite being legally separate from the primary government, are so integrated with the primary government that they are in substance part of the primary government. These component units are blended with the primary government. The Authority's financials include the following blended component units:

- Austin Affordable Housing Corporation ("AAHC") - a nonprofit organization that purchases and leases homes and other rental properties.
- Southwest Housing Compliance Corporation ("SHCC") - a nonprofit organization that administers HUD Performance Based Contracts for Section 8 Project Based units throughout Texas and Arkansas.
- Austin Pathways - a nonprofit organization that supports HACA's scholarship and self-sufficiency programs, previously named the HACA Scholarship Foundation, Inc.

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

1. Reporting entity (continued)

Blended component units (continued)

- Blueprint Housing Solutions - a nonprofit organization that consults on affordable housing operations and community development programs.
- Equity Community Land Trust ("CLT") - a nonprofit organization that provides homeownership opportunities through long-term leasing of land to homeowners.

In addition to the above, the Authority has created entities whose sole purpose is to assist in the development of affordable housing. The following blended component units are organized through Partnerships reported under AAHC and have an ownership interest in developments owned by related party entities (see Note B-5):

2015 Urban Oaks GP, LLC	AAHC Bridge at Asher MM, LLC	AAHC Woodway Village GP, LLC
AAHC Rail GP, LLC	AAHC Franklin Park GP, LLC	Ben White Development GP, LLC
AAHC-CDT Parmer, LLC	AAHC Lexington Hills, LLC	Bridges at Canyon View GP, LLC
Elysium Grand GP, LLC	Bridge at Loyola Lofts GP, LLC	Harris Ridge Apartments GP, LLC
PASG, LLC	Commons at Goodnight GP, LLC	LDG Estates at Norwood GP, LLC
HACA Pathways I GP, LLC	LDG Bridges at Cameron GP, LLC	Pathways at Booker T. Washington Terraces LLC
Harris AAHCLDG GP, LLC	Oaks on North Plaza GP, LLC	Pathways at Chalmers Courts East GP, LLC
LDG Oaks GP, LLC	Pathways at Bouldin Oaks LLC	Pathways at Chalmers Courts South GP, LLC
Pathways at Lakeside, LLC	Pathways at Coronado Hills LLC	Pathways at Goodrich Place GP, LLC
Pathways at Salina, LLC	Pathways at Gaston Place GP, LLC	Pathways at Meadowbrook Court LLC
Thinkeast GP, LLC	Pathways at Rosewood Courts, LLC	Pathways at Thurmond Heights, LLC
LDG Belmont, LP	Pathways at Santa Rita Courts, LLC	Springdale Community Development GP, LLC
Lucent Apartments, LLC	Pathways at Manchaca II LLC	Ventura at Parmer Lane GP, LLC
Haywood Apartments, LLC	Villages of Ben White GP, LLC	Agave at South Congress Apartments, LLC
El Prado at Estancia, LLC	Southpark Apartments, LLC	LDG The Henderson on Reinli, LP
AAHC-CDT Ribelin, LLC	GNR SFR Property Owner, LLC	Henley Riverside Apartments, LLC
Austin Indigo Apts, LLC	Bridge at Tech Crossing, LLC	

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended March 31, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2. Government-wide and fund financial statements

The government-wide financial statements report information about the reporting government as a whole excluding fiduciary activities. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues and other nonexchange revenues. Business-type activities rely to a significant extent on user fees and charges for support.

Governments use fund accounting whereby funds are organized into three major categories: governmental, proprietary and fiduciary. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position, revenues and expenditures/expenses.

For financial reporting purposes, the Authority reports all of its operations as a single business activity in a single enterprise fund. Therefore, the government-wide and the fund financial statements are the same.

Enterprise funds are proprietary funds. Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating activities generally arise from providing services in connection with a proprietary fund's principal activity. The operating revenues of the Authority consist primarily of the Project Based Contract Administration ("PBCA") through SHCC as well as rental charges to tenants, management fees, development fees, government grants and operating grants from the U.S. Department of Housing and Urban Development ("HUD") and include, to a lesser extent, certain operating amounts of capital grants that offset operating expenses.

Operating expenses for the Authority include the cost of tenant services, general, administrative, maintenance, utilities, protective services, depreciation and housing assistance payments. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses, except for capital contributions, which are presented separately.

When restricted resources meet the criteria to be available for use and unrestricted resources are also available for use, it is the Authority's policy to use restricted resources first, and then unrestricted resources, as needed.

3. Measurement focus and basis of accounting

Measurement focus is a term used to describe which transactions are recorded within the various financial statements. The proprietary fund utilizes an economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position and cash flows. All assets and liabilities (whether current or noncurrent) associated with their activities are reported. Proprietary fund equity is classified as net position.

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended March 31, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3. Measurement focus and basis of accounting (continued)

Basis of accounting refers to when transactions are recorded regardless of the measurement focus applied. The basis of accounting used is similar to businesses in the private sector, thus, these funds are maintained on the accrual basis of accounting. Revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used.

For financial reporting purposes, the Authority considers its HUD and certain other government grants associated with operations as operating revenue because these funds more closely represent revenues generated from operating activities rather than nonoperating activities. HUD and other grants associated with capital acquisition and improvements are considered capital contributions and are presented after nonoperating activity on the accompanying statement of revenues, expenses and changes in net position.

As provided by GASB Codification Section P80.115, *Proprietary Fund Accounting and Financial Reporting: Defining Operating Expenses*, and related guidance, tenant revenue is reported net of \$336,263 in accounts written off.

4. Summary of programs

The accompanying basic financial statements include the activities of several housing programs of the Authority. A summary of each significant program is provided below.

a. *Rental Assistance Demonstration ("RAD") Multi-Family*

The RAD program converted existing public housing properties to multi-family rental housing units owned by affiliates of the Authority to provide decent and affordable housing to low-income families. Funding of the program is provided by federal housing assistance contributions from HUD for the difference between the approved contract rent and the rent paid by the tenants.

b. *Central Office Cost Center*

The Central Office Cost Center ("COCC") is a business unit within the Authority that generates revenue through fees for service from other Authority programs and activities.

c. *Housing Assistance Payments Programs*

The Housing Assistance Payments Programs utilize existing privately owned family rental housing units to provide decent and affordable housing to low-income families. The Section 8 Housing Choice Voucher ("HCV"), Section 8 Moderate Rehabilitation Single Room Occupancy, Emergency Housing Vouchers ("EHV") and Veterans Affairs Supportive Housing ("VASH") programs are funded through federal housing assistance contributions from HUD for the difference between the approved landlord contract rent and the rent paid by the tenants.

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4. Summary of programs (continued)

d. Continuum of Care Program

The Continuum of Care program is designed to promote community-wide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, states, and local governments to quickly re-house homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effective utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

e. Project Based Section 8 Contract Administration Program

The Project Based Section 8 Contract Administration Program is operated by the SHCC, a blended component unit of the Authority, pursuant to an annual contributions contracts with HUD. HUD has outsourced oversight responsibilities of project based Section 8 to SHCC for the States of Texas and Arkansas.

f. Other programs

In addition to the programs above, the Authority also administers Family Self-Sufficiency, HOME Investment Partnerships, Shelter Plus Care, Supportive Housing for Persons with Disabilities, Capital Fund Education and Training and Community Facilities Programs and Business Activities.

g. Other rental activities

Rental activities are conducted by AAHC and include the operation of Eastland Plaza Shopping Center, Sterling Village Apartments, Bent Tree Apartments, Sweetwater Apartments, Lexington Hills Apartments, Leisure Time Village and sixteen rental houses. Some of the sixteen houses are occupied with tenants possessing Section 8 Vouchers issued by the Authority. The shopping center and the apartments were purchased primarily with unrestricted funds from SHCC. The shopping center and apartments collect fair market rent from commercial entities and residents, respectively.

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Assets, liabilities and net position

a. *Cash and cash equivalents*

For financial statement purposes cash is considered to be cash in banks and highly liquid investments with original maturities of three months or less.

b. *Investments*

The Authority measures its investments based on fair value. The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The categorization of investments within the hierarchy is based upon the pricing transparency of the instrument and should not be perceived as the particular investment's risk. The Authority's investments are categorized in the following three categories:

Level 1 - Investment reflect prices quoted in active markets.

Level 2 - Investments reflect prices that are based on similar observable assets either directly or indirectly, which may include input in markets that are not considered to be active.

Level 3 - Investments reflect prices based upon unobservable sources.

c. *Receivables*

Receivables consist of revenues earned and not yet collected. Amounts presented as due from HUD principally result from grant revenue being accrued for allowable program expenses not yet funded. Other receivables consist of tenant receivables, fraud recovery receivables for the housing assistance payments programs and reimbursement receivables from various parties in the normal course of business. An allowance for uncollectible amounts is estimated by management based on account composition and prior experience (see Note B-2).

d. *Due from other governments*

Due from other governments consists of revenue earned for related costs incurred from government grants that have not yet been collected. Management has determined all funds are collectible.

e. *Inventory*

Inventory consists principally of materials held for use or consumption and is recorded on the average cost method. If inventory falls below cost due to damage, deterioration or obsolescence, the Authority establishes an allowance for obsolete inventory. Based on management's experience with the types of items in inventory and related usage plans, Management has determined that no allowance for obsolescence is needed as of March 31, 2025.

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Assets, liabilities and net position (continued)

f. Capital assets

The Authority's policy is to capitalize assets with a value that generally exceeds \$2,500 and has a useful life in excess of two years. The Authority capitalizes the costs of site acquisition and improvement, structures, infrastructure, equipment and direct development costs meeting the capitalization policy. Assets are valued at historical cost, or estimated historical cost if actual historical cost is not available, and contributed assets are valued at fair value on the date contributed.

Depreciation has been provided using the straight-line method over the estimated useful lives, which range as follows:

Buildings and improvements	5 - 40 years
Equipment	3 - 5 years

g. Investment in joint ventures

The Authority's blended component unit, AAHC, accounts for its ownership in various Partnerships using the equity method. Under the equity method, the initial investment is recorded at cost, and then increased or decreased by the Authority's share of income or losses and decreased by distributions (see Note B-5). These entities are considered to be related parties of the Authority.

h. Tenant security deposits

Tenant security deposits are deposits held by the Authority that are required of tenants before they are allowed to move into an Authority owned site. The Authority records this cash as restricted, with an offsetting liability, as these funds may be reimbursable to the tenant when they move out.

i. Accrued compensated absences

Compensated absences are absences for which employees will be paid; sick leave, vacation, and other approved leaves. The Authority accrues the liability for those absences that the employee has earned the rights to the benefits. Permanent employees are granted paid time off at varying rates depending on tenure with the Authority and can accrue a maximum of 240 hours of vacation time. Employees are entitled to 100% of any remaining accrued vacation upon termination. Employees with vacation time in excess of 240 hours must take time off to stay under the maximum. Sick leave is accrued and is eligible to be paid out on a vesting basis after a minimum of five years employment. The amount of compensated absences earned in the current period is expensed with the cumulative amount owed per the policy reflected as a liability in the basic financial statements.

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Assets, liabilities and net position (continued)

j. Unearned revenues

Unearned revenues include amounts collected before revenue recognition criteria are met. The unearned revenues consist of \$339,110 of prepaid rents and \$1,790,463 of unspent grant funds. In addition, the Authority has current and noncurrent unearned ground leases (see Note B-6).

k. Eliminations

For financial reporting purposes, certain amounts are internal and are therefore eliminated in the accompanying financial statements. The following have been eliminated from the financial statements:

i.) Interprogram due to/from

In the normal course of operations, certain programs may pay for common costs or advance funds for operations that create interprogram receivables or payables. As of March 31, 2025, interprogram receivables and payables of \$412,779 have been eliminated.

ii.) Internal notes receivable and payable

The Authority's blended component unit, AAHC, borrowed \$4,900,000 of unrestricted funds from the business activities program to fund the investment in HACA Pathways I, LP and Pathways at Goodrich, LP (see Note B-4). As of March 31, 2025, \$4,900,000 of notes receivable and notes payable are eliminated for the presentation of the Authority as a whole.

iii.) Fee for service and other charges

The Authority's COCC internally charges fees to the AMPs and programs of the Authority. These charges include management fees, bookkeeping fees, asset management fees and other services provided. For financial reporting purposes \$1,358,816 of charges have been eliminated for the year ended March 31, 2025.

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Assets, liabilities and net position (continued)

I. Net position

In accordance with GASB Codification Section 1800.155, *Reporting Net Position in Government-Wide Financial Statements*, total equity as of March 31, 2025, is classified into three components of net position:

i.) Net investment in capital assets

This category consists of capital assets (including restricted capital assets), net of accumulated depreciation and reduced by any outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, and improvements of those assets.

ii.) Restricted component of net position

This category consists of restricted assets and deferred outflows of resources by related liabilities and deferred inflows of resources restricted in their use by (1) external groups such as grantors, creditors or laws and regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The statement of net position of the Authority reports the following in restricted net position:

Modernization and development	\$ 24,136,069
Reserve accounts	858,272
FSS forfeitures	5,380
HAP reserves	<u>757,150</u>
Total restricted net position	<u>\$ 25,756,871</u>

The modernization and development balance above primarily consists of reserve and replacement amounts associated with RAD properties.

iii.) Unrestricted component of net position

This category includes all of the remaining net position that does not meet the definition of the other two components.

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

6. Leasing activities

The Authority is the lessor of dwelling units mainly to low-income residents (see Note A-4). The rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time or renewed every year. The Authority may cancel the lease only for cause. In addition, other than the administrative offices, a significant portion of the capital assets are used in these leasing activities. Revenues associated with these leases are recorded in the accompanying basic financial statements and related schedules within tenant revenue. The capital assets for the Authority's blended component unit, AAHC, are mainly used for leasing activities.

Under GASB Statement No. 87, *Leases*, the determination of whether an arrangement is a lease is made at the lease's inception and a contract is, or contains, a lease if it conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Control is defined under the standard as having the right to direct the use of the asset. Management only reevaluates its determination if the terms and conditions of the contract are changed. The Authority's prepaid ground leases do not qualify for treatment under GASB Statement No. 87 (see Note B-6).

7. Income taxes

The Authority is a governmental entity and is exempt from federal and state income taxes. Accordingly, no provision for income taxes has been made in the financial statements. The Authority's nonprofit blended component units are also not subject to federal or state income taxes.

The Authority's remaining blended component units, as described in Note A-1, account for income taxes in accordance with Financial Accounting Standards Board Accounting Standards Codification ("FASB ASC") 740, *Income Taxes*, which clarifies the accounting and disclosure requirements for uncertainty in tax positions. It requires a two-step approach to evaluate tax positions and determine if they should be recognized in the financial statements. The two-step approach involves recognizing any tax positions that are "more likely than not" to occur and then measuring those positions to determine if they are recognizable in the financial statements. Management regularly reviews and analyzes all tax positions and has determined no aggressive tax positions have been taken.

For the fiscal year ended March 31, 2025, no federal taxes were due and therefore no provision or liability for federal income taxes has been included in the financial statements for the Authority's blended component units. The Authority's blended component units income tax filings are subject to audit by various taxing authorities. The Authority's blended component units are subject to income examinations by tax authorities for the prior three years.

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

8. Budgets

Budgets are prepared on an annual basis for each major program and are used as a management tool throughout the accounting cycle. Budgets are not, however, legally adopted nor required in the basic financial statement presentation.

9. Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

10. Impairment of long-lived assets

Long-lived assets are evaluated for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. The carrying amount of a long-lived asset is not considered recoverable if it exceeds the sum of the undiscounted cash flows expected to result from the use and eventual disposition of the asset. An impairment loss, if any, is measured as the amount by which the carrying amount of a long-lived asset exceeds its fair value. Management has determined that long-lived assets were not impaired at March 31, 2025.

11. Impact of recently issued accounting principles

In December 2023, the GASB issued Statement No. 102, *Certain Risk Disclosures*. This statement is effective for the Authority's March 31, 2026 fiscal year end.

In April 2024, the GASB issued Statement No. 103, *Financial Reporting Model Improvements*. This statement is effective for the Authority's March 31, 2027 fiscal year end.

In September 2024, the GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*. This statement is effective for the Authority's March 31, 2027 fiscal year end.

Management is currently evaluating the impact of the adoption of these statements on the Authority's financial statements.

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

12. Adoption of new accounting standards

In June 2022, the GASB issued Statement No. 101, *Compensated Absences*. This statement updated the recognition and measurement guidance for compensated absences and associated salary-related payments and amended certain previously required disclosures. The Authority adopted the requirements of the guidance effective April 1, 2024, and has applied the provisions of this standard to the beginning of the period of adoption.

NOTE B - DETAILED NOTES

1. Deposits and investments

As of March 31, 2025, the Authority's cash balance consists of cash in banks in the amount of \$56,703,854. As of March 31, 2025, the fair value of the Authority's investments was \$94,064,601.

In accordance with GASB Codification Sections C20, *Cash Deposits with Financial Institutions*, and I50, *Investments*, the Authority's exposure to risk is disclosed as follows:

Custodial Credit Risk. Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned. The Authority's policy regarding types of deposits allowed and collateral requirements are as follows: deposits and investments of the Authority and its component units, other than direct purchases of United States Treasury instruments or its agencies, is secured by pledged collateral. Collateralization levels of the Authority and component units are pledged at market value deposits and investments less an amount insured by the Federal Deposit Insurance Corporation (FDIC) or Federal Savings and Loan Insurance Corporation (FSLIC). Acceptable collateral, exclusive of FDIC and FSLIC coverage, is (1) A bond, certificate of indebtedness, or Treasury Note of the United States, or other evidence of indebtedness of the United States, its agencies or instrumentalities, (2) Obligations, the principal and interest on which, are unconditionally guaranteed or insured by the State of Texas, or (3) A bond of the State of Texas or of a county, city or other political subdivision of the State of Texas rated as investment grade (no less than "A" or its equivalent) by a nationally recognized rating agency with a remaining maturity of ten (10) years or less. As of March 31, 2025, none of the Authority's total bank balance was exposed to custodial credit risk.

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

1. Deposits and investments (continued)

Cash was restricted for the following purposes at March 31, 2025:

Current:	
Modernization and development	\$ 24,136,069
Unspent grant awards	1,791,213
Reserve and other escrows	858,272
Family self-sufficiency escrow	484,382
Tenant security deposits	634,471
HAP reserves	757,150
Amounts due to HUD	260,359
Amounts due to other governments	28,136
FSS forfeitures	5,380
Subtotal current	28,955,432
Noncurrent:	
Family self-sufficiency escrow	897,574
Total restricted cash	<u>\$ 29,853,006</u>

The modernization and development balance above primarily consists of reserve and replacement accounts associated with RAD properties.

Investments

Interest Rate Risk. Interest rate risk is the risk that the relative value of a security will decline due to a change in interest rates. The Authority's policy to limit its exposure to declines in fair values of its investment portfolio is to only invest in HUD allowed investments and to monitor investments. As of March 31, 2025, the Authority's risk of changes in interest rates is minimal since the maturities of their investments are less than one year.

Credit Risk. Credit risk is the risk that a counterparty will fail to meet its obligations in accordance with agreed terms. It is the Authority's policy to follow the HUD regulations by only having direct investments and investments through mutual funds to direct obligations, guaranteed obligations, or obligations of the agencies in the United States of America. As of March 31, 2025, the Authority mitigated their exposure to credit risk by following HUD regulations.

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

1. Deposits and investments (continued)

Investments (continued)

Concentration of Credit Risk. Concentration of credit risk is the risk of loss attributed to the Authority's investment in a single issuer. To limit the risk of loss attributed to the magnitude of the Authority's investment in a single issuer, the Authority limits its investments to a diversified portfolio and limits investments to those instruments allowed by Texas State Law and its investment policy. Investments in any one issuer that represent five percent or more of the Authority's investments are as follows:

<u>Investment type</u>	<u>% of Portfolio</u>	<u>Credit rating</u>
Federal Home Loan Bank	15%	Aaa
United States Treasuries	62%	Aaa
Certificates of deposit	23%	N/A

Fair Value Measurements

	<u>Amount</u>	<u>Quoted prices in active markets for identical assets (Level 1)</u>	<u>Significant other observable inputs (Level 2)</u>	<u>Significant observable inputs (Level 3)</u>
Federal Home Loan Bank	\$ 14,120,777	\$ -	\$ 14,120,777	\$ -
United States Treasury	58,456,585	58,456,585	-	-
Certificates of deposit	21,487,239	21,487,239	-	-
	<u>\$ 94,064,601</u>	<u>\$ 79,943,824</u>	<u>\$ 14,120,777</u>	<u>\$ -</u>

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

2. Receivables, net

As of March 31, 2025, receivables, net consist of:

Distributions due from related parties	\$ 179,385
Advances due from related parties	1,034,133
Fees due from related parties	863,521
Other amounts due from related parties	1,241,178
Tenant receivables	488,984
Due from other governments	93,110
Notes receivable - current	2,105
Accrued interest receivable	1,035,694
Other miscellaneous receivables	422,188
Total receivables	5,360,298
Allowance for doubtful accounts - tenants	(296,094)
Total receivables, net	<u>\$ 5,064,204</u>

3. Capital assets

A summary of changes in capital assets is as follows:

	Balance at April 1, 2024	Transfers in/ additions	Transfers out/ deletions	Balance at March 31, 2025
Non-depreciable:				
Land	\$ 159,039,942	\$ 44,477,589	\$ (339,520)	\$ 203,178,011
Construction in progress	-	2,412,109	-	2,412,109
Total non-depreciable	159,039,942	46,889,698	(339,520)	205,590,120
Depreciated:				
Buildings and improvements	191,717,942	5,966,449	(23,890)	197,660,501
Equipment - administrative	2,770,264	1,486,947	(435,163)	3,822,048
Equipment - dwelling	1,369,365	-	-	1,369,365
Right of use asset - software	387,276	-	-	387,276
Total depreciated	196,244,847	7,453,396	(459,053)	203,239,190
Total capital assets	355,284,789	54,343,094	(798,573)	408,829,310
Less accumulated depreciation				
Buildings and improvements	(128,841,499)	(6,706,184)	440	(135,547,243)
Equipment - administrative	(2,309,917)	(269,888)	405,512	(2,174,293)
Equipment - dwelling	(776,461)	(94,521)	-	(870,982)
Right of use asset - software	(236,669)	(129,092)	-	(365,761)
Total accumulated depreciation	(132,164,546)	(7,199,685)	405,952	(138,958,279)
Capital assets, net	<u>\$ 223,120,243</u>	<u>\$ 47,143,409</u>	<u>\$ (392,621)</u>	<u>\$ 269,871,031</u>

Housing Authority of the City of Austin

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

3. Capital assets (continued)

The Authority's capital asset additions mainly consist of land acquired through partnership agreements and building improvements related to new developments associated with related party entities.

4. Notes and interest receivable from related parties

In accordance with the terms and funding arrangements for certain developments, the Authority and its blended component units made loans to assist with the associated purchase or construction costs. A summary of changes in notes receivable for the year ended March 31, 2025 is as follows:

	Balance at April 1, 2024	Additions	Reductions	Balance at March 31, 2025	Due within one year
CLT Home Loan A	\$ 4,543	\$ -	\$ (4,543)	\$ -	\$ -
CLT Home Loan B	57,784	-	(2,021)	55,763	2,105
HACA Pathways I, LP Note A	820,000	-	-	820,000	-
HACA Pathways I, LP Note B	24,940,000	-	-	24,940,000	-
Pathways at Gaston, LP Note A	6,300,000	-	-	6,300,000	-
Pathways at Gaston, LP Note B	5,674,472	-	-	5,674,472	-
Pathways at Chalmers South, LP	2,500,000	-	-	2,500,000	-
Pathways at Chalmers West, LP	6,911,910	-	-	6,911,910	-
Pathways at Chalmers East, LP	582,050	-	-	582,050	-
Rosewood East Note A	4,771,613	-	-	4,771,613	-
Rosewood East Note B	1,092,500	-	-	1,092,500	-
Total	53,654,872	-	(6,564)	53,648,308	2,105
Accrued interest	5,332,727	596,675	-	5,929,402	-
Total	<u>\$ 58,987,599</u>	<u>\$ 596,675</u>	<u>\$ (6,564)</u>	<u>\$ 59,577,710</u>	<u>\$ 2,105</u>

a. *CLT Home Loans*

On June 28, 2013, the Authority's blended component unit, CLT, entered into a loan agreement with a tenant in the amount of \$75,000. The note has a maturity date of July 1, 2043. All interest is compounded monthly at a rate of 4.00%, with payments of \$358 due on the 1st of each month. The loan is secured by the property.

On August 1, 2016, the Authority's blended component unit, CLT, entered into a loan agreement with a tenant in the amount of \$75,000. The note has a maturity date of August 1, 2046. All interest is compounded monthly at a rate of 4.00%, with payments of \$358 due on the 1st of each month. The loan is secured by the property.

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

4. Notes and interest receivable from related parties (continued)

b. Partnership Notes

During 2017, the Authority's blended component unit, AAHC entered into a loan agreement with HACA Pathways I, LP in the amount of \$820,000. The note does not bear interest. The note is payable from surplus cash and is due and payable in full on its maturity date of November 1, 2066.

During 2017, the Authority entered into a loan agreement with HACA Pathways I, LP in the amount of \$24,940,000. All interest is compounded annually at a rate of 2.07%. The note matures on November 1, 2066.

During 2017, the Authority entered into a loan agreement with Pathways at Gaston Place, LP in the amount of \$6,300,000. All interest is compounded annually at a rate of 2.68%. The note matures on July 1, 2067.

During 2017, the Authority's blended component unit, AAHC entered into a loan agreement with Pathways at Gaston Place, LP in the amount of \$5,674,472. The note does not bear interest and matures on July 1, 2067.

During 2018, the Authority's blended component unit, AAHC entered into a loan agreement with Pathways at Chalmers Courts South, LP in the amount of \$2,500,000. The note does not bear interest and matures on August 1, 2048.

During 2020, the Authority's blended component unit, AAHC entered into a loan agreement with Pathways at Chalmers Courts West, LP in the amount of \$6,911,910. The note does not bear interest and matures on August 1, 2048.

During 2021, the Authority's blended component unit, AAHC entered into a loan agreement with Pathways at Chalmers Courts East, LP in the amount of \$582,050 with an interest rate of 7.00%. The note matures on July 1, 2069.

During 2023, the Authority's blended component unit, AAHC entered into a loan agreement with Pathways at Rosewood Courts East, in the amount of \$4,771,613. The note does not bear interest and matures on November 1, 2066.

During 2023, the Authority entered into a loan agreement with Pathways at Rosewood Courts East, in the amount of \$1,092,500, with an interest rate of 3.14%. The note matures on November 1, 2072.

The Partnership notes are payable from surplus cash and due and payable in full on their respective maturity dates. The notes are secured by the real property.

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

5. Investment in joint ventures

As of March 31, 2025, the Authority's investment in joint venture ownership interest percent and equity balances are as follows:

Related Party Partnership	Ownership interest	Balance at March 31, 2025
Moonlight Gardens	50.00%	\$ 2,788,082
LDG Oaks, LP	50.00%	(2,395,190)
Bridge at Volente, LLC	47.22%	(3,432,266)
Bridge at Sterling Springs, LLC	34.48%	2,155,049
AAHC-CDT Center Ridge, LLC	20.00%	405,780
AAHC-CDT Tech Ridge, LLC	20.00%	516,627
Ribelin Ranch	16.51%	1,899,210
Bridge at Asher	15.00%	4,146,075
Bridge at Terracina	10.01%	628,802
Bridge at Northwest Hills	10.00%	1,022,043
Preserve at Wells Branch	9.00%	1,067,870
The Rail at MLK	1.00%	34
Henley Riverside Apartments, LLC	0.50%	118,081
Austin Indigo Apts, LLC	0.50%	88,344
Bridge at Goodnight Ranch	0.50%	(72,805)
SR Property Owner LLC	0.50%	(17,019)
Bridge at Tech Crossing	0.50%	85,694
HACA Pathways I, LP	0.10%	4,898,712
Century Park Apartments, LP	0.10%	(595,343)
Pathways at Monarch Bluffs	0.10%	(53,302)
Pathways at Chalmer's South	0.01%	4,652,634
Pathways at Rosewood Courts East	0.01%	299
Ben White Development GP, Inc.	0.01%	(3,652,632)
Pathways at Goodrich, LP	0.01%	198,375
Reserve at Springdale	0.01%	88,995
Melrose Trail	0.01%	(83,180)
Studios at ThinkEast	0.01%	(146,849)
Other .01% ownership interest entities	0.01%	(9,116)
Total investment in joint ventures		<u>\$ 14,303,004</u>

Housing Authority of the City of Austin

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

6. Ground leases - related parties

In accordance with the terms and funding arrangements for certain developments, the Authority and its blended component units received advance payment for ground leases. For all of the Authority's ground leases, the total lease revenue will be amortized over the term of the lease using the straight-line method. Upon expiration of the lease, the ownership of all property improvements reverts to the Authority. A summary of ground lease unearned revenue associated with the following entities as of March 31, 2025, is as follows:

Partnership	Start date	Term	Original amount
Ben White Development LP	08/01/14	75 years	\$ 2,500,000
Village at Ben White LP	08/01/14	75 years	1,500,000
6725 Urban Oaks Partnership LP	09/16/15	75 years	1,400,000
AAHC-CDT Center Ridge LLC	09/16/15	75 years	3,058,482
AAHC-CDT Tech Ridge LLC	09/16/15	75 years	4,026,569
Reserve at Springdale LP	09/16/15	75 years	1,907,979
ThinkEast Apartments Ltd	10/19/15	75 years	2,065,000
Harris AAHCLDG LP	05/01/16	99 years	1,599,000
Bridge at Volente LLC	09/16/16	99 years	4,498,000
HACA Pathways I, LP	11/01/16	75 years	5,850,000
Bridge at Sterling Springs	07/01/17	99 years	2,588,800
Pathways at Gaston	07/01/17	75 years	100,000
Harris Ridge	11/01/17	99 years	3,800,000
Bridges at Cameron	12/01/17	75 years	2,800,000
Commons at Goodnight	12/01/17	75 years	3,572,000
Pathways at Goodrich	09/01/18	15 years	600,000
Preserve at Wells Branch	09/19/18	99 years	3,080,000
Bridge at Terracina	11/28/18	99 years	3,660,000
Bridge at Northwest Hills	11/30/18	99 years	3,770,000
Elysium Grand, LP	12/01/18	99 years	2,075,000
Bridge at Asher	06/27/19	99 years	6,134,335
Bridge at Granada	11/01/19	99 years	3,857,238
Bridge at Canyon View	12/01/19	75 years	3,102,035
Estates at Norwood	12/01/19	75 years	4,700,500
Oaks on North Plaza	12/01/19	99 years	1,300,000
Bridge at Loyola Lofts	01/01/20	99 years	3,225,000
Pathways at Chalmers Courts West	11/01/20	75 years	7,061,910
Bridge at Turtle Creek	12/01/20	99 years	4,994,592
Urban East Multifamily - Phase I	12/01/20	99 years	16,032,454
Urban East Multifamily - Phase II	12/01/20	99 years	4,541,275
The Belmont Apartments	07/01/21	75 years	1,035,436
The Henderson on Reinli	08/01/21	99 years	5,416,960
El Prado at Estancia	12/01/21	99 years	6,100,000
Pathways at Rosewood East	11/01/22	75 years	1,092,500
The Rhett Apartments	06/30/23	75 years	4,230,000
Cady Lofts	09/21/23	75 years	2,875,000
Bridge at Delco Flats	12/14/23	99 years	5,400,000
Bridge at Paloma	12/14/23	99 years	8,500,000
Bridge at Three Hills	03/11/24	99 years	8,400,000
Bridge at Windsor Park	06/03/24	99 years	10,000,000
Eagles Landing Family Apts	07/01/24	99 years	3,900,000

Housing Authority of the City of Austin

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

6. Ground leases - related parties (continued)

Partnership	Balance at April 1, 2024	Additions	Rental income	Balance at March 31, 2025	Due within one year
Ben White Development LP	\$ 2,186,114	\$ -	\$ (33,333)	\$ 2,152,781	\$ 33,333
Village at Ben White LP	1,311,667	-	(20,000)	1,291,667	20,000
6725 Urban Oaks Partnership LP	1,282,554	-	(18,667)	1,263,887	18,667
AAHC-CDT Center Ridge LLC	3,597,065	-	(53,688)	3,543,377	53,688
AAHC-CDT Tech Ridge LLC	2,732,242	-	(40,780)	2,691,462	40,780
Reserve at Springdale LP	1,691,739	-	(25,440)	1,666,299	25,440
ThinkEast Apartments Ltd	1,924,464	-	(26,674)	1,897,790	26,674
Harris AAHCLDG LP	1,436,514	-	(16,152)	1,420,362	16,152
Bridge at Volente LLC	4,168,601	-	(45,434)	4,123,167	45,434
HACA Pathways I, LP	4,431,950	-	(65,333)	4,366,617	65,334
Bridge at Sterling Springs	2,418,831	-	(26,149)	2,392,682	26,149
Pathways at Gaston	91,339	-	(1,333)	90,006	1,333
Harris Ridge	3,563,387	-	(38,384)	3,525,003	38,384
Bridges at Cameron	2,572,894	-	(37,333)	2,535,561	37,333
Commons at Goodnight	3,262,425	-	(47,627)	3,214,798	47,627
Pathways at Goodrich	558,000	-	(8,000)	550,000	8,000
Preserve at Wells Branch	2,908,890	-	(31,111)	2,877,779	31,111
Bridge at Terracina	3,462,827	-	(36,970)	3,425,857	36,970
Bridge at Northwest Hills	3,566,901	-	(38,081)	3,528,820	38,081
Elysium Grand, LP	1,968,454	-	(20,960)	1,947,494	20,960
Bridge at Asher	5,860,665	-	(61,963)	5,798,702	61,963
Bridge at Granada	3,694,896	-	(38,962)	3,655,934	38,962
Bridge at Canyon View	2,933,148	-	(41,360)	2,891,788	41,360
Estates at Norwood	4,444,585	-	(62,673)	4,381,912	62,673
Oaks on North Plaza	1,246,382	-	(13,132)	1,233,250	13,131
Bridge at Loyola Lofts	3,094,696	-	(32,576)	3,062,120	32,576
Pathways at Chalmers Courts West	6,763,740	-	(94,159)	6,669,581	94,159
Bridge at Turtle Creek	4,792,792	-	(50,450)	4,742,342	50,450
Urban East Multifamily - Phase I	15,533,128	-	(161,944)	15,371,184	161,944
Urban East Multifamily - Phase II	4,399,839	-	(45,871)	4,353,968	45,871
The Belmont Apartments	1,000,921	-	(13,806)	987,115	13,806
The Henderson on Reinli	5,284,727	-	(54,717)	5,230,010	54,717
El Prado at Estancia	5,971,633	-	(61,616)	5,910,017	61,616
Pathways at Rosewood East	1,073,077	-	(14,567)	1,058,510	14,567
The Rhett Apartments	4,187,700	-	(56,400)	4,131,300	56,400
Cady Lofts	2,855,833	-	(38,333)	2,817,500	38,333
Bridge at Delco Flats	5,386,364	-	(54,545)	5,331,819	54,545
Bridge at Paloma	8,478,535	-	(85,859)	8,392,676	85,859
Bridge at Three Hills	8,400,000	-	(84,848)	8,315,152	84,848
Bridge at Windsor Park	-	10,000,000	(84,175)	9,915,825	101,010
Eagles Landing Family Apts	-	3,900,000	(29,546)	3,870,454	39,394
Village at Collinwood	-	2,525,000	(19,129)	2,505,871	25,505
Heritage Pointe Apartments	-	3,480,000	(20,505)	3,459,495	35,152
The Janson	-	3,072,589	(18,104)	3,054,485	31,036
Bridge at Avery Ranch	-	11,000,000	(55,556)	10,944,444	111,111
Bridge at Midtown Commons	-	10,500,000	(8,838)	10,491,162	106,061
Total	\$ 144,539,519	\$ 44,477,589	\$ (1,935,083)	\$ 187,082,025	\$ 2,148,499

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

7. Noncurrent liabilities

A summary of changes in noncurrent liabilities for the year ended March 31, 2025 is as follows:

	Balance at April 1, 2024	Additions	Reductions	Balance at March 31, 2025	Due within one year
Long term debt:					
Sweetwater Apartments	\$ 3,822,829	\$ -	\$ (70,952)	\$ 3,751,877	\$ 74,190
Bent Tree Apartments	4,000,000	-	(12,503)	3,987,497	72,039
Sterling Village Apartments	4,379,537	-	(84,577)	4,294,960	88,285
Lexington Hills	14,985,000	-	-	14,985,000	-
Bridge at South Point	12,298,875	-	(264,003)	12,034,872	274,758
Booker T. Washington	10,410,031	-	(244,488)	10,165,543	256,613
Meadowbrook	6,797,007	-	(159,634)	6,637,373	167,550
Bouldin Oaks	5,551,499	-	(142,565)	5,408,934	149,255
Coronado Hills	953,717	-	(24,492)	929,225	25,641
Manchaca II	858,346	-	(22,043)	836,303	23,077
Santa Rita	3,290,218	-	(61,923)	3,228,295	65,761
Lakeside	5,401,655	-	(122,498)	5,279,157	127,224
Bridge at Asher	4,000,000	-	-	4,000,000	-
Thurmond Heights	6,300,000	-	-	6,300,000	-
Total long term debt	83,048,714	-	(1,209,678)	81,839,036	1,324,393
Other noncurrent liabilities:					
Unearned ground leases	144,539,519	44,477,589	(1,935,083)	187,082,025	2,148,499
Subscription payable	130,240	-	(130,240)	-	-
Compensated absences	3,554,722	1,339,124	(832,276)	4,061,570	478,485
FSS Escrow	1,420,260	597,242	(635,546)	1,381,956	484,382
Total	<u>\$ 232,693,455</u>	<u>\$ 46,413,955</u>	<u>\$ (4,745,422)</u>	<u>\$ 274,364,587</u>	<u>\$ 4,435,759</u>

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

7. Noncurrent liabilities (continued)

a. Sweetwater Apartments

On September 28, 2007, AAHC entered into a mortgage agreement payable to JPMorgan Chase Bank in the original amount of \$3,992,000 for the financing of Sweetwater Apartments. On July 19, 2017, AAHC refinanced the debt into a mortgage agreement payable to Bellwether Enterprise in the original amount of \$3,997,000 with an interest rate of 4.41% per annum with monthly payments of \$20,039 starting in 2022 with a maturity date of July 1, 2027. The future principal and interest maturities are as follows for the years ending March 31,

	Principal	Interest
2026	\$ 74,190	\$ 166,278
2027	77,577	162,892
2028	3,600,110	53,658
	\$ 3,751,877	\$ 382,828

b. Bent Tree Apartments

On November 14, 2013, AAHC entered into a mortgage agreement in the amount of \$1,650,000 for the financing of Bent Tree Apartments. On December 30, 2019, AAHC refinanced the debt into a mortgage agreement payable to Bellwether Enterprise in the amount of \$4,000,000. The annual interest rate on the mortgage is 3.74% per annum with monthly payments of principal and interest of \$18,502 starting in 2025 with a maturity date of January 1, 2030. The future principal and interest maturities are as follows for the years ending March 31,

	Principal	Interest
2026	\$ 72,039	\$ 149,984
2027	74,819	147,204
2028	77,314	144,709
2029	80,689	141,334
2030	3,682,636	116,091
	\$ 3,987,497	\$ 699,322

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

7. Noncurrent liabilities (continued)

c. Sterling Village Apartments mortgage

On November 14, 2013, AAHC entered into a mortgage agreement in the amount of \$3,500,000 for the financing of Sterling Village Apartments. On October 1, 2014, AAHC entered into a debt agreement in the amount of \$900,000 for building improvements. On August 7, 2017, AAHC refinanced the loans with Bellwether Enterprise in the amount of \$4,600,000 with an interest rate of 4.24% per annum with monthly payments of \$16,795 starting in 2022 with a maturity date of May 1, 2027. The future principal and interest maturities are as follows for the years ending March 31,

	Principal	Interest
2026	\$ 88,285	\$ 182,942
2027	92,156	179,071
2028	4,114,519	29,534
	<u>\$ 4,294,960</u>	<u>\$ 391,547</u>

d. Lexington Hills and Lexington Hills refinance

On September 20, 2013, the Authority entered into a mortgage agreement in the amount of \$8,900,000 for the financing of Lexington Hills. On February 1, 2021, the AAHC-Lexington refinanced the debt into a mortgage agreement payable to Bellwether Enterprise Real Estate Capital, LLC, in the amount of \$14,985,000. The annual interest rate on the mortgage is 2.92% per annum. The loan matures on January 1, 2031 with all principal and accrued and unpaid interest due upon maturity. The loan is secured by the real property. The future principal and interest maturities are as follows for the years ending March 31,

	Principal	Interest
2026	\$ -	\$ 443,639
2027	-	443,639
2028	-	443,639
2029	-	443,639
2030	-	443,639
2031	14,985,000	371,928
	<u>\$ 14,985,000</u>	<u>\$ 2,590,123</u>

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

7. Noncurrent liabilities (continued)

e. Bridge at South Point loan

On May 12, 2016, AAHC entered into a debt agreement with Bellwether Enterprise Real Estate Capital, LLC in the amount of \$13,200,000 for building improvements. The debt was issued at a rate of 3.95% per annum. The loan matures on June 1, 2026 and is secured by the real property. The future principal and interest maturities are as follows for the years ending March 31,

	Principal	Interest
2026	\$ 274,758	\$ 476,454
2027	11,760,114	118,329
	\$ 12,034,872	\$ 594,783

f. AAHC Pathways at Booker T. Washington Terraces loan

On October 6, 2017, AAHC entered in a debt agreement with Greystone Servicing Corp. in the amount of \$11,695,000 for critical maintenance and renovations for the property. The debt was issued at a rate of 4.29% per annum with monthly payments of \$57,807. The loan matures on November 1, 2035 and is secured by the real property. The future principal and interest maturities are as follows for the years ending March 31,

	Principal	Interest
2026	\$ 256,613	\$ 436,117
2027	268,000	424,688
2028	279,892	412,752
2029	291,165	401,438
2030	305,232	387,319
2031 - 2035	1,740,669	1,721,295
2036	7,023,972	247,899
	\$ 10,165,543	\$ 4,031,508

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

7. Noncurrent liabilities (continued)

g. AAHC Pathways at Meadowbrook Court loan

On October 6, 2017, AAHC entered in a debt agreement with Greystone Servicing Corp. in the amount of \$7,636,000 for critical maintenance and renovations for the property. The debt was issued at a rate of 4.29% per annum with monthly payments of \$37,744. The loan matures on November 1, 2035 and is secured by the real property. The future principal and interest maturities are as follows for the years ending March 31,

	Principal	Interest
2026	\$ 167,550	\$ 285,372
2027	174,985	277,938
2028	182,750	270,173
2029	190,110	262,813
2030	199,295	253,628
2031 - 2035	1,136,533	1,128,081
2036	4,586,150	178,802
	\$ 6,637,373	\$ 2,656,807

h. Bouldin Oaks loan

On November 7, 2016, AAHC entered into a debt agreement with Greystone Servicing Corp. in the amount of \$6,403,000 for critical maintenance and renovations for the property. The debt was issued at a rate of 4.10% per annum with monthly payments of \$30,939. The loan matures on December 1, 2034 and is secured by the real property. The future principal and interest maturities are as follows for the years ending March 31,

	Principal	Interest
2026	\$ 149,255	\$ 222,015
2027	155,579	215,691
2028	162,171	209,099
2029	168,465	202,805
2030	176,181	195,090
2031 - 2035	4,597,283	857,479
	\$ 5,408,934	\$ 1,902,179

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

7. Noncurrent liabilities (continued)

i. Coronado Hills loan

On November 7, 2016, AAHC entered into a debt agreement with Greystone Servicing Corp. in the amount of \$1,100,000 for critical maintenance and renovations for the property. The debt was issued at a rate of 4.10% per annum with monthly payments of \$5,315. The loan matures on December 1, 2034 and is secured by the real property. The future principal and interest maturities are as follows for the years ending March 31,

	Principal	Interest
2026	\$ 25,641	\$ 38,141
2027	26,728	37,055
2028	27,860	35,922
2029	28,941	34,841
2030	30,267	33,515
2031 - 2035	789,788	147,310
	\$ 929,225	\$ 326,784

j. Manchaca II loan

On November 7, 2016, AAHC entered into a debt agreement with Greystone Servicing Corp. in the amount of \$990,000 for critical maintenance and renovations for the property. The debt was issued at a rate of 4.10% per annum with monthly payments of \$4,784. The loan matures on December 1, 2034 and is secured by the real property. The future principal and interest maturities are as follows for the years ending March 31,

	Principal	Interest
2026	\$ 23,077	\$ 34,327
2027	24,055	33,349
2028	25,074	32,330
2029	26,047	31,357
2030	27,240	30,164
2031 - 2035	710,810	132,579
	\$ 836,303	\$ 294,106

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

7. Noncurrent liabilities (continued)

k. Santa Rita loan

On November 30, 2018, AAHC entered into a debt agreement with Greystone Servicing Corp. in the amount of \$3,557,000 for critical maintenance and renovations for the property. The debt was issued at a rate of 5.2% per annum with monthly payments of \$19,532. The loan matures on December 1, 2036 and is secured by the real property. The future principal and interest maturities are as follows for the years ending March 31,

	Principal	Interest
2026	\$ 65,761	\$ 168,622
2027	69,313	165,069
2028	73,057	161,326
2029	76,551	157,831
2030	81,138	153,244
2031 - 2035	475,914	695,998
2036 - 2038	2,386,561	240,642
	\$ 3,228,295	\$ 1,742,732

l. Lakeside loan

On October 24, 2019, Pathways at Lakeside, LLC, entered in a debt agreement with Bellwether Enterprise Mortgage Investments, LLC, in the amount of \$5,756,000 for Pathways at Lakeside Apartments. The debt was issued at a fixed rate of 3.34% per annum with monthly payments of \$25,336. The loan matures on November 1, 2029 and is secured by the real property. The future principal and interest maturities are as follows for the years ending March 31,

	Principal	Interest
2026	\$ 127,224	\$ 176,804
2027	131,600	172,428
2028	136,126	167,902
2029	140,345	163,683
2030	4,743,862	145,560
	\$ 5,279,157	\$ 826,377

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

7. Noncurrent liabilities (continued)

m. Bridge at Asher loan

On June 27, 2019, AAHC-Bridge at Asher, LLC entered into a debt agreement with NHTE Opportunity Housing, LLC in the amount of \$4,000,000 for Bridge at Asher Apartments. The debt was issued at an escalating rate of 4% to 6% per annum with interest payments due quarterly. The loan is secured by the real property and matures on June 30, 2029 with a full balloon payment of \$4,000,000 due on that date. The future principal and interest maturities are as follows for the years ending March 31,

	Principal	Interest
2026	\$ -	\$ 240,000
2027	-	240,000
2028	-	240,000
2029	-	240,000
2030	4,000,000	60,000
	<u>\$ 4,000,000</u>	<u>\$ 1,020,000</u>

n. Thurmond Heights loan

On May 4, 2020, Pathways at Thurmond Heights, LLC entered into a debt agreement with Bellwether Enterprise Mortgage Investments, LLC in the amount of \$6,300,000. The annual interest rate on the mortgage is 3.52%. Interest only payments are due until July 1, 2026, when with the monthly payments of principal and interest of \$28,360 begin. The loan matures June 1, 2037 and is secured by the real property. The future principal and interest maturities are as follows for the years ending March 31,

	Principal	Interest
2026	\$ -	\$ 224,840
2027	57,862	224,411
2028	119,497	220,826
2029	123,219	217,104
2030	128,302	212,020
2031 - 2035	714,198	987,414
2036 - 2038	5,156,922	443,043
	<u>\$ 6,300,000</u>	<u>\$ 2,529,658</u>

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

7. Noncurrent liabilities (continued)

o. Subscription payable

In June of 2022, the Authority entered into a subscription-based information technology agreement with Yardi systems for the use of software. The term of the agreement is for 3 years for a total of \$411,152. The calculation of the present value of total payments of the agreement term was \$387,276. The agreement did not specify an explicit interest rate; therefore a 5% interest rate is used based on the prime rate as of the beginning of the fiscal year. The remaining liability was paid off during the year ended March 31, 2025.

8. Pension plan

The Authority provides pension benefits for all of its full time regular employees through a defined contribution plan. The plan is administered by Housing Authority Retirement Trust. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The Board is authorized to establish and amend plan benefits. Full-time employees are eligible to participate from the first day of employment. For employees hired prior to April 1, 2020, the Authority contributes 10% of the total gross wages for up to five years of continuous employment, 15% of the total gross wages for continuous employment above five years, and 20% of total gross wages for continuous employment above 15 years into the pension plan. For employees hired on or after April 1, 2020, the Authority contributes 7% of the total gross wages for up to five years of continuous employment, 10% of the total gross wages for up to five years of continuous employment, and 15% of total gross wages for continues employment above 15 years into the pension plan.

The Authority's contributions for each employee (and investment earnings allocated to the employee's account) are fully vested after 5 years. Authority contributions for, and interest forfeited by, employees who leave employment before vesting are refunding the Authority and returned to the appropriate program. The amounts contributed by the Authority for the year ended March 31, 2025 was \$2,555,589. The Authority's employees made voluntary contributions of \$1,440. The Authority recognized pension expense of \$2,821,565, which includes forfeitures totaling \$265,976.

9. Risk management

The Authority is exposed to various risks of loss related to torts; theft of, damages to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. As part of the Authority's risk management program, certain commercial insurance policies are purchased.

There were no significant reductions of insurance coverage from prior years and actual settlements did not exceed insurance coverage for each of the past three years.

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

10. Commitments and contingencies

a. Legal

The Authority is party to various pending or threatened legal actions arising in the normal course of operations. Although the outcome of these actions is not presently determinable, it is the Authority's opinion that any ultimate liability is not expected to have a material adverse effect on the Authority's financial position.

b. Grants and contracts

The Authority participates in various grant programs that are subject to review and audit by the grantor agencies. Entitlements to these resources are generally conditional upon compliance with the terms and conditions of grant agreements and applicable federal regulations, including the expenditure of resources for allowable purposes. Any disallowance resulting from a grantor audit may become a liability of the Authority. As of the date of this report, management is not aware of any such instances.

The Authority has received cumulative funding in excess of housing assistance payments ("HAP") through the Section 8 Housing Choice Voucher Program, Emergency Housing Vouchers, and Mainstream Vouchers in accordance with current regulations.

11. Concentrations

For the year ended March 31, 2025, approximately 94% of revenues and 45% of receivables reflected in the financial statements are from HUD.

The Authority operates in a heavily regulated environment. The operations of the Authority are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to HUD. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related costs and the additional administrative burden to comply with the changes. In addition, any excess reserves may reduce future funding levels and possibly be subject to recapture.

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

12. Financial data schedule

As required by HUD, the Authority prepares its financial data schedule in accordance with HUD requirements in a prescribed format which differs from the presentation of the basic financial statements. The schedule's format presents certain operating items as non-operating such as depreciation expense, housing assistance payments and extraordinary maintenance expense. In addition, the schedule's format includes non-operating items as operating such as investment revenue, HUD capital grants revenue, interest expense and gains and losses on the disposal of capital assets. Furthermore, the schedule reflects tenant revenue and bad debt expense separately.

13. Subsequent events

Management has evaluated subsequent events through the date noted on the Independent Auditor's Report, the date which the financial statements were available to be issued, and noted no material transactions have occurred that would warrant adjustment or disclosure in the financial statements except for the items listed below.

After year end, the Authority, through its blended component unit AAHC, has continued to partner and acquire five additional mixed finance affordable housing properties as of the date of this report.

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

14. Condensed blended component unit information

Condensed component unit information for the Authority's significant blended component units as listed in Note A-1 is as follows:

Condensed Statement of Net Position

	AAHC	SHCC	Austin Pathways	Blueprint Housing Solutions	Total blended component units
Assets:					
Current assets	\$131,454,971	\$ 5,716,549	\$ 1,493,793	\$ 303,050	\$138,968,363
Capital assets, net	70,449,570	2,160,213	-	-	72,609,783
Notes receivable	21,313,703	-	-	-	21,313,703
Investments in joint ventures	14,303,004	-	-	-	14,303,004
Total assets	237,521,248	7,876,762	1,493,793	303,050	247,194,853
Liabilities:					
Current liabilities	4,735,211	1,318,490	890,852	923	6,945,476
Noncurrent liabilities	85,621,025	716,277	225,487	3,108	86,565,897
Total liabilities	90,356,236	2,034,767	1,116,339	4,031	93,511,373
Net position:					
Net investment in capital assets	(11,389,466)	2,160,213	-	-	(9,229,253)
Restricted	24,327,425	-	-	-	24,327,425
Unrestricted	134,227,053	3,681,782	377,454	299,019	138,585,308
Total net position	\$147,165,012	\$ 5,841,995	\$ 377,454	\$ 299,019	\$153,683,480

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

14. Condensed blended component unit information (continued)

Condensed Statement of Revenues, Expenses and Changes in Net Position

	AAHC	SHCC	Austin Pathways	Blueprint Housing Solutions	Total Blended Component Units
Operating revenues and (expenses)					
Tenant revenue, net	\$ 16,734,873	\$ -	\$ -	\$ -	\$ 16,734,873
Government grants	7,497,372	622,049,007	620,957	-	630,167,336
Other revenue	17,305,704	-	190,608	147,953	17,644,265
Depreciation	(6,342,941)	-	-	-	(6,342,941)
Other operating expenses	<u>(22,278,640)</u>	<u>(608,760,765)</u>	<u>(3,228,265)</u>	<u>(91,635)</u>	<u>(634,359,305)</u>
Operating income (loss)	12,916,368	13,288,242	(2,416,700)	56,318	23,844,228
Nonoperating revenues and (expenses)					
Gain on sale of fixed asset	847,472	1,801	-	-	849,273
Interest income	3,686,822	72,624	22,026	-	3,781,472
Interest expense	(3,061,162)	-	-	-	(3,061,162)
Transfer from (to) other programs	<u>541,694</u>	<u>(13,318,296)</u>	<u>2,229,423</u>	<u>-</u>	<u>(10,547,179)</u>
Change in net position	14,931,194	44,371	(165,251)	56,318	14,866,632
Beginning net position	<u>132,233,818</u>	<u>5,797,624</u>	<u>542,705</u>	<u>242,701</u>	<u>138,816,848</u>
Ending net position	<u>\$147,165,012</u>	<u>\$ 5,841,995</u>	<u>\$ 377,454</u>	<u>\$ 299,019</u>	<u>\$153,683,480</u>

Housing Authority of the City of Austin
NOTES TO BASIC FINANCIAL STATEMENTS
For the year ended March 31, 2025

NOTE B - DETAILED NOTES (continued)

14. Condensed blended component unit information (continued)

Condensed Statement of Cash Flows

	AAHC	SHCC	Austin Pathways	Blueprint Housing Solutions	Total blended component units
Net cash provided by (used in):					
Operating activities	\$ 28,965,496	\$ 14,424,477	\$ (1,712,855)	\$ -	\$ 41,677,118
Capital and related financing activities	(11,624,490)	(2,099,896)	-	-	(13,724,386)
Investing activities	(16,938,316)	72,624	22,026	-	(16,843,666)
Noncapital financing activities	-	(13,318,296)	2,229,423	-	(11,088,873)
Net increase (decrease) in cash	402,690	(921,091)	538,594	-	20,193
Beginning cash	40,350,916	3,112,369	789,535	-	44,252,820
Ending cash	<u>\$ 40,753,606</u>	<u>\$ 2,191,278</u>	<u>\$ 1,328,129</u>	<u>\$ -</u>	<u>\$ 44,273,013</u>

SUPPLEMENTARY INFORMATION

Housing Authority of the City of Austin

FINANCIAL DATA SCHEDULE

March 31, 2025

PHA: TX001 FYE: 03/31/2025																		
Line Item No.	Account Description	Section 8 Housing Choice Voucher Program 14.871	Emergency Housing Vouchers 14.EHV	FSS Escrow Forfeitures Account 14.EFA	Section 8 Moderate Rehabilitation Single Room Occupancy 14.249	Central Office Cost Center	State and Local	HOME Investment Partnership Program 14.239	Mainstream Vouchers 14.879	Continuum of Care Program 14.267	PIH Family Self- Sufficiency Program 14.896	Resident Opportunity and Supportive Services 14.870	Youth Homelessness Demonstration Program 14.276	Rural Housing Stability Assistance Program 14.268	Business Activities	Total Blended Component Units	Elimination	Total Primary Government
111	Cash - Unrestricted	622,488	13,741	-	62,108	6,111,862	5,643	-	462,225	-	-	-	-	-	1,243,139	18,329,642	-	26,850,848
112	Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	666,916	23,469,153	-	24,136,069
113	Cash - other restricted	1,561,245	2,893	5,380	-	-	-	-	33,777	-	-	-	-	-	-	915,081	-	2,518,376
114	Cash - Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	634,471	-	634,471
115	Cash - Restricted for payment of current liability	470,435	293,421	-	5,671	-	851,558	-	8,461	-	-	-	9,632	-	246	924,666	-	2,564,090
100	Total Cash	2,654,168	310,055	5,380	67,779	6,111,862	857,201	-	504,463	-	-	-	9,632	-	1,910,301	44,273,013	-	56,703,854
122	Accounts Receivable - HUD Other Projects	-	-	-	2,712	-	-	-	-	84,872	131,630	128,391	-	-	-	3,451,874	-	3,799,479
124	Accounts Receivable - other government	-	-	-	-	-	-	93,110	-	-	-	-	-	-	-	-	-	93,110
125	Accounts Receivable - Miscellaneous	98,205	-	-	-	1,328	-	-	-	-	-	-	-	-	-	3,640,872	-	3,740,405
126	Accounts Receivable - Tenants - Dwelling Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	488,984	-	488,984
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(296,094)	-	(296,094)
127	Notes, Loans, & Mortgages Receivable - current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,105	-	2,105
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,035,694	-	1,035,694
120	Total Receivables, net of allowances for doubtful accounts	98,205	-	-	2,712	1,328	-	93,110	-	84,872	131,630	128,391	-	-	-	8,323,435	-	8,863,683
131	Investments - Unrestricted	-	-	-	-	8,202,139	-	-	-	-	-	-	-	-	-	85,862,462	-	94,064,601
132	Investments - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
135	Investments - restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142	Prepaid Expenses and Other Assets	141,491	-	-	-	279,415	-	-	-	-	-	-	-	-	-	809,247	-	1,230,153
143	Inventories	-	-	-	-	25,926	-	-	-	-	-	-	-	-	-	-	-	25,926
143.1	Allowance for Obsolete Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
144	Interprogram due from	-	-	-	-	412,779	-	-	-	-	-	-	-	-	-	-	(412,779)	-
145	Assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
146	Amounts to be provided	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
150	Total Current Assets	2,893,864	310,055	5,380	70,491	15,033,449	857,201	93,110	504,463	84,872	131,630	128,391	9,632	-	1,910,301	139,268,157	(412,779)	160,888,217
161	Land	-	-	-	-	1,897,609	-	-	-	-	-	-	-	-	189,626,586	11,653,816	-	203,178,011
162	Buildings	-	-	-	-	13,635,888	-	-	-	-	-	-	-	-	-	184,024,613	-	197,660,501
163	Furniture, Equipment and Machinery - Dwellings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,369,365	-	1,369,365
164	Furniture, Equipment and Machinery - Administration	302,660	-	-	-	2,389,871	-	-	-	-	-	-	-	-	296,431	833,086	-	3,822,048
165	Leasehold Improvements	-	-	-	-	241,626	-	-	-	-	-	-	-	-	-	145,650	-	387,276
166	Accumulated Depreciation	(50,443)	-	-	-	(10,986,729)	-	-	-	-	-	-	-	-	(296,431)	(127,624,676)	-	(138,958,279)
167	Construction In Progress	-	-	-	-	163,060	-	-	-	-	-	-	-	-	41,120	2,207,929	-	2,412,109
168	Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
160	Total Fixed Assets, Net of Accumulated Depreciation	252,217	-	-	-	7,341,325	-	-	-	-	-	-	-	-	189,667,706	72,609,783	-	269,871,031
171	Notes, loans, and mortgages receivable - Noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	43,161,902	21,313,703	(4,900,000)	59,575,605
172	Notes, Loans, & Mortgages Receivable - past due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
173	Grants receivable - noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174	Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,303,004	-	14,303,004
180	Total Non-Current Assets	252,217	-	-	-	7,341,325	-	-	-	-	-	-	-	-	232,829,608	108,226,490	(4,900,000)	343,749,640
190	Total Assets	3,146,081	310,055	5,380	70,491	22,374,774	857,201	93,110	504,463	84,872	131,630	128,391	9,632	-	234,739,909	247,494,647	(5,312,779)	504,637,857

See Independent Auditor's Report

Housing Authority of the City of Austin

FINANCIAL DATA SCHEDULE

March 31, 2025

PHA: TX001 FYE: 03/31/2025																		
Line Item No.	Account Description	Section 8 Housing Choice Voucher Program 14.871	Emergency Housing Vouchers 14.EHV	FSS Escrow Forfeitures Account 14.EFA	Section 8 Moderate Rehabilitation Single Room Occupancy 14.249	Central Office Cost Center	State and Local	HOME Investment Partnership Program 14.239	Mainstream Vouchers 14.879	Continuum of Care Program 14.267	PIH Family Self- Sufficiency Program 14.896	Resident Opportunity and Supportive Services 14.870	Youth Homelessness Demonstration Program 14.276	Rural Housing Stability Assistance Program 14.268	Business Activities	Total Blended Component Units	Elimination	Total Primary Government
311	Bank overdrafts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
312	Accounts Payable <= 90 Days	16,487	-	-	-	278,152	-	-	-	-	64	2,152	-	-	25,413	3,248,547	-	3,570,815
313	Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
321	Accrued Wage/Payroll Taxes Payable	67,330	1,254	-	472	185,784	891	3,981	3,252	1,847	10,154	11,360	-	-	-	264,156	-	550,481
322	Accrued Compensated Absences	83,445	-	-	686	246,573	-	-	8,657	-	-	-	-	-	-	139,124	-	478,485
324	Accrued contingency liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	257,472	-	257,472
331	Accounts Payable - HUD PHA Programs	4,003	1,165	-	5,671	-	-	-	3,262	-	-	-	-	-	-	246,258	-	260,359
332	Accounts Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
333	Accounts Payable - Other Government	-	-	-	-	-	7,660	-	-	-	-	-	-	-	-	20,476	-	28,136
341	Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	634,471	-	634,471
342	Unearned Revenues	-	292,256	-	-	-	843,898	-	-	-	-	-	-	-	2,148,499	993,419	-	4,278,072
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,324,393	-	1,324,393
344	Current portion of L-T debt - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	466,432	-	-	-	60,977	-	-	5,199	-	-	-	9,632	-	246	37,104	-	579,590
346	Accrued Liabilities - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	79,850	-	79,850
347	Interprogram due to	-	-	-	-	-	4,334	89,129	-	83,025	121,412	114,879	-	-	-	-	(412,779)	-
348	Loan liability - current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	637,697	294,675	-	6,829	771,486	856,783	93,110	20,370	84,872	131,630	128,391	9,632	-	2,174,158	7,245,270	(412,779)	12,042,124
351	Long-term debt, net of current - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	85,414,643	(4,900,000)	80,514,643
352	Long-Term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
353	Noncurrent Liabilities - Other	824,420	-	-	-	-	-	-	16,345	-	-	-	-	-	184,933,526	56,809	-	185,831,100
354	Accrued compensated Absences - Non Current	611,930	-	-	5,028	1,808,200	-	-	63,482	-	-	-	-	-	-	1,094,445	-	3,583,085
350	Total Noncurrent Liabilities	1,436,350	-	-	5,028	1,808,200	-	-	79,827	-	-	-	-	-	184,933,526	86,565,897	(4,900,000)	269,928,828
300	Total Liabilities	2,074,047	294,675	-	11,857	2,579,686	856,783	93,110	100,197	84,872	131,630	128,391	9,632	-	187,107,684	93,811,167	(5,312,779)	281,970,952
400	Deferred Inflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
508.4	Net Investment in Capital Assets	252,217	-	-	-	7,341,325	-	-	-	-	-	-	-	-	189,667,706	(9,229,253)	-	188,031,995
511.4	Restricted Net Position	736,825	2,893	5,380	-	-	-	-	17,432	-	-	-	-	-	666,916	24,327,425	-	25,756,871
512.4	Unrestricted Net Position	82,992	12,487	-	58,634	12,453,763	418	-	386,834	-	-	-	-	-	(142,702,397)	138,585,308	-	8,878,039
513	Total Equity	1,072,034	15,380	5,380	58,634	19,795,088	418	-	404,266	-	-	-	-	-	47,632,225	153,683,480	-	222,666,905
600	Total Liabilities, Deferred Inflows, and Equity	3,146,081	310,055	5,380	70,491	22,374,774	857,201	93,110	504,463	84,872	131,630	128,391	9,632	-	234,739,909	247,494,647	(5,312,779)	504,637,857

See Independent Auditor's Report

Housing Authority of the City of Austin

FINANCIAL DATA SCHEDULE

March 31, 2025

PHA: TX001 FYE: 03/31/2025																		
Line Item No.	Account Description	Section 8 Housing Choice Voucher Program 14.871	Emergency Housing Vouchers 14.EHV	FSS Escrow Forfeitures Account 14.EFA	Section 8 Moderate Rehabilitation Single Room Occupancy 14.249	Central Office Cost Center	State and Local	HOME Investment Partnership Program 14.239	Mainstream Vouchers 14.879	Continuum of Care Program 14.267	PIH Family Self- Sufficiency Program 14.896	Resident Opportunity and Supportive Services 14.870	Youth Homelessness Demonstration Program 14.276	Rural Housing Stability Assistance Program 14.268	Business Activities	Total Blended Component Units	Elimination	Total Primary Government
70300	Net Tenant Rental Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,554,186	-	14,554,186
70400	Tenant Revenue - Other	-	-	-	-	216,300	-	-	-	-	-	-	-	-	-	1,348,942	-	1,565,242
70500	Total Tenant Revenue	-	-	-	-	216,300	-	-	-	-	-	-	-	-	-	15,903,128	-	16,119,428
70600	HUD PHA Grants	94,171,944	3,976,101	-	383,486	-	-	-	6,131,101	743,658	557,800	546,865	1,034,146	579,670	-	-	-	108,124,771
70610	HUD PHA Capital Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70710	Management Fee	-	-	-	-	836,196	-	-	-	-	-	-	-	-	-	-	(836,196)	-
70730	Book-Keeping Fee	-	-	-	-	522,622	-	-	-	-	-	-	-	-	-	-	(522,622)	-
70700	Total Fee Revenue	-	-	-	-	1,358,818	-	-	-	-	-	-	-	-	-	-	(1,358,818)	-
70800	Other government grants	-	-	-	-	-	1,542,898	1,350,745	-	-	-	-	-	-	-	629,546,379	-	632,440,022
71100	Investment Income - Unrestricted	51,058	-	-	-	480,324	-	-	-	-	-	-	-	-	18,703	3,414,820	-	3,964,905
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-	-	596,675	152,341	-	749,016
71400	Fraud recovery	9,499	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,499
71500	Other revenue	369,293	-	8,472	-	1,398,824	-	-	-	-	-	-	-	-	1,937,161	19,432,880	(2,663,090)	20,483,540
71600	Gain/Loss on Sale of Fixed Assets	14,790	-	-	-	3,725,919	-	-	-	-	-	-	-	-	7,025	849,273	-	4,597,007
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	214,311	-	214,311
70000	Total Revenue	94,616,584	3,976,101	8,472	383,486	7,180,185	1,542,898	1,350,745	6,131,101	743,658	557,800	546,865	1,034,146	579,670	2,559,564	669,513,132	(4,021,908)	786,702,499
91100	Administrative salaries	2,647,500	65,355	-	17,282	6,511,689	75,773	122,265	80,289	36,545	35,288	-	8,579	18,912	-	6,751,788	-	16,371,265
91200	Auditing fees	18,193	-	-	500	91,517	-	-	-	-	-	-	-	-	-	137,000	-	247,210
91300	Management Fee	731,928	29,820	-	6,732	-	-	-	55,236	-	-	-	8,712	3,768	-	1,706,970	(836,196)	1,706,970
91310	Book-Keeping Fee	457,454	18,638	-	4,208	-	-	-	34,522	-	-	-	5,445	2,355	-	-	(522,622)	-
91400	Advertising and Marketing	3,440	1,341	-	268	52,856	-	-	1,341	-	-	-	-	-	-	566	-	59,812
91500	Employee benefit contributions - administrative	1,556,754	29,707	-	9,392	2,508,847	30,118	64,978	47,639	16,913	3,328	-	4,741	8,617	-	2,547,166	-	6,828,200
91600	Office Expenses	136,810	67,904	-	13,582	417,664	202	-	49,293	-	-	-	-	-	-	523,885	-	1,209,340
91700	Legal Expense	1,510	-	-	-	137,393	-	-	-	-	-	-	-	-	-	322,698	-	461,601
91800	Travel	65,548	-	-	-	114,602	1,995	-	-	-	5,712	4,621	-	-	-	241,312	-	433,790
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91900	Other	165,672	31,613	-	5,991	1,765,466	75,100	-	373,943	-	-	-	9,632	-	6,855	4,225,725	(2,623,921)	4,036,076
92000	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	359,285	361,960	-	-	-	454,966	-	1,176,211
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	39,769	-	39,769
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	151,961	178,248	-	-	-	268,392	-	598,601
92400	Tenant Services - Other	-	85,793	20,872	-	4,270	24,215	-	-	-	-	-	-	-	-	1,480,963	-	1,616,113
93100	Water	-	-	-	-	49,714	-	-	-	-	-	-	-	-	-	1,908,555	-	1,958,269
93200	Electricity	-	-	-	-	118,837	-	-	-	-	-	-	-	-	-	493,590	-	612,427
93300	Gas	-	-	-	-	10,156	-	-	-	-	-	-	-	-	-	636,988	-	647,144

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Housing Authority of the City of Austin

FINANCIAL DATA SCHEDULE

March 31, 2025

PHA: TX001 FYE: 03/31/2025																		
Line Item No.	Account Description	Section 8 Housing Choice Voucher Program 14.871	Emergency Housing Vouchers 14.EHV	FSS Escrow Forfeitures Account 14.EFA	Section 8 Moderate Rehabilitation Single Room Occupancy 14.249	Central Office Cost Center	State and Local	HOME Investment Partnership Program 14.239	Mainstream Vouchers 14.879	Continuum of Care Program 14.267	PIH Family Self- Sufficiency Program 14.896	Resident Opportunity and Supportive Services 14.870	Youth Homelessness Demonstration Program 14.276	Rural Housing Stability Assistance Program 14.268	Business Activities	Total Blended Component Units	Elimination	Total Primary Government
94100	Ordinary Maintenance and Operations - Labor	-	-	-	-	416,583	-	-	-	-	-	-	-	-	-	2,140,685	-	2,557,268
94200	OMO - Materials and Other	5,587	-	-	-	66,060	-	-	-	-	-	-	-	-	-	583,276	-	654,923
94300	Ordinary Maintenance and Operations - Contract Costs	2,573	-	-	-	321,728	-	-	-	-	-	-	-	-	-	3,846,167	(39,169)	4,131,299
94500	Employee Benefit Contributions - Ordinary Maintenance	-	-	-	-	306,740	-	-	-	-	-	-	-	-	-	515,253	-	821,993
95200	Protective Services - Other Contract Costs	-	-	-	-	9,561	-	-	-	-	-	-	-	-	-	515,749	-	525,310
95300	Protective Services - Other	9,690	-	-	-	25,214	-	-	-	-	-	-	-	-	-	161,788	-	196,692
96110	Property Insurance	-	-	-	-	16,958	-	-	-	-	-	-	-	-	-	528,727	-	545,685
96120	Liability Insurance	34,052	-	-	-	37,733	-	-	-	-	-	-	-	-	-	86,528	-	158,313
96130	Workmen's Compensation	18,044	450	-	110	43,256	265	719	491	224	2,226	2,036	50	109	-	48,672	-	116,652
96140	All other Insurance	-	-	-	-	247,961	-	-	-	-	-	-	-	-	-	826,113	-	1,074,074
96200	Other General Expenses	95,550	-	-	-	13,790	-	-	-	-	-	-	-	-	-	229,271	-	338,611
96210	Compensated Absences	257,010	-	-	1,821	582,383	-	-	75,566	-	-	-	-	-	-	422,344	-	1,339,124
96400	Bad Debt - Tenant Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	336,263	-	336,263
96710	Interest on Mortgage (or Bonds) Payable	-	-	-	-	1,016	-	-	-	-	-	-	-	-	-	3,061,162	-	3,062,178
96900	Total Operating Expenses	6,207,315	330,621	20,872	59,886	13,871,994	207,668	187,962	718,320	53,682	557,800	546,865	37,159	33,761	6,855	35,130,438	(4,021,908)	53,949,290
97000	Excess Operating Revenue over Operating Expenses	88,409,269	3,645,480	(12,400)	323,600	(6,691,809)	1,335,230	1,162,783	5,412,781	689,976	-	-	996,987	545,909	2,552,709	634,382,694	-	732,753,209
97100	Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97200	Casualty Losses - Non-Capitalized	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,236,772	-	1,236,772
97300	Housing Assistance Payments	87,408,185	3,649,469	-	319,529	-	1,333,750	1,162,783	5,673,336	689,976	-	-	996,987	545,909	-	601,389,170	-	703,169,094
97350	HAP Portability - In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation Expense	50,443	-	-	-	788,455	-	-	-	-	-	-	-	-	17,846	6,342,941	-	7,199,685
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
90000	Total Expenses	93,665,943	3,980,090	20,872	379,415	14,660,449	1,541,418	1,350,745	6,391,656	743,658	557,800	546,865	1,034,146	579,670	24,701	644,099,321	(4,021,908)	765,554,841
10040	Total Operating transfers from/to component unit	-	-	-	-	10,547,179	-	-	-	-	-	-	-	-	-	(10,547,179)	-	-
10100	Total other financing sources (Uses)	-	-	-	-	10,547,179	-	-	-	-	-	-	-	-	-	(10,547,179)	-	-
10000	Excess (deficiency) of total revenue over (under) total expenses	950,641	(3,989)	(12,400)	4,071	3,066,915	1,480	-	(260,555)	-	-	-	-	-	2,534,863	14,866,632	-	21,147,658
11020	Debt Principal Payments - Enterprise Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning Equity	121,393	19,369	17,780	54,563	16,728,173	(1,062)	-	664,821	-	-	-	-	-	45,097,362	138,816,848	-	201,519,247
11040	Total Prior Period Adjustments, Equity transfer and correction of errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity	335,209	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	335,209
11180	Housing Assistance Payments Equity	736,825	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	736,825
11190	Unit Months Available	67,760	2,904	-	600	-	1,258	1,200	4,603	636	-	-	726	314	-	23,724	-	103,725
11210	Number of Unit Months Leased	67,760	2,536	-	561	-	875	860	4,603	533	-	-	726	314	-	22,610	-	101,378

See Independent Auditor's Report

SINGLE AUDIT SECTION

Housing Authority of the City of Austin

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the year ended March 31, 2025

Federal Grantor/Pass-Through Grantor/ Program or Cluster Title	Assistance Listing Number		Federal Expenditures
FEDERAL AWARDS			
<u>Direct from the U.S. Department of Housing and Urban</u>			
<u>Development ("HUD"):</u>			
Housing Voucher Cluster:			
Housing Choice Voucher Program	14.871	\$ 94,171,944	
Emergency Housing Vouchers	14.871	3,976,101	
Mainstream Vouchers Program	14.879	6,131,101	
Subtotal Housing Voucher Cluster			\$ 104,279,146
Resident Opportunity and Supportive Services	14.870		546,865
Section 8 Moderate Rehabilitation Single Room Occupancy	14.249		383,486
Rural Housing Stability Assistance Program	14.268		579,670
PIH Family Self-Sufficiency Program	14.896		557,800
Youth Homelessness Demonstration Program	14.276		1,034,146
Continuum of Care Program	14.267		743,658
<u>Pass through from the City of Austin:</u>			
HOME Investment Partnership Program	14.239		1,350,745
Total U.S. Department of Housing and Urban Development			109,475,516
<u>Pass through from Texas Health and Human</u>			
<u>Services Commission:</u>			
Immune Drivers of Autoimmune Disease	93.855		75,773
TOTAL EXPENDITURES OF FEDERAL AWARDS			\$ 109,551,289

NOTE A - BASIS OF PRESENTATION:

The accompanying schedule of expenditures of federal awards is presented on the accrual basis of accounting. The information on this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements. In accordance with HUD regulations, HUD considers the Annual Budget Authority for the Section 8 Housing Choice Voucher Program ("HCV"), AL No. 14.871, to be an expenditure for the purposes of this schedule. Therefore, the amount in this schedule is the total amount received directly from HUD and not the expenditures paid by the Authority.

NOTE B - PERFORMANCE BASED CONTRACT ADMINISTRATOR GRANT:

The accompanying schedule of expenditures of federal awards excludes \$622,049,007 of expenditures for a Performance Based Contract Administrator Agreement with HUD for the States of Texas and Arkansas. There is a separately issued schedule of expenditures of federal awards and an audit performed in accordance with the requirements of Uniform Guidance for the year ended March 31, 2025 for Southwest Housing Compliance Corporation, a blended component unit of the Authority, in which that federal award is included.

NOTE C - SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAM:

The accompanying schedule of expenditures of federal awards excludes \$7,497,372 of expenditures for the Section 8 Housing Assistance Payments Program of the Authority. The Authority has converted existing Low Income Public Housing utilizing the RAD program and these entities receive separately issued schedules of expenditures of federal awards and audits performed in accordance with the requirements of Uniform Guidance for the years ended December 31, 2024.

NOTE D - INDIRECT COST RATE:

The Authority did not elect to use the 10-percent de minimis indirect cost rate.

NOTE E - SUB-RECIPIENTS

During the year ended March 31, 2025, the Authority had no sub-recipients.

NOTE F - NONCASH ASSISTANCE AND OTHER

The Authority did not receive any noncash assistance, federal loans, or federally funded insurance during the year ended March 31, 2025.

See Independent Auditor's Report

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

Board of Commissioners
Housing Authority of the City of Austin
Austin, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Housing Authority of the City of Austin (the "Authority"), as of and for the year ended March 31, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated October xx, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

October xx, 2025
Melbourne, Florida

Draft for
Board
Review

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR THE MAJOR
PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED
BY THE UNIFORM GUIDANCE**

Board of Commissioners
Housing Authority of the City of Austin
Austin, Texas

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Housing Authority of the City of Austin's (the "Authority") compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on the Authority's major federal programs for the year ended March 31, 2025. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal programs for the year ended March 31, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

The Authority's basic financial statements include the operations of Southwest Housing Compliance Corporation ("SHCC") and Austin Affordable Housing Corporation ("AAHC"), blended component units of the Authority, which received \$629,546,379 in federal awards that are not included in the schedule of expenditures of federal awards and local assistance during the year ended March 31, 2025. Our audit did not include the operations of SHCC or AAHC because we issued separate reports on those entities' compliance with requirements that could have a direct and material effect on each major program and internal control over compliance in accordance with the *OMB Compliance Supplement* for the year ended March 31, 2025.

Report on Internal Control Over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

October xx, 2025
Melbourne, Florida

Housing Authority of the City of Austin
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
March 31, 2025

A. SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued: **Unmodified**

Internal control over financial reporting:

Material weakness identified? **No**

Significant deficiency identified? **None Reported**

Noncompliance material to financial statements noted? **No**

Federal Awards

Internal control over major programs:

Material weakness identified? **No**

Significant deficiency identified? **None Reported**

Type of auditor's report issued on compliance for major programs: **Unmodified**

There are no audit findings that are required to be reported in accordance with 2 CFR 200.516(a).

The programs tested as major programs are as follows:

- Housing Voucher Cluster
 - Section 8 Housing Choice Voucher Program - AL No. 14.871
 - Emergency Housing Vouchers - AL No. 14.871
 - Mainstream Vouchers - AL No. 14.879

The threshold for distinguishing types A and B programs was **\$3,286,539**

Did the auditee qualify as a low-risk auditee? **Yes**

B. FINDINGS - FINANCIAL STATEMENTS AUDIT

None.

C. FINDINGS - FEDERAL AWARD PROGRAMS AND QUESTIONED COSTS

None.

D. SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS

None.



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

PAMI ITEM 5.

MEETING DATE: October 16, 2025
STAFF CONTACT: Michael Roth - Vice President of Pathways Asset Management, Inc
ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02916: Approval of the Pathways Asset Management, Inc. Property Budgets for Calendar Year 2026
BUDGETED ITEM: Yes
TOTAL COST: N/A

ACTION

The Board is being asked to approve the proposed Calendar Year 2026 Operating Budgets for each of the 15 Project Based Rental Assistance (PBRA) properties in the Pathways Asset Management, Inc. (PAMI) portfolio.

SUMMARY

Background:

Overall, the budgets reflect both the challenge of maintaining our high performance standards with the limitations of low RAD Rents and the positive impact that comes with proper adjustment of those rents. The U.S. Department of Housing and Urban Development (HUD) has created a waiver option to request higher rents. While PAMI has requested this waiver for all of our properties, only three have been approved to date. The remaining twelve are still in process. Therefore, the budgets include significant revenue increases at those three PAMI properties, but not the other twelve. Currently, the anticipated revenue for Calendar Year 2026 shows a 14.7% increase over 2025. When we receive a response from HUD on the remaining twelve waiver requests, PAMI anticipates that the overall revenue increase will be higher.

The Calendar Year 2026 budgets show an increase of 12.6% in expenses over the calendar year 2025 budget. By expense category, the change in budget amounts are as follows:

- General & Administrative: 7.6%
- Payroll and Payroll Expenses: 22.6%
- Management Fees: 14.4%
- Repairs and Maintenance: 5.1%
- Security: 39.2%
- Utilities: 3.9%

- Insurance Premiums: 20.0%

The payroll increase includes both the cost of living adjustment given at the beginning of 2025 (which was not included in the budgets) and the 18% increase in health insurance. The management fee is directly tied to revenue and reflects the higher rents at the three properties with waiver approvals. The insurance premium is an estimate based on the industry information available to us at this time. The 20% increase is over the current year's budget. However, it is only 6% above the actuals for this year. The maintenance increase reflects both the actual increase in the cost of items and planning for 11 properties to have HUD inspections in 2026.

HUD and our lenders do not require board approval of the budgets. However, they do recommend owner review and approval. Our lenders request to have the budgets by November 1, 2025. Therefore, staff is presenting the budgets to the Board during the October meeting.

Process:

During the annual budget process, Property Management and Maintenance staff work with their Community Director to assess the status of their properties, identify the needs and anticipated circumstances for the coming year and determine a budget amount to meet those needs.

The goals of this process are to create budgets that maintain quality housing for all residents, that meet all program and contract requirements, and that provide a safe workplace for staff. To meet these goals, staff considered the following during the creation of the budgets:

- Anticipation that Pathways at Santa Rita will complete resident relocation by the end of 2025, resulting in \$0 revenue for the property and significantly reduced expenses for 2026;
- Increased cost of materials and contract services due to inflation and other factors;
- Expenses related to implementation of new NSPIRE (National Standards for the Inspection of Real Estate) inspection standards;
- Expenses related to the implementing and operating under the Housing Opportunities Through Modernization Act (HOTMA);
- Anticipation of 11 properties receiving their first HUD NSPIRE inspection;
- Known challenges and issues related to plumbing and electrical systems.

The attached budgets for each property provide the detailed results of that work.

Staff Recommendation:

Staff recommends approval of the 2026 Calendar Year Operating Budgets for each of the 15 PBRA properties in the PAMI portfolio.

ATTACHMENTS:

PAMI Portfolio - All Property Budgets

RESOLUTION NO. 02916

**APPROVAL OF THE PATHWAYS ASSET MANAGEMENT, INC. PROPERTY
BUDGETS FOR CALENDAR YEAR 2026**

WHEREAS, the regulations of the U.S. Department of Housing and Urban development and our lenders recommend the Owner to approve the Operating Budgets for Project Based Rental Assistance (PBRA) properties; and

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

1. The proposed expenditures are necessary for the efficient and economical operation of the program for the purpose of serving low-income families;
2. The financial plan is reasonable in that it includes sources of funding adequate to cover all proposed expenses;
3. All proposed rental charges and expenditures are consistent with the provisions of the law and the Housing Assistance Payment (HAP) contracts for each property;
4. The Operating Budgets as presented for adoption reflect a Total Revenue of \$17,051,714, Total Expenses of \$15,061,879, and Fund Balance utilized of \$1,989,835; 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 requirements of the HAP contracts, and that rents and utility allowance calculations have been adjusted in accordance with the current HUD requirements and regulations.

NOW, THEREFORE BE IT RESOLVED that the Calendar Year 2026 PBRA property Operating Budgets are hereby approved by the Board of Commissioners of the Housing Authority of the City of Austin.

PASSED, APPROVED AND ADOPTED this 16th day of October 2025.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

PAMI Portfolio Consolidated

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
300000-200	REVENUES				
310000-000	Tenant Revenue				
310000-100	Rental Income	\$ 5,606,511.00	\$ 5,639,984.95	\$ 33,473.95	0.6%
310004-000	Rent Permanent Loss	\$ (79,167.00)	\$ (56,659.85)	\$ 22,507.15	-28.4%
310005-000	Installment Agreement - Rent	\$ 7,755.00	\$ 14,954.00	\$ 7,199.00	92.8%
310007-000	Vacancies	\$ (533,177.00)	\$ (610,715.02)	\$ (77,538.02)	14.5%
310010-000	Write-Off / Bad Debt	\$ (304,672.00)	\$ (348,980.01)	\$ (44,308.01)	14.5%
310013-000	Security Deposit Forfeit	\$ -	\$ 23,394.00	\$ 23,394.00	0.0%
310020-000	Legal Charges	\$ 70,105.00	\$ 22,041.17	\$ (48,063.83)	-68.6%
310021-000	Maintenance/Damages Chargeback Income	\$ 149,060.00	\$ 250,000.00	\$ 100,940.00	67.7%
310023-000	Late Fee	\$ 48,715.00	\$ 39,900.53	\$ (8,814.47)	-18.1%
310026-000	Non-Dwelling Rental	\$ 70,182.00	\$ 70,182.00	\$ -	0.0%
310027-000	Excess Utilities	\$ 38,138.00	\$ 28,362.58	\$ (9,775.42)	-25.6%
310099-999	Total Tenant Revenue	\$ 5,073,450.00	\$ 5,072,464.34	\$ (985.66)	0.0%
340000-000	Operating Grants				
340100-000	HAP Subsidy	\$ 9,627,114.00	\$ 11,809,015.53	\$ 2,181,901.53	22.7%
340102-000	Special Claims Income	\$ 124,430.00	\$ 54,680.42	\$ (69,749.58)	-56.1%
340104-000	Utility Reimbursement	\$ 8,798.00	\$ 14,006.26	\$ 5,208.26	59.2%
340105-000	Repayment Agreement Expense Recovery	\$ 2,250.00	\$ 2,346.10	\$ 96.10	4.3%
340999-999	Total Operating Grants	\$ 9,762,592.00	\$ 11,880,048.31	\$ 2,117,456.31	21.7%
362000-000	Other Revenue				
362125-000	Miscellaneous Income	\$ -	\$ 75,824.19	\$ 75,824.19	0.0%
362165-000	Other Income - Misc	\$ 32,649.00	\$ 23,376.84	\$ (9,272.16)	-28.4%
369999-999	Total Other Revenue	\$ 32,649.00	\$ 99,201.03	\$ 66,552.03	203.8%
399999-999	Total Revenue	\$ 14,868,691.00	\$ 17,051,713.68	\$ 2,183,022.68	14.7%
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	\$ 1,334,587.00	\$ 1,497,740.87	\$ 163,153.87	12.2%
411003-000	Admin Salaries - Overtime	\$ 4,580.00	\$ 6,000.00	\$ 1,420.00	31.0%
411199-999	Total Salaries	\$ 1,363,152.00	\$ 1,503,740.87	\$ 140,588.87	10.3%
413000-000	Legal Expense				
413001-000	Legal Expense	\$ 209,831.00	\$ 220,411.65	\$ 10,580.65	5.0%
413003-000	Court Costs	\$ 23,863.00	\$ 15,847.02	\$ (8,015.98)	-33.6%
413090-999	Total Legal Expenses	\$ 233,694.00	\$ 236,258.67	\$ 2,564.67	1.1%
414000-000	Travel & Training				
414010-000	Staff Training	\$ 30,678.00	\$ 33,500.00	\$ 2,822.00	9.2%
414050-000	Travel - Mileage	\$ 1,284.00	\$ 250.00	\$ (1,034.00)	-80.5%
414099-999	Total Travel & Training	\$ 31,962.00	\$ 33,750.00	\$ 1,788.00	5.6%
417000-000	Auditing Fees				
417001-000	Auditing Fees	\$ 104,233.00	\$ 106,150.00	\$ 1,917.00	1.8%
417099-999	Total Audit Fees	\$ 104,233.00	\$ 106,150.00	\$ 1,917.00	1.8%
419000-000	Office Expenses				
419001-000	Office Supplies	\$ 20,515.00	\$ 10,657.28	\$ (9,857.72)	-48.1%
419002-000	Postage, Couriers, Express Mail	\$ 7,488.00	\$ 9,545.70	\$ 2,057.70	27.5%
419003-000	Printing	\$ 6,675.00	\$ 6,486.00	\$ (189.00)	-2.8%
419005-000	Membership Dues and Fees	\$ 850.00	\$ 500.00	\$ (350.00)	-41.2%
419006-000	Telephone	\$ 87,096.00	\$ 120,532.00	\$ 33,436.00	38.4%
419011-000	Equipment Leases	\$ 18,200.00	\$ 18,200.00	\$ -	0.0%
419012-000	Office Equipment/Furniture	\$ 3,350.00	\$ 10,175.00	\$ 6,825.00	203.7%
419013-000	Office Equipment Repair	\$ 50.00	\$ 50.00	\$ -	0.0%

PAMI Portfolio Consolidated

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
419015-000	Meeting	\$ 2,675.00	\$ 4,650.00	\$ 1,975.00	73.8%
419018-000	Bank Charges	\$ 1,180.00	\$ 3,492.50	\$ 2,312.50	196.0%
419022-000	Consultants	\$ 12,400.00	\$ 18,034.00	\$ 5,634.00	45.4%
419025-000	Criminal Check	\$ 14,050.00	\$ 7,800.00	\$ (6,250.00)	-44.5%
419026-000	Employee Physical /Drug Test	\$ 85.00	\$ 85.00	\$ -	0.0%
419027-000	Interpreter Fee	\$ 7,550.00	\$ 16,400.00	\$ 8,850.00	117.2%
419028-000	Software	\$ 67,705.00	\$ 70,966.48	\$ 3,261.48	4.8%
419029-000	Storage Lease	\$ 7,900.00	\$ 4,000.00	\$ (3,900.00)	-49.4%
419030-000	Document Shredding	\$ 2,600.00	\$ 2,600.00	\$ -	0.0%
419035-000	Permits, Licenses & Certificates	\$ 500.00	\$ 550.00	\$ 50.00	10.0%
419036-000	Inspections	\$ 5,760.00	\$ 12,580.00	\$ 6,820.00	118.4%
419041-000	Annual Compliance Fee	\$ 18,280.00	\$ 18,280.00	\$ -	0.0%
419043-000	Collection Agency Fees	\$ -	\$ 3,400.00	\$ 3,400.00	0.0%
419099-999	Total Office Expenses	\$ 294,808.00	\$ 338,983.96	\$ 44,175.96	15.0%
419500-000	Management Fees				
419501-000	Management Fees	\$ 594,748.00	\$ 682,068.55	\$ 87,320.55	14.7%
419503-000	Partnership Management Fees	\$ 8,441.00	\$ 8,945.00	\$ 504.00	6.0%
419505-000	Asset Management Fees	\$ 14,853.00	\$ 15,959.00	\$ 1,106.00	7.4%
419599-999	Total Management Fees	\$ 618,042.00	\$ 706,972.55	\$ 88,930.55	14.4%
419999-999	Total Administrative Expenses	\$ 2,645,891.00	\$ 2,925,856.05	\$ 279,965.05	10.6%
420000-000	Tenant Services				
422600-000	Tenant Services- Other				
422700-000	Tenant Participation - Residents Council	\$ 20,955.00	\$ 20,955.00	\$ -	0.0%
422701-000	Tenant Participation - HACA	\$ 13,970.00	\$ 13,970.00	\$ -	0.0%
422998-990	Total Tenant Services - Other	\$ 34,925.00	\$ 34,925.00	\$ -	0.0%
429999-999	Total Tenant Services	\$ 34,925.00	\$ 34,925.00	\$ -	0.0%
430000-000	Utilities				
431000-000	Water	\$ 1,335,000.00	\$ 1,344,209.88	\$ 9,209.88	0.7%
432000-000	Electricity	\$ 538,800.00	\$ 501,526.50	\$ (37,273.50)	-6.9%
433000-000	Gas	\$ 604,000.00	\$ 734,859.35	\$ 130,859.35	21.7%
439000-999	Total Utilities	\$ 2,477,800.00	\$ 2,580,595.73	\$ 102,795.73	4.1%
440000-000	Ordinary Maintenance & Operations				
441000-000	Maintenance Labor				
441001-000	Ordinary Maint. & Operations- Labor Regular	\$ 1,232,398.00	\$ 1,317,914.02	\$ 85,516.02	6.9%
441002-000	Ordinary Maint. & Operations- Labor OT	\$ 138,000.00	\$ 90,805.00	\$ (47,195.00)	-34.2%
441004-000	Ordinary Maint. & Operations- Labor Standby	\$ 84,158.00	\$ 88,298.04	\$ 4,140.04	4.9%
441090-999	Total Maintenance Labor	\$ 1,454,556.00	\$ 1,497,017.06	\$ 42,461.06	2.9%
442000-000	Ordinary Maint. & Operations- Materials				
442001-000	Materials - Custodial	\$ 27,880.00	\$ 28,455.76	\$ 575.76	2.1%
442002-000	Materials - Electrical	\$ 66,200.00	\$ 63,900.00	\$ (2,300.00)	-3.5%
442003-000	Materials - Plumbing	\$ 63,200.00	\$ 65,100.00	\$ 1,900.00	3.0%
442004-000	Materials - Lawn Care/ Grounds	\$ 10,800.00	\$ 12,600.00	\$ 1,800.00	16.7%
442005-000	Materials - Tools & Equipment	\$ 29,315.00	\$ 30,265.00	\$ 950.00	3.2%
442006-000	Materials - HVAC / Heating / Cooling	\$ 89,400.00	\$ 109,800.00	\$ 20,400.00	22.8%
442007-000	Materials - Gas & Oil	\$ 18,275.00	\$ 19,650.00	\$ 1,375.00	7.5%
442008-000	Materials - Auto Parts	\$ 4,680.00	\$ 4,800.00	\$ 120.00	2.6%
442009-000	Materials - Exterior Lighting	\$ 5,650.00	\$ 7,650.00	\$ 2,000.00	35.4%
442010-000	Materials - Paint and Painting Supplies	\$ 64,550.00	\$ 67,100.00	\$ 2,550.00	4.0%
442011-000	Materials - Flooring & Ceiling	\$ 9,800.00	\$ 10,450.00	\$ 650.00	6.6%
442012-000	Materials - Glass & Window	\$ 3,650.00	\$ 1,650.00	\$ (2,000.00)	-54.8%
442013-000	Materials - Windows Covering	\$ 4,950.00	\$ 2,450.00	\$ (2,500.00)	-50.5%
442014-000	Materials - Appliances & Parts	\$ 104,293.00	\$ 109,300.00	\$ 5,007.00	4.8%
442015-000	Materials - Smoke/CO Detectors/Fire Ext.	\$ 20,950.00	\$ 10,125.00	\$ (10,825.00)	-51.7%

PAMI Portfolio Consolidated

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
442016-000	Materials - Roofing	\$ 500.00	\$ 500.00	\$ -	0.0%
442017-000	Materials - Hardware/Locks	\$ 32,850.00	\$ 37,550.00	\$ 4,700.00	14.3%
442018-000	Materials - Safety Equipment	\$ 7,750.00	\$ 8,850.00	\$ 1,100.00	14.2%
442019-000	Materials - Pest Control	\$ 4,000.00	\$ 5,600.00	\$ 1,600.00	40.0%
442020-000	Materials - Lumber Sheetrock	\$ 4,650.00	\$ 6,050.00	\$ 1,400.00	30.1%
442021-000	Materials - Doors	\$ 7,250.00	\$ 3,400.00	\$ (3,850.00)	-53.1%
442022-000	Materials - Fencing	\$ 3,325.00	\$ 3,225.00	\$ (100.00)	-3.0%
442023-000	Materials - Refrigerators	\$ 88,030.00	\$ 88,860.00	\$ 830.00	0.9%
442024-000	Materials - Ranges	\$ 60,678.00	\$ 76,232.50	\$ 15,554.50	25.6%
442025-000	Materials - Dishwashers	\$ 2,600.00	\$ 2,600.00	\$ -	0.0%
442026-000	Materials - Reasonable Accommodations	\$ 10,950.00	\$ 10,900.00	\$ (50.00)	-0.5%
442027-000	Materials - Water Heaters/Boilers & Parts	\$ 5,400.00	\$ 4,400.00	\$ (1,000.00)	-18.5%
442028-000	Materials - Countertops /Cabinets	\$ 4,925.00	\$ 4,125.00	\$ (800.00)	-16.2%
442029-000	Materials - Tenant Property Damage	\$ -	\$ 1,000.00	\$ 1,000.00	0.0%
442029-100	Materials Charge Back-Tenant Property Damage	\$ 111,795.00	\$ 175,000.00	\$ 63,205.00	56.5%
442090-999	Total Materials	\$ 868,296.00	\$ 971,588.26	\$ 103,292.26	11.9%
443000-000	Contracts - Maintenance				
443001-000	Contracts - Trash Removal	\$ 359,493.00	\$ 366,701.00	\$ 7,208.00	2.0%
443002-000	Contracts - In-House Bulk Trash	\$ 33,083.00	\$ 37,556.00	\$ 4,473.00	13.5%
443003-000	Contracts - HVAC	\$ 66,350.00	\$ 109,700.00	\$ 43,350.00	65.3%
443005-000	Contracts - Elevator Maint.	\$ 59,620.00	\$ 57,428.25	\$ (2,191.75)	-3.7%
443006-000	Contracts - Landscape/Grounds	\$ 286,054.00	\$ 300,055.56	\$ 14,001.56	4.9%
443007-000	Contracts - Tree Trimming	\$ 110,600.00	\$ 110,600.00	\$ -	0.0%
443008-000	Contracts - Make Ready Cleaning	\$ 119,902.00	\$ 125,200.00	\$ 5,298.00	4.4%
443009-000	Contracts - Make Ready Repairs	\$ 134,800.00	\$ 107,700.00	\$ (27,100.00)	-20.1%
443010-000	Contracts - Electrical Contracts	\$ 45,700.00	\$ 58,000.00	\$ 12,300.00	26.9%
443011-000	Contracts - Plumbing Contracts	\$ 192,500.00	\$ 228,500.00	\$ 36,000.00	18.7%
443012-000	Contracts - Pest Control	\$ 178,412.00	\$ 170,617.80	\$ (7,794.20)	-4.4%
443013-000	Contracts - Janitorial Contracts	\$ 61,110.00	\$ 106,174.48	\$ 45,064.48	73.7%
443014-000	Contracts - Fire Protection	\$ 56,503.00	\$ 72,653.00	\$ 16,150.00	28.6%
443015-000	Contracts - Door & Window Repairs	\$ 20,600.00	\$ 27,650.00	\$ 7,050.00	34.2%
443016-000	Contracts - Building & Equipment Repairs	\$ 26,350.00	\$ 28,600.00	\$ 2,250.00	8.5%
443017-000	Contracts - Painting	\$ 2,050.00	\$ 2,050.00	\$ -	0.0%
443018-000	Contracts - Equipment Rental	\$ 375.00	\$ 625.00	\$ 250.00	66.7%
443019-000	Contracts - Maintenance & Repairs	\$ 2,000.00	\$ 7,000.00	\$ 5,000.00	250.0%
443020-000	Contracts - Key & Lock Services	\$ 6,550.00	\$ 3,700.00	\$ (2,850.00)	-43.5%
443021-000	Contract - Vehicle Repairs/ Maintenance	\$ 16,700.00	\$ 12,200.00	\$ (4,500.00)	-26.9%
443022-000	Contracts - Asbestos Abatement	\$ 1,150.00	\$ 1,000.00	\$ (150.00)	-13.0%
443023-000	Contracts - Uniforms	\$ 14,648.00	\$ 14,116.00	\$ (532.00)	-3.6%
443024-000	Contract - Reasonable Accommodations	\$ 10,175.00	\$ 9,000.00	\$ (1,175.00)	-11.5%
443025-000	Contracts - Water Treatment Services	\$ 4,920.00	\$ 5,000.00	\$ 80.00	1.6%
443026-000	Contract - Flooring	\$ 6,000.00	\$ 3,000.00	\$ (3,000.00)	-50.0%
443027-000	Contracts - Masonry Work	\$ 1,580.00	\$ 4,000.00	\$ 2,420.00	153.2%
443028-000	Contracts - Roofing	\$ 1,000.00	\$ 3,000.00	\$ 2,000.00	200.0%
443029-100	Contracts Charge Back-Tenant Property Damage	\$ 37,265.00	\$ 75,000.00	\$ 37,735.00	101.3%
443090-999	Total Maintenance Contracts	\$ 1,855,490.00	\$ 2,046,827.09	\$ 191,337.09	10.3%
443999-999	Total Ordinary Maintenance & Operations	\$ 4,178,342.00	\$ 4,515,432.41	\$ 337,090.41	8.1%
448000-000	Protective Services				
448001-000	Police Officers	\$ 41,625.00	\$ 135,000.00	\$ 93,375.00	224.3%
448002-000	Crime Prevention/Safety	\$ 31,200.00	\$ 32,400.00	\$ 1,200.00	3.8%
448003-000	Police Liaison	\$ -	\$ 27,500.00	\$ 27,500.00	0.0%
448004-000	Protective Services- Equipments	\$ 85,108.00	\$ 90,800.00	\$ 5,692.00	6.7%
448005-000	Protective Services- Contracts	\$ 278,000.00	\$ 321,000.00	\$ 43,000.00	15.5%
448090-999	Total Protective Services	\$ 435,933.00	\$ 606,700.00	\$ 170,767.00	39.2%
450000-000	General Expenses				

PAMI Portfolio Consolidated

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
451000-000	Insurance				
451001-000	Property Insurance	\$ 580,251.00	\$ 696,301.20	\$ 116,050.20	20.0%
451002-000	Liability Insurance	\$ 104,897.00	\$ 125,876.40	\$ 20,979.40	20.0%
451090-999	Total Insurance	\$ 685,148.00	\$ 822,177.60	\$ 137,029.60	20.0%
454000-000	Employee Benefits Contribution				
454000-010	Employee Benefits Contribution	\$ 1,039,630.00	\$ 1,729,332.23	\$ 689,702.23	66.3%
454900-999	Total Employee Benefits Contribution	\$ 1,039,630.00	\$ 1,729,332.23	\$ 689,702.23	66.3%
458000-100	Interest Expense				
458001-000	Interest on Notes Payable	\$ 1,804,518.00	\$ 1,763,941.84	\$ (40,576.16)	-2.2%
458090-998	Total Interest Expense	\$ 1,804,518.00	\$ 1,763,941.84	\$ (40,576.16)	-2.2%
459000-000	Other General Expense				
459001-000	Land Lease Expense	\$ 67,467.00	\$ 67,467.00	\$ -	0.0%
459006-000	Franchise Taxes	\$ 2,175.00	\$ 15,451.00	\$ 13,276.00	610.4%
459009-000	Other General Expenses (Frontline Allocated)	\$ -	\$ 1,415,551.20	\$ 1,415,551.20	0.0%
459090-999	Total Other General Expenses	\$ 72,642.00	\$ 1,498,469.20	\$ 1,425,827.20	1962.8%
459099-999	Total General Expenses	\$ 3,601,938.00	\$ 5,813,920.87	\$ 2,211,982.87	61.4%
459999-998	Total Operating Expenses	\$ 13,374,829.00	\$ 16,477,430.05	\$ 3,102,601.05	23.2%
459999-999	NET OPERATING INCOME (LOSS)	\$ 1,493,862.00	\$ 574,283.62	\$ (919,578.38)	-61.6%
510000-000	Donations & Transfers				
510001-000	Operating Transfers In	\$ -	\$ (1,415,551.20)	\$ (1,415,551.20)	0.0%
610090-999	Total Donations & Transfers	\$ -	\$ (1,415,551.20)	\$ (1,415,551.20)	0.0%
999999-998	Net Income (Loss)	\$ 1,493,862.00	\$ 1,989,834.82	\$ 495,972.82	33.2%
	Debt Principal	\$ 956,888.15	\$ 1,054,898.92	\$ 98,010.77	10.2%
	Replacement Reserve	\$ -	\$ 84,359.10	\$ 84,359.10	0.0%
	Balance	\$ 536,973.85	\$ 850,576.80	\$ 313,602.95	58.4%
	Net Income	\$ 3,298,380.00	\$ 3,669,417.56	\$ 371,037.56	11.2%
	Total Debt	\$ 2,761,406.15	\$ 2,818,840.76	\$ 57,434.61	2.1%
	Debt Service Coverage Ratio	1.19	1.30		

Pathways at Meadowbrook

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
300000-200	REVENUES				
310000-000	Tenant Revenue	\$ -			
310000-100	Rental Income	\$ 679,742.00	\$ 676,792.36	\$ (2,949.64)	-0.4%
310004-000	Rent Permanent Loss	\$ (9,067.00)	\$ (6,489.32)	\$ 2,577.68	-28.4%
310005-000	Installment Agreement - Rent	\$ 888.00	\$ 1,712.70	\$ 824.70	92.9%
310007-000	Vacancies	\$ (67,015.00)	\$ (84,063.63)	\$ (17,048.63)	25.4%
310010-000	Write-Off / Bad Debt	\$ (38,294.00)	\$ (48,036.36)	\$ (9,742.36)	25.4%
310013-000	Security Deposit Forfeit	\$ -	\$ 2,679.34	\$ 2,679.34	0.0%
310020-000	Legal Charges	\$ 8,029.00	\$ 5,326.88	\$ (2,702.12)	-33.7%
310021-000	Maintenance/Damages Chargeback Income	\$ 17,072.00	\$ 28,632.78	\$ 11,560.78	67.7%
310023-000	Late Fee	\$ 5,579.00	\$ 4,569.85	\$ (1,009.15)	-18.1%
310026-000	Non-Dwelling Rental	\$ 7,620.00	\$ 7,620.00	\$ -	0.0%
310027-000	Excess Utilities	\$ 4,368.00	\$ 4,668.74	\$ 300.74	6.9%
310099-999	Total Tenant Revenue	\$ 608,922.00	\$ 593,413.34	\$ (15,508.66)	-2.5%
340000-000	Operating Grants				
340100-000	HAP Subsidy	\$ 1,234,979.00	\$ 1,725,025.72	\$ 490,046.72	39.7%
340102-000	Special Claims Income	\$ 8,660.00	\$ 7,221.94	\$ (1,438.06)	-16.6%
340104-000	Utility Reimbursement	\$ 1,448.00	\$ 2,305.56	\$ 857.56	59.2%
340105-000	Repayment Agreement Expense Recovery	\$ 258.00	\$ 268.70	\$ 10.70	4.1%
340999-999	Total Operating Grants	\$ 1,245,345.00	\$ 1,734,821.92	\$ 489,476.92	39.3%
362000-000	Other Revenue				
362125-000	Miscellaneous Income	\$ -	\$ 8,684.23	\$ 8,684.23	0.0%
362165-000	Other Income - Misc	\$ 1,197.00	\$ 2,677.38	\$ 1,480.38	123.7%
369999-999	Total Other Revenue	\$ 1,197.00	\$ 11,361.61	\$ 10,164.61	849.2%
399999-999	Total Revenue	\$ 1,855,464.00	\$ 2,339,596.87	\$ 484,132.87	26.1%
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	\$ 193,106.00	\$ 220,167.85	\$ 27,061.85	14.0%
411003-000	Admin Salaries - Overtime	\$ 600.00	\$ 1,000.00	\$ 400.00	66.7%
411004-000	Incentive Pay	\$ 3,250.00	\$ -	\$ (3,250.00)	-100.0%
411199-999	Total Salaries	\$ 196,956.00	\$ 221,167.85	\$ 24,211.85	12.3%
413000-000	Legal Expense				
413001-000	Legal Expense	\$ 24,032.00	\$ 53,268.80	\$ 29,236.80	121.7%
413003-000	Court Costs	\$ 2,733.00	\$ 3,000.00	\$ 267.00	9.8%
413090-999	Total Legal Expenses	\$ 26,765.00	\$ 56,268.80	\$ 29,503.80	110.2%
414000-000	Travel & Training				
414010-000	Staff Training	\$ 4,163.00	\$ 4,400.00	\$ 237.00	5.7%
414050-000	Travel - Mileage	\$ 100.00	\$ 100.00	\$ -	0.0%
414099-999	Total Travel & Training	\$ 4,263.00	\$ 4,500.00	\$ 237.00	5.6%
417000-000	Auditing Fees				
417001-000	Auditing Fees	\$ 11,500.00	\$ 11,500.00	\$ -	0.0%
417099-999	Total Audit Fees	\$ 11,500.00	\$ 11,500.00	\$ -	0.0%
419000-000	Office Expenses				

Pathways at Meadowbrook

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
419001-000	Office Supplies	\$ 2,400.00	\$ 1,600.00	\$ (800.00)	-33.3%
419002-000	Postage, Couriers, Express Mail	\$ 1,000.00	\$ 1,136.00	\$ 136.00	13.6%
419003-000	Printing	\$ 800.00	\$ 800.00	\$ -	0.0%
419006-000	Telephone	\$ 7,963.00	\$ 11,400.00	\$ 3,437.00	43.2%
419011-000	Equipment Leases	\$ 1,400.00	\$ 1,400.00	\$ -	0.0%
419012-000	Office Equipment/Furniture	\$ 1,250.00	\$ 1,250.00	\$ -	0.0%
419013-000	Office Equipment Repair	\$ 50.00	\$ 50.00	\$ -	0.0%
419015-000	Meeting	\$ -	\$ 1,000.00	\$ 1,000.00	0.0%
419018-000	Bank Charges	\$ 125.00	\$ 400.00	\$ 275.00	220.0%
419020-000	Answering Service	\$ 1,034.00	\$ -	\$ (1,034.00)	-100.0%
419025-000	Criminal Check	\$ 1,600.00	\$ 893.34	\$ (706.66)	-44.2%
419026-000	Employee Physical /Drug Test	\$ 85.00	\$ 85.00	\$ -	0.0%
419027-000	Interpreter Fee	\$ 500.00	\$ 500.00	\$ -	0.0%
419028-000	Software	\$ 7,982.00	\$ 8,127.87	\$ 145.87	1.8%
419030-000	Document Shredding	\$ 300.00	\$ 300.00	\$ -	0.0%
419036-000	Inspections	\$ -	\$ 3,200.00	\$ 3,200.00	0.0%
419043-000	Collection Agency Fees	\$ -	\$ 389.41	\$ 389.41	0.0%
419099-999	Total Office Expenses	\$ 26,739.00	\$ 32,531.62	\$ 5,792.62	21.7%
419500-000	Management Fees				
419501-000	Management Fees	\$ 74,219.00	\$ 93,583.87	\$ 19,364.87	26.1%
419599-999	Total Management Fees	\$ 74,219.00	\$ 93,583.87	\$ 19,364.87	26.1%
419999-999	Total Administrative Expenses	\$ 340,442.00	\$ 419,552.14	\$ 79,110.14	23.2%
420000-000	Tenant Services				
422600-000	Tenant Services- Other				
422700-000	Tenant Participation - Residents Council	\$ 2,400.00	\$ 2,400.00	\$ -	0.0%
422701-000	Tenant Participation - HACA	\$ 1,600.00	\$ 1,600.00	\$ -	0.0%
422998-990	Total Tenant Services - Other	\$ 4,000.00	\$ 4,000.00	\$ -	0.0%
429999-999	Total Tenant Services	\$ 4,000.00	\$ 4,000.00	\$ -	0.0%
430000-000	Utilities				
431000-000	Water	\$ 183,000.00	\$ 190,302.30	\$ 7,302.30	4.0%
432000-000	Electricity	\$ 47,000.00	\$ 39,540.58	\$ (7,459.42)	-15.9%
433000-000	Gas	\$ 88,000.00	\$ 106,054.13	\$ 18,054.13	20.5%
439000-999	Total Utilities	\$ 318,000.00	\$ 335,897.01	\$ 17,897.01	5.6%
440000-000	Ordinary Maintenance & Operations				
441000-000	Maintenance Labor				
441001-000	Ordinary Maint. & Operations- Labor Regular	\$ 164,066.00	\$ 175,857.14	\$ 11,791.14	7.2%
441002-000	Ordinary Maint. & Operations- Labor OT	\$ 18,000.00	\$ 10,400.00	\$ (7,600.00)	-42.2%
441004-000	Ordinary Maint. & Operations- Labor Standby	\$ 9,639.00	\$ 9,971.20	\$ 332.20	3.4%
441090-999	Total Maintenance Labor	\$ 191,705.00	\$ 196,228.34	\$ 4,523.34	2.4%
442000-000	Ordinary Maint. & Operations- Materials				
442001-000	Materials - Custodial	\$ 3,000.00	\$ 3,271.75	\$ 271.75	9.1%
442002-000	Materials - Electrical	\$ 8,000.00	\$ 8,000.00	\$ -	0.0%
442003-000	Materials - Plumbing	\$ 9,000.00	\$ 9,000.00	\$ -	0.0%
442004-000	Materials - Lawn Care/ Grounds	\$ 1,000.00	\$ 500.00	\$ (500.00)	-50.0%
442005-000	Materials - Tools & Equipment	\$ 6,000.00	\$ 6,000.00	\$ -	0.0%
442006-000	Materials - HVAC / Heating / Cooling	\$ 10,000.00	\$ 10,000.00	\$ -	0.0%

Pathways at Meadowbrook

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
442007-000	Materials - Gas & Oil	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%
442008-000	Materials - Auto Parts	\$ 2,000.00	\$ 2,000.00	\$ -	0.0%
442009-000	Materials - Exterior Lighting	\$ 2,000.00	\$ 2,000.00	\$ -	0.0%
442010-000	Materials - Paint and Painting Supplies	\$ 14,000.00	\$ 14,000.00	\$ -	0.0%
442011-000	Materials - Flooring & Ceiling	\$ 750.00	\$ 750.00	\$ -	0.0%
442012-000	Materials - Glass & Window	\$ 350.00	\$ 200.00	\$ (150.00)	-42.9%
442013-000	Materials - Windows Covering	\$ 250.00	\$ 200.00	\$ (50.00)	-20.0%
442014-000	Materials - Appliances & Parts	\$ 9,000.00	\$ 9,000.00	\$ -	0.0%
442015-000	Materials - Smoke/CO Detectors/Fire Ext.	\$ 4,000.00	\$ 1,500.00	\$ (2,500.00)	-62.5%
442016-000	Materials - Roofing	\$ 50.00	\$ 50.00	\$ -	0.0%
442017-000	Materials - Hardware/Locks	\$ 5,000.00	\$ 4,500.00	\$ (500.00)	-10.0%
442018-000	Materials - Safety Equipment	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	100.0%
442019-000	Materials - Pest Control	\$ 500.00	\$ 500.00	\$ -	0.0%
442020-000	Materials - Lumber Sheetrock	\$ 800.00	\$ 800.00	\$ -	0.0%
442021-000	Materials - Doors	\$ 2,500.00	\$ 200.00	\$ (2,300.00)	-92.0%
442022-000	Materials - Fencing	\$ 600.00	\$ 600.00	\$ -	0.0%
442023-000	Materials - Refrigerators	\$ 16,000.00	\$ 14,490.00	\$ (1,510.00)	-9.4%
442024-000	Materials - Ranges	\$ 16,000.00	\$ 10,925.00	\$ (5,075.00)	-31.7%
442026-000	Materials - Reasonable Accommodations	\$ 800.00	\$ 800.00	\$ -	0.0%
442027-000	Materials - Water Heaters/Boilers & Parts	\$ 750.00	\$ 200.00	\$ (550.00)	-73.3%
442028-000	Materials - Countertops /Cabinets	\$ 800.00	\$ 100.00	\$ (700.00)	-87.5%
442029-100	Materials Charge Back-Tenant Property Damage	\$ 12,804.00	\$ 20,042.95	\$ 7,238.95	56.5%
442090-999	Total Materials	\$ 129,954.00	\$ 124,629.70	\$ (5,324.30)	-4.1%
443000-000	Contracts - Maintenance				
443001-000	Contracts - Trash Removal	\$ 64,454.00	\$ 64,500.00	\$ 46.00	0.1%
443002-000	Contracts - In-House Bulk Trash	\$ 3,600.00	\$ 4,301.33	\$ 701.33	19.5%
443003-000	Contracts - HVAC	\$ 8,000.00	\$ 10,000.00	\$ 2,000.00	25.0%
443006-000	Contracts - Landscape/Grounds	\$ 39,841.00	\$ 46,840.84	\$ 6,999.84	17.6%
443007-000	Contracts - Tree Trimming	\$ 15,000.00	\$ 15,000.00	\$ -	0.0%
443008-000	Contracts - Make Ready Cleaning	\$ 14,400.00	\$ 12,500.00	\$ (1,900.00)	-13.2%
443009-000	Contracts - Make Ready Repairs	\$ 19,100.00	\$ 15,000.00	\$ (4,100.00)	-21.5%
443010-000	Contracts - Electrical Contracts	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%
443011-000	Contracts - Plumbing Contracts	\$ 15,500.00	\$ 18,000.00	\$ 2,500.00	16.1%
443012-000	Contracts - Pest Control	\$ 16,160.00	\$ 12,840.00	\$ (3,320.00)	-20.5%
443013-000	Contracts - Janitorial Contracts	\$ 4,490.00	\$ 22,450.68	\$ 17,960.68	400.0%
443014-000	Contracts - Fire Protection	\$ 6,500.00	\$ 8,000.00	\$ 1,500.00	23.1%
443015-000	Contracts - Door & Window Repairs	\$ 7,500.00	\$ 7,000.00	\$ (500.00)	-6.7%
443016-000	Contracts - Building & Equipment Repairs	\$ 2,500.00	\$ 2,500.00	\$ -	0.0%
443020-000	Contracts - Key & Lock Services	\$ 5,000.00	\$ 2,000.00	\$ (3,000.00)	-60.0%
443021-000	Contract - Vehicle Repairs/ Maintenance	\$ 7,000.00	\$ 3,000.00	\$ (4,000.00)	-57.1%
443022-000	Contracts - Asbestos Abatement	\$ 350.00	\$ 350.00	\$ -	0.0%
443023-000	Contracts - Uniforms	\$ 1,908.00	\$ 1,908.00	\$ -	0.0%
443024-000	Contract - Reasonable Accommodations	\$ 500.00	\$ 500.00	\$ -	0.0%
443027-000	Contracts - Masonry Work	\$ 500.00	\$ 500.00	\$ -	0.0%
443028-000	Contracts - Roofing	\$ 1,000.00	\$ 500.00	\$ (500.00)	-50.0%
443029-100	Contracts Charge Back-Tenant Property Damage	\$ 4,268.00	\$ 8,589.84	\$ 4,321.84	101.3%
443090-999	Total Maintenance Contracts	\$ 240,571.00	\$ 259,280.69	\$ 18,709.69	7.8%
443999-999	Total Ordinary Maintenance & Operations	\$ 562,230.00	\$ 580,138.73	\$ 17,908.73	3.2%
448000-000	Protective Services				

Pathways at Meadowbrook

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
448001-000	Police Officers	\$ 1,250.00	\$ 60,000.00	\$ 58,750.00	4700.0%
448002-000	Crime Prevention/Safety	\$ 2,400.00	\$ 2,400.00	\$ -	0.0%
448003-000	Police Liaison	\$ -	\$ 3,149.61	\$ 3,149.61	0.0%
448004-000	Protective Services- Equipments	\$ 20,400.00	\$ 15,000.00	\$ (5,400.00)	-26.5%
448005-000	Protective Services- Contracts	\$ 42,000.00	\$ 15,000.00	\$ (27,000.00)	-64.3%
448090-999	Total Protective Services	\$ 66,050.00	\$ 95,549.61	\$ 29,499.61	44.7%
450000-000	General Expenses				
451000-000	Insurance				
451001-000	Property Insurance	\$ 67,715.00	\$ 81,258.00	\$ 13,543.00	20.0%
451002-000	Liability Insurance	\$ 12,538.00	\$ 15,045.60	\$ 2,507.60	20.0%
451090-999	Total Insurance	\$ 80,253.00	\$ 96,303.60	\$ 16,050.60	20.0%
454000-000	Employee Benefits Contribution				
454000-010	Employee Benefits Contribution	\$ 144,655.00	\$ 272,200.91	\$ 127,545.91	88.2%
454900-999	Total Employee Benefits Contribution	\$ 144,655.00	\$ 272,200.91	\$ 127,545.91	88.2%
458000-100	Interest Expense				
458001-000	Interest on Notes Payable	\$ 285,372.00	\$ 277,937.64	\$ (7,434.36)	-2.6%
458090-998	Total Interest Expense	\$ 285,372.00	\$ 277,937.64	\$ (7,434.36)	-2.6%
459000-000	Other General Expense				
459001-000	Land Lease Expense	\$ 100.00	\$ 100.00	\$ -	0.0%
459009-000	<i>Other General Expenses (Frontline Allocated)</i>	\$ -	\$ 162,124.69	\$ 162,124.69	0.0%
459090-999	Total Other General Expenses	\$ 100.00	\$ 162,224.69	\$ 162,124.69	162124.7%
459099-999	Total General Expenses	\$ 510,380.00	\$ 808,666.84	\$ 298,286.84	58.4%
459999-998	Total Operating Expenses	\$ 1,801,102.00	\$ 2,243,804.33	\$ 442,702.33	24.6%
459999-999	NET OPERATING INCOME (LOSS)	\$ 54,362.00	\$ 95,792.54	\$ 41,430.54	76.2%
510000-000	Donations & Transfers				
510001-000	Operating Transfers In	\$ -	\$ (162,124.69)	\$ (162,124.69)	0.0%
610090-999	Total Donations & Transfers	\$ -	\$ (162,124.69)	\$ (162,124.69)	0.0%
999999-998	Net Income (Loss)	\$ 54,362.00	\$ 257,917.23	\$ 203,555.23	374.4%
	Debt Principal	\$ 167,550.29	\$ 174,985.08		
	Replacement Reserve	\$ -	\$ -		
	Balance	\$ (113,188.29)	\$ 82,932.15		
	Net Income	\$ 339,734.00	\$ 535,854.87		
	Total Debt	\$ 452,922.29	\$ 452,922.72		
	Debt Service Coverage Ratio	0.75	1.18		

Pathways at Booker T Washington

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
300000-200	REVENUES				
310000-000	Tenant Revenue	\$ -			
310000-100	Rental Income	\$ 1,041,761.00	\$ 1,041,009.81	\$ (751.19)	-0.1%
310004-000	Rent Permanent Loss	\$ (12,241.00)	\$ (8,760.58)	\$ 3,480.42	-28.4%
310005-000	Installment Agreement - Rent	\$ 1,199.00	\$ 2,312.14	\$ 1,113.14	92.8%
310007-000	Vacancies	\$ (94,793.00)	\$ (135,926.39)	\$ (41,133.39)	43.4%
310010-000	Write-Off / Bad Debt	\$ (54,167.00)	\$ (77,672.23)	\$ (23,505.23)	43.4%
310013-000	Security Deposit Forfeit	\$ -	\$ 3,617.11	\$ 3,617.11	0.0%
310020-000	Legal Charges	\$ 10,840.00	\$ 2,130.67	\$ (8,709.33)	-80.3%
310021-000	Maintenance/Damages Chargeback Income	\$ 23,047.00	\$ 38,654.26	\$ 15,607.26	67.7%
310023-000	Late Fee	\$ 7,532.00	\$ 6,169.30	\$ (1,362.70)	-18.1%
310027-000	Excess Utilities	\$ 5,897.00	\$ 6,302.80	\$ 405.80	6.9%
310099-999	Total Tenant Revenue	\$ 929,075.00	\$ 877,836.89	\$ (51,238.11)	-5.5%
340000-000	Operating Grants				
340100-000	HAP Subsidy	\$ 1,666,613.00	\$ 2,842,601.47	\$ 1,175,988.47	70.6%
340102-000	Special Claims Income	\$ 31,045.00	\$ 8,872.67	\$ (22,172.33)	-71.4%
340104-000	Utility Reimbursement	\$ 1,955.00	\$ 3,112.50	\$ 1,157.50	59.2%
340105-000	Repayment Agreement Expense Recovery	\$ 348.00	\$ 362.75	\$ 14.75	4.2%
340999-999	Total Operating Grants	\$ 1,699,961.00	\$ 2,854,949.39	\$ 1,154,988.39	67.9%
362000-000	Other Revenue				
362125-000	Miscellaneous Income	\$ -	\$ 11,723.71	\$ 11,723.71	0.0%
362165-000	Other Income - Misc	\$ 23,816.00	\$ 3,614.46	\$ (20,201.54)	-84.8%
369999-999	Total Other Revenue	\$ 23,816.00	\$ 15,338.17	\$ (8,477.83)	-35.6%
399999-999	Total Revenue	\$ 2,652,852.00	\$ 3,748,124.45	\$ 1,095,272.45	41.3%
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	\$ 216,553.00	\$ 242,537.50	\$ 25,984.50	12.0%
411003-000	Admin Salaries - Overtime	\$ 600.00	\$ 1,200.00	\$ 600.00	100.0%
411199-999	Total Salaries	\$ 221,153.00	\$ 243,737.50	\$ 22,584.50	10.2%
413000-000	Legal Expense				
413001-000	Legal Expense	\$ 32,443.00	\$ 21,306.70	\$ (11,136.30)	-34.3%
413003-000	Court Costs	\$ 3,689.00	\$ 2,263.24	\$ (1,425.76)	-38.6%
413090-999	Total Legal Expenses	\$ 36,132.00	\$ 23,569.94	\$ (12,562.06)	-34.8%
414000-000	Travel & Training				
414010-000	Staff Training	\$ 5,100.00	\$ 5,600.00	\$ 500.00	9.8%
414099-999	Total Travel & Training	\$ 5,100.00	\$ 5,600.00	\$ 500.00	9.8%
417000-000	Auditing Fees				
417001-000	Auditing Fees	\$ 11,500.00	\$ 11,500.00	\$ -	0.0%
417099-999	Total Audit Fees	\$ 11,500.00	\$ 11,500.00	\$ -	0.0%
419000-000	Office Expenses				
419001-000	Office Supplies	\$ 3,240.00	\$ 1,532.53	\$ (1,707.47)	-52.7%
419002-000	Postage, Couriers, Express Mail	\$ 1,242.00	\$ 1,533.60	\$ 291.60	23.5%
419003-000	Printing	\$ 1,080.00	\$ 1,000.00	\$ (80.00)	-7.4%

Pathways at Booker T Washington

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
419006-000	Telephone	\$ 7,635.00	\$ 12,500.00	\$ 4,865.00	63.7%
419011-000	Equipment Leases	\$ 1,400.00	\$ 1,400.00	\$ -	0.0%
419012-000	Office Equipment/Furniture	\$ -	\$ 2,800.00	\$ 2,800.00	0.0%
419015-000	Meeting	\$ 200.00	\$ 200.00	\$ -	0.0%
419018-000	Bank Charges	\$ 175.00	\$ 540.00	\$ 365.00	208.6%
419025-000	Criminal Check	\$ 2,000.00	\$ 1,206.01	\$ (793.99)	-39.7%
419027-000	Interpreter Fee	\$ 200.00	\$ 1,200.00	\$ 1,000.00	500.0%
419028-000	Software	\$ 8,047.00	\$ 10,972.63	\$ 2,925.63	36.4%
419030-000	Document Shredding	\$ 300.00	\$ 300.00	\$ -	0.0%
419043-000	Collection Agency Fees	\$ -	\$ 525.70	\$ 525.70	0.0%
419099-999	Total Office Expenses	\$ 29,074.00	\$ 35,710.47	\$ 6,636.47	22.8%
419500-000	Management Fees				
419501-000	Management Fees	\$ 106,114.00	\$ 149,924.98	\$ 43,810.98	41.3%
419599-999	Total Management Fees	\$ 106,114.00	\$ 149,924.98	\$ 43,810.98	41.3%
419999-999	Total Administrative Expenses	\$ 409,073.00	\$ 470,042.88	\$ 60,969.88	14.9%
420000-000	Tenant Services				
422600-000	Tenant Services- Other				
422700-000	Tenant Participation - Residents Council	\$ 3,240.00	\$ 3,240.00	\$ -	0.0%
422701-000	Tenant Participation - HACA	\$ 2,160.00	\$ 2,160.00	\$ -	0.0%
422998-990	Total Tenant Services - Other	\$ 5,400.00	\$ 5,400.00	\$ -	0.0%
429999-999	Total Tenant Services	\$ 5,400.00	\$ 5,400.00	\$ -	0.0%
430000-000	Utilities				
431000-000	Water	\$ 375,000.00	\$ 319,637.25	\$ (55,362.75)	-14.8%
432000-000	Electricity	\$ 36,000.00	\$ 31,043.83	\$ (4,956.17)	-13.8%
433000-000	Gas	\$ 123,000.00	\$ 151,334.12	\$ 28,334.12	23.0%
439000-999	Total Utilities	\$ 534,000.00	\$ 502,015.20	\$ (31,984.80)	-6.0%
440000-000	Ordinary Maintenance & Operations				
441000-000	Maintenance Labor				
441001-000	Ordinary Maint. & Operations- Labor Regular	\$ 201,275.00	\$ 216,307.24	\$ 15,032.24	7.5%
441002-000	Ordinary Maint. & Operations- Labor OT	\$ 24,000.00	\$ 14,040.00	\$ (9,960.00)	-41.5%
441004-000	Ordinary Maint. & Operations- Labor Standby	\$ 13,012.00	\$ 13,677.12	\$ 665.12	5.1%
441090-999	Total Maintenance Labor	\$ 238,287.00	\$ 244,024.36	\$ 5,737.36	2.4%
442000-000	Ordinary Maint. & Operations- Materials				
442001-000	Materials - Custodial	\$ 4,500.00	\$ 5,500.00	\$ 1,000.00	22.2%
442002-000	Materials - Electrical	\$ 8,500.00	\$ 10,000.00	\$ 1,500.00	17.6%
442003-000	Materials - Plumbing	\$ 12,000.00	\$ 12,000.00	\$ -	0.0%
442004-000	Materials - Lawn Care/ Grounds	\$ 2,500.00	\$ 2,500.00	\$ -	0.0%
442005-000	Materials - Tools & Equipment	\$ 4,500.00	\$ 5,000.00	\$ 500.00	11.1%
442006-000	Materials - HVAC / Heating / Cooling	\$ 15,000.00	\$ 25,000.00	\$ 10,000.00	66.7%
442007-000	Materials - Gas & Oil	\$ 2,000.00	\$ 2,500.00	\$ 500.00	25.0%
442008-000	Materials - Auto Parts	\$ 500.00	\$ 600.00	\$ 100.00	20.0%
442009-000	Materials - Exterior Lighting	\$ 250.00	\$ 250.00	\$ -	0.0%
442010-000	Materials - Paint and Painting Supplies	\$ 18,000.00	\$ 18,000.00	\$ -	0.0%
442011-000	Materials - Flooring & Ceiling	\$ 5,000.00	\$ 5,000.00	\$ -	0.0%
442012-000	Materials - Glass & Window	\$ 500.00	\$ 100.00	\$ (400.00)	-80.0%
442013-000	Materials - Windows Covering	\$ 500.00	\$ 200.00	\$ (300.00)	-60.0%
442014-000	Materials - Appliances & Parts	\$ 9,201.00	\$ 10,000.00	\$ 799.00	8.7%

Pathways at Booker T Washington

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
442015-000	Materials - Smoke/CO Detectors/Fire Ext.	\$ 3,500.00	\$ 1,500.00	\$ (2,000.00)	-57.1%
442017-000	Materials - Hardware/Locks	\$ 6,500.00	\$ 9,000.00	\$ 2,500.00	38.5%
442018-000	Materials - Safety Equipment	\$ 1,000.00	\$ 1,000.00	\$ -	0.0%
442019-000	Materials - Pest Control	\$ 850.00	\$ 850.00	\$ -	0.0%
442020-000	Materials - Lumber Sheetrock	\$ 1,000.00	\$ 1,000.00	\$ -	0.0%
442021-000	Materials - Doors	\$ 500.00	\$ 100.00	\$ (400.00)	-80.0%
442022-000	Materials - Fencing	\$ 500.00	\$ 500.00	\$ -	0.0%
442023-000	Materials - Refrigerators	\$ 14,000.00	\$ 17,250.00	\$ 3,250.00	23.2%
442024-000	Materials - Ranges	\$ 7,018.00	\$ 9,832.50	\$ 2,814.50	40.1%
442026-000	Materials - Reasonable Accommodations	\$ 500.00	\$ 500.00	\$ -	0.0%
442027-000	Materials - Water Heaters/Boilers & Parts	\$ 750.00	\$ 1,000.00	\$ 250.00	33.3%
442028-000	Materials - Countertops /Cabinets	\$ 1,500.00	\$ 2,000.00	\$ 500.00	33.3%
442029-000	Materials - Tenant Property Damage	\$ -	\$ 500.00	\$ 500.00	0.0%
442029-100	Materials Charge Back-Tenant Property Damage	\$ 17,285.00	\$ 27,057.98	\$ 9,772.98	56.5%
442090-999	Total Materials	\$ 137,854.00	\$ 168,740.48	\$ 30,886.48	22.4%
443000-000	Contracts - Maintenance				
443001-000	Contracts - Trash Removal	\$ 106,667.00	\$ 121,673.00	\$ 15,006.00	14.1%
443002-000	Contracts - In-House Bulk Trash	\$ 4,860.00	\$ 5,806.80	\$ 946.80	19.5%
443003-000	Contracts - HVAC	\$ 2,000.00	\$ 20,000.00	\$ 18,000.00	900.0%
443006-000	Contracts - Landscape/Grounds	\$ 60,019.00	\$ 61,019.28	\$ 1,000.28	1.7%
443007-000	Contracts - Tree Trimming	\$ 11,000.00	\$ 11,000.00	\$ -	0.0%
443008-000	Contracts - Make Ready Cleaning	\$ 32,000.00	\$ 28,000.00	\$ (4,000.00)	-12.5%
443009-000	Contracts - Make Ready Repairs	\$ 48,000.00	\$ 42,000.00	\$ (6,000.00)	-12.5%
443010-000	Contracts - Electrical Contracts	\$ 10,000.00	\$ 7,000.00	\$ (3,000.00)	-30.0%
443011-000	Contracts - Plumbing Contracts	\$ 50,000.00	\$ 50,000.00	\$ -	0.0%
443012-000	Contracts - Pest Control	\$ 21,816.00	\$ 25,380.00	\$ 3,564.00	16.3%
443013-000	Contracts - Janitorial Contracts	\$ 1,800.00	\$ 26,338.08	\$ 24,538.08	1363.2%
443014-000	Contracts - Fire Protection	\$ 1,850.00	\$ 1,850.00	\$ -	0.0%
443016-000	Contracts - Building & Equipment Repairs	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%
443018-000	Contracts - Equipment Rental	\$ 250.00	\$ 250.00	\$ -	0.0%
443020-000	Contracts - Key & Lock Services	\$ 700.00	\$ 700.00	\$ -	0.0%
443021-000	Contract - Vehicle Repairs/ Maintenance	\$ 3,000.00	\$ 3,500.00	\$ 500.00	16.7%
443023-000	Contracts - Uniforms	\$ 2,464.00	\$ 2,464.00	\$ -	0.0%
443024-000	Contract - Reasonable Accommodations	\$ 750.00	\$ 2,000.00	\$ 1,250.00	166.7%
443026-000	Contract - Flooring	\$ 2,000.00	\$ 1,000.00	\$ (1,000.00)	-50.0%
443029-100	Contracts Charge Back-Tenant Property Damage	\$ 5,762.00	\$ 11,596.28	\$ 5,834.28	101.3%
443090-999	Total Maintenance Contracts	\$ 368,088.00	\$ 424,577.44	\$ 56,489.44	15.3%
443999-999	Total Ordinary Maintenance & Operations	\$ 744,229.00	\$ 837,342.28	\$ 93,113.28	12.5%
448000-000	Protective Services				
448001-000	Police Officers	\$ 3,250.00	\$ 30,000.00	\$ 26,750.00	823.1%
448002-000	Crime Prevention/Safety	\$ 2,400.00	\$ 2,400.00	\$ -	0.0%
448003-000	Police Liaison	\$ -	\$ 4,251.97	\$ 4,251.97	0.0%
448004-000	Protective Services- Equipments	\$ 8,800.00	\$ 8,800.00	\$ -	0.0%
448005-000	Protective Services- Contracts	\$ 20,000.00	\$ 30,200.00	\$ 10,200.00	51.0%
448090-999	Total Protective Services	\$ 34,450.00	\$ 75,651.97	\$ 41,201.97	119.6%
450000-000	General Expenses				
451000-000	Insurance				
451001-000	Property Insurance	\$ 101,253.00	\$ 121,503.60	\$ 20,250.60	20.0%
451002-000	Liability Insurance	\$ 16,785.00	\$ 20,142.00	\$ 3,357.00	20.0%

Pathways at Booker T Washington

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
451090-999	Total Insurance	\$ 118,038.00	\$ 141,645.60	\$ 23,607.60	20.0%
454000-000	Employee Benefits Contribution				
454000-010	Employee Benefits Contribution	\$ 169,220.00	\$ 269,951.53	\$ 100,731.53	59.5%
454900-999	Total Employee Benefits Contribution	\$ 169,220.00	\$ 269,951.53	\$ 100,731.53	59.5%
458000-100	Interest Expense				
458001-000	Interest on Notes Payable	\$ 437,065.00	\$ 425,678.51	\$ (11,386.49)	-2.6%
458090-998	Total Interest Expense	\$ 437,065.00	\$ 425,678.51	\$ (11,386.49)	-2.6%
459000-000	Other General Expense				
459001-000	Land Lease Expense	\$ 100.00	\$ 100.00	\$ -	0.0%
459009-000	Other General Expenses (Frontline Allocated)	\$ -	\$ 218,868.33	\$ 218,868.33	0.0%
459015-000	Home Ownership Expense	\$ -	\$ -	\$ -	0.0%
459090-999	Total Other General Expenses	\$ 100.00	\$ 218,968.33	\$ 218,868.33	218868.3%
459099-999	Total General Expenses	\$ 724,423.00	\$ 1,056,243.97	\$ 331,820.97	45.8%
459999-998	Total Operating Expenses	\$ 2,451,575.00	\$ 2,946,696.30	\$ 495,121.30	20.2%
459999-999	NET OPERATING INCOME (LOSS)	\$ 201,277.00	\$ 801,428.15	\$ 600,151.15	298.2%
510000-000	Donations & Transfers				
510001-000	Operating Transfers In	\$ -	\$ (218,868.33)	\$ (218,868.33)	0.0%
610090-999	Total Donations & Transfers	\$ -	\$ (218,868.33)	\$ (218,868.33)	0.0%
999999-998	Net Income (Loss)	\$ 201,277.00	\$ 1,020,296.48	\$ 819,019.48	406.9%
	Debt Principal	\$ 256,613.38	\$ 268,000.21		
	Replacement Reserve	\$ -	\$ -		
	Balance	\$ (55,336.38)	\$ 752,296.27		
	Net Income	\$ 638,342.00	\$ 1,445,974.99		
	Total Debt	\$ 693,678.38	\$ 693,678.72		
	Debt Service Coverage Ratio	0.92	2.08		

Pathways at Lakeside

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
300000-200	REVENUES				
310000-000	Tenant Revenue	\$ -			
310000-100	Rental Income	\$ 621,510.00	\$ 664,982.82	\$ 43,472.82	7.0%
310004-000	Rent Permanent Loss	\$ (9,237.00)	\$ (6,610.99)	\$ 2,626.01	-28.4%
310005-000	Installment Agreement - Rent	\$ 905.00	\$ 1,744.81	\$ 839.81	92.8%
310007-000	Vacancies	\$ (63,231.00)	\$ (66,569.01)	\$ (3,338.01)	5.3%
310010-000	Write-Off / Bad Debt	\$ (36,132.00)	\$ (38,039.44)	\$ (1,907.44)	5.3%
310013-000	Security Deposit Forfeit	\$ -	\$ 2,729.58	\$ 2,729.58	0.0%
310020-000	Legal Charges	\$ 8,180.00	\$ 2,063.61	\$ (6,116.39)	-74.8%
310021-000	Maintenance/Damages Chargeback Income	\$ 17,392.00	\$ 29,169.65	\$ 11,777.65	67.7%
310023-000	Late Fee	\$ 5,684.00	\$ 4,655.54	\$ (1,028.46)	-18.1%
310026-000	Non-Dwelling Rental	\$ 62,562.00	\$ 62,562.00	\$ -	0.0%
310099-999	Total Tenant Revenue	\$ 612,083.00	\$ 656,688.56	\$ 44,605.56	7.3%
340000-000	Operating Grants				
340100-000	HAP Subsidy	\$ 1,185,080.00	\$ 1,236,989.02	\$ 51,909.02	4.4%
340102-000	Special Claims Income	\$ 20,448.00	\$ 7,840.97	\$ (12,607.03)	-61.7%
340105-000	Repayment Agreement Expense Recovery	\$ 262.00	\$ 273.74	\$ 11.74	4.5%
340999-999	Total Operating Grants	\$ 1,205,790.00	\$ 1,245,103.73	\$ 39,313.73	3.3%
362000-000	Other Revenue				
362125-000	Miscellaneous Income	\$ -	\$ 8,847.06	\$ 8,847.06	0.0%
362165-000	Other Income - Misc	\$ 1,219.00	\$ 2,727.58	\$ 1,508.58	123.8%
369999-999	Total Other Revenue	\$ 1,219.00	\$ 11,574.64	\$ 10,355.64	849.5%
399999-999	Total Revenue	\$ 1,819,092.00	\$ 1,913,366.92	\$ 94,274.92	5.2%
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	\$ 124,069.00	\$ 139,710.08	\$ 15,641.08	12.6%
411003-000	Admin Salaries - Overtime	\$ 500.00	\$ 500.00	\$ -	0.0%
411199-999	Total Salaries	\$ 127,399.00	\$ 140,210.08	\$ 12,811.08	10.1%
413000-000	Legal Expense				
413001-000	Legal Expense	\$ 24,483.00	\$ 20,636.07	\$ (3,846.93)	-15.7%
413002-000	Attorney Fees	\$ -	\$ -	\$ -	0.0%
413003-000	Court Costs	\$ 2,784.00	\$ 1,380.74	\$ (1,403.26)	-50.4%
413090-999	Total Legal Expenses	\$ 27,267.00	\$ 22,016.81	\$ (5,250.19)	-19.3%
414000-000	Travel & Training				
414010-000	Staff Training	\$ 3,569.00	\$ 4,800.00	\$ 1,231.00	34.5%
414099-999	Total Travel & Training	\$ 3,569.00	\$ 4,800.00	\$ 1,231.00	34.5%
417000-000	Auditing Fees				
417001-000	Auditing Fees	\$ 11,500.00	\$ 11,500.00	\$ -	0.0%
417099-999	Total Audit Fees	\$ 11,500.00	\$ 11,500.00	\$ -	0.0%
419000-000	Office Expenses				
419001-000	Office Supplies	\$ 2,771.00	\$ 1,156.49	\$ (1,614.51)	-58.3%
419002-000	Postage, Couriers, Express Mail	\$ 937.00	\$ 1,157.30	\$ 220.30	23.5%

Pathways at Lakeside

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
419003-000	Printing	\$ 815.00	\$ 815.00	\$ -	0.0%
419006-000	Telephone	\$ 8,511.00	\$ 12,700.00	\$ 4,189.00	49.2%
419011-000	Equipment Leases	\$ 1,400.00	\$ 1,400.00	\$ -	0.0%
419012-000	Office Equipment/Furniture	\$ -	\$ 2,100.00	\$ 2,100.00	0.0%
419015-000	Meeting	\$ 400.00	\$ 200.00	\$ (200.00)	-50.0%
419018-000	Bank Charges	\$ 70.00	\$ 407.50	\$ 337.50	482.1%
419025-000	Criminal Check	\$ 1,650.00	\$ 910.09	\$ (739.91)	-44.8%
419027-000	Interpreter Fee	\$ 750.00	\$ 1,800.00	\$ 1,050.00	140.0%
419028-000	Software	\$ 8,129.00	\$ 8,280.27	\$ 151.27	1.9%
419030-000	Document Shredding	\$ 250.00	\$ 250.00	\$ -	0.0%
419035-000	Permits, Licenses & Certificates	\$ 100.00	\$ 100.00	\$ -	0.0%
419043-000	Collection Agency Fees	\$ -	\$ 396.71	\$ 396.71	0.0%
419099-999	Total Office Expenses	\$ 26,836.00	\$ 31,673.36	\$ 4,837.36	18.0%
419500-000	Management Fees				
419501-000	Management Fees	\$ 72,764.00	\$ 76,534.68	\$ 3,770.68	5.2%
419599-999	Total Management Fees	\$ 72,764.00	\$ 76,534.68	\$ 3,770.68	5.2%
419999-999	Total Administrative Expenses	\$ 269,335.00	\$ 286,734.93	\$ 17,399.93	6.5%
420000-000	Tenant Services				
422600-000	Tenant Services- Other				
422700-000	Tenant Participation - Residents Council	\$ 2,445.00	\$ 2,445.00	\$ -	0.0%
422701-000	Tenant Participation - HACA	\$ 1,630.00	\$ 1,630.00	\$ -	0.0%
422998-999	Total Tenant Services - Other	\$ 4,075.00	\$ 4,075.00	\$ -	0.0%
429999-999	Total Tenant Services	\$ 4,075.00	\$ 4,075.00	\$ -	0.0%
430000-000	Utilities				
431000-000	Water	\$ 83,000.00	\$ 91,561.38	\$ 8,561.38	10.3%
432000-000	Electricity	\$ 145,000.00	\$ 132,711.66	\$ (12,288.34)	-8.5%
433000-000	Gas	\$ 40,000.00	\$ 58,804.18	\$ 18,804.18	47.0%
439000-999	Total Utilities	\$ 268,000.00	\$ 283,077.22	\$ 15,077.22	5.6%
440000-000	Ordinary Maintenance & Operations				
441000-000	Maintenance Labor				
441001-000	Ordinary Maint. & Operations- Labor Regular	\$ 193,783.00	\$ 204,408.60	\$ 10,625.60	5.5%
441002-000	Ordinary Maint. & Operations- Labor OT	\$ 20,160.00	\$ 10,595.00	\$ (9,565.00)	-47.4%
441004-000	Ordinary Maint. & Operations- Labor Standby	\$ 9,819.00	\$ 10,321.16	\$ 502.16	5.1%
441090-999	Total Maintenance Labor	\$ 223,762.00	\$ 225,324.76	\$ 1,562.76	0.7%
442000-000	Ordinary Maint. & Operations- Materials				
442001-000	Materials - Custodial	\$ 4,500.00	\$ 3,333.10	\$ (1,166.90)	-25.9%
442002-000	Materials - Electrical	\$ 5,000.00	\$ 2,500.00	\$ (2,500.00)	-50.0%
442003-000	Materials - Plumbing	\$ 10,000.00	\$ 10,000.00	\$ -	0.0%
442004-000	Materials - Lawn Care/ Grounds	\$ 400.00	\$ 400.00	\$ -	0.0%
442005-000	Materials - Tools & Equipment	\$ 3,000.00	\$ 2,000.00	\$ (1,000.00)	-33.3%
442006-000	Materials - HVAC / Heating / Cooling	\$ 1,800.00	\$ 2,000.00	\$ 200.00	11.1%
442007-000	Materials - Gas & Oil	\$ 2,000.00	\$ 1,500.00	\$ (500.00)	-25.0%
442008-000	Materials - Auto Parts	\$ 150.00	\$ 150.00	\$ -	0.0%
442009-000	Materials - Exterior Lighting	\$ 300.00	\$ 1,000.00	\$ 700.00	233.3%
442010-000	Materials - Paint and Painting Supplies	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%

Pathways at Lakeside

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
442011-000	Materials - Flooring & Ceiling	\$ 200.00	\$ 200.00	\$ -	0.0%
442012-000	Materials - Glass & Window	\$ 300.00	\$ 100.00	\$ (200.00)	-66.7%
442013-000	Materials - Windows Covering	\$ 300.00	\$ 100.00	\$ (200.00)	-66.7%
442014-000	Materials - Appliances & Parts	\$ 2,592.00	\$ 2,500.00	\$ (92.00)	-3.5%
442015-000	Materials - Smoke/CO Detectors/Fire Ext.	\$ 1,200.00	\$ 500.00	\$ (700.00)	-58.3%
442017-000	Materials - Hardware/Locks	\$ 3,500.00	\$ 2,800.00	\$ (700.00)	-20.0%
442018-000	Materials - Safety Equipment	\$ 1,000.00	\$ 1,000.00	\$ -	0.0%
442019-000	Materials - Pest Control	\$ 500.00	\$ 500.00	\$ -	0.0%
442021-000	Materials - Doors	\$ 150.00	\$ 150.00	\$ -	0.0%
442023-000	Materials - Refrigerators	\$ 15,000.00	\$ 10,350.00	\$ (4,650.00)	-31.0%
442024-000	Materials - Ranges	\$ 9,000.00	\$ 9,832.50	\$ 832.50	9.3%
442026-000	Materials - Reasonable Accommodations	\$ 500.00	\$ 500.00	\$ -	0.0%
442029-100	Materials Charge Back-Tenant Property Damage	\$ 13,044.00	\$ 20,418.75	\$ 7,374.75	56.5%
442090-999	Total Materials	\$ 77,436.00	\$ 74,834.35	\$ (2,601.65)	-3.4%
443000-000	Contracts - Maintenance				
443001-000	Contracts - Trash Removal	\$ 23,337.00	\$ 21,218.00	\$ (2,119.00)	-9.1%
443002-000	Contracts - In-House Bulk Trash	\$ 2,200.00	\$ 4,381.98	\$ 2,181.98	99.2%
443003-000	Contracts - HVAC	\$ 4,000.00	\$ 4,000.00	\$ -	0.0%
443005-000	Contracts - Elevator Maint.	\$ 29,574.00	\$ 25,880.40	\$ (3,693.60)	-12.5%
443006-000	Contracts - Landscape/Grounds	\$ 10,312.00	\$ 9,312.20	\$ (999.80)	-9.7%
443007-000	Contracts - Tree Trimming	\$ 3,500.00	\$ 3,500.00	\$ -	0.0%
443008-000	Contracts - Make Ready Cleaning	\$ 9,000.00	\$ 15,000.00	\$ 6,000.00	66.7%
443009-000	Contracts - Make Ready Repairs	\$ 4,000.00	\$ 3,000.00	\$ (1,000.00)	-25.0%
443010-000	Contracts - Electrical Contracts	\$ 7,000.00	\$ 7,000.00	\$ -	0.0%
443011-000	Contracts - Plumbing Contracts	\$ 40,000.00	\$ 60,000.00	\$ 20,000.00	50.0%
443012-000	Contracts - Pest Control	\$ 29,580.00	\$ 25,608.00	\$ (3,972.00)	-13.4%
443013-000	Contracts - Janitorial Contracts	\$ 36,420.00	\$ 36,420.00	\$ -	0.0%
443014-000	Contracts - Fire Protection	\$ 20,000.00	\$ 30,000.00	\$ 10,000.00	50.0%
443015-000	Contracts - Door & Window Repairs	\$ 5,000.00	\$ 6,000.00	\$ 1,000.00	20.0%
443016-000	Contracts - Building & Equipment Repairs	\$ 3,000.00	\$ 2,000.00	\$ (1,000.00)	-33.3%
443017-000	Contracts - Painting	\$ 2,000.00	\$ 1,000.00	\$ (1,000.00)	-50.0%
443021-000	Contract - Vehicle Repairs/ Maintenance	\$ 500.00	\$ 500.00	\$ -	0.0%
443023-000	Contracts - Uniforms	\$ 1,943.00	\$ 2,000.00	\$ 57.00	2.9%
443024-000	Contract - Reasonable Accommodations	\$ 500.00	\$ 500.00	\$ -	0.0%
443025-000	Contracts - Water Treatment Services	\$ 4,920.00	\$ 5,000.00	\$ 80.00	1.6%
443029-100	Contracts Charge Back-Tenant Property Damage	\$ 4,348.00	\$ 8,750.89	\$ 4,402.89	101.3%
443090-999	Total Maintenance Contracts	\$ 241,134.00	\$ 271,071.48	\$ 29,937.48	12.4%
443999-999	Total Ordinary Maintenance & Operations	\$ 542,332.00	\$ 571,230.59	\$ 28,898.59	5.3%
448000-000	Protective Services				
448001-000	Police Officers	\$ 3,750.00	\$ 10,000.00	\$ 6,250.00	166.7%
448002-000	Crime Prevention/Safety	\$ 2,400.00	\$ 2,400.00	\$ -	0.0%
448003-000	Police Liaison	\$ -	\$ 3,208.66	\$ 3,208.66	0.0%
448004-000	Protective Services- Equipments	\$ 7,900.00	\$ 10,000.00	\$ 2,100.00	26.6%
448005-000	Protective Services- Contracts	\$ 50,000.00	\$ 50,000.00	\$ -	0.0%
448090-999	Total Protective Services	\$ 64,050.00	\$ 75,608.66	\$ 11,558.66	18.0%
450000-000	General Expenses				
451000-000	Insurance				

Pathways at Lakeside

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
451001-000	Property Insurance	\$ 68,946.00	\$ 82,735.20	\$ 13,789.20	20.0%
451002-000	Liability Insurance	\$ 11,130.00	\$ 13,356.00	\$ 2,226.00	20.0%
451090-999	Total Insurance	\$ 80,076.00	\$ 96,091.20	\$ 16,015.20	20.0%
454000-000	Employee Benefits Contribution				
454000-010	Employee Benefits Contribution	\$ 128,730.00	\$ 221,628.07	\$ 92,898.07	72.2%
454900-999	Total Employee Benefits Contribution	\$ 128,730.00	\$ 221,628.07	\$ 92,898.07	72.2%
458000-100	Interest Expense				
458001-000	Interest on Notes Payable	\$ 176,804.00	\$ 172,428.34	\$ (4,375.66)	-2.5%
458090-998	Total Interest Expense	\$ 176,804.00	\$ 172,428.34	\$ (4,375.66)	-2.5%
459000-000	Other General Expense				
459001-000	Land Lease Expense	\$ 100.00	\$ 100.00	\$ -	0.0%
459009-000	Other General Expenses (Frontline Allocated)	\$ -	\$ 165,164.53	\$ 165,164.53	0.0%
459090-999	Total Other General Expenses	\$ 100.00	\$ 165,264.53	\$ 165,164.53	165164.5%
459099-999	Total General Expenses	\$ 385,710.00	\$ 655,412.13	\$ 269,702.13	69.9%
459999-998	Total Operating Expenses	\$ 1,533,502.00	\$ 1,876,138.53	\$ 342,636.53	22.3%
459999-999	NET OPERATING INCOME (LOSS)	\$ 285,590.00	\$ 37,228.39	\$ (248,361.61)	-87.0%
510000-000	Donations & Transfers				
510001-000	Operating Transfers In	\$ -	\$ (165,164.53)	\$ (165,164.53)	0.0%
610090-999	Total Donations & Transfers	\$ -	\$ (165,164.53)	\$ (165,164.53)	0.0%
999999-998	Net Income (Loss)	\$ 285,590.00	\$ 202,392.92	\$ (83,197.08)	-29.1%
	Debt Principal	\$ 127,223.92	\$ 131,599.70		
	Balance	\$ 158,366.08	\$ 70,793.22		
	Net Income	\$ 462,394.00	\$ 374,821.26		
	Total Debt	\$ 304,027.92	\$ 304,028.04		
Debt Service Coverage Ratio		1.52	1.23		

Pathways at Salina

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
300000-200	REVENUES				
310000-000	Tenant Revenue	\$ -			
310000-100	Rental Income	\$ 118,264.00	\$ 126,439.06	\$ 8,175.06	6.9%
310004-000	Rent Permanent Loss	\$ (1,813.00)	\$ (1,297.86)	\$ 515.14	-28.4%
310005-000	Installment Agreement - Rent	\$ 178.00	\$ 342.54	\$ 164.54	92.4%
310007-000	Vacancies	\$ (9,754.00)	\$ (10,480.29)	\$ (726.29)	7.4%
310010-000	Write-Off / Bad Debt	\$ (5,573.00)	\$ (5,988.74)	\$ (415.74)	7.5%
310013-000	Security Deposit Forfeit	\$ -	\$ 535.87	\$ 535.87	0.0%
310020-000	Legal Charges	\$ 1,606.00	\$ 300.00	\$ (1,306.00)	-81.3%
310021-000	Maintenance/Damages Chargeback Income	\$ 3,414.00	\$ 5,726.56	\$ 2,312.56	67.7%
310023-000	Late Fee	\$ 1,116.00	\$ 913.97	\$ (202.03)	-18.1%
310099-999	Total Tenant Revenue	\$ 108,312.00	\$ 116,491.11	\$ 8,179.11	7.6%
340000-000	Operating Grants				
340100-000	HAP Subsidy	\$ 160,407.00	\$ 172,997.74	\$ 12,590.74	7.8%
340102-000	Special Claims Income	\$ 1,804.00	\$ 412.68	\$ (1,391.32)	-77.1%
340105-000	Repayment Agreement Expense Recovery	\$ 52.00	\$ 53.74	\$ 1.74	3.3%
340999-999	Total Operating Grants	\$ 162,263.00	\$ 173,464.16	\$ 11,201.16	6.9%
362000-000	Other Revenue				
362125-000	Miscellaneous Income	\$ -	\$ 1,736.85	\$ 1,736.85	0.0%
362165-000	Other Income - Misc	\$ 239.00	\$ 535.48	\$ 296.48	124.0%
369999-999	Total Other Revenue	\$ 239.00	\$ 2,272.32	\$ 2,033.32	850.8%
399999-999	Total Revenue	\$ 270,814.00	\$ 292,227.59	\$ 21,413.59	7.9%
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	\$ 18,413.00	\$ 20,197.07	\$ 1,784.07	9.7%
411003-000	Admin Salaries - Overtime	\$ 100.00	\$ 100.00	\$ -	0.0%
411199-999	Total Salaries	\$ 18,993.00	\$ 20,297.07	\$ 1,304.07	6.9%
413000-000	Legal Expense				
413001-000	Legal Expense	\$ 4,806.00	\$ 3,000.00	\$ (1,806.00)	-37.6%
413002-000	Attorney Fees	\$ -	\$ -	\$ -	0.0%
413003-000	Court Costs	\$ 547.00	\$ 143.98	\$ (403.02)	-73.7%
413090-999	Total Legal Expenses	\$ 5,353.00	\$ 3,143.98	\$ (2,209.02)	-41.3%
414000-000	Travel & Training				
414010-000	Staff Training	\$ 600.00	\$ 900.00	\$ 300.00	50.0%
414099-999	Total Travel & Training	\$ 600.00	\$ 900.00	\$ 300.00	50.0%
417000-000	Auditing Fees				
417001-000	Auditing Fees	\$ 500.00	\$ 500.00	\$ -	0.0%
417099-999	Total Audit Fees	\$ 500.00	\$ 500.00	\$ -	0.0%
419000-000	Office Expenses				
419001-000	Office Supplies	\$ 544.00	\$ 227.04	\$ (316.96)	-58.3%
419002-000	Postage, Couriers, Express Mail	\$ 184.00	\$ 227.20	\$ 43.20	23.5%
419003-000	Printing	\$ 160.00	\$ 160.00	\$ -	0.0%

Pathways at Salina

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
419006-000	Telephone	\$ 4,640.00	\$ 5,400.00	\$ 760.00	16.4%
419011-000	Equipment Leases	\$ 1,400.00	\$ 1,400.00	\$ -	0.0%
419015-000	Meeting	\$ 250.00	\$ 250.00	\$ -	0.0%
419018-000	Bank Charges	\$ -	\$ 80.00	\$ 80.00	0.0%
419025-000	Criminal Check	\$ 500.00	\$ 178.67	\$ (321.33)	-64.3%
419027-000	Interpreter Fee	\$ -	\$ 500.00	\$ 500.00	0.0%
419028-000	Software	\$ 1,702.00	\$ 1,625.57	\$ (76.43)	-4.5%
419029-000	Storage Lease	\$ 1,900.00	\$ -	\$ (1,900.00)	-100.0%
419030-000	Document Shredding	\$ 150.00	\$ 150.00	\$ -	0.0%
419043-000	Collection Agency Fees	\$ -	\$ 77.88	\$ 77.88	0.0%
419099-999	Total Office Expenses	\$ 12,277.00	\$ 10,276.37	\$ (2,000.63)	-16.3%
419500-000	Management Fees				
419501-000	Management Fees	\$ 10,833.00	\$ 11,689.10	\$ 856.10	7.9%
419599-999	Total Management Fees	\$ 10,833.00	\$ 11,689.10	\$ 856.10	7.9%
419999-999	Total Administrative Expenses	\$ 48,556.00	\$ 46,806.52	\$ (1,749.48)	-3.6%
420000-000	Tenant Services				
422600-000	Tenant Services- Other				
422700-000	Tenant Participation - Residents Council	\$ 480.00	\$ 480.00	\$ -	0.0%
422701-000	Tenant Participation - HACA	\$ 320.00	\$ 320.00	\$ -	0.0%
422998-990	Total Tenant Services - Other	\$ 800.00	\$ 800.00	\$ -	0.0%
429999-999	Total Tenant Services	\$ 800.00	\$ 800.00	\$ -	0.0%
430000-000	Utilities				
431000-000	Water	\$ 20,000.00	\$ 15,922.99	\$ (4,077.01)	-20.4%
432000-000	Electricity	\$ 24,000.00	\$ 21,194.93	\$ (2,805.07)	-11.7%
433000-000	Gas	\$ 9,200.00	\$ 11,120.21	\$ 1,920.21	20.9%
439000-999	Total Utilities	\$ 53,200.00	\$ 48,238.13	\$ (4,961.87)	-9.3%
440000-000	Ordinary Maintenance & Operations				
441000-000	Maintenance Labor				
441001-000	Ordinary Maint. & Operations- Labor Regular	\$ 36,911.00	\$ 38,934.97	\$ 2,023.97	5.5%
441002-000	Ordinary Maint. & Operations- Labor OT	\$ 3,840.00	\$ 2,080.00	\$ (1,760.00)	-45.8%
441004-000	Ordinary Maint. & Operations- Labor Standby	\$ 1,928.00	\$ 2,026.24	\$ 98.24	5.1%
441090-999	Total Maintenance Labor	\$ 42,679.00	\$ 43,041.21	\$ 362.21	0.8%
442000-000	Ordinary Maint. & Operations- Materials				
442001-000	Materials - Custodial	\$ 800.00	\$ 800.00	\$ -	0.0%
442002-000	Materials - Electrical	\$ 3,000.00	\$ 2,000.00	\$ (1,000.00)	-33.3%
442003-000	Materials - Plumbing	\$ 2,500.00	\$ 2,000.00	\$ (500.00)	-20.0%
442004-000	Materials - Lawn Care/ Grounds	\$ 500.00	\$ 1,500.00	\$ 1,000.00	200.0%
442005-000	Materials - Tools & Equipment	\$ 315.00	\$ 315.00	\$ -	0.0%
442006-000	Materials - HVAC / Heating / Cooling	\$ 1,000.00	\$ 1,000.00	\$ -	0.0%
442007-000	Materials - Gas & Oil	\$ 400.00	\$ 400.00	\$ -	0.0%
442008-000	Materials - Auto Parts	\$ 80.00	\$ 80.00	\$ -	0.0%
442009-000	Materials - Exterior Lighting	\$ 200.00	\$ 200.00	\$ -	0.0%
442010-000	Materials - Paint and Painting Supplies	\$ 500.00	\$ 600.00	\$ 100.00	20.0%
442011-000	Materials - Flooring & Ceiling	\$ 100.00	\$ 100.00	\$ -	0.0%
442012-000	Materials - Glass & Window	\$ 250.00	\$ 100.00	\$ (150.00)	-60.0%

Pathways at Salina

CY2026 Budget Template

		2025	2026			
		Budget	Budget	Variance		
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %	
442013-000	Materials - Windows Covering	\$ 250.00	\$ 100.00	\$ (150.00)	-60.0%	
442014-000	Materials - Appliances & Parts	\$ 3,500.00	\$ 3,500.00	\$ -	0.0%	
442015-000	Materials - Smoke/CO Detectors/Fire Ext.	\$ 500.00	\$ 500.00	\$ -	0.0%	
442016-000	Materials - Roofing	\$ 250.00	\$ 250.00	\$ -	0.0%	
442017-000	Materials - Hardware/Locks	\$ 350.00	\$ 350.00	\$ -	0.0%	
442018-000	Materials - Safety Equipment	\$ 400.00	\$ 400.00	\$ -	0.0%	
442019-000	Materials - Pest Control	\$ 100.00	\$ 100.00	\$ -	0.0%	
442020-000	Materials - Lumber Sheetrock	\$ 100.00	\$ 100.00	\$ -	0.0%	
442021-000	Materials - Doors	\$ 200.00	\$ 200.00	\$ -	0.0%	
442022-000	Materials - Fencing	\$ 150.00	\$ 150.00	\$ -	0.0%	
442023-000	Materials - Refrigerators	\$ 1,080.00	\$ 2,070.00	\$ 990.00	91.7%	
442024-000	Materials - Ranges	\$ 660.00	\$ 2,185.00	\$ 1,525.00	231.1%	
442026-000	Materials - Reasonable Accommodations	\$ 250.00	\$ 250.00	\$ -	0.0%	
442027-000	Materials - Water Heaters/Boilers & Parts	\$ 200.00	\$ 200.00	\$ -	0.0%	
442028-000	Materials - Countertops /Cabinets	\$ 175.00	\$ 175.00	\$ -	0.0%	
442029-100	Materials Charge Back-Tenant Property Damage	\$ 2,561.00	\$ 4,008.59	\$ 1,447.59	56.5%	
442090-999	Total Materials	\$ 20,371.00	\$ 23,633.59	\$ 3,262.59	16.0%	
443000-000	Contracts - Maintenance					
443001-000	Contracts - Trash Removal	\$ 6,282.00	\$ 4,778.00	\$ (1,504.00)	-23.9%	
443002-000	Contracts - In-House Bulk Trash	\$ 500.00	\$ 860.27	\$ 360.27	72.1%	
443003-000	Contracts - HVAC	\$ 800.00	\$ 1,200.00	\$ 400.00	50.0%	
443006-000	Contracts - Landscape/Grounds	\$ 6,580.00	\$ 3,579.72	\$ (3,000.28)	-45.6%	
443007-000	Contracts - Tree Trimming	\$ 1,000.00	\$ 1,000.00	\$ -	0.0%	
443008-000	Contracts - Make Ready Cleaning	\$ 1,600.00	\$ 1,000.00	\$ (600.00)	-37.5%	
443009-000	Contracts - Make Ready Repairs	\$ 500.00	\$ 500.00	\$ -	0.0%	
443010-000	Contracts - Electrical Contracts	\$ 300.00	\$ 300.00	\$ -	0.0%	
443011-000	Contracts - Plumbing Contracts	\$ 2,500.00	\$ 5,000.00	\$ 2,500.00	100.0%	
443012-000	Contracts - Pest Control	\$ 6,461.00	\$ 6,424.80	\$ (36.20)	-0.6%	
443014-000	Contracts - Fire Protection	\$ 500.00	\$ 500.00	\$ -	0.0%	
443016-000	Contracts - Building & Equipment Repairs	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%	
443020-000	Contracts - Key & Lock Services	\$ 50.00	\$ 50.00	\$ -	0.0%	
443021-000	Contract - Vehicle Repairs/ Maintenance	\$ 100.00	\$ 100.00	\$ -	0.0%	
443022-000	Contracts - Asbestos Abatement	\$ 50.00	\$ 50.00	\$ -	0.0%	
443024-000	Contract - Reasonable Accommodations	\$ 50.00	\$ 50.00	\$ -	0.0%	
443029-100	Contracts Charge Back-Tenant Property Damage	\$ 854.00	\$ 1,717.97	\$ 863.97	101.2%	
443090-999	Total Maintenance Contracts	\$ 31,483.00	\$ 30,110.75	\$ (1,372.25)	-4.4%	
443999-999	Total Ordinary Maintenance & Operations	\$ 94,533.00	\$ 96,785.55	\$ 2,252.55	2.4%	
448000-000	Protective Services					
448001-000	Police Officers	\$ 1,375.00	\$ 2,000.00	\$ 625.00	45.5%	
448002-000	Crime Prevention/Safety	\$ 2,400.00	\$ 2,400.00	\$ -	0.0%	
448003-000	Police Liaison	\$ -	\$ 629.92	\$ 629.92	0.0%	
448004-000	Protective Services- Equipments	\$ 2,700.00	\$ 3,500.00	\$ 800.00	29.6%	
448005-000	Protective Services- Contracts	\$ 10,800.00	\$ 10,800.00	\$ -	0.0%	
448090-999	Total Protective Services	\$ 17,275.00	\$ 19,329.92	\$ 2,054.92	11.9%	
450000-000	General Expenses					
451000-000	Insurance					
451001-000	Property Insurance	\$ 8,600.00	\$ 10,320.00	\$ 1,720.00	20.0%	

Pathways at Salina

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
451002-000	Liability Insurance	\$ 2,192.00	\$ 2,630.40	\$ 438.40	20.0%
451090-999	Total Insurance	\$ 10,792.00	\$ 12,950.40	\$ 2,158.40	20.0%
454000-000	Employee Benefits Contribution				
454000-010	Employee Benefits Contribution	\$ 22,406.00	\$ 38,990.38	\$ 16,584.38	74.0%
454900-999	Total Employee Benefits Contribution	\$ 22,406.00	\$ 38,990.38	\$ 16,584.38	74.0%
459000-000	Other General Expense				
459001-000	Land Lease Expense	\$ 100.00	\$ 100.00	\$ -	0.0%
459009-000	Other General Expenses (Frontline Allocated)	\$ -	\$ 32,424.94	\$ 32,424.94	0.0%
459090-999	Total Other General Expenses	\$ 100.00	\$ 32,524.94	\$ 32,424.94	32424.9%
459099-999	Total General Expenses	\$ 33,298.00	\$ 84,465.71	\$ 51,167.71	153.7%
459999-998	Total Operating Expenses	\$ 247,662.00	\$ 296,425.84	\$ 48,763.84	19.7%
459999-999	NET OPERATING INCOME (LOSS)	\$ 23,152.00	\$ (4,198.25)	\$ (27,350.25)	-118.1%
510000-000	Donations & Transfers				
510001-000	Operating Transfers In	\$ -	\$ (32,424.94)	\$ (32,424.94)	0.0%
610090-999	Total Donations & Transfers	\$ -	\$ (32,424.94)	\$ (32,424.94)	0.0%
999999-998	Net Income (Loss)	\$ 23,152.00	\$ 28,226.69	\$ 5,074.69	21.9%
	Balance	\$ 23,152.00	\$ 28,226.69		
	Net Income	\$ 23,152.00	\$ 28,226.69		
	Debt Service Coverage Ratio	#DIV/0!	0.00		

Pathways at Gaston Place

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
300000-200	REVENUES				
310000-000	Tenant Revenue	\$ -			
310000-100	Rental Income	\$ 360,974.00	\$ 374,363.56	\$ 13,389.56	3.7%
310004-000	Rent Permanent Loss	\$ (5,667.00)	\$ (4,055.82)	\$ 1,611.18	-28.4%
310005-000	Installment Agreement - Rent	\$ 555.00	\$ 1,070.44	\$ 515.44	92.9%
310007-000	Vacancies	\$ (30,765.00)	\$ (32,188.22)	\$ (1,423.22)	4.6%
310010-000	Write-Off / Bad Debt	\$ (17,580.00)	\$ (18,393.27)	\$ (813.27)	4.6%
310013-000	Security Deposit Forfeit	\$ -	\$ 1,674.59	\$ 1,674.59	0.0%
310020-000	Legal Charges	\$ 5,018.00	\$ 1,885.01	\$ (3,132.99)	-62.4%
310021-000	Maintenance/Damages Chargeback Income	\$ 10,670.00	\$ 17,895.49	\$ 7,225.49	67.7%
310023-000	Late Fee	\$ 3,487.00	\$ 2,856.16	\$ (630.84)	-18.1%
310099-999	Total Tenant Revenue	\$ 329,422.00	\$ 345,107.94	\$ 15,685.94	4.8%
340000-000	Operating Grants				
340100-000	HAP Subsidy	\$ 518,018.00	\$ 545,299.80	\$ 27,281.80	5.3%
340102-000	Special Claims Income	\$ 3,126.00	\$ 3,301.46	\$ 175.46	5.6%
340105-000	Repayment Agreement Expense Recovery	\$ 161.00	\$ 167.94	\$ 6.94	4.3%
340999-999	Total Operating Grants	\$ 521,305.00	\$ 548,769.20	\$ 27,464.20	5.3%
362000-000	Other Revenue				
362125-000	Miscellaneous Income	\$ -	\$ 5,427.64	\$ 5,427.64	0.0%
362165-000	Other Income - Misc	\$ 748.00	\$ 1,673.36	\$ 925.36	123.7%
369999-999	Total Other Revenue	\$ 748.00	\$ 7,101.00	\$ 6,353.00	849.3%
399999-999	Total Revenue	\$ 851,475.00	\$ 900,978.14	\$ 49,503.14	5.8%
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	\$ 84,929.00	\$ 93,780.98	\$ 8,851.98	10.4%
411003-000	Admin Salaries - Overtime	\$ 200.00	\$ 200.00	\$ -	0.0%
411199-999	Total Salaries	\$ 86,499.00	\$ 93,980.98	\$ 7,481.98	8.6%
413000-000	Legal Expense				
413001-000	Legal Expense	\$ 15,020.00	\$ 18,850.14	\$ 3,830.14	25.5%
413002-000	Attorney Fees	\$ -	\$ -	\$ -	0.0%
413003-000	Court Costs	\$ 1,708.00	\$ 1,753.63	\$ 45.63	2.7%
413090-999	Total Legal Expenses	\$ 16,728.00	\$ 20,603.77	\$ 3,875.77	23.2%
414000-000	Travel & Training				
414010-000	Staff Training	\$ 1,748.00	\$ 1,600.00	\$ (148.00)	-8.5%
414099-999	Total Travel & Training	\$ 1,748.00	\$ 1,600.00	\$ (148.00)	-8.5%
417000-000	Auditing Fees				
417001-000	Auditing Fees	\$ 9,500.00	\$ 9,500.00	\$ -	0.0%
417099-999	Total Audit Fees	\$ 9,500.00	\$ 9,500.00	\$ -	0.0%
419000-000	Office Expenses				
419001-000	Office Supplies	\$ 1,450.00	\$ 709.50	\$ (740.50)	-51.1%
419002-000	Postage, Couriers, Express Mail	\$ 575.00	\$ 710.00	\$ 135.00	23.5%
419003-000	Printing	\$ 500.00	\$ 500.00	\$ -	0.0%

Pathways at Gaston Place

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
419005-000	Membership Dues and Fees	\$ 125.00	\$ 125.00	\$ -	0.0%
419006-000	Telephone	\$ 7,526.00	\$ 10,400.00	\$ 2,874.00	38.2%
419011-000	Equipment Leases	\$ 1,400.00	\$ 1,400.00	\$ -	0.0%
419012-000	Office Equipment/Furniture	\$ -	\$ 300.00	\$ 300.00	0.0%
419015-000	Meeting	\$ 200.00	\$ 200.00	\$ -	0.0%
419018-000	Bank Charges	\$ 60.00	\$ 250.00	\$ 190.00	316.7%
419022-000	Consultants	\$ 3,000.00	\$ 4,800.00	\$ 1,800.00	60.0%
419025-000	Criminal Check	\$ 1,000.00	\$ 558.34	\$ (441.66)	-44.2%
419027-000	Interpreter Fee	\$ 200.00	\$ 1,200.00	\$ 1,000.00	500.0%
419028-000	Software	\$ 5,038.00	\$ 5,079.92	\$ 41.92	0.8%
419030-000	Document Shredding	\$ 250.00	\$ 250.00	\$ -	0.0%
419035-000	Permits, Licenses & Certificates	\$ 50.00	\$ 50.00	\$ -	0.0%
419036-000	Inspections	\$ 2,000.00	\$ 2,000.00	\$ -	0.0%
419041-000	Annual Compliance Fee	\$ 4,000.00	\$ 4,000.00	\$ -	0.0%
419043-000	Collection Agency Fees	\$ -	\$ 243.38	\$ 243.38	0.0%
419099-999	Total Office Expenses	\$ 28,020.00	\$ 32,776.14	\$ 4,756.14	17.0%
419500-000	Management Fees				
419501-000	Management Fees	\$ 34,059.00	\$ 36,039.13	\$ 1,980.13	5.8%
419505-000	Asset Management Fees	\$ 5,628.00	\$ 5,970.00	\$ 342.00	6.1%
419599-999	Total Management Fees	\$ 39,687.00	\$ 42,009.13	\$ 2,322.13	5.9%
419999-999	Total Administrative Expenses	\$ 182,182.00	\$ 200,470.02	\$ 18,288.02	10.0%
420000-000	Tenant Services				
422600-000	Tenant Services- Other				
422700-000	Tenant Participation - Residents Council	\$ 1,500.00	\$ 1,500.00	\$ -	0.0%
422701-000	Tenant Participation - HACA	\$ 1,000.00	\$ 1,000.00	\$ -	0.0%
422998-990	Total Tenant Services - Other	\$ 2,500.00	\$ 2,500.00	\$ -	0.0%
429999-999	Total Tenant Services	\$ 2,500.00	\$ 2,500.00	\$ -	0.0%
430000-000	Utilities				
431000-000	Water	\$ 37,000.00	\$ 39,788.43	\$ 2,788.43	7.5%
432000-000	Electricity	\$ 60,000.00	\$ 61,039.58	\$ 1,039.58	1.7%
433000-000	Gas	\$ 5,600.00	\$ 7,718.39	\$ 2,118.39	37.8%
439000-999	Total Utilities	\$ 102,600.00	\$ 108,546.40	\$ 5,946.40	5.8%
440000-000	Ordinary Maintenance & Operations				
441000-000	Maintenance Labor				
441001-000	Ordinary Maint. & Operations- Labor Regular	\$ 73,162.00	\$ 77,200.79	\$ 4,038.79	5.5%
441002-000	Ordinary Maint. & Operations- Labor OT	\$ 8,160.00	\$ 6,500.00	\$ (1,660.00)	-20.3%
441004-000	Ordinary Maint. & Operations- Labor Standby	\$ 6,024.00	\$ 6,332.00	\$ 308.00	5.1%
441090-999	Total Maintenance Labor	\$ 87,346.00	\$ 90,032.79	\$ 2,686.79	3.1%
442000-000	Ordinary Maint. & Operations- Materials				
442001-000	Materials - Custodial	\$ 3,500.00	\$ 2,500.00	\$ (1,000.00)	-28.6%
442002-000	Materials - Electrical	\$ 4,500.00	\$ 4,000.00	\$ (500.00)	-11.1%
442003-000	Materials - Plumbing	\$ 2,000.00	\$ 5,000.00	\$ 3,000.00	150.0%
442004-000	Materials - Lawn Care/ Grounds	\$ 400.00	\$ 400.00	\$ -	0.0%
442005-000	Materials - Tools & Equipment	\$ 2,000.00	\$ 2,000.00	\$ -	0.0%
442006-000	Materials - HVAC / Heating / Cooling	\$ 3,500.00	\$ 8,000.00	\$ 4,500.00	128.6%

Pathways at Gaston Place

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
442007-000	Materials - Gas & Oil	\$ 425.00	\$ 500.00	\$ 75.00	17.6%
442009-000	Materials - Exterior Lighting	\$ 1,000.00	\$ 1,000.00	\$ -	0.0%
442010-000	Materials - Paint and Painting Supplies	\$ 2,500.00	\$ 2,000.00	\$ (500.00)	-20.0%
442011-000	Materials - Flooring & Ceiling	\$ 750.00	\$ 500.00	\$ (250.00)	-33.3%
442012-000	Materials - Glass & Window	\$ 250.00	\$ 100.00	\$ (150.00)	-60.0%
442013-000	Materials - Windows Covering	\$ 400.00	\$ 100.00	\$ (300.00)	-75.0%
442014-000	Materials - Appliances & Parts	\$ 7,902.00	\$ 8,000.00	\$ 98.00	1.2%
442015-000	Materials - Smoke/CO Detectors/Fire Ext.	\$ 900.00	\$ 600.00	\$ (300.00)	-33.3%
442017-000	Materials - Hardware/Locks	\$ 1,500.00	\$ 1,500.00	\$ -	0.0%
442018-000	Materials - Safety Equipment	\$ 500.00	\$ 500.00	\$ -	0.0%
442019-000	Materials - Pest Control	\$ 250.00	\$ 250.00	\$ -	0.0%
442020-000	Materials - Lumber Sheetrock	\$ 100.00	\$ 100.00	\$ -	0.0%
442021-000	Materials - Doors	\$ 300.00	\$ 150.00	\$ (150.00)	-50.0%
442022-000	Materials - Fencing	\$ 100.00	\$ 100.00	\$ -	0.0%
442023-000	Materials - Refrigerators	\$ 3,516.00	\$ 1,380.00	\$ (2,136.00)	-60.8%
442024-000	Materials - Ranges	\$ 2,375.00	\$ 1,600.00	\$ (775.00)	-32.6%
442026-000	Materials - Reasonable Accommodations	\$ 300.00	\$ 300.00	\$ -	0.0%
442027-000	Materials - Water Heaters/Boilers & Parts	\$ 250.00	\$ 250.00	\$ -	0.0%
442028-000	Materials - Countertops /Cabinets	\$ 500.00	\$ 500.00	\$ -	0.0%
442029-000	Materials - Tenant Property Damage	\$ -	\$ 500.00	\$ 500.00	0.0%
442029-100	Materials Charge Back-Tenant Property Damage	\$ 8,003.00	\$ 12,526.84	\$ 4,523.84	56.5%
442090-999	Total Materials	\$ 47,721.00	\$ 54,356.84	\$ 6,635.84	13.9%
443000-000	Contracts - Maintenance				
443001-000	Contracts - Trash Removal	\$ 14,268.00	\$ 12,422.00	\$ (1,846.00)	-12.9%
443002-000	Contracts - In-House Bulk Trash	\$ 2,250.00	\$ 2,688.33	\$ 438.33	19.5%
443003-000	Contracts - HVAC	\$ 1,500.00	\$ 1,500.00	\$ -	0.0%
443005-000	Contracts - Elevator Maint.	\$ 14,196.00	\$ 14,905.80	\$ 709.80	5.0%
443006-000	Contracts - Landscape/Grounds	\$ 8,424.00	\$ 7,923.60	\$ (500.40)	-5.9%
443007-000	Contracts - Tree Trimming	\$ 4,500.00	\$ 4,500.00	\$ -	0.0%
443008-000	Contracts - Make Ready Cleaning	\$ 5,700.00	\$ 5,700.00	\$ -	0.0%
443009-000	Contracts - Make Ready Repairs	\$ 3,500.00	\$ 1,000.00	\$ (2,500.00)	-71.4%
443010-000	Contracts - Electrical Contracts	\$ 750.00	\$ 2,800.00	\$ 2,050.00	273.3%
443011-000	Contracts - Plumbing Contracts	\$ 14,000.00	\$ 17,000.00	\$ 3,000.00	21.4%
443012-000	Contracts - Pest Control	\$ 22,400.00	\$ 22,836.00	\$ 436.00	1.9%
443014-000	Contracts - Fire Protection	\$ 7,500.00	\$ 8,000.00	\$ 500.00	6.7%
443015-000	Contracts - Door & Window Repairs	\$ 1,000.00	\$ 1,000.00	\$ -	0.0%
443016-000	Contracts - Building & Equipment Repairs	\$ 500.00	\$ 2,500.00	\$ 2,000.00	400.0%
443018-000	Contracts - Equipment Rental	\$ -	\$ 250.00	\$ 250.00	0.0%
443020-000	Contracts - Key & Lock Services	\$ 100.00	\$ 200.00	\$ 100.00	100.0%
443023-000	Contracts - Uniforms	\$ 840.00	\$ 840.00	\$ -	0.0%
443024-000	Contract - Reasonable Accommodations	\$ 100.00	\$ 100.00	\$ -	0.0%
443029-100	Contracts Charge Back-Tenant Property Damage	\$ 2,668.00	\$ 5,368.65	\$ 2,700.65	101.2%
443090-999	Total Maintenance Contracts	\$ 105,196.00	\$ 111,534.38	\$ 6,338.38	6.0%
443999-999	Total Ordinary Maintenance & Operations	\$ 240,263.00	\$ 255,924.01	\$ 15,661.01	6.5%
448000-000	Protective Services				
448001-000	Police Officers	\$ 15,000.00	\$ 16,000.00	\$ 1,000.00	6.7%
448002-000	Crime Prevention/Safety	\$ -	\$ 2,400.00	\$ 2,400.00	0.0%
448003-000	Police Liaison	\$ -	\$ 1,968.50	\$ 1,968.50	0.0%

Pathways at Gaston Place

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
448004-000	Protective Services- Equipments	\$ 11,000.00	\$ 11,000.00	\$ -	0.0%
448005-000	Protective Services- Contracts	\$ 20,000.00	\$ 22,000.00	\$ 2,000.00	10.0%
448090-999	Total Protective Services	\$ 46,000.00	\$ 53,368.50	\$ 7,368.50	16.0%
450000-000	General Expenses				
451000-000	Insurance				
451001-000	Property Insurance	\$ 22,706.00	\$ 27,247.20	\$ 4,541.20	20.0%
451002-000	Liability Insurance	\$ 6,753.00	\$ 8,103.60	\$ 1,350.60	20.0%
451090-999	Total Insurance	\$ 29,459.00	\$ 35,350.80	\$ 5,891.80	20.0%
454000-000	Employee Benefits Contribution				
454000-010	Employee Benefits Contribution	\$ 64,027.00	\$ 119,190.79	\$ 55,163.79	86.2%
454900-999	Total Employee Benefits Contribution	\$ 64,027.00	\$ 119,190.79	\$ 55,163.79	86.2%
458000-100	Interest Expense				
458001-000	Interest on Notes Payable	\$ 80,058.00	\$ 78,746.21	\$ (1,311.79)	-1.6%
458090-998	Total Interest Expense	\$ 80,058.00	\$ 78,746.21	\$ (1,311.79)	-1.6%
459000-000	Other General Expense				
459001-000	Land Lease Expense	\$ 1,333.00	\$ 1,333.00	\$ -	0.0%
459006-000	Franchise Taxes	\$ 2,175.00	\$ 1,929.00	\$ (246.00)	-11.3%
459009-000	Other General Expenses (Frontline Allocated)	\$ -	\$ 101,327.93	\$ 101,327.93	0.0%
459090-999	Total Other General Expenses	\$ 6,508.00	\$ 104,589.93	\$ 98,081.93	1507.1%
459099-999	Total General Expenses	\$ 180,052.00	\$ 337,877.73	\$ 157,825.73	87.7%
459999-998	Total Operating Expenses	\$ 753,597.00	\$ 958,686.67	\$ 205,089.67	27.2%
459999-999	NET OPERATING INCOME (LOSS)	\$ 97,878.00	\$ (57,708.53)	\$ (155,586.53)	-159.0%
510000-000	Donations & Transfers				
510001-000	Operating Transfers In	\$ -	\$ (101,327.93)	\$ (101,327.93)	0.0%
610090-999	Total Donations & Transfers	\$ -	\$ (101,327.93)	\$ (101,327.93)	0.0%
999999-998	Net Income (Loss)	\$ 97,878.00	\$ 43,619.41	\$ (54,258.59)	-55.4%
	Debt Principal	\$ 28,951.21	\$ 30,263.35		
	Balance	\$ 68,926.79	\$ 13,356.06		
	Net Income	\$ 177,936.00	\$ 122,365.62		
	Total Debt	\$ 109,009.21	\$ 109,009.56		
	Debt Service Coverage Ratio	1.63	1.12		

Pathways at Bouldin Oaks

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
300000-200	REVENUES				
310000-000	Tenant Revenue	\$ -			
310000-100	Rental Income	\$ 533,000.00	\$ 555,225.77	\$ 22,225.77	4.2%
310004-000	Rent Permanent Loss	\$ (8,160.00)	\$ (5,840.39)	\$ 2,319.61	-28.4%
310005-000	Installment Agreement - Rent	\$ 799.00	\$ 1,541.43	\$ 742.43	92.9%
310007-000	Vacancies	\$ (54,388.00)	\$ (56,936.20)	\$ (2,548.20)	4.7%
310010-000	Write-Off / Bad Debt	\$ (31,079.00)	\$ (32,534.97)	\$ (1,455.97)	4.7%
310013-000	Security Deposit Forfeit	\$ -	\$ 2,411.41	\$ 2,411.41	0.0%
310020-000	Legal Charges	\$ 7,226.00	\$ 1,459.50	\$ (5,766.50)	-79.8%
310021-000	Maintenance/Damages Chargeback Income	\$ 15,365.00	\$ 25,769.51	\$ 10,404.51	67.7%
310023-000	Late Fee	\$ 5,021.00	\$ 4,112.87	\$ (908.13)	-18.1%
310027-000	Excess Utilities	\$ 3,931.00	\$ 4,201.86	\$ 270.86	6.9%
310099-999	Total Tenant Revenue	\$ 471,715.00	\$ 499,410.79	\$ 27,695.79	5.9%
340000-000	Operating Grants				
340100-000	HAP Subsidy	\$ 1,020,945.00	\$ 1,071,522.71	\$ 50,577.71	5.0%
340102-000	Special Claims Income	\$ 3,945.00	\$ 6,602.92	\$ 2,657.92	67.4%
340104-000	Utility Reimbursement	\$ 1,303.00	\$ 2,075.00	\$ 772.00	59.2%
340105-000	Repayment Agreement Expense Recovery	\$ 232.00	\$ 241.83	\$ 9.83	4.2%
340999-999	Total Operating Grants	\$ 1,026,425.00	\$ 1,080,442.46	\$ 54,017.46	5.3%
362000-000	Other Revenue				
362125-000	Miscellaneous Income	\$ -	\$ 7,815.81	\$ 7,815.81	0.0%
362165-000	Other Income - Misc	\$ 1,077.00	\$ 2,409.64	\$ 1,332.64	123.7%
369999-999	Total Other Revenue	\$ 1,077.00	\$ 10,225.45	\$ 9,148.45	849.4%
399999-999	Total Revenue	\$ 1,499,217.00	\$ 1,590,078.69	\$ 90,861.69	6.1%
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	\$ 124,610.00	\$ 139,054.86	\$ 14,444.86	11.6%
411003-000	Admin Salaries - Overtime	\$ 600.00	\$ 600.00	\$ -	0.0%
411199-999	Total Salaries	\$ 127,445.00	\$ 139,654.86	\$ 12,209.86	9.6%
413000-000	Legal Expense				
413001-000	Legal Expense	\$ 21,629.00	\$ 14,594.95	\$ (7,034.05)	-32.5%
413002-000	Attorney Fees	\$ -	\$ -	\$ -	0.0%
413003-000	Court Costs	\$ 2,460.00	\$ 748.88	\$ (1,711.12)	-69.6%
413090-999	Total Legal Expenses	\$ 24,089.00	\$ 15,343.83	\$ (8,745.17)	-36.3%
414000-000	Travel & Training				
414010-000	Staff Training	\$ 2,888.00	\$ 2,800.00	\$ (88.00)	-3.0%
414099-999	Total Travel & Training	\$ 2,988.00	\$ 2,800.00	\$ (188.00)	-6.3%
417000-000	Auditing Fees				
417001-000	Auditing Fees	\$ 11,500.00	\$ 11,500.00	\$ -	0.0%
417099-999	Total Audit Fees	\$ 11,500.00	\$ 11,500.00	\$ -	0.0%
419000-000	Office Expenses				
419001-000	Office Supplies	\$ 2,160.00	\$ 1,021.69	\$ (1,138.31)	-52.7%

Pathways at Bouldin Oaks

CY2026 Budget Template

		2025	2026			
		Budget	Budget	Variance		
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %	
419002-000	Postage, Couriers, Express Mail	\$ 600.00	\$ 1,022.40	\$ 422.40	70.4%	
419003-000	Printing	\$ 600.00	\$ 600.00	\$ -	0.0%	
419005-000	Membership Dues and Fees	\$ 125.00	\$ 125.00	\$ -	0.0%	
419006-000	Telephone	\$ 6,269.00	\$ 8,800.00	\$ 2,531.00	40.4%	
419011-000	Equipment Leases	\$ 1,400.00	\$ 1,400.00	\$ -	0.0%	
419012-000	Office Equipment/Furniture	\$ 300.00	\$ 300.00	\$ -	0.0%	
419015-000	Meeting	\$ 250.00	\$ 500.00	\$ 250.00	100.0%	
419018-000	Bank Charges	\$ 150.00	\$ 360.00	\$ 210.00	140.0%	
419025-000	Criminal Check	\$ 1,500.00	\$ 804.01	\$ (695.99)	-46.4%	
419027-000	Interpreter Fee	\$ 500.00	\$ 2,000.00	\$ 1,500.00	300.0%	
419028-000	Software	\$ 7,197.00	\$ 7,315.08	\$ 118.08	1.6%	
419030-000	Document Shredding	\$ 300.00	\$ 300.00	\$ -	0.0%	
419035-000	Permits, Licenses & Certificates	\$ 50.00	\$ 50.00	\$ -	0.0%	
419036-000	Inspections	\$ -	\$ 2,880.00	\$ 2,880.00	0.0%	
419043-000	Collection Agency Fees	\$ -	\$ 350.47	\$ 350.47	0.0%	
419099-999	Total Office Expenses	\$ 22,331.00	\$ 27,828.64	\$ 5,497.64	24.6%	
419500-000	Management Fees					
419501-000	Management Fees	\$ 59,969.00	\$ 63,603.15	\$ 3,634.15	6.1%	
419599-999	Total Management Fees	\$ 59,969.00	\$ 63,603.15	\$ 3,634.15	6.1%	
419999-999	Total Administrative Expenses	\$ 248,322.00	\$ 260,730.49	\$ 12,408.49	5.0%	
420000-000	Tenant Services					
422600-000	Tenant Services- Other					
422700-000	Tenant Participation - Residents Council	\$ 2,160.00	\$ 2,160.00	\$ -	0.0%	
422701-000	Tenant Participation - HACA	\$ 1,440.00	\$ 1,440.00	\$ -	0.0%	
422998-990	Total Tenant Services - Other	\$ 3,600.00	\$ 3,600.00	\$ -	0.0%	
429999-999	Total Tenant Services	\$ 3,600.00	\$ 3,600.00	\$ -	0.0%	
430000-000	Utilities					
431000-000	Water	\$ 110,000.00	\$ 120,938.15	\$ 10,938.15	9.9%	
432000-000	Electricity	\$ 17,500.00	\$ 14,249.12	\$ (3,250.88)	-18.6%	
433000-000	Gas	\$ 83,000.00	\$ 97,803.30	\$ 14,803.30	17.8%	
439000-999	Total Utilities	\$ 210,500.00	\$ 232,990.57	\$ 22,490.57	10.7%	
440000-000	Ordinary Maintenance & Operations					
441000-000	Maintenance Labor					
441001-000	Ordinary Maint. & Operations- Labor Regular	\$ 116,375.00	\$ 131,119.34	\$ 14,744.34	12.7%	
441002-000	Ordinary Maint. & Operations- Labor OT	\$ 12,000.00	\$ 9,360.00	\$ (2,640.00)	-22.0%	
441004-000	Ordinary Maint. & Operations- Labor Standby	\$ 8,675.00	\$ 9,118.08	\$ 443.08	5.1%	
441090-999	Total Maintenance Labor	\$ 137,050.00	\$ 149,597.42	\$ 12,547.42	9.2%	
442000-000	Ordinary Maint. & Operations- Materials					
442001-000	Materials - Custodial	\$ 3,500.00	\$ 2,944.58	\$ (555.42)	-15.9%	
442002-000	Materials - Electrical	\$ 4,000.00	\$ 4,000.00	\$ -	0.0%	
442003-000	Materials - Plumbing	\$ 6,000.00	\$ 5,000.00	\$ (1,000.00)	-16.7%	
442004-000	Materials - Lawn Care/ Grounds	\$ 700.00	\$ 1,000.00	\$ 300.00	42.9%	
442005-000	Materials - Tools & Equipment	\$ 2,500.00	\$ 3,500.00	\$ 1,000.00	40.0%	
442006-000	Materials - HVAC / Heating / Cooling	\$ 13,000.00	\$ 15,000.00	\$ 2,000.00	15.4%	
442007-000	Materials - Gas & Oil	\$ 1,700.00	\$ 2,000.00	\$ 300.00	17.6%	

Pathways at Bouldin Oaks

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
442008-000	Materials - Auto Parts	\$ 750.00	\$ 750.00	\$ -	0.0%
442009-000	Materials - Exterior Lighting	\$ -	\$ 500.00	\$ 500.00	0.0%
442010-000	Materials - Paint and Painting Supplies	\$ 7,500.00	\$ 8,000.00	\$ 500.00	6.7%
442011-000	Materials - Flooring & Ceiling	\$ 250.00	\$ 250.00	\$ -	0.0%
442012-000	Materials - Glass & Window	\$ 300.00	\$ 150.00	\$ (150.00)	-50.0%
442013-000	Materials - Windows Covering	\$ 800.00	\$ 500.00	\$ (300.00)	-37.5%
442014-000	Materials - Appliances & Parts	\$ 9,108.00	\$ 12,000.00	\$ 2,892.00	31.8%
442015-000	Materials - Smoke/CO Detectors/Fire Ext.	\$ 2,000.00	\$ 1,000.00	\$ (1,000.00)	-50.0%
442016-000	Materials - Roofing	\$ 100.00	\$ 100.00	\$ -	0.0%
442017-000	Materials - Hardware/Locks	\$ 4,200.00	\$ 4,800.00	\$ 600.00	14.3%
442018-000	Materials - Safety Equipment	\$ 800.00	\$ 800.00	\$ -	0.0%
442019-000	Materials - Pest Control	\$ 200.00	\$ 200.00	\$ -	0.0%
442020-000	Materials - Lumber Sheetrock	\$ 500.00	\$ 1,000.00	\$ 500.00	100.0%
442021-000	Materials - Doors	\$ 1,000.00	\$ 600.00	\$ (400.00)	-40.0%
442022-000	Materials - Fencing	\$ 75.00	\$ 75.00	\$ -	0.0%
442023-000	Materials - Refrigerators	\$ 14,650.00	\$ 15,180.00	\$ 530.00	3.6%
442024-000	Materials - Ranges	\$ 5,000.00	\$ 9,286.25	\$ 4,286.25	85.7%
442026-000	Materials - Reasonable Accommodations	\$ 5,000.00	\$ 5,000.00	\$ -	0.0%
442027-000	Materials - Water Heaters/Boilers & Parts	\$ 250.00	\$ 250.00	\$ -	0.0%
442028-000	Materials - Countertops /Cabinets	\$ 400.00	\$ 400.00	\$ -	0.0%
442029-100	Materials Charge Back-Tenant Property Damage	\$ 11,524.00	\$ 18,038.65	\$ 6,514.65	56.5%
442090-999	Total Materials	\$ 95,807.00	\$ 112,324.48	\$ 16,517.48	17.2%
443000-000	Contracts - Maintenance				
443001-000	Contracts - Trash Removal	\$ 8,588.00	\$ 7,098.00	\$ (1,490.00)	-17.3%
443002-000	Contracts - In-House Bulk Trash	\$ 3,240.00	\$ 3,871.20	\$ 631.20	19.5%
443003-000	Contracts - HVAC	\$ 8,000.00	\$ 15,000.00	\$ 7,000.00	87.5%
443006-000	Contracts - Landscape/Grounds	\$ 36,822.00	\$ 38,821.84	\$ 1,999.84	5.4%
443007-000	Contracts - Tree Trimming	\$ 15,000.00	\$ 15,000.00	\$ -	0.0%
443008-000	Contracts - Make Ready Cleaning	\$ 12,000.00	\$ 12,000.00	\$ -	0.0%
443009-000	Contracts - Make Ready Repairs	\$ 4,000.00	\$ 3,000.00	\$ (1,000.00)	-25.0%
443010-000	Contracts - Electrical Contracts	\$ 2,000.00	\$ 6,000.00	\$ 4,000.00	200.0%
443011-000	Contracts - Plumbing Contracts	\$ 12,000.00	\$ 15,000.00	\$ 3,000.00	25.0%
443012-000	Contracts - Pest Control	\$ 15,444.00	\$ 15,456.00	\$ 12.00	0.1%
443014-000	Contracts - Fire Protection	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%
443015-000	Contracts - Door & Window Repairs	\$ 500.00	\$ 500.00	\$ -	0.0%
443016-000	Contracts - Building & Equipment Repairs	\$ 500.00	\$ 1,000.00	\$ 500.00	100.0%
443018-000	Contracts - Equipment Rental	\$ 25.00	\$ 25.00	\$ -	0.0%
443019-000	Contracts - Maintenance & Repairs	\$ -	\$ 5,000.00	\$ 5,000.00	0.0%
443020-000	Contracts - Key & Lock Services	\$ 100.00	\$ 100.00	\$ -	0.0%
443021-000	Contract - Vehicle Repairs/ Maintenance	\$ 1,000.00	\$ 1,000.00	\$ -	0.0%
443023-000	Contracts - Uniforms	\$ 1,292.00	\$ 1,000.00	\$ (292.00)	-22.6%
443024-000	Contract - Reasonable Accommodations	\$ 5,000.00	\$ 3,000.00	\$ (2,000.00)	-40.0%
443026-000	Contract - Flooring	\$ 2,000.00	\$ 2,000.00	\$ -	0.0%
443027-000	Contracts - Masonry Work	\$ 80.00	\$ 2,500.00	\$ 2,420.00	3025.0%
443029-100	Contracts Charge Back-Tenant Property Damage	\$ 3,841.00	\$ 7,730.85	\$ 3,889.85	101.3%
443090-999	Total Maintenance Contracts	\$ 134,432.00	\$ 158,102.89	\$ 23,670.89	17.6%
443999-999	Total Ordinary Maintenance & Operations	\$ 367,289.00	\$ 420,024.79	\$ 52,735.79	14.4%
448000-000	Protective Services				

Pathways at Bouldin Oaks

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
448002-000	Crime Prevention/Safety	\$ 2,400.00	\$ 1,200.00	\$ (1,200.00)	-50.0%
448003-000	Police Liaison	\$ -	\$ 2,834.65	\$ 2,834.65	0.0%
448004-000	Protective Services- Equipments	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%
448005-000	Protective Services- Contracts	\$ 27,000.00	\$ 27,000.00	\$ -	0.0%
448090-999	Total Protective Services	\$ 33,650.00	\$ 34,034.65	\$ 384.65	1.1%
450000-000	General Expenses				
451000-000	Insurance				
451001-000	Property Insurance	\$ 64,076.00	\$ 76,891.20	\$ 12,815.20	20.0%
451002-000	Liability Insurance	\$ 10,461.00	\$ 12,553.20	\$ 2,092.20	20.0%
451090-999	Total Insurance	\$ 74,537.00	\$ 89,444.40	\$ 14,907.40	20.0%
454000-000	Employee Benefits Contribution				
454000-010	Employee Benefits Contribution	\$ 97,599.00	\$ 167,709.19	\$ 70,110.19	71.8%
454900-999	Total Employee Benefits Contribution	\$ 97,599.00	\$ 167,709.19	\$ 70,110.19	71.8%
458000-100	Interest Expense				
458001-000	Interest on Notes Payable	\$ 222,015.00	\$ 215,690.83	\$ (6,324.17)	-2.8%
458090-998	Total Interest Expense	\$ 222,015.00	\$ 215,690.83	\$ (6,324.17)	-2.8%
459000-000	Other General Expense				
459001-000	Land Lease Expense	\$ 100.00	\$ 100.00	\$ -	0.0%
459009-000	Other General Expenses (Frontline Allocated)	\$ -	\$ 145,912.22	\$ 145,912.22	0.0%
459090-999	Total Other General Expenses	\$ 100.00	\$ 146,012.22	\$ 145,912.22	145912.2%
459099-999	Total General Expenses	\$ 394,251.00	\$ 618,856.64	\$ 224,605.64	57.0%
459999-998	Total Operating Expenses	\$ 1,257,612.00	\$ 1,570,237.14	\$ 312,625.14	24.9%
459999-999	NET OPERATING INCOME (LOSS)	\$ 241,605.00	\$ 19,841.56	\$ (221,763.44)	-91.8%
510000-000	Donations & Transfers				
510001-000	Operating Transfers In	\$ -	\$ (145,912.22)	\$ (145,912.22)	0.0%
610090-999	Total Donations & Transfers	\$ -	\$ (145,912.22)	\$ (145,912.22)	0.0%
999999-998	Net Income (Loss)	\$ 241,605.00	\$ 165,753.78	\$ (75,851.22)	-31.4%
	Debt Principal	\$ 149,255.39	\$ 155,579.45		
	Balance	\$ 92,349.61	\$ 10,174.33		
	Net Income	\$ 463,620.00	\$ 381,444.61		
	Total Debt	\$ 371,270.39	\$ 371,270.28		
	Debt Service Coverage Ratio	1.25	1.03		

Pathways at Thurmond Heights

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
300000-200	REVENUES				
310000-000	Tenant Revenue	\$ -			
310000-100	Rental Income	\$ 591,593.00	\$ 558,587.17	\$ (33,005.83)	-5.6%
310004-000	Rent Permanent Loss	\$ (8,160.00)	\$ (5,840.39)	\$ 2,319.61	-28.4%
310005-000	Installment Agreement - Rent	\$ 799.00	\$ 1,541.43	\$ 742.43	92.9%
310007-000	Vacancies	\$ (60,127.00)	\$ (63,332.90)	\$ (3,205.90)	5.3%
310010-000	Write-Off / Bad Debt	\$ (34,358.00)	\$ (36,190.23)	\$ (1,832.23)	5.3%
310013-000	Security Deposit Forfeit	\$ -	\$ 2,411.41	\$ 2,411.41	0.0%
310020-000	Legal Charges	\$ 7,226.00	\$ 2,691.75	\$ (4,534.25)	-62.7%
310021-000	Maintenance/Damages Chargeback Income	\$ 15,365.00	\$ 25,769.51	\$ 10,404.51	67.7%
310023-000	Late Fee	\$ 5,021.00	\$ 4,112.87	\$ (908.13)	-18.1%
310027-000	Excess Utilities	\$ 3,931.00	\$ 4,201.86	\$ 270.86	6.9%
310099-999	Total Tenant Revenue	\$ 521,290.00	\$ 493,952.48	\$ (27,337.52)	-5.2%
340000-000	Operating Grants				
340100-000	HAP Subsidy	\$ 1,126,323.00	\$ 1,250,924.35	\$ 124,601.35	11.1%
340102-000	Special Claims Income	\$ 14,921.00	\$ 6,602.92	\$ (8,318.08)	-55.7%
340104-000	Utility Reimbursement	\$ 1,303.00	\$ 2,075.00	\$ 772.00	59.2%
340105-000	Repayment Agreement Expense Recovery	\$ 232.00	\$ 241.83	\$ 9.83	4.2%
340999-999	Total Operating Grants	\$ 1,142,779.00	\$ 1,259,844.10	\$ 117,065.10	10.2%
362000-000	Other Revenue				
362125-000	Miscellaneous Income	\$ -	\$ 7,815.81	\$ 7,815.81	0.0%
362165-000	Other Income - Misc	\$ 1,077.00	\$ 2,409.64	\$ 1,332.64	123.7%
369999-999	Total Other Revenue	\$ 1,077.00	\$ 10,225.45	\$ 9,148.45	849.4%
399999-999	Total Revenue	\$ 1,665,146.00	\$ 1,764,022.03	\$ 98,876.03	5.9%
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	\$ 147,320.00	\$ 164,245.50	\$ 16,925.50	11.5%
411003-000	Admin Salaries - Overtime	\$ 800.00	\$ 800.00	\$ -	0.0%
411199-999	Total Salaries	\$ 150,620.00	\$ 165,045.50	\$ 14,425.50	9.6%
413000-000	Legal Expense				
413001-000	Legal Expense	\$ 21,629.00	\$ 26,917.55	\$ 5,288.55	24.5%
413003-000	Court Costs	\$ 2,460.00	\$ 1,655.22	\$ (804.78)	-32.7%
413090-999	Total Legal Expenses	\$ 24,089.00	\$ 28,572.77	\$ 4,483.77	18.6%
414000-000	Travel & Training				
414010-000	Staff Training	\$ 3,225.00	\$ 3,200.00	\$ (25.00)	-0.8%
414099-999	Total Travel & Training	\$ 3,425.00	\$ 3,200.00	\$ (225.00)	-6.6%
417000-000	Auditing Fees				
417001-000	Auditing Fees	\$ 11,500.00	\$ 11,500.00	\$ -	0.0%
417099-999	Total Audit Fees	\$ 11,500.00	\$ 11,500.00	\$ -	0.0%
419000-000	Office Expenses				
419001-000	Office Supplies	\$ 2,160.00	\$ 1,021.69	\$ (1,138.31)	-52.7%
419002-000	Postage, Couriers, Express Mail	\$ 500.00	\$ 1,022.40	\$ 522.40	104.5%

Pathways at Thurmond Heights

CY2026 Budget Template

		2025	2026			
		Budget	Budget	Variance		
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %	
419003-000	Printing	\$ 500.00	\$ 500.00	\$ -	0.0%	
419005-000	Membership Dues and Fees	\$ 125.00	\$ 125.00	\$ -	0.0%	
419006-000	Telephone	\$ 6,844.00	\$ 9,500.00	\$ 2,656.00	38.8%	
419011-000	Equipment Leases	\$ 1,400.00	\$ 1,400.00	\$ -	0.0%	
419012-000	Office Equipment/Furniture	\$ -	\$ 300.00	\$ 300.00	0.0%	
419015-000	Meeting	\$ 200.00	\$ 400.00	\$ 200.00	100.0%	
419018-000	Bank Charges	\$ 125.00	\$ 360.00	\$ 235.00	188.0%	
419025-000	Criminal Check	\$ 1,400.00	\$ 804.01	\$ (595.99)	-42.6%	
419027-000	Interpreter Fee	\$ 1,500.00	\$ 1,500.00	\$ -	0.0%	
419028-000	Software	\$ 7,197.00	\$ 7,315.08	\$ 118.08	1.6%	
419029-000	Storage Lease	\$ 6,000.00	\$ 4,000.00	\$ (2,000.00)	-33.3%	
419030-000	Document Shredding	\$ 150.00	\$ 150.00	\$ -	0.0%	
419036-000	Inspections	\$ -	\$ 2,880.00	\$ 2,880.00	0.0%	
419043-000	Collection Agency Fees	\$ -	\$ 350.47	\$ 350.47	0.0%	
419099-999	Total Office Expenses	\$ 29,031.00	\$ 31,628.64	\$ 2,597.64	8.9%	
419500-000	Management Fees					
419501-000	Management Fees	\$ 66,606.00	\$ 70,560.88	\$ 3,954.88	5.9%	
419599-999	Total Management Fees	\$ 66,606.00	\$ 70,560.88	\$ 3,954.88	5.9%	
419999-999	Total Administrative Expenses	\$ 285,271.00	\$ 310,507.80	\$ 25,236.80	8.8%	
420000-000	Tenant Services					
422600-000	Tenant Services- Other					
422700-000	Tenant Participation - Residents Council	\$ 2,160.00	\$ 2,160.00	\$ -	0.0%	
422701-000	Tenant Participation - HACA	\$ 1,440.00	\$ 1,440.00	\$ -	0.0%	
422998-990	Total Tenant Services - Other	\$ 3,600.00	\$ 3,600.00	\$ -	0.0%	
429999-999	Total Tenant Services	\$ 3,600.00	\$ 3,600.00	\$ -	0.0%	
430000-000	Utilities					
431000-000	Water	\$ 155,000.00	\$ 161,978.66	\$ 6,978.66	4.5%	
432000-000	Electricity	\$ 30,000.00	\$ 27,789.40	\$ (2,210.60)	-7.4%	
433000-000	Gas	\$ 80,000.00	\$ 96,122.54	\$ 16,122.54	20.2%	
439000-999	Total Utilities	\$ 265,000.00	\$ 285,890.60	\$ 20,890.60	7.9%	
440000-000	Ordinary Maintenance & Operations					
441000-000	Maintenance Labor					
441001-000	Ordinary Maint. & Operations- Labor Regular	\$ 98,280.00	\$ 105,954.40	\$ 7,674.40	7.8%	
441002-000	Ordinary Maint. & Operations- Labor OT	\$ 12,000.00	\$ 9,360.00	\$ (2,640.00)	-22.0%	
441004-000	Ordinary Maint. & Operations- Labor Standby	\$ 8,675.00	\$ 9,118.08	\$ 443.08	5.1%	
441090-999	Total Maintenance Labor	\$ 118,955.00	\$ 124,432.48	\$ 5,477.48	4.6%	
442000-000	Ordinary Maint. & Operations- Materials					
442001-000	Materials - Custodial	\$ 1,500.00	\$ 1,500.00	\$ -	0.0%	
442002-000	Materials - Electrical	\$ 7,500.00	\$ 7,500.00	\$ -	0.0%	
442003-000	Materials - Plumbing	\$ 5,000.00	\$ 3,000.00	\$ (2,000.00)	-40.0%	
442004-000	Materials - Lawn Care/ Grounds	\$ 600.00	\$ 1,000.00	\$ 400.00	66.7%	
442005-000	Materials - Tools & Equipment	\$ 1,500.00	\$ 1,500.00	\$ -	0.0%	
442006-000	Materials - HVAC / Heating / Cooling	\$ 8,000.00	\$ 10,000.00	\$ 2,000.00	25.0%	
442007-000	Materials - Gas & Oil	\$ 2,000.00	\$ 2,000.00	\$ -	0.0%	
442008-000	Materials - Auto Parts	\$ 100.00	\$ 100.00	\$ -	0.0%	

Pathways at Thurmond Heights

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
442009-000	Materials - Exterior Lighting	\$ 300.00	\$ 700.00	\$ 400.00	133.3%
442010-000	Materials - Paint and Painting Supplies	\$ 6,000.00	\$ 8,000.00	\$ 2,000.00	33.3%
442011-000	Materials - Flooring & Ceiling	\$ 200.00	\$ 100.00	\$ (100.00)	-50.0%
442012-000	Materials - Glass & Window	\$ 500.00	\$ 250.00	\$ (250.00)	-50.0%
442013-000	Materials - Windows Covering	\$ 500.00	\$ 250.00	\$ (250.00)	-50.0%
442014-000	Materials - Appliances & Parts	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%
442015-000	Materials - Smoke/CO Detectors/Fire Ext.	\$ 1,500.00	\$ 1,000.00	\$ (500.00)	-33.3%
442016-000	Materials - Roofing	\$ 50.00	\$ 50.00	\$ -	0.0%
442017-000	Materials - Hardware/Locks	\$ 2,500.00	\$ 3,500.00	\$ 1,000.00	40.0%
442018-000	Materials - Safety Equipment	\$ 600.00	\$ 600.00	\$ -	0.0%
442020-000	Materials - Lumber Sheetrock	\$ 100.00	\$ 500.00	\$ 400.00	400.0%
442021-000	Materials - Doors	\$ 500.00	\$ 300.00	\$ (200.00)	-40.0%
442022-000	Materials - Fencing	\$ 100.00	\$ 50.00	\$ (50.00)	-50.0%
442023-000	Materials - Refrigerators	\$ 8,500.00	\$ 9,660.00	\$ 1,160.00	13.6%
442024-000	Materials - Ranges	\$ 6,500.00	\$ 8,740.00	\$ 2,240.00	34.5%
442026-000	Materials - Reasonable Accommodations	\$ 300.00	\$ 200.00	\$ (100.00)	-33.3%
442027-000	Materials - Water Heaters/Boilers & Parts	\$ 400.00	\$ 200.00	\$ (200.00)	-50.0%
442028-000	Materials - Countertops /Cabinets	\$ 100.00	\$ 100.00	\$ -	0.0%
442029-100	Materials Charge Back-Tenant Property Damage	\$ 11,524.00	\$ 18,038.65	\$ 6,514.65	56.5%
442090-999	Total Materials	\$ 69,374.00	\$ 81,838.65	\$ 12,464.65	18.0%
443000-000	Contracts - Maintenance				
443001-000	Contracts - Trash Removal	\$ 43,960.00	\$ 44,299.00	\$ 339.00	0.8%
443002-000	Contracts - In-House Bulk Trash	\$ 3,240.00	\$ 3,871.20	\$ 631.20	19.5%
443003-000	Contracts - HVAC	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	100.0%
443006-000	Contracts - Landscape/Grounds	\$ 42,554.00	\$ 44,554.32	\$ 2,000.32	4.7%
443007-000	Contracts - Tree Trimming	\$ 8,000.00	\$ 8,000.00	\$ -	0.0%
443008-000	Contracts - Make Ready Cleaning	\$ 8,500.00	\$ 12,000.00	\$ 3,500.00	41.2%
443009-000	Contracts - Make Ready Repairs	\$ 25,000.00	\$ 17,000.00	\$ (8,000.00)	-32.0%
443010-000	Contracts - Electrical Contracts	\$ 2,000.00	\$ 2,000.00	\$ -	0.0%
443011-000	Contracts - Plumbing Contracts	\$ 28,000.00	\$ 28,000.00	\$ -	0.0%
443012-000	Contracts - Pest Control	\$ 15,523.00	\$ 15,876.00	\$ 353.00	2.3%
443013-000	Contracts - Janitorial Contracts	\$ 5,400.00	\$ 7,965.72	\$ 2,565.72	47.5%
443014-000	Contracts - Fire Protection	\$ 2,153.00	\$ 2,153.00	\$ -	0.0%
443015-000	Contracts - Door & Window Repairs	\$ 500.00	\$ 1,000.00	\$ 500.00	100.0%
443016-000	Contracts - Building & Equipment Repairs	\$ 500.00	\$ 1,000.00	\$ 500.00	100.0%
443017-000	Contracts - Painting	\$ -	\$ 1,000.00	\$ 1,000.00	0.0%
443020-000	Contracts - Key & Lock Services	\$ 250.00	\$ 300.00	\$ 50.00	20.0%
443021-000	Contract - Vehicle Repairs/ Maintenance	\$ 500.00	\$ 500.00	\$ -	0.0%
443023-000	Contracts - Uniforms	\$ 1,352.00	\$ 1,400.00	\$ 48.00	3.6%
443024-000	Contract - Reasonable Accommodations	\$ 600.00	\$ 200.00	\$ (400.00)	-66.7%
443029-100	Contracts Charge Back-Tenant Property Damage	\$ 3,841.00	\$ 7,730.85	\$ 3,889.85	101.3%
443090-999	Total Maintenance Contracts	\$ 192,873.00	\$ 200,850.09	\$ 7,977.09	4.1%
443999-999	Total Ordinary Maintenance & Operations	\$ 381,202.00	\$ 407,121.22	\$ 25,919.22	6.8%
448000-000	Protective Services				
448001-000	Police Officers	\$ 5,000.00	\$ 5,000.00	\$ -	0.0%
448002-000	Crime Prevention/Safety	\$ 2,400.00	\$ 2,400.00	\$ -	0.0%
448003-000	Police Liaison	\$ -	\$ 2,834.65	\$ 2,834.65	0.0%
448004-000	Protective Services- Equipments	\$ 4,000.00	\$ 4,000.00	\$ -	0.0%

Pathways at Thurmond Heights

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
448005-000	Protective Services- Contracts	\$ 32,600.00	\$ 48,000.00	\$ 15,400.00	47.2%
448090-999	Total Protective Services	\$ 44,000.00	\$ 62,234.65	\$ 18,234.65	41.4%
450000-000	General Expenses				
451000-000	Insurance				
451001-000	Property Insurance	\$ 69,861.00	\$ 83,833.20	\$ 13,972.20	20.0%
451002-000	Liability Insurance	\$ 11,018.00	\$ 13,221.60	\$ 2,203.60	20.0%
451090-999	Total Insurance	\$ 80,879.00	\$ 97,054.80	\$ 16,175.80	20.0%
454000-000	Employee Benefits Contribution				
454000-010	Employee Benefits Contribution	\$ 99,468.00	\$ 149,344.23	\$ 49,876.23	50.1%
454900-999	Total Employee Benefits Contribution	\$ 99,468.00	\$ 149,344.23	\$ 49,876.23	50.1%
458000-100	Interest Expense				
458001-000	Interest on Notes Payable	\$ 224,840.00	\$ 224,411.43	\$ (428.57)	-0.2%
458090-998	Total Interest Expense	\$ 224,840.00	\$ 224,411.43	\$ (428.57)	-0.2%
459000-000	Other General Expense				
459001-000	Land Lease Expense	\$ 100.00	\$ 100.00	\$ -	0.0%
459009-000	Other General Expenses (Frontline Allocated)	\$ -	\$ 145,912.22	\$ 145,912.22	0.0%
459090-999	Total Other General Expenses	\$ 100.00	\$ 146,012.22	\$ 145,912.22	145912.2%
459099-999	Total General Expenses	\$ 405,287.00	\$ 616,822.68	\$ 211,535.68	52.2%
459999-998	Total Operating Expenses	\$ 1,384,360.00	\$ 1,686,176.95	\$ 301,816.95	21.8%
459999-999	NET OPERATING INCOME (LOSS)	\$ 280,786.00	\$ 77,845.07	\$ (202,940.93)	-72.3%
510000-000	Donations & Transfers				
510001-000	Operating Transfers In	\$ -	\$ (145,912.22)	\$ (145,912.22)	0.0%
610090-999	Total Donations & Transfers	\$ -	\$ (145,912.22)	\$ (145,912.22)	0.0%
999999-998	Net Income (Loss)	\$ 280,786.00	\$ 223,757.29	\$ (57,028.71)	-20.3%
	Debt Principal	\$ -	\$ 57,861.77		
	Balance	\$ 280,786.00	\$ 165,895.52		
	Net Income	\$ 505,626.00	\$ 448,168.72		
	Total Debt	\$ 224,840.00	\$ 282,273.20		
	Debt Service Coverage Ratio	2.25	1.59		

Pathways at Georgian Manor

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
300000-200	REVENUES				
310000-000	Tenant Revenue	\$ -			
310000-100	Rental Income	\$ 352,489.00	\$ 316,742.02	\$ (35,746.98)	-10.1%
310004-000	Rent Permanent Loss	\$ (5,327.00)	\$ (3,812.47)	\$ 1,514.53	-28.4%
310005-000	Installment Agreement - Rent	\$ 522.00	\$ 1,006.21	\$ 484.21	92.8%
310007-000	Vacancies	\$ (34,024.00)	\$ (35,820.69)	\$ (1,796.69)	5.3%
310010-000	Write-Off / Bad Debt	\$ (19,442.00)	\$ (20,468.96)	\$ (1,026.96)	5.3%
310013-000	Security Deposit Forfeit	\$ -	\$ 1,574.11	\$ 1,574.11	0.0%
310020-000	Legal Charges	\$ 4,717.00	\$ 700.00	\$ (4,017.00)	-85.2%
310021-000	Maintenance/Damages Chargeback Income	\$ 10,030.00	\$ 16,821.76	\$ 6,791.76	67.7%
310023-000	Late Fee	\$ 3,278.00	\$ 2,684.79	\$ (593.21)	-18.1%
310027-000	Excess Utilities	\$ 2,566.00	\$ 2,742.88	\$ 176.88	6.9%
310099-999	Total Tenant Revenue	\$ 314,809.00	\$ 282,169.65	\$ (32,639.35)	-10.4%
340000-000	Operating Grants				
340100-000	HAP Subsidy	\$ 619,617.00	\$ 706,706.14	\$ 87,089.14	14.1%
340102-000	Special Claims Income	\$ 11,022.00	\$ 3,301.46	\$ (7,720.54)	-70.0%
340104-000	Utility Reimbursement	\$ 851.00	\$ 1,354.51	\$ 503.51	59.2%
340105-000	Repayment Agreement Expense Recovery	\$ 151.00	\$ 157.86	\$ 6.86	4.5%
340999-999	Total Operating Grants	\$ 631,641.00	\$ 711,519.98	\$ 79,878.98	12.6%
362000-000	Other Revenue				
362125-000	Miscellaneous Income	\$ -	\$ 5,101.99	\$ 5,101.99	0.0%
362165-000	Other Income - Misc	\$ 703.00	\$ 1,572.96	\$ 869.96	123.7%
369999-999	Total Other Revenue	\$ 703.00	\$ 6,674.94	\$ 5,971.94	849.5%
399999-999	Total Revenue	\$ 947,153.00	\$ 1,000,364.57	\$ 53,211.57	5.6%
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	\$ 99,918.00	\$ 133,464.94	\$ 33,546.94	33.6%
411003-000	Admin Salaries - Overtime	\$ 300.00	\$ 400.00	\$ 100.00	33.3%
411199-999	Total Salaries	\$ 101,868.00	\$ 133,864.94	\$ 31,996.94	31.4%
413000-000	Legal Expense				
413001-000	Legal Expense	\$ 14,119.00	\$ 7,000.00	\$ (7,119.00)	-50.4%
413003-000	Court Costs	\$ 1,606.00	\$ 1,135.25	\$ (470.75)	-29.3%
413090-999	Total Legal Expenses	\$ 15,725.00	\$ 8,135.25	\$ (7,589.75)	-48.3%
414000-000	Travel & Training				
414010-000	Staff Training	\$ 2,130.00	\$ 1,800.00	\$ (330.00)	-15.5%
414099-999	Total Travel & Training	\$ 2,330.00	\$ 1,800.00	\$ (530.00)	-22.7%
417000-000	Auditing Fees				
417001-000	Auditing Fees	\$ 9,500.00	\$ 9,500.00	\$ -	0.0%
417099-999	Total Audit Fees	\$ 9,500.00	\$ 9,500.00	\$ -	0.0%
419000-000	Office Expenses				
419001-000	Office Supplies	\$ 1,410.00	\$ 700.00	\$ (710.00)	-50.4%
419002-000	Postage, Couriers, Express Mail	\$ 600.00	\$ 667.40	\$ 67.40	11.2%

Pathways at Georgian Manor

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
419003-000	Printing	\$ 500.00	\$ 500.00	\$ -	0.0%
419006-000	Telephone	\$ 5,542.00	\$ 7,300.00	\$ 1,758.00	31.7%
419011-000	Equipment Leases	\$ 1,400.00	\$ 1,400.00	\$ -	0.0%
419012-000	Office Equipment/Furniture	\$ 1,000.00	\$ 1,000.00	\$ -	0.0%
419015-000	Meeting	\$ 325.00	\$ 500.00	\$ 175.00	53.8%
419018-000	Bank Charges	\$ 75.00	\$ 235.00	\$ 160.00	213.3%
419022-000	Consultants	\$ 2,000.00	\$ 3,160.00	\$ 1,160.00	58.0%
419025-000	Criminal Check	\$ 1,000.00	\$ 524.84	\$ (475.16)	-47.5%
419027-000	Interpreter Fee	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	100.0%
419028-000	Software	\$ 4,744.00	\$ 4,775.12	\$ 31.12	0.7%
419030-000	Document Shredding	\$ 300.00	\$ 300.00	\$ -	0.0%
419035-000	Permits, Licenses & Certificates	\$ 50.00	\$ 50.00	\$ -	0.0%
419041-000	Annual Compliance Fee	\$ 3,760.00	\$ 3,760.00	\$ -	0.0%
419043-000	Collection Agency Fees	\$ -	\$ 228.78	\$ 228.78	0.0%
419099-999	Total Office Expenses	\$ 24,463.00	\$ 27,101.14	\$ 2,638.14	10.8%
419500-000	Management Fees				
419501-000	Management Fees	\$ 37,886.00	\$ 40,014.58	\$ 2,128.58	5.6%
419503-000	Partnership Management Fees	\$ 1,689.00	\$ 1,789.00	\$ 100.00	5.9%
419505-000	Asset Management Fees	\$ 2,429.00	\$ 2,577.00	\$ 148.00	6.1%
419599-999	Total Management Fees	\$ 42,004.00	\$ 44,380.58	\$ 2,376.58	5.7%
419999-999	Total Administrative Expenses	\$ 195,890.00	\$ 224,781.91	\$ 28,891.91	14.7%
420000-000	Tenant Services				
422600-000	Tenant Services- Other				
422700-000	Tenant Participation - Residents Council	\$ 1,410.00	\$ 1,410.00	\$ -	0.0%
422701-000	Tenant Participation - HACA	\$ 940.00	\$ 940.00	\$ -	0.0%
422998-990	Total Tenant Services - Other	\$ 2,350.00	\$ 2,350.00	\$ -	0.0%
429999-999	Total Tenant Services	\$ 2,350.00	\$ 2,350.00	\$ -	0.0%
430000-000	Utilities				
431000-000	Water	\$ 79,000.00	\$ 83,732.82	\$ 4,732.82	6.0%
432000-000	Electricity	\$ 14,000.00	\$ 12,158.27	\$ (1,841.73)	-13.2%
433000-000	Gas	\$ 48,000.00	\$ 51,714.17	\$ 3,714.17	7.7%
439000-999	Total Utilities	\$ 141,000.00	\$ 147,605.26	\$ 6,605.26	4.7%
440000-000	Ordinary Maintenance & Operations				
441000-000	Maintenance Labor				
441001-000	Ordinary Maint. & Operations- Labor Regular	\$ 71,578.00	\$ 73,093.09	\$ 1,515.09	2.1%
441002-000	Ordinary Maint. & Operations- Labor OT	\$ 7,800.00	\$ 6,110.00	\$ (1,690.00)	-21.7%
441004-000	Ordinary Maint. & Operations- Labor Standby	\$ 5,663.00	\$ 5,952.08	\$ 289.08	5.1%
441090-999	Total Maintenance Labor	\$ 85,041.00	\$ 85,155.17	\$ 114.17	0.1%
442000-000	Ordinary Maint. & Operations- Materials				
442001-000	Materials - Custodial	\$ 2,000.00	\$ 2,000.00	\$ -	0.0%
442002-000	Materials - Electrical	\$ 6,500.00	\$ 5,500.00	\$ (1,000.00)	-15.4%
442003-000	Materials - Plumbing	\$ 6,300.00	\$ 6,000.00	\$ (300.00)	-4.8%
442004-000	Materials - Lawn Care/ Grounds	\$ 750.00	\$ 750.00	\$ -	0.0%
442005-000	Materials - Tools & Equipment	\$ 1,500.00	\$ 2,400.00	\$ 900.00	60.0%
442006-000	Materials - HVAC / Heating / Cooling	\$ 8,000.00	\$ 8,500.00	\$ 500.00	6.3%

Pathways at Georgian Manor

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
442007-000	Materials - Gas & Oil	\$ 700.00	\$ 500.00	\$ (200.00)	-28.6%
442008-000	Materials - Auto Parts	\$ 50.00	\$ 70.00	\$ 20.00	40.0%
442009-000	Materials - Exterior Lighting	\$ 300.00	\$ 700.00	\$ 400.00	133.3%
442010-000	Materials - Paint and Painting Supplies	\$ 3,000.00	\$ 2,500.00	\$ (500.00)	-16.7%
442011-000	Materials - Flooring & Ceiling	\$ 500.00	\$ 500.00	\$ -	0.0%
442012-000	Materials - Glass & Window	\$ 200.00	\$ 100.00	\$ (100.00)	-50.0%
442013-000	Materials - Windows Covering	\$ 200.00	\$ 100.00	\$ (100.00)	-50.0%
442014-000	Materials - Appliances & Parts	\$ 18,000.00	\$ 19,500.00	\$ 1,500.00	8.3%
442015-000	Materials - Smoke/CO Detectors/Fire Ext.	\$ 1,200.00	\$ 600.00	\$ (600.00)	-50.0%
442016-000	Materials - Roofing	\$ 50.00	\$ 50.00	\$ -	0.0%
442017-000	Materials - Hardware/Locks	\$ 2,500.00	\$ 2,500.00	\$ -	0.0%
442018-000	Materials - Safety Equipment	\$ 500.00	\$ 500.00	\$ -	0.0%
442019-000	Materials - Pest Control	\$ 800.00	\$ 400.00	\$ (400.00)	-50.0%
442020-000	Materials - Lumber Sheetrock	\$ 500.00	\$ 1,000.00	\$ 500.00	100.0%
442021-000	Materials - Doors	\$ 250.00	\$ 150.00	\$ (100.00)	-40.0%
442023-000	Materials - Refrigerators	\$ 2,500.00	\$ 2,500.00	\$ -	0.0%
442024-000	Materials - Ranges	\$ 3,600.00	\$ 3,600.00	\$ -	0.0%
442025-000	Materials - Dishwashers	\$ 500.00	\$ 500.00	\$ -	0.0%
442026-000	Materials - Reasonable Accommodations	\$ 1,500.00	\$ 1,500.00	\$ -	0.0%
442027-000	Materials - Water Heaters/Boilers & Parts	\$ 1,500.00	\$ 1,000.00	\$ (500.00)	-33.3%
442029-100	Materials Charge Back-Tenant Property Damage	\$ 7,522.00	\$ 11,775.23	\$ 4,253.23	56.5%
442090-999	Total Materials	\$ 71,472.00	\$ 75,195.23	\$ 3,723.23	5.2%
443000-000	Contracts - Maintenance				
443001-000	Contracts - Trash Removal	\$ 33,695.00	\$ 31,131.00	\$ (2,564.00)	-7.6%
443002-000	Contracts - In-House Bulk Trash	\$ 2,500.00	\$ 2,527.03	\$ 27.03	1.1%
443003-000	Contracts - HVAC	\$ 1,500.00	\$ 3,000.00	\$ 1,500.00	100.0%
443006-000	Contracts - Landscape/Grounds	\$ 10,312.00	\$ 10,812.20	\$ 500.20	4.9%
443007-000	Contracts - Tree Trimming	\$ 12,500.00	\$ 12,500.00	\$ -	0.0%
443008-000	Contracts - Make Ready Cleaning	\$ 13,500.00	\$ 12,000.00	\$ (1,500.00)	-11.1%
443009-000	Contracts - Make Ready Repairs	\$ -	\$ 1,500.00	\$ 1,500.00	0.0%
443010-000	Contracts - Electrical Contracts	\$ 3,200.00	\$ 3,200.00	\$ -	0.0%
443011-000	Contracts - Plumbing Contracts	\$ 6,000.00	\$ 6,000.00	\$ -	0.0%
443012-000	Contracts - Pest Control	\$ 9,494.00	\$ 7,543.50	\$ (1,950.50)	-20.5%
443014-000	Contracts - Fire Protection	\$ 850.00	\$ 1,600.00	\$ 750.00	88.2%
443015-000	Contracts - Door & Window Repairs	\$ 350.00	\$ 350.00	\$ -	0.0%
443016-000	Contracts - Building & Equipment Repairs	\$ 1,200.00	\$ 1,200.00	\$ -	0.0%
443018-000	Contracts - Equipment Rental	\$ 50.00	\$ 50.00	\$ -	0.0%
443020-000	Contracts - Key & Lock Services	\$ 250.00	\$ 250.00	\$ -	0.0%
443021-000	Contract - Vehicle Repairs/ Maintenance	\$ 1,000.00	\$ 1,000.00	\$ -	0.0%
443023-000	Contracts - Uniforms	\$ 885.00	\$ 885.00	\$ -	0.0%
443024-000	Contract - Reasonable Accommodations	\$ 200.00	\$ 200.00	\$ -	0.0%
443027-000	Contracts - Masonry Work	\$ 1,000.00	\$ 1,000.00	\$ -	0.0%
443028-000	Contracts - Roofing	\$ -	\$ 2,500.00	\$ 2,500.00	0.0%
443029-100	Contracts Charge Back-Tenant Property Damage	\$ 2,507.00	\$ 5,046.53	\$ 2,539.53	101.3%
443090-999	Total Maintenance Contracts	\$ 100,993.00	\$ 104,295.26	\$ 3,302.26	3.3%
443999-999	Total Ordinary Maintenance & Operations	\$ 257,506.00	\$ 264,645.67	\$ 7,139.67	2.8%
448000-000	Protective Services				
448001-000	Police Officers	\$ 3,750.00	\$ 4,000.00	\$ 250.00	6.7%

Pathways at Georgian Manor

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
448002-000	Crime Prevention/Safety	\$ 2,400.00	\$ 2,400.00	\$ -	0.0%
448003-000	Police Liaison	\$ -	\$ 1,850.39	\$ 1,850.39	0.0%
448004-000	Protective Services- Equipments	\$ 2,500.00	\$ 3,000.00	\$ 500.00	20.0%
448005-000	Protective Services- Contracts	\$ 15,800.00	\$ 15,800.00	\$ -	0.0%
448090-999	Total Protective Services	\$ 24,450.00	\$ 27,050.39	\$ 2,600.39	10.6%
450000-000	General Expenses				
451000-000	Insurance				
451001-000	Property Insurance	\$ 39,757.00	\$ 47,708.40	\$ 7,951.40	20.0%
451002-000	Liability Insurance	\$ 7,317.00	\$ 8,780.40	\$ 1,463.40	20.0%
451090-999	Total Insurance	\$ 47,074.00	\$ 56,488.80	\$ 9,414.80	20.0%
454000-000	Employee Benefits Contribution				
454000-010	Employee Benefits Contribution	\$ 69,456.00	\$ 119,162.28	\$ 49,706.28	71.6%
454900-999	Total Employee Benefits Contribution	\$ 69,456.00	\$ 119,162.28	\$ 49,706.28	71.6%
458000-100	Interest Expense				
458001-000	Interest on Notes Payable	\$ 85,930.00	\$ 84,167.79	\$ (1,762.21)	-2.1%
458090-998	Total Interest Expense	\$ 85,930.00	\$ 84,167.79	\$ (1,762.21)	-2.1%
459000-000	Other General Expense				
459001-000	Land Lease Expense	\$ 17,333.00	\$ 17,333.04	\$ 0.04	0.0%
459006-000	Franchise Taxes	\$ -	\$ 3,560.00	\$ 3,560.00	0.0%
459009-000	Other General Expenses (Frontline Allocated)	\$ -	\$ 95,248.26	\$ 95,248.26	0.0%
459090-999	Total Other General Expenses	\$ 17,333.00	\$ 116,141.30	\$ 98,808.30	570.1%
459099-999	Total General Expenses	\$ 219,793.00	\$ 375,960.16	\$ 156,167.16	71.1%
459999-998	Total Operating Expenses	\$ 840,989.00	\$ 1,042,393.39	\$ 201,404.39	23.9%
459999-999	NET OPERATING INCOME (LOSS)	\$ 106,164.00	\$ (42,028.82)	\$ (148,192.82)	-139.6%
510000-000	Donations & Transfers				
510001-000	Operating Transfers In	\$ -	\$ (95,248.26)	\$ (95,248.26)	0.0%
610090-999	Total Donations & Transfers	\$ -	\$ (95,248.26)	\$ (95,248.26)	0.0%
999999-998	Net Income (Loss)	\$ 106,164.00	\$ 53,219.44	\$ (52,944.56)	-49.9%
	Debt Principal	\$ 50,610.07	\$ 52,371.93		
	Balance	\$ 55,553.93	\$ 847.51		
	Net Income	\$ 192,094.00	\$ 137,387.23		
	Total Debt	\$ 136,540.07	\$ 136,539.72		
	Debt Service Coverage Ratio	1.41	1.01		

Pathways at North Loop

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
300000-200	REVENUES				
310000-000	Tenant Revenue	\$ -			
310000-100	Rental Income	\$ 473,129.00	\$ 503,568.90	\$ 30,439.90	6.4%
310004-000	Rent Permanent Loss	\$ (7,367.00)	\$ (5,272.57)	\$ 2,094.43	-28.4%
310005-000	Installment Agreement - Rent	\$ 722.00	\$ 1,391.57	\$ 669.57	92.7%
310007-000	Vacancies	\$ (44,190.00)	\$ (46,585.77)	\$ (2,395.77)	5.4%
310010-000	Write-Off / Bad Debt	\$ (25,252.00)	\$ (26,620.44)	\$ (1,368.44)	5.4%
310013-000	Security Deposit Forfeit	\$ -	\$ 2,176.96	\$ 2,176.96	0.0%
310020-000	Legal Charges	\$ 6,524.00	\$ 2,000.00	\$ (4,524.00)	-69.3%
310021-000	Maintenance/Damages Chargeback Income	\$ 13,871.00	\$ 23,264.14	\$ 9,393.14	67.7%
310023-000	Late Fee	\$ 4,533.00	\$ 3,713.01	\$ (819.99)	-18.1%
310099-999	Total Tenant Revenue	\$ 425,519.00	\$ 457,635.80	\$ 32,116.80	7.5%
340000-000	Operating Grants				
340100-000	HAP Subsidy	\$ 789,452.00	\$ 827,453.10	\$ 38,001.10	4.8%
340102-000	Special Claims Income	\$ 14,249.00	\$ 3,920.48	\$ (10,328.52)	-72.5%
340105-000	Repayment Agreement Expense Recovery	\$ 209.00	\$ 218.32	\$ 9.32	4.5%
340999-999	Total Operating Grants	\$ 803,910.00	\$ 831,591.90	\$ 27,681.90	3.4%
362000-000	Other Revenue				
362125-000	Miscellaneous Income	\$ -	\$ 7,055.94	\$ 7,055.94	0.0%
362165-000	Other Income - Misc	\$ 972.00	\$ 2,175.37	\$ 1,203.37	123.8%
369999-999	Total Other Revenue	\$ 972.00	\$ 9,231.31	\$ 8,259.31	849.7%
399999-999	Total Revenue	\$ 1,230,401.00	\$ 1,298,459.00	\$ 68,058.00	5.5%
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	\$ 114,455.00	\$ 113,171.27	\$ (1,283.73)	-1.1%
411003-000	Admin Salaries - Overtime	\$ 300.00	\$ 400.00	\$ 100.00	33.3%
411199-999	Total Salaries	\$ 116,755.00	\$ 113,571.27	\$ (3,183.73)	-2.7%
413000-000	Legal Expense				
413001-000	Legal Expense	\$ 19,526.00	\$ 20,000.00	\$ 474.00	2.4%
413003-000	Court Costs	\$ 2,220.00	\$ 1,753.63	\$ (466.37)	-21.0%
413090-999	Total Legal Expenses	\$ 21,746.00	\$ 21,753.63	\$ 7.63	0.0%
414000-000	Travel & Training				
414010-000	Staff Training	\$ 2,550.00	\$ 2,800.00	\$ 250.00	9.8%
414050-000	Travel - Mileage	\$ 300.00	\$ 150.00	\$ (150.00)	-50.0%
414099-999	Total Travel & Training	\$ 2,850.00	\$ 2,950.00	\$ 100.00	3.5%
417000-000	Auditing Fees				
417001-000	Auditing Fees	\$ 13,000.00	\$ 13,000.00	\$ -	0.0%
417099-999	Total Audit Fees	\$ 13,000.00	\$ 13,000.00	\$ -	0.0%
419000-000	Office Expenses				
419001-000	Office Supplies	\$ 1,170.00	\$ 1,170.00	\$ -	0.0%
419002-000	Postage, Couriers, Express Mail	\$ 550.00	\$ 550.00	\$ -	0.0%
419003-000	Printing	\$ 650.00	\$ 650.00	\$ -	0.0%

Pathways at North Loop

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
419005-000	Membership Dues and Fees	\$ 125.00	\$ 125.00	\$ -	0.0%
419006-000	Telephone	\$ 7,717.00	\$ 11,500.00	\$ 3,783.00	49.0%
419011-000	Equipment Leases	\$ 1,400.00	\$ 1,400.00	\$ -	0.0%
419012-000	Office Equipment/Furniture	\$ 400.00	\$ 1,000.00	\$ 600.00	150.0%
419015-000	Meeting	\$ 200.00	\$ 350.00	\$ 150.00	75.0%
419018-000	Bank Charges	\$ 40.00	\$ 325.00	\$ 285.00	712.5%
419022-000	Consultants	\$ 3,100.00	\$ 4,370.00	\$ 1,270.00	41.0%
419025-000	Criminal Check	\$ 1,200.00	\$ 725.84	\$ (474.16)	-39.5%
419027-000	Interpreter Fee	\$ 1,500.00	\$ 2,500.00	\$ 1,000.00	66.7%
419028-000	Software	\$ 6,510.00	\$ 6,603.90	\$ 93.90	1.4%
419030-000	Document Shredding	\$ 100.00	\$ 100.00	\$ -	0.0%
419035-000	Permits, Licenses & Certificates	\$ 150.00	\$ 150.00	\$ -	0.0%
419041-000	Annual Compliance Fee	\$ 5,200.00	\$ 5,200.00	\$ -	0.0%
419043-000	Collection Agency Fees	\$ -	\$ 316.39	\$ 316.39	0.0%
419099-999	Total Office Expenses	\$ 30,977.00	\$ 37,036.13	\$ 6,059.13	19.6%
419500-000	Management Fees				
419501-000	Management Fees	\$ 49,216.00	\$ 51,938.36	\$ 2,722.36	5.5%
419503-000	Partnership Management Fees	\$ 1,688.00	\$ 1,789.00	\$ 101.00	6.0%
419505-000	Asset Management Fees	\$ 3,359.00	\$ 3,563.00	\$ 204.00	6.1%
419599-999	Total Management Fees	\$ 54,263.00	\$ 57,290.36	\$ 3,027.36	5.6%
419999-999	Total Administrative Expenses	\$ 239,591.00	\$ 245,601.39	\$ 6,010.39	2.5%
420000-000	Tenant Services				
422600-000	Tenant Services- Other				
422700-000	Tenant Participation - Residents Council	\$ 1,950.00	\$ 1,950.00	\$ -	0.0%
422701-000	Tenant Participation - HACA	\$ 1,300.00	\$ 1,300.00	\$ -	0.0%
422998-990	Total Tenant Services - Other	\$ 3,250.00	\$ 3,250.00	\$ -	0.0%
429999-999	Total Tenant Services	\$ 3,250.00	\$ 3,250.00	\$ -	0.0%
430000-000	Utilities				
431000-000	Water	\$ 85,000.00	\$ 89,541.71	\$ 4,541.71	5.3%
432000-000	Electricity	\$ 121,000.00	\$ 117,814.92	\$ (3,185.08)	-2.6%
433000-000	Gas	\$ 17,200.00	\$ 26,179.58	\$ 8,979.58	52.2%
439000-999	Total Utilities	\$ 223,200.00	\$ 233,536.21	\$ 10,336.21	4.6%
440000-000	Ordinary Maintenance & Operations				
441000-000	Maintenance Labor				
441001-000	Ordinary Maint. & Operations- Labor Regular	\$ 105,304.00	\$ 113,835.80	\$ 8,531.80	8.1%
441002-000	Ordinary Maint. & Operations- Labor OT	\$ 12,000.00	\$ 8,450.00	\$ (3,550.00)	-29.6%
441004-000	Ordinary Maint. & Operations- Labor Standby	\$ 7,831.00	\$ 8,231.60	\$ 400.60	5.1%
441090-999	Total Maintenance Labor	\$ 125,135.00	\$ 130,517.40	\$ 5,382.40	4.3%
442000-000	Ordinary Maint. & Operations- Materials				
442001-000	Materials - Custodial	\$ 2,500.00	\$ 3,000.00	\$ 500.00	20.0%
442002-000	Materials - Electrical	\$ 4,000.00	\$ 4,500.00	\$ 500.00	12.5%
442003-000	Materials - Plumbing	\$ 1,900.00	\$ 1,900.00	\$ -	0.0%
442004-000	Materials - Lawn Care/ Grounds	\$ 800.00	\$ 950.00	\$ 150.00	18.8%
442005-000	Materials - Tools & Equipment	\$ 1,800.00	\$ 1,800.00	\$ -	0.0%
442006-000	Materials - HVAC / Heating / Cooling	\$ 15,000.00	\$ 15,000.00	\$ -	0.0%

Pathways at North Loop

CY2026 Budget Template

		2025	2026			
		Budget	Budget	Variance		
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %	
442007-000	Materials - Gas & Oil	\$ 750.00	\$ 750.00	\$ -	0.0%	
442008-000	Materials - Auto Parts	\$ 100.00	\$ 100.00	\$ -	0.0%	
442009-000	Materials - Exterior Lighting	\$ 200.00	\$ 200.00	\$ -	0.0%	
442010-000	Materials - Paint and Painting Supplies	\$ 1,750.00	\$ 2,000.00	\$ 250.00	14.3%	
442011-000	Materials - Flooring & Ceiling	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	100.0%	
442013-000	Materials - Windows Covering	\$ 300.00	\$ 150.00	\$ (150.00)	-50.0%	
442014-000	Materials - Appliances & Parts	\$ 5,910.00	\$ 6,000.00	\$ 90.00	1.5%	
442017-000	Materials - Hardware/Locks	\$ 1,200.00	\$ 1,700.00	\$ 500.00	41.7%	
442018-000	Materials - Safety Equipment	\$ 200.00	\$ 300.00	\$ 100.00	50.0%	
442019-000	Materials - Pest Control	\$ 100.00	\$ 2,000.00	\$ 1,900.00	1900.0%	
442020-000	Materials - Lumber Sheetrock	\$ 500.00	\$ 500.00	\$ -	0.0%	
442021-000	Materials - Doors	\$ 500.00	\$ 300.00	\$ (200.00)	-40.0%	
442022-000	Materials - Fencing	\$ 450.00	\$ 450.00	\$ -	0.0%	
442023-000	Materials - Refrigerators	\$ 4,688.00	\$ 5,000.00	\$ 312.00	6.7%	
442024-000	Materials - Ranges	\$ 4,275.00	\$ 4,275.00	\$ -	0.0%	
442026-000	Materials - Reasonable Accommodations	\$ 500.00	\$ 500.00	\$ -	0.0%	
442028-000	Materials - Countertops /Cabinets	\$ 300.00	\$ 200.00	\$ (100.00)	-33.3%	
442029-100	Materials Charge Back-Tenant Property Damage	\$ 10,403.00	\$ 16,284.90	\$ 5,881.90	56.5%	
442090-999	Total Materials	\$ 59,126.00	\$ 69,859.90	\$ 10,733.90	18.2%	
443000-000	Contracts - Maintenance					
443001-000	Contracts - Trash Removal	\$ 15,823.00	\$ 20,115.00	\$ 4,292.00	27.1%	
443002-000	Contracts - In-House Bulk Trash	\$ 2,925.00	\$ 3,494.83	\$ 569.83	19.5%	
443003-000	Contracts - HVAC	\$ 32,000.00	\$ 36,000.00	\$ 4,000.00	12.5%	
443005-000	Contracts - Elevator Maint.	\$ 15,850.00	\$ 16,642.05	\$ 792.05	5.0%	
443006-000	Contracts - Landscape/Grounds	\$ 6,299.00	\$ 5,299.36	\$ (999.64)	-15.9%	
443007-000	Contracts - Tree Trimming	\$ 2,400.00	\$ 2,400.00	\$ -	0.0%	
443008-000	Contracts - Make Ready Cleaning	\$ 9,000.00	\$ 10,000.00	\$ 1,000.00	11.1%	
443009-000	Contracts - Make Ready Repairs	\$ 14,000.00	\$ 12,000.00	\$ (2,000.00)	-14.3%	
443010-000	Contracts - Electrical Contracts	\$ 8,000.00	\$ 10,000.00	\$ 2,000.00	25.0%	
443011-000	Contracts - Plumbing Contracts	\$ 5,000.00	\$ 5,000.00	\$ -	0.0%	
443012-000	Contracts - Pest Control	\$ 19,920.00	\$ 21,480.00	\$ 1,560.00	7.8%	
443013-000	Contracts - Janitorial Contracts	\$ 12,000.00	\$ 13,000.00	\$ 1,000.00	8.3%	
443014-000	Contracts - Fire Protection	\$ 9,000.00	\$ 11,500.00	\$ 2,500.00	27.8%	
443015-000	Contracts - Door & Window Repairs	\$ 5,000.00	\$ 9,300.00	\$ 4,300.00	86.0%	
443016-000	Contracts - Building & Equipment Repairs	\$ 10,000.00	\$ 8,000.00	\$ (2,000.00)	-20.0%	
443019-000	Contracts - Maintenance & Repairs	\$ 2,000.00	\$ 2,000.00	\$ -	0.0%	
443020-000	Contracts - Key & Lock Services	\$ 100.00	\$ 100.00	\$ -	0.0%	
443021-000	Contract - Vehicle Repairs/ Maintenance	\$ 400.00	\$ 400.00	\$ -	0.0%	
443023-000	Contracts - Uniforms	\$ 1,232.00	\$ 1,232.00	\$ -	0.0%	
443029-100	Contracts Charge Back-Tenant Property Damage	\$ 3,468.00	\$ 6,979.24	\$ 3,511.24	101.2%	
443090-999	Total Maintenance Contracts	\$ 176,417.00	\$ 194,942.48	\$ 18,525.48	10.5%	
443999-999	Total Ordinary Maintenance & Operations	\$ 360,678.00	\$ 395,319.78	\$ 34,641.78	9.6%	
448000-000	Protective Services					
448001-000	Police Officers	\$ 1,250.00	\$ 2,000.00	\$ 750.00	60.0%	
448002-000	Crime Prevention/Safety	\$ 2,400.00	\$ 2,400.00	\$ -	0.0%	
448003-000	Police Liaison	\$ -	\$ 2,559.06	\$ 2,559.06	0.0%	
448004-000	Protective Services- Equipments	\$ 17,900.00	\$ 20,000.00	\$ 2,100.00	11.7%	
448005-000	Protective Services- Contracts	\$ 45,000.00	\$ 45,000.00	\$ -	0.0%	

Pathways at North Loop

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
448090-999	Total Protective Services	\$ 66,550.00	\$ 71,959.06	\$ 5,409.06	8.1%
450000-000	General Expenses				
451000-000	Insurance				
451001-000	Property Insurance	\$ 39,237.00	\$ 47,084.40	\$ 7,847.40	20.0%
451002-000	Liability Insurance	\$ 8,777.00	\$ 10,532.40	\$ 1,755.40	20.0%
451090-999	Total Insurance	\$ 48,014.00	\$ 57,616.80	\$ 9,602.80	20.0%
454000-000	Employee Benefits Contribution				
454000-010	Employee Benefits Contribution	\$ 89,003.00	\$ 147,355.01	\$ 58,352.01	65.6%
454900-999	Total Employee Benefits Contribution	\$ 89,003.00	\$ 147,355.01	\$ 58,352.01	65.6%
458000-100	Interest Expense				
458001-000	Interest on Notes Payable	\$ 93,755.00	\$ 91,833.04	\$ (1,921.96)	-2.0%
458090-998	Total Interest Expense	\$ 93,755.00	\$ 91,833.04	\$ (1,921.96)	-2.0%
459000-000	Other General Expense				
459001-000	Land Lease Expense	\$ 7,200.00	\$ 7,200.00	\$ -	0.0%
459006-000	Franchise Taxes	\$ -	\$ 4,924.00	\$ 4,924.00	0.0%
459009-000	Other General Expenses (Frontline Allocated)	\$ -	\$ 131,726.31	\$ 131,726.31	0.0%
459090-999	Total Other General Expenses	\$ 7,200.00	\$ 143,850.31	\$ 136,650.31	1897.9%
459099-999	Total General Expenses	\$ 237,972.00	\$ 440,655.16	\$ 202,683.16	85.2%
459999-998	Total Operating Expenses	\$ 1,131,241.00	\$ 1,390,321.60	\$ 259,080.60	22.9%
459999-999	NET OPERATING INCOME (LOSS)	\$ 99,160.00	\$ (91,862.59)	\$ (191,022.59)	-192.6%
510000-000	Donations & Transfers				
510001-000	Operating Transfers In	\$ -	\$ (131,726.31)	\$ (131,726.31)	0.0%
610090-999	Total Donations & Transfers	\$ -	\$ (131,726.31)	\$ (131,726.31)	0.0%
999999-998	Net Income (Loss)	\$ 99,160.00	\$ 39,863.72	\$ (59,296.28)	-59.8%
	Debt Principal	\$ 55,219.23	\$ 57,141.56		
	Replacement Reserve	\$ -	\$ 60,943.42		
	Balance	\$ 43,940.77	\$ (78,221.27)		
	Net Income	\$ 192,915.00	\$ 70,753.33		
	Total Debt	\$ 148,974.23	\$ 148,974.60		
	Debt Service Coverage Ratio	1.29	0.47		

Pathways at Northgate

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
300000-200	REVENUES				
310000-000	Tenant Revenue	\$ -			
310000-100	Rental Income	\$ 225,559.00	\$ 219,774.26	\$ (5,784.74)	-2.6%
310004-000	Rent Permanent Loss	\$ (2,834.00)	\$ (2,027.91)	\$ 806.09	-28.4%
310005-000	Installment Agreement - Rent	\$ 278.00	\$ 535.22	\$ 257.22	92.5%
310007-000	Vacancies	\$ (17,038.00)	\$ (17,908.66)	\$ (870.66)	5.1%
310010-000	Write-Off / Bad Debt	\$ (9,736.00)	\$ (10,233.52)	\$ (497.52)	5.1%
310013-000	Security Deposit Forfeit	\$ -	\$ 837.29	\$ 837.29	0.0%
310020-000	Legal Charges	\$ 2,509.00	\$ 1,568.49	\$ (940.51)	-37.5%
310021-000	Maintenance/Damages Chargeback Income	\$ 5,335.00	\$ 8,947.75	\$ 3,612.75	67.7%
310023-000	Late Fee	\$ 1,744.00	\$ 1,428.08	\$ (315.92)	-18.1%
310027-000	Excess Utilities	\$ 1,365.00	\$ 1,458.98	\$ 93.98	6.9%
310099-999	Total Tenant Revenue	\$ 207,182.00	\$ 204,379.98	\$ (2,802.02)	-1.4%
340000-000	Operating Grants				
340100-000	HAP Subsidy	\$ 261,227.00	\$ 291,901.66	\$ 30,674.66	11.7%
340102-000	Special Claims Income	\$ 2,980.00	\$ 1,031.71	\$ (1,948.29)	-65.4%
340104-000	Utility Reimbursement	\$ 453.00	\$ 720.49	\$ 267.49	59.0%
340105-000	Repayment Agreement Expense Recovery	\$ 81.00	\$ 83.97	\$ 2.97	3.7%
340999-999	Total Operating Grants	\$ 264,741.00	\$ 293,737.82	\$ 28,996.82	11.0%
362000-000	Other Revenue				
362125-000	Miscellaneous Income	\$ -	\$ 2,713.82	\$ 2,713.82	0.0%
362165-000	Other Income - Misc	\$ 374.00	\$ 836.68	\$ 462.68	123.7%
369999-999	Total Other Revenue	\$ 374.00	\$ 3,550.50	\$ 3,176.50	849.3%
399999-999	Total Revenue	\$ 472,297.00	\$ 501,668.30	\$ 29,371.30	6.2%
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	\$ 51,720.00	\$ 56,237.66	\$ 4,517.66	8.7%
411003-000	Admin Salaries - Overtime	\$ 150.00	\$ 200.00	\$ 50.00	33.3%
411199-999	Total Salaries	\$ 52,730.00	\$ 56,437.66	\$ 3,707.66	7.0%
413000-000	Legal Expense				
413001-000	Legal Expense	\$ 7,510.00	\$ 15,684.88	\$ 8,174.88	108.9%
413002-000	Attorney Fees	\$ -	\$ -	\$ -	0.0%
413003-000	Court Costs	\$ 854.00	\$ 1,000.00	\$ 146.00	17.1%
413090-999	Total Legal Expenses	\$ 8,364.00	\$ 16,684.88	\$ 8,320.88	99.5%
414000-000	Travel & Training				
414010-000	Staff Training	\$ 1,109.00	\$ 1,400.00	\$ 291.00	26.2%
414099-999	Total Travel & Training	\$ 1,359.00	\$ 1,400.00	\$ 41.00	3.0%
417000-000	Auditing Fees				
417001-000	Auditing Fees	\$ 5,000.00	\$ 5,800.00	\$ 800.00	16.0%
417099-999	Total Audit Fees	\$ 5,000.00	\$ 5,800.00	\$ 800.00	16.0%
419000-000	Office Expenses				
419001-000	Office Supplies	\$ 750.00	\$ 354.75	\$ (395.25)	-52.7%

Pathways at Northgate

CY2026 Budget Template

		2025	2026			
		Budget	Budget	Variance		
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %	
419002-000	Postage, Couriers, Express Mail	\$ 300.00	\$ 355.00	\$ 55.00	18.3%	
419003-000	Printing	\$ 250.00	\$ 250.00	\$ -	0.0%	
419006-000	Telephone	\$ 4,881.00	\$ 6,000.00	\$ 1,119.00	22.9%	
419011-000	Equipment Leases	\$ 1,400.00	\$ 1,400.00	\$ -	0.0%	
419012-000	Office Equipment/Furniture	\$ 400.00	\$ 400.00	\$ -	0.0%	
419015-000	Meeting	\$ 300.00	\$ 300.00	\$ -	0.0%	
419018-000	Bank Charges	\$ 65.00	\$ 125.00	\$ 60.00	92.3%	
419022-000	Consultants	\$ 1,100.00	\$ 1,681.00	\$ 581.00	52.8%	
419025-000	Criminal Check	\$ 500.00	\$ 279.17	\$ (220.83)	-44.2%	
419027-000	Interpreter Fee	\$ 500.00	\$ 1,500.00	\$ 1,000.00	200.0%	
419028-000	Software	\$ 2,585.00	\$ 2,539.96	\$ (45.04)	-1.7%	
419030-000	Document Shredding	\$ 150.00	\$ 150.00	\$ -	0.0%	
419035-000	Permits, Licenses & Certificates	\$ 50.00	\$ 100.00	\$ 50.00	100.0%	
419041-000	Annual Compliance Fee	\$ 2,000.00	\$ 2,000.00	\$ -	0.0%	
419043-000	Collection Agency Fees	\$ -	\$ 121.69	\$ 121.69	0.0%	
419099-999	Total Office Expenses	\$ 15,554.00	\$ 17,556.57	\$ 2,002.57	12.9%	
419500-000	Management Fees					
419501-000	Management Fees	\$ 18,892.00	\$ 20,066.73	\$ 1,174.73	6.2%	
419503-000	Partnership Management Fees	\$ 1,688.00	\$ 1,789.00	\$ 101.00	6.0%	
419505-000	Asset Management Fees	\$ 1,292.00	\$ 1,370.00	\$ 78.00	6.0%	
419599-999	Total Management Fees	\$ 21,872.00	\$ 23,225.73	\$ 1,353.73	6.2%	
419999-999	Total Administrative Expenses	\$ 104,879.00	\$ 121,104.85	\$ 16,225.85	15.5%	
420000-000	Tenant Services					
422600-000	Tenant Services- Other					
422700-000	Tenant Participation - Residents Council	\$ 750.00	\$ 750.00	\$ -	0.0%	
422701-000	Tenant Participation - HACA	\$ 500.00	\$ 500.00	\$ -	0.0%	
422998-990	Total Tenant Services - Other	\$ 1,250.00	\$ 1,250.00	\$ -	0.0%	
429999-999	Total Tenant Services	\$ 1,250.00	\$ 1,250.00	\$ -	0.0%	
430000-000	Utilities					
431000-000	Water	\$ 41,200.00	\$ 58,578.07	\$ 17,378.07	42.2%	
432000-000	Electricity	\$ 13,700.00	\$ 12,994.37	\$ (705.63)	-5.2%	
433000-000	Gas	\$ 26,000.00	\$ 28,300.23	\$ 2,300.23	8.8%	
439000-999	Total Utilities	\$ 80,900.00	\$ 99,872.67	\$ 18,972.67	23.5%	
440000-000	Ordinary Maintenance & Operations					
441000-000	Maintenance Labor					
441001-000	Ordinary Maint. & Operations- Labor Regular	\$ 38,542.00	\$ 39,357.82	\$ 815.82	2.1%	
441002-000	Ordinary Maint. & Operations- Labor OT	\$ 4,200.00	\$ 3,250.00	\$ (950.00)	-22.6%	
441004-000	Ordinary Maint. & Operations- Labor Standby	\$ 3,012.00	\$ 3,166.00	\$ 154.00	5.1%	
441090-999	Total Maintenance Labor	\$ 45,754.00	\$ 45,773.82	\$ 19.82	0.0%	
442000-000	Ordinary Maint. & Operations- Materials					
442001-000	Materials - Custodial	\$ 500.00	\$ 800.00	\$ 300.00	60.0%	
442002-000	Materials - Electrical	\$ 2,600.00	\$ 2,300.00	\$ (300.00)	-11.5%	
442003-000	Materials - Plumbing	\$ 1,800.00	\$ 1,500.00	\$ (300.00)	-16.7%	
442004-000	Materials - Lawn Care/ Grounds	\$ 1,000.00	\$ 600.00	\$ (400.00)	-40.0%	
442005-000	Materials - Tools & Equipment	\$ 750.00	\$ 750.00	\$ -	0.0%	

Pathways at Northgate

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
442006-000	Materials - HVAC / Heating / Cooling	\$ 3,500.00	\$ 3,500.00	\$ -	0.0%
442007-000	Materials - Gas & Oil	\$ 1,500.00	\$ 1,500.00	\$ -	0.0%
442008-000	Materials - Auto Parts	\$ 200.00	\$ 200.00	\$ -	0.0%
442009-000	Materials - Exterior Lighting	\$ 150.00	\$ 150.00	\$ -	0.0%
442010-000	Materials - Paint and Painting Supplies	\$ 1,300.00	\$ 1,300.00	\$ -	0.0%
442011-000	Materials - Flooring & Ceiling	\$ 500.00	\$ 500.00	\$ -	0.0%
442012-000	Materials - Glass & Window	\$ 100.00	\$ 50.00	\$ (50.00)	-50.0%
442013-000	Materials - Windows Covering	\$ 200.00	\$ 100.00	\$ (100.00)	-50.0%
442014-000	Materials - Appliances & Parts	\$ 10,000.00	\$ 8,000.00	\$ (2,000.00)	-20.0%
442015-000	Materials - Smoke/CO Detectors/Fire Ext.	\$ 750.00	\$ 300.00	\$ (450.00)	-60.0%
442017-000	Materials - Hardware/Locks	\$ 1,500.00	\$ 1,000.00	\$ (500.00)	-33.3%
442018-000	Materials - Safety Equipment	\$ 400.00	\$ 400.00	\$ -	0.0%
442019-000	Materials - Pest Control	\$ 100.00	\$ 100.00	\$ -	0.0%
442020-000	Materials - Lumber Sheetrock	\$ 300.00	\$ 300.00	\$ -	0.0%
442021-000	Materials - Doors	\$ 400.00	\$ 300.00	\$ (100.00)	-25.0%
442022-000	Materials - Fencing	\$ 600.00	\$ 600.00	\$ -	0.0%
442023-000	Materials - Refrigerators	\$ 1,758.00	\$ 2,700.00	\$ 942.00	53.6%
442024-000	Materials - Ranges	\$ 900.00	\$ 2,300.00	\$ 1,400.00	155.6%
442025-000	Materials - Dishwashers	\$ 400.00	\$ 400.00	\$ -	0.0%
442026-000	Materials - Reasonable Accommodations	\$ 250.00	\$ 250.00	\$ -	0.0%
442027-000	Materials - Water Heaters/Boilers & Parts	\$ 250.00	\$ 250.00	\$ -	0.0%
442029-100	Materials Charge Back-Tenant Property Damage	\$ 4,001.00	\$ 6,263.42	\$ 2,262.42	56.5%
442090-999	Total Materials	\$ 35,709.00	\$ 36,413.42	\$ 704.42	2.0%
443000-000	Contracts - Maintenance				
443001-000	Contracts - Trash Removal	\$ 14,484.00	\$ 13,574.00	\$ (910.00)	-6.3%
443002-000	Contracts - In-House Bulk Trash	\$ 2,100.00	\$ 1,344.17	\$ (755.83)	-36.0%
443003-000	Contracts - HVAC	\$ 1,500.00	\$ 1,500.00	\$ -	0.0%
443006-000	Contracts - Landscape/Grounds	\$ 13,178.00	\$ 13,178.44	\$ 0.44	0.0%
443007-000	Contracts - Tree Trimming	\$ 10,500.00	\$ 10,500.00	\$ -	0.0%
443008-000	Contracts - Make Ready Cleaning	\$ 3,144.00	\$ 3,500.00	\$ 356.00	11.3%
443009-000	Contracts - Make Ready Repairs	\$ 5,200.00	\$ 3,000.00	\$ (2,200.00)	-42.3%
443010-000	Contracts - Electrical Contracts	\$ 2,200.00	\$ 2,200.00	\$ -	0.0%
443011-000	Contracts - Plumbing Contracts	\$ 2,500.00	\$ 2,500.00	\$ -	0.0%
443012-000	Contracts - Pest Control	\$ 5,050.00	\$ 4,012.50	\$ (1,037.50)	-20.5%
443014-000	Contracts - Fire Protection	\$ 1,200.00	\$ 1,200.00	\$ -	0.0%
443015-000	Contracts - Door & Window Repairs	\$ 500.00	\$ 500.00	\$ -	0.0%
443016-000	Contracts - Building & Equipment Repairs	\$ 300.00	\$ 300.00	\$ -	0.0%
443021-000	Contract - Vehicle Repairs/ Maintenance	\$ 200.00	\$ 200.00	\$ -	0.0%
443023-000	Contracts - Uniforms	\$ 912.00	\$ 912.00	\$ -	0.0%
443029-100	Contracts Charge Back-Tenant Property Damage	\$ 1,334.00	\$ 2,684.32	\$ 1,350.32	101.2%
443090-999	Total Maintenance Contracts	\$ 64,302.00	\$ 61,105.43	\$ (3,196.57)	-5.0%
443999-999	Total Ordinary Maintenance & Operations	\$ 145,765.00	\$ 143,292.67	\$ (2,472.33)	-1.7%
448000-000	Protective Services				
448001-000	Police Officers	\$ 3,000.00	\$ 6,000.00	\$ 3,000.00	100.0%
448002-000	Crime Prevention/Safety	\$ 2,400.00	\$ 2,400.00	\$ -	0.0%
448003-000	Police Liaison	\$ -	\$ 984.25	\$ 984.25	0.0%
448004-000	Protective Services- Equipments	\$ 1,700.00	\$ 5,000.00	\$ 3,300.00	194.1%
448005-000	Protective Services- Contracts	\$ 4,000.00	\$ 14,000.00	\$ 10,000.00	250.0%

Pathways at Northgate

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
448090-999	Total Protective Services	\$ 11,100.00	\$ 28,384.25	\$ 17,284.25	155.7%
450000-000	General Expenses				
451000-000	Insurance				
451001-000	Property Insurance	\$ 22,792.00	\$ 27,350.40	\$ 4,558.40	20.0%
451002-000	Liability Insurance	\$ 4,100.00	\$ 4,920.00	\$ 820.00	20.0%
451090-999	Total Insurance	\$ 26,892.00	\$ 32,270.40	\$ 5,378.40	20.0%
454000-000	Employee Benefits Contribution				
454000-010	Employee Benefits Contribution	\$ 36,556.00	\$ 56,503.30	\$ 19,947.30	54.6%
454900-999	Total Employee Benefits Contribution	\$ 36,556.00	\$ 56,503.30	\$ 19,947.30	54.6%
458000-100	Interest Expense				
458001-000	Interest on Notes Payable	\$ 51,023.00	\$ 48,997.67	\$ (2,025.33)	-4.0%
458090-998	Total Interest Expense	\$ 51,023.00	\$ 48,997.67	\$ (2,025.33)	-4.0%
459000-000	Other General Expense				
459001-000	Land Lease Expense	\$ 11,467.00	\$ 11,466.96	\$ (0.04)	0.0%
459006-000	Franchise Taxes	\$ -	\$ 1,894.00	\$ 1,894.00	0.0%
459009-000	Other General Expenses (Frontline Allocated)	\$ -	\$ 50,663.97	\$ 50,663.97	0.0%
459090-999	Total Other General Expenses	\$ 11,467.00	\$ 64,024.93	\$ 52,557.93	458.3%
459099-999	Total General Expenses	\$ 125,938.00	\$ 201,796.30	\$ 75,858.30	60.2%
459999-998	Total Operating Expenses	\$ 469,832.00	\$ 595,700.74	\$ 125,868.74	26.8%
459999-999	NET OPERATING INCOME (LOSS)	\$ 2,465.00	\$ (94,032.44)	\$ (96,497.44)	-3914.7%
510000-000	Donations & Transfers				
510001-000	Operating Transfers In	\$ -	\$ (50,663.97)	\$ (50,663.97)	0.0%
610090-999	Total Donations & Transfers	\$ -	\$ (50,663.97)	\$ (50,663.97)	0.0%
999999-998	Net Income (Loss)	\$ 2,465.00	\$ (43,368.47)	\$ (45,833.47)	-1859.4%
	Debt Principal	\$ 28,462.60	\$ 30,487.93		
	Replacement Reserve	\$ -	\$ 23,415.68		
	Balance	\$ (25,997.60)	\$ (97,272.08)		
	Net Income	\$ 53,488.00	\$ (17,786.48)		
	Total Debt	\$ 79,485.60	\$ 79,485.60		
	Debt Service Coverage Ratio	0.67	-0.22		

Pathways at Shadowbend

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
300000-200	REVENUES				
310000-000	Tenant Revenue	\$ -			
310000-100	Rental Income	\$ 189,799.00	\$ 186,744.96	\$ (3,054.04)	-1.6%
310004-000	Rent Permanent Loss	\$ (2,834.00)	\$ (2,027.91)	\$ 806.09	-28.4%
310005-000	Installment Agreement - Rent	\$ 278.00	\$ 535.22	\$ 257.22	92.5%
310007-000	Vacancies	\$ (18,235.00)	\$ (19,235.22)	\$ (1,000.22)	5.5%
310010-000	Write-Off / Bad Debt	\$ (10,420.00)	\$ (10,991.56)	\$ (571.56)	5.5%
310013-000	Security Deposit Forfeit	\$ -	\$ 837.29	\$ 837.29	0.0%
310020-000	Legal Charges	\$ 2,509.00	\$ 150.00	\$ (2,359.00)	-94.0%
310021-000	Maintenance/Damages Chargeback Income	\$ 5,335.00	\$ 8,947.75	\$ 3,612.75	67.7%
310023-000	Late Fee	\$ 1,744.00	\$ 1,428.08	\$ (315.92)	-18.1%
310027-000	Excess Utilities	\$ 1,365.00	\$ 1,458.98	\$ 93.98	6.9%
310099-999	Total Tenant Revenue	\$ 169,541.00	\$ 167,847.58	\$ (1,693.42)	-1.0%
340000-000	Operating Grants				
340100-000	HAP Subsidy	\$ 331,196.00	\$ 362,832.88	\$ 31,636.88	9.6%
340102-000	Special Claims Income	\$ 5,392.00	\$ 619.02	\$ (4,772.98)	-88.5%
340104-000	Utility Reimbursement	\$ 453.00	\$ 720.49	\$ 267.49	59.0%
340105-000	Repayment Agreement Expense Recovery	\$ 81.00	\$ 83.97	\$ 2.97	3.7%
340999-999	Total Operating Grants	\$ 337,122.00	\$ 364,256.36	\$ 27,134.36	8.0%
362000-000	Other Revenue				
362125-000	Miscellaneous Income	\$ -	\$ 2,713.82	\$ 2,713.82	0.0%
362165-000	Other Income - Misc	\$ 374.00	\$ 836.68	\$ 462.68	123.7%
369999-999	Total Other Revenue	\$ 374.00	\$ 3,550.50	\$ 3,176.50	849.3%
399999-999	Total Revenue	\$ 507,037.00	\$ 535,654.45	\$ 28,617.45	5.6%
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	\$ 48,234.00	\$ 53,840.74	\$ 5,606.74	11.6%
411003-000	Admin Salaries - Overtime	\$ 120.00	\$ 200.00	\$ 80.00	66.7%
411199-999	Total Salaries	\$ 49,234.00	\$ 54,040.74	\$ 4,806.74	9.8%
413000-000	Legal Expense				
413001-000	Legal Expense	\$ 7,510.00	\$ 1,500.00	\$ (6,010.00)	-80.0%
413090-999	Total Legal Expenses	\$ 8,364.00	\$ 1,500.00	\$ (6,864.00)	-82.1%
414000-000	Travel & Training				
414010-000	Staff Training	\$ 1,122.00	\$ 1,400.00	\$ 278.00	24.8%
414099-999	Total Travel & Training	\$ 1,189.00	\$ 1,400.00	\$ 211.00	17.7%
417000-000	Auditing Fees				
417001-000	Auditing Fees	\$ 5,000.00	\$ 5,800.00	\$ 800.00	16.0%
417099-999	Total Audit Fees	\$ 5,000.00	\$ 5,800.00	\$ 800.00	16.0%
419000-000	Office Expenses				
419001-000	Office Supplies	\$ 750.00	\$ 354.75	\$ (395.25)	-52.7%
419002-000	Postage, Couriers, Express Mail	\$ 300.00	\$ 355.00	\$ 55.00	18.3%
419003-000	Printing	\$ 250.00	\$ 141.00	\$ (109.00)	-43.6%

Pathways at Shadowbend

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
419006-000	Telephone	\$ 4,891.00	\$ 8,242.00	\$ 3,351.00	68.5%
419011-000	Equipment Leases	\$ 700.00	\$ 1,400.00	\$ 700.00	100.0%
419012-000	Office Equipment/Furniture	\$ -	\$ 450.00	\$ 450.00	0.0%
419015-000	Meeting	\$ -	\$ 200.00	\$ 200.00	0.0%
419018-000	Bank Charges	\$ 45.00	\$ 125.00	\$ 80.00	177.8%
419022-000	Consultants	\$ 2,400.00	\$ 2,700.00	\$ 300.00	12.5%
419025-000	Criminal Check	\$ 500.00	\$ 279.17	\$ (220.83)	-44.2%
419028-000	Software	\$ 2,585.00	\$ 2,539.96	\$ (45.04)	-1.7%
419030-000	Document Shredding	\$ 150.00	\$ 150.00	\$ -	0.0%
419041-000	Annual Compliance Fee	\$ 2,000.00	\$ 2,000.00	\$ -	0.0%
419043-000	Collection Agency Fees	\$ -	\$ 121.69	\$ 121.69	0.0%
419099-999	Total Office Expenses	\$ 15,544.00	\$ 19,058.57	\$ 3,514.57	22.6%
419500-000	Management Fees				
419501-000	Management Fees	\$ 20,281.00	\$ 21,426.18	\$ 1,145.18	5.6%
419503-000	Partnership Management Fees	\$ 1,688.00	\$ 1,789.00	\$ 101.00	6.0%
419505-000	Asset Management Fees	\$ 1,292.00	\$ 1,370.00	\$ 78.00	6.0%
419599-999	Total Management Fees	\$ 23,261.00	\$ 24,585.18	\$ 1,324.18	5.7%
419999-999	Total Administrative Expenses	\$ 102,592.00	\$ 106,384.49	\$ 3,792.49	3.7%
420000-000	Tenant Services				
422600-000	Tenant Services- Other				
422700-000	Tenant Participation - Residents Council	\$ 750.00	\$ 750.00	\$ -	0.0%
422701-000	Tenant Participation - HACA	\$ 500.00	\$ 500.00	\$ -	0.0%
422998-999	Total Tenant Services - Other	\$ 1,250.00	\$ 1,250.00	\$ -	0.0%
429999-999	Total Tenant Services	\$ 1,250.00	\$ 1,250.00	\$ -	0.0%
430000-000	Utilities				
431000-000	Water	\$ 48,000.00	\$ 52,786.12	\$ 4,786.12	10.0%
432000-000	Electricity	\$ 5,100.00	\$ 4,267.61	\$ (832.39)	-16.3%
433000-000	Gas	\$ 30,000.00	\$ 34,877.87	\$ 4,877.87	16.3%
439000-999	Total Utilities	\$ 83,100.00	\$ 91,931.60	\$ 8,831.60	10.6%
440000-000	Ordinary Maintenance & Operations				
441000-000	Maintenance Labor				
441001-000	Ordinary Maint. & Operations- Labor Regular	\$ 43,425.00	\$ 46,426.62	\$ 3,001.62	6.9%
441002-000	Ordinary Maint. & Operations- Labor OT	\$ 5,280.00	\$ 3,250.00	\$ (2,030.00)	-38.4%
441004-000	Ordinary Maint. & Operations- Labor Standby	\$ 3,012.00	\$ 3,166.00	\$ 154.00	5.1%
441090-999	Total Maintenance Labor	\$ 51,717.00	\$ 52,842.62	\$ 1,125.62	2.2%
442000-000	Ordinary Maint. & Operations- Materials				
442001-000	Materials - Custodial	\$ 500.00	\$ 750.00	\$ 250.00	50.0%
442002-000	Materials - Electrical	\$ 4,000.00	\$ 2,000.00	\$ (2,000.00)	-50.0%
442003-000	Materials - Plumbing	\$ 1,800.00	\$ 2,000.00	\$ 200.00	11.1%
442004-000	Materials - Lawn Care/ Grounds	\$ 800.00	\$ 1,000.00	\$ 200.00	25.0%
442005-000	Materials - Tools & Equipment	\$ 1,700.00	\$ 1,700.00	\$ -	0.0%
442006-000	Materials - HVAC / Heating / Cooling	\$ 4,000.00	\$ 4,000.00	\$ -	0.0%
442007-000	Materials - Gas & Oil	\$ 1,800.00	\$ 1,800.00	\$ -	0.0%
442008-000	Materials - Auto Parts	\$ 300.00	\$ 300.00	\$ -	0.0%
442010-000	Materials - Paint and Painting Supplies	\$ 2,500.00	\$ 1,700.00	\$ (800.00)	-32.0%

Pathways at Shadowbend

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
442012-000	Materials - Glass & Window	\$ 350.00	\$ 200.00	\$ (150.00)	-42.9%
442013-000	Materials - Windows Covering	\$ 350.00	\$ 200.00	\$ (150.00)	-42.9%
442014-000	Materials - Appliances & Parts	\$ 12,000.00	\$ 17,000.00	\$ 5,000.00	41.7%
442015-000	Materials - Smoke/CO Detectors/Fire Ext.	\$ 1,700.00	\$ 800.00	\$ (900.00)	-52.9%
442017-000	Materials - Hardware/Locks	\$ 800.00	\$ 1,000.00	\$ 200.00	25.0%
442018-000	Materials - Safety Equipment	\$ 450.00	\$ 450.00	\$ -	0.0%
442019-000	Materials - Pest Control	\$ 200.00	\$ 200.00	\$ -	0.0%
442021-000	Materials - Doors	\$ 200.00	\$ 200.00	\$ -	0.0%
442022-000	Materials - Fencing	\$ 100.00	\$ 100.00	\$ -	0.0%
442023-000	Materials - Refrigerators	\$ 1,100.00	\$ 1,380.00	\$ 280.00	25.5%
442024-000	Materials - Ranges	\$ 1,350.00	\$ 3,823.75	\$ 2,473.75	183.2%
442025-000	Materials - Dishwashers	\$ 1,700.00	\$ 1,700.00	\$ -	0.0%
442026-000	Materials - Reasonable Accommodations	\$ 250.00	\$ 250.00	\$ -	0.0%
442027-000	Materials - Water Heaters/Boilers & Parts	\$ 250.00	\$ 250.00	\$ -	0.0%
442029-100	Materials Charge Back-Tenant Property Damage	\$ 4,001.00	\$ 6,263.42	\$ 2,262.42	56.5%
442090-999	Total Materials	\$ 42,201.00	\$ 49,067.17	\$ 6,866.17	16.3%
443000-000	Contracts - Maintenance				
443001-000	Contracts - Trash Removal	\$ 2,234.00	\$ 1,532.00	\$ (702.00)	-31.4%
443002-000	Contracts - In-House Bulk Trash	\$ 1,125.00	\$ 1,344.17	\$ 219.17	19.5%
443003-000	Contracts - HVAC	\$ 4,500.00	\$ 6,000.00	\$ 1,500.00	33.3%
443006-000	Contracts - Landscape/Grounds	\$ 18,911.00	\$ 20,910.92	\$ 1,999.92	10.6%
443007-000	Contracts - Tree Trimming	\$ 12,000.00	\$ 12,000.00	\$ -	0.0%
443008-000	Contracts - Make Ready Cleaning	\$ 5,000.00	\$ 6,000.00	\$ 1,000.00	20.0%
443009-000	Contracts - Make Ready Repairs	\$ 4,000.00	\$ 3,000.00	\$ (1,000.00)	-25.0%
443010-000	Contracts - Electrical Contracts	\$ 2,500.00	\$ 2,500.00	\$ -	0.0%
443011-000	Contracts - Plumbing Contracts	\$ 3,000.00	\$ 9,000.00	\$ 6,000.00	200.0%
443012-000	Contracts - Pest Control	\$ 5,050.00	\$ 4,012.50	\$ (1,037.50)	-20.5%
443014-000	Contracts - Fire Protection	\$ 1,400.00	\$ 1,500.00	\$ 100.00	7.1%
443015-000	Contracts - Door & Window Repairs	\$ 250.00	\$ 2,000.00	\$ 1,750.00	700.0%
443016-000	Contracts - Building & Equipment Repairs	\$ 250.00	\$ 1,500.00	\$ 1,250.00	500.0%
443018-000	Contracts - Equipment Rental	\$ 25.00	\$ 25.00	\$ -	0.0%
443021-000	Contract - Vehicle Repairs/ Maintenance	\$ 3,000.00	\$ 2,000.00	\$ (1,000.00)	-33.3%
443023-000	Contracts - Uniforms	\$ 90.00	\$ 90.00	\$ -	0.0%
443024-000	Contract - Reasonable Accommodations	\$ 700.00	\$ 700.00	\$ -	0.0%
443029-100	Contracts Charge Back-Tenant Property Damage	\$ 1,334.00	\$ 2,684.32	\$ 1,350.32	101.2%
443090-999	Total Maintenance Contracts	\$ 65,369.00	\$ 76,798.91	\$ 11,429.91	17.5%
443999-999	Total Ordinary Maintenance & Operations	\$ 159,287.00	\$ 178,708.70	\$ 19,421.70	12.2%
448000-000	Protective Services				
448002-000	Crime Prevention/Safety	\$ 2,400.00	\$ 2,400.00	\$ -	0.0%
448003-000	Police Liaison	\$ -	\$ 984.25	\$ 984.25	0.0%
448004-000	Protective Services- Equipments	\$ 1,800.00	\$ 1,800.00	\$ -	0.0%
448005-000	Protective Services- Contracts	\$ -	\$ 10,800.00	\$ 10,800.00	0.0%
448090-999	Total Protective Services	\$ 4,950.00	\$ 15,984.25	\$ 11,034.25	222.9%
450000-000	General Expenses				
451000-000	Insurance				
451001-000	Property Insurance	\$ 26,400.00	\$ 31,680.00	\$ 5,280.00	20.0%
451002-000	Liability Insurance	\$ 4,607.00	\$ 5,528.40	\$ 921.40	20.0%

Pathways at Shadowbend

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
451090-999	Total Insurance	\$ 31,007.00	\$ 37,208.40	\$ 6,201.40	20.0%
454000-000	Employee Benefits Contribution				
454000-010	Employee Benefits Contribution	\$ 37,122.00	\$ 51,033.43	\$ 13,911.43	37.5%
454900-999	Total Employee Benefits Contribution	\$ 37,122.00	\$ 51,033.43	\$ 13,911.43	37.5%
458000-100	Interest Expense				
458001-000	Interest on Notes Payable	\$ 43,425.00	\$ 42,534.78	\$ (890.22)	-2.1%
458090-998	Total Interest Expense	\$ 43,425.00	\$ 42,534.78	\$ (890.22)	-2.1%
459000-000	Other General Expense				
459001-000	Land Lease Expense	\$ 14,667.00	\$ 14,667.00	\$ -	0.0%
459006-000	Franchise Taxes	\$ -	\$ 1,894.00	\$ 1,894.00	0.0%
459009-000	Other General Expenses (Frontline Allocated)	\$ -	\$ 50,663.97	\$ 50,663.97	0.0%
459090-999	Total Other General Expenses	\$ 14,667.00	\$ 67,224.97	\$ 52,557.97	358.3%
459099-999	Total General Expenses	\$ 126,221.00	\$ 198,001.58	\$ 71,780.58	56.9%
459999-998	Total Operating Expenses	\$ 477,400.00	\$ 592,260.62	\$ 114,860.62	24.1%
459999-999	NET OPERATING INCOME (LOSS)	\$ 29,637.00	\$ (56,606.17)	\$ (86,243.17)	-291.0%
510000-000	Donations & Transfers				
510001-000	Operating Transfers In	\$ -	\$ (50,663.97)	\$ (50,663.97)	0.0%
610090-999	Total Donations & Transfers	\$ -	\$ (50,663.97)	\$ (50,663.97)	0.0%
999999-998	Net Income (Loss)	\$ 29,637.00	\$ (5,942.21)	\$ (35,579.21)	-120.0%
	Debt Principal	\$ 25,576.15	\$ 26,466.54		
	Balance	\$ 4,060.85	\$ (32,408.75)		
	Net Income	\$ 73,062.00	\$ 36,592.57		
	Total Debt	\$ 69,001.15	\$ 69,001.32		
Debt Service Coverage Ratio		1.06	0.53		

Pathways at Manchaca II

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
300000-200	REVENUES				
310000-000	Tenant Revenue	\$ -			
310000-100	Rental Income	\$ 116,844.00	\$ 109,657.46	\$ (7,186.54)	-6.2%
310004-000	Rent Permanent Loss	\$ (1,870.00)	\$ (1,338.42)	\$ 531.58	-28.4%
310005-000	Installment Agreement - Rent	\$ 183.00	\$ 353.24	\$ 170.24	93.0%
310007-000	Vacancies	\$ (11,759.00)	\$ (12,355.87)	\$ (596.87)	5.1%
310010-000	Write-Off / Bad Debt	\$ (6,720.00)	\$ (7,060.50)	\$ (340.50)	5.1%
310013-000	Security Deposit Forfeit	\$ -	\$ 552.61	\$ 552.61	0.0%
310020-000	Legal Charges	\$ 1,656.00	\$ 370.20	\$ (1,285.80)	-77.6%
310021-000	Maintenance/Damages Chargeback Income	\$ 3,521.00	\$ 5,905.51	\$ 2,384.51	67.7%
310023-000	Late Fee	\$ 1,151.00	\$ 942.53	\$ (208.47)	-18.1%
310027-000	Excess Utilities	\$ 901.00	\$ 962.93	\$ 61.93	6.9%
310099-999	Total Tenant Revenue	\$ 103,907.00	\$ 97,989.70	\$ (5,917.30)	-5.7%
340000-000	Operating Grants				
340100-000	HAP Subsidy	\$ 219,139.00	\$ 243,367.38	\$ 24,228.38	11.1%
340102-000	Special Claims Income	\$ 2,836.00	\$ 1,238.05	\$ (1,597.95)	-56.3%
340104-000	Utility Reimbursement	\$ 299.00	\$ 475.52	\$ 176.52	59.0%
340105-000	Repayment Agreement Expense Recovery	\$ 53.00	\$ 55.42	\$ 2.42	4.6%
340999-999	Total Operating Grants	\$ 222,327.00	\$ 245,136.37	\$ 22,809.37	10.3%
362000-000	Other Revenue				
362125-000	Miscellaneous Income	\$ -	\$ 1,791.12	\$ 1,791.12	0.0%
362165-000	Other Income - Misc	\$ 247.00	\$ 552.21	\$ 305.21	123.6%
369999-999	Total Other Revenue	\$ 247.00	\$ 2,343.33	\$ 2,096.33	848.7%
399999-999	Total Revenue	\$ 326,481.00	\$ 345,469.40	\$ 18,988.40	5.8%
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	\$ 30,749.00	\$ 33,916.97	\$ 3,167.97	10.3%
411003-000	Admin Salaries - Overtime	\$ 80.00	\$ 100.00	\$ 20.00	25.0%
411199-999	Total Salaries	\$ 31,389.00	\$ 34,016.97	\$ 2,627.97	8.4%
413000-000	Legal Expense				
413001-000	Legal Expense	\$ 4,957.00	\$ 3,701.99	\$ (1,255.01)	-25.3%
413090-999	Total Legal Expenses	\$ 5,521.00	\$ 3,701.99	\$ (1,819.01)	-32.9%
414000-000	Travel & Training				
414010-000	Staff Training	\$ 714.00	\$ 700.00	\$ (14.00)	-2.0%
414099-999	Total Travel & Training	\$ 714.00	\$ 700.00	\$ (14.00)	-2.0%
417000-000	Auditing Fees				
419000-000	Office Expenses				
419001-000	Office Supplies	\$ 495.00	\$ 234.14	\$ (260.86)	-52.7%
419002-000	Postage, Couriers, Express Mail	\$ 200.00	\$ 234.30	\$ 34.30	17.2%
419003-000	Printing	\$ 165.00	\$ 165.00	\$ -	0.0%
419006-000	Telephone	\$ 4,891.00	\$ 5,245.00	\$ 354.00	7.2%
419015-000	Meeting	\$ -	\$ 200.00	\$ 200.00	0.0%

Pathways at Manchaca II

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
419018-000	Bank Charges	\$ 125.00	\$ 82.50	\$ (42.50)	-34.0%
419025-000	Criminal Check	\$ 350.00	\$ 184.25	\$ (165.75)	-47.4%
419027-000	Interpreter Fee	\$ 200.00	\$ 500.00	\$ 300.00	150.0%
419028-000	Software	\$ 1,751.00	\$ 1,676.37	\$ (74.63)	-4.3%
419030-000	Document Shredding	\$ 100.00	\$ 100.00	\$ -	0.0%
419036-000	Inspections	\$ -	\$ 660.00	\$ 660.00	0.0%
419043-000	Collection Agency Fees	\$ -	\$ 80.31	\$ 80.31	0.0%
419099-999	Total Office Expenses	\$ 9,440.00	\$ 9,361.88	\$ (78.12)	-0.8%
419500-000	Management Fees				
419501-000	Management Fees	\$ 13,059.00	\$ 13,818.78	\$ 759.78	5.8%
419599-999	Total Management Fees	\$ 13,059.00	\$ 13,818.78	\$ 759.78	5.8%
419999-999	Total Administrative Expenses	\$ 60,123.00	\$ 61,599.61	\$ 1,476.61	2.5%
420000-000	Tenant Services				
422600-000	Tenant Services- Other				
422700-000	Tenant Participation - Residents Council	\$ 495.00	\$ 495.00	\$ -	0.0%
422701-000	Tenant Participation - HACA	\$ 330.00	\$ 330.00	\$ -	0.0%
422998-990	Total Tenant Services - Other	\$ 825.00	\$ 825.00	\$ -	0.0%
429999-999	Total Tenant Services	\$ 825.00	\$ 825.00	\$ -	0.0%
430000-000	Utilities				
431000-000	Water	\$ 28,000.00	\$ 33,013.34	\$ 5,013.34	17.9%
432000-000	Electricity	\$ 3,500.00	\$ 5,294.53	\$ 1,794.53	51.3%
433000-000	Gas	\$ 17,000.00	\$ 20,008.77	\$ 3,008.77	17.7%
439000-999	Total Utilities	\$ 48,500.00	\$ 58,316.64	\$ 9,816.64	20.2%
440000-000	Ordinary Maintenance & Operations				
441000-000	Maintenance Labor				
441001-000	Ordinary Maint. & Operations- Labor Regular	\$ 27,634.00	\$ 29,544.21	\$ 1,910.21	6.9%
441002-000	Ordinary Maint. & Operations- Labor OT	\$ 3,360.00	\$ 2,145.00	\$ (1,215.00)	-36.2%
441004-000	Ordinary Maint. & Operations- Labor Standby	\$ 1,988.00	\$ 2,089.56	\$ 101.56	5.1%
441090-999	Total Maintenance Labor	\$ 32,982.00	\$ 33,778.77	\$ 796.77	2.4%
442000-000	Ordinary Maint. & Operations- Materials				
442001-000	Materials - Custodial	\$ 250.00	\$ 400.00	\$ 150.00	60.0%
442002-000	Materials - Electrical	\$ 2,500.00	\$ 4,000.00	\$ 1,500.00	60.0%
442003-000	Materials - Plumbing	\$ 1,200.00	\$ 4,500.00	\$ 3,300.00	275.0%
442004-000	Materials - Lawn Care/ Grounds	\$ 350.00	\$ 500.00	\$ 150.00	42.9%
442005-000	Materials - Tools & Equipment	\$ 750.00	\$ 800.00	\$ 50.00	6.7%
442006-000	Materials - HVAC / Heating / Cooling	\$ 1,800.00	\$ 2,000.00	\$ 200.00	11.1%
442007-000	Materials - Gas & Oil	\$ 900.00	\$ 1,000.00	\$ 100.00	11.1%
442008-000	Materials - Auto Parts	\$ 250.00	\$ 250.00	\$ -	0.0%
442009-000	Materials - Exterior Lighting	\$ 500.00	\$ 500.00	\$ -	0.0%
442010-000	Materials - Paint and Painting Supplies	\$ 1,800.00	\$ 1,800.00	\$ -	0.0%
442011-000	Materials - Flooring & Ceiling	\$ 400.00	\$ 400.00	\$ -	0.0%
442012-000	Materials - Glass & Window	\$ 50.00	\$ 50.00	\$ -	0.0%
442013-000	Materials - Windows Covering	\$ 200.00	\$ 100.00	\$ (100.00)	-50.0%
442014-000	Materials - Appliances & Parts	\$ 2,800.00	\$ 2,800.00	\$ -	0.0%
442015-000	Materials - Smoke/CO Detectors/Fire Ext.	\$ 950.00	\$ 450.00	\$ (500.00)	-52.6%

Pathways at Manchaca II

CY2026 Budget Template

		2025	2026			
		Budget	Budget	Variance		
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %	
442017-000	Materials - Hardware/Locks	\$ 1,000.00	\$ 1,200.00	\$ 200.00	20.0%	
442018-000	Materials - Safety Equipment	\$ 400.00	\$ 400.00	\$ -	0.0%	
442019-000	Materials - Pest Control	\$ 100.00	\$ 200.00	\$ 100.00	100.0%	
442020-000	Materials - Lumber Sheetrock	\$ 400.00	\$ 400.00	\$ -	0.0%	
442021-000	Materials - Doors	\$ 200.00	\$ 200.00	\$ -	0.0%	
442022-000	Materials - Fencing	\$ 150.00	\$ 150.00	\$ -	0.0%	
442023-000	Materials - Refrigerators	\$ 2,400.00	\$ 2,070.00	\$ (330.00)	-13.8%	
442024-000	Materials - Ranges	\$ 2,200.00	\$ 3,823.75	\$ 1,623.75	73.8%	
442026-000	Materials - Reasonable Accommodations	\$ 250.00	\$ 300.00	\$ 50.00	20.0%	
442027-000	Materials - Water Heaters/Boilers & Parts	\$ 300.00	\$ 300.00	\$ -	0.0%	
442028-000	Materials - Countertops /Cabinets	\$ 550.00	\$ 550.00	\$ -	0.0%	
442029-100	Materials Charge Back-Tenant Property Damage	\$ 2,641.00	\$ 4,133.86	\$ 1,492.86	56.5%	
442090-999	Total Materials	\$ 25,291.00	\$ 33,277.61	\$ 7,986.61	31.6%	
443000-000	Contracts - Maintenance					
443001-000	Contracts - Trash Removal	\$ 961.00	\$ 528.00	\$ (433.00)	-45.1%	
443002-000	Contracts - In-House Bulk Trash	\$ 1,800.00	\$ 887.15	\$ (912.85)	-50.7%	
443003-000	Contracts - HVAC	\$ 50.00	\$ 5,000.00	\$ 4,950.00	9900.0%	
443006-000	Contracts - Landscape/Grounds	\$ 8,312.00	\$ 12,312.20	\$ 4,000.20	48.1%	
443007-000	Contracts - Tree Trimming	\$ 5,000.00	\$ 5,000.00	\$ -	0.0%	
443008-000	Contracts - Make Ready Cleaning	\$ 2,200.00	\$ 2,500.00	\$ 300.00	13.6%	
443009-000	Contracts - Make Ready Repairs	\$ 6,500.00	\$ 4,000.00	\$ (2,500.00)	-38.5%	
443010-000	Contracts - Electrical Contracts	\$ 4,000.00	\$ 4,000.00	\$ -	0.0%	
443011-000	Contracts - Plumbing Contracts	\$ 5,500.00	\$ 6,000.00	\$ 500.00	9.1%	
443012-000	Contracts - Pest Control	\$ 3,333.00	\$ 2,648.25	\$ (684.75)	-20.5%	
443014-000	Contracts - Fire Protection	\$ 350.00	\$ 350.00	\$ -	0.0%	
443016-000	Contracts - Building & Equipment Repairs	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	100.0%	
443022-000	Contracts - Asbestos Abatement	\$ 600.00	\$ 600.00	\$ -	0.0%	
443023-000	Contracts - Uniforms	\$ 594.00	\$ 600.00	\$ 6.00	1.0%	
443029-100	Contracts Charge Back-Tenant Property Damage	\$ 880.00	\$ 1,771.65	\$ 891.65	101.3%	
443090-999	Total Maintenance Contracts	\$ 41,105.00	\$ 48,197.25	\$ 7,092.25	17.3%	
443999-999	Total Ordinary Maintenance & Operations	\$ 99,378.00	\$ 115,253.64	\$ 15,875.64	16.0%	
448000-000	Protective Services					
448002-000	Crime Prevention/Safety	\$ 2,400.00	\$ 2,400.00	\$ -	0.0%	
448003-000	Police Liaison	\$ -	\$ 649.61	\$ 649.61	0.0%	
448005-000	Protective Services- Contracts	\$ -	\$ 10,800.00	\$ 10,800.00	0.0%	
448090-999	Total Protective Services	\$ 3,275.00	\$ 13,849.61	\$ 10,574.61	322.9%	
450000-000	General Expenses					
451000-000	Insurance					
451001-000	Property Insurance	\$ 13,107.00	\$ 15,728.40	\$ 2,621.40	20.0%	
451002-000	Liability Insurance	\$ 2,898.00	\$ 3,477.60	\$ 579.60	20.0%	
451090-999	Total Insurance	\$ 16,005.00	\$ 19,206.00	\$ 3,201.00	20.0%	
454000-000	Employee Benefits Contribution					
454000-010	Employee Benefits Contribution	\$ 23,645.00	\$ 32,293.42	\$ 8,648.42	36.6%	
454900-999	Total Employee Benefits Contribution	\$ 23,645.00	\$ 32,293.42	\$ 8,648.42	36.6%	
458000-100	Interest Expense					

Pathways at Manchaca II

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
458001-000	Interest on Notes Payable	\$ 34,327.00	\$ 33,349.07	\$ (977.93)	-2.8%
458090-998	Total Interest Expense	\$ 34,327.00	\$ 33,349.07	\$ (977.93)	-2.8%
459000-000	Other General Expense				
459001-000	Land Lease Expense	\$ 100.00	\$ 100.00	\$ -	0.0%
459009-000	Other General Expenses (Frontline Allocated)	\$ -	\$ 33,438.22	\$ 33,438.22	0.0%
459090-999	Total Other General Expenses	\$ 100.00	\$ 33,538.22	\$ 33,438.22	33438.2%
459099-999	Total General Expenses	\$ 74,077.00	\$ 118,386.71	\$ 44,309.71	59.8%
459999-998	Total Operating Expenses	\$ 286,178.00	\$ 368,231.20	\$ 82,053.20	28.7%
459999-999	NET OPERATING INCOME (LOSS)	\$ 40,303.00	\$ (22,761.80)	\$ (63,064.80)	-156.5%
510000-000	Donations & Transfers				
510001-000	Operating Transfers In	\$ -	\$ (33,438.22)	\$ (33,438.22)	0.0%
610090-999	Total Donations & Transfers	\$ -	\$ (33,438.22)	\$ (33,438.22)	0.0%
999999-998	Net Income (Loss)	\$ 40,303.00	\$ 10,676.42	\$ (29,626.58)	-73.5%
	Debt Principal	\$ 23,077.06	\$ 24,054.85		
	Balance	\$ 17,225.94	\$ (13,378.43)		
	Net Income	\$ 74,630.00	\$ 44,025.49		
	Total Debt	\$ 57,404.06	\$ 57,403.92		
Debt Service Coverage Ratio		1.30	0.77		

Pathways at Manchaca Village

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
300000-200	REVENUES				
310000-000	Tenant Revenue	\$ -			
310000-100	Rental Income	\$ 133,645.00	\$ 126,093.68	\$ (7,551.32)	-5.7%
310004-000	Rent Permanent Loss	\$ (1,870.00)	\$ (1,338.42)	\$ 531.58	-28.4%
310005-000	Installment Agreement - Rent	\$ 183.00	\$ 353.24	\$ 170.24	93.0%
310007-000	Vacancies	\$ (12,274.00)	\$ (12,909.59)	\$ (635.59)	5.2%
310010-000	Write-Off / Bad Debt	\$ (7,014.00)	\$ (7,376.91)	\$ (362.91)	5.2%
310013-000	Security Deposit Forfeit	\$ -	\$ 552.61	\$ 552.61	0.0%
310020-000	Legal Charges	\$ 1,656.00	\$ 200.00	\$ (1,456.00)	-87.9%
310021-000	Maintenance/Damages Chargeback Income	\$ 3,521.00	\$ 5,905.51	\$ 2,384.51	67.7%
310023-000	Late Fee	\$ 1,151.00	\$ 942.53	\$ (208.47)	-18.1%
310027-000	Excess Utilities	\$ 901.00	\$ 962.93	\$ 61.93	6.9%
310099-999	Total Tenant Revenue	\$ 119,899.00	\$ 113,385.59	\$ (6,513.41)	-5.4%
340000-000	Operating Grants				
340100-000	HAP Subsidy	\$ 217,051.00	\$ 242,751.72	\$ 25,700.72	11.8%
340102-000	Special Claims Income	\$ 1,337.00	\$ 206.34	\$ (1,130.66)	-84.6%
340104-000	Utility Reimbursement	\$ 299.00	\$ 475.52	\$ 176.52	59.0%
340105-000	Repayment Agreement Expense Recovery	\$ 53.00	\$ 55.42	\$ 2.42	4.6%
340999-999	Total Operating Grants	\$ 218,740.00	\$ 243,489.00	\$ 24,749.00	11.3%
362000-000	Other Revenue				
362125-000	Miscellaneous Income	\$ -	\$ 1,791.12	\$ 1,791.12	0.0%
362165-000	Other Income - Misc	\$ 247.00	\$ 552.21	\$ 305.21	123.6%
369999-999	Total Other Revenue	\$ 247.00	\$ 2,343.33	\$ 2,096.33	848.7%
399999-999	Total Revenue	\$ 338,886.00	\$ 359,217.92	\$ 20,331.92	6.0%
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	\$ 30,749.00	\$ 33,916.97	\$ 3,167.97	10.3%
411003-000	Admin Salaries - Overtime	\$ 80.00	\$ 100.00	\$ 20.00	25.0%
411199-999	Total Salaries	\$ 31,389.00	\$ 34,016.97	\$ 2,627.97	8.4%
413000-000	Legal Expense				
413001-000	Legal Expense	\$ 4,957.00	\$ 2,000.00	\$ (2,957.00)	-59.7%
413003-000	Court Costs	\$ 564.00	\$ 450.00	\$ (114.00)	-20.2%
413090-999	Total Legal Expenses	\$ 5,521.00	\$ 2,450.00	\$ (3,071.00)	-55.6%
414000-000	Travel & Training				
414010-000	Staff Training	\$ 714.00	\$ 700.00	\$ (14.00)	-2.0%
414099-999	Total Travel & Training	\$ 781.00	\$ 700.00	\$ (81.00)	-10.4%
417000-000	Auditing Fees				
417001-000	Auditing Fees	\$ 3,500.00	\$ 3,800.00	\$ 300.00	8.6%
417099-999	Total Audit Fees	\$ 3,500.00	\$ 3,800.00	\$ 300.00	8.6%
419000-000	Office Expenses				
419001-000	Office Supplies	\$ 495.00	\$ 234.14	\$ (260.86)	-52.7%
419002-000	Postage, Couriers, Express Mail	\$ 200.00	\$ 234.30	\$ 34.30	17.2%

Pathways at Manchaca Village

CY2026 Budget Template

		2025	2026			
		Budget	Budget	Variance		
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %	
419003-000	Printing	\$ 165.00	\$ 165.00	\$ -	0.0%	
419006-000	Telephone	\$ 4,927.00	\$ 5,245.00	\$ 318.00	6.5%	
419011-000	Equipment Leases	\$ 1,400.00	\$ 1,400.00	\$ -	0.0%	
419012-000	Office Equipment/Furniture	\$ -	\$ 275.00	\$ 275.00	0.0%	
419015-000	Meeting	\$ 150.00	\$ 150.00	\$ -	0.0%	
419018-000	Bank Charges	\$ 25.00	\$ 82.50	\$ 57.50	230.0%	
419022-000	Consultants	\$ 800.00	\$ 1,323.00	\$ 523.00	65.4%	
419025-000	Criminal Check	\$ 350.00	\$ 184.25	\$ (165.75)	-47.4%	
419027-000	Interpreter Fee	\$ 200.00	\$ 200.00	\$ -	0.0%	
419028-000	Software	\$ 1,751.00	\$ 1,676.37	\$ (74.63)	-4.3%	
419041-000	Annual Compliance Fee	\$ 1,320.00	\$ 1,320.00	\$ -	0.0%	
419043-000	Collection Agency Fees	\$ -	\$ 80.31	\$ 80.31	0.0%	
419099-999	Total Office Expenses	\$ 11,996.00	\$ 12,569.88	\$ 573.88	4.8%	
419500-000	Management Fees					
419501-000	Management Fees	\$ 13,555.00	\$ 14,368.72	\$ 813.72	6.0%	
419503-000	Partnership Management Fees	\$ 1,688.00	\$ 1,789.00	\$ 101.00	6.0%	
419505-000	Asset Management Fees	\$ 853.00	\$ 1,109.00	\$ 256.00	30.0%	
419599-999	Total Management Fees	\$ 16,096.00	\$ 17,266.72	\$ 1,170.72	7.3%	
419999-999	Total Administrative Expenses	\$ 69,283.00	\$ 70,803.56	\$ 1,520.56	2.2%	
420000-000	Tenant Services					
422600-000	Tenant Services- Other					
422700-000	Tenant Participation - Residents Council	\$ 495.00	\$ 495.00	\$ -	0.0%	
422701-000	Tenant Participation - HACA	\$ 330.00	\$ 330.00	\$ -	0.0%	
422998-990	Total Tenant Services - Other	\$ 825.00	\$ 825.00	\$ -	0.0%	
429999-999	Total Tenant Services	\$ 825.00	\$ 825.00	\$ -	0.0%	
430000-000	Utilities					
431000-000	Water	\$ 41,800.00	\$ 43,130.48	\$ 1,330.48	3.2%	
432000-000	Electricity	\$ 10,000.00	\$ 9,913.93	\$ (86.07)	-0.9%	
433000-000	Gas	\$ 13,000.00	\$ 16,605.41	\$ 3,605.41	27.7%	
439000-999	Total Utilities	\$ 64,800.00	\$ 69,649.82	\$ 4,849.82	7.5%	
440000-000	Ordinary Maintenance & Operations					
441000-000	Maintenance Labor					
441001-000	Ordinary Maint. & Operations- Labor Regular	\$ 27,634.00	\$ 29,544.21	\$ 1,910.21	6.9%	
441002-000	Ordinary Maint. & Operations- Labor OT	\$ 3,360.00	\$ 2,145.00	\$ (1,215.00)	-36.2%	
441004-000	Ordinary Maint. & Operations- Labor Standby	\$ 1,988.00	\$ 2,089.56	\$ 101.56	5.1%	
441090-999	Total Maintenance Labor	\$ 32,982.00	\$ 33,778.77	\$ 796.77	2.4%	
442000-000	Ordinary Maint. & Operations- Materials					
442001-000	Materials - Custodial	\$ 380.00	\$ 674.80	\$ 294.80	77.6%	
442002-000	Materials - Electrical	\$ 3,100.00	\$ 3,100.00	\$ -	0.0%	
442003-000	Materials - Plumbing	\$ 2,500.00	\$ 2,000.00	\$ (500.00)	-20.0%	
442004-000	Materials - Lawn Care/ Grounds	\$ 500.00	\$ 1,000.00	\$ 500.00	100.0%	
442005-000	Materials - Tools & Equipment	\$ 1,500.00	\$ 1,000.00	\$ (500.00)	-33.3%	
442006-000	Materials - HVAC / Heating / Cooling	\$ 2,000.00	\$ 3,000.00	\$ 1,000.00	50.0%	
442007-000	Materials - Gas & Oil	\$ 1,000.00	\$ 1,000.00	\$ -	0.0%	
442008-000	Materials - Auto Parts	\$ 200.00	\$ 200.00	\$ -	0.0%	

Pathways at Manchaca Village

CY2026 Budget Template

		2025	2026			
		Budget	Budget	Variance		
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %	
442009-000	Materials - Exterior Lighting	\$ 300.00	\$ 300.00	\$ -	0.0%	
442010-000	Materials - Paint and Painting Supplies	\$ 1,200.00	\$ 1,200.00	\$ -	0.0%	
442011-000	Materials - Flooring & Ceiling	\$ 50.00	\$ 50.00	\$ -	0.0%	
442012-000	Materials - Glass & Window	\$ 250.00	\$ 100.00	\$ (150.00)	-60.0%	
442013-000	Materials - Windows Covering	\$ 350.00	\$ 150.00	\$ (200.00)	-57.1%	
442014-000	Materials - Appliances & Parts	\$ 8,280.00	\$ 5,000.00	\$ (3,280.00)	-39.6%	
442015-000	Materials - Smoke/CO Detectors/Fire Ext.	\$ 750.00	\$ 375.00	\$ (375.00)	-50.0%	
442017-000	Materials - Hardware/Locks	\$ 1,700.00	\$ 1,700.00	\$ -	0.0%	
442018-000	Materials - Safety Equipment	\$ 200.00	\$ 200.00	\$ -	0.0%	
442019-000	Materials - Pest Control	\$ 100.00	\$ 100.00	\$ -	0.0%	
442020-000	Materials - Lumber Sheetrock	\$ 200.00	\$ 200.00	\$ -	0.0%	
442021-000	Materials - Doors	\$ 250.00	\$ 250.00	\$ -	0.0%	
442022-000	Materials - Fencing	\$ 150.00	\$ 150.00	\$ -	0.0%	
442023-000	Materials - Refrigerators	\$ 1,080.00	\$ 1,380.00	\$ 300.00	27.8%	
442024-000	Materials - Ranges	\$ 900.00	\$ 3,823.75	\$ 2,923.75	324.9%	
442026-000	Materials - Reasonable Accommodations	\$ 400.00	\$ 400.00	\$ -	0.0%	
442027-000	Materials - Water Heaters/Boilers & Parts	\$ 250.00	\$ 250.00	\$ -	0.0%	
442029-100	Materials Charge Back-Tenant Property Damage	\$ 2,641.00	\$ 4,133.86	\$ 1,492.86	56.5%	
442090-999	Total Materials	\$ 30,231.00	\$ 31,737.41	\$ 1,506.41	5.0%	
443000-000	Contracts - Maintenance					
443001-000	Contracts - Trash Removal	\$ 11,539.00	\$ 10,824.00	\$ (715.00)	-6.2%	
443002-000	Contracts - In-House Bulk Trash	\$ 743.00	\$ 887.15	\$ 144.15	19.4%	
443003-000	Contracts - HVAC	\$ 1,000.00	\$ 4,000.00	\$ 3,000.00	300.0%	
443006-000	Contracts - Landscape/Grounds	\$ 8,312.00	\$ 12,312.20	\$ 4,000.20	48.1%	
443007-000	Contracts - Tree Trimming	\$ 7,000.00	\$ 7,000.00	\$ -	0.0%	
443008-000	Contracts - Make Ready Cleaning	\$ 1,500.00	\$ 1,500.00	\$ -	0.0%	
443009-000	Contracts - Make Ready Repairs	\$ 1,000.00	\$ 700.00	\$ (300.00)	-30.0%	
443010-000	Contracts - Electrical Contracts	\$ 500.00	\$ 1,000.00	\$ 500.00	100.0%	
443011-000	Contracts - Plumbing Contracts	\$ 1,000.00	\$ 3,000.00	\$ 2,000.00	200.0%	
443012-000	Contracts - Pest Control	\$ 3,333.00	\$ 2,648.25	\$ (684.75)	-20.5%	
443014-000	Contracts - Fire Protection	\$ 1,500.00	\$ 1,500.00	\$ -	0.0%	
443016-000	Contracts - Building & Equipment Repairs	\$ 100.00	\$ 100.00	\$ -	0.0%	
443017-000	Contracts - Painting	\$ 50.00	\$ 50.00	\$ -	0.0%	
443018-000	Contracts - Equipment Rental	\$ 25.00	\$ 25.00	\$ -	0.0%	
443023-000	Contracts - Uniforms	\$ 345.00	\$ 350.00	\$ 5.00	1.4%	
443024-000	Contract - Reasonable Accommodations	\$ 1,000.00	\$ 1,000.00	\$ -	0.0%	
443029-100	Contracts Charge Back-Tenant Property Damage	\$ 880.00	\$ 1,771.65	\$ 891.65	101.3%	
443090-999	Total Maintenance Contracts	\$ 39,827.00	\$ 48,668.25	\$ 8,841.25	22.2%	
443999-999	Total Ordinary Maintenance & Operations	\$ 103,040.00	\$ 114,184.43	\$ 11,144.43	10.8%	
448000-000	Protective Services					
448002-000	Crime Prevention/Safety	\$ 2,400.00	\$ 2,400.00	\$ -	0.0%	
448003-000	Police Liaison	\$ -	\$ 649.61	\$ 649.61	0.0%	
448004-000	Protective Services- Equipments	\$ 1,572.00	\$ 2,000.00	\$ 428.00	27.2%	
448005-000	Protective Services- Contracts	\$ -	\$ 10,800.00	\$ 10,800.00	0.0%	
448090-999	Total Protective Services	\$ 5,097.00	\$ 15,849.61	\$ 10,752.61	211.0%	
450000-000	General Expenses					
451000-000	Insurance					

Pathways at Manchaca Village

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
451001-000	Property Insurance	\$ 15,046.00	\$ 18,055.20	\$ 3,009.20	20.0%
451002-000	Liability Insurance	\$ 2,717.00	\$ 3,260.40	\$ 543.40	20.0%
451090-999	Total Insurance	\$ 17,763.00	\$ 21,315.60	\$ 3,552.60	20.0%
454000-000	Employee Benefits Contribution				
454000-010	Employee Benefits Contribution	\$ 23,645.00	\$ 32,293.42	\$ 8,648.42	36.6%
454900-999	Total Employee Benefits Contribution	\$ 23,645.00	\$ 32,293.42	\$ 8,648.42	36.6%
458000-100	Interest Expense				
458001-000	Interest on Notes Payable	\$ 31,763.00	\$ 31,112.02	\$ (650.98)	-2.0%
458090-998	Total Interest Expense	\$ 31,763.00	\$ 31,112.02	\$ (650.98)	-2.0%
459000-000	Other General Expense				
459001-000	Land Lease Expense	\$ 14,667.00	\$ 14,667.00	\$ -	0.0%
459006-000	Franchise Taxes	\$ -	\$ 1,250.00	\$ 1,250.00	0.0%
459009-000	Other General Expenses (Frontline Allocated)	\$ -	\$ 33,438.22	\$ 33,438.22	0.0%
459090-999	Total Other General Expenses	\$ 14,667.00	\$ 49,355.22	\$ 34,688.22	236.5%
459099-999	Total General Expenses	\$ 87,838.00	\$ 134,076.26	\$ 46,238.26	52.6%
459999-998	Total Operating Expenses	\$ 330,883.00	\$ 405,388.69	\$ 74,505.69	22.5%
459999-999	NET OPERATING INCOME (LOSS)	\$ 8,003.00	\$ (46,170.76)	\$ (54,173.76)	-676.9%
510000-000	Donations & Transfers				
510001-000	Operating Transfers In	\$ -	\$ (33,438.22)	\$ (33,438.22)	0.0%
610090-999	Total Donations & Transfers	\$ -	\$ (33,438.22)	\$ (33,438.22)	0.0%
999999-998	Net Income (Loss)	\$ 8,003.00	\$ (12,732.54)	\$ (20,735.54)	-259.1%
	Debt Principal	\$ 18,707.63	\$ 19,358.90		
	Balance	\$ (10,704.63)	\$ (32,091.44)		
	Net Income	\$ 39,766.00	\$ 18,379.48		
	Total Debt	\$ 50,470.63	\$ 50,470.92		
Debt Service Coverage Ratio		0.79	0.36		

Pathways at Coronado Hills

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
300000-200	REVENUES				
310000-000	Tenant Revenue	\$ -			
310000-100	Rental Income	\$ 168,202.00	\$ 180,003.12	\$ 11,801.12	7.0%
310004-000	Rent Permanent Loss	\$ (2,720.00)	\$ (1,946.80)	\$ 773.20	-28.4%
310005-000	Installment Agreement - Rent	\$ 266.00	\$ 513.81	\$ 247.81	93.2%
310007-000	Vacancies	\$ (15,584.00)	\$ (16,402.57)	\$ (818.57)	5.3%
310010-000	Write-Off / Bad Debt	\$ (8,905.00)	\$ (9,372.90)	\$ (467.90)	5.3%
310013-000	Security Deposit Forfeit	\$ -	\$ 803.80	\$ 803.80	0.0%
310020-000	Legal Charges	\$ 2,409.00	\$ 1,195.06	\$ (1,213.94)	-50.4%
310021-000	Maintenance/Damages Chargeback Income	\$ 5,122.00	\$ 8,589.84	\$ 3,467.84	67.7%
310023-000	Late Fee	\$ 1,674.00	\$ 1,370.96	\$ (303.04)	-18.1%
310027-000	Excess Utilities	\$ 1,310.00	\$ 1,400.62	\$ 90.62	6.9%
310099-999	Total Tenant Revenue	\$ 151,774.00	\$ 166,154.93	\$ 14,380.93	9.5%
340000-000	Operating Grants				
340100-000	HAP Subsidy	\$ 277,067.00	\$ 288,641.84	\$ 11,574.84	4.2%
340102-000	Special Claims Income	\$ 2,665.00	\$ 3,507.80	\$ 842.80	31.6%
340104-000	Utility Reimbursement	\$ 434.00	\$ 691.67	\$ 257.67	59.4%
340105-000	Repayment Agreement Expense Recovery	\$ 77.00	\$ 80.61	\$ 3.61	4.7%
340999-999	Total Operating Grants	\$ 280,243.00	\$ 292,921.92	\$ 12,678.92	4.5%
362000-000	Other Revenue				
362125-000	Miscellaneous Income	\$ -	\$ 2,605.27	\$ 2,605.27	0.0%
362165-000	Other Income - Misc	\$ 359.00	\$ 803.21	\$ 444.21	123.7%
369999-999	Total Other Revenue	\$ 359.00	\$ 3,408.48	\$ 3,049.48	849.4%
399999-999	Total Revenue	\$ 432,376.00	\$ 462,485.33	\$ 30,109.33	7.0%
400000-000	EXPENSES				
410000-000	Administrative Expenses				
411000-000	Salaries				
411001-000	Admin Salaries - Regular	\$ 49,762.00	\$ 53,498.49	\$ 3,736.49	7.5%
411003-000	Admin Salaries - Overtime	\$ 150.00	\$ 200.00	\$ 50.00	33.3%
411199-999	Total Salaries	\$ 50,722.00	\$ 53,698.49	\$ 2,976.49	5.9%
413000-000	Legal Expense				
413001-000	Legal Expense	\$ 7,210.00	\$ 11,950.57	\$ 4,740.57	65.7%
413003-000	Court Costs	\$ 820.00	\$ 562.44	\$ (257.56)	-31.4%
413090-999	Total Legal Expenses	\$ 8,030.00	\$ 12,513.01	\$ 4,483.01	55.8%
414000-000	Travel & Training				
414010-000	Staff Training	\$ 1,046.00	\$ 1,400.00	\$ 354.00	33.8%
414099-999	Total Travel & Training	\$ 1,046.00	\$ 1,400.00	\$ 354.00	33.8%
417000-000	Auditing Fees				
417001-000	Auditing Fees	\$ 733.00	\$ 750.00	\$ 17.00	2.3%
417099-999	Total Audit Fees	\$ 733.00	\$ 750.00	\$ 17.00	2.3%
419000-000	Office Expenses				
419001-000	Office Supplies	\$ 720.00	\$ 340.56	\$ (379.44)	-52.7%
419002-000	Postage, Couriers, Express Mail	\$ 300.00	\$ 340.80	\$ 40.80	13.6%

Pathways at Coronado Hills

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
419003-000	Printing	\$ 240.00	\$ 240.00	\$ -	0.0%
419006-000	Telephone	\$ 4,859.00	\$ 6,300.00	\$ 1,441.00	29.7%
419011-000	Equipment Leases	\$ 1,400.00	\$ 1,400.00	\$ -	0.0%
419015-000	Meeting	\$ 200.00	\$ 200.00	\$ -	0.0%
419018-000	Bank Charges	\$ 100.00	\$ 120.00	\$ 20.00	20.0%
419025-000	Criminal Check	\$ 500.00	\$ 268.00	\$ (232.00)	-46.4%
419027-000	Interpreter Fee	\$ 300.00	\$ 1,000.00	\$ 700.00	233.3%
419028-000	Software	\$ 2,487.00	\$ 2,438.36	\$ (48.64)	-2.0%
419030-000	Document Shredding	\$ 100.00	\$ 100.00	\$ -	0.0%
419035-000	Permits, Licenses & Certificates	\$ 50.00	\$ 50.00	\$ -	0.0%
419036-000	Inspections	\$ 960.00	\$ 960.00	\$ -	0.0%
419043-000	Collection Agency Fees	\$ -	\$ 116.82	\$ 116.82	0.0%
419099-999	Total Office Expenses	\$ 12,526.00	\$ 13,874.55	\$ 1,348.55	10.8%
419500-000	Management Fees				
419501-000	Management Fees	\$ 17,295.00	\$ 18,499.41	\$ 1,204.41	7.0%
419599-999	Total Management Fees	\$ 17,295.00	\$ 18,499.41	\$ 1,204.41	7.0%
419999-999	Total Administrative Expenses	\$ 90,352.00	\$ 100,735.46	\$ 10,383.46	11.5%
420000-000	Tenant Services				
422600-000	Tenant Services- Other				
422700-000	Tenant Participation - Residents Council	\$ 720.00	\$ 720.00	\$ -	0.0%
422701-000	Tenant Participation - HACA	\$ 480.00	\$ 480.00	\$ -	0.0%
422998-999	Total Tenant Services - Other	\$ 1,200.00	\$ 1,200.00	\$ -	0.0%
429999-999	Total Tenant Services	\$ 1,200.00	\$ 1,200.00	\$ -	0.0%
430000-000	Utilities				
431000-000	Water	\$ 49,000.00	\$ 43,298.18	\$ (5,701.82)	-11.6%
432000-000	Electricity	\$ 12,000.00	\$ 11,513.77	\$ (486.23)	-4.1%
433000-000	Gas	\$ 24,000.00	\$ 28,216.45	\$ 4,216.45	17.6%
439000-999	Total Utilities	\$ 85,000.00	\$ 83,028.40	\$ (1,971.60)	-2.3%
440000-000	Ordinary Maintenance & Operations				
441000-000	Maintenance Labor				
441001-000	Ordinary Maint. & Operations- Labor Regular	\$ 34,429.00	\$ 36,329.78	\$ 1,900.78	5.5%
441002-000	Ordinary Maint. & Operations- Labor OT	\$ 3,840.00	\$ 3,120.00	\$ (720.00)	-18.8%
441004-000	Ordinary Maint. & Operations- Labor Standby	\$ 2,892.00	\$ 3,039.36	\$ 147.36	5.1%
441090-999	Total Maintenance Labor	\$ 41,161.00	\$ 42,489.14	\$ 1,328.14	3.2%
442000-000	Ordinary Maint. & Operations- Materials				
442001-000	Materials - Custodial	\$ 450.00	\$ 981.53	\$ 531.53	118.1%
442002-000	Materials - Electrical	\$ 3,000.00	\$ 4,500.00	\$ 1,500.00	50.0%
442003-000	Materials - Plumbing	\$ 1,200.00	\$ 1,200.00	\$ -	0.0%
442004-000	Materials - Lawn Care/ Grounds	\$ 500.00	\$ 500.00	\$ -	0.0%
442005-000	Materials - Tools & Equipment	\$ 1,500.00	\$ 1,500.00	\$ -	0.0%
442006-000	Materials - HVAC / Heating / Cooling	\$ 2,800.00	\$ 2,800.00	\$ -	0.0%
442007-000	Materials - Gas & Oil	\$ 100.00	\$ 1,200.00	\$ 1,100.00	1100.0%
442009-000	Materials - Exterior Lighting	\$ 150.00	\$ 150.00	\$ -	0.0%
442010-000	Materials - Paint and Painting Supplies	\$ 1,500.00	\$ 3,000.00	\$ 1,500.00	100.0%
442011-000	Materials - Flooring & Ceiling	\$ 100.00	\$ 100.00	\$ -	0.0%

Pathways at Coronado Hills

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
442012-000	Materials - Glass & Window	\$ 250.00	\$ 150.00	\$ (100.00)	-40.0%
442013-000	Materials - Windows Covering	\$ 350.00	\$ 200.00	\$ (150.00)	-42.9%
442014-000	Materials - Appliances & Parts	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%
442015-000	Materials - Smoke/CO Detectors/Fire Ext.	\$ 2,000.00	\$ 1,000.00	\$ (1,000.00)	-50.0%
442017-000	Materials - Hardware/Locks	\$ 600.00	\$ 2,000.00	\$ 1,400.00	233.3%
442018-000	Materials - Safety Equipment	\$ 300.00	\$ 300.00	\$ -	0.0%
442019-000	Materials - Pest Control	\$ 200.00	\$ 200.00	\$ -	0.0%
442020-000	Materials - Lumber Sheetrock	\$ 150.00	\$ 150.00	\$ -	0.0%
442021-000	Materials - Doors	\$ 300.00	\$ 300.00	\$ -	0.0%
442022-000	Materials - Fencing	\$ 300.00	\$ 300.00	\$ -	0.0%
442023-000	Materials - Refrigerators	\$ 1,758.00	\$ 3,450.00	\$ 1,692.00	96.2%
442024-000	Materials - Ranges	\$ 900.00	\$ 2,185.00	\$ 1,285.00	142.8%
442026-000	Materials - Reasonable Accommodations	\$ 150.00	\$ 150.00	\$ -	0.0%
442027-000	Materials - Water Heaters/Boilers & Parts	\$ 250.00	\$ 250.00	\$ -	0.0%
442028-000	Materials - Countertops /Cabinets	\$ 100.00	\$ 100.00	\$ -	0.0%
442029-100	Materials Charge Back-Tenant Property Damage	\$ 3,841.00	\$ 6,012.88	\$ 2,171.88	56.5%
442090-999	Total Materials	\$ 25,749.00	\$ 35,679.41	\$ 9,930.41	38.6%
443000-000	Contracts - Maintenance				
443001-000	Contracts - Trash Removal	\$ 13,201.00	\$ 13,009.00	\$ (192.00)	-1.5%
443002-000	Contracts - In-House Bulk Trash	\$ 2,000.00	\$ 1,290.40	\$ (709.60)	-35.5%
443003-000	Contracts - HVAC	\$ 500.00	\$ 500.00	\$ -	0.0%
443006-000	Contracts - Landscape/Grounds	\$ 16,178.00	\$ 13,178.44	\$ (2,999.56)	-18.5%
443007-000	Contracts - Tree Trimming	\$ 3,200.00	\$ 3,200.00	\$ -	0.0%
443008-000	Contracts - Make Ready Cleaning	\$ 2,358.00	\$ 3,500.00	\$ 1,142.00	48.4%
443009-000	Contracts - Make Ready Repairs	\$ -	\$ 2,000.00	\$ 2,000.00	0.0%
443010-000	Contracts - Electrical Contracts	\$ 250.00	\$ 7,000.00	\$ 6,750.00	2700.0%
443011-000	Contracts - Plumbing Contracts	\$ 7,500.00	\$ 4,000.00	\$ (3,500.00)	-46.7%
443012-000	Contracts - Pest Control	\$ 4,848.00	\$ 3,852.00	\$ (996.00)	-20.5%
443014-000	Contracts - Fire Protection	\$ 700.00	\$ 1,500.00	\$ 800.00	114.3%
443016-000	Contracts - Building & Equipment Repairs	\$ 500.00	\$ 500.00	\$ -	0.0%
443023-000	Contracts - Uniforms	\$ 435.00	\$ 435.00	\$ -	0.0%
443024-000	Contract - Reasonable Accommodations	\$ 750.00	\$ 750.00	\$ -	0.0%
443029-100	Contracts Charge Back-Tenant Property Damage	\$ 1,280.00	\$ 2,576.95	\$ 1,296.95	101.3%
443090-999	Total Maintenance Contracts	\$ 53,700.00	\$ 57,291.79	\$ 3,591.79	6.7%
443999-999	Total Ordinary Maintenance & Operations	\$ 120,610.00	\$ 135,460.34	\$ 14,850.34	12.3%
448000-000	Protective Services				
448002-000	Crime Prevention/Safety	\$ 2,400.00	\$ 2,400.00	\$ -	0.0%
448003-000	Police Liaison	\$ -	\$ 944.88	\$ 944.88	0.0%
448004-000	Protective Services- Equipments	\$ 1,836.00	\$ 3,700.00	\$ 1,864.00	101.5%
448005-000	Protective Services- Contracts	\$ 10,800.00	\$ 10,800.00	\$ -	0.0%
448090-999	Total Protective Services	\$ 15,036.00	\$ 17,844.88	\$ 2,808.88	18.7%
450000-000	General Expenses				
451000-000	Insurance				
451001-000	Property Insurance	\$ 20,755.00	\$ 24,906.00	\$ 4,151.00	20.0%
451002-000	Liability Insurance	\$ 3,604.00	\$ 4,324.80	\$ 720.80	20.0%
451090-999	Total Insurance	\$ 24,359.00	\$ 29,230.80	\$ 4,871.80	20.0%

Pathways at Coronado Hills

CY2026 Budget Template

		2025	2026		
		Budget	Budget	Variance	
		2025 Current Budget	2026 Full Requested Budget	Variance \$	Variance %
454000-000	Employee Benefits Contribution				
454000-010	Employee Benefits Contribution	\$ 34,098.00	\$ 51,676.27	\$ 17,578.27	51.6%
454900-999	Total Employee Benefits Contribution	\$ 34,098.00	\$ 51,676.27	\$ 17,578.27	51.6%
458000-100	Interest Expense				
458001-000	Interest on Notes Payable	\$ 38,141.00	\$ 37,054.51	\$ (1,086.49)	-2.8%
458090-998	Total Interest Expense	\$ 38,141.00	\$ 37,054.51	\$ (1,086.49)	-2.8%
459000-000	Other General Expense				
459001-000	Land Lease Expense	\$ 100.00	\$ 100.00	\$ -	0.0%
459009-000	Other General Expenses (Frontline Allocated)	\$ -	\$ 48,637.41	\$ 48,637.41	0.0%
459090-999	Total Other General Expenses	\$ 100.00	\$ 48,737.41	\$ 48,637.41	48637.4%
459099-999	Total General Expenses	\$ 96,698.00	\$ 166,698.98	\$ 70,000.98	72.4%
459999-998	Total Operating Expenses	\$ 408,896.00	\$ 504,968.07	\$ 96,072.07	23.5%
459999-999	NET OPERATING INCOME (LOSS)	\$ 23,480.00	\$ (42,482.73)	\$ (65,962.73)	-280.9%
510000-000	Donations & Transfers				
510001-000	Operating Transfers In	\$ -	\$ (48,637.41)	\$ (48,637.41)	0.0%
610090-999	Total Donations & Transfers	\$ -	\$ (48,637.41)	\$ (48,637.41)	0.0%
999999-998	Net Income (Loss)	\$ 23,480.00	\$ 6,154.67	\$ (17,325.33)	-73.8%
	Debt Principal	\$ 25,641.22	\$ 26,727.65		
	Balance	\$ (2,161.22)	\$ (20,572.98)		
	Net Income	\$ 61,621.00	\$ 43,209.18		
	Total Debt	\$ 63,782.22	\$ 63,782.16		
Debt Service Coverage Ratio		0.97	0.68		



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

Assisted Housing ITEM 6.

MEETING DATE: October 16, 2025
STAFF CONTACT: Laura Bodai
ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02917: Approval of the adoption of the revised Housing Choice Voucher Program's Payment Standard
BUDGETED ITEM: N/A
TOTAL COST: N/A

ACTION

Approval of the adoption of the revised Housing Choice Voucher Program's Payment Standards.

SUMMARY

Background:

Public Housing Authorities (PHAs) are required to adopt payment standards for the Housing Choice Voucher (HCV) program between 90 and 110 percent of the currently published fair market rents (FMRs). In September 2024, the Board approved the payment standards at 100% of the published Fair Market Rents. The newly published 2026 FMRs show a decrease of 5% on average for all bedroom sizes. However, the current HCV payment standards are still within the required 90 - 110 percent range.

For the HUD-VASH, Stability Voucher, and Emergency Housing Voucher programs, HUD has waived 24 CFR 982.503(b)(1)(i) and established an alternative requirement to allow the PHA to establish payment standards at any level between 90 percent and 120 percent of the published FMRs. In September 2024, the Board approved the payment standards at 120% of the published Fair Market Rents. Due to the decrease in the 2026 FMRs, the VASH and EHV payment standards exceed the allowable limit of 120 percent of the published FMRs.

Process:

Staff conducted a review of the current payment standards for the Housing Choice Voucher (HCV) program and determined they remain within the HUD-required range of 90–110%. Specifically, the current payment standards average 105% of the published 2026 Fair Market Rents (FMRs). While the Austin rental market has experienced a recent decline in rates, market analysis suggests this trend is temporary. Moreover, reducing payment standards at this time would create administrative burdens, yield only marginal savings in Housing Assistance

Payment (HAP) costs, and potentially hinder families' ability to secure suitable and affordable housing.

Staff also reviewed the current payment standards for the HUD-VASH and Emergency Housing Voucher (EHV) programs and found that they exceed the allowable limit of 120% of the published Fair Market Rents (FMRs). In accordance with HUD regulations requiring payment standards to be set between 90% and 120% of FMRs, the payment standards for these programs must be adjusted downward to ensure compliance.

Staff Recommendation:

Staff recommends that the 2026 payment standard amounts for the Housing Choice Voucher (HCV) program remain unchanged, as they continue to fall within the HUD-required range and reflect current market conditions.

Staff further recommends that the 2026 payment standard amounts for the HUD-VASH and Emergency Housing Voucher (EHV) programs be decreased to ensure compliance with HUD regulations requiring payment standards to be set between 90% and 120% of the published Fair Market Rents (FMRs). The recommended adjustment sets the payment standards at 110% of the current FMRs, which maintains compliance while minimizing the likelihood of requiring an additional decrease in the following year.

ATTACHMENTS:

2026 Fair Market Rents, AUS Trend Report 2Q25, FMR Charts 2025

RESOLUTION NO. 02917

WHEREAS, the Housing Authority of the City of Austin is responsible for adopting Housing Choice Voucher payment standards between 90 and 110 percent of the published fair market rents;

WHEREAS, the Housing Authority of the City of Austin strives to ensure that rental assistance provided is competitive with rents in the Austin metropolitan area and that families can locate affordable housing;

WHEREAS, the Housing Authority of the City of Austin requests approval to keep payment standards at their current rate for all bedroom unit sizes for all Housing Choice Voucher programs except for the HUD-VASH, Stability Voucher, and Emergency Housing Voucher programs.

The proposed payment standards are as follows:

No. of bedrooms	Eff.	1 br	2 br	3 br	4 br	5 br
Payment Standards	\$1,549	\$1,650	\$1,949	\$2,484	\$2,882	\$3,314

WHEREAS, HUD allows PHAs to establish payment standards between 90 percent and 120 percent for the HUD-VASH, Stability Voucher, and Emergency Housing Voucher programs.

The proposed payment standards for the HUD-VASH, Stability Voucher, and Emergency Housing Voucher programs are as follows:

No. of bedrooms	Eff.	1 br	2 br	3 br	4 br	5 br
Payment Standards	\$1,621	\$1,718	\$2,037	\$2,581	\$3,036	\$3,491

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Austin's Board of Commissioners adopt payment standards as outlined above to go into effect on January 1, 2026.

PASSED, APPROVED and ADOPTED this 16th of October, 2025.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson



FY 2026 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2026 Austin-Round Rock-San Marcos, TX MSA FMRs for All Bedroom Sizes

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	\$1,474	\$1,562	\$1,852	\$2,347	\$2,760
FY 2025 FMR	\$1,549	\$1,650	\$1,949	\$2,484	\$2,882

Travis County, TX is part of the Austin-Round Rock-San Marcos, TX MSA, which consists of the following counties: Bastrop County, TX; Caldwell County, TX; Hays County, TX; Travis County, TX; and Williamson County, TX. All information here applies to the entirety of the Austin-Round Rock-San Marcos, TX MSA.

Fair Market Rent Calculation Methodology

[Show/Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **[Calculate the Base Rent](#)**: HUD uses 2019-2023 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2026, provided the estimate is statistically reliable. For FY2026, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2019-2023 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2026 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2026.

2. **Calculate the Basis for Recent Mover Adjustment Factor**: HUD calculates a recent mover adjustment factor by comparing an ACS 2023 1-year 40th percentile recent mover 2-bedroom rent to the ACS 2019-2023 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.

HUD first examines recent movers who have moved within the current year of the ACS survey. If there is no reliable local area estimate, HUD then examines those who have moved into their residence within the current year or preceding year of the ACS survey. Upon determining a reliable recent mover estimate, HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data.

3. **Adjust for Inflation**: In order to calculate rents that are "as of" 2024, HUD applies a gross rent inflation adjustment factor using data from commercial rent data sources and the Consumer Price Index. HUD uses a local measure of private rent inflation for markets that are covered by at least three of the six available sources of private rent data. HUD combines this local measure of rent inflation with either the local metropolitan area CPI rent of primary residence for the 23 areas where such data exist, or the regional CPI rent in areas without a local index.

For areas without at least three of the six private rent data sources available, HUD uses a regional average of private rent inflation factors alongside the regional CPI rent of primary residence. HUD constructs the regional average by taking the rental unit weighted average of the change in rents of each area in a region that does have private rent data coverage. HUD averages the private and CPI shelter rent data with the year-to-year change in the CPI housing fuels and utilities index for the area in order to make the resulting inflation measure reflective of gross rents.

The private and CPI gross rent update factors are then combined using a weighting scheme which controls the national weighted average of the private and CPI gross rent factors to the national change in the ACS recent mover gross rent. The resulting weights assigned are as follows: $\mathbf{W}_{2024} = 0.643$ assigned to the private gross rent factor and $(1 - \mathbf{W}_{2024}) = 0.357$ assigned to the CPI gross rent factor.

4. **Calculate the Trend Factor**: To further inflate rents from CY2024 to FY2026, HUD uses a "trend factor" based on the forecast of CPI gross rent changes through FY2026.
5. **Multiply the Factors**: HUD multiplies the base rent by the recent mover factor, the gross rent inflation factor, and the trend factor to produce a rent that is "as of" the current fiscal year.
6. **Compare to the State minimum**: FY2026 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.
7. **Calculate Bedroom Ratios**: HUD calculates "bedroom ratios" and multiplies these by the two-bedroom rent to produce preliminary FMRs for unit sizes other than two bedrooms.
8. **Compare to Last Year's FMR**: FY2026 FMRs may not be less than 90% of FY2025 FMRs. Therefore, HUD applies "floors" based on the prior year's FMRs.

The results of the Fair Market Rent Step-by-Step Process

1. **Base Rent Calculation**

The following are the 2023 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimates and margins of error for Austin-Round Rock-San Marcos, TX MSA.

Area	ACS ₂₀₂₃ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent	ACS ₂₀₂₃ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Austin-Round Rock-San Marcos, TX MSA	<u>\$1,605</u>	\$15	\$15 / \$1,605=0.00935	6	0.00935 < .5 6 ≥ 4 Use ACS ₂₀₂₃ 5-Year Austin-Round Rock-San Marcos, TX MSA 2-Bedroom Adjusted

Standard
Quality Gross
Rent

Since the ACS₂₀₂₃ Margin of Error Ratio is less than .5, HUD uses the ACS₂₀₂₃ Austin-Round Rock-San Marcos, TX MSA value for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent (Base Rent).

Area	FY2026 Base Rent
Austin-Round Rock-San Marcos, TX MSA	\$1,605

2. **Recent Mover Adjustment Factor Calculation**

A recent mover adjustment factor is applied based on the smallest area of geography containing Austin-Round Rock-San Marcos, TX MSA that has an ACS₂₀₂₃ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 and a sufficient number of sample cases.

Area	ACS ₂₀₂₃ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS ₂₀₂₃ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Austin-Round Rock-San Marcos, TX MSA – ACS 1-year recent mover 2 Bedroom	\$1,741	\$79	0.045	4	$0.045 < .5$ $4 \geq 4$ Use ACS ₂₀₂₃ 1-Year Austin-Round Rock-San Marcos, TX MSA 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

The calculation of the relevant Recent-Mover Adjustment Factor for Austin-Round Rock-San Marcos, TX MSA is as follows:

ACS ₂₀₂₃ 5-Year Area	ACS ₂₀₂₃ 5-Year 40th Percentile Adjusted Standard Quality Gross Rent	ACS ₂₀₂₃ 1-Year 40th Percentile Adjusted Standard Quality Recent-Mover Gross Rent
Austin-Round Rock-San Marcos, TX MSA	\$1,605	\$1,741

– All Bedroom

Area	Ratio	Recent-Mover Adjustment Factor
Austin-Round Rock-San Marcos, TX MSA	\$1,741 / \$1,605 =1.085	1.0847 ≥ 1.0 Use calculated Recent-Mover Adjustment Factor of 1.0847

3. Inflation Adjustment Factor Calculation

A gross rent inflation adjustment factor is applied based on a weighted average of a private source gross rent inflation factor and a Consumer Price Index gross rent inflation factor. Since Austin-Round Rock-San Marcos, TX MSA is covered by at least 3 private data sources, a local-based private rent factor is applied. Furthermore, since Austin-Round Rock-San Marcos, TX MSA is not covered by a local-CPI rent area, a Region-based CPI gross rent factor is applied.

Components of 2024 Inflation Adjustment Factor for Austin-Round Rock-San Marcos, TX MSA					
	R₂₀₂₄ = Shelter Rent Change, 2023 to 2024	U₂₀₂₄ = CPI Annual Utilities Change, 2023 to 2024	C₂₀₂₄ = ACS Utility Cost as a Percent of Gross Rent	Gross Rent Inflation Factor Calculation = (R₂₀₂₄ × (1 - C₂₀₂₄) + U₂₀₂₄ × C₂₀₂₄)	Inflation Factor Type
P₂₀₂₄ = Private Inflation Factor	0.96442	1.03068	0.09961	(0.96442 * 0.90039) + (1.03068 * 0.0996) = 0.97102	Local
CPI₂₀₂₄ = CPI Inflation Factor	1.05782	1.03068	0.14634	(1.05782 * 0.8537) + (1.03068 * 0.1463) = 1.05385	Region

The 2024 Gross Rent Inflation Factor for Austin-Round Rock-San Marcos, TX MSA is computed as follows:

$$= \text{CPI}_{2024} \times (1 - \text{W}_{2024}) + \text{P}_{2024} \times \text{W}_{2024}$$

$$= (1.05385 \times 0.356965956) + (0.97102 \times 0.643034044)$$

$$= (0.376189) + (0.624399)$$

= **1.00059**

4. **Trend Factor Adjustment**

The calculation of the Trend Factor is as follows: HUD forecasts the change in gross rents from 2024 to 2026 for each CPI area and Census Region. This makes Fair Market Rents "as of" FY2026.

Trend Factor		Trend Factor Type
Trend Factor	1.06308	Region

5. **Combination of Factors**

The FY 2026 2-Bedroom Fair Market Rent for Austin-Round Rock-San Marcos, TX MSA is calculated as follows:

Area	Base Rent		Recent-Mover Adjustment Factor		Annual 2023 to 2024 Gross Rent Inflation Adjustment		Trending 2024 to FY2026		FY 2026 2-Bedroom FMR
Austin-Round Rock-San Marcos, TX MSA	\$1,605	*	1.0847	*	1.00059	*	1.06308	=	\$1,852

6. **State Minimum Comparison**

In keeping with HUD policy, the preliminary FY 2026 FMR is checked to ensure that it does not fall below the state minimum.

Area	Preliminary FY2026 2-Bedroom FMR	FY 2026 Texas State Minimum	Final FY2026 2-Bedroom FMR
Austin-Round Rock-San Marcos, TX MSA	\$1,852	\$973	\$1,852 ≥ \$973 Use Austin-Round Rock-San Marcos, TX MSA FMR of \$1,852

7. **Bedroom Ratios Application**

Bedroom ratios are applied to calculate FMRs for unit sizes other than two bedrooms.

Click on the links in the table to see how the bedroom ratios are calculated.

FY 2026 FMRs By Unit Bedrooms					
	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
FY 2026 FMR	\$1,474	\$1,562	\$1,852	\$2,347	\$2,760

8. Comparison to Previous Year

The FY2026 FMRs for each bedroom size must not be below 90% of the FY2025 FMRs.

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY2025 FMR	\$1,549	\$1,650	\$1,949	\$2,484	\$2,882
FY2025 floor	\$1,395	\$1,485	\$1,755	\$2,236	\$2,594
FY 2026 FMR	\$1,474	\$1,562	\$1,852	\$2,347	\$2,760
Use FY2025 floor for FY2026?	No	No	No	No	No

Final FY2026 Rents for All Bedroom Sizes for Austin-Round Rock-San Marcos, TX MSA

Final FY 2026 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2026 FMR	\$1,474	\$1,562	\$1,852	\$2,347	\$2,760

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

Permanent link to this page:

http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2026_code/2026summary.odn?&year=2026&fmrtype=Final&selection_type=county&fips=4845399999

Select a different area

Press below to select a different county within the same state (same primary state for metropolitan areas):

Anderson County, TX
Andrews County, TX
Angelina County, TX
Aransas County, TX
Archer County, TX

Select a new county

Press below to select a different state:

Select a new state

Select a Final FY 2026 Metropolitan FMR Area:

Austin-Round Rock-San Marcos, TX MSA

Select Metropolitan FMR Area

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[FMR/IL Summary System](#) | [Multifamily Tax Subsidy Project \(MTSP\) Income Limits](#) | [HUD LIHTC Database](#)

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Austin Multi-Family Trend Report

Second Quarter 2025



Austin Investor Interests
Superior Apartment Research

\$980 Annually



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Austin Quarterly Snapshot

Average Occupancy:	88.07%
Average Rent:	\$1,385
Average Square Feet:	869
Average \$/SF:	\$1.59
New Units Added	5,741
Average Sales Price/Unit:	\$201,138



Did You Know

The statistics in this report are based on conventional properties unless otherwise noted. For further information, all of our data can be searched on the website.

2Q25 Affordable Housing Stats:

35,647 Units – 83.5% - \$1.32psf

2Q25 Student Housing Stats:

15,489 Units – 91.98% - \$2.53psf

2Q25 Senior Housing Stats:

8,550 Units – 81.68% - \$1.65psf

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Apartmenttrends.com

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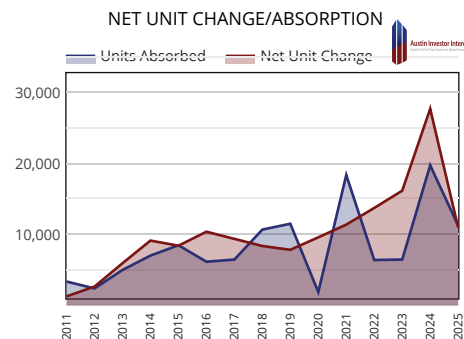


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Market Overview

Survive 2025!

The second quarter brought a small increase in occupancy, however rents continued to fall, and the addition of new units was incessant. Over the past 12 months, an unprecedented and staggering 25,000 units were delivered, yet absorption has been surprisingly strong, capturing ~70% of the additions. This is particularly notable considering the simultaneous decline in both job growth and in-migration over the past year. The aggressive push to fill these units left its mark, quashing rents and giving rise to the prevailing sentiment of "survive 2025."



Rents have declined for 11 consecutive quarters, bringing mid-year pricing back to levels last seen in 2021. As the cycle progresses, the dynamics remain familiar: Class A properties, heavily reliant on concessions, are offering two to three months of free rent, \$1,000 gift cards, and locator fees as high as 150%. This has put significant pressure on Class B and especially Class C assets, forcing them to lower rents in order to stay competitive.

Over time, market normalization is expected—assuming future supply aligns more closely with demand. Yet, in our 30+ years of tracking this market, we've seen this boom-and-bust pattern repeat itself time and again. So, the question remains: is this time different? There are a few indicators that suggest it might be.

Notably, there's been a marked decrease in migration from the East and West Coasts—markets that once saw no issue with the Austin area pricing are now found departing. This decline has not been offset by new arrivals, and it's particularly impactful in a market now 40% comprised of Class A inventory. In fact, over 70% of the 120,000 Class A units in Austin were built in just the past 4.5 years with the newcomers in mind.

While there's talk of a slowdown in development—with new starts down roughly 36%—the pipeline remains robust. Nearly 40,000 units are approved and awaiting groundbreaking or working toward a permit, and even if none of those proceed, the 35,000+ units currently under construction are expected to deliver the majority of their units within the next 18 months.

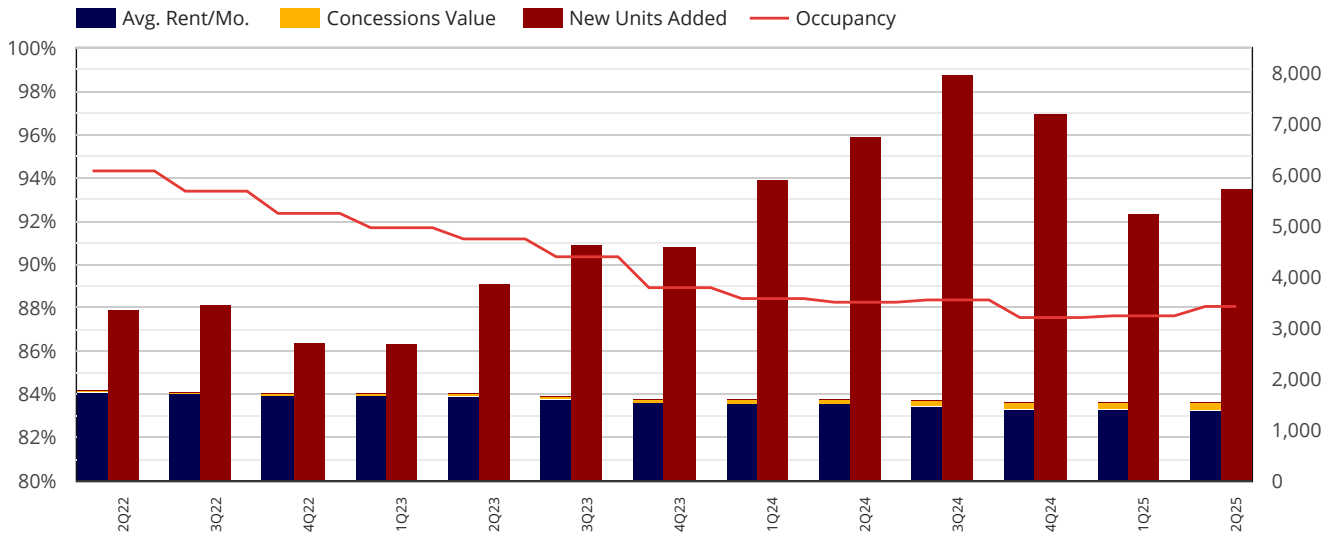
Sales have been minimal over the past year. However, as pricing continues to decline, contract activity on listings is beginning to rise. At the same time, foreclosures are also trending upward—an indication of stress in certain corners of the market.

Optimistic investors and developers continue to hold out hope for a turnaround, waiting for the right moment to fully re-engage. Yet forward momentum will ultimately be driven by job creation and population growth—or, in today's world, disrupted again by unforeseen external forces. Whether it's a displacing pandemic, a devastating snowpocalypse, or increasingly frequent fire and flood events, these risks have become less of an anomaly and more of a recurring challenge.

For now, the mantra has shifted to "Delay and Pray," as the market collectively holds its breath for a positive change in direction.



Historical Rents and Occupancy



	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25
Avg. Rent/Mo	\$1,742	\$1,707	\$1,670	\$1,678	\$1,654	\$1,603	\$1,533	\$1,518	\$1,511	\$1,450	\$1,400	\$1,389	\$1,385
Concessions	\$13	\$19	\$30	\$34	\$38	\$54	\$68	\$81	\$87	\$105	\$130	\$139	\$145
New Units	3,347	3,453	2,726	2,690	3,862	4,649	4,580	5,904	6,738	7,972	7,201	5,241	5,741
Occupancy	94.3%	93.4%	92.4%	91.7%	91.2%	90.4%	88.9%	88.4%	88.3%	88.4%	87.6%	87.6%	88.1%
Avg. \$/SF	\$2.02	\$1.98	\$1.93	\$1.94	\$1.92	\$1.86	\$1.78	\$1.76	\$1.75	\$1.68	\$1.61	\$1.60	\$1.59

Over the past 180 days, the market showed signs of recovery, with occupancy increasing for the second consecutive quarter. While the gains were modest, this marked the first period of positive momentum since mid-2021. Occupancy rose by 0.44%, from 87.6% last quarter to 88% this quarter. However, rents did not follow suit, declining for the eleventh consecutive quarter to an average of \$1.59 psf, or \$1,386/mo.

On an annual basis, occupancy slipped slightly by 0.19%, while the 24-month change revealed a more significant drop of 6.1%. The more dramatic movement, however, was in rental rates: effective rents fell 11% year-over-year, and are now down 18% from their post-pandemic highs of the past two years. As expected in a softening market, concessions played a prominent role. On average, incentives reduced market rents by 9.5%, equating to approximately \$132 in monthly tenant savings. Promotions remained aggressive:

existing units were frequently advertised with 4-6 weeks free, while newly delivered units offered 8-12 weeks free, often paired with perks such as \$1,000 gift cards. Leasing agents (locators) were also heavily incentivized, with compensation packages ranging from 100–125% of one month's rent to drive traffic and leasing velocity. Market performance varied widely by submarket. Student-oriented areas like UT and SM struggled, reportedly impacted by a reduction in student visas. The SEC was the only area where deportations were reported, contributing to volatility. In most submarkets, operators made trade-offs—either sacrificing rent to preserve occupancy, or vice versa. The steepest rent declines were observed in WMS, RR, N, E, and SE, while BAS reported the lowest occupancy due to a significant influx of new inventory. Conversely, submarkets such as SC, HAYS, C, and the NEC stood out, demonstrating strong performance with gains in both rent and occupancy.

Need More Information?

The Trend Report is meant to be a derivative of all of the data we collect in-house on all properties. The following are a few suggested reports when you need more than a gauge on market conditions. Our data is comprehensive, transparent and available through our interactive search on our website to allow you to specify your own criteria to gauge your own market. The following reports will likely be of great benefit on your specific market:

- Market Comparison Report
- Development Pipeline
- Comprehensive Profiles
- Historical Absorption
- And many more...

Visit our website
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Austin Region Multi-Family Trend Report / 2Q25

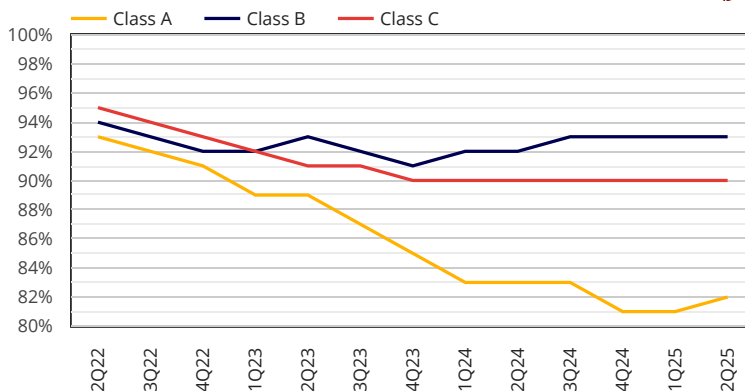
Continued from page 3

Over the past year, 131 new Class A properties were completed, delivering their final units to the market. These newly delivered, yet-to-be-stabilized units offered average rent concessions of 16.7%, equating to over \$258 in monthly discounts. Occupancy in this group averaged just 61.5%, with rents at \$1.69 per square foot, or approximately \$1,544 per month. In contrast, stabilized units experienced a 5% increase in occupancy, reaching 92.5%. However, average rents declined by 10%, falling to \$1.66 per square foot, or \$1,445 per month. Among the stabilized submarkets, the strongest performers included the NEC, UT, C, SM, HAYS, and E corridors—all of which maintained positive rent growth and absorption, with occupancy rates above 92.7%. Notably, with the exception of HAYS, these submarkets experienced little to no new development, which helped support performance. On the other hand, submarkets that saw a wave of new development faced more challenges. Areas such as BAS, WMS, N, NW, RR, and SE reported rent declines of 3-7% alongside falling occupancy levels.

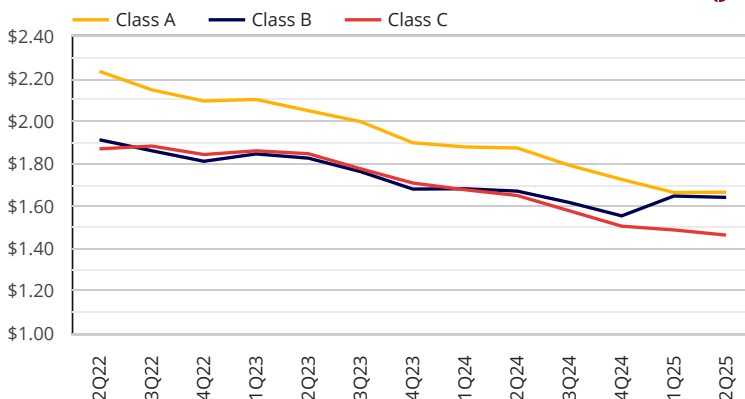
With numerous developments underway, we're asked about trends that can help distinguish projects in today's competitive market. A full amenity report is included at the end of this document, but here's a quick snapshot of features with their average monthly fees: Fenced Yards: \$108; Rentable Storage: \$59; Carports: \$43; Detached Garages: \$128. Additionally, electric car charging stations, community gardens, and book-sharing hubs are good for the social engagement they encourage.

Continued on page 7

Historical Occupancy by Class



Historical Rental Rates by Class



Submarket Average \$/SF & Occupancy by Class



OCCUPANCY AND RENTAL RATES

2Q25	CLASS A		STAB CLASS A		CLASS B		CLASS C		TOTALS		QTR CHANGE		ANN CHANGE	
	OCC	RENT	OCC	RENT	OCC	RENT	OCC	RENT	OCC	RENT	OCC	RENT	OCC	RENT
BAS	50.4%	\$1.39	82.9%	\$1.55	93.6%	\$1.52	90.1%	\$1.19	67.5%	\$1.40	-0.9%	-0.10%	-26.4%	-6.53%
C	90.1%	\$2.21	94.9%	\$2.19	95.5%	\$2.13	91.8%	\$2.01	92.7%	\$2.11	2.5%	1.82%	2.0%	-4.06%
CBD	86.7%	\$3.66	94.5%	\$3.16	95.3%	\$2.94	92.6%	\$2.20	91.5%	\$3.22	0.2%	-0.57%	7.0%	4.43%
CP/L	86.3%	\$1.41	92.6%	\$1.41	93.9%	\$1.39	92.7%	\$1.23	89.5%	\$1.39	-0.1%	-0.71%	-0.6%	-13.12%
E	76.4%	\$1.56	94.2%	\$1.70	-	-	88.4%	\$1.19	77.5%	\$1.53	-0.6%	-1.72%	-0.5%	-10.77%
EC	87.3%	\$2.33	94.6%	\$2.34	93.9%	\$2.24	72.7%	\$2.02	88.2%	\$2.29	0.6%	1.01%	-0.4%	-3.48%
HAYS	82.5%	\$1.45	92.7%	\$1.47	92.3%	\$1.47	86.1%	\$1.54	85.1%	\$1.46	2.9%	2.08%	2.2%	-9.74%
N	76.3%	\$1.69	86.8%	\$1.64	92.5%	\$1.38	89.0%	\$1.38	87.2%	\$1.44	-0.6%	-2.22%	-1.6%	-12.97%
NC	81.7%	\$1.98	93.8%	\$1.98	94.8%	\$1.95	88.8%	\$1.54	86.6%	\$1.89	2.4%	0.84%	0.2%	-7.67%
NE	81.5%	\$1.43	91.3%	\$1.43	92.1%	\$1.36	92.3%	\$1.36	85.7%	\$1.40	-0.7%	-0.05%	-2.1%	-11.07%
NEC	92.9%	\$2.05	96.6%	\$1.77	-	-	88.5%	\$1.42	89.8%	\$1.61	3.8%	1.55%	8.3%	-4.28%
NW	78.9%	\$1.60	93.5%	\$1.53	93.9%	\$1.33	92.6%	\$1.41	91.9%	\$1.41	0.8%	-1.25%	-0.4%	-9.72%
NWC	-	-	-	-	95.4%	\$1.39	89.1%	\$1.48	89.6%	\$1.47	-	-1.11%	-0.4%	-8.36%
RR	82.6%	\$1.40	92.2%	\$1.37	90.1%	\$1.32	90.0%	\$1.35	87.2%	\$1.36	2.6%	-3.28%	-2.4%	-11.93%
S	84.5%	\$1.61	93.1%	\$1.58	91.9%	\$1.45	92.7%	\$1.55	89.2%	\$1.54	-0.6%	-0.82%	-1.7%	-9.52%
SC	87.5%	\$2.56	95.0%	\$2.48	94.7%	\$2.39	90.8%	\$1.85	91.6%	\$2.11	-0.3%	2.43%	0.3%	-2.63%
SE	81.1%	\$1.51	91.4%	\$1.46	90.2%	\$1.35	85.3%	\$1.26	84.0%	\$1.43	-2.7%	-1.30%	-0.7%	-8.97%
SEC	86.4%	\$1.90	90.0%	\$1.93	96.3%	\$2.00	90.9%	\$1.40	90.3%	\$1.62	0.6%	-0.59%	3.0%	-7.03%
SM	79.4%	\$1.38	92.8%	\$1.46	89.9%	\$1.34	81.0%	\$1.35	81.6%	\$1.36	0.2%	1.82%	1.3%	-13.76%
SW	92.8%	\$1.72	93.9%	\$1.74	94.1%	\$1.52	93.2%	\$1.46	93.4%	\$1.55	0.2%	-1.19%	0.6%	-8.26%
UT	98.6%	\$2.54	98.6%	\$2.54	92.6%	\$2.09	88.1%	\$1.95	93.3%	\$2.22	1.8%	0.14%	1.8%	-8.99%
W	83.3%	\$1.78	95.3%	\$1.75	92.9%	\$1.49	92.6%	\$1.60	90.7%	\$1.58	0.7%	0.53%	1.8%	-6.68%
WMS	80.9%	\$1.28	91.5%	\$1.27	93.7%	\$1.28	91.1%	\$1.47	83.5%	\$1.30	1.4%	-3.52%	1.3%	-13.82%
TOTAL	82.9%	\$1.67	92.5%	\$1.66	93.2%	\$1.64	90.4%	\$1.46	88.1%	\$1.59	0.4%	-0.48%	-0.2%	-8.73%
% OF TOTAL	CLASS A		STAB CLASS A		CLASS B		CLASS C		TOTALS		 Austin Investor Interests Superior Central Texas Apartment Market Research			
	411 PROPERTIES (37%)		279 PROPERTIES		239 PROPERTIES (22%)		461 PROPERTIES (41%)		1111 PROPERTIES					
	116,343 UNITS (40%)		80,249 UNITS		70,435 UNITS (24%)		101,974 UNITS (35%)		288,752UNITS					

Austin Region Multi-Family Trend Report / 2Q25

UNIT MIX

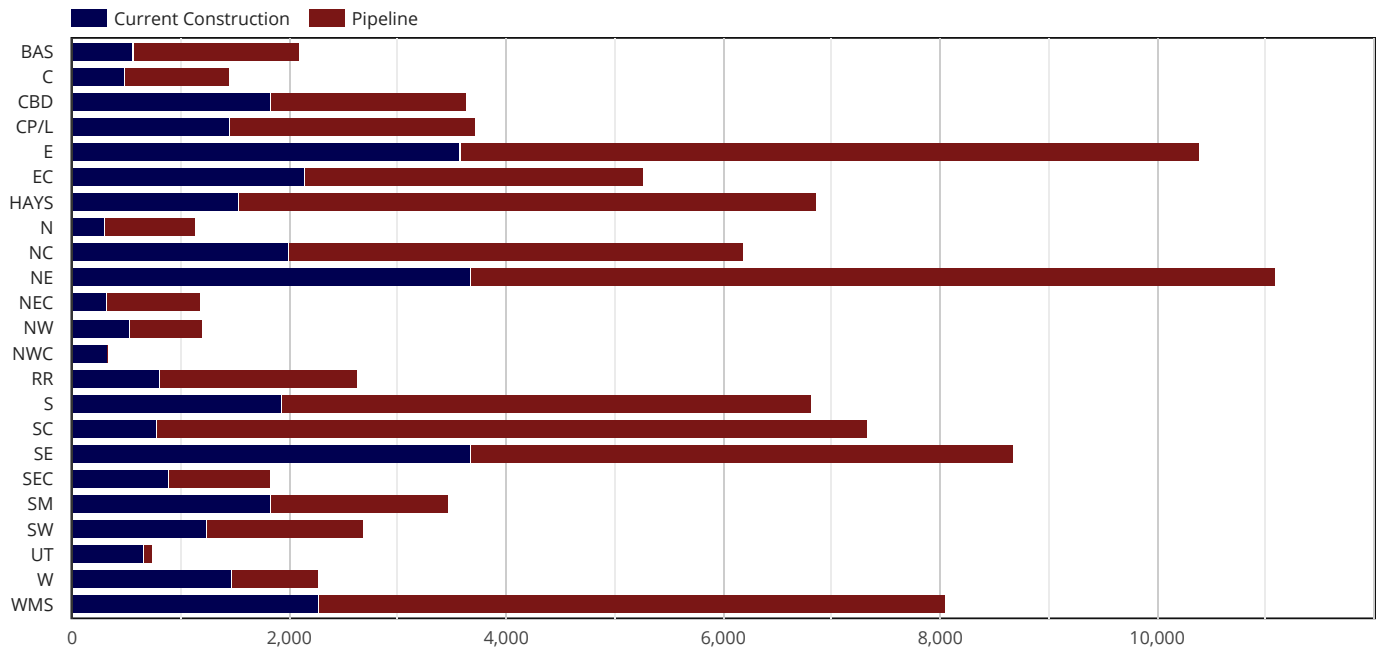
2Q25	Efficiency		1 Bedroom		2 Bedrooms		3 Bedrooms		4+ Bedrooms		Overall		Concess	#
	SF	RENT	SF	RENT	SF	RENT	SF	RENT	SF	RENT	SF	RENT	Adjust	Props.
BAS	-	-	709	\$1,158	988	\$1,337	1,427	\$1,742	-	-	952	\$1,333	7.81%	12
C	496	\$1,229	697	\$1,513	1,041	\$2,058	1,360	\$2,853	-	-	795	\$1,675	6.91%	42
CBD	517	\$1,861	816	\$2,633	1,346	\$4,187	2,166	\$8,525	-	-	982	\$3,193	6.64%	29
CP/L	554	\$970	748	\$1,105	1,134	\$1,484	1,450	\$1,887	1,990	\$2,725	928	\$1,291	12.07%	66
E	559	\$1,167	763	\$1,247	1,129	\$1,560	1,421	\$2,038	-	-	905	\$1,381	15.02%	19
EC	487	\$1,358	731	\$1,751	1,137	\$2,335	1,505	\$3,019	-	-	802	\$1,849	8.33%	38
HAYS	569	\$1,097	739	\$1,167	1,096	\$1,482	1,380	\$1,919	2,343	\$2,658	914	\$1,332	10.60%	34
N	424	\$856	679	\$1,024	1,015	\$1,352	1,326	\$1,740	1,917	\$2,390	798	\$1,146	9.68%	91
NC	519	\$1,182	722	\$1,378	1,097	\$1,935	1,320	\$2,250	-	-	807	\$1,514	10.75%	55
NE	538	\$940	728	\$1,077	1,081	\$1,428	1,399	\$1,826	1,755	\$2,204	887	\$1,241	11.28%	94
NEC	499	\$1,043	674	\$1,155	974	\$1,403	1,201	\$1,988	1,500	\$1,356	776	\$1,248	9.24%	24
NW	469	\$730	728	\$1,094	1,066	\$1,414	1,382	\$1,777	1,793	\$2,130	886	\$1,244	9.24%	95
NWC	436	\$805	692	\$1,048	1,035	\$1,455	1,418	\$2,071	1,800	\$2,368	844	\$1,235	4.51%	24
RR	547	\$923	744	\$1,075	1,071	\$1,386	1,366	\$1,751	1,775	\$1,913	914	\$1,242	9.62%	58
S	516	\$1,031	714	\$1,168	1,052	\$1,483	1,371	\$1,872	1,740	\$2,153	849	\$1,300	8.56%	78
SC	473	\$1,235	712	\$1,579	1,028	\$1,948	1,537	\$3,461	1,201	\$2,140	811	\$1,702	4.72%	61
SE	545	\$1,075	709	\$1,088	1,061	\$1,400	1,279	\$1,693	1,193	\$1,701	857	\$1,227	10.52%	39
SEC	474	\$1,090	679	\$1,178	992	\$1,453	1,206	\$1,752	1,324	\$1,587	811	\$1,299	6.81%	75
SM	454	\$809	706	\$1,046	963	\$1,246	1,201	\$1,573	1,441	\$1,470	838	\$1,156	8.84%	44
SW	546	\$1,137	770	\$1,289	1,118	\$1,656	1,403	\$2,006	-	-	934	\$1,466	7.48%	39
UT	442	\$1,169	686	\$1,662	1,010	\$2,157	1,229	\$2,861	1,710	\$2,600	746	\$1,740	6.96%	12
W	608	\$1,258	796	\$1,399	1,194	\$1,877	1,605	\$2,440	2,147	\$2,334	1,041	\$1,686	8.60%	24
WMS	596	\$919	753	\$1,066	1,117	\$1,370	1,491	\$1,762	2,194	\$2,425	946	\$1,233	17.25%	58
TOTAL	502	\$1,123	724	\$1,233	1,073	\$1,580	1,403	\$2,020	1,632	\$1,930	869	\$1,386	9.47%	1111
% OF TTL	13,070 Units 4.5%		161,452 Units 55.9%		100,126 Units 34.7%		12,591 Units 4.4%		1,495 Units 0.5%					



Austin Investor Interests
Superior Central Texas Apartment Market Research



DEVELOPMENT PIPELINE DISTRIBUTION



Historical Construction Activity

Quarter by Quarter Comparison

Activity	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25
Starts (TTL)	7,146	7,867	5,309	7,186	3,375	5,817	6,299	4,535	2,424	2,375	6,245	2,438	960
Submittals (TTL)	13,815	10,679	11,499	5,481	6,932	4,940	5,527	6,717	5,457	5,036	5,420	4,604	4,333
New Units Added (CNV)	3,347	3,453	2,726	2,690	3,862	4,649	4,580	5,904	6,738	7,972	7,201	5,241	5,741
New Units Added (Non-CNV)	1,240	476	1,221	400	642	1,286	1,603	701	1,832	1,221	1,349	1,454	1,593
Absorption (CNV)	2,629	1,164	603	974	2,531	2,353	607	3,398	5,369	7,112	3,865	4,914	6,338
Occupancy (CNV)	94.33%	93.39%	92.37%	91.70%	91.19%	90.36%	88.93%	88.43%	88.26%	88.37%	87.55%	87.63%	88.07%

Continued from page 4

Many in the industry believe 2026 will be the year to fully re-engage in development, largely due to the current slowdown in new project starts. However, it's important to remember that most developers are eyeing the same opportunity window. While there are early signs that construction loan availability is improving, equity financing remains a major hurdle. Over the past two and a half years, developers have repeatedly postponed start and completion dates. Of these projects, 75 sites currently hold an expired, on-hold, or canceled status. The latest assessment removed more than 22,000 units from the active pipeline.

New submittals this quarter remained consistent with the previous two, totaling 4,333 units across 12 projects. Currently, 125 projects comprising 39,828 units are filed for permits, and another 44 projects—representing 12,877 units—are approved with permit in hand.

However, new starts continue to decline. This quarter saw just three projects break ground with 960 units—a second consecutive quarter of nearly a one-third decline from previous periods.

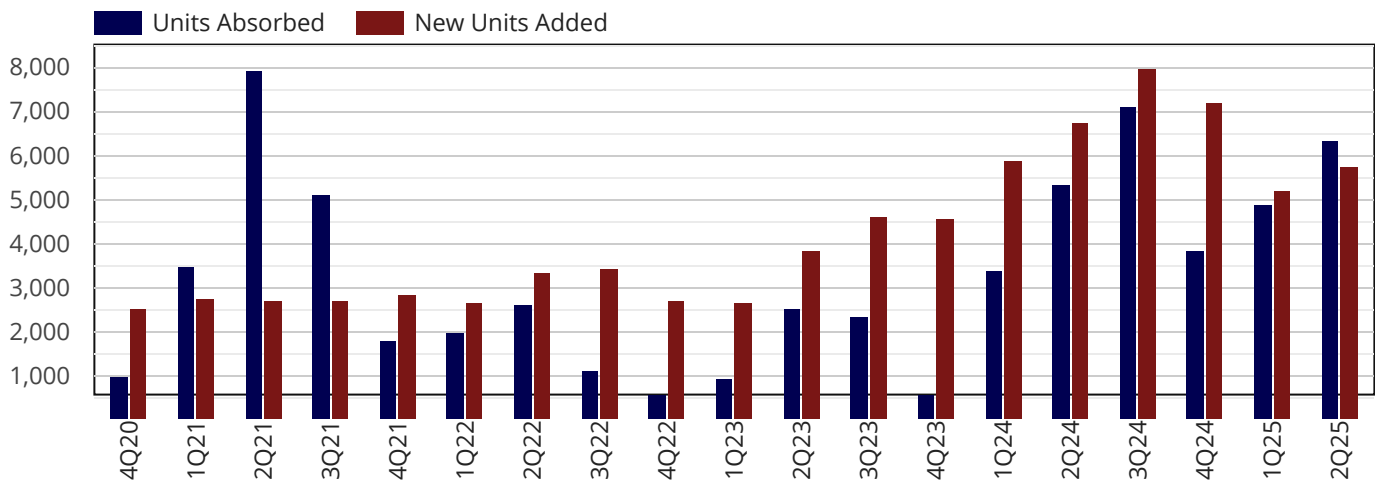
There are now 143 properties under construction across all product types, totaling 34,231 units. Of these, 75% are conventional multifamily; the rest are

affordable housing (5,933 units) or single-family/BTR homes (2,026 units). Although delays in unit completions continued this quarter, 7,334 units of all product types were still delivered in the past 90 days, including 5,741 conventional units.

Developers are anticipating a sharp 36% drop in new deliveries over the next year—from 126 projects with 31,772 units completed in the past 12 months to fewer than 97 projects with a total of 21,000 in the coming year.

Submarkets expected to receive the largest share of this upcoming inventory include: NE & SE (10%), WMS & E (8%), W and the CBD (7%).

OVERALL ABSORPTION/NEW UNITS ADDED



2Q25	2Q25				CNV: New Development Summary		
	CNV HSG Absorption & Units Added				Last 12 Months	Next 12 Months	
	Rentable Units	New Uts Added	Net Unit Change	Absrbd Units	New Units Added	Est Starts	Est Complete
BAS	1,664	133	133	76	651	301	420
C	7,239	50	50	223	273	-	228
CBD	7,449	195	195	192	601	330	1,482
CP/L	18,652	466	466	408	1,744	838	925
E	5,431	444	444	314	1,628	2,598	1,098
EC	9,909	602	602	585	1,588	375	695
HAYS	8,896	112	112	349	1,468	620	798
N	24,020	209	185	11	1,118	516	189
NC	15,321	316	376	680	2,580	2,257	674
NE	28,334	1,357	1,397	1,020	4,105	2,152	1,951
NEC	5,611	-	-70	213	518	532	-
NW	28,258	51	51	260	903	279	126
NWC	5,994	-	-	-	-8	-	-
RR	16,477	45	45	465	1,531	1,402	350
S	19,635	446	446	275	1,343	2,999	986
SC	12,853	177	177	125	260	1,583	393
SE	11,202	385	493	122	1,491	2,859	1,459
SEC	18,371	-	-	119	92	625	598
SM	8,061	121	121	113	1,121	886	803
SW	11,694	46	46	62	64	604	266
UT	1,905	-	-57	-22	-	-	341
W	6,335	102	102	134	250	805	1,289
WMS	15,441	484	484	614	2,834	2,661	574
Total	288,752	5,741	5,798	6,338	26,155	25,222	15,645

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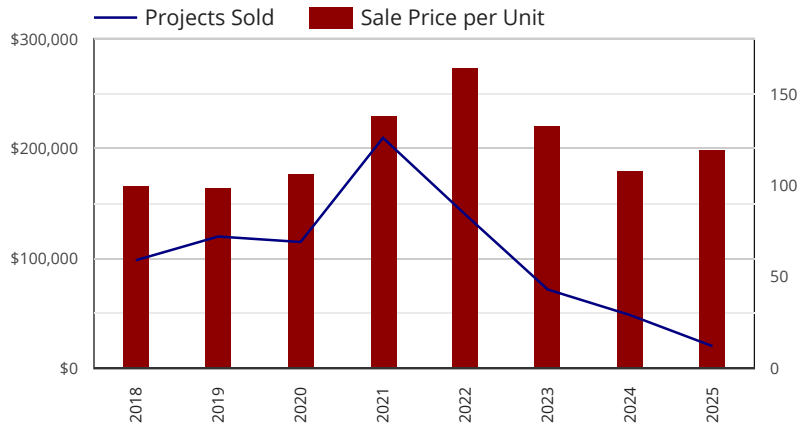
As shown in the adjacent chart, conventional market-rate developments will bring an estimated 15,645 new units across 68 projects in the coming year. More than 5,000 non-conventional units are also expected in the next 12 months. In total, over half of these are projected to be delivered within the next two quarters.

The pace of absorption for these new units will play a critical role in shaping future development activity. Currently, there are 70 conventional projects totaling 25,222 units expected to break ground in the next 12 months. However, many of these starts remain tentative due to unresolved financing and continued market volatility.

On a more positive note, the most recent quarter saw the delivery of 5,741 conventional units alongside a strong absorption rate of 110%—with 6,338 units absorbed. This marks a continuation of impressive demand and a much-needed shift in a market that has struggled since mid-2022.

Annually, performance has also improved. Of the 26,155 units delivered over the past year, approximately 85% have been absorbed. Most submarkets have seen positive absorption, with the exception of UT. Areas matching deliveries with absorption include the CBD, CP/L, and EC. Submarkets outperforming in absorption include NC, NW, RR, HAYS, and WMS.

HISTORICAL SALES PRICE/UNIT



Second Quarter Sales

Project:*	Submarket	Units
1 - 24 Longview (SH)	UT	70
2 - Azure	NEC	199
3 - Lotus Village	N	222
4 - Revl on Lamar	C	279
5 - Summit Brownstones	WMS	59
6 - Tides at Mueller	NEC	181
7 - Villas at Mueller	NEC	124

Some sales may not be shown due to reporting delays. Please check the [apartmenttrends.com](https://www.apartmenttrends.com) platform for the latest data in sales along with historical transactions back to 1990.

During the second quarter, multifamily sales activity continued to slow, with only seven transactions reported. These sales represented 1,134 units, averaging \$201,138 per unit or \$215 per square foot for traditional sales (excluding foreclosures). The average vintage of these properties was 1996, primarily Class C assets.

Over half of the transactions were foreclosures, and all are now bank-owned REO properties, which can be identified in the platform with "REO" preceding the property name.

On a trailing 12-month basis, total sales volume declined 26% year-over-year, with just 45 properties changing hands—representing nearly 10,000 units. The average sale price dipped slightly, down 3% YoY to \$195,140 per unit.

While the overall average pricing hasn't shown a dramatic downward trend, this is largely due to the composition of assets sold. Breaking it down by asset class:

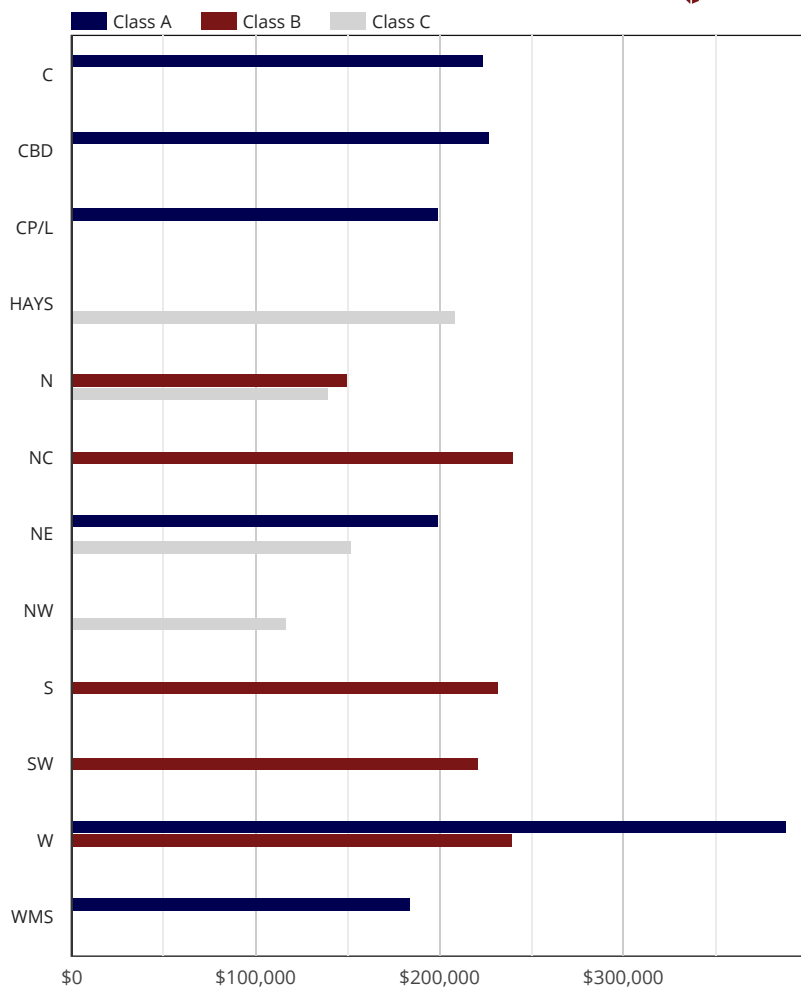
Class C values remained relatively stable at \$151,900 per unit.

Class B assets saw an increase of nearly 8%, averaging \$221,770 per unit.

Class A properties experienced a 12% decline, averaging \$207,950 per unit, now below Class B pricing.

Investor sentiment showed signs of softening, with pricing concessions becoming more common in Q2. The number of listings nearly doubled, reaching 60 active properties. Notably, about one-third had pending contracts by the end of the quarter. In San Marcos, market conditions remained volatile. The area accounted for a significant portion of active listings, including student housing and a few market-rate deals. As expected, assets purchased during the 2021–2022 peak continue to face the most distress, with further discounted pricing and potential foreclosures anticipated.

ANNUAL SALES PRICE PER UNIT BY SUBMARKET



Austin Region Multi-Family Trend Report / 2Q25

MARKET OVERALL

2Q25	CURRENT CONSTRUCTION		CNV COMPLETIONS		ABSORPTION		OCCUPANCY		RENTAL		ANNUAL SALES \$ Per Unit
	Rentable Units	CNV Const Remaining	12 MOS	24 MOS	12 MOS	24 MOS	2Q25	Annual Change	2Q25	Annual Change	
BAS	1,664	420	651	663	172	143	67.55%	-26.43%	\$1.40	-6.53%	-
C	7,239	477	273	541	393	415	92.65%	2.01%	\$2.11	-4.06%	\$223,835
CBD	7,449	1,834	601	1,609	1,030	1,323	91.50%	7.01%	\$3.22	4.43%	\$227,273
CP/L	18,652	1,355	1,744	3,312	1,463	2,624	89.49%	-0.58%	\$1.39	-13.12%	\$192,000
E	5,431	2,434	1,628	3,142	1,270	1,901	77.48%	-0.49%	\$1.53	-10.77%	-
EC	9,909	1,689	1,588	2,133	1,362	1,714	88.23%	-0.39%	\$2.29	-3.48%	-
HAYS	8,896	1,530	1,468	2,829	1,411	1,900	85.06%	2.19%	\$1.46	-9.74%	\$208,333
N	24,020	189	1,118	2,024	362	672	87.18%	-1.61%	\$1.44	-12.97%	\$153,176
NC	15,321	1,689	2,580	4,059	2,233	2,959	86.59%	0.21%	\$1.89	-7.67%	\$240,214
NE	28,334	2,585	4,105	6,092	3,148	4,402	85.70%	-2.10%	\$1.40	-11.07%	\$183,590
NEC	5,611	-	518	1,051	835	836	89.81%	8.25%	\$1.61	-4.28%	-
NW	28,258	526	903	1,043	745	743	91.85%	-0.36%	\$1.41	-9.72%	\$116,879
NWC	5,994	321	-8	-8	-34	-181	89.62%	-0.45%	\$1.47	-8.36%	-
RR	16,477	350	1,531	2,464	899	1,546	87.22%	-2.38%	\$1.36	-11.93%	\$209,210
S	19,635	1,930	1,343	2,161	868	1,660	89.23%	-1.66%	\$1.54	-9.52%	\$232,026
SC	12,853	768	260	394	169	359	91.58%	0.32%	\$2.11	-2.63%	\$259,615
SE	11,202	2,004	1,491	3,320	1,287	2,245	84.05%	-0.70%	\$1.43	-8.97%	-
SEC	18,371	598	92	1,535	632	1,180	90.28%	3.01%	\$1.62	-7.03%	-
SM	8,061	1,139	1,121	1,912	1,007	989	81.63%	1.29%	\$1.36	-13.76%	\$168,760
SW	11,694	901	64	576	125	509	93.40%	0.56%	\$1.55	-8.26%	\$221,000
UT	1,905	341	-	-	-18	-7	93.28%	1.79%	\$2.22	-8.99%	\$271,366
W	6,335	1,289	250	387	338	364	90.66%	1.80%	\$1.58	-6.68%	\$267,588
WMS	15,441	1,239	2,834	6,787	2,532	5,660	83.49%	1.25%	\$1.30	-13.82%	\$184,285
Total	288,752	25,608	26,155	48,026	22,229	33,956	88.07%	-0.19%	\$1.59	-8.73%	\$195,141

Amenity Comparison



Austin Investor Interests
Superior Apartment Research

AUS Reg. - 2nd Quarter 2025 Conventional Housing

COMMUNITY ACTIVITY AMENITIES	# IN TA	% IN TA
Pool(s)	1075	97%
Hot Tub/Spa	217	20%
Sport(s) Court	200	18%
Sand Volleyball	140	13%
Golf/Putt. Green	51	5%
Playground	199	18%
Dog Park	816	73%
BBQ Grills	1038	93%
Social Venues	643	58%
ADDITIONAL AMENITIES	# IN TA	% IN TA
WIFI (Area)	944	85%
Fiber Network	964	87%
Green Living	152	14%
LEED Certified	41	4%
Smart Thermostats	355	32%
Car Chg. Station	315	28%
UNIT AMENITIES	# IN TA	% IN TA
Jacuzzi/Garden Tubs	636	57%
Microwave	931	84%
Pantry	1075	97%
Appliances	1002	90%
W/D Connections	889	80%
Washer/Dryers	813	73%
Patio/Balcony	1027	92%

COMMUNITY INTERIOR AMENITIES	# IN TA	% IN TA
Fitness Center	938	84%
Business Center	803	72%
Clubhouse	937	84%
Media Room	230	21%
Game Room	462	42%
Conference Room	459	41%
Laundry Room(s)	450	41%
Elevator(s)	306	28%

SECURITY	# IN TA	% IN TA
Intrusion Alarms	291	26%
Access Gate(s)	771	69%

PARKING	# IN TA	% IN TA
Attached Garages	194	17%
Detached Garages	361	32%
Direct / Brz Garages	122	11%
Carports	540	49%
Parking Garage	279	25%
Public Transit	646	58%

Additional Revenues and Utility/Fee Summary

PARKING	% IN TA	AVG.COST>0
Attached Garages	17%	\$132
Detached Garages	32%	\$128
Direct / Brz Garages	11%	\$145
Carports	49%	\$43
Parking Garage	25%	\$60

*Type of parking exist at site.

UTILITIES	% IN TA
All Bills Paid	1%
Electric Paid	1%
Water Paid	3%
Gas Paid	2%
Cable	3%

NON-OPTIONAL FEES	% IN TA	AVG.COST>0
Application Fee	100%	\$73
Admin Fee	84%	\$171
Pest Control	91%	\$5
Valet Trash	59%	\$29
Trash Cost (Non-Valet)	41%	\$14
Pet Rent	96%	\$22
Pet Fee	99%	\$326
Technology Pkg	0%	\$0
RENTABLE STORAGE	% IN TA	AVG.COST>0
Rentable Storage	35%	\$59

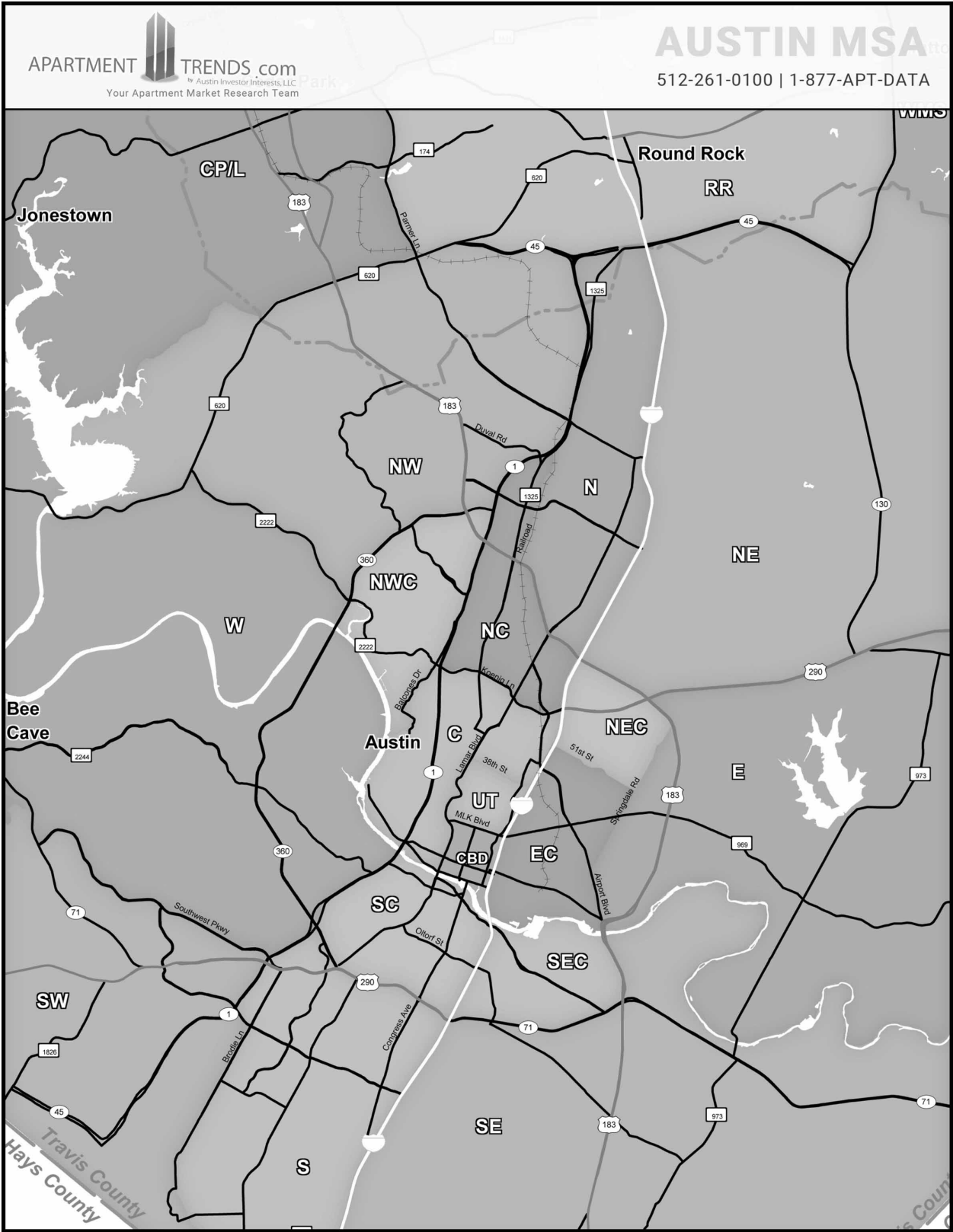
PREMIUM COST/UNIT AVG.	% IN TA	AVG.COST>0
Fireplace	0%	\$0
View	55%	\$44
Yard	38%	\$108
Furnished	1%	\$2,043
Floor	61%	\$37
Upgrades/Renov. Cost	25%	\$145
Premium Finish Out	5%	\$137

*Pricing listed when available and averaged - many cannot confirm allocations.

*Pricing listed when available and averages are provided only as a general gauge. * Number in the target area denotes properties with availability of some amenity types that may not apply to all units. Reference property profiles for detail.

Disclaimer: The information contained herein was obtained from our industry sources and other third parties, and we have used commercially reasonable efforts to gather, verify, analyze and report such information. NONETHELESS, WE MAKE NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE, WITH RESPECT TO THE INFORMATION CONTAINED HEREIN. All information should be independently verified by the user of this report. Reproduction of this report in whole or part is prohibited without prior written consent of Austin Investor Interests, LLC.

Date Produced: 23-Jul-2025



HCV

Number of Bedrooms on	SRO	EFF.	1-BR.	2-BR.	3-BR.	4-BR.	5-BR.
P23 voucher 2-1-2023 110%	\$1034	\$1378	\$1525	\$1789	\$2297	\$2658	\$3056
P24 voucher 2-1-2024 100%	\$1139	\$1519	\$1635	\$1924	\$2470	\$2840	\$3266
P25 voucher 1-1-2025 100%	\$1162	\$1549	\$1650	\$1949	\$2484	\$2882	\$3314

EHV and VASH and SV

Bedrooms Size	SRO	EFF.	1-BR.	2-BR.	3-BR.	4-BR.	5-BR.
EHV23 VAS23 voucher -2-1-2023 120%	\$1128	\$1504	\$1663	\$1951	\$2506	\$2899	\$3334
EHV24 VAS24 voucher -2-1-2024 120%	\$1366	\$1822	\$1962	\$2308	\$2964	\$3408	\$3919
EHV25 VAS25 voucher -1-1-2025 120%	\$1394	\$1859	\$1980	\$2339	\$2981	\$3458	\$3977



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

AAHC ITEM 7.

MEETING DATE: October 16, 2025
STAFF CONTACT: Ron Kowal
ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02918 by the Board of Commissioners of the Housing Authority of the City of Austin to take the following actions with regard to the Bridge at Center Ridge Apartments (the "Development") in Austin, Texas: (i) facilitate the financing, and (ii) 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. 02918 to take the following actions with regard to the Bridge at Center Ridge Apartments (the "Development") in Austin, Texas: (i) facilitate the financing, and (ii) such other actions necessary or convenient to carry out this Resolution.

SUMMARY

Background:

The Austin Affordable Housing Corporation (AAHC) and Community Development Trust (CDT) jointly acquired Bridge at Tech Ridge and Bridge at Center Ridge in September 2016. The properties are located at 12800 Center Lake Drive, Austin, Texas 78753, and 701 Center Ridge Drive, Austin, Texas 78753, near the intersection of Parmer Lane and IH 35 that provides residents with access to major employers in the North Central Austin Tech Ridge area.

Bridge at Tech Ridge is a 294-unit apartment community with 210 one-bedroom and 71 two-bedroom units. Bridge at Center Ridge is a 348-unit apartment community with 252 one-bedroom and 96 two-bedroom units.

CDT, an investment partner of AAHC, is a New York-based real estate investment trust founded in 1999 that focuses on the long-term preservation of workforce housing. The firm has a portfolio of over 50,000 units across the United States and has invested more than \$2 billion in 44 states. AAHC works with CEO Joe Riley and Senior Vice President and head of acquisitions Michael Lear.

Both properties were built in 2007, with Bridge at Tech Ridge situated on approximately 17.9 acres and Bridge at Center Ridge on 23.5 acres. Both communities offer extensive amenities, including resort-style pools, a 24-hour fitness center, an executive business center, large community rooms, and walking trails. Bridge at Tech Ridge is currently 94% occupied, and Bridge at Center Ridge is 93% occupied.

Process:

The current loans on both properties are maturing at the end of October. AAHC and CDT are seeking new financing to ensure the continued preservation of workforce housing at both sites.

The new debt will be structured as two separate notes, one for each property, in an amount not to exceed \$35 million on each asset. The loan will be provided by Freddie Mac at an interest rate of approximately 5.25% each.

Additionally, \$2 million will be set aside for capital repairs to address the roofs and exterior painting of both properties.

Both properties exceed the minimum required affordable set-asides under Chapter 392. Over a ten-year period, the property management has created additional naturally occurring affordable units by carefully managing rent increases. A current breakdown of the affordable levels provided at both sites is available.

Staff Recommendation:

Staff recommends approval of Resolution No. 02918.

ATTACHMENTS:

Center Ridge - Bridges Community Benefit Summary_October 2025 FINAL

RESOLUTION NO. 02918

Resolution Authorizing the Housing Authority of the City of Austin to take the following actions with regard to the Bridge at Center Ridge Apartments (the “Development”) in Austin, Texas: (i) facilitate the financing, and (ii) such other actions necessary or convenient to carry out this Resolution.

WHEREAS, AAHC-CDT Center Ridge, LLC, a Texas limited liability company (“Owner”), leases certain real property from HACA pursuant to a long-term ground lease on which the Owner operates the Development;

WHEREAS, Owner desires to replay existing debt and obtain new financing for the continued operation of the Development (the “Financing”);

NOW, THEREFORE, the Board of Commissioners of HACA hereby approves and adopts the following resolutions, and hereby authorizes its Chief Executive Officer (or the Chief Executive Officer’s designee) to do the following:

1. Review, execute and approve all documents necessary to effectuate the Owner’s Financing for the Development, including but not limited to such security instruments and estoppel certificates as any lender involved with the Development may require, all on such terms and containing such provisions as the Chief Executive Officer (or his designee) shall deem appropriate, and the approval of the terms of each such instrument shall be conclusively evidenced by his execution and delivery thereof.

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

[End of Resolution]

PASSED, APPROVED and ADOPTED this 16th day of October, 2025.

CHAIRPERSON

ATTEST:

SECRETARY

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

**The Bridge at Center Ridge
701 Center Ridge Drive
Austin, Texas 78753**

**The Bridge at Tech Ridge
12800 Center Lake Drive
Austin, Texas 78753**

COMMUNITY BENEFIT SUMMARY



This summary is directed to nonprofit and government entities with the intended purpose of continuing a partnership for the purposes of maintaining affordable housing. It is not intended for retail investor use. No securities offering or investment advisory services are being offered by CDT in connection with this presentation. Unless expressly stated or otherwise indicated, you may not duplicate, redistribute or forward this presentation or any portion thereof by any means to any other person. This document is not intended for distribution or use without the express approval of CDT.

Risk factors (not all inclusive) include regulatory compliance and audits, general economic risk, risks associated with the structure, management, and concentration of the equity owners in the limited partnership, reliance on key personnel, conflicts of interest, third party litigation, environmental liabilities, and risks associated with leverage.

The Bridges at Center & Tech Ridge – Community Benefit Summary

1. Tenant Benefits

a. Housing Quality

CDT provides long-term capital to support the creation and preservation of high-quality affordable housing throughout the United States. We work to create stability in the communities we support, which enhances the quality of life for our residents. The Bridges at Center & Tech Ridge (“The Properties”) are adjacent apartment communities situated on 41 acres with natural green space and Class A community amenities providing a high-quality lifestyle for its residents.

Some of the amenities provided at The Bridges at Center & Tech Ridge include sidewalk connectivity throughout the property, two resort-style two-tier swimming pools, poolside outdoor kitchens, brand new state-of-the-art 24-hour fitness centers, and two on-site dog parks. Our inviting clubhouses feature a coffee and tea bar, executive business resource center, gift wrap stations, and 24-hour package parcel locker systems. Each apartment also offers an on-site laundry facility, on-site maintenance and management teams, and complimentary Wi-Fi in all common areas, as well as carports and garages available for rent. The gourmet kitchen features custom cabinetry and energy-efficient appliances and is combined with an open, spacious design to make the properties a place to both relax and entertain. Every floorplan offers vaulted ceilings with ceiling fans, spacious closets, washer/dryer connections, and a private patio or balcony.



More images located at <https://www.bridgeatcenterridge.com/> & <https://www.bridgeattechridge.com/>

b. Location

i. Community Retail and Grocery

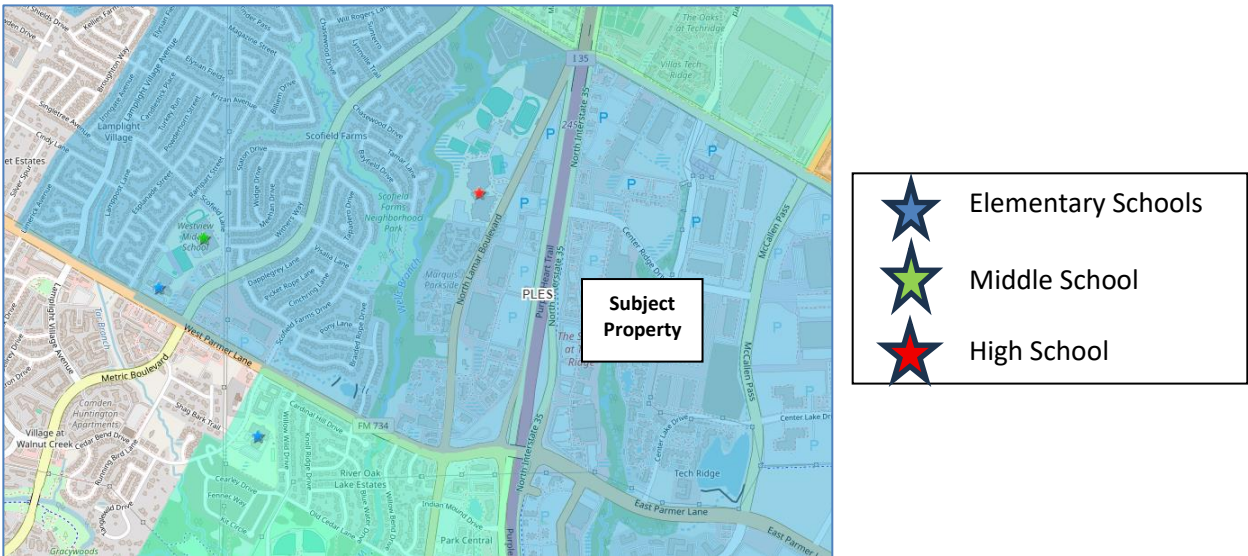
Located just steps from the bustling Tech Ridge Center, The Bridges at Center & Tech Ridge offers residents exceptional walkability to major retail, dining, and service amenities. The community is adjacent to an H-E-B and surrounded by a variety of popular restaurants such as Chick-fil-A, In-N-Out

Burger, Tarka Indian Kitchen, and Chipotle, as well as key neighborhood conveniences like Walgreens, Wells Fargo, salons, fitness centers, medical offices, and urgent care clinics.

ii. Schools

The Bridges at Center & Tech Ridge is served by the highly regarded Pflugerville ISD, with convenient daily school bus pick-up and drop-off at the property during the academic year. Families will appreciate the ease of access to nearby schools, allowing children to commute safely and efficiently each day. With several top-rated elementary, middle, and high schools located just minutes away, residents can enjoy the peace of mind that comes with living in a community that prioritizes education and family-friendly convenience.

Below is a map highlighting the convenient proximity of Pflugerville ISD schools to The Properties, making daily commutes simple for families with school-aged children. In addition to public schools, the community is also located just a short drive from several higher education institutions, including Austin Community College’s Northridge and Highland campuses, the University of Texas at Austin, and Texas State University’s Round Rock campus—offering residents access to a wide range of educational opportunities right in the heart of Central Texas.

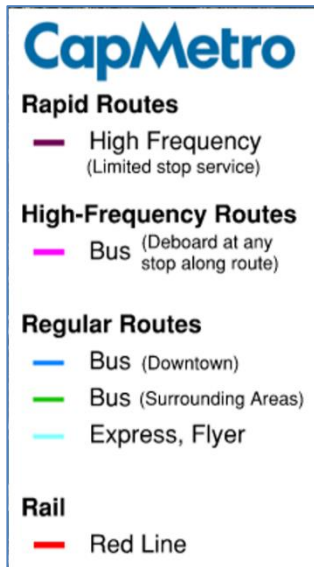


iii. Employers

The Bridges at Center & Tech Ridge is ideally situated within 15 minutes of many of North Austin’s major employment hubs, including Dell, Samsung, Amazon, GM, IBM, and Apple’s Parmer Lane campus. In addition, the community offers convenient access to top healthcare employers such as St. David’s North Austin Medical Center and Dell Children’s Medical Center. Its location near public schools, fire stations, grocery stores, and everyday retail makes it an excellent housing option for teachers, healthcare workers, first responders, and other essential members of the Northeast Austin workforce seeking affordable living close to where they work.

iv. Proximity to Public Transportation

The Bridges at Center & Tech Ridge is conveniently located near the intersection of Parmer Lane and Center Lake Drive, offering quick access to major highways including I-35 (less than 1 mile to the west) and the MoPac Expressway (less than 3 miles to the west). This prime location allows for an easy commute to downtown Austin, Austin-Bergstrom International Airport, and many of the region’s top employers in tech, healthcare, and logistics. CapMetro bus stops are located within walking distance, with routes connecting residents to the Red Line at Kramer Station for direct access to The Domain, UT Austin, and downtown. For added commuter convenience, CapMetro’s VanPool service is available for those traveling to or from the broader service area for work-related purposes. Following is a route map serving The Properties:



v. Proximity to Outdoor Parks and Amenities

The Bridges at Center & Tech Ridge is surrounded by a variety of outdoor amenities that make it easy for residents to enjoy Austin’s renowned natural beauty. Just a short drive away, residents can explore Walnut Creek Metropolitan Park, Copperfield Nature Trail, and the North Star Greenbelt—offering miles of hiking, biking, and dog-friendly trails. For those looking to spend time on the water, Lake Pflugerville and Walter E. Long Lake are both nearby, perfect for kayaking, paddleboarding, or picnicking. With easy access to these and other public green spaces, The Bridges at Center & Tech Ridge offers the ideal balance of urban living and outdoor recreation.

c. 50% Rent Benefit Test / Community Benefit

Below is the 50% rent benefit test for The Bridges at Center and Tech Ridge, which are situated on two parcels with Travis County Appraisal District Property IDs of 548532 and 526911. The 2025 Travis County appraised values and mill rates are in the charts below. The 50% rent benefit test grows the 2025 appraised values by 5% each year (2026-2028) for comparison to the rent savings being provided by the properties. Based on this estimate, over 50% of the forecasted real estate tax savings are realized in projected market rent savings, with a forecasted trend of growing community benefit through rent savings over the hold period. The projected property rents serve the 40%-50% AMI levels, well below the 80% AMI threshold. Furthermore, the projected 50% rent benefit does not account for overall community benefit, such as providing high-quality residential housing adjacent to a potential resident’s place of work (i.e., H-E-B Plus & others) cannot be quantified.

Taxing Entity	Mill Rate
City of Austin	0.5740
Travis County	0.3758
Pflugerville ISD	1.1069
Travis County Healthcare	0.1180
Austin Comm College	0.1034
Total	2.2782

	2025	2026	2027	2028
Center Ridge Appraised Value	58,578,520	61,507,446	64,582,818	67,811,959
Tech Ridge Appraised Value	46,955,610	49,303,391	51,768,560	54,356,988
Total	105,534,130	110,810,837	116,351,378	122,168,947
Millage Rate	2.28%	2.28%	2.28%	2.28%
Estimated Taxes	2,404,000	2,524,000	2,651,000	2,783,000
50% Test	1,202,000	1,262,000	1,325,500	1,391,500

50% Rent Benefit Test - 2026

Projected							
Unit Mix	Units	Property Rents	Monthly Income	Annual Income	Market Rents	Monthly Income	Annual Income
1 bed / 1 bath - 80% AMI	235	1,116	262,260	3,147,120	1,528	359,080	4,308,960
2 bed / 2 bath - 80% AMI	86	1,482	127,452	1,529,424	1,896	163,056	1,956,672
Total 80% AMI Units	321		389,712	4,676,544		522,136	6,265,632
						Rent Savings	1,589,088
						50% Test	Pass

50% Rent Benefit Test - 2027

Projected							
Unit Mix	Units	Property Rents	Monthly Income	Annual Income	Market Rents	Monthly Income	Annual Income
1 bed / 1 bath - 80% AMI	235	1,138	267,505	3,210,062	1,574	369,852	4,438,229
2 bed / 2 bath - 80% AMI	86	1,512	130,001	1,560,012	1,953	167,948	2,015,372
Total 80% AMI Units	321		397,506	4,770,075		537,800	6,453,601
						Rent Savings	1,683,526
						50% Test	Pass

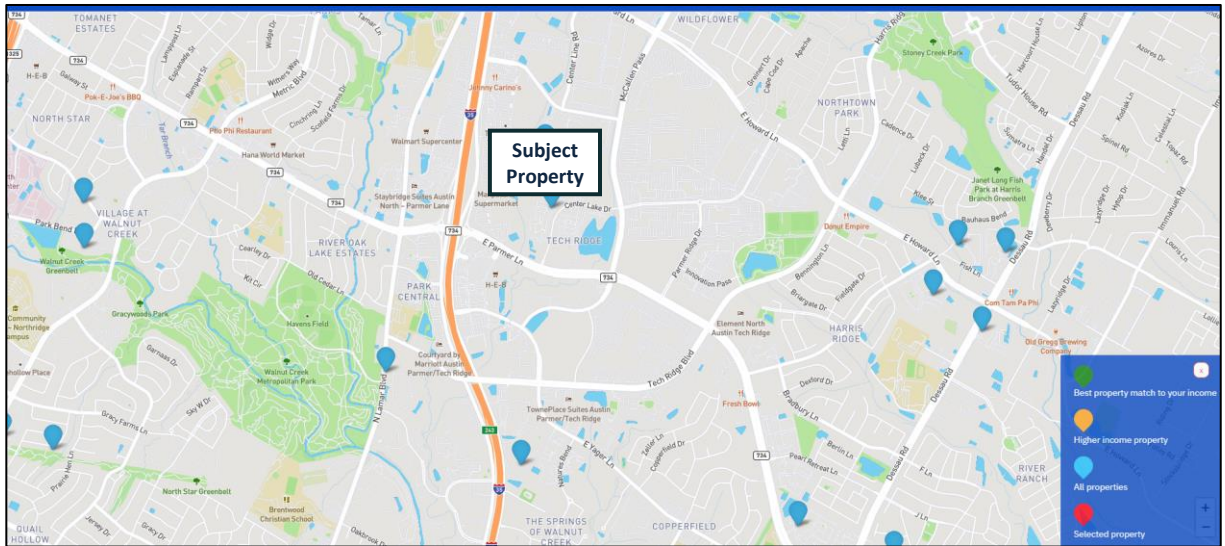
50% Rent Benefit Test - 2028

Projected							
Unit Mix	Units	Property Rents	Monthly Income	Annual Income	Market Rents	Monthly Income	Annual Income
1 bed / 1 bath - 80% AMI	235	1,161	272,855	3,274,264	1,621	380,948	4,571,376
2 bed / 2 bath - 80% AMI	86	1,542	132,601	1,591,213	2,011	172,986	2,075,833
Total 80% AMI Units	321		405,456	4,865,476		553,934	6,647,209
						Rent Savings	1,781,733
						50% Test	Pass

2. Neighborhood

a. Affordability Need

The Bridges at Center & Tech Ridge is located within zip code 78753, where the average home value is approximately \$460,000, according to Zillow's August 2025 estimates. This includes neighborhoods such as Harris Ridge and Copperfield, where home values continue to rise due to strong demand and proximity to major employers. For a \$460,000 home purchase with a 20% down payment (\$92,000), a 30-year fixed mortgage at a 6.5% interest rate would result in a monthly principal and interest payment of approximately \$2,324. Add to that an estimated \$843/month in property taxes (based on a 2.2% rate) and around \$250/month for homeowner's insurance, and the total monthly cost would be approximately \$3,417. In contrast, residents at The Properties can enjoy significantly lower monthly housing costs without sacrificing access to the same schools, job centers, and amenities.

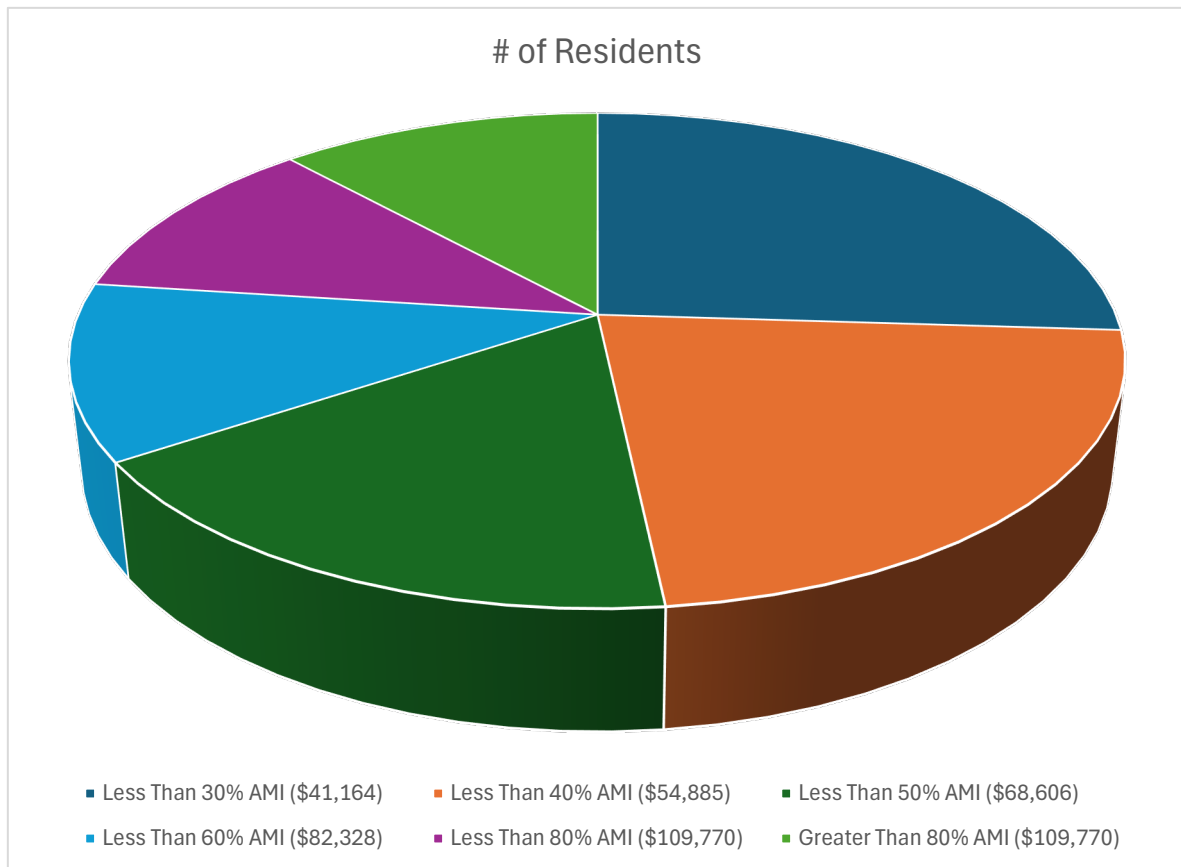


Map showing affordable housing supply for individuals earning 60% AMI <https://www.atxaffordablehousing.net/>

Bringing affordable housing options to this neighborhood helps reduce displacement, especially while single-family affordability continues to be out of reach for many. Increased population density in this area will help translate to increased retail/commercial activity, further fostering economic growth and job creation.

The Bridge at Center Ridge
2025 Affordable Summary

Income Category	# of Residents	# Vouchers
Less Than 30% AMI (\$41,164)	84	25
Less Than 40% AMI (\$54,885)	72	2
Less Than 50% AMI (\$68,606)	56	2
Less Than 60% AMI (\$82,328)	37	0
Less Than 80% AMI (\$109,770)	36	0
Greater Than 80% AMI (\$109,770)	38	0
Total Residents in all Categories:	323	29





HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

AAHC ITEM 8.

MEETING DATE: October 16, 2025
STAFF CONTACT: Ron Kowal
ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02919 by the Board of Commissioners of the Housing Authority of the City of Austin to take the following actions with regard to the Bridge at Tech Ridge Apartments (the "Development") in Austin, Texas: (i) facilitate the financing, and (ii) 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. 02919 to take the following actions with regard to the Bridge at Tech Ridge Apartments (the "Development") in Austin, Texas: (i) facilitate the financing, and (ii) such other actions necessary or convenient to carry out this Resolution.

SUMMARY

Background:

The Austin Affordable Housing Corporation (AAHC) and Community Development Trust (CDT) jointly acquired Bridge at Tech Ridge and Bridge at Center Ridge in September 2016. The properties are located at 12800 Center Lake Drive, Austin, Texas 78753, and 701 Center Ridge Drive, Austin, Texas 78753, near the intersection of Parmer Lane and IH 35 that provides residents with access to major employers in the North Central Austin Tech Ridge area.

Bridge at Tech Ridge is a 294-unit apartment community with 210 one-bedroom and 71 two-bedroom units. Bridge at Center Ridge is a 348-unit apartment community with 252 one-bedroom and 96 two-bedroom units.

CDT, an investment partner of AAHC, is a New York-based real estate investment trust founded in 1999 that focuses on the long-term preservation of workforce housing. The firm has a portfolio of over 50,000 units across the United States and has invested more than \$2 billion in 44 states. AAHC works with CEO Joe Riley and Senior Vice President and head of acquisitions Michael Lear.

Both properties were built in 2007, with Bridge at Tech Ridge situated on approximately 17.9 acres and Bridge at Center Ridge on 23.5 acres. Both communities offer extensive amenities, including resort-style pools, a 24-hour fitness center, an executive business center, large community rooms, and walking trails. Bridge at Tech Ridge is currently 94% occupied, and Bridge at Center Ridge is 93% occupied.

Process:

The current loans on both properties are maturing at the end of October. AAHC and CDT are seeking new financing to ensure the continued preservation of workforce housing at both sites.

The new debt will be structured as two separate notes, one for each property, in an amount not to exceed \$35 million on each asset. The loan will be provided by Freddie Mac at an interest rate of approximately 5.25% each.

Additionally, \$2 million will be set aside for capital repairs to address the roofs and exterior painting of both properties.

Both properties exceed the minimum required affordable set-asides under Chapter 392. Over a ten-year period, the property management has created additional naturally occurring affordable units by carefully managing rent increases. A current breakdown of the affordable levels provided at both sites is available.

Staff Recommendation:

Staff recommends approval of Resolution No. 02919.

ATTACHMENTS:

Tech Ridge - Bridges Community Benefit Summary_October 2025 FINAL

RESOLUTION NO. 02919

Resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to the Bridge at Tech Ridge Apartments (the “Development”) in Austin, Texas: (i) facilitate the financing, and (ii) such other actions necessary or convenient to carry out this Resolution.

WHEREAS, AAHC-CDT Tech Ridge, LLC, a Texas limited liability company (“Owner”), leases certain real property from HACA pursuant to a long-term ground lease on which the Owner operates the Development;

WHEREAS, Owner desires to replay existing debt and obtain new financing for the continued operation of the Development (the “Financing”);

NOW, THEREFORE, the Board of Commissioners of HACA hereby approves and adopts the following resolutions, and hereby authorizes its Chief Executive Officer (or the Chief Executive Officer’s designee) to do the following:

1. Review, execute and approve all documents necessary to effectuate the Owner’s Financing for the Development, including but not limited to such security instruments and estoppel certificates as any lender involved with the Development may require, all on such terms and containing such provisions as the Chief Executive Officer (or his designee) shall deem appropriate, and the approval of the terms of each such instrument shall be conclusively evidenced by his execution and delivery thereof.

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

[End of Resolution]

PASSED, APPROVED and ADOPTED this 16th day of October, 2025.

CHAIRMAN

ATTEST:

SECRETARY

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

**The Bridge at Center Ridge
701 Center Ridge Drive
Austin, Texas 78753**

**The Bridge at Tech Ridge
12800 Center Lake Drive
Austin, Texas 78753**

COMMUNITY BENEFIT SUMMARY



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The Bridges at Center & Tech Ridge – Community Benefit Summary

1. Tenant Benefits

a. Housing Quality

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Some of the amenities provided at The Bridges at Center & Tech Ridge include sidewalk connectivity throughout the property, two resort-style two-tier swimming pools, poolside outdoor kitchens, brand new state-of-the-art 24-hour fitness centers, and two on-site dog parks. Our inviting clubhouses feature a coffee and tea bar, executive business resource center, gift wrap stations, and 24-hour package parcel locker systems. Each apartment also offers an on-site laundry facility, on-site maintenance and management teams, and complimentary Wi-Fi in all common areas, as well as carports and garages available for rent. The gourmet kitchen features custom cabinetry and energy-efficient appliances and is combined with an open, spacious design to make the properties a place to both relax and entertain. Every floorplan offers vaulted ceilings with ceiling fans, spacious closets, washer/dryer connections, and a private patio or balcony.



More images located at <https://www.bridgeatcenterridge.com/> & <https://www.bridgeattechridge.com/>

b. Location

i. Community Retail and Grocery

Located just steps from the bustling Tech Ridge Center, The Bridges at Center & Tech Ridge offers residents exceptional walkability to major retail, dining, and service amenities. The community is adjacent to an H-E-B and surrounded by a variety of popular restaurants such as Chick-fil-A, In-N-Out

Burger, Tarka Indian Kitchen, and Chipotle, as well as key neighborhood conveniences like Walgreens, Wells Fargo, salons, fitness centers, medical offices, and urgent care clinics.

ii. Schools

The Bridges at Center & Tech Ridge is served by the highly regarded Pflugerville ISD, with convenient daily school bus pick-up and drop-off at the property during the academic year. Families will appreciate the ease of access to nearby schools, allowing children to commute safely and efficiently each day. With several top-rated elementary, middle, and high schools located just minutes away, residents can enjoy the peace of mind that comes with living in a community that prioritizes education and family-friendly convenience.

Below is a map highlighting the convenient proximity of Pflugerville ISD schools to The Properties, making daily commutes simple for families with school-aged children. In addition to public schools, the community is also located just a short drive from several higher education institutions, including Austin Community College’s Northridge and Highland campuses, the University of Texas at Austin, and Texas State University’s Round Rock campus—offering residents access to a wide range of educational opportunities right in the heart of Central Texas.

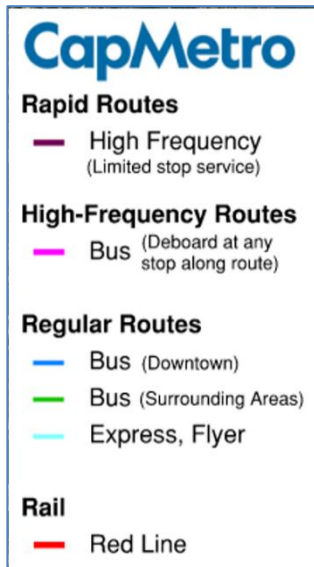


iii. Employers

The Bridges at Center & Tech Ridge is ideally situated within 15 minutes of many of North Austin’s major employment hubs, including Dell, Samsung, Amazon, GM, IBM, and Apple’s Parmer Lane campus. In addition, the community offers convenient access to top healthcare employers such as St. David’s North Austin Medical Center and Dell Children’s Medical Center. Its location near public schools, fire stations, grocery stores, and everyday retail makes it an excellent housing option for teachers, healthcare workers, first responders, and other essential members of the Northeast Austin workforce seeking affordable living close to where they work.

iv. Proximity to Public Transportation

The Bridges at Center & Tech Ridge is conveniently located near the intersection of Parmer Lane and Center Lake Drive, offering quick access to major highways including I-35 (less than 1 mile to the west) and the MoPac Expressway (less than 3 miles to the west). This prime location allows for an easy commute to downtown Austin, Austin-Bergstrom International Airport, and many of the region’s top employers in tech, healthcare, and logistics. CapMetro bus stops are located within walking distance, with routes connecting residents to the Red Line at Kramer Station for direct access to The Domain, UT Austin, and downtown. For added commuter convenience, CapMetro’s VanPool service is available for those traveling to or from the broader service area for work-related purposes. Following is a route map serving The Properties:



v. Proximity to Outdoor Parks and Amenities

The Bridges at Center & Tech Ridge is surrounded by a variety of outdoor amenities that make it easy for residents to enjoy Austin's renowned natural beauty. Just a short drive away, residents can explore Walnut Creek Metropolitan Park, Copperfield Nature Trail, and the North Star Greenbelt—offering miles of hiking, biking, and dog-friendly trails. For those looking to spend time on the water, Lake Pflugerville and Walter E. Long Lake are both nearby, perfect for kayaking, paddleboarding, or picnicking. With easy access to these and other public green spaces, The Bridges at Center & Tech Ridge offers the ideal balance of urban living and outdoor recreation.

c. 50% Rent Benefit Test / Community Benefit

Below is the 50% rent benefit test for The Bridges at Center and Tech Ridge, which are situated on two parcels with Travis County Appraisal District Property IDs of 548532 and 526911. The 2025 Travis County appraised values and mill rates are in the charts below. The 50% rent benefit test grows the 2025 appraised values by 5% each year (2026-2028) for comparison to the rent savings being provided by the properties. Based on this estimate, over 50% of the forecasted real estate tax savings are realized in projected market rent savings, with a forecasted trend of growing community benefit through rent savings over the hold period. The projected property rents serve the 40%-50% AMI levels, well below the 80% AMI threshold. Furthermore, the projected 50% rent benefit does not account for overall community benefit, such as providing high-quality residential housing adjacent to a potential resident's place of work (i.e., H-E-B Plus & others) cannot be quantified.

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City of Austin	0.5740
Travis County	0.3758
Pflugerville ISD	1.1069
Travis County Healthcare	0.1180
Austin Comm College	0.1034
Total	2.2782

	2025	2026	2027	2028
Center Ridge Appraised Value	58,578,520	61,507,446	64,582,818	67,811,959
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Total	105,534,130	110,810,837	116,351,378	122,168,947
Millage Rate	2.28%	2.28%	2.28%	2.28%
Estimated Taxes	2,404,000	2,524,000	2,651,000	2,783,000
50% Test	1,202,000	1,262,000	1,325,500	1,391,500

50% Rent Benefit Test - 2026

Projected							
Unit Mix	Units	Property Rents	Monthly Income	Annual Income	Market Rents	Monthly Income	Annual Income
1 bed / 1 bath - 80% AMI	235	1,116	262,260	3,147,120	1,528	359,080	4,308,960
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Total 80% AMI Units	321		389,712	4,676,544		522,136	6,265,632
						Rent Savings	1,589,088
						50% Test	Pass

50% Rent Benefit Test - 2027

Projected							
Unit Mix	Units	Property Rents	Monthly Income	Annual Income	Market Rents	Monthly Income	Annual Income
1 bed / 1 bath - 80% AMI	235	1,138	267,505	3,210,062	1,574	369,852	4,438,229
2 bed / 2 bath - 80% AMI	86	1,512	130,001	1,560,012	1,953	167,948	2,015,372
Total 80% AMI Units	321		397,506	4,770,075		537,800	6,453,601
						Rent Savings	1,683,526
						50% Test	Pass

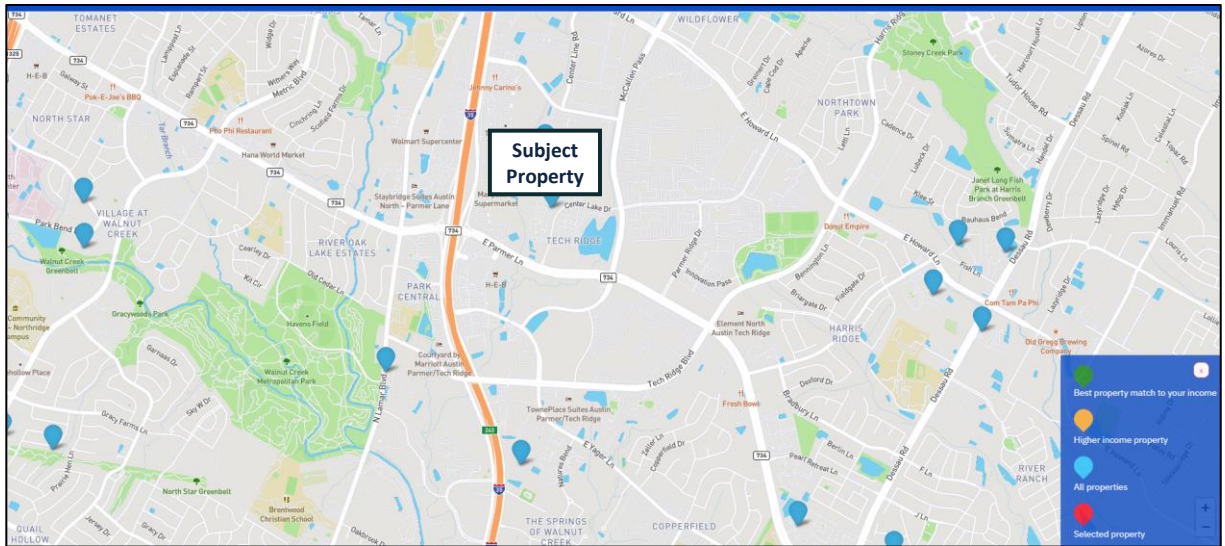
50% Rent Benefit Test - 2028

Projected							
Unit Mix	Units	Property Rents	Monthly Income	Annual Income	Market Rents	Monthly Income	Annual Income
1 bed / 1 bath - 80% AMI	235	1,161	272,855	3,274,264	1,621	380,948	4,571,376
2 bed / 2 bath - 80% AMI	86	1,542	132,601	1,591,213	2,011	172,986	2,075,833
Total 80% AMI Units	321		405,456	4,865,476		553,934	6,647,209
						Rent Savings	1,781,733
						50% Test	Pass

2. Neighborhood

a. Affordability Need

The Bridges at Center & Tech Ridge is located within zip code 78753, where the average home value is approximately \$460,000, according to Zillow's August 2025 estimates. This includes neighborhoods such as Harris Ridge and Copperfield, where home values continue to rise due to strong demand and proximity to major employers. For a \$460,000 home purchase with a 20% down payment (\$92,000), a 30-year fixed mortgage at a 6.5% interest rate would result in a monthly principal and interest payment of approximately \$2,324. Add to that an estimated \$843/month in property taxes (based on a 2.2% rate) and around \$250/month for homeowner's insurance, and the total monthly cost would be approximately \$3,417. In contrast, residents at The Properties can enjoy significantly lower monthly housing costs without sacrificing access to the same schools, job centers, and amenities.



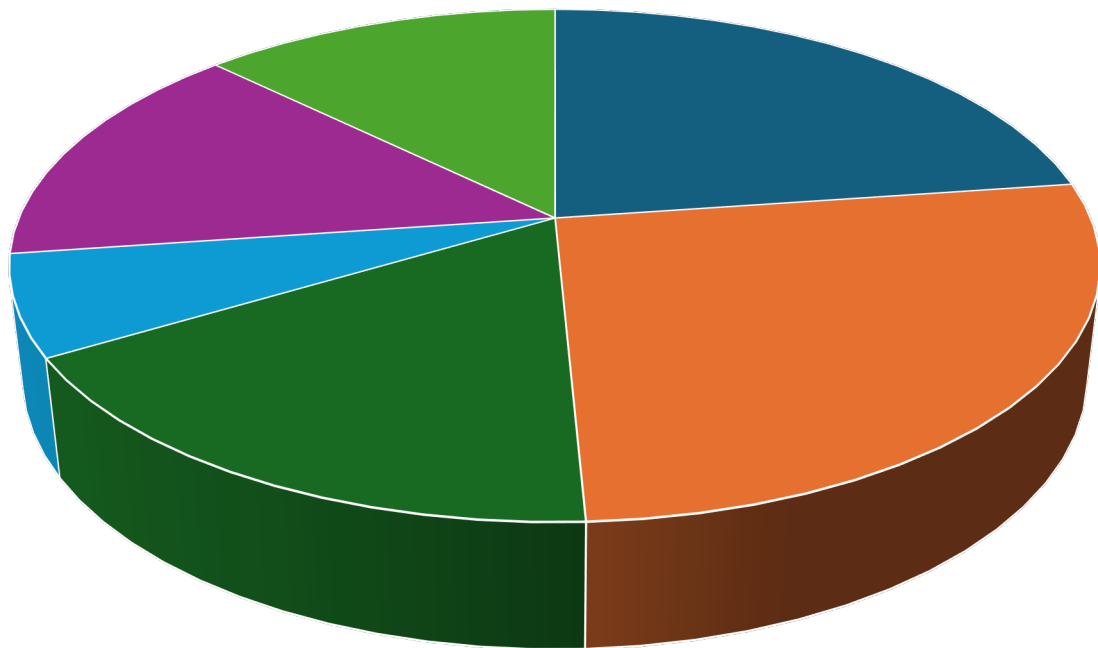
Map showing affordable housing supply for individuals earning 60% AMI <https://www.atxaffordablehousing.net/>

Bringing affordable housing options to this neighborhood helps reduce displacement, especially while single-family affordability continues to be out of reach for many. Increased population density in this area will help translate to increased retail/commercial activity, further fostering economic growth and job creation.

The Bridge at Tech Ridge
2025 Affordable Summary

Income Category	# of Residents	# Vouchers
Less Than 30% AMI (\$41,164)	61	14
Less Than 40% AMI (\$54,885)	71	4
Less Than 50% AMI (\$68,606)	46	1
Less Than 60% AMI (\$82,328)	17	0
Less Than 80% AMI (\$109,770)	39	0
Greater Than 80% AMI (\$109,770)	34	0
Total Residents in all Categories:	268	19

of Residents



■ Less Than 30% AMI (\$41,164) ■ Less Than 40% AMI (\$54,885) ■ Less Than 50% AMI (\$68,606)
 ■ Less Than 60% AMI (\$82,328) ■ Less Than 80% AMI (\$109,770) ■ Greater Than 80% AMI (\$109,770)



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

AAHC ITEM 9.

MEETING DATE: October 16, 2025
STAFF CONTACT: Suzanne Schwertner
ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02920 by the Board of Commissioners of the Housing Authority of the City of Austin Approving Issuance by Austin Affordable PFC, Inc. of the Austin Affordable PFC, Inc. Multifamily Housing Revenue Bonds (Heritage Pointe Seniors Apartments), Series 2025; approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development; and containing other provisions relating to the subject
BUDGETED ITEM: N/A
TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02920 Approving Issuance by Austin Affordable PFC, Inc. of the Austin Affordable PFC, Inc. Multifamily Housing Revenue Bonds (Heritage Pointe Seniors Apartments), Series 2025; approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development; and containing other provisions relating to the subject.

SUMMARY

Background:

Austin Affordable Housing Corporation staff presented Heritage Pointe Seniors Apartments located at 1950 Webberville Road, Austin, Texas 78721 to the Board in September 2023 for an inducement resolution, February 2024 for a tax credit application resolution, August 2024 for final approval to close and start construction on the rehabilitation project and then again in May 2025 for a bond inducement resolution of supplemental bonds. Today we are presenting the property again for final resolutions to close the supplemental bond issuance.

The property was built using tax credits and reached its 15-year compliance period expiration in 2024. The project (Heritage Pointe Seniors Apartments) consists of 240 senior apartment units serving residents at 30%, 40%, 50%, 60% and 80% Area Median Incomes.

The partnership with April Housing has been a wonderful fit, and we are very excited to preserve this very deep affordability in an existing property with senior units and provide much-needed renovations and upgrades that will also provide relief in lower utility bills. With the new issuance of bonds and tax credits, the affordability term began anew.

Process:

The development currently consists of 200 one-bedroom/one-bath units and 40 two-bedroom/one-and-half-bath units. As with all AAHC properties, all units will be marketed to HACA's Housing Choice Voucher families.

4% tax credit and tax-exempt bonds were used to finance this project. PNC Bank was both the lender and equity provider in the original closing. They will act as the same for the supplemental bond issuance of not to exceed \$10,000,000.

Currently, 190 of the 240 units have been completed, which brings us to 79% project completion. Rehab includes, but is not limited to accessibility modifications, repairs/upgrades to HVAC and water heaters, new flooring, updated finishes, plumbing upgrades, upgraded countertops, upgraded light fixtures, exterior paint, upgraded mailboxes, upgraded amenities, improved/additional exterior lighting, and an upgrade to the community building.

As discussed in May when we asked for approval to apply for the supplemental bond issuance, we have determined that a supplemental bond issuance is needed to meet the 50% test calculation required of tax-exempt bonds and cover the additional "unexpected" items that pop up throughout a rehab process. Among the items that are pushing us over budget are multiple repairs and retrofits to the elevators, structural repairs to the entire interior courtyard yard, additional trash compactor, multiple ramps and handrails around the perimeter of the property and permitting and changes to maintenance storage. If approved today, we will proceed to close on the supplemental bond issuance.

Unit Breakdown:

# Bedrooms	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI
1 bedroom	16	63	64	17	40
2 bedrooms	4	14	13	2	7

Staff Recommendation:

Staff recommends approval of Resolution No. 02920.

ATTACHMENTS:

Economic Development Statement - Heritage Pointe - 2025-10-03

RESOLUTION NO. 02920

RESOLUTION APPROVING ISSUANCE BY AUSTIN AFFORDABLE PFC, INC. OF THE AUSTIN AFFORDABLE PFC, INC. MULTIFAMILY HOUSING REVENUE BONDS (HERITAGE POINTE SENIORS APARTMENTS), SERIES 2025; APPROVING THE FORM AND SUBSTANCE OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND INSTRUMENTS NECESSARY TO CARRY OUT THE FINANCING OF SUCH MULTIFAMILY RENTAL RESIDENTIAL DEVELOPMENT; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the Austin Affordable PFC, Inc. (the “Issuer”) was created by the Housing Authority of the City of Austin (the “Sponsor”) pursuant to the provisions of the Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the “Act”); and

WHEREAS, Section 303.071 of the Act requires that the governing body of the Sponsor approve by resolution any of the Issuer’s bonds; and

WHEREAS, the Board of Directors of the Issuer (the “Board”) has determined to authorize the issuance, sale and delivery of the Issuer’s Multifamily Housing Revenue Bonds (Heritage Pointe Seniors Apartments), Series 2025 (the “Bonds”), pursuant to and in accordance with the terms of a Trust Indenture (the “Trust Indenture”), between the Issuer and Wilmington Trust, National Association, as trustee; and

WHEREAS, the Board adopted a resolution on the date hereof authorizing the issuance of the Bonds (the “Issuer Resolution”); and

WHEREAS, the proceeds of the sale of the Bonds will be used for the purpose of lending the funds to 1950 Webberville Road (TX) Owner LP, a Texas limited partnership (the “Borrower”), to provide financing for the acquisition, rehabilitation and equipping of a multifamily rental housing development identified on Exhibit A of the Issuer Resolution located in Austin, Texas known as Heritage Pointe Seniors Apartments (the “Project”), all in accordance with the Constitution and laws of the State of Texas; and

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

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN THAT:

Section 1. The Issuer Resolution, a copy of which is attached hereto as Exhibit A and made a part hereof for all purposes, is hereby approved.

Section 2. The approval herein given is in accordance with the provisions of Section 303.071 of the Act and is not to be construed as any undertaking by the Sponsor, and the Bonds shall never constitute an indebtedness or pledge of the Sponsor, the City of Austin, Travis County, or the State of Texas, within the meaning of any constitutional or statutory provision, and the

owners of the Bonds shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of the Issuer, the Sponsor, the City of Austin, Travis County, or the State of Texas except those revenues assigned and pledged by the Issuer in the Trust Indenture.

Section 3. The activities and expenditures authorized and contemplated by the Issuer Resolution are hereby in all respects approved.

Section 4. The officers of the Sponsor are hereby authorized, jointly and severally, to execute and deliver such endorsements, instruments, certificates, documents, or papers necessary and advisable to carry out the intent and purposes of this Resolution.

Section 5. This Resolution was considered and adopted at a meeting of the Board of Commissioners of the Sponsor that was noticed, convened, and conducted in full compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

Section 6. This Resolution shall be in full force and effect from and upon its adoption.

PASSED, APPROVED and ADOPTED this 16th day of October, 2025.

CHAIRMAN

ATTEST:

SECRETARY

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

Heritage Pointe – Economic Development Statement

Project Overview

Heritage Pointe is a 240-unit property for senior residents. All units are at 80% AMI or lower. April Housing resyndicated the property in 2024 to address all deferred maintenance and extend affordability for at least 30 more years.

Resident Benefits

Housing Quality - April Housing is committed to bringing high quality affordable housing to the communities we serve. The renovation includes using high quality materials, superior interior finishes, energy efficient appliances, sustainable landscaping, and resident-centric amenities. Heritage Pointe provides residents with a fitness center, on-site management, fully furnished community room, business center, pool and lounge area, dog park, putting green, and BBQ/picnic gazebo. Individual unit finishes include quartz countertops, stainless steel appliances, walk-in closets, luxury vinyl plank flooring, and energy efficient lighting.

Resident Services – April Housing is partnering with Portfolio Resident Services to provide resident services at Heritage Pointe. The services include; twice monthly on-site social events, partnership with local law enforcement or local first responders to provide quarterly on-site interactive activities intended to foster relationships with residents, twice monthly arts, crafts, or other recreational activities (book clubs, creative writing classes, etc.), annual health fair provided by a health care professional, annual income tax preparation (offered by an income tax prep service).

50% benefit test – Below shows the property tax value calculations based on the 2024 tax bill and correlating rent analysis. The 2025 tax bill is not yet available. The calculations show that the rent savings for residents exceed the 50% tax payable test value of \$182,845.

Assessment Raio	
Assessed Value	\$ 16,263,179
Exemption	\$ -
Assessment Ratio	100.00%

Tax Rate	
Austin ISD	0.95%
City of Austin	0.48%
Travis County	0.34%
Travis County Health	0.11%
Austin Comm College	0.10%
Total Tax Rate	1.98%

Income Capitalization	
NOI	\$ 1,334,432
Mill Rate	1.98%
Cap Rate	5.25%
Loaded Cap Rate	7.23%
Market Value	\$ 18,452,244
Assessment Ratio	100%
Taxable Value	\$ 18,452,244
Mill Rate	1.98%
Total RE Tax Payable	\$ 365,689
50% Test	\$ 182,845

Rent Analysis									
Unit Type	AMI %	Units	Project Rents	Annual Income	Market Rents	Annual Income	HUD FMR Rents	Annual Income	
1 Bedroom	30%	16	\$ 610	\$ 117,120.00	\$ 1,375	\$ 264,000	\$ 1,635	\$ 313,920	
1 Bedroom	40%	63	\$ 847	\$ 640,332.00	\$ 1,375	\$ 1,039,500	\$ 1,635	\$ 1,236,060	
1 Bedroom	50%	64	\$ 1,083	\$ 831,744.00	\$ 1,375	\$ 1,056,000	\$ 1,635	\$ 1,255,680	
1 Bedroom	60%	17	\$ 1,319	\$ 269,076.00	\$ 1,375	\$ 280,500	\$ 1,635	\$ 333,540	
1 Bedroom	80%	40	\$ 1,792	\$ 860,160.00	\$ 1,375	\$ 660,000	\$ 1,635	\$ 784,800	
2 Bedroom	30%	4	\$ 724	\$ 34,752.00	\$ 1,750	\$ 84,000	\$ 1,924	\$ 92,352	
2 Bedroom	40%	14	\$ 1,008	\$ 169,344.00	\$ 1,750	\$ 294,000	\$ 1,924	\$ 323,232	
2 Bedroom	50%	13	\$ 1,291	\$ 201,396.00	\$ 1,750	\$ 273,000	\$ 1,924	\$ 300,144	
2 Bedroom	60%	2	\$ 1,575	\$ 37,800.00	\$ 1,750	\$ 42,000	\$ 1,924	\$ 46,176	
2 Bedroom	80%	7	\$ 2,142	\$ 179,928.00	\$ 1,750	\$ 147,000	\$ 1,924	\$ 161,616	
Totals		240		\$ 3,341,652		\$ 4,140,000		\$ 4,847,520	
					Rent Savings	\$ 798,348	Rent Savings	\$ 1,505,868	
					50% Test	Pass	50% Test	Pass	

Local Impact

Neighborhood – Heritage Pointe is located in the East MLK neighborhood of Austin. The renovation of the property will increase its curb appeal and attract residents to the area providing a safe, affordable, clean, and up to date community. Preserving affordability bolsters the neighborhood's long-term growth by providing housing to folks that would otherwise be displaced by rising cost of housing.

City of Austin - The City of Austin's Strategic Housing Blueprint adopted by City Council in 2017, is a 10-year plan to align resources and facilitate community partnerships around a strategic plan to create 60,000 affordable housing units for those making less than 80% of the median

family income and ensure that there is affordable housing throughout the city. Heritage Pointe directly helps in that goal with all units under 80% median family income levels.

Travis County - Travis County benefits from affordable housing through increased economic activity and improved social well-being. Affordable housing supports job creation and retention and boosts local economies. Travis County Commissioner Jeff Travillion is a supporter of affordable housing, specifically when paired with the integration of supportive services. Heritage Pointe will help fulfill that goal by providing high-quality affordable housing with meaningful supportive services for residents.

Benefit of Tax Exemption Partnership

By partnering with Austin Affordable Housing Corporation, this project will benefit from real estate tax exemptions. This is a critical component of building new and preserving affordable housing as the tax exemption allows for financial feasibility that might not otherwise be available due to increasing construction costs, increased cost of insurance, and the increasingly competitive nature of tax-exempt bonds and tax credits.



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

Assisted Housing ITEM 10.

MEETING DATE: October 16, 2025
STAFF CONTACT: Laura Bodai
ITEM TITLE: Presentation and Discussion of Proposed Housing Choice Voucher Program Administrative Plan Revisions for Public Comment
BUDGETED ITEM: N/A
TOTAL COST: N/A

ACTION

Staff is presenting the proposed revisions to the Housing Choice Voucher Program Administrative Plan. No voting action is required at this time.

SUMMARY

Background:

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

Process:

Staff reviewed the guidance provided in HUD Notice 2025-08, which allows for the establishment of separate waiting lists for Foster Youth to Independence (FYI) and Family Unification Program (FUP) applicants.

The following summarizes the proposed changes to the HCV Administrative Plan:

- Per guidance provided in HUD Notice 2025-08, the Administrative Plan will be updated to allow for the establishment of separate waiting lists for Foster Youth to Independence (FYI) and Family Unification Program (FUP) applicants.

Staff Recommendation:

The Board is asked to review the summary of proposed revisions to the Housing Choice

Voucher Administrative Plan. Staff will post the document for a 30-day public comment period and present the proposed revised Housing Choice Voucher Administrative Plan to the Board for final consideration and approval at the December 18, 2025 Board Meeting.

At this time, no Board action is required.

ATTACHMENTS:

HCV Administrative Plan Changes 10.16.25

PART I: FAMILY UNIFICATION PROGRAM (FUP)**19-I.A. PROGRAM OVERVIEW** [[Fact Sheet, Housing Choice Voucher Program Family Unification Program \(FUP\)](#), [Notice PIH 2025-08](#)]**Overview**

The Family Unification Program (FUP) was authorized by Congress in 1990 to help preserve and reunify families. PHAs that administer the program provide vouchers to two different populations—FUP families and FUP youth.

Families eligible for FUP are families for whom the lack of adequate housing is a primary factor in:

- The imminent placement of the family's child or children in out-of-home care; or
- The delay in the discharge of the child or children to the family from out-of-home care.

There is no time limitation on FUP family vouchers, and the family retains their voucher as long as they are HCV-eligible. There is no requirement for the provision of supportive services for FUP family vouchers.

Youth eligible for FUP are those who:

- Are at least 18 years old and not more than 24 years of age;
- Have left foster care or will leave foster care within ~~90~~[180](#) days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act at age 16 and older; and
- Are homeless or at risk of becoming homeless.

FUP youth vouchers are limited by statute to a period between 36 and 60 months of housing assistance. Supportive services must also be provided to FUP-eligible youth by the Public Child Welfare Agency (PCWA), [by a service provider identified by the Austin/Travis County Continuum of Care Coordinated Entry System](#), or by another agency or organization under contract with the PCWA for the period of time defined in the notice or Notice of Funding Availability/Opportunity (NOFA/O) for which funding was made available.

PHAs that wish to administer FUP vouchers must apply to HUD by submitting an application under an active Notice of Funding Opportunity (NOFO). While the FUP program is administered in accordance with HCV regulations, the FUP NOFOs issued by HUD provide specific program information and requirements.

In order to administer the program, the PHA must also form a partnership with a local PCWA who is responsible for determining the family or youth meets FUP eligibility requirements and referring them to the PHA. Once the referral is received, the PHA is responsible for placing the

FUP family or youth on the PHA's waiting list and determining whether they are eligible to receive assistance under the PHA's HCV program.

Assigning Vouchers [FUP FAQs]

The PHA may, but is not required to, assign a specific number or percentage of FUP vouchers for FUP youths and FUP families. Unless the PHA assigns a specific number or percentage of FUP vouchers to a designated FUP population, the PHA must serve any referrals (youths or families) that meet all program eligibility requirements up to the PHA's designated FUP program size.

HACA Policy

HACA has not designated any specific number or percentage of FUP vouchers for youths or families. HACA will serve all referrals that meet program eligibility requirements, up to HACA's FUP voucher allocation.

19-I.B. PUBLIC CHILD WELFARE AGENCY (PCWA)

Families and youth do not apply directly to the PHA for FUP vouchers. They are instead referred by a PCWA [and/or the Coordinated Entry System administrator](#) with whom the PHA has entered into a Memorandum of Understanding (MOU). The partnering PCWA initially determines whether the family or youth meets the FUP program eligibility requirements listed in 19-I.C. and 19-I.D. and then refers those families or youths to the PHA.

HUD strongly encourages PHAs and PCWAs to make decisions collaboratively on the administration of the program and to maintain open and continuous communication. The PCWA must have a system for identifying FUP-eligible youth within the agency's caseload and for reviewing referrals from a Continuum of Care (COC) if applicable.

HACA Policy

HACA has entered into an MOU with the following partnering organizations:

Texas Department of Family Protective Services (DFPS) (PCWA)

Ending Community Homelessness Coalition (ECHO) (CoC Lead Agency)

Supportive Services

The PCWA must provide supportive services for the period of time defined in the notice or NOFA/O for which the funding was made available to all FUP-eligible youth regardless of their age. The MOU between the PHA and the PCWA should identify the period of time in which supportive services will be provided.

HACA Policy

DFPS and/or its designated contractor for its Aftercare Transitional Living Services Program (ACTS) will provide supportive services for all FUP youth for a period of no less than ~~18-36~~ months after lease-up.

Supportive services may be provided to FUP-eligible youth by the PCWA or by another agency or organization under agreement or contract with the PCWA, including the PHA, or by an agency identified by the Coordinated Entry System. The organization providing the services and resources must be identified in the MOU. The following services must be offered:

- Basic life skills information or counseling on money management, use of credit, housekeeping, proper nutrition or meal preparation, and access to health care (e.g., doctors, medication, and mental and behavioral health services);
- Counseling on compliance with rental lease requirements and with HCV program participant requirements, including assistance or referrals for assistance on security deposits, utility hook-up fees, and utility deposits;
- Providing such assurances to owners of rental property as are reasonable and necessary to assist a FUP-eligible youth to rent a unit with a FUP voucher;
- Job preparation and attainment counseling (where to look and how to apply, dress, grooming, relationships with supervisory personnel, etc.); and
- Educational and career advancement counseling regarding attainment of general equivalency diploma (GED), or attendance or financing of education at a technical school, trade school, or college, including successful work ethic and attitude models.

HACA Policy

~~The following additional~~ Additional supportive services described in the MOU will be offered as needed: ~~self-esteem and personal relationships; parenting skills; counseling and mentoring.~~

A FUP-eligible youth cannot be required to participate in these services as condition of receipt of the FUP voucher.

19-I.C. FUP FAMILY VOUCHER ELIGIBILITY CRITERIA

FUP family assistance is reserved for eligible families that the PCWA has certified are a family for whom a lack of adequate housing is a primary factor in:

- The imminent placement of the family's child or children in out-of-home care, or
- The delay in the discharge of the child or children to the family from out-of-home care.

Lack of adequate housing means the family meets any one of the following conditions:

- Living in substandard housing, which refers to a unit that meets any one of the following conditions:
 - Does not have operable indoor plumbing
 - Does not have a usable flush toilet inside the unit for the exclusive use of a family or youth
 - Does not have a usable bathtub or shower inside the unit for the exclusive use of a family or youth
 - Does not have electricity, or has inadequate or unsafe electrical service
 - Does not have a safe or adequate source of heat
 - Should, but does not, have a kitchen
 - Has been declared unfit for habitation by an agency or unit of government, or in its present condition otherwise endangers the health, safety, or well-being of the family or youth
 - Has one or more critical defects, or a combination of intermediate defects in sufficient number or to the extent that it requires considerable repair or rebuilding. The defects may result from original construction, from continued neglect or lack of repair, or from serious damage to the structure
- Being homeless as defined in 24 CFR 578.3
- Living in a unit where the presence of a household member with certain characteristics (i.e., conviction for certain criminal activities) would result in the imminent placement of the family's child or children in out-of-home care, or the delay in the discharge of the child or children to the family from out-of-home care
- Living in housing not accessible to the family's disabled child or children due to the nature of the disability
- Living in an overcrowded unit, which is defined as living in a unit where one of the following conditions has been met:
 - The family is separated from its child or children and the parents are living in an otherwise standard housing unit, but, after the family is reunited, the parents' housing unit would be overcrowded for the entire family and would be considered substandard; or
 - The family is living with its child or children in a unit that is overcrowded for the entire family and this overcrowded condition may result, in addition to other factors, in the imminent placement of its child or children in out-of-home care.
 - For purposes of this definition, the determination as to whether the unit is overcrowded is made in accordance with the PHA subsidy standards in Chapter 5, Part III of this policy.

Since HUD does not define *imminent placement*, the partnering PCWA may use its discretion to determine whether the potential out of home placement of the family's child or children is

imminent [\[FUP FAQs\]](#).

19-I.D. FUP YOUTH VOUCHER ELIGIBILITY CRITERIA

While FUP family vouchers operate as regular HCVs after the family is referred from the PCWA, there are several aspects of the FUP youth vouchers that make them distinct from the FUP family vouchers and from regular HCVs.

Eligibility Criteria

A FUP-eligible youth is a youth the PCWA has certified:

- Is at least 18 years old and not more than 24 years of age (has not yet reached their 25th birthday);
 - The FUP youth must be no more than 24 years old at the time the PCWA certifies them as eligible and at the time of HAP contract execution.
- Has left foster care or will leave foster care within ~~90-180~~ days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act;
 - Foster care placement can include, but is not limited to, placements in foster family homes, foster homes of relatives, group homes, emergency shelters, residential facilities, child care institutions, and pre-adoptive homes in accordance with 24 CFR 5.576.
- Is homeless or at risk of becoming homeless at age 16 or older;
 - *At risk of being homeless* is fully defined at 24 CFR 576.2.
 - o This includes a person that is exiting a publicly funded institution, or system of care (such as a healthcare facility, a mental health facility, foster care or other youth facility, or correction program or institution).
 - o Therefore, youth being discharged from an institution may be eligible for a FUP voucher [\[FUP FAQs\]](#).
- Has an annual income at or below 30 percent of area median income; and
- Does not have sufficient resources or support networks (e.g., family, friends, faith-based or other social networks) immediately available to prevent them from moving to a supervised publicly or privately operated shelter designed to provide temporary living arrangements.

19-I.E. ASSISTANCE PERIOD [\[FR Notice 1/24/22\]](#)**Maximum Assistance Period**

Although there is no time limit on FUP family vouchers, FUP youth vouchers are limited by statute. Unless the FUP youth meets an exception outlined below, after 36 months of assistance, the FUP youth voucher must be terminated. However, any period of time for which no subsidy (HAP) is being paid on behalf of the youth does not count toward the 36-month limitation.

If the FUP youth does meet the requirements outlined below, the statutory limit on FUP assistance is a total of 60 months of FUP voucher assistance [\[FR Notice 1/24/22\]](#).

Extension of Assistance

FUP youth who first leased or lease a unit after December 27, 2020, may be eligible for an extension of assistance up to 24 months beyond the 36-month time limit (for a total of 60 months of assistance).

While FUP youth cannot be required to participate in the Family Self-Sufficiency (FSS) program as a condition of receipt of assistance, an eligible youth who participates in the FSS program and

is in compliance with the applicable terms and conditions of the program is entitled to receive assistance for up to an additional 24 months. A FUP youth must accept an FSS slot if it is offered to them prior to the 36-month mark in order to receive an extension of assistance (unless the youth meets one of the statutory exceptions described below).

Statutory Exceptions

A FUP youth will be entitled to receive an extension of assistance for up to 24 months beyond the 36-month time limit without participating in the PHA's FSS program if they certify that they meet one of the exceptions below:

- The FUP youth is a parent or other household member responsible for the care of a dependent child under the age of six or for the care of an incapacitated person.

HACA Policy

HACA and the State of Texas defines *incapacitated person* as

- (1) a minor;
- (2) an adult who, because of a physical or mental condition, is substantially unable to:
 - (A) provide food, clothing, or shelter for himself or herself;
 - (B) care for the person's own physical health; or
 - (C) manage the person's own financial affairs; or
- (3) a person who must have a guardian appointed for the person to receive funds due the person from a governmental source.

The PHA will apply this exception in a manner that provides extensions of FUP youth assistance to the broadest population possible consistent with the statutory requirements.

The FUP youth will be required to self-certify that they meet this exception on a PHA-provided form. This certification is the only documentation that the FUP youth must submit.

The child or incapacitated person is not required to reside in the household in order for the youth to certify they meet this exception. For example, a child in a joint custody arrangement under the age of six who resides in the household only part-time may qualify the youth for this exception.

The FUP youth is a person who is regularly and actively participating in a drug addiction or alcohol treatment and rehabilitation program.

HACA Policy

HACA will define *regular and active participation* in a manner that provides extensions of FUP youth assistance to the broadest population possible consistent with the statutory requirements.

The FUP youth will be required to self-certify that they meet this exception on a HACA-provided form. This certification is the only documentation that the FUP youth must submit.

- The FUP youth is a person who is incapable of complying with the requirement to participate in a FSS program as described above or engage in education, workforce development, or employment activities as described below, as applicable, due to a documented medical condition.

HACA Policy

HACA will apply this requirement in a manner that provides extensions of FUP youth assistance to the broadest population possible consistent with statutory requirements.

The FUP youth will be required to self-certify that they meet this exception on a HACA-provided form. This certification is the only documentation that the FUP youth must submit.

A FUP youth that meets one of the above exceptions must still be offered an opportunity to enroll in the PHA's FSS program (if it is available to them) and receive any supportive services available to FUP youth. A FUP youth may choose to participate in an FSS program or engage in education, workforce development, or employment activities, even if they meet one of the above statutory exceptions.

Education, Workforce Development, or Employment Activities

If a PHA that carries out an FSS program is unable to offer a FUP youth an FSS slot during their first 36 months of receiving FUP youth assistance, the youth is considered to have been "unable to enroll" in the program and may have their voucher extended by meeting the education, workforce development, or employment criteria described below:

- The youth was engaged in obtaining a recognized postsecondary credential or a secondary school diploma or its recognized equivalent.

HACA Policy

HACA will use the definitions of *recognized postsecondary credential* and *secondary school diploma or its recognized equivalent* under the Workforce Innovation and Opportunity Act (WIOA). WIOA defines a *recognized postsecondary credential* as a credential consisting of an industry-recognized certificate or certification, a certificate of completion of an apprenticeship, a license recognized by the state involved or federal government, or an associate or baccalaureate degree (29 U.S.C. 3102). Examples of a recognized postsecondary credential include, but are not limited to, an associate's degree, bachelor's degree, occupational licensure, or occupational certification (see U.S. Department of Labor, Training and Employment Guidance Letter No. 10-16, Change 1). For the purpose of WIOA, the U.S. Department of Labor defines a *secondary school diploma or its recognized equivalent* as a secondary school diploma (or alternate diploma) that is recognized by a state and that is included for accountability purposes under the Elementary and Secondary Education Act of 1965 (ESEA), as amended by the Every Student Succeeds Act (ESSA). A secondary school equivalency certification signifies that a student has completed the requirement for a high school education. Examples of a secondary school diploma or its recognized equivalent include, but are not limited to, obtaining certification of attaining passing scores on a state-recognized high school equivalency test, earning a secondary school diploma or state-recognized equivalent, or obtaining certification of passing a state-recognized competency-based

assessment.

- The youth was enrolled in an *institution of higher education*, as such term is defined in section 101(a) of the Higher Education Act of 1965 (20 U.S.C. 1001(a)) or an institution that meets the definition of a *proprietary institution of higher education* or a *postsecondary vocational institution* under sections 102(b)(1) and (c)(1) of the Higher Education Act of 1965 (20 U.S.C. 1002(b)(1) and (c)(1)), respectively.

HACA Policy

Youth must be enrolled in education activities on at least a half-time basis, as defined by the institution that they attend. However, HACA may make exceptions to this requirement if the youth is unable to enroll in a sufficient number of classes due to a lack of course offerings by the educational institution where the youth is enrolled.

The youth was participating in a career pathway, as such term is defined in Section 3 of the Workforce Innovation and Opportunity Act (29 U.S.C. 3102). The term *career pathway* means a combination of rigorous and high-quality education, training, and other services that:

- Aligns with the skill needs of industries in the economy of the state or regional economy involved;
- Prepares an individual to be successful in any of a full range of secondary or postsecondary education options, including apprenticeships registered under the Act of August 16, 1937 (commonly known as the “National Apprenticeship Act”; 50 Stat. 664, chapter 663; 29 U.S.C. 50 et seq.) (referred to individually in this Act as an *apprenticeship*, except in section 3226 of this title);
- Includes counseling to support an individual in achieving the individual’s education and career goals;
- Includes, as appropriate, education offered concurrently with and in the same context as workforce preparation activities and training for a specific occupation or occupational cluster;
- Organizes education, training, and other services to meet the particular needs of an individual in a manner that accelerates the educational and career advancement of the individual to the extent practicable;
- Enables an individual to attain a secondary school diploma or its recognized equivalent, and at least one recognized postsecondary credential; and
- Helps an individual enter or advance within a specific occupation or occupational cluster.
- The youth was employed.

HACA Policy

HACA will consider the youth to be employed if they work a minimum of 20 hours per week. HACA may make exceptions to this requirement if the youth’s hours are reduced due to circumstances beyond their control or the youth must temporarily reduce their work hours due to a verified family emergency.

FSS Enrollment at 24 Months

If the FUP youth has not been provided an opportunity to enroll in the FSS program during the first 24 months of FUP assistance, HUD encourages the PHA to remind the youth at the 24-month reexamination of the education, workforce development, and employment requirements described above so that the youth has enough time to meet these requirements prior to the expiration of the 36-month time period for FUP assistance.

HACA Policy

If the FUP youth has not been provided an opportunity to enroll in the FSS program during the first 24 months of FUP assistance, HACA will remind the youth at their second regular reexam of the education, workforce development, and employment requirements described above.

FSS Enrollment Between 36 and 48 Months

If an FSS slot becomes available between the 36-month and 48-month mark:

- The PHA must offer the slot to a FUP youth who had their voucher extended based on meeting the education, workforce development, or employment requirement listed above, or one of the statutory exceptions listed above (even if the youth previously declined an FSS slot because they met one of the statutory exceptions).
- The PHA must work with the youth to determine whether enrollment in FSS is feasible and in their best interest given any education, workforce development, or employment activities that the youth is engaged in and any statutory exceptions that apply to the youth, as well as the remaining time on their voucher.
- If the FUP youth accepts the FSS slot, the PHA must work with the youth to establish Contract of Participation goals and an Individual Training and Services Plan (ITSP) that can be accomplished within the time period left on the voucher.

If the FUP youth is offered an FSS slot prior to the 36-month mark, the youth:

- Will be required to enroll in the FSS program in order to receive an extension of assistance at the end of the 36-month time period (unless they meet one of the statutory exceptions described above).
- Will not be considered to have been “unable to enroll” in the FSS program as described above, and as a result, will not be eligible to receive an extension of assistance based on meeting the education, workforce development, or employment requirements described above.

FSS Enrollment After 48 Months

The PHA may, but is not required to, offer a FUP youth an FSS slot that becomes available between the 48-month mark and the 60-month mark, since the youth will have already received their second and final extension.

HACA Policy

If an FSS slot becomes available between the 48 and 60-month marks, HACA will not offer the FSS slot to a FUP youth.

Extensions of Assistance

At the 36-month and 48-month reexamination, the PHA must extend FUP youth assistance if the youth is participating in and in compliance with the FSS program as long as the youth is still eligible for the HCV program.

In any case, the FUP youth cannot receive more than a total of 60 months of FUP youth voucher assistance, even if the FSS Contract of Participation time period extends beyond the voucher 60-month mark.

No FSS Program or Unable to Enroll in FSS

If a PHA does not carry out an FSS program or the FUP youth has been unable to enroll in the program during the first 36 months of receiving FUP assistance, the FUP youth is entitled to receive an extension of assistance for up to two successive 12-month periods beyond the 36-month time limit provided that the youth engaged in at least one of the education, workforce development, or employment activities described above for not less than nine months of the 12-month period preceding each extension. In order to meet the nine months out of the preceding 12 months requirement, the youth may have engaged in one of the education, workforce development, or employment activities described above or a combination of these activities.

Verification Prior to Annual Reexam

In order to provide an extension of assistance, the PHA must verify compliance with the above requirements at the end of the 36-month time period and the 48-month time periods. The PHA does not need to verify compliance with these requirements at the end of the 60-month time period since the maximum length of assistance is 60 months.

To verify compliance with the education, workforce development, or employment requirement or one of the statutory exceptions, the PHA must provide the FUP youth written notification informing them that they may receive an extension of their FUP assistance and providing instructions on how the youth may demonstrate that they meet one of these conditions. This notification must be provided sufficiently in advance of the end of the 36-month or 48-month time periods, as applicable, to allow the FUP youth to demonstrate that they meet the education, workforce development, or employment requirement, or one of the statutory exceptions, and for the PHA to conduct an annual reexamination prior to the expiration of the FUP assistance.

HACA Policy

HACA will verify compliance with the education, workforce development, or employment requirement, or one of the statutory exceptions, at the end of the 36-month and 48-month time periods prior to the FUP youth's scheduled annual reexamination. HACA will not verify compliance at the end of the 60-month time period.

HACA will provide each FUP youth on HACA's program with a written notification informing them that they may receive an extension of their FUP assistance if they meet conditions outlined in this chapter and providing them with instructions on how they may demonstrate compliance at least 60 days prior to their scheduled annual reexam date. When necessary, the PHA will provide this notification in a format accessible to FUP youth with disabilities and in a translated format for FUP youth with limited English proficiency in accordance with Chapter 2.

HACA will use the following verification methods to verify a FUP youth's eligibility for voucher extensions:

To verify compliance with the FSS requirement, HACA will examine its records to confirm, or obtain confirmation from HACA's FSS program staff, that the FUP youth participant is in compliance with FSS program requirements and has not been terminated from the FSS program.

To meet the education, workforce development, or employment requirement, HACA will verify that the FUP youth was engaged in at least one education, workforce development, or employment activity for at least nine months of the 12-month period immediately preceding the end of 36-month or 48-month time period, as applicable.

Due to the timing of when the PHA verifies compliance and conducts the annual reexamination, the FUP youth may have not yet met the nine-month requirement but may be able to demonstrate that they will meet the nine-month requirement as of the end of the 36-month or 48-month time period. In such cases, the FUP youth will still be considered to have met the requirements.

In order for the FUP youth to meet one of the statutory exceptions described above, the youth must submit a certification to HACA that they meet one of these exceptions. This certification is the only documentation that the FUP youth must submit in order to demonstrate that they meet one of the statutory exceptions.

A FUP youth who received an extension of voucher assistance at the end of the 36-month time period based on meeting one of the conditions described in this chapter does not have to meet the same conditions when they reach the end of the 48-month time period. The FUP youth may demonstrate that they meet a different condition in order to receive an extension of their assistance.

If the PHA determines that the youth meets one of the statutory conditions, the PHA would then conduct an annual reexamination. If the annual reexamination determines that the youth is still

eligible for the HCV program, the PHA must provide the FUP youth the extension of voucher assistance.

Termination of Assistance for Failure to Meet Conditions

Failure of the FUP youth to meet one of the above conditions will only impact their ability to receive subsequent extensions of assistance. It will not serve as a basis for terminating the FUP assistance prior to the annual reexam.

If the FUP youth does not meet any of the conditions described in in this chapter, the youth is subject to the statutory time limit of 36 months or the time limit of any extension that the youth has already received, and the FUP youth voucher must be terminated once the youth reaches this time limit. The calculation of the time limit begins from the date the first HAP contract is signed (for tenant-based vouchers) or from the date the youth entered into the initial lease agreement (for project-based vouchers). The number of months is calculated based on the number of months that HAP subsidy is being paid on behalf of the youth, not the number of months that the youth is in the FUP youth program. Prior to termination, the PHA must offer the FUP youth the opportunity to request an informal hearing, in accordance with Chapter 16.

19-I.F. REFERRALS AND WAITING LIST MANAGEMENT

Referrals

The PCWA must establish and implement a system to identify FUP-eligible families and youths within the agency's caseload and make referrals to the PHA. The PCWA must certify that the FUP applicants they refer to the PHA meet FUP eligibility requirements. The PHA is not required to maintain full documentation that demonstrates the family's or youth's FUP eligibility as determined by the PCWA but should keep the referral or certification from the PCWA.

HACA Policy

As part of the MOU, HACA and DFPS have identified staff positions to serve as lead FUP liaisons. These positions will be responsible for transmission and acceptance of FUP referrals. DFPS must commit sufficient staff and resources to ensure eligible families and youths are identified and determined eligible in a timely manner.

When FUP vouchers are available, the HACA liaison responsible for acceptance of referrals will contact the DFPS [and ECHO FUP liaisons](#) via email indicating the number of vouchers available and requesting an appropriate number of referrals. No more than 10 business days from the date DFPS receives this notification, the DFPS [or ECHO](#) liaison will provide HACA with a list of eligible referrals include the name, address, and contact phone number for each adult individual who is being referred; a completed release form for each adult family member; and a written certification for each referral indicating the youth or family is FUP-eligible.

HACA will maintain a copy of the referral or certification from DFPS in the participant's file

along with other eligibility paperwork.

A PHA must serve any referrals (youths or families) that meet all program eligibility requirements. If a PHA determines that it has received a sufficient number of referrals from the PCWA so that the PHA will be able to lease all FUP vouchers awarded, the PHA may request that the PCWA suspend transmission of referrals. If the PHA determines that additional referrals will be needed after it has made such a request, the PHA may request that the PCWA resume transmission of referrals [[Notice PIH 2011-52](#)].

Waiting List Placement

[As allowed per Notice PIH 2025-08, HACA established a waiting list separate from their HCV waiting list for FUP vouchers.](#) A family that is already participating in the regular HCV program cannot be transferred to a FUP voucher. [FUP-eligible youth and families on the regular HCV waiting list will be placed on the FUP waiting list in accordance with their respective position on the regular HCV waiting list and retain their position on the regular HCV waiting list. HACA will remove applicants from the HCV waiting list upon being issued an FUP voucher.](#)

~~Once a referral is made, the PHA must compare the list of PCWA referrals to its HCV waiting list to determine if any applicants on the PCWA's referral list are already on the PHA's HCV waiting list. Applicants already on the PHA's HCV waiting list retain the order of their position on the list. Applicants not already on the PHA's HCV waiting list must be placed on the HCV waiting list.~~

~~HACA will ensure effective communication is provided to families on its HCV waiting list are informed of the separate FUP waiting list and have an opportunity to be placed on the list should DFPS certify to their eligibility. HACA will inform individuals on the HCV waiting list of the separate FUP waiting list by posting the information on HACA's website. HCV applicants who notify HACA of their presumed eligibility for FUP will be referred to the DFPS liaison for verification of eligibility within 10 days of notification by the family. If the PHA's HCV waiting list is closed, the PHA must open its HCV waiting list in order to accept new FUP applicants. If necessary, the PHA may open its waiting list solely for FUP applicants, but this information must be included in the PHA's notice of opening its waiting list (see section 4 H.C., Opening and Closing the Waiting List of this administrative plan).~~

HACA Policy

~~Within 10 business days of receiving the referral from DFPS, HACA will review the HCV waiting list and will send DFPS a list confirming whether or not referrals are on the waiting list.~~

~~Referrals who are already on the list will retain their position and the list will be notated to indicate the family or youth is FUP eligible.~~

~~For those referrals not already on the waiting list, HACA will work with DFPS to ensure they receive and successfully complete a pre application or application, as applicable. Once the pre application or application has been completed, the PHA will place the referral on the HCV waiting list with the date and time of the original referral and an indication that the referral is FUP eligible.~~

Waiting List Selection

~~The PHA selects FUP eligible families or youths based on the PHA's regular HCV waiting list selection policies in Chapter 4, including any preferences that may apply.~~
~~HACA will use date and time of application in selecting an applicant from the FUP waiting list.~~
~~Applicants on the HCV waiting list who are placed on the FUP waiting list will retain the original date and time of their HCV application.~~

~~HACA will not establish local preferences for applicants on the FUP waiting list.~~

19-I.G. PHA HCV ELIGIBILITY DETERMINATION

Once a FUP-eligible family or youth is selected from the HCV waiting list, the PHA must determine whether the family or youth meets HCV program eligibility requirements. Applicants must be eligible under both FUP family or youth eligibility requirements, as applicable, and HCV eligibility requirements as outlined in Chapter 3 of this policy.

The PCWA may, but is not obligated to, provide information to the PHA on the family's criminal history.

HACA Policy

DFPS will not provide information regarding the applicant's criminal history to HACA.

Additional FUP Eligibility Factors [FUP FAQs]

For FUP family vouchers, the family must remain FUP-eligible thorough lease-up.

- If, after a family is referred by the PCWA but prior to issuing a family FUP voucher, the PHA discovers that the lack of adequate housing is no longer a primary factor for the family not reunifying, the FUP voucher may not be issued to the family.
- Similarly, if the FUP voucher has already been issued before the PHA discovers that the reunification will not happen, but the family has not yet leased up under the voucher, the PHA must not execute the HAP contract, as the family is no longer FUP-eligible.

FUP-eligible youth must be no more than 24 years old both at the time of PCWA certification and at the time of the HAP execution. If a FUP youth is 24 at the time of PCWA certification but will turn 25 before the HAP contract is executed, the youth is no longer eligible for a FUP youth voucher.

HACA Policy

Any applicant that does not meet the eligibility criteria for the HCV program listed in Chapter 3 or any eligibility criteria listed in this section will be notified by HACA in writing following policies in Section 3-III.F., including stating the reasons the applicant was found ineligible and providing an opportunity for an informal review.

19.I.H. LEASE UP [FR Notice 1/24/22]

Once the PHA determines that the family or youth meets HCV eligibility requirements, the family or youth will be issued a FUP voucher in accordance with PHA policies.

During the family briefing, PHAs must inform the FUP youth of:

- The extension of assistance provisions and requirements;
- The availability of the FSS program and offer them an FSS slot, if available, or offer to place them on the FSS waiting list (provided the PHA has an FSS program); and

- Supportive services available to them, the existence of any other programs or services, and their eligibility for such programs and services. However, participation in supportive services cannot be required as a condition of receiving FUP youth assistance.

HACA Policy

Eligible applicants will be notified by HACA in writing following policies in Section 3-III.F. of this administrative plan. FUP families will attend a standard HCV briefing in accordance with PHA policies in Part I of Chapter 5 of this administrative plan. FUP youth will be briefed individually. The PHA will provide all aspects of the written and oral briefing as outlined in Part I of Chapter 5 but will also provide an explanation of the required items listed above, as well as discussing supportive services offered by DFPS and/or its contracted ACTS Program provider, [or the service provider identified by Coordinated Entry](#).

For both FUP youth and FUP families, vouchers will be issued ~~in accordance with PHA policies in Chapter 5 Part II, except that the PHA will consider one additional 30-day extension beyond the first automatic extension for any reason, not just those listed in the policy in Section 5-II-E with an initial search term of 120 days.~~

[In accordance with the mandatory waivers and alternative requirements in Notice PIH 2025-08, HACA will adopt the following policies in regards to extensions for the search period: \(1\) Each extension will be for 90 days; \(2\) Approve the first extension request, regardless of how the request is made \(written or oral\) or when it is made, as long as the request is made on or before the term expiration date and is consistent with applicable requirements; subsequent requests will be made in accordance with HACA's Administrative Plan policy on voucher extensions; and \(3\) Notify the applicant on at least one occasion after voucher issuance prior to the initial term expiration to remind them about the term expiration date and the process for requesting an extension of the initial term, and to inquire if the applicant is in need of assistance with their housing search. This alternative requirement also applies to FUP participants who choose to move to a new unit with continued assistance inside or outside the PHA's jurisdiction, in accordance with 24 CFR 982 subpart H.](#)

Once the family or youth locate a unit, the PHA conducts all other processes relating to voucher issuance and administration per HCV program regulations and the PHA's policies (including, but not limited to: HQS inspection, determination of rent reasonableness, etc.).

19-1.I. TERMINATION OF ASSISTANCE

General Requirements

With the exception of terminations of assistance for FUP youth after the statutorily required time period, terminations of FUP assistance are handled in the same way as the regular HCV program.

Termination of a FUP voucher must be consistent with regulations for termination in 24 CFR Part 982, Subpart L and be in compliance with PHA policies (Chapter 12).

If the person who qualifies for the FUP voucher passes away, the family retains the FUP voucher. In the case of a FUP-youth voucher, assistance will terminate after the statutorily required time period, even if the FUP-eligible youth is no longer included in the household.

If the person who qualifies for the FUP voucher moves, the remaining family members may keep the FUP voucher based on PHA policy (see administrative plan, Section 3-I.C., Family Breakup and Remaining Member of Tenant Family).

FUP Family Vouchers

If parents lose their parental rights or are separated from their children after voucher lease-up (or their children reach adulthood), the family is still eligible to keep their FUP assistance, as the regulations do not permit HCV termination for a family losing parental rights or the children reaching adulthood. However, the PHA may transfer the assistance of a FUP family voucher holder to regular HCV assistance if there are no longer children in the household.

HACA Policy

HACA will transfer the assistance of a FUP family voucher holder to regular HCV assistance if there are no longer children in the household and there is no prospect of any minor child being returned to the household.

If the PHA has no regular HCV vouchers available at the time this determination is made, including if no vouchers are available due to lack of funding, the PHA will issue the family the next available regular HCV voucher after those being issued to families residing in PBV units claiming Choice Mobility.

FUP Youth Vouchers

A PHA cannot terminate a FUP youth's assistance for noncompliance with PCWA case management, nor may the PHA terminate assistance for a FUP youth for not accepting services from the PCWA.

The PHA may not transfer the assistance of a FUP youth voucher holder to regular HCV assistance upon the expiration of the statutorily required time period. However, the PHA may issue a regular HCV to FUP youth if they were selected from the waiting list in accordance with PHA policies and may also adopt a preference for FUP youth voucher holders who are being terminated for this reason.

HACA Policy

HACA provides a selection preference on the PHA's HCV waiting list for FUP youth who are terminated due to the time limit on assistance.

Upon the expiration of the statutorily required time period, a FUP youth voucher holder ~~who has children and~~ who lacks adequate housing may qualify for a FUP family voucher provided they are referred by the PCWA ~~or another service agency as an eligible family~~ and meet the eligibility requirements for the PHA's HCV program.

19-I.J. FUP PORTABILITY

Portability for a FUP family or youth is handled in the same way as for a regular HCV family. A PHA may not restrict or deny portability for a FUP family or youth for reasons other than those specified in the HCV program regulations, as reflected in Chapter 10 of the administrative plan.

A FUP family or youth does not have to port to a jurisdiction that administers FUP.

If the receiving PHA administers the FUP voucher on behalf of the initial PHA, the voucher is still considered a FUP voucher regardless of whether the receiving PHA has a FUP program.

If the receiving PHA absorbs the voucher, the receiving PHA may absorb the incoming port into its FUP program (if it has one) or into its regular HCV program (if the receiving PHA has vouchers available to do so) and the family or youth become regular HCV participants. In either case, when the receiving PHA absorbs the voucher, a FUP voucher becomes available to the initial PHA.

Considerations for FUP Youth Vouchers

If the voucher is a FUP youth voucher and remains such upon lease-up in the receiving PHA's jurisdiction, termination of assistance must still take place once the youth has received assistance for the statutorily required time period. If the receiving PHA is administering the FUP youth voucher on behalf of the initial PHA, the two PHAs must work together to initiate termination upon expiration of the statutorily required time period.

19-I.K. PROJECT-BASING FUP VOUCHERS [Notice PIH 2017-21; FR Notice 1/24/22]

The PHA may project-base FUP vouchers without HUD approval in accordance with Notice PIH 2017-21, FR Notice 1/24/22, and all statutory and regulatory requirements for the PBV program. Project-based FUP vouchers are subject to the PBV program percentage limitation discussed in Section 17-I.A.

The PHA may limit PBVs to one category of FUP-eligible participants (families or youth) or a combination of the two.

While FUP vouchers can be used for either families or youth, a PBV unit may only be counted towards the PHA's 10 percent exception authority under the program cap and the project's income-mixing requirement if the FUP PBV assistance is provided on behalf of an eligible youth. The PHA must amend its administrative plan to include the limitation of these FUP PBV units to eligible youth.

HACA Policy

HACA may elect to project-base FUP vouchers.

PART II: FOSTER YOUTH TO INDEPENDENCE INITIATIVE**19-II.A. PROGRAM OVERVIEW** [[Notice PIH 2020-28](#); [Notice PIH 2021-26](#); [Notice PIH 2025-08](#) [FR Notice 1/24/22](#)]

The Foster Youth to Independence (FYI) initiative was announced in 2019. The FYI initiative allows PHAs who partner with a Public Child Welfare Agency (PCWA) to request targeted HCVs to serve eligible youth with a history of child welfare involvement that are homeless or at risk of being homeless. Rental assistance and supportive services are provided to qualified youth for a period of between 36 and 60 months.

Funding is available either competitively through an FYI NOFA or noncompetitively on a rolling basis in accordance with the application requirements outlined in Notice PIH 2020-28 or Notice PIH 2021-26, as applicable. Under the noncompetitive process, PHAs are limited to 25 vouchers in a fiscal year with the ability to request additional vouchers for those PHAs with 90 percent or greater utilization or utilization of its FUP and/or FYI vouchers, as applicable. For competitive awards, the number of vouchers is dependent on PHA program size and need.

19-II.B. PARTNERING AGENCIES [[Notice PIH 2021-26](#); [FYI Updates and Partnering](#)]

Opportunities Webinar

Public Child Welfare Agency (PCWA)

The PHA must enter into a partnership agreement with a PCWA in the PHA's jurisdiction in the form of a Memorandum of Understanding (MOU) or letter of intent. The PCWA is responsible for identifying and referring eligible youth to the PHA and providing or securing a commitment for the provision of supportive services once youth are admitted to the program.

HACA Policy

HACA will implement a Foster Youth to Independence (FYI) program in partnership with ***Texas Department of Family Protective Services (DFPS)***

DFPS is responsible for:

- Identifying FYI-eligible youth;
- Developing a system of prioritization based on the level of need of the youth and the appropriateness of intervention;
- Providing a written certification to the PHA and the Austin/Travis County CoC's Coordinated Entry System that the youth is eligible; and
- Providing or securing supportive services for 36 months.

Continuum of Care (CoC) and Other Partners

HUD strongly encourages PHAs to add other partners into the partnership agreement with the PCWA such as state, local, philanthropic, faith-based organizations, and the CoC, or a CoC recipient it designates.

HACA Policy

In addition to the PCWA, the PHA will implement the FYI program in partnership with ***the Ending Community Homelessness Coalition (ECHO), the Continuum of Care Lead Agency***

19-ILC. YOUTH ELIGIBILITY CRITERIA [[Notice PIH 2021-26](#); [FYI Q&As](#); [FYI FAQs](#)]

The PCWA is responsible for certifying that the youth has prior qualifying foster care involvement. As determined by the PCWA, eligible youth:

- Are at least 18 years of age and not more than 24 years of age (have not yet reached their 25th birthday);

- Youth must be no more than 24 years of age at the time the PCWA certifies them as eligible and at the time of HAP contract execution.
- Have left foster care or will leave foster care within ~~90~~180 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act;
 - Placements can include, but are not limited to, placements in foster family homes, foster homes of relatives, group homes, emergency shelters, residential facilities, child care institutions, and pre-adoptive homes in accordance with 24 CFR 5.576;
- Are homeless or at risk of becoming homeless at age 16 and older;
 - *At risk of being homeless* is fully defined at 24 CFR 576.2.
 - This includes a person that is exiting a publicly funded institution, or system of care (such as a healthcare facility, a mental health facility, foster care or other youth facility, or correction program or institution). Therefore, youth being discharged from an institution may be eligible for an FYI voucher [FYI FAQs].

Eligibility is not limited to single persons. For example, pregnant and/or parenting youth are eligible to receive assistance assuming they otherwise meet eligibility requirements.

19-IL.D. SUPPORTIVE SERVICES [[Notice PIH 2021-26](#); [FYI Updates and Partnering Opportunities Webinar](#); [FYI Q&As](#)]

Supportive services may be provided by the PHA, [an agency identified by the Coordinated Entry System administrator](#), the PCWA or a third party. The PCWA must provide or secure a commitment to provide supportive services for participating youth for the period of time defined in the NOFA/O for which the funding was made available. At a minimum, the following supportive services must be offered:

- Basic life skills information/counseling on money management, use of credit, housekeeping, proper nutrition/meal preparation, and access to health care (e.g., doctors, medication, and mental and behavioral health services);
- Counseling on compliance with rental lease requirements and with HCV program participant requirements, including assistance/referrals for assistance on security deposits, utility hook-up fees, and utility deposits;
- Providing such assurances to owners of rental property as are reasonable and necessary to assist eligible youth to rent a unit with a voucher;
- Job preparation and attainment counseling (where to look/how to apply, dress, grooming, relationships with supervisory personnel, etc.); and
- Educational and career advancement counseling regarding attainment of general equivalency diploma (GED) or attendance/financing of education at a technical school, trade school, or college, including successful work ethic and attitude models.

HACA Policy

~~The following additional supportive services will be offered as needed and as available: security and utility deposits; SOAR benefits application assistance; childcare; LGBTQ support; parenting education, and transportation.~~ Additional supportive services described in the MOU will be offered as needed.

Since participation in supportive services is optional, but strongly encouraged, an FYI participant may decline supportive service.

19-III.E. REFERRALS AND WAITING LIST MANAGEMENT [[Notice PIH 2021-26](#); [FYI Updates and Partnering Opportunities Webinar](#); [FYI FAQs](#)]

Referrals

The PCWA is responsible for certifying that the youth has prior qualifying foster care involvement. Once the PCWA sends the PHA and the Coordinated Entry System confirmation certifying the youth is program-eligible, the PHA determines HCV eligibility.

The PCWA must have a system for identifying eligible youth within the agency's caseload and reviewing referrals from other partners, as applicable. The PCWA must also have a system for prioritization of referrals to ensure that youth are prioritized for an FYI voucher based upon their level of need and appropriateness of the intervention.

Referrals may come from other organizations in the community who work with the population, but the PCWA must certify that the youth meets eligibility requirements, unless the PCWA has vested another organization with this authority.

The PHA is not required to maintain full documentation that demonstrates the youth's eligibility as determined by the PCWA but should keep the referral or certification from the PCWA. The PCWA is not required to provide the PHA with HCV eligibility documents.

HACA Policy

HACA and DFPS have identified staff positions to serve as lead FYI liaisons. These positions will be responsible for transmission and acceptance of referrals. DFPS must commit sufficient staff and resources to ensure eligible youths are identified, prioritized, and determined eligible in a timely manner.

When vouchers are available, the PHA liaison responsible for acceptance of referrals will contact the DFPS [and ECHO](#) liaisons via email indicating the number of vouchers available and requesting an appropriate number of referrals. No more than 10 business

days from the date DFPS receives this notification, the DFPS [or ECHO](#) liaison must provide HACA with a list of eligible referrals, a completed release form, and a written certification for each referral indicating the referral is eligible. The list will include the name, address, and contact phone number for each adult individual who is being referred.

HACA will maintain a copy of each certification from DFPS in the participant's file along with other eligibility paperwork.

Waiting List Placement [[Notice PIH 2021-26](#) and [FYI FAQs](#)]

~~The PHA must use the HCV waiting list for the FYI program. As allowed per Notice PIH 2025-08, HACA established a waiting list separate from their HCV waiting list for FYI vouchers. Youth already on the HCV program may not be transferred to an FYI voucher since they are not homeless or at risk of homelessness. FYI-eligible youth on the regular HCV waiting list will be placed on the FYI waiting list in accordance with their respective position on the regular HCV waiting list and retain their position on the regular HCV waiting list. HACA will remove applicants from the HCV waiting list upon being issued an FYI voucher.~~

~~Once a referral is made, the PHA must compare the list of PCWA referrals to its HCV waiting list to determine if any applicants on the PCWA's referral list are already on the PHA's HCV waiting list. Applicants already on the PHA's HCV waiting list retain the order of their position on the list. Applicants not already on the PHA's HCV waiting list must be placed on the HCV waiting list. HACA will ensure effective communication is provided to families on its HCV waiting list are informed of the separate FYI waiting list and have an opportunity to be placed on the list should DFPS certify to their eligibility. HACA will inform individuals on the HCV waiting list of the separate FYI waiting list by posting the information on HACA's website. HCV applicants who notify HACA of their presumed eligibility for FYI will be referred to the DFPS liaison for verification of eligibility within 10 days of notification by the family.~~

~~If the PHA's HCV waiting list is closed, the PHA must open its HCV waiting list in order to accept new referrals. The PHA may reopen the waiting list to accept an FYI eligible youth without opening the waiting list for other applicants; however, the requirements at 24 CFR 982.206 for giving public notice when opening and closing the waiting list apply (see section 4-H.C., Opening and Closing the Waiting List of this administrative plan).~~

HACA Policy

~~Within 10 business days of receiving the referral from DFPS, HACA will review the HCV waiting list and will send DFPS a list confirming whether or not referrals are on the waiting list.~~

~~Referrals who are already on the list will retain their position and the list will be notated to indicate the applicant is FYI eligible.~~

For those referrals not already on the waiting list, HACA will work with DFPS or identified partner agency to ensure they receive and successfully complete a pre-application or application, as applicable. Once the pre-application or application has been completed, HACA will place the referral on the HCV waiting list with the date and time of the original referral and an indication that the referral is FYI eligible.

Waiting List Selection

~~The PHA selects eligible youths based on the PHA's regular HCV waiting list selection policies in Chapter 4, including any preferences that may apply. HACA will use date and time of application in selecting an applicant from the FYI waiting list. Applicants on the HCV waiting list who are placed on the FYI waiting list will retain the original date and time of their HCV application.~~

~~HACA will not establish local preferences for applicants on the FYI waiting list.~~

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19-II.F. PHA HCV ELIGIBILITY DETERMINATION [FYI FAQs]

Once an eligible youth is selected from the HCV waiting list, the PHA must determine whether the youth meets HCV program eligibility requirements. Applicants must be eligible under both FYI eligibility requirements and HCV eligibility requirements as outlined in Chapter 3 of this policy.

The PCWA may, but is not obligated to, provide information to the PHA on the youth's criminal history.

HACA Policy

DFPS will not provide information regarding the applicant's criminal history to HACA.

Additional Eligibility Factors

Youth must be no more than 24 years old both at the time of PCWA certification and at the time of the HAP execution. If a youth is 24 at the time of PCWA certification but will turn 25 before the HAP contract is executed, the youth is no longer eligible for a FYI voucher.

HACA Policy

Any applicant that does not meet the eligibility criteria for the HCV program listed in Chapter 3 or any eligibility criteria listed in this section will be notified by HACA in writing following policies in Section 3-III.F, including stating the reasons the applicant was found ineligible and providing an opportunity for an informal review.

19-II.G. LEASE UP [FR Notice 1/24/22]

Once the PHA determines that the family or youth meets HCV eligibility requirements, the youth will be issued an FYI voucher in accordance with PHA policies.

During the family briefing, PHAs must inform the FYI voucher holder of:

- The extension of assistance provisions and requirements;
- The availability of the FSS program and offer them an FSS slot, if available, or offer to place them on the FSS waiting list (provided the PHA has an FSS program); and
- The supportive services available to them, the existence of any other programs or services, and their eligibility for such programs and services. However, participation in supportive services cannot be required as a condition of receiving FYI assistance.

HACA Policy

Eligible applicants will be notified by HACA in writing following policies in Section 3-III.F. of this policy. FYI youth will be briefed individually. The PHA will provide all aspects of the written and oral briefing as outlined in Part I of Chapter 5.

Vouchers will be issued ~~in accordance with HACA policies in Chapter 5, Part II, except that HACA will consider one additional 30-day extension beyond the first automatic extension for any reason, not just those listed in the policy in Section 5-II.E~~ with an initial search term of 120 days.

In accordance with the mandatory waivers and alternative requirements in Notice PIH 2025-08, HACA will adopt the following policies in regards to extensions for the search period: (1) Each extension will be for 90 days; (2) Approve the first extension request, regardless of how the request is made (written or oral) or when it is made, as long as the request is made on or before the term expiration date and is consistent with applicable requirements; subsequent requests will be made in accordance with HACA's Administrative Plan policy on voucher extensions; and (3) Notify the applicant on at least one occasion after voucher issuance prior to the initial term expiration to remind them about the term expiration date and the process for requesting an extension of the initial term, and to inquire if the applicant is in need of assistance with their housing search. This alternative requirement also applies to FUP participants who choose to move to a new unit with continued assistance inside or outside the PHA's jurisdiction, in accordance with 24 CFR 982 subpart H.

Once the youth locates a unit, the PHA conducts processes relating to voucher issuance and administration per HCV program regulations and the PHA policy in Chapter 9.

Should a youth fail to use the voucher, the PHA may issue the voucher to another eligible youth if one has been identified [[Notice PIH 2021-26](#)].

Turnover [[FYI FAQs](#)]

For PHAs awarded FYI Tenant Protection Vouchers (TPVs) under Notice PIH 2019-20 where the recipient of the FYI TPV leaves the program, the PHA may request an FYI voucher under the requirements of Notice PIH 2021-26. (Not applicable to HACA)

For PHAs awarded FYI vouchers under Notices PIH 2020-28 and PIH 2021-26, where the recipient of the FYI voucher leaves the program, the PHA must continue to use the FYI voucher for eligible youth upon turnover. Where there are more eligible youth than available FYI turnover vouchers, the PHA may request an FYI voucher under the requirements of Notice PIH 2021-26. If another eligible youth is not available, the PHA must notify HUD, and HUD will reduce the PHA's HCV assistance to account for the removal of the FYI assistance from the PHA's HCV baseline.

19-II.H. MAXIMUM ASSISTANCE PERIOD [[Notice PIH 2021-26](#) and [FYI FAQs](#); [FR Notice 1/24/22](#)]

Vouchers are limited by statute to a total of between 36 months and 60 months of housing assistance. At the end of the statutory time period, assistance must be terminated. However, any period of time for which no subsidy (HAP) is being paid on behalf of the youth does not count toward the limitation. It is not permissible to reissue another FYI TPV to the same youth upon expiration of their FYI assistance.

Participants do not "age out" of the program. A participant may continue with the program until they have received the period of assistance for which they are eligible. Age limits are only applied for entry into the program.

Extension of Assistance

FYI voucher holders who first leased or lease a unit after December 27, 2020, may be eligible for an extension of assistance up to 24 months beyond the 36-month time limit (for a total of 60 months of assistance).

While FYI voucher holders cannot be required to participate in the Family Self-Sufficiency (FSS) program as a condition of receipt of assistance, an eligible youth who participates in the FSS program and is in compliance with the applicable terms and conditions of the program is entitled to receive assistance for up to an additional 24 months. A FYI voucher holders must accept an FSS slot if it is offered to them prior to the 36-month mark in order to receive an extension of assistance (unless the youth meets one of the statutory exceptions described below).

Statutory Exceptions

FYI voucher holders will be entitled to receive an extension of assistance for up to 24 months beyond the 36-month time limit without participating in the PHA's FSS program if they certify that they meet one of the exceptions below:

- The FYI voucher holder is a parent or other household member responsible for the care of a dependent child under the age of six or for the care of an incapacitated person.

HACA Policy

HACA and the State of Texas defines *incapacitated person* as

- (1) a minor;
- (2) an adult who, because of a physical or mental condition, is substantially unable to:
 - (A) provide food, clothing, or shelter for himself or herself;
 - (B) care for the person's own physical health; or
 - (C) manage the person's own financial affairs; or
- (3) a person who must have a guardian appointed for the person to receive funds due the person from a governmental source.

HACA will apply this exception in a manner that provides extensions of FYI assistance to the broadest population possible consistent with the statutory requirements.

The FYI voucher holder will be required to self-certify that they meet this exception on a HACA-provided form. This certification is the only documentation that the FYI voucher holder must submit.

The child or incapacitated person is not required to reside in the household in order for the FYI voucher holder to certify they meet this exception. For example, a child in a joint custody arrangement under the age of six who resides in the household only part time may qualify the FYI voucher holder for this exception.

The FYI voucher holder is a person who is regularly and actively participating in a drug addiction or alcohol treatment and rehabilitation program.

HACA Policy

HACA will define *regular and active participation* in a manner that provides extensions of FYI voucher holder assistance to the broadest population possible consistent with the statutory requirements.

The FYI voucher holder will be required to self-certify that they meet this exception on a HACA-provided form. This certification is the only documentation that the FYI voucher holder must submit.

The FYI voucher holder is a person who is incapable of complying with the requirement to participate in a FSS program as described above or engage in education, workforce development, or employment activities as described below, as applicable, due to a documented medical condition.

HACA Policy

HACA will apply this requirement in a manner that provides extensions of FYI voucher holder assistance to the broadest population possible consistent with statutory requirements.

The FYI voucher holder will be required to self-certify that they meet this exception on a HACA-provided form. This certification is the only documentation that the FYI voucher holder must submit.

An FYI voucher holder that meets one of the above exceptions must still be offered an opportunity to enroll in the PHA's FSS program (if it is available to them) and receive any supportive services available to FYI voucher holders. An FYI voucher holder may choose to participate in an FSS program or engage in education, workforce development, or employment activities, even if they meet one of the above statutory exceptions.

Education, Workforce Development, or Employment Activities

If a PHA that carries out an FSS program is unable to offer a FYI voucher holder an FSS slot during their first 36 months of receiving FYI assistance, the FYI voucher holder is considered to have been "unable to enroll" in the program and may have their voucher extended by meeting the education, workforce development, or employment criteria described below:

- The FYI voucher holder was engaged in obtaining a recognized postsecondary credential or a secondary school diploma or its recognized equivalent.

HACA Policy

HACA will use the definitions of recognized postsecondary credential and secondary school diploma or its recognized equivalent under the Workforce Innovation and Opportunity Act (WIOA). WIOA defines a recognized postsecondary credential as a credential consisting of an industry-recognized certificate or certification, a certificate of completion of an apprenticeship, a license recognized by the state involved or federal government, or an associate or baccalaureate degree (29 U.S.C. 3102). Examples of a recognized postsecondary credential include, but are not limited to, an associate's degree, bachelor's degree, occupational licensure, or occupational certification (see U.S. Department of Labor, Training and Employment Guidance Letter No. 10-16, Change 1). For the purpose of WIOA, the U.S. Department of Labor defines a secondary school *diploma or its recognized equivalent* as a

secondary school diploma (or alternate diploma) that is recognized by a state and that is included for accountability purposes under the Elementary and Secondary Education Act of 1965 (ESEA), as amended by the Every Student Succeeds Act (ESSA). A secondary school equivalency certification signifies that a student has completed the requirement for a high school education. Examples of a secondary school diploma or its recognized equivalent include, but are not limited to, obtaining certification of attaining passing scores on a state-recognized high school equivalency test, earning a secondary school diploma or state-recognized equivalent, or obtaining certification of passing a state-recognized competency-based assessment.

The FYI voucher holder was enrolled in an *institution of higher education*, as such term is defined in section 101(a) of the Higher Education Act of 1965 (20 U.S.C. 1001(a)) or an institution that meets the definition of a *proprietary institution of higher education* or a *postsecondary vocational institution* under sections 102(b)(1) and (c)(1) of the Higher Education Act of 1965 (20 U.S.C. 1002(b)(1) and (c)(1)), respectively.

HACA Policy

The FYI voucher holder must be enrolled in education activities on at least a half-time basis, as defined by the institution which they attend. However, HACA may make exceptions to this requirement if the FYI voucher holder is unable to enroll in a sufficient number of classes due to a lack of course offerings by the educational institution where they are enrolled.

- The FYI voucher holder was participating in a career pathway, as such term is defined in Section 3 of the Workforce Innovation and Opportunity Act (29 U.S.C. 3102).
- The FYI voucher holder was employed.

HACA Policy

HACA will consider the FYI voucher holder to be employed if they work a minimum of 20 hours per week. HACA may make exceptions to this requirement if the FYI voucher holder's hours are reduced due to circumstances beyond their control or the FYI voucher holder must temporarily reduce their work hours due to a verified family emergency.

FSS Enrollment at 24 Months

If the FYI voucher holder has not been provided an opportunity to enroll in the FSS program during the first 24 months of FYI assistance, HUD encourages the PHA to remind the FYI voucher holder at the 24-month reexamination of the education, workforce development, and employment requirements described above so that they have enough time to meet these requirements prior to the expiration of the 36-month time period for FYI assistance.

HACA Policy

If the FYI voucher holder has not been provided an opportunity to enroll in the FSS program during the first 24 months of FYI assistance, HACA will remind the FYI voucher holder at



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

Quality Control ITEM 11.

MEETING DATE:	October 16, 2025
STAFF CONTACT:	Kelly Crawford, Director of Compliance Oversight
ITEM TITLE:	Presentation and Discussion of the Draft 2026 Public Housing Authority (PHA) Annual Plan
BUDGETED ITEM:	N/A
TOTAL COST:	N/A

ACTION

This is a presentation and discussion of the Draft 2026 Public Housing Authority (PHA) Annual Plan that will go out for public comment for 45 days beginning Friday, October 17, 2025. No formal vote is required of the Board at this time. The Board is being asked to review the Plan, approve staff taking the document out for a 45-day public comment period, and returning the Plan to the Board for final consideration at the December 2025 Board Meeting.

SUMMARY

Background:

The Five-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules and requirements concerning its operations, programs, and services, including changes to these policies. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low-income and extremely low-income families. Form HUD-50075-HCV is to be completed annually by PHAs who administer Housing Choice Voucher (HCV) programs without public housing units, such as HACA. Since there were no changes to the Five-Year Plan, this action item only addresses the PHA Annual Plan.

Process:

HACA is proposing to establish separate waiting lists for its existing Foster Youth to Independence (FYI) and its Family Unification Program (FUP) special purpose voucher programs. This proposed policy is in accordance with guidance set forth in HUD Notice PIH 2025-08. Staff is bringing this document to the Board for discussion and input at this time. After incorporating any Board recommendations, HACA will invite public comment on the proposed policy changes beginning at 8:00 a.m. on Friday, October 17, 2025, through 5:00 p.m. on Monday, December 1, 2025. HACA will send the proposed changes to Texas Rio Grande Legal Aid, the Austin Tenant's Council and other stakeholders. The HCV Administrative Plan changes

are included here as well. After receiving comments, the proposed changes will be presented to the Board for final approval at the December 2025 Board Meeting.

Staff Recommendation:

The Board is being asked to review the Plan, provide input on proposed revisions, and support taking the document out for a 45-day public comment period. Staff will return the Plan to the Board for final consideration at the December 18, 2025, Board Meeting.

ATTACHMENTS:

Draft 2026 PHA Annual Plan

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A. PHA Information.	
A.1	PHA Name: _____ PHA Code: _____ PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) _____ PHA Plan Submission Type: ☐ Annual Submission ☐ Revised Annual Submission Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☐ ☐ Project-Based Vouchers (b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

B.4	Capital Improvements. – Not Applicable
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N N/A ☐ ☐ ☐ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

C.2	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☐ (b) If yes, include Challenged Elements.

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV-Only PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

- A.1** Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), Number of Housing Choice Vouchers (HCVs), PHA Plan Submission Type,** and the **Public Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section (24 CFR 903.11(c)(3)).

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV (24 CFR 903.7(b)).

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

☐ **Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies (24 CFR 903.7(d)).

☐ **Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA (24 CFR 903.7(e)).

☐ **Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants (24 CFR 903.7(f)).

☐ **Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR 903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements (24 CFR 903.7(l)(iii)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)).

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

- B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the applicable Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

- B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.11(c)(3), 24 CFR 903.7(s)(1)).
- B.4 Capital Improvements.** This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs.
- B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

- C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).
- C.2 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan (24 CFR 903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 *et seq.*, 24 CFR 903.7(o)(1), and 24 CFR 903.15.
- C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.