

# **AUSTIN HOUSING AUTHORITY**



## **BOARD OF COMMISSIONERS**

**Chairperson- Carl S. Richie, Jr.**

**Vice-Chairperson- Dr. Tyra Duncan-Hall**

**2nd Vice-Chairperson- Mary Apostolou**

**Commissioner- Edwina Carrington**

**Commissioner- Barbra Boeta**

**President & CEO- Michael G. Gerber**

## **AUSTIN HOUSING AUTHORITY REGULAR BOARD MEETING**

**Thursday, October 22, 2026  
12:00 PM**

**Pathways at Chalmers Courts East, 1700 E. 3rd Street, Austin, TX 78702**  
Join Zoom Meeting <https://bit.ly/3TU1osU> Meeting ID: 826 6590 0283 Passcode:  
174390

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

**TO BE HELD AT**  
**Pathways at Chalmers Courts East, 1700 E. 3rd Street, Austin, TX 78702**  
**Join Zoom Meeting <https://bit.ly/3TU1osU> Meeting ID: 826 6590 0283 Passcode: 174390**  
**(512.477.4488)**

**Thursday, October 22, 2026  
12:00 PM**

**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 AHA Board Minutes Summary for the Board Meeting held on September 17, 2026

**ACTION ITEMS**

2. Presentation, Discussion, and Possible Action regarding Resolution No. 02964: Approval of the Independent Auditor's Report for the Fiscal Year ending March 31, 2026
3. Presentation, Discussion, and Possible Action regarding Resolution No. 02965: Approval of the Pathways Asset Management, Inc. Property Budgets for Calendar Year 2027
4. Presentation, Discussion, and Possible Action on Resolution No. 02966: Approval of Amendments to the Austin Housing Authority Procurement Policy
5. Presentation, Discussion, and Possible Action regarding Resolution No. 02967: Approval of the revised Housing Choice Voucher Program's Payment Standard
6. Presentation, Discussion, and Possible Action on Resolution No. 02968 by the Board of Commissioners of the Housing Authority of the City of Austin d/b/a Austin Housing Authority (the "Authority") authorizing the Authority to take the following actions with regard to The Jade (the "Development") in Austin, Texas: (A) modify the terms of the lease of the development site with the owner of the Development; and (B) such other actions necessary or convenient to carry out this Resolution

7. Presentation, Discussion, and Possible Action on Resolution No. 02969 by the Board of Commissioners of the Housing Authority of the City of Austin d/b/a Austin Housing Authority (the "Authority") authorizing the Bridge at South Point transaction, including (i) approving issuance by Austin Affordable PFC, Inc. of the Austin Affordable PFC, Inc. Residential Development Revenue Bonds (Bridge at South Point Project), Series 2026 in one or more series (the "Series 2026 Bonds"), and any additional bonds to be issued on parity with any series of the Series 2026 Bonds, (ii) approving participation by South Congress Public Facility Corporation in the ownership and financing of the Bridge at South Point development, (iii) 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 residential rental development, and (iv) containing other provisions relating to the subject

## **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.

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

The Austin Housing Authority 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 AHA at 512.477.4488, for additional information; TTY users route through Relay Texas at 711. For more information on AHA, please contact Nidia Hiroms at 512.477.4488 x 2104.



# AUSTIN HOUSING AUTHORITY

## BOARD ACTION REQUEST

### Executive ITEM 1.

---

---

**MEETING DATE:** October 22, 2026  
**STAFF CONTACT:** Nidia Hiroms  
**ITEM TITLE:** Presentation, Discussion, and Possible Action regarding the Approval of the AHA Board Minutes Summary for the Board Meeting held on September 17, 2026  
**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 17, 2026.

### SUMMARY

**Background:**

**Process:**

**Staff Recommendation:**

### ATTACHMENTS:

20260917 FINAL AHA Minutes Summary

# **AUSTIN HOUSING AUTHORITY BOARD OF COMMISSIONERS REGULAR BOARD MEETING**

**September 17, 2026**

## **SUMMARY OF MINUTES**

**THE AUSTIN HOUSING AUTHORITY (AHA) BOARD OF COMMISSIONERS REGULAR BOARD MEETING NOTICE WAS POSTED FOR 12:00 PM ON THURSDAY, SEPTEMBER 17, 2026, AND WAS HELD AT PATHWAYS AT CHALMERS COURTS EAST, 1700 E. 3<sup>RD</sup> STREET, AUSTIN, TX**

### **CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM**

Dr. Tyra Duncan-Hall, AHA Vice-Chairperson called the Board of Commissioners Regular Board Meeting of the Austin Housing Authority, of September 17, 2026, to order at 12:14 pm. The meeting was held at Pathways at Chalmers Courts East, 1700 E. 3rd Street, Austin, TX

Roll call certified a quorum was present on the call.

#### **MEMBERS PRESENT:**

Dr. Tyra Duncan-Hall, Vice-Chairperson  
Edwina Carrington, Commissioner  
Barbra Boeta, Commissioner

#### **MEMBER(S) ABSENT:**

Carl S. Richie, Jr., Chairperson  
Mary Apostolou, 2nd Vice-Chairperson

### **EMPLOYEE OF THE YEAR**

Amy Duhon, AHA Low Income Housing Program Specialist, was honored as Employee of the Year for Fiscal Year 2025-2026.

#### **ALSO IN ATTENDANCE:**

Sarah Scott, Coats Rose

#### **STAFF PRESENT:**

Ann Gass, Barbara Chen, Jorge Vazquez, Kelly Crawford, Ken Bodden, Leilani Lim-Villegas, Michael Gerber, Michael Roth, Nidia Hiroms, Ron Kowal, Sylvia Calderon and Suzanne Schwertner

#### **PUBLIC COMMUNICATION - None**

**CITYWIDE ADVISORY BOARD (CWAB) – Lupe Garcia**, Citywide Advisory Board President, reported that the September CWAB Meeting was held on Tuesday, September 8, 2026. ●**Sylvia Calderon**, AHA Chief Operating Officer congratulated everyone for their very successful summer programs and back to school events, including the Youth Incentive Trip to Pinstack, scholarship ceremony and backpack distribution. Sylvia also reminded everyone to make sure that they get registered to vote by October 5th. Sylvia announced that staff are still getting used to the new name. We are no longer HACA, but AHA, and no longer Austin Pathways, but Resident Services. Sylvia conveyed that staff is looking forward to seeing everyone at National Night Out on October 6th. ●**Michael Roth**, VP of PAMI, reported that LIH had 33 inspections in 2026, and he thanked the residents and leaders for their patience and cooperation. Michael reminded everyone that winter weather is just around the corner and to please make sure that they have a plan during weather or national emergency. Friendly reminder to use Rent Café for rent payments and work orders. This service is available to the residents to use at their convenience 24 hours a day, 7 days a week. ●**Leilani Lim-Villegas**, HACA Senior Director of Community Development, stated that Resident Council leaders should download the Ready Central Texas app on their phones. This is extremely useful warning and real-time notification updates for Travis County and City of Austin. Staff will distribute flyers during National Night Out and Resident Council Meetings about this resource. ●**Dominique Green**, Youth and FSS Manager, reported that the Rosewood Community Room is now open. Communities In Schools is providing after-school services, and Mercedes Leal is getting settled into her new office. She is the resident point of contact for Family Self-Sufficiency and Resident Council questions. ●**John Espinosa**, Workforce Development and Digital Inclusion Manager, welcomed the new ACC Internship Coordinators, Jay Huerta and John Diaz. A new cohort of ACC interns started

last week. ●Lupe Garcia also informed everyone that 30 more IMOMS have been recruited. The IMOMS will be doing a shoe and sock drive, in collaboration with Academy, for all of the children in all AHA properties.

## **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 20, 2026**

**Vice-Chairperson Duncan-Hall** moved the Approval of the Board Minutes Summary for the Board Meeting held on August 20, 2026. **Commissioner Boeta** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

## **ACTION ITEMS**

### **APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS**

#### **ITEM 2: Updates on Boys and Girls Clubs youth program and partnerships**

**Zanae Campbell, Art Costillo, Melissa Ybarra and Sidney Trevino** from the Boys and Girls Club were in attendance at the meeting. They gave an update on the youth programs at AHA properties.

#### **ITEM 3: Updates on Communities in Schools youth program and partnerships**

**Lauren Woods** with Communities in Schools was in attendance and gave the Board an update on youth programs at AHA properties.

**The Commissioners took a 5 minute recess.**

#### **ITEM 4: Presentation, Discussion, and Possible Action on Resolution No. 02963 by the Board of Commissioners of the Housing Authority of the City of Austin d/b/a Austin Housing Authority (the “Authority”) authorizing the Authority to take such actions necessary or convenient to facilitate the bridge loan and/or term loan to Bridge at Volente, LLC (the “Company”) for the Bridge at Volente (the “Development”)**

The Austin Affordable Housing Corporation (AAHC) purchased the Bridge at Volente in September of 2016 with its partner, Enterprise Community Partners. The property is located at 11908 Anderson Mill Road, Austin, TX 78726. The Bridge at Volente is a 208-unit apartment community with 72 one-bedroom units, 104 two-bedroom units, and 32 three-bedroom units. The property was built in 1999, and is located on approximately 13.813 acres. The community offers several amenities, including a swimming pool and tennis court, laundry facility, a business center, and a fitness center, playground and a picnic area. It is also home to the Stake program, which provides tenants with monthly revenue sharing for those residents that participate. This has been very well received by the community and has a high participation rate of over 80%.

The current loan on the property matures on October 1 of 2026. AAHC is asking for board approval to refinance the property in the form of a Fannie Mae loan not to exceed \$20,000,000.00. This loan will be for a term of 10 years at an interest rate of approximately 5.75% with an amortization of 35 years. The property is currently appraised at \$30,000,000.00.

Additionally, should AAHC not be able to re-finance the loan in time to meet the October 1 deadline, Austin Affordable Housing Corporation asked the board to also approve a short-term bridge loan from Horizon Bank, in an amount not to exceed \$20,000,000.00 to allow more time to close on the Fannie Mae loan. Apartment Management Professionals currently manage the property. It is 90% occupied and is home to approximately 22 voucher holders.

**Commissioner Carrington** moved the Approval of Resolution No. 02963 by the Board of Commissioners of the Housing Authority of the City of Austin d/b/a Austin Housing Authority (the “Authority”) authorizing the Authority to take such actions necessary or convenient to facilitate the bridge loan and/or term loan to Bridge at Volente, LLC (the “Company”) for the Bridge at Volente (the “Development”) in an amount not to exceed \$20,000,000.00. **Commissioner Boeta** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

#### **ITEM 5: Presentation, Discussion, and Possible Action regarding Resolution No. 02964 Approval of Contracts for Furniture and Audio/Visual Equipment for Austin Housing Authority Headquarters Phase 2 Renovations**

The Board was asked to approve the purchase, delivery, and installation of furniture from SKG for Phase 2 of the Austin Housing Authority Headquarters Renovation Project in an amount not to exceed \$906,000.00, and the

purchase and installation of audio/visual equipment from Mood Texas, also identified in the proposal as Mood:Solutions, in an amount not to exceed \$200,669.10, for a total combined authorization not to exceed \$1,106,669.10.

The Austin Housing Authority is continuing Phase 2 of its headquarters renovation project at 1124 South IH-35. This phase will complete improvements to additional offices, workstations, meeting rooms, conference rooms, training areas, and shared employee spaces. Furniture and audio/visual equipment are necessary to make the renovated spaces functional and ready for use.

The proposed furnishings include furniture for private offices, open workstations, conference and meeting rooms, training spaces, break and lounge areas, and other shared areas. The furniture proposals also include seating, storage, adjustable work surfaces, power accessories, monitor supports, wire-management equipment, and related workspace components. SKG provided an overall not-to-exceed estimate of \$906,000.00, consisting of the following estimated amounts:

- Level 2 furniture: \$360,000.00
- Level 1 furniture: \$500,000.00
- Large Conference Room: \$35,000.00
- Chair mats: \$11,000.00

The estimates are based on pricing available through the Omnia cooperative purchasing contract. Audio/Visual Equipment Mood Texas submitted a proposal for the design, equipment, and installation of the audio/visual systems needed for the Phase 2 renovated spaces. The proposed systems are designed to be compatible with the audio/visual technology installed during Phase I.

- Large training room: Displays, a Teams Room system, cameras, ceiling microphones, speakers, wireless screen-sharing capabilities, controls, and local recording equipment.
- First-floor medium conference room: A display, Logitech Rally Bar, added microphone coverage, Teams Room controls, room sensors, and wired connectivity.
- Second-floor large conference room: A display, Logitech Rally Bar, microphone coverage, Teams Room controls, room sensors, and wired connectivity, with an optional second display.
- Treaty Oak room: A ceiling microphone to improve audio coverage for Teams and Zoom meetings.
- Cypress Room: A local recording device to record in-person meeting audio and video.

Total AV Proposal Pricing: \$200,669.10 procurement the Phase 2 furniture proposals use pricing available through the Omnia cooperative purchasing contract. The audio/visual proposal continues with the type of systems installed during Phase I and is intended to maintain compatibility across the Authority's meeting, conference, and training spaces. The AV proposal identifies Mood Texas and Mood:Solutions as the system provider. Both vendors serviced the Phase I project. Their performance and responsiveness have been satisfactory, and their continued involvement in Phase 2 ensures continuity and compatibility with furnishings, finishes, and products for the entirety of the renovations project.

Staff recommends approval of Resolution 02964 authorizing:

- The purchase, delivery, and installation of Phase 2 furniture from SKG in an amount not to exceed \$906,000.00; and
- The purchase and installation of Phase 2 audio/visual equipment from Mood Texas, also identified as Mood:Solutions, in an amount not to exceed \$200,669.10.

**Commissioner Boeta** moved the Approval of Resolution No. 02964 Approval of Contracts for Furniture from SKG in an amount not to exceed \$906,000.00; and Audio/Visual Equipment from Mood:Solutions, in an amount not to exceed \$200,669.10. for Austin Housing Authority Headquarters Phase 2 Renovations. **Commissioner Carrington** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

**ITEM6: Presentation and Discussion of Proposed Housing Choice Voucher Program Administrative Plan Revisions for Public Comment**

Discussion only. No action needed.

**ITEM 7: Presentation and Discussion of the Draft 2027 Public Housing Authority (PHA) Annual Plan**  
Discussion only. No action needed.

**EXECUTIVE SESSION**

The Board did not recess into Executive Session.

**REPORTS**

The Board accepts the following reports:

●**Mike Gerber**, AHA President & CEO announced that the National Association of Housing and Redevelopment Officials (NAHRO) Annual Conference is coming up in October. Mike and some staff members, along with a couple of Commissioners will be attending the Conference in Denver.

●**Mike** announced that the Council of Large Public Housing Authorities (CLPHA) Convene is being hosted by the Austin Housing Authority November 4-6, 2026.

●The Grand Opening for Rosewood is scheduled for November 13, 2026.

**Commissioner Boeta** moved to adjourn the meeting. **Commissioner Carrington** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

The meeting adjourned at 3:06 pm.

---

**Michael G. Gerber, Secretary**

---

**Chairperson**



## AUSTIN HOUSING AUTHORITY

### BOARD ACTION REQUEST

#### Finance ITEM 2.

---

|                       |                                                                                                                                                                      |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING DATE:</b>  | October 22, 2026                                                                                                                                                     |
| <b>STAFF CONTACT:</b> | Barbara Chen                                                                                                                                                         |
| <b>ITEM TITLE:</b>    | Presentation, Discussion, and Possible Action regarding Resolution No. 02964: Approval of the Independent Auditor's Report for the Fiscal Year ending March 31, 2026 |
| <b>BUDGETED ITEM:</b> | No                                                                                                                                                                   |
| <b>TOTAL COST:</b>    | N/A                                                                                                                                                                  |

#### ACTION

Motion to Approve item, accepting the Independent Auditor's Report for the Fiscal Year ending March 31, 2026.

#### SUMMARY

##### Background:

The Fiscal Year 2026 audited financial report for the Austin Housing Authority is presented for approval. The audit firm of Doeren Mayhew Assurance, PC performed the audit. Sean Cedar, 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, 2026, and the respective changes in financial position and cash flows thereof for the year then ended, in accordance with General Accepted Accounting Principles (GAAP) in the United States of America.

##### Staff Recommendation:

Approval is recommended.

##### ATTACHMENTS:

AHA Audit Draft 10.13

**RESOLUTION NO. 02964**

**APPROVAL OF THE INDEPENDENT AUDITOR'S REPORT FOR THE FISCAL  
YEAR ENDING MARCH 31, 2026**

**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 its fiscal year-end; and

**WHEREAS**, The Commissioners of the Austin Housing Authority have reviewed and discussed the audit financial report for the fiscal year ending March 31, 2026; and

**NOW, THEREFORE, BE IT RESOLVED** that the Fiscal Year 2026 Independent Auditor's Report, copies of such audit financial report attached, is hereby accepted by the Board of Commissioners of the Austin Housing Authority.

**PASSED, APPROVED AND ADOPTED** this 22nd day of October 2026.

---

Michael G. Gerber, Secretary

---

Carl S. Richie, Jr., Chairperson

# AUSTIN HOUSING AUTHORITY



## BASIC FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

MARCH 31, 2026

*(With Independent Auditor's Report Thereon)*

# AUSTIN HOUSING AUTHORITY

## TABLE OF CONTENTS

---

|                                                                                                                                                                                                                                 | <u>Page</u> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <b>INDEPENDENT AUDITOR'S REPORT</b>                                                                                                                                                                                             | 1           |
| <b>MANAGEMENT'S DISCUSSION AND ANALYSIS<br/>(Required Supplementary Information)</b>                                                                                                                                            | 4           |
| <b>BASIC FINANCIAL STATEMENTS</b>                                                                                                                                                                                               |             |
| Statement of Net Position                                                                                                                                                                                                       | 9           |
| Statement of Revenues, Expenses and Changes in Net Position                                                                                                                                                                     | 11          |
| Statement of Cash Flows                                                                                                                                                                                                         | 12          |
| Notes to Financial Statements                                                                                                                                                                                                   | 14          |
| <b>SUPPLEMENTARY INFORMATION</b>                                                                                                                                                                                                |             |
| Financial Data Schedule                                                                                                                                                                                                         | 42          |
| <b>SINGLE AUDIT SECTION</b>                                                                                                                                                                                                     |             |
| Schedule of Expenditures of Federal Awards                                                                                                                                                                                      | 47          |
| Independent Auditor's Report on Internal Control Over Financial Reporting and<br>on Compliance and Other Matters Based on an Audit of Financial Statements<br>Performed in Accordance with <i>Government Auditing Standards</i> | 48          |
| Independent Auditor's Report on Compliance For The Major Program and<br>on Internal Control Over Compliance Required by the Uniform Guidance                                                                                    | 50          |
| Schedule of Findings and Questioned Costs                                                                                                                                                                                       | 53          |

## INDEPENDENT AUDITOR'S REPORT

Board of Commissioners  
**AUSTIN HOUSING AUTHORITY**

### Report on the Audit of the Financial Statements

#### Opinion

We have audited the accompanying financial statements of the business-type activities of the Austin Housing Authority (the "Authority"), as of and for the year ended March 31, 2026, 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, 2026, 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.

#### 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 \_\_\_\_\_ 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.

Melbourne, Florida

---

# AUSTIN HOUSING AUTHORITY

## MANAGEMENT'S DISCUSSION AND ANALYSIS (Required Supplementary Information) MARCH 31, 2026

---

This section of the Austin Housing Authority (AHA)'s annual financial report presents management's discussion and analysis (MD&A) of AHA's financial performance during the Fiscal Year (FY) ended March 31, 2026, compared to the prior FY ended March 31, 2025. 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 AHA'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 AHA'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: AUSTIN HOUSING AUTHORITY, Attn: Barbara Chen, Chief Financial Officer, 1124 S. IH-35, Austin, TX 78704, Phone (512) 477-4488.

### FINANCIAL HIGHLIGHTS

- **Total cash** decreased by \$7.6 million and **total investments** decreased by \$0.1 million in 2026.
- The **assets** of the Housing Authority exceeded its **liabilities** on March 31, 2026 and 2025 by \$235.8 million and \$222.7 million, respectively.
- **Net investment in capital assets** increased by \$30.1 million in 2026 and increased by \$48.1 million in 2025, when compared to the immediately preceding fiscal year.
- The **net restricted and unrestricted positions** of the Housing Authority decreased by \$4.3 million and \$12.6 million for the year ended March 31, 2026 and 2025, respectively, when compared to the immediately preceding fiscal year.
- **Total assets** increased by \$26.8 million in 2026 and \$58.7 million in 2025, as compared to the prior year.
- **Total liabilities** increased by \$13.7 million in 2026 and \$44.2 million in 2025, as compared to the prior year.
- **Total operating revenue** increased by \$61.2 million in 2026 and \$93.9 million in 2025, as compared to the prior year. In 2026, the increase is mainly due to increases in PBCA revenue of \$54.7 million, HUD operating grants of \$6.8 million, offset by a total decrease in net tenant and other revenues of \$0.9 million.
- **Total operating expenses** increased by \$66.9 million in 2026 and \$88.2 million in 2025, as compared to the prior year. In 2026, the increase is mainly due to increase in Housing Assistance Payments of \$62.9 million.
- **Change in net position** was \$13.1 million in 2026 compared to \$21.1 million in 2025.

# AUSTIN HOUSING AUTHORITY

## MANAGEMENT'S DISCUSSION AND ANALYSIS (Required Supplementary Information) MARCH 31, 2026

---

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the AHA's basic financial statements. The basic financial statements provide both long and short-term information about AHA's overall financial condition. The financials presented include AHA'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 AHA's audited financial statements and notes, which follow this MD&A. In addition, AHA's blended component units have separately issued financial statements which can be obtained from the Authority.

AHA 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 AHA's net position serve as a useful indicator of whether its financial health is improving or deteriorating. To fully assess the financial health of AHA, 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 AHA'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 AHA. The change in net position analysis will assist the reader with measuring the financial health of AHA.
- 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 AHA's operations over the Fiscal Year.
- The **"Statement of Cash Flows"** provides information about AHA'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.

# AUSTIN HOUSING AUTHORITY

## MANAGEMENT'S DISCUSSION AND ANALYSIS (Required Supplementary Information) MARCH 31, 2026

### FINANCIAL ANALYSIS OF THE HOUSING AUTHORITY

#### Analysis of Entity Wide Net Position

|                                  | 2026                 | 2025                 | Variance             | % Change  |
|----------------------------------|----------------------|----------------------|----------------------|-----------|
| Cash and Investments             | \$143,049,496        | \$150,768,455        | \$ (7,718,959)       | -5%       |
| Other Current Assets             | 16,453,502           | 10,119,762           | 6,333,740            | 63%       |
| Capital Assets                   | 295,881,351          | 269,871,031          | 26,010,320           | 10%       |
| Other Noncurrent Assets          | 76,045,670           | 73,878,609           | 2,167,061            | 3%        |
| <b>Total Assets</b>              | <b>531,430,019</b>   | <b>504,637,857</b>   | <b>26,792,162</b>    | <b>5%</b> |
| Current Liabilities              | 22,971,613           | 12,042,124           | 10,929,489           | 91%       |
| Noncurrent Liabilities           | 272,700,554          | 269,928,828          | 2,771,726            | 1%        |
| <b>Total Liabilities</b>         | <b>295,672,167</b>   | <b>281,970,952</b>   | <b>13,701,215</b>    | <b>5%</b> |
| Net Investment in Capital Assets | 218,100,240          | 188,031,995          | 30,068,245           | 16%       |
| Restricted Net Position          | 21,451,263           | 25,756,871           | (4,305,608)          | -17%      |
| Unrestricted Net Position        | (3,793,651)          | 8,878,039            | (12,671,690)         | -143%     |
| <b>Total Net Position</b>        | <b>\$235,757,852</b> | <b>\$222,666,905</b> | <b>\$ 13,090,947</b> | <b>6%</b> |

**Cash and Investments** - The decrease of \$7.7 million is mainly due to the use of funds to purchase and develop new property, and for the repayment of long-term debt obligations.

**Other Current Assets** - The increase of \$6.3 million is primarily due to uncollected accounts receivable at year end.

**Capital Assets** - The increase of \$26 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 increase of \$2.2 million is mainly due to the issuance of new notes receivable and interest accrued on outstanding notes receivable, offset by reductions in the Authority's investment in joint ventures through AAHC.

**Current liabilities** - The increase in current liabilities of \$10.9 million is primarily due to outstanding long-term debt obligations with a balloon payment due in the next fiscal year for Bridge at South Point.

**Noncurrent Liabilities** - The increase of \$2.8 million is mainly due to new prepaid ground leases through AAHC's joint ventures.

**Net Investment in Capital Assets** - The increase of \$30.1 million is mainly due to the net increase in capital assets and the repayment of long-term debt.

# AUSTIN HOUSING AUTHORITY

## MANAGEMENT'S DISCUSSION AND ANALYSIS (Required Supplementary Information) MARCH 31, 2026

### Analysis of Statement of Revenues, Expenses and Changes in Net Position

|                                   | 2026          | 2025          | Variance       | % Change |
|-----------------------------------|---------------|---------------|----------------|----------|
| Operating Revenues                |               |               |                |          |
| Tenant revenue, net               | \$ 15,285,569 | \$ 15,783,165 | \$ (497,596)   | -3%      |
| HUD operating revenues            | 114,957,430   | 108,124,771   | 6,832,659      | 6%       |
| RAD Revenue                       | 8,046,577     | 7,497,372     | 549,205        | 7%       |
| PBCA Revenue                      | 676,740,710   | 622,049,007   | 54,691,703     | 9%       |
| Other Revenue                     | 23,033,518    | 23,386,682    | (353,164)      | -2%      |
| Total Operating Revenues          | 838,063,804   | 776,840,997   | 61,222,807     | 8%       |
| Operating Expenses                |               |               |                |          |
| Administrative                    | 35,237,982    | 31,354,264    | 3,883,718      | 12%      |
| Tenant Services                   | 3,584,855     | 3,430,694     | 154,161        | 4%       |
| Utilities                         | 3,244,231     | 3,217,840     | 26,391         | 1%       |
| Maintenance                       | 8,978,200     | 8,165,483     | 812,717        | 10%      |
| Protective Services               | 815,035       | 722,002       | 93,033         | 13%      |
| Housing Assistance Payments       | 766,022,435   | 703,169,094   | 62,853,341     | 9%       |
| General Expenses                  | 3,760,647     | 4,897,338     | (1,136,691)    | -23%     |
| Depreciation                      | 7,442,705     | 7,199,685     | 243,020        | 3%       |
| Total Operating Expenses          | 829,086,090   | 762,156,400   | 66,929,690     | 9%       |
| Operating Income                  | 8,977,714     | 14,684,597    | (5,706,883)    | -39%     |
| Non Operating Revenues (Expenses) | 4,113,233     | 6,463,061     | (2,349,828)    | -36%     |
| Change in Net Position            | \$ 13,090,947 | \$ 21,147,658 | \$ (8,056,711) | -38%     |

**Total Operating Revenues** increased by \$61.2 million mainly due to the increase of PBCA revenue and HUD grants due to higher occupancy and rental increases during the fiscal year.

**Total Operating Expenses** increased by \$66.9 million due to higher Housing Assistance Payments (HAP) and administrative expenses. Housing assistance payments increased by \$62.9 million due to higher rents and more families served. Administrative expenses increased by \$3.9 million primarily due to higher employee wages and health insurance costs. These increases are offset by a \$1.1 million decrease in general expenses, due to the prior year expense being higher from the implementation of GASB 101.

**Non Operating Revenues (Expenses)** decreased by \$2.3 million due to significant sales of capital assets made in the prior fiscal year.

# AUSTIN HOUSING AUTHORITY

## MANAGEMENT'S DISCUSSION AND ANALYSIS (Required Supplementary Information) MARCH 31, 2026

### CAPITAL ASSETS

|                               | 2026                 | 2025                 | Variance             | % Change   |
|-------------------------------|----------------------|----------------------|----------------------|------------|
| Land                          | \$223,818,983        | \$203,178,011        | \$ 20,640,972        | 10%        |
| Buildings and Improvements    | 210,291,179          | 197,660,501          | 12,630,678           | 6%         |
| Furniture and Equipment       | 6,041,723            | 5,191,413            | 850,310              | 16%        |
| ROU - software                | 693,795              | 387,276              | 306,519              | 79%        |
| Construction in Progress      | 989,608              | 2,412,109            | (1,422,501)          | -59%       |
| Total Capital Assets          | 441,835,288          | 408,829,310          | 33,005,978           | 8%         |
| Less Accumulated Depreciation | (145,953,937)        | (138,958,279)        | (6,995,658)          | 5%         |
| Net Capital Assets            | <u>\$295,881,351</u> | <u>\$269,871,031</u> | <u>\$ 26,010,320</u> | <u>10%</u> |

**Land** increased by \$20.6 million mainly due to land acquired and subsequently leased to related parties through AAHC Partnership deals.

**Buildings and improvements** increased by \$12.6 million mainly due to building improvements across all AAHC and AHA properties.

### LONG-TERM DEBT

The Authority's balance of long-term debt decreased by \$4.5 million due to the principal payments on all debts. The AAHC Pathways at Santa Rita loan was paid off during the year, ahead of the previously established maturity date of December 1, 2036. All other debt payments were made as scheduled during the fiscal year. The Authority's balance of the current portion of long-term debt increased by \$11.7 million due to an \$11.8 million balloon payment due during the next 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.
- Decreased 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.

# AUSTIN HOUSING AUTHORITY

## STATEMENT OF NET POSITION MARCH 31, 2026

---

### Assets

#### Current assets

|                            |               |
|----------------------------|---------------|
| Cash - unrestricted        | \$ 24,144,640 |
| Cash - restricted          | 23,815,247    |
| Investments - unrestricted | 93,908,415    |
| Receivables, net           | 10,957,846    |
| Due from HUD               | 3,958,798     |
| Prepaid expenses           | 1,519,304     |
| Inventory                  | 17,554        |

|                      |                    |
|----------------------|--------------------|
| Total current assets | <u>158,321,804</u> |
|----------------------|--------------------|

#### Noncurrent assets

|                                                                            |             |
|----------------------------------------------------------------------------|-------------|
| Cash - restricted                                                          | 1,181,194   |
| Capital assets, net                                                        | 295,881,351 |
| Notes and interest receivable from related parties, net of current portion | 68,848,417  |
| Investment in joint ventures                                               | 7,187,403   |
| Other noncurrent assets                                                    | 9,850       |

|                         |                    |
|-------------------------|--------------------|
| Total noncurrent assets | <u>373,108,215</u> |
|-------------------------|--------------------|

|              |                              |
|--------------|------------------------------|
| Total assets | <u><u>\$ 531,430,019</u></u> |
|--------------|------------------------------|

See accompanying notes to financial statements

# AUSTIN HOUSING AUTHORITY

## STATEMENT OF NET POSITION MARCH 31, 2026

### Liabilities

#### Current liabilities

|                                                                       |               |
|-----------------------------------------------------------------------|---------------|
| Current portion of long-term debt                                     | \$ 12,843,475 |
| Current portion of subscription payable                               | 214,214       |
| Accounts payable                                                      | 3,210,434     |
| Due to HUD                                                            | 224,750       |
| Due to other governments                                              | 28,977        |
| Accrued interest payable                                              | 248,824       |
| Accrued wages payable                                                 | 639,526       |
| Current portion of accrued compensated absences                       | 522,676       |
| Tenant security deposits                                              | 639,068       |
| Unearned revenue                                                      | 1,477,342     |
| Current portion of unearned revenue - ground leases - related parties | 2,397,854     |
| Current portion of family self sufficiency escrow                     | 337,520       |
| Other current liabilities                                             | 186,953       |

|                           |            |
|---------------------------|------------|
| Total current liabilities | 22,971,613 |
|---------------------------|------------|

#### Noncurrent liabilities

|                                                                            |             |
|----------------------------------------------------------------------------|-------------|
| Long-term debt, net of current portion                                     | 64,508,633  |
| Subscription payable, net of current portion                               | 214,789     |
| Accrued compensated absences, net of current portion                       | 3,718,915   |
| Family self sufficiency escrow, net of current portion                     | 1,181,194   |
| Unearned revenue - ground leases - related parties, net of current portion | 203,077,023 |

|                              |             |
|------------------------------|-------------|
| Total noncurrent liabilities | 272,700,554 |
|------------------------------|-------------|

|                   |             |
|-------------------|-------------|
| Total liabilities | 295,672,167 |
|-------------------|-------------|

### Net Position

|                                  |             |
|----------------------------------|-------------|
| Net investment in capital assets | 218,100,240 |
| Restricted                       | 21,451,263  |
| Unrestricted                     | (3,793,651) |

|                    |                |
|--------------------|----------------|
| Total net position | \$ 235,757,852 |
|--------------------|----------------|

See accompanying notes to financial statements

# AUSTIN HOUSING AUTHORITY

## STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE YEAR ENDED MARCH 31, 2026

---

|                                           |                              |
|-------------------------------------------|------------------------------|
| Operating revenues                        |                              |
| HUD operating revenues                    | \$ 114,957,430               |
| Tenant revenue, net                       | 15,285,569                   |
| Asset management fees                     | 4,716,482                    |
| Other government operating grants         | 4,034,810                    |
| Other operating revenue                   | 14,282,226                   |
| RAD operating revenues                    | 8,046,577                    |
| Performance based contract administration | <u>676,740,710</u>           |
| Total operating revenues                  | <u>838,063,804</u>           |
| Operating expenses                        |                              |
| Administrative                            | 35,237,982                   |
| Tenant services                           | 3,584,855                    |
| Utilities                                 | 3,244,231                    |
| Maintenance                               | 8,978,200                    |
| Protective services                       | 815,035                      |
| General                                   | 3,760,647                    |
| Depreciation                              | 7,442,705                    |
| Housing assistance payments               | <u>766,022,435</u>           |
| Total operating expenses                  | <u>829,086,090</u>           |
| Operating income                          | <u>8,977,714</u>             |
| Nonoperating revenues (expenses)          |                              |
| Mortgage interest income                  | 3,186,029                    |
| Gain on sale of capital assets            | 9,073                        |
| Interest income - unrestricted            | 3,848,891                    |
| Interest income - restricted              | 165,493                      |
| Interest expense                          | <u>(3,096,253)</u>           |
| Total nonoperating revenues (expenses)    | <u>4,113,233</u>             |
| Change in net position                    | <u>13,090,947</u>            |
| Total net position - beginning            | <u>222,666,905</u>           |
| Total net position - ending               | <u><u>\$ 235,757,852</u></u> |

See accompanying notes to financial statements

# AUSTIN HOUSING AUTHORITY

## STATEMENT OF CASH FLOWS FOR THE YEAR ENDED MARCH 31, 2026

|                                                             |                             |
|-------------------------------------------------------------|-----------------------------|
| Cash flows from operating activities                        |                             |
| HUD operating grants received                               | \$ 122,809,079              |
| Collections from tenants                                    | 14,750,560                  |
| Other government grants received                            | 680,668,908                 |
| Collections from other sources                              | 10,782,367                  |
| Payments to employees                                       | (30,117,003)                |
| Payments to suppliers                                       | (25,544,009)                |
| Housing assistance payments                                 | <u>(764,446,234)</u>        |
| Net cash provided by operating activities                   | <u>8,903,668</u>            |
| Cash flows from capital and related financing activities    |                             |
| Contributions to investments in joint ventures              | (364,109)                   |
| Distributions from investments in joint ventures            | 5,564,410                   |
| Principal payments on long-term debt                        | (4,486,928)                 |
| Principal payments on subscription liabilities              | (264,792)                   |
| Payments of interest                                        | (3,104,901)                 |
| Purchase of property and equipment                          | (12,147,296)                |
| Proceeds from sale of property and equipment                | <u>38,111</u>               |
| Net cash used in capital and related financing activities   | <u>(14,765,505)</u>         |
| Cash flows from investing activities                        |                             |
| Interest received                                           | 540,161                     |
| Collection of notes receivable                              | 1,927                       |
| Issuance of notes receivable                                | (6,088,795)                 |
| Sale of investments                                         | 26,971,065                  |
| Purchase of investments                                     | <u>(23,125,294)</u>         |
| Net cash used in investing activities                       | <u>(1,700,936)</u>          |
| Net decrease in cash                                        | (7,562,773)                 |
| Cash - beginning                                            | <u>56,703,854</u>           |
| Cash - ending                                               | <u>49,141,081</u>           |
| <b><u>As Presented in the Statement of Net Position</u></b> |                             |
| Cash - unrestricted                                         | 24,144,640                  |
| Cash - restricted                                           | 23,815,247                  |
| Cash - restricted noncurrent                                | <u>1,181,194</u>            |
|                                                             | <u><u>\$ 49,141,081</u></u> |

See accompanying notes to financial statements

# AUSTIN HOUSING AUTHORITY

## STATEMENT OF CASH FLOWS FOR THE YEAR ENDED MARCH 31, 2026

|                                                |                     |
|------------------------------------------------|---------------------|
| Cash flows from operating activities           |                     |
| Operating income                               | \$ 8,977,714        |
| Adjustments                                    |                     |
| Depreciation and amortization                  | 7,442,705           |
| Change in provision for uncollectible accounts | 504,039             |
| Decrease/(increase) in assets                  |                     |
| Receivables, net                               | (6,612,958)         |
| Due from HUD                                   | (159,319)           |
| Prepaid expenses                               | (289,151)           |
| Inventory                                      | 8,372               |
| Investment in joint venture                    | 1,915,300           |
| Other noncurrent assets                        | (9,850)             |
| Increase/(decrease) in liabilities             |                     |
| Accounts payable                               | (360,381)           |
| Due to HUD                                     | (35,609)            |
| Due to other governments                       | 841                 |
| Accrued wages payable                          | 89,045              |
| Accrued compensated absences                   | 180,021             |
| Tenant security deposits                       | 2,275               |
| Unearned revenue                               | (652,231)           |
| Unearned revenue - ground leases               | (2,248,120)         |
| Family self sufficiency escrow                 | 136,758             |
| Other current liabilities                      | 14,217              |
| Net cash provided by operating activities      | <u>\$ 8,903,668</u> |

### **Supplemental Disclosure of Noncash Transactions**

|                                                  |                      |
|--------------------------------------------------|----------------------|
| Unearned revenue ground lease for capital assets | <u>\$ 20,640,972</u> |
| Receipt of ROU assets for subscription payable   | <u>\$ 693,795</u>    |

See accompanying notes to financial statements

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

---

### Note 1 – Summary of Significant Accounting Policies

#### Reporting Entity

The Austin Housing Authority (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 Section 2100 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 AHA’s scholarship and self-sufficiency programs, previously named the AHA Scholarship Foundation, Inc.
- 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.

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

---

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 6):

|                           |                                    |                                               |
|---------------------------|------------------------------------|-----------------------------------------------|
| 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       |                                               |

### 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.

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

---

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.

### 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.

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 \$504,039 in accounts written off.

### 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.

#### *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.

#### *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.

#### *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.

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

---

### *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.

### *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 contribution contract with HUD. HUD has outsourced oversight responsibilities of project based Section 8 to SHCC for the States of Texas and Arkansas.

### *Other programs*

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

### *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.

### 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 - Investments 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.

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

---

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 3).

*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, 2026.

*f. Capital assets*

The Authority's policy is to capitalize assets with a value that generally exceeds \$5,000 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  |
| Right of use asset - software | 3 years      |

*g. 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, 2026.

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

---

### *h. 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 6). These entities are considered to be related parties of the Authority.

### *i. Leasing activities*

The Authority is the lessor of dwelling units mainly to low-income residents. 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.

In accordance with the provisions of GASB Codification L20, *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 Codification L20 (see Note 7).

### *j. 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.

### *k. Unearned revenues*

Unearned revenues include amounts collected before revenue recognition criteria are met. The unearned revenues consist of \$343,673 of prepaid rents and \$1,133,669 of unspent grant funds. In addition, the Authority has current and noncurrent unearned ground leases (see Note 7).

### *l. 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 unlimited vacation time. Employees are entitled to a maximum of 240 hours of accrued vacation upon separation. 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.

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

---

### *m. Subscription-Based Information Technology Arrangements*

The provisions of GASB Codification S80, *Subscription-Based Information Technology Arrangements* ("SBITA"), establishes that a government should recognize a subscription liability at the commencement of the subscription term, which is when the subscription is placed in service. The subscription liability should be initially measured at the present value of the subscription payments expected to be made during the subscription term. A SBITA results in a right of use subscription asset and a corresponding subscription liability. Implementation costs are also recorded.

### *n. Net position*

In accordance with GASB Codification Section 1800.155, *Reporting Net Position in Government-Wide Financial Statements*, total equity as of March 31, 2026, 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 reduced 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.

#### *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.

### 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 1, account for income taxes in accordance with Financial Accounting Standards Board Accounting Standards Codification 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.

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

---

For the fiscal year ended March 31, 2026, 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.

### 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.

### 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.

### Impact of Recently Issued Accounting Standards

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.

In December 2025, the GASB issued Statement No. 105, *Subsequent Events*. This statement is effective for the Authority's March 31, 2028 fiscal year end.

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

### **Note 2 – Deposits and Investments**

As of March 31, 2026, the Authority's cash balance consists of cash in banks in the amount of \$49,141,081. As of March 31, 2026, the fair value of the Authority's investments was \$93,908,415.

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:

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

*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 is as follows: deposits and investments of the Authority and its component units, other than direct purchases of United States Treasury instruments or its agencies, are 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, 2026, none of the Authority's total bank balance was exposed to custodial credit risk.

Cash was restricted for the following purposes at March 31, 2026:

### Current

|                                  |               |
|----------------------------------|---------------|
| Modernization and development    | \$ 19,545,805 |
| Unspent grant awards             | 1,133,669     |
| Reserve and other escrows        | 1,095,253     |
| HAP reserves                     | 806,629       |
| Tenant security deposits         | 639,068       |
| Family self-sufficiency escrow   | 337,520       |
| Amounts due to HUD               | 224,750       |
| Amounts due to other governments | 28,977        |
| FSS forfeitures                  | 3,576         |

Subtotal current 23,815,247

### Noncurrent

|                                |           |
|--------------------------------|-----------|
| Family self-sufficiency escrow | 1,181,194 |
|--------------------------------|-----------|

Total restricted cash \$ 24,996,441

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, 2026, the Authority's risk of changes in interest rates is minimal since the maturities of their investments are less than one year.

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

**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, 2026, the Authority mitigated their exposure to credit risk by following HUD regulations.

**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:

| Investment type          | % of Portfolio | Credit Rating |
|--------------------------|----------------|---------------|
| Federal Home Loan Bank   | 10%            | Aaa           |
| United States Treasuries | 66%            | Aaa           |
| Certificates of deposit  | 24%            | N/A           |

### Fair Value Measurements

|                         | Amount               | Quoted Prices in<br>Active Markets<br>for Identical<br>Assets<br>(Level 1) | Significant Other<br>Observable<br>Inputs<br>(Level 2) | Significant<br>Observable<br>Inputs<br>(Level 3) |
|-------------------------|----------------------|----------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------|
| Federal Home Loan Bank  | \$ 9,183,256         | \$ 9,183,256                                                               | \$ -                                                   | \$ -                                             |
| United States Treasury  | 62,184,722           | 62,184,722                                                                 | -                                                      | -                                                |
| Certificates of deposit | 22,540,437           | 22,540,437                                                                 | -                                                      | -                                                |
| Total investments       | <u>\$ 93,908,415</u> | <u>\$ 93,908,415</u>                                                       | <u>\$ -</u>                                            | <u>\$ -</u>                                      |

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

---

### Note 3 – Receivables, Net

As of March 31, 2026, receivables, net consist of:

|                                           |                             |
|-------------------------------------------|-----------------------------|
| Distributions due from related parties    | \$ 244,097                  |
| Advances due from related parties         | 1,785,036                   |
| Fees due from related parties             | 2,323,443                   |
| Other amounts due from related parties    | 1,613,197                   |
| Tenant receivables                        | 591,141                     |
| Due from other governments                | 200,563                     |
| Current portion of notes receivable       | 2,190                       |
| Accrued interest receivable               | 820,332                     |
| Other miscellaneous receivables           | <u>3,742,853</u>            |
| Subtotal receivables                      | 11,322,852                  |
| Allowance for doubtful accounts - tenants | <u>(365,006)</u>            |
| Total receivables, net                    | <u><u>\$ 10,957,846</u></u> |

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

### Note 4 – Capital Assets, Net

A summary of changes in capital assets is as follows:

|                                               | Balance at<br>April 1, 2025 | Transfers in /<br>Additions | Transfers out /<br>Deletions | Balance at<br>March 31, 2026 |
|-----------------------------------------------|-----------------------------|-----------------------------|------------------------------|------------------------------|
| Non-depreciable:                              |                             |                             |                              |                              |
| Land                                          | \$ 203,178,011              | \$ 20,640,972               | \$ -                         | \$ 223,818,983               |
| Construction in progress                      | 2,412,109                   | 4,070,005                   | (5,492,506)                  | 989,608                      |
| Total non-depreciable                         | 205,590,120                 | 24,710,977                  | (5,492,506)                  | 224,808,591                  |
| Depreciated & amortized:                      |                             |                             |                              |                              |
| Buildings and improvements                    | 197,660,501                 | 12,630,678                  | -                            | 210,291,179                  |
| Equipment - administrative                    | 3,822,048                   | 855,183                     | (88,809)                     | 4,588,422                    |
| Equipment - dwelling                          | 1,369,365                   | 83,936                      | -                            | 1,453,301                    |
| Right of use asset - software                 | 387,276                     | 693,795                     | (387,276)                    | 693,795                      |
| Total depreciated & amortized                 | 203,239,190                 | 14,263,592                  | (476,085)                    | 217,026,697                  |
| Total capital assets                          | 408,829,310                 | 38,974,569                  | (5,968,591)                  | 441,835,288                  |
| Less accumulated depreciation & amortization  |                             |                             |                              |                              |
| Buildings and improvements                    | (135,547,683)               | (6,682,638)                 | -                            | (142,230,321)                |
| Equipment - administrative                    | (2,173,854)                 | (484,517)                   | 59,771                       | (2,598,600)                  |
| Equipment - dwelling                          | (870,982)                   | (91,921)                    | -                            | (962,903)                    |
| Right of use asset - software                 | (365,760)                   | (183,629)                   | 387,276                      | (162,113)                    |
| Total accumulated depreciation & amortization | (138,958,279)               | (7,442,705)                 | 447,047                      | (145,953,937)                |
| Capital assets, net                           | \$ 269,871,031              | \$ 31,531,864               | \$ (5,521,544)               | \$ 295,881,351               |

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.

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

### Note 5 – 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, 2026 is as follows:

|                                                | Balance at<br>April 1, 2025 | Additions    | Reductions | Balance at<br>March 31, 2026 | Due Within<br>One Year |
|------------------------------------------------|-----------------------------|--------------|------------|------------------------------|------------------------|
| CLT Home Loan B                                | \$ 55,763                   | \$ -         | \$ (1,927) | \$ 53,836                    | \$ 2,190               |
| 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<br>Note A               | 6,300,000                   | -            | -          | 6,300,000                    | -                      |
| Pathways at Gaston, LP<br>Note B               | 5,674,472                   | 141,375      | -          | 5,815,847                    | -                      |
| Pathways at Chalmers<br>South, LP              | 2,500,000                   | -            | -          | 2,500,000                    | -                      |
| Pathways at Chalmers<br>West, LP Note A        | 6,911,910                   | -            | -          | 6,911,910                    | -                      |
| Pathways at Chalmers<br>West, LP Note B        | -                           | 1,047,420    | -          | 1,047,420                    | -                      |
| Pathways at Chalmers<br>East, LP               | 582,050                     | -            | -          | 582,050                      | -                      |
| Rosewood East Note A                           | 4,771,613                   | 2,900,000    | -          | 7,671,613                    | -                      |
| Rosewood East Note B                           | 1,092,500                   | -            | -          | 1,092,500                    | -                      |
| Cady Lofts Note                                | -                           | 2,000,000    | -          | 2,000,000                    | -                      |
| Total notes receivable                         | 53,648,308                  | 6,088,795    | (1,927)    | 59,735,176                   | 2,190                  |
| Accrued interest                               | 5,929,402                   | 3,186,029    | -          | 9,115,431                    | -                      |
| Total notes receivable and<br>accrued interest | \$ 59,577,710               | \$ 9,274,824 | \$ (1,927) | \$ 68,850,607                | \$ 2,190               |

#### a. CLT Home Loan B

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 1<sup>st</sup> of each month. The loan is secured by the property.

#### 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 is payable from surplus cash and is due and payable in full on its maturity date of November 1, 2066.

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

---

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 is payable from surplus cash and is due and payable in full on its maturity date of 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. During 2026, an additional \$141,375 was advanced by AAHC. 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 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. The note is payable from surplus cash and is due and payable in full on its maturity date of 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. The note is payable from surplus cash and is due and payable in full on its maturity date of August 1, 2048.

During 2026, the Authority's blended component unit, AAHC entered into a second loan agreement with Pathways at Chalmers Courts West, LP in the amount of \$1,047,420 with an interest rate of 5.00%. The note is payable from surplus cash and is due and payable in full on its maturity date of November 1, 2070.

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 is payable from surplus cash and is due and payable in full on its maturity date of 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. During 2026, an additional \$2,900,000 was advanced by AAHC. 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 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 is payable from surplus cash and is due and payable in full on its maturity date of November 1, 2072.

### *c. Cady Lofts Note*

On March 18, 2026, the Authority's blended component unit, AAHC, entered into a loan agreement with Cady Lofts, LLC in the amount of \$2,000,000. The note bears interest at a rate of 5.41% per annum. There are no required payments, and the note is due and payable in full on November 1, 2066.

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

### Note 6 – Investment in Joint Ventures

As of March 31, 2026, 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, 2026 |
|----------------------------------------|--------------------|---------------------------|
| Moonlight Gardens                      | 50.00%             | \$ (1,759,048)            |
| LDG Oaks, LP                           | 50.00%             | (2,887,328)               |
| Bridge at Volente, LLC                 | 47.22%             | (3,658,197)               |
| Bridge at Sterling Springs, LLC        | 34.48%             | 2,412,059                 |
| AAHC-CDT Center Ridge, LLC             | 20.00%             | 416,671                   |
| AAHC-CDT Tech Ridge, LLC               | 20.00%             | 516,571                   |
| Ribelin Ranch                          | 16.51%             | 2,684,398                 |
| Bridge at Asher                        | 15.00%             | 1,534,797                 |
| Bridge at Terracina                    | 10.01%             | 582,606                   |
| Bridge at Northwest Hills              | 10.00%             | 1,053,208                 |
| Preserve at Wells Branch               | 9.00%              | 1,036,524                 |
| The Rail at MLK                        | 1.00%              | (102,607)                 |
| Henley Riverside Apartments, LLC       | 0.50%              | 106,385                   |
| Austin Indigo Apts, LLC                | 0.50%              | 78,839                    |
| Bridge at Goodnight Ranch              | 0.50%              | (72,805)                  |
| SR Property Owner LLC                  | 0.50%              | (17,019)                  |
| Bridge at Tech Crossing                | 0.50%              | 76,266                    |
| HACA Pathways I, LP                    | 0.10%              | 4,898,550                 |
| Century Park Apartments, LP            | 0.10%              | (595,343)                 |
| Pathways at Monarch Bluffs             | 0.10%              | (53,302)                  |
| Pathways at Chalmers Courts South      | 0.01%              | 4,652,600                 |
| Pathways at Rosewood Courts East       | 0.01%              | 172,021                   |
| Ben White Development GP, Inc.         | 0.01%              | (3,652,666)               |
| Bridge at Arella Lakeline              | 0.01%              | (187,475)                 |
| Oaks on North Plaza                    | 0.01%              | (91,362)                  |
| Pathways at Goodrich, LP               | 0.01%              | 198,232                   |
| Reserve at Springdale                  | 0.01%              | 88,868                    |
| Melrose Trail                          | 0.01%              | (83,200)                  |
| Studios at ThinkEast                   | 0.01%              | (146,849)                 |
| Other .01% ownership interest entities | 0.01%              | (13,991)                  |
| Total investment in joint ventures     |                    | <u>\$ 7,187,403</u>       |

### Note 7 – 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.

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

A summary of ground lease unearned revenue associated with the following entities as of March 31, 2026, 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       |
| Village at Collinwood             | 07/01/24   | 99 years | 2,525,000       |
| Heritage Pointe Apartments        | 09/01/24   | 99 years | 3,480,000       |
| The Janson                        | 09/01/24   | 99 years | 3,072,589       |
| Bridge at Avery Ranch             | 09/30/24   | 99 years | 11,000,000      |
| Bridge at Midtown Commons         | 02/25/25   | 99 years | 10,500,000      |
| Ovetta Rosedale                   | 07/18/25   | 75 years | 5,390,972       |
| Cameron HiLine Apartments         | 10/01/25   | 75 years | 7,250,000       |
| Bridge at Speyside                | 03/18/26   | 99 years | 8,000,000       |

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

| Partnership                       | Balance at<br>April 1, 2025 | Additions     | Rental<br>Income | Balance at<br>March 31, 2026 | Due Within<br>One Year |
|-----------------------------------|-----------------------------|---------------|------------------|------------------------------|------------------------|
| Ben White Development LP          | \$ 2,152,781                | \$ -          | \$ (33,333)      | \$ 2,119,448                 | \$ 33,333              |
| Village at Ben White LP           | 1,291,667                   | -             | (20,000)         | 1,271,667                    | 20,000                 |
| 6725 Urban Oaks Partnership LP    | 1,263,887                   | -             | (18,667)         | 1,245,220                    | 18,667                 |
| AAHC-CDT Center Ridge LLC         | 3,543,377                   | -             | (53,688)         | 3,489,689                    | 53,688                 |
| AAHC-CDT Tech Ridge LLC           | 2,691,462                   | -             | (40,780)         | 2,650,682                    | 40,780                 |
| Reserve at Springdale LP          | 1,666,299                   | -             | (25,440)         | 1,640,859                    | 25,440                 |
| ThinkEast Apartments Ltd          | 1,897,790                   | -             | (26,674)         | 1,871,116                    | 26,674                 |
| Harris AAHCLDG LP                 | 1,420,362                   | -             | (16,152)         | 1,404,210                    | 16,152                 |
| Bridge at Volente LLC             | 4,123,167                   | -             | (45,434)         | 4,077,733                    | 45,434                 |
| HACA Pathw ays I, LP              | 4,366,617                   | -             | (65,333)         | 4,301,284                    | 65,333                 |
| Bridge at Sterling Springs        | 2,392,682                   | -             | (26,149)         | 2,366,533                    | 26,149                 |
| Pathw ays at Gaston               | 90,006                      | -             | (1,333)          | 88,673                       | 1,333                  |
| Harris Ridge                      | 3,525,003                   | -             | (38,384)         | 3,486,619                    | 38,384                 |
| Bridges at Cameron                | 2,535,561                   | -             | (37,333)         | 2,498,228                    | 37,333                 |
| Commons at Goodnight              | 3,214,798                   | -             | (47,627)         | 3,167,171                    | 47,627                 |
| Pathw ays at Goodrich             | 550,000                     | -             | (8,000)          | 542,000                      | 8,000                  |
| Preserve at Wells Branch          | 2,877,779                   | -             | (31,111)         | 2,846,668                    | 31,111                 |
| Bridge at Terracina               | 3,425,857                   | -             | (36,970)         | 3,388,887                    | 36,970                 |
| Bridge at Northw est Hills        | 3,528,820                   | -             | (38,081)         | 3,490,739                    | 38,081                 |
| Elysium Grand, LP                 | 1,947,494                   | -             | (20,960)         | 1,926,534                    | 20,960                 |
| Bridge at Asher                   | 5,798,702                   | -             | (61,963)         | 5,736,739                    | 61,963                 |
| Bridge at Granada                 | 3,655,934                   | -             | (38,962)         | 3,616,972                    | 38,962                 |
| Bridge at Canyon View             | 2,891,788                   | -             | (41,360)         | 2,850,428                    | 41,360                 |
| Estates at Norw ood               | 4,381,912                   | -             | (62,673)         | 4,319,239                    | 62,673                 |
| Oaks on North Plaza               | 1,233,250                   | -             | (13,131)         | 1,220,119                    | 13,131                 |
| Bridge at Loyola Lofts            | 3,062,120                   | -             | (32,576)         | 3,029,544                    | 32,576                 |
| Pathw ays at Chalmers Courts West | 6,669,581                   | -             | (94,159)         | 6,575,422                    | 94,159                 |
| Bridge at Turtle Creek            | 4,742,342                   | -             | (50,450)         | 4,691,892                    | 50,450                 |
| Urban East Multifamily - Phase I  | 15,371,184                  | -             | (161,944)        | 15,209,240                   | 161,944                |
| Urban East Multifamily - Phase II | 4,353,968                   | -             | (45,871)         | 4,308,097                    | 45,871                 |
| The Belmont Apartments            | 987,115                     | -             | (13,806)         | 973,309                      | 13,806                 |
| The Henderson on Reinli           | 5,230,010                   | -             | (54,717)         | 5,175,293                    | 54,717                 |
| El Prado at Estancia              | 5,910,017                   | -             | (61,616)         | 5,848,401                    | 61,616                 |
| Pathw ays at Rosew ood East       | 1,058,510                   | -             | (14,567)         | 1,043,943                    | 14,567                 |
| The Rhett Apartments              | 4,131,300                   | -             | (56,400)         | 4,074,900                    | 56,400                 |
| Cady Lofts                        | 2,817,500                   | -             | (38,333)         | 2,779,167                    | 38,333                 |
| Bridge at Delco Flats             | 5,331,819                   | -             | (54,545)         | 5,277,274                    | 54,545                 |
| Bridge at Paloma                  | 8,392,676                   | -             | (85,859)         | 8,306,817                    | 85,859                 |
| Bridge at Three Hills             | 8,315,152                   | -             | (84,848)         | 8,230,304                    | 84,848                 |
| Bridge at Windsor Park            | 9,915,825                   | -             | (101,010)        | 9,814,815                    | 101,010                |
| Eagles Landing Family Apts        | 3,870,454                   | -             | (39,394)         | 3,831,060                    | 39,394                 |
| Village at Collinw ood            | 2,505,871                   | -             | (25,505)         | 2,480,366                    | 25,505                 |
| Heritage Pointe Apartments        | 3,459,495                   | -             | (35,152)         | 3,424,343                    | 35,152                 |
| The Janson                        | 3,054,485                   | -             | (31,036)         | 3,023,449                    | 31,036                 |
| Bridge at Avery Ranch             | 10,944,444                  | -             | (111,111)        | 10,833,333                   | 111,111                |
| Bridge at Midtow n Commons        | 10,491,162                  | -             | (106,061)        | 10,385,101                   | 106,061                |
| Ovetta Rosedale                   | -                           | 5,390,972     | (47,920)         | 5,343,052                    | 71,880                 |
| Cameron HiLine Apartments         | -                           | 7,250,000     | (48,335)         | 7,201,665                    | 96,668                 |
| Bridge at Speyside                | -                           | 8,000,000     | (3,367)          | 7,996,633                    | 80,808                 |
| Total ground leases               | \$ 187,082,025              | \$ 20,640,972 | \$ (2,248,120)   | \$ 205,474,877               | \$ 2,397,854           |

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

### Note 8 – Noncurrent Liabilities

A summary of changes in noncurrent liabilities for the year ended March 31, 2026 is as follows:

|                              | Balance at<br>April 1, 2025 | Additions     | Reductions     | Balance at<br>March 31, 2026 | Due Within<br>One Year |
|------------------------------|-----------------------------|---------------|----------------|------------------------------|------------------------|
| Long-term debt               |                             |               |                |                              |                        |
| Sweetwater Apartments        | \$ 3,751,877                | \$ -          | \$ (74,190)    | \$ 3,677,687                 | \$ 77,577              |
| Bent Tree Apartments         | 3,987,497                   | -             | (72,039)       | 3,915,458                    | 74,819                 |
| Sterling Village Apartments  | 4,294,960                   | -             | (88,285)       | 4,206,675                    | 92,156                 |
| Lexington Hills              | 14,985,000                  | -             | -              | 14,985,000                   | -                      |
| Bridge at South Point        | 12,034,872                  | -             | (274,758)      | 11,760,114                   | 11,760,114             |
| Booker T. Washington         | 10,165,543                  | -             | (256,613)      | 9,908,930                    | 268,000                |
| Meadowbrook                  | 6,637,373                   | -             | (167,550)      | 6,469,823                    | 174,985                |
| Bouldin Oaks                 | 5,408,934                   | -             | (149,256)      | 5,259,678                    | 155,579                |
| Coronado Hills               | 929,225                     | -             | (25,641)       | 903,584                      | 26,728                 |
| Manchaca II                  | 836,303                     | -             | (23,077)       | 813,226                      | 24,055                 |
| Santa Rita                   | 3,228,295                   | -             | (3,228,295)    | -                            | -                      |
| Lakeside                     | 5,279,157                   | -             | (127,224)      | 5,151,933                    | 131,600                |
| Bridge at Asher              | 4,000,000                   | -             | -              | 4,000,000                    | -                      |
| Thurmond Heights             | 6,300,000                   | -             | -              | 6,300,000                    | 57,862                 |
| Total long-term debt         | 81,839,036                  | -             | (4,486,928)    | 77,352,108                   | 12,843,475             |
| Other noncurrent liabilities |                             |               |                |                              |                        |
| Unearned ground leases       | 187,082,025                 | 20,640,972    | (2,248,120)    | 205,474,877                  | 2,397,854              |
| Subscription payable         | -                           | 693,795       | (264,792)      | 429,003                      | 214,214                |
| Compensated absences         | 4,061,570                   | 346,471       | (166,450)      | 4,241,591                    | 522,676                |
| FSS Escrow                   | 1,381,956                   | 422,168       | (285,410)      | 1,518,714                    | 337,520                |
| Total noncurrent liabilities | \$274,364,587               | \$ 22,103,406 | \$ (7,451,700) | \$289,016,293                | \$ 16,315,739          |

### Long-Term Debt

The future principal and interest maturities of total long-term debt are as follows for the years ending March 31,

|             | Principal            | Interest             |
|-------------|----------------------|----------------------|
| 2027        | \$ 12,843,475        | \$ 2,676,695         |
| 2028        | 8,725,313            | 2,261,760            |
| 2029        | 5,792,843            | 2,284,574            |
| 2030        | 8,549,153            | 1,731,466            |
| 2031        | 15,888,460           | 1,446,671            |
| 2032 - 2036 | 20,554,809           | 4,507,573            |
| 2037 - 2038 | 4,998,055            | 261,588              |
|             | <u>\$ 77,352,108</u> | <u>\$ 15,170,327</u> |

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

---

### 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.

### 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.

### 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.

### 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.

### 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.

### 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.

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

---

*g. AAHC Pathways at Meadowbrook Court loan*

On October 6, 2017, AAHC entered into 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.

*h. AAHC Pathways at 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.

*i. AAHC Pathways at 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.

*j. AAHC Pathways at 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.

*k. AAHC Pathways at 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 remaining loan balance was fully paid on December 2, 2025.

*l. AAHC Pathways at Lakeside loan*

On October 24, 2019, Pathways at Lakeside, LLC, entered into 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.

*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.

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

### n. AAHC Pathways at 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 the monthly payments of principal and interest of \$28,360 begin. The loan matures June 1, 2037 and is secured by the real property.

### Subscription Payable

In June and October of 2025, the Authority entered into SBITAs with Yardi systems, and Vertosoft, LLC for its accounting and payroll software, respectively. The term of each agreement is for 3 years for a total of \$706,775. The calculation of the present value of the total payments of the agreement terms was \$693,795. The agreements did not specify an explicit interest rate; therefore a 5% interest rate was used based on average industry rates.

The future principal and interest payments are as follows for the years ending March 31,

|      | Principal         | Interest         |
|------|-------------------|------------------|
| 2027 | \$ 214,214        | \$ 25,740        |
| 2028 | 214,789           | 12,887           |
|      | <u>\$ 429,003</u> | <u>\$ 38,627</u> |

### **Note 9 – 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 continuous 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 refunded to the Authority and returned to the appropriate program. The amounts contributed by the Authority for the year ended March 31, 2026 was \$2,554,396. The Authority's employees made voluntary contributions of \$1,380. The Authority recognized pension expense of \$2,663,127, which includes forfeitures totaling \$108,731.

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

---

### Note 10 – Restricted Net Position

The statement of net position of the Authority reports the following in restricted net position:

|                               |                      |
|-------------------------------|----------------------|
| Modernization and development | \$ 19,545,805        |
| Reserve accounts              | 1,095,253            |
| FSS forfeitures               | 3,576                |
| HAP reserves                  | <u>806,629</u>       |
| Total restricted net position | <u>\$ 21,451,263</u> |

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

### Note 11 – Eliminations of Interprogram Activity

For financial reporting purposes, the Authority eliminates amounts that are internally generated from and among various programs within the Authority as well as certain activity with blended component units. The following have been eliminated from the financial statements.

#### a. 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, 2026, interprogram receivables and payables of \$445,505 have been eliminated.

#### b. 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 AHA Pathways I, LP and Pathways at Goodrich, LP (see Note 5). As of March 31, 2026, \$4,900,000 of notes receivable and notes payable are eliminated for the presentation of the Authority as a whole.

#### c. Fee for service and other charges

The Authority's COCC and AAHC internally charge fees to the other programs and properties of the Authority and AAHC. These charges include management fees, bookkeeping fees, asset management fees, and other services provided. For financial reporting purposes, \$2,549,870 of charges have been eliminated for the year ended March 31, 2026.

### Note 12 – Other Information

#### 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.

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

---

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.

### 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.

### Concentrations

For the year ended March 31, 2026, approximately 94% of revenues and 27% 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.

### 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.

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

---

### 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 two additional mixed finance affordable housing properties as of the date of this report.

DRAFT

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

### Note 13 – Condensed Blended Component Unit Information

Condensed component unit information for the Authority's significant component units are as follows:

#### Condensed Statement of Net Position

|                                  | AAHC                  | SHCC                | Austin<br>Pathways | Blueprint<br>Housing<br>Solutions | Total Blended<br>Component<br>Units |
|----------------------------------|-----------------------|---------------------|--------------------|-----------------------------------|-------------------------------------|
| <b>Assets</b>                    |                       |                     |                    |                                   |                                     |
| Current assets                   | \$ 132,411,725        | \$ 5,914,566        | \$ 1,389,764       | \$ 372,297                        | \$ 140,088,352                      |
| Capital assets, net              | 72,439,808            | 2,796,215           | -                  | -                                 | 75,236,023                          |
| Notes receivable                 | 29,695,932            | -                   | -                  | -                                 | 29,695,932                          |
| Investments in joint ventures    | 7,187,403             | -                   | -                  | -                                 | 7,187,403                           |
| Other noncurrent assets          | 9,850                 | -                   | -                  | -                                 | 9,850                               |
| <b>Total assets</b>              | <b>241,744,718</b>    | <b>8,710,781</b>    | <b>1,389,764</b>   | <b>372,297</b>                    | <b>252,217,560</b>                  |
| <b>Liabilities</b>               |                       |                     |                    |                                   |                                     |
| Current liabilities              | 17,178,501            | 480,627             | 488,965            | 1,039                             | 18,149,132                          |
| Noncurrent liabilities           | 69,819,485            | 669,505             | 241,700            | 3,255                             | 70,733,945                          |
| <b>Total liabilities</b>         | <b>86,997,986</b>     | <b>1,150,132</b>    | <b>730,665</b>     | <b>4,294</b>                      | <b>88,883,077</b>                   |
| <b>Net position</b>              |                       |                     |                    |                                   |                                     |
| Net investment in capital assets | (5,014,953)           | 2,796,215           | -                  | -                                 | (2,218,738)                         |
| Restricted                       | 19,968,434            | -                   | -                  | -                                 | 19,968,434                          |
| Unrestricted                     | 139,793,251           | 4,764,434           | 659,099            | 368,003                           | 145,584,787                         |
| <b>Total net position</b>        | <b>\$ 154,746,732</b> | <b>\$ 7,560,649</b> | <b>\$ 659,099</b>  | <b>\$ 368,003</b>                 | <b>\$ 163,334,483</b>               |

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

### Condensed Statement of Revenues, Expenses and Changes in Net Position

|                                      | AAHC                  | SHCC                | Austin<br>Pathways | Blueprint<br>Housing<br>Solutions | Total Blended<br>Component<br>Units |
|--------------------------------------|-----------------------|---------------------|--------------------|-----------------------------------|-------------------------------------|
| Operating revenues (expenses)        |                       |                     |                    |                                   |                                     |
| Tenant revenue, net                  | \$ 15,051,244         | \$ -                | \$ -               | \$ -                              | \$ 15,051,244                       |
| Government grants                    | 8,046,577             | 676,740,710         | -                  | -                                 | 684,787,287                         |
| Other revenue                        | 13,967,412            | 5,500               | 694,717            | 109,116                           | 14,776,745                          |
| Depreciation                         | (6,150,138)           | (102,716)           | -                  | -                                 | (6,252,854)                         |
| Other operating expenses             | (23,830,504)          | (663,063,041)       | (3,159,865)        | (40,132)                          | (690,093,542)                       |
| Operating income (loss)              | 7,084,591             | 13,580,453          | (2,465,148)        | 68,984                            | 18,268,880                          |
| Nonoperating revenues and (expenses) |                       |                     |                    |                                   |                                     |
| Gain on sale of fixed asset          | 13,480                | -                   | -                  | -                                 | 13,480                              |
| Interest income                      | 5,552,893             | 35,944              | 21,693             | -                                 | 5,610,530                           |
| Interest expense                     | (3,084,688)           | -                   | -                  | -                                 | (3,084,688)                         |
| Transfer from (to) other programs    | (1,984,556)           | (11,897,743)        | 2,725,100          | -                                 | (11,157,199)                        |
| Change in net position               | 7,581,720             | 1,718,654           | 281,645            | 68,984                            | 9,651,003                           |
| Beginning net position               | 147,165,012           | 5,841,995           | 377,454            | 299,019                           | 153,683,480                         |
| Ending net position                  | <u>\$ 154,746,732</u> | <u>\$ 7,560,649</u> | <u>\$ 659,099</u>  | <u>\$ 368,003</u>                 | <u>\$ 163,334,483</u>               |

# AUSTIN HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS MARCH 31, 2026

### Condensed Statement of Cash Flows

|                                          | AAHC                 | SHCC                | Austin<br>Pathways  | Blueprint<br>Housing<br>Solutions | Total Blended<br>Component<br>Units |
|------------------------------------------|----------------------|---------------------|---------------------|-----------------------------------|-------------------------------------|
| Net cash provided by (used in):          |                      |                     |                     |                                   |                                     |
| Operating activities                     | \$ 10,571,081        | \$ 12,164,164       | \$ (2,682,613)      | \$ -                              | \$ 20,052,632                       |
| Capital and related financing activities | (12,394,352)         | (12,636,461)        | -                   | -                                 | (25,030,813)                        |
| Investing activities                     | (5,056,461)          | 35,944              | 21,693              | -                                 | (4,998,824)                         |
| Noncapital financing activities          | -                    | -                   | 2,725,100           | -                                 | 2,725,100                           |
| Net increase (decrease) in cash          | (6,879,732)          | (436,353)           | 64,180              | -                                 | (7,251,905)                         |
| Beginning cash                           | 40,753,606           | 2,191,278           | 1,328,129           | -                                 | 44,273,013                          |
| Ending cash                              | <u>\$ 33,873,874</u> | <u>\$ 1,754,925</u> | <u>\$ 1,392,309</u> | <u>\$ -</u>                       | <u>\$ 37,021,108</u>                |

**SUPPLEMENTARY INFORMATION**

DRAFT

Housing Authority of the City of Austin

FINANCIAL DATA SCHEDULE

March 31, 2026

| PHA: TX001 FYE: 03/31/2026 |                                                            |                                                          |                                         |                                                |                                                                         |                               |                       |                                                  |                               |                                     |                                                   |                                                              |                                                             |                                                            |                     |                                  |             |                             |
|----------------------------|------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------|------------------------------------------------|-------------------------------------------------------------------------|-------------------------------|-----------------------|--------------------------------------------------|-------------------------------|-------------------------------------|---------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------------|---------------------|----------------------------------|-------------|-----------------------------|
| Line Item No.              | Account Description                                        | Section 8<br>Housing Choice<br>Voucher Program<br>14.871 | Emergency Housing<br>Vouchers<br>14.EHV | FSS Escrow<br>Forfeitures<br>Account<br>14.EFA | Section 8 Moderate<br>Rehabilitation Single<br>Room Occupancy<br>14.249 | Central Office Cost<br>Center | State<br>and<br>Local | HOME Investment<br>Partnership Program<br>14.239 | Mainstream<br>Vouchers 14.879 | Continuum of Care<br>Program 14.267 | PIH Family Self-<br>Sufficiency Program<br>14.896 | Resident<br>Opportunity and<br>Supportive Services<br>14.870 | Youth<br>Homelessness<br>Demonstration<br>Program<br>14.276 | Rural Housing<br>Stability Assistance<br>Program<br>14.268 | Business Activities | Total Blended<br>Component Units | Elimination | Total Primary<br>Government |
| 111                        | Cash - Unrestricted                                        | 653,871                                                  | 319,912                                 | -                                              | 20,188                                                                  | 6,786,601                     | 3,145                 | -                                                | 610,760                       | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 15,750,163                       | -           | 24,144,640                  |
| 112                        | Cash - Restricted - Modernization and Development          | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | 672,624             | 18,873,181                       | -           | 19,545,805                  |
| 113                        | Cash - other restricted                                    | 1,813,803                                                | 257,000                                 | 3,576                                          | -                                                                       | 11,565                        | 563,261               | -                                                | 19,336                        | -                                   | -                                                 | -                                                            | 25,201                                                      | -                                                          | -                   | 1,780,306                        | -           | 4,474,048                   |
| 114                        | Cash - Tenant Security Deposits                            | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 639,068                          | -           | 639,068                     |
| 115                        | Cash - Restricted for payment of current liability         | 337,520                                                  | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | -                                | -           | 337,520                     |
| 100                        | Total Cash                                                 | 2,805,194                                                | 576,912                                 | 3,576                                          | 20,188                                                                  | 6,798,166                     | 566,406               | -                                                | 630,096                       | -                                   | -                                                 | -                                                            | 25,201                                                      | -                                                          | 672,624             | 37,042,718                       | -           | 49,141,081                  |
| 122                        | Accounts Receivable - HUD Other Projects                   | -                                                        | -                                       | -                                              | 37,302                                                                  | -                             | -                     | 53,468                                           | -                             | 71,177                              | 139,769                                           | 111,454                                                      | -                                                           | -                                                          | -                   | 3,545,628                        | -           | 3,958,798                   |
| 124                        | Accounts Receivable - other government                     | 152,764                                                  | 3,240                                   | -                                              | -                                                                       | -                             | -                     | 44,559                                           | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | -                                | -           | 200,563                     |
| 125                        | Accounts Receivable - Miscellaneous                        | 226,709                                                  | 8,381                                   | -                                              | -                                                                       | 277,409                       | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 9,196,127                        | -           | 9,708,626                   |
| 126                        | Accounts Receivable - Tenants - Dwelling Rents             | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 591,141                          | -           | 591,141                     |
| 126.1                      | Allowance for Doubtful Accounts - Dwelling Rents           | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | (365,006)                        | -           | (365,006)                   |
| 127                        | Notes, Loans, & Mortgages Receivable - current             | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 2,190                            | -           | 2,190                       |
| 129                        | Accrued interest receivable                                | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 820,332                          | -           | 820,332                     |
| 120                        | Total Receivables, net of allowances for doubtful accounts | 379,473                                                  | 11,621                                  | -                                              | 37,302                                                                  | 277,409                       | -                     | 98,027                                           | -                             | 71,177                              | 139,769                                           | 111,454                                                      | -                                                           | -                                                          | -                   | 13,790,412                       | -           | 14,916,644                  |
| 131                        | Investments - Unrestricted                                 | -                                                        | -                                       | -                                              | -                                                                       | 5,603,551                     | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 88,304,864                       | -           | 93,908,415                  |
| 142                        | Prepaid Expenses and Other Assets                          | 171,317                                                  | -                                       | -                                              | -                                                                       | 474,483                       | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 873,504                          | -           | 1,519,304                   |
| 143                        | Inventories                                                | -                                                        | -                                       | -                                              | -                                                                       | 17,554                        | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | -                                | -           | 17,554                      |
| 144                        | Interprogram due from                                      | 285,655                                                  | -                                       | -                                              | -                                                                       | 82,996                        | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 76,854                           | (445,505)   | -                           |
| 150                        | Total Current Assets                                       | 3,641,639                                                | 588,533                                 | 3,576                                          | 57,490                                                                  | 13,254,159                    | 566,406               | 98,027                                           | 630,096                       | 71,177                              | 139,769                                           | 111,454                                                      | 25,201                                                      | -                                                          | 672,624             | 140,088,352                      | (445,505)   | 159,502,998                 |
| 161                        | Land                                                       | -                                                        | -                                       | -                                              | -                                                                       | 1,897,609                     | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | 210,267,558         | 11,653,816                       | -           | 223,818,983                 |
| 162                        | Buildings                                                  | -                                                        | -                                       | -                                              | -                                                                       | 15,902,751                    | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 194,388,428                      | -           | 210,291,179                 |
| 163                        | Furniture, Equipment and Machinery - Dwellings             | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 1,453,301                        | -           | 1,453,301                   |
| 164                        | Furniture, Equipment and Machinery - Administration        | 302,660                                                  | -                                       | -                                              | -                                                                       | 2,795,947                     | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | 296,431             | 1,193,384                        | -           | 4,588,422                   |
| 165                        | Leasehold Improvements                                     | -                                                        | -                                       | -                                              | -                                                                       | 536,468                       | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 157,327                          | -           | 693,795                     |
| 166                        | Accumulated Depreciation                                   | (110,973)                                                | -                                       | -                                              | -                                                                       | (11,868,740)                  | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | (296,431)           | (133,677,793)                    | -           | (145,953,937)               |
| 167                        | Construction In Progress                                   | -                                                        | -                                       | -                                              | -                                                                       | 622,325                       | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | 299,723             | 67,560                           | -           | 989,608                     |
| 160                        | Total Fixed Assets, Net of Accumulated Depreciation        | 191,687                                                  | -                                       | -                                              | -                                                                       | 9,886,360                     | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | 210,567,281         | 75,236,023                       | -           | 295,881,351                 |
| 171                        | Notes, loans, and mortgages receivable - Noncurrent        | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | 39,152,485          | 29,695,932                       | -           | 68,848,417                  |
| 172                        | Notes, Loans, & Mortgages Receivable - past due            | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | 4,900,000           | -                                | (4,900,000) | -                           |
| 174                        | Other Assets                                               | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 9,850                            | -           | 9,850                       |
| 176                        | Investment in joint ventures                               | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 7,187,403                        | -           | 7,187,403                   |
| 180                        | Total Non-Current Assets                                   | 191,687                                                  | -                                       | -                                              | -                                                                       | 9,886,360                     | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | 254,619,766         | 112,129,208                      | (4,900,000) | 371,927,021                 |
| 190                        | Total Assets                                               | 3,833,326                                                | 588,533                                 | 3,576                                          | 57,490                                                                  | 23,140,519                    | 566,406               | 98,027                                           | 630,096                       | 71,177                              | 139,769                                           | 111,454                                                      | 25,201                                                      | -                                                          | 255,292,390         | 252,217,560                      | (5,345,505) | 531,430,019                 |

See Independent Auditor's Report

Housing Authority of the City of Austin

FINANCIAL DATA SCHEDULE

March 31, 2026

| PHA: TX001 FYE: 03/31/2026 |                                                       |                                                          |                                         |                                                |                                                                         |                               |                       |                                                  |                               |                                     |                                                   |                                                              |                                                             |                                                            |                     |                                  |             |                             |
|----------------------------|-------------------------------------------------------|----------------------------------------------------------|-----------------------------------------|------------------------------------------------|-------------------------------------------------------------------------|-------------------------------|-----------------------|--------------------------------------------------|-------------------------------|-------------------------------------|---------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------------|---------------------|----------------------------------|-------------|-----------------------------|
| Line Item No.              | Account Description                                   | Section 8<br>Housing Choice<br>Voucher Program<br>14.871 | Emergency Housing<br>Vouchers<br>14.EHV | FSS Escrow<br>Forfeitures<br>Account<br>14.EFA | Section 8 Moderate<br>Rehabilitation Single<br>Room Occupancy<br>14.249 | Central Office Cost<br>Center | State<br>and<br>Local | HOME Investment<br>Partnership Program<br>14.239 | Mainstream<br>Vouchers 14.879 | Continuum of Care<br>Program 14.267 | PIH Family Self-<br>Sufficiency Program<br>14.896 | Resident<br>Opportunity and<br>Supportive Services<br>14.870 | Youth<br>Homelessness<br>Demonstration<br>Program<br>14.276 | Rural Housing<br>Stability Assistance<br>Program<br>14.268 | Business Activities | Total Blended<br>Component Units | Elimination | Total Primary<br>Government |
| 312                        | Accounts Payable <= 90 Days                           | 20,379                                                   | -                                       | -                                              | -                                                                       | 303,473                       | -                     | -                                                | -                             | -                                   | 200                                               | -                                                            | -                                                           | -                                                          | 29,051              | 2,857,331                        | -           | 3,210,434                   |
| 321                        | Accrued Wage/Payroll Taxes Payable                    | 79,188                                                   | 1,637                                   | -                                              | 628                                                                     | 204,479                       | 556                   | 5,640                                            | 4,132                         | 1,827                               | 10,664                                            | 13,568                                                       | -                                                           | -                                                          | -                   | 317,207                          | -           | 639,526                     |
| 322                        | Accrued Compensated Absences                          | 81,430                                                   | -                                       | -                                              | 713                                                                     | 259,961                       | -                     | -                                                | 9,339                         | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 171,233                          | -           | 522,676                     |
| 325                        | Accrued interest payable                              | 2,350                                                    | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | 3,240                         | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 243,234                          | -           | 248,824                     |
| 331                        | Accounts Payable - HUD PHA Programs                   | 1,653                                                    | 1,165                                   | -                                              | -                                                                       | 11,565                        | -                     | -                                                | 22                            | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 210,345                          | -           | 224,750                     |
| 333                        | Accounts Payable - Other Government                   | -                                                        | -                                       | -                                              | -                                                                       | -                             | 529                   | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 28,448                           | -           | 28,977                      |
| 341                        | Tenant Security Deposits                              | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 639,068                          | -           | 639,068                     |
| 342                        | Unearned Revenues                                     | -                                                        | 255,835                                 | -                                              | -                                                                       | -                             | 562,732               | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | 2,397,854           | 658,775                          | -           | 3,875,196                   |
| 343                        | Current portion of L-T debt - capital projects        | -                                                        | -                                       | -                                              | -                                                                       | 164,059                       | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 12,893,630                       | -           | 13,057,689                  |
| 345                        | Other current liabilities                             | 337,520                                                  | -                                       | -                                              | -                                                                       | 57,092                        | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 3,643                            | -           | 398,255                     |
| 346                        | Accrued Liabilities - Other                           | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 126,218                          | -           | 126,218                     |
| 347                        | Interprogram due to                                   | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | 92,387                                           | -                             | 69,352                              | 128,906                                           | 97,890                                                       | -                                                           | -                                                          | 56,970              | -                                | (445,505)   | -                           |
| 310                        | Total Current Liabilities                             | 522,520                                                  | 258,637                                 | -                                              | 1,341                                                                   | 1,000,629                     | 563,817               | 98,027                                           | 16,733                        | 71,179                              | 139,770                                           | 111,458                                                      | -                                                           | -                                                          | 2,483,875           | 18,149,132                       | (445,505)   | 22,971,613                  |
| 351                        | Long-term debt, net of current - capital projects     | -                                                        | -                                       | -                                              | -                                                                       | 162,291                       | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 64,561,131                       | -           | 64,723,422                  |
| 352                        | Long-Term debt, net of current - operating borrowings | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 4,900,000                        | (4,900,000) | -                           |
| 353                        | Noncurrent Liabilities - Other                        | 1,005,521                                                | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | 19,314                        | -                                   | -                                                 | -                                                            | 25,201                                                      | -                                                          | 203,077,023         | 131,158                          | -           | 204,258,217                 |
| 354                        | Accrued compensated Absences - Non Current            | 597,154                                                  | -                                       | -                                              | 5,228                                                                   | 1,906,392                     | -                     | -                                                | 68,485                        | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 1,141,656                        | -           | 3,718,915                   |
| 350                        | Total Noncurrent Liabilities                          | 1,602,675                                                | -                                       | -                                              | 5,228                                                                   | 2,068,683                     | -                     | -                                                | 87,799                        | -                                   | -                                                 | -                                                            | 25,201                                                      | -                                                          | 203,077,023         | 70,733,945                       | (4,900,000) | 272,700,554                 |
| 300                        | Total Liabilities                                     | 2,125,195                                                | 258,637                                 | -                                              | 6,569                                                                   | 3,069,312                     | 563,817               | 98,027                                           | 104,532                       | 71,179                              | 139,770                                           | 111,458                                                      | 25,201                                                      | -                                                          | 205,560,898         | 88,883,077                       | (5,345,505) | 295,672,167                 |
| 508.4                      | Net Investment in Capital Assets                      | 191,687                                                  | -                                       | -                                              | -                                                                       | 9,560,010                     | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | 210,567,281         | (2,218,738)                      | -           | 218,100,240                 |
| 511.4                      | Restricted Net Position                               | 806,629                                                  | -                                       | 3,576                                          | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | 672,624             | 19,968,434                       | -           | 21,451,263                  |
| 512.4                      | Unrestricted Net Position                             | 709,815                                                  | 329,896                                 | -                                              | 50,921                                                                  | 10,511,197                    | 2,589                 | -                                                | 525,564                       | (2)                                 | (1)                                               | (4)                                                          | -                                                           | -                                                          | (161,508,413)       | 145,584,787                      | -           | (3,793,651)                 |
| 513                        | Total Equity                                          | 1,708,131                                                | 329,896                                 | 3,576                                          | 50,921                                                                  | 20,071,207                    | 2,589                 | -                                                | 525,564                       | (2)                                 | (1)                                               | (4)                                                          | -                                                           | -                                                          | 49,731,492          | 163,334,483                      | -           | 235,757,852                 |
| 600                        | Total Liabilities, Deferred Inflows, and Equity       | 3,833,326                                                | 588,533                                 | 3,576                                          | 57,490                                                                  | 23,140,519                    | 566,406               | 98,027                                           | 630,096                       | 71,177                              | 139,769                                           | 111,454                                                      | 25,201                                                      | -                                                          | 255,292,390         | 252,217,560                      | (5,345,505) | 531,430,019                 |

See Independent Auditor's Report

Housing Authority of the City of Austin

FINANCIAL DATA SCHEDULE

March 31, 2026

| PHA: TX001 FYE: 03/31/2026 |                                                  |                                                          |                                         |                                                |                                                                         |                               |                       |                                                  |                               |                                     |                                                   |                                                              |                                                             |                                                            |                     |                                  |             |                             |
|----------------------------|--------------------------------------------------|----------------------------------------------------------|-----------------------------------------|------------------------------------------------|-------------------------------------------------------------------------|-------------------------------|-----------------------|--------------------------------------------------|-------------------------------|-------------------------------------|---------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------------|---------------------|----------------------------------|-------------|-----------------------------|
| Line Item No.              | Account Description                              | Section 8<br>Housing Choice<br>Voucher Program<br>14.871 | Emergency Housing<br>Vouchers<br>14.EHV | FSS Escrow<br>Forfeitures<br>Account<br>14.EFA | Section 8 Moderate<br>Rehabilitation Single<br>Room Occupancy<br>14.249 | Central Office Cost<br>Center | State<br>and<br>Local | HOME Investment<br>Partnership Program<br>14.239 | Mainstream<br>Vouchers 14.879 | Continuum of Care<br>Program 14.267 | PIH Family Self-<br>Sufficiency Program<br>14.896 | Resident<br>Opportunity and<br>Supportive Services<br>14.870 | Youth<br>Homelessness<br>Demonstration<br>Program<br>14.276 | Rural Housing<br>Stability Assistance<br>Program<br>14.268 | Business Activities | Total Blended<br>Component Units | Elimination | Total Primary<br>Government |
|                            |                                                  |                                                          |                                         |                                                |                                                                         |                               |                       |                                                  |                               |                                     |                                                   |                                                              |                                                             |                                                            |                     |                                  |             |                             |
| 70300                      | Net Tenant Rental Revenue                        | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 14,068,100                       | -           | 14,068,100                  |
| 70400                      | Tenant Revenue - Other                           | -                                                        | -                                       | -                                              | -                                                                       | 234,325                       | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 1,487,183                        | -           | 1,721,508                   |
| 70500                      | Total Tenant Revenue                             | -                                                        | -                                       | -                                              | -                                                                       | 234,325                       | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 15,555,283                       | -           | 15,789,608                  |
| 70600                      | HUD PHA Grants                                   | 99,706,089                                               | 3,655,893                               | -                                              | 423,392                                                                 | -                             | -                     | -                                                | 7,037,644                     | 744,026                             | 595,605                                           | 679,283                                                      | 1,259,271                                                   | 856,227                                                    | -                   | -                                | -           | 114,957,430                 |
| 70710                      | Management Fee                                   | -                                                        | -                                       | -                                              | -                                                                       | 1,951,413                     | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | -                                | (1,951,413) | -                           |
| 70730                      | Book-Keeping Fee                                 | -                                                        | -                                       | -                                              | -                                                                       | 598,457                       | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | -                                | (598,457)   | -                           |
| 70700                      | Total Fee Revenue                                | -                                                        | -                                       | -                                              | -                                                                       | 2,549,870                     | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | -                                | (2,549,870) | -                           |
| 70800                      | Other government grants                          | -                                                        | -                                       | -                                              | -                                                                       | -                             | 3,412,219             | 622,591                                          | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 684,787,287                      | -           | 688,822,097                 |
| 71100                      | Investment Income - Unrestricted                 | 56,834                                                   | -                                       | -                                              | -                                                                       | 630,758                       | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | 11,708              | 3,149,591                        | -           | 3,848,891                   |
| 71200                      | Mortgage interest income                         | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | 890,583             | 2,295,446                        | -           | 3,186,029                   |
| 71400                      | Fraud recovery                                   | 11,983                                                   | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | 444                                                         | -                                                          | -                   | -                                | -           | 12,427                      |
| 71500                      | Other revenue                                    | 1,485,275                                                | 31,588                                  | 15,237                                         | -                                                                       | 410,593                       | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | 16,626                                                      | -                                                          | 2,250,217           | 14,776,745                       | -           | 18,986,281                  |
| 71600                      | Gain/Loss on Sale of Fixed Assets                | -                                                        | -                                       | -                                              | -                                                                       | (4,407)                       | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 13,480                           | -           | 9,073                       |
| 72000                      | Investment income - restricted                   | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 165,493                          | -           | 165,493                     |
| 70000                      | Total Revenue                                    | 101,260,181                                              | 3,687,481                               | 15,237                                         | 423,392                                                                 | 3,821,139                     | 3,412,219             | 622,591                                          | 7,037,644                     | 744,026                             | 595,605                                           | 679,283                                                      | 1,276,341                                                   | 856,227                                                    | 3,152,508           | 720,743,325                      | (2,549,870) | 845,777,329                 |
| 91100                      | Administrative salaries                          | 2,822,459                                                | 46,556                                  | -                                              | 18,617                                                                  | 6,804,833                     | 14,139                | 140,454                                          | 116,823                       | 56,287                              | 25,774                                            | 17,894                                                       | 9,626                                                       | 14,621                                                     | -                   | 7,142,987                        | -           | 17,231,070                  |
| 91200                      | Auditing fees                                    | 21,013                                                   | -                                       | -                                              | 500                                                                     | 89,987                        | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 151,300                          | -           | 262,800                     |
| 91300                      | Management Fee                                   | 824,328                                                  | 23,952                                  | -                                              | 6,996                                                                   | -                             | 25,836                | -                                                | 60,180                        | -                                   | -                                                 | -                                                            | 10,248                                                      | 5,988                                                      | -                   | 993,885                          | (1,951,413) | -                           |
| 91310                      | Book-Keeping Fee                                 | 515,205                                                  | 14,970                                  | -                                              | 4,373                                                                   | -                             | 16,148                | -                                                | 37,613                        | -                                   | -                                                 | -                                                            | 6,405                                                       | 3,743                                                      | -                   | -                                | (598,457)   | -                           |
| 91400                      | Advertising and Marketing                        | 3,553                                                    | 805                                     | -                                              | 161                                                                     | 120,409                       | -                     | -                                                | 805                           | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 1,564                            | -           | 127,297                     |
| 91500                      | Employee benefit contributions - administrative  | 1,618,345                                                | 21,665                                  | -                                              | 10,623                                                                  | 2,646,048                     | 6,652                 | 82,376                                           | 64,807                        | 28,255                              | -                                                 | -                                                            | 4,825                                                       | 7,188                                                      | -                   | 2,954,726                        | -           | 7,445,510                   |
| 91600                      | Office Expenses                                  | 58,638                                                   | 111,855                                 | -                                              | 22,371                                                                  | 472,976                       | -                     | -                                                | 111,855                       | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | 1                   | 559,346                          | -           | 1,337,042                   |
| 91700                      | Legal Expense                                    | 23,725                                                   | -                                       | -                                              | -                                                                       | 176,088                       | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 446,699                          | -           | 646,512                     |
| 91800                      | Travel                                           | 20,239                                                   | -                                       | -                                              | -                                                                       | 128,988                       | -                     | -                                                | -                             | -                                   | 9,273                                             | 6,000                                                        | -                                                           | -                                                          | -                   | 250,128                          | -           | 414,628                     |
| 91900                      | Other                                            | 215,283                                                  | 31,084                                  | -                                              | 5,825                                                                   | 2,121,642                     | -                     | -                                                | 47,356                        | -                                   | -                                                 | -                                                            | 15,352                                                      | -                                                          | 6,000               | 5,330,581                        | -           | 7,773,123                   |
| 92100                      | Tenant services - salaries                       | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | 386,168                                           | 417,099                                                      | -                                                           | -                                                          | -                   | 424,890                          | -           | 1,228,157                   |
| 92200                      | Relocation Costs                                 | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 33,602                           | -           | 33,602                      |
| 92300                      | Employee benefit contributions - tenant services | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | 172,367                                           | 236,166                                                      | -                                                           | -                                                          | -                   | 275,211                          | -           | 683,744                     |
| 92400                      | Tenant Services - Other                          | 740                                                      | 36,421                                  | 17,041                                         | -                                                                       | 2,995                         | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 1,582,155                        | -           | 1,639,352                   |
| 93100                      | Water                                            | -                                                        | -                                       | -                                              | -                                                                       | 67,358                        | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 1,806,191                        | -           | 1,873,549                   |
| 93200                      | Electricity                                      | -                                                        | -                                       | -                                              | -                                                                       | 125,275                       | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 465,937                          | -           | 591,212                     |
| 93300                      | Gas                                              | -                                                        | -                                       | -                                              | -                                                                       | 11,400                        | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 768,070                          | -           | 779,470                     |

See Independent Auditor's Report

Housing Authority of the City of Austin

FINANCIAL DATA SCHEDULE

March 31, 2026

| PHA: TX001 FYE: 03/31/2026 |                                                                  |                                                          |                                         |                                                |                                                                         |                               |                       |                                                  |                               |                                     |                                                   |                                                              |                                                             |                                                            |                     |                                  |              |                             |
|----------------------------|------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------|------------------------------------------------|-------------------------------------------------------------------------|-------------------------------|-----------------------|--------------------------------------------------|-------------------------------|-------------------------------------|---------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------------|---------------------|----------------------------------|--------------|-----------------------------|
| Line Item No.              | Account Description                                              | Section 8<br>Housing Choice<br>Voucher Program<br>14.871 | Emergency Housing<br>Vouchers<br>14.EHV | FSS Escrow<br>Forfeitures<br>Account<br>14.EFA | Section 8 Moderate<br>Rehabilitation Single<br>Room Occupancy<br>14.249 | Central Office Cost<br>Center | State<br>and<br>Local | HOME Investment<br>Partnership Program<br>14.239 | Mainstream<br>Vouchers 14.879 | Continuum of Care<br>Program 14.267 | PIH Family Self-<br>Sufficiency Program<br>14.896 | Resident<br>Opportunity and<br>Supportive Services<br>14.870 | Youth<br>Homelessness<br>Demonstration<br>Program<br>14.276 | Rural Housing<br>Stability Assistance<br>Program<br>14.268 | Business Activities | Total Blended<br>Component Units | Elimination  | Total Primary<br>Government |
| 94100                      | Ordinary Maintenance and Operations - Labor                      | -                                                        | -                                       | -                                              | -                                                                       | 391,656                       | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 2,175,075                        | -            | 2,566,731                   |
| 94200                      | OMO - Materials and Other                                        | 4,995                                                    | -                                       | -                                              | -                                                                       | 42,778                        | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 717,270                          | -            | 765,043                     |
| 94300                      | Ordinary Maintenance and Operations - Contract Costs             | 7,920                                                    | -                                       | -                                              | -                                                                       | 499,446                       | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 4,254,674                        | -            | 4,762,040                   |
| 94500                      | Employee Benefit Contributions - Ordinary Maintenance            | -                                                        | -                                       | -                                              | -                                                                       | 178,279                       | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 706,107                          | -            | 884,386                     |
| 95200                      | Protective Services - Other Contract Costs                       | -                                                        | -                                       | -                                              | -                                                                       | 1,691                         | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 477,422                          | -            | 479,113                     |
| 95300                      | Protective Services - Other                                      | 7,209                                                    | -                                       | -                                              | -                                                                       | 52,222                        | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 276,491                          | -            | 335,922                     |
| 96110                      | Property Insurance                                               | -                                                        | -                                       | -                                              | -                                                                       | 17,601                        | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 595,528                          | -            | 613,129                     |
| 96120                      | Liability Insurance                                              | 94,033                                                   | -                                       | -                                              | -                                                                       | 69,376                        | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 151,524                          | -            | 314,933                     |
| 96130                      | Workmen's Compensation                                           | 13,181                                                   | 265                                     | -                                              | 93                                                                      | 35,556                        | 73                    | 681                                              | 646                           | 293                                 | 2,024                                             | 2,128                                                        | 53                                                          | 82                                                         | -                   | 40,280                           | -            | 95,355                      |
| 96140                      | All other Insurance                                              | 250                                                      | -                                       | -                                              | -                                                                       | 331,142                       | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 886,678                          | -            | 1,218,070                   |
| 96200                      | Other General Expenses                                           | 32,870                                                   | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 30,241                           | -            | 63,111                      |
| 96210                      | Compensated Absences                                             | 20,862                                                   | -                                       | -                                              | 228                                                                     | 193,827                       | -                     | -                                                | 5,685                         | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 125,869                          | -            | 346,471                     |
| 96300                      | Payments in Lieu of Taxes                                        | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 88,107                           | -            | 88,107                      |
| 96400                      | Bad Debt - Tenant Rents                                          | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 504,039                          | -            | 504,039                     |
| 96710                      | Interest on Mortgage (or Bonds) Payable                          | -                                                        | -                                       | -                                              | -                                                                       | 11,565                        | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 3,084,688                        | -            | 3,096,253                   |
| 96900                      | Total Operating Expenses                                         | 6,304,848                                                | 287,573                                 | 17,041                                         | 69,787                                                                  | 14,593,138                    | 62,848                | 223,511                                          | 445,770                       | 84,835                              | 595,606                                           | 679,287                                                      | 46,509                                                      | 31,622                                                     | 6,001               | 37,301,265                       | (2,549,870)  | 58,199,771                  |
| 97000                      | Excess Operating Revenue over Operating Expenses                 | 94,955,333                                               | 3,399,908                               | (1,804)                                        | 353,605                                                                 | (10,771,999)                  | 3,349,371             | 399,080                                          | 6,591,874                     | 659,191                             | (1)                                               | (4)                                                          | 1,229,832                                                   | 824,605                                                    | 3,146,507           | 683,442,060                      | -            | 787,577,558                 |
| 97200                      | Casualty Losses - Non-Capitalized                                | -                                                        | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 1,021,471                        | -            | 1,021,471                   |
| 97300                      | Housing Assistance Payments                                      | 93,032,144                                               | 3,054,592                               | -                                              | 361,318                                                                 | -                             | 3,102,017             | 478,135                                          | 6,470,576                     | 659,193                             | -                                                 | -                                                            | 1,213,879                                                   | 824,605                                                    | -                   | 655,386,533                      | -            | 764,582,992                 |
| 97350                      | HAP Portability - In                                             | 1,392,690                                                | 30,800                                  | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | 15,953                                                      | -                                                          | -                   | -                                | -            | 1,439,443                   |
| 97400                      | Depreciation Expense                                             | 60,530                                                   | -                                       | -                                              | -                                                                       | 1,129,321                     | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 6,252,854                        | -            | 7,442,705                   |
| 90000                      | Total Expenses                                                   | 100,790,212                                              | 3,372,965                               | 17,041                                         | 431,105                                                                 | 15,722,459                    | 3,164,865             | 701,646                                          | 6,916,346                     | 744,028                             | 595,606                                           | 679,287                                                      | 1,276,341                                                   | 856,227                                                    | 6,001               | 699,962,123                      | (2,549,870)  | 832,686,382                 |
| 10010                      | Operating transfers in                                           | 166,128                                                  | -                                       | -                                              | -                                                                       | 14,478,345                    | -                     | 79,055                                           | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | 5,377,704                        | (20,101,232) | -                           |
| 10020                      | Operating transfers out                                          | -                                                        | -                                       | -                                              | -                                                                       | (2,300,906)                   | (245,183)             | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | (1,047,240)         | (16,507,903)                     | 20,101,232   | -                           |
| 10100                      | Total other financing sources (Uses)                             | 166,128                                                  | -                                       | -                                              | -                                                                       | 12,177,439                    | (245,183)             | 79,055                                           | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | (1,047,240)         | (11,130,199)                     | -            | -                           |
| 10000                      | Excess (deficiency) of total revenue over (under) total expenses | 636,097                                                  | 314,516                                 | (1,804)                                        | (7,713)                                                                 | 276,119                       | 2,171                 | -                                                | 121,298                       | (2)                                 | (1)                                               | (4)                                                          | -                                                           | -                                                          | 2,099,267           | 9,651,003                        | -            | 13,090,947                  |
| 11030                      | Beginning 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                 |
| 11170                      | Administrative Fee Equity                                        | 901,502                                                  | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | -                                | -            | 901,502                     |
| 11180                      | Housing Assistance Payments Equity                               | 806,629                                                  | -                                       | -                                              | -                                                                       | -                             | -                     | -                                                | -                             | -                                   | -                                                 | -                                                            | -                                                           | -                                                          | -                   | -                                | -            | 806,629                     |
| 11190                      | Unit Months Available                                            | 68,694                                                   | 1,996                                   | -                                              | 600                                                                     | -                             | 2,153                 | 324                                              | 5,015                         | 471                                 | -                                                 | -                                                            | 854                                                         | 499                                                        | -                   | 22,489                           | -            | 103,095                     |
| 11210                      | Number of Unit Months Leased                                     | 68,694                                                   | 1,996                                   | -                                              | 583                                                                     | -                             | 2,153                 | 324                                              | 5,015                         | 471                                 | -                                                 | -                                                            | 854                                                         | 499                                                        | -                   | 21,294                           | -            | 101,883                     |

See Independent Auditor's Report

**SINGLE AUDIT SECTION**

DRAFT

# AUSTIN HOUSING AUTHORITY

## SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE YEAR ENDED MARCH 31, 2026

| Federal Grantor/Pass - Through Grantor/Program or Cluster Title | Federal Assistance Listing Number | Federal Expenditures  | Passed Through to Subrecipients |
|-----------------------------------------------------------------|-----------------------------------|-----------------------|---------------------------------|
| <u>U.S. Department of Housing and Urban Development</u>         |                                   |                       |                                 |
| Housing Voucher Cluster                                         |                                   |                       |                                 |
| Housing Choice Voucher Program                                  | 14.871                            | \$ 99,706,089         | \$ -                            |
| Emergency Housing Vouchers                                      | 14.871                            | 3,655,893             | -                               |
| Mainstream Vouchers Program                                     | 14.879                            | 7,037,644             | -                               |
| Housing Voucher Cluster Total                                   |                                   | 110,399,626           | -                               |
| Resident Opportunity and Supportive Services                    | 14.870                            | 679,283               | -                               |
| Section 8 Moderate Rehabilitation Single Room Occupancy         | 14.249                            | 423,392               | -                               |
| Rural Housing Stability Assistance Program                      | 14.268                            | 856,227               | -                               |
| PIH Family Self-Sufficiency Program                             | 14.896                            | 595,605               | -                               |
| Youth Homelessness Demonstration Program                        | 14.276                            | 1,259,271             | -                               |
| Continuum of Care Program                                       | 14.267                            | 744,026               | -                               |
| <u>Pass through from the City of Austin</u>                     |                                   |                       |                                 |
| HOME Investment Partnership Program                             | 14.239                            | 622,591               | -                               |
| <b>Total Expenditures of Federal Awards</b>                     |                                   | <b>\$ 115,580,021</b> | <b>\$ -</b>                     |

### Note A - Basis of Accounting

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 \$676,740,710 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, 2026 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 \$8,046,577 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, 2025.

### Note D - Indirect Cost Rate

The Authority did not elect to use the de minimis cost rate allowed under uniform guidance.

### Note E - Other Disclosures

The Authority did not receive any noncash assistance, federal loans, or federally funded insurance during the year ended March 31, 2026.

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  
**Austin Housing Authority**

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 Austin Housing Authority (the "Authority"), as of and for the year ended March 31, 2026, 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, 2026.

### 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.

Melbourne, Florida

---

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

Board of Commissioners  
**Austin Housing Authority**

### Report on Compliance for The Major Federal Program

#### Opinion on The Major Federal Program

We have audited the Austin Housing Authority'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 program for the year ended March 31, 2026. The Authority's major federal program is 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 program for the year ended March 31, 2026.

#### Basis for Opinion on The 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 the 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 \$684,787,287 in federal awards that are not included in the schedule of expenditures of federal awards during the year ended March 31, 2026. 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, 2026.

## 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.

Melbourne, Florida

---

# AUSTIN HOUSING AUTHORITY

## SCHEDULE OF FINDINGS AND QUESTIONED COSTS FOR THE YEAR ENDED MARCH 31, 2026

---

### 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 **\$3,000,000**

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.**



## AUSTIN HOUSING AUTHORITY

### BOARD ACTION REQUEST

#### PAMI ITEM 3.

---

|                       |                                                                                                                                                                       |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING DATE:</b>  | October 22, 2026                                                                                                                                                      |
| <b>STAFF CONTACT:</b> | Michael Roth, Vice President of Pathways Asset Management, Inc.                                                                                                       |
| <b>ITEM TITLE:</b>    | Presentation, Discussion, and Possible Action regarding Resolution No. 02965: Approval of the Pathways Asset Management, Inc. Property Budgets for Calendar Year 2027 |
| <b>BUDGETED ITEM:</b> | Yes                                                                                                                                                                   |
| <b>TOTAL COST:</b>    | TOTAL COST \$17,066,259                                                                                                                                               |

#### ACTION

The Board is being asked to approve the proposed Calendar Year 2027 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 budget for the portfolio as a whole is strong. We have sufficient revenue to meet both expenses and the debt service coverage ratio (DSCR) required by our lenders and investors.

At the same time, the individual property budgets reflect both the challenge of maintaining our high performance standards with the limitations of low RAD Rents, in particular at smaller properties. The U.S. Department of Housing and Urban Development (HUD) provides an annual Operating Cost Adjustment Factor (OCAF) to provide an increase in rents / revenue. For this year the OCAF is 5.4%. In addition, for RAD properties 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 and only two of those are properties included in these budgets (Pathways at Meadowbrook and Pathways at Booker T Washington). Therefore, the budgets include significant revenue increases at the two PAMI properties, while the other thirteen received the 5.4% OCAF increase.

This year we are also including the budget for Pathways at Goodrich Place which PAMI began operating on April 1, 2026. As a result, the budgeted revenue for the entire portfolio for Calendar Year 2027 shows a 16.5% increase over 2026. The majority of that increase is due to the addition of Goodrich Place and the alternative OCAF increases at the two properties.

The Calendar Year 2026 budgets show an increase of 7.7% in expenses over the calendar year 2026 budget. By expense category, the change in budget amounts are as follows:

- General & Administrative: 10.8% Increase - Includes a significant increase in legal fees and marketing costs for our mixed income property (Pathways at Goodrich Place).
- Payroll and Payroll Expenses: 7.7% - Includes the maximum possible merit increase for staff and 5% increase on all medical insurance.
- Management Fees: 7.2% - Tied to overall revenue amount and reflects a similar increase as revenue.
- Repairs and Maintenance: 9.3% - Includes a 17.2% increase in contract costs which reflects the increase we are seeing in service costs.
- Security: 56.1% - Includes an increase to the number and quality of cameras at several properties, increases in hourly rates for Security Guards, and additional shifts scheduled across multiple properties.
- Utilities: 4.7% - This increase reflects rate hikes received at the property. The increases would have been much higher had we not completed significant water conservation projects across the portfolio.
- Insurance Premiums: -11.2% - The decrease reflects changing insurance companies and joining together with other AAHC properties into a larger risk pool.

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, 2026. 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, meet all program and contract requirements, and provide a safe workplace for staff. To meet these goals, staff considered the following during the creation of the budgets:

- Increased cost of materials and contract services due to inflation and other factors;
- Expenses incurred by properties in 2026 preparations for HUD physical inspections using the NSPIRE (National Standards for the Physical Inspection of Real Estate) standards. These also informed expense amounts for properties anticipating NSPIRE inspections in 2027.
- Expenses related to the implementing and operating under the Housing Opportunities Through Modernization Act (HOTMA);
- Known challenges and issues related to plumbing, HVAC and electrical systems at specific properties.

- Recent and planned capital improvement projects.

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

**Staff Recommendation:**

Staff recommends approval of the 2027 Calendar Year Operating Budgets for each of the 15 PBRA properties in the PAMI portfolio.

**ATTACHMENTS:**

Exhibit 1: CY2027 PAMI Portfolio Budget Summary, Exhibit 2: CY2027 PAMI Portfolio Consolidated Budget, Exhibit 3: CY2027 Individual Property Budgets

**RESOLUTION NO. 02965**

**APPROVAL OF THE PATHWAYS ASSET MANAGEMENT, INC. PROPERTY BUDGETS FOR  
CALENDAR YEAR 2027**

**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 Austin Housing Authority 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 \$20,284,617, Total Expenses of \$17,066,259, and Fund Balance utilized of \$3,218,357; and

**WHEREAS**, the Board of Commissioners of the Austin Housing Authority hereby certify that the Austin Housing Authority 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 2027 PBRA property Operating Budgets are hereby approved by the Board of Commissioners of the Austin Housing Authority.

**PASSED, APPROVED AND ADOPTED** this 22nd day of October 2026.

---

Michael G. Gerber, Secretary

---

Carl S. Richie, Jr., Chairperson

| CY2027 PAMI Portfolio Budgets |                  |                  |                 |                 |                             |                                   |               |                              |      |                                       |                                       |
|-------------------------------|------------------|------------------|-----------------|-----------------|-----------------------------|-----------------------------------|---------------|------------------------------|------|---------------------------------------|---------------------------------------|
| Property                      | Gross Income     | Total Expenses   | NOI             | Debt Principal  | Cash Flow (NOI - Principal) | Total Debt (Principal + Interest) | R4R           | Net Income (Cash Flow - R4R) | DSCR | Additional Income Needed to Meet DSCR | Additional Rent / Unit / Month Needed |
| Salina                        | \$ 302,709.25    | \$ 294,398.73    | \$ 8,310.52     | \$ -            | \$ 8,310.52                 | \$ -                              | \$ -          | \$ 8,310.52                  | 0.00 | \$ (8,310.52)                         | \$ (22.90)                            |
| Booker T Washington           | \$ 4,017,025.02  | \$ 2,695,622.91  | \$ 1,321,402.10 | \$ 279,892.32   | \$ 1,041,509.78             | \$ 693,678.72                     | \$ -          | \$ 1,041,509.78              | 2.50 | \$ (937,457.98)                       | \$ (382.72)                           |
| Goodrich Place                | \$ 2,118,148.14  | \$ 1,486,699.27  | \$ 631,448.87   | \$ 168,343.08   | \$ 463,105.79               | \$ 561,452.76                     | \$ -          | \$ 463,105.79                | 1.82 | \$ (378,887.88)                       | \$ (278.43)                           |
| Thurmond Heights              | \$ 1,915,214.25  | \$ 1,619,048.65  | \$ 296,165.60   | \$ 119,496.69   | \$ 176,668.91               | \$ 340,322.40                     | \$ -          | \$ 176,668.91                | 1.52 | \$ (125,620.55)                       | \$ (76.93)                            |
| Meadowbrook                   | \$ 2,496,606.96  | \$ 2,116,707.11  | \$ 379,899.85   | \$ 182,749.76   | \$ 197,150.09               | \$ 452,922.72                     | \$ -          | \$ 197,150.09                | 1.44 | \$ (129,211.68)                       | \$ (71.21)                            |
| Lakeside                      | \$ 2,000,712.01  | \$ 1,774,555.28  | \$ 226,156.73   | \$ 136,126.00   | \$ 90,030.73                | \$ 304,028.04                     | \$ -          | \$ 90,030.73                 | 1.30 | \$ (44,426.52)                        | \$ (24.03)                            |
| Gaston Place                  | \$ 945,446.56    | \$ 902,993.53    | \$ 42,453.03    | \$ 31,635.00    | \$ 10,818.03                | \$ 109,009.56                     | \$ -          | \$ 10,818.03                 | 1.10 | \$ 5,533.41                           | \$ 4.88                               |
| Bouldin Oaks                  | \$ 1,690,350.85  | \$ 1,489,587.15  | \$ 200,763.70   | \$ 162,171.44   | \$ 38,592.26                | \$ 371,270.28                     | \$ -          | \$ 38,592.26                 | 1.10 | \$ 17,098.28                          | \$ 10.47                              |
| North Loop                    | \$ 1,393,998.09  | \$ 1,292,049.46  | \$ 101,948.63   | \$ 59,130.81    | \$ 42,817.82                | \$ 148,974.60                     | \$ 60,684.00  | \$ (17,866.18)               | 0.88 | \$ 40,212.37                          | \$ 27.28                              |
| Coronado Hills                | \$ 486,339.60    | \$ 472,191.56    | \$ 14,148.04    | \$ 27,860.11    | \$ (13,712.07)              | \$ 63,782.16                      | \$ -          | \$ (13,712.07)               | 0.79 | \$ 23,279.39                          | \$ 42.77                              |
| Manchaca II                   | \$ 378,945.67    | \$ 369,416.56    | \$ 9,529.11     | \$ 25,074.09    | \$ (15,544.98)              | \$ 57,403.92                      | \$ -          | \$ (15,544.98)               | 0.73 | \$ 24,155.56                          | \$ 64.55                              |
| Shadowbend                    | \$ 571,426.95    | \$ 571,123.44    | \$ 303.51       | \$ 27,387.91    | \$ (27,084.40)              | \$ 69,001.32                      | \$ -          | \$ (27,084.40)               | 0.61 | \$ 37,434.60                          | \$ 66.02                              |
| Georgian Manor                | \$ 1,047,707.99  | \$ 1,017,354.08  | \$ 30,353.91    | \$ 54,195.17    | \$ (23,841.26)              | \$ 136,539.72                     | \$ 43,872.00  | \$ (67,713.26)               | 0.50 | \$ 88,194.22                          | \$ 82.74                              |
| Manchaca Village              | \$ 379,228.41    | \$ 403,740.28    | \$ (24,511.87)  | \$ 20,032.82    | \$ (44,544.69)              | \$ 50,470.92                      | \$ -          | \$ (44,544.69)               | 0.12 | \$ 52,115.33                          | \$ 139.26                             |
| Northgate                     | \$ 540,756.88    | \$ 560,771.26    | \$ (20,014.39)  | \$ 31,549.29    | \$ (51,563.68)              | \$ 79,485.60                      | \$ 23,316.00  | \$ (74,879.68)               | 0.06 | \$ 86,802.52                          | \$ 153.09                             |
| All Properties                | \$ 20,284,616.63 | \$ 17,066,259.27 | \$ 3,218,357.36 | \$ 1,325,644.49 | \$ 1,892,712.87             | \$ 3,438,342.72                   | \$ 127,872.00 | \$ 1,764,840.87              | 1.51 | \$ 374,825.67                         | \$ 20.91                              |

# PAMI Portfolio Consolidated

## CY2027 Budget Template

|                   |                                       | 2026                           |                           | 2027                          |                        |               |
|-------------------|---------------------------------------|--------------------------------|---------------------------|-------------------------------|------------------------|---------------|
|                   |                                       | T12                            | Budget                    | Budget                        | Variance               |               |
|                   |                                       | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$         | Variance<br>% |
| <b>300000-200</b> | <b>REVENUES</b>                       |                                |                           |                               |                        |               |
| <b>310000-000</b> | <b>Tenant Revenue</b>                 |                                |                           |                               |                        |               |
| 310000-100        | Rental Income                         | \$ 7,733,837.37                | \$ 6,650,099.00           | \$ 7,141,879.84               | \$ 491,780.84          | 7.4%          |
| 310001-000        | Rental Charges                        | \$ (82,728.00)                 | \$ 9,120.00               | \$ (85,596.67)                | \$ (94,716.67)         | -1038.6%      |
| 310001-100        | HAP Subsidy Rent                      | \$ 426,270.00                  | \$ -                      | \$ 244,003.33                 | \$ 244,003.33          | 0.0%          |
| 310001-200        | Tenant Based Subsidy Rent             | \$ 349,326.00                  | \$ -                      | \$ 183,099.33                 | \$ 183,099.33          | 0.0%          |
| 310001-300        | Pet Rent                              | \$ 2,233.00                    | \$ -                      | \$ 1,224.33                   | \$ 1,224.33            | 0.0%          |
| 310002-000        | Rental Charge Adjustment              | \$ (431.00)                    | \$ (16,400.00)            | \$ (5,610.33)                 | \$ 10,789.67           | -65.8%        |
| 310002-100        | Move-In Concessions                   | \$ (4,506.00)                  | \$ -                      | \$ (2,155.33)                 | \$ (2,155.33)          | 0.0%          |
| 310002-110        | Recurring Concession                  | \$ (22,892.00)                 | \$ -                      | \$ (13,117.33)                | \$ (13,117.33)         | 0.0%          |
| 310004-000        | Rent Permanent Loss                   | \$ (84,898.00)                 | \$ (56,659.00)            | \$ (81,729.67)                | \$ (25,070.67)         | 44.2%         |
| 310005-000        | Installment Agreement - Rent          | \$ 13,517.00                   | \$ 14,953.00              | \$ 14,039.33                  | \$ (913.67)            | -6.1%         |
| 310007-000        | Vacancies                             | \$ (575,429.60)                | \$ (744,721.00)           | \$ (712,970.50)               | \$ 31,750.50           | -4.3%         |
| 310008-000        | Loss/Gain to Lease                    | \$ (109,571.71)                | \$ (67,368.00)            | \$ (67,202.38)                | \$ 165.62              | -0.2%         |
| 310010-000        | Write-Off / Bad Debt                  | \$ (496,717.64)                | \$ (398,743.00)           | \$ (407,411.71)               | \$ (8,668.71)          | 2.2%          |
| 310013-000        | Security Deposit Forfeit              | \$ 9,639.32                    | \$ 23,394.00              | \$ 16,223.17                  | \$ (7,170.83)          | -30.7%        |
| 310020-000        | Legal Charges                         | \$ 49,637.81                   | \$ 22,841.00              | \$ 37,360.22                  | \$ 14,519.22           | 63.6%         |
| 310021-000        | Maintenance/Damages Chargeback Income | \$ 270,935.31                  | \$ 258,643.00             | \$ 254,327.62                 | \$ (4,315.38)          | -1.7%         |
| 310023-000        | Late Fee                              | \$ 57,792.67                   | \$ 49,502.00              | \$ 51,995.56                  | \$ 2,493.56            | 5.0%          |
| 310026-000        | Non-Dwelling Rental                   | \$ 73,506.12                   | \$ 70,182.00              | \$ 72,398.08                  | \$ 2,216.08            | 3.2%          |
| 310027-000        | Excess Utilities                      | \$ 22,980.52                   | \$ 28,364.00              | \$ 24,284.39                  | \$ (4,079.61)          | -14.4%        |
| 310028-000        | Washer Dryer Rental                   | \$ 2,056.00                    | \$ -                      | \$ -                          | \$ -                   | 0.0%          |
| <b>310099-999</b> | <b>Total Tenant Revenue</b>           | <b>\$ 7,641,357.17</b>         | <b>\$ 5,843,207.00</b>    | <b>\$ 6,665,041.30</b>        | <b>\$ 821,834.30</b>   | <b>14.1%</b>  |
|                   |                                       | \$ -                           | \$ -                      | \$ -                          |                        |               |
| <b>340000-000</b> | <b>Operating Grants</b>               |                                |                           |                               |                        |               |
| 340100-000        | HAP Subsidy                           | \$ 11,314,847.00               | \$ 12,814,070.00          | \$ 13,228,705.76              | \$ 414,635.76          | 3.2%          |
| 340101-000        | HAP FSS Subsidy                       | \$ -                           | \$ -                      | \$ 223,488.00                 | \$ 223,488.00          | 0.0%          |
| 340102-000        | Special Claims Income                 | \$ 87,995.00                   | \$ 54,680.00              | \$ 67,067.00                  | \$ 12,387.00           | 22.7%         |
| 340104-000        | Utility Reimbursement                 | \$ 22,915.46                   | \$ 14,008.00              | \$ 20,599.82                  | \$ 6,591.82            | 47.1%         |
| 340105-000        | Repayment Agreement Expense Recovery  | \$ 2,458.00                    | \$ 2,347.00               | \$ 2,645.67                   | \$ 298.67              | 12.7%         |
| <b>340999-999</b> | <b>Total Operating Grants</b>         | <b>\$ 11,428,215.46</b>        | <b>\$ 12,885,105.00</b>   | <b>\$ 13,542,506.25</b>       | <b>\$ 657,401.25</b>   | <b>5.1%</b>   |
| <b>360000-000</b> | <b>Interest Income</b>                |                                |                           |                               |                        |               |
| 361105-000        | Interest on Bank Accounts             | \$ 182,108.89                  | \$ 600.00                 | \$ 4,571.22                   | \$ 3,971.22            | 661.9%        |
| 361115-000        | Interest on Replacement Reserve       | \$ 159,592.66                  | \$ -                      | \$ 842.21                     | \$ 842.21              | 0.0%          |
| <b>361199-999</b> | <b>Total Interest Income</b>          | <b>\$ 341,701.55</b>           | <b>\$ 600.00</b>          | <b>\$ 5,413.43</b>            | <b>\$ 4,813.43</b>     | <b>802.2%</b> |
| <b>362000-000</b> | <b>Other Revenue</b>                  |                                |                           |                               |                        |               |
| 362104-000        | Services Fees                         | \$ 2,000.00                    | \$ -                      | \$ 666.67                     | \$ 666.67              | 0.0%          |
| 362106-000        | Application Fees                      | \$ 1,128.00                    | \$ 1,410.00               | \$ 916.67                     | \$ (493.33)            | -35.0%        |
| 362125-000        | Miscellaneous Income                  | \$ (42,664.23)                 | \$ 75,825.00              | \$ 39,089.43                  | \$ (36,735.57)         | -48.4%        |
| 362130-000        | Insurance Proceeds                    | \$ 393,360.74                  | \$ -                      | \$ 23,626.94                  | \$ 23,626.94           | 0.0%          |
| 362150-000        | Prior Period Adjustment               | \$ (52,439.34)                 | \$ -                      | \$ (17,479.78)                | \$ (17,479.78)         | 0.0%          |
| 362165-000        | Other Income - Misc                   | \$ 24,714.12                   | \$ 23,376.00              | \$ 24,835.73                  | \$ 1,459.73            | 6.2%          |
| <b>369999-999</b> | <b>Total Other Revenue</b>            | <b>\$ 326,099.29</b>           | <b>\$ 100,611.00</b>      | <b>\$ 71,655.65</b>           | <b>\$ (28,955.35)</b>  | <b>-28.8%</b> |
| <b>399999-999</b> | <b>Total Revenue</b>                  | <b>\$ 19,737,373.47</b>        | <b>\$ 18,829,523.00</b>   | <b>\$ 20,284,616.63</b>       | <b>\$ 1,455,093.63</b> | <b>7.7%</b>   |
| <b>400000-000</b> | <b>EXPENSES</b>                       |                                |                           |                               |                        |               |
| <b>410000-000</b> | <b>Administrative Expenses</b>        |                                |                           |                               |                        |               |
| <b>411000-000</b> | <b>Salaries</b>                       |                                |                           |                               |                        |               |
| 411001-000        | Admin Salaries - Regular              | \$ 1,486,891.41                | \$ 1,613,941.00           | \$ 1,679,501.02               | \$ 65,560.02           | 4.1%          |
| 411003-000        | Admin Salaries - Overtime             | \$ 7,965.51                    | \$ 6,000.00               | \$ 8,250.00                   | \$ 2,250.00            | 37.5%         |
| <b>411199-999</b> | <b>Total Salaries</b>                 | <b>\$ 1,571,401.70</b>         | <b>\$ 1,642,032.00</b>    | <b>\$ 1,687,751.02</b>        | <b>\$ 45,719.02</b>    | <b>2.8%</b>   |

|                   |                                                  | 2026                           |                           | 2027                          |                     |               |
|-------------------|--------------------------------------------------|--------------------------------|---------------------------|-------------------------------|---------------------|---------------|
|                   |                                                  | T12                            | Budget                    | Budget                        | Variance            |               |
|                   |                                                  | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$      | Variance<br>% |
| <b>413000-000</b> | <b>Legal Expense</b>                             |                                |                           |                               |                     |               |
| 413001-000        | Legal Expense                                    | \$ 348,899.74                  | \$ 220,413.00             | \$ 269,766.66                 | \$ 49,353.66        | 22.4%         |
| 413003-000        | Court Costs                                      | \$ 18,186.32                   | \$ 15,847.00              | \$ 17,502.72                  | \$ 1,655.72         | 10.4%         |
| <b>413090-999</b> | <b>Total Legal Expenses</b>                      | <b>\$ 367,086.06</b>           | <b>\$ 236,260.00</b>      | <b>\$ 287,269.38</b>          | <b>\$ 51,009.38</b> | <b>21.6%</b>  |
| <b>414000-000</b> | <b>Travel &amp; Training</b>                     |                                |                           |                               |                     |               |
| 414010-000        | Staff Training                                   | \$ 21,952.24                   | \$ 27,969.00              | \$ 28,269.00                  | \$ 300.00           | 1.1%          |
| 414030-000        | Travel - Lodging                                 | \$ 1,077.42                    | \$ 1,050.00               | \$ 1,050.00                   | \$ -                | 0.0%          |
| 414050-000        | Travel - Mileage                                 | \$ 708.45                      | \$ 250.00                 | \$ 250.00                     | \$ -                | 0.0%          |
| 414090-000        | Travel - Conference Fees                         | \$ 250.00                      | \$ 620.00                 | \$ 620.00                     | \$ -                | 0.0%          |
| <b>414099-999</b> | <b>Total Travel &amp; Training</b>               | <b>\$ 24,933.75</b>            | <b>\$ 29,889.00</b>       | <b>\$ 30,189.00</b>           | <b>\$ 300.00</b>    | <b>1.0%</b>   |
| <b>417000-000</b> | <b>Auditing Fees</b>                             | \$ -                           | \$ -                      | \$ -                          |                     |               |
| 417001-000        | Auditing Fees                                    | \$ 129,463.02                  | \$ 108,550.00             | \$ 129,650.00                 | \$ 21,100.00        | 19.4%         |
| 417002-000        | Accounting Services Fees                         | \$ 2,783.00                    | \$ 14,500.00              | \$ -                          | \$ (14,500.00)      | -100.0%       |
| <b>417099-999</b> | <b>Total Audit Fees</b>                          | <b>\$ 132,246.02</b>           | <b>\$ 123,050.00</b>      | <b>\$ 129,650.00</b>          | <b>\$ 6,600.00</b>  | <b>5.4%</b>   |
| <b>419000-000</b> | <b>Office Expenses</b>                           |                                |                           |                               |                     |               |
| 419001-000        | Office Supplies                                  | \$ 23,638.82                   | \$ 13,734.00              | \$ 17,125.63                  | \$ 3,391.63         | 24.7%         |
| 419002-000        | Postage, Couriers, Express Mail                  | \$ 10,186.51                   | \$ 9,964.00               | \$ 9,976.33                   | \$ 12.33            | 0.1%          |
| 419003-000        | Printing                                         | \$ 2,946.55                    | \$ 7,326.00               | \$ 3,989.04                   | \$ (3,336.96)       | -45.5%        |
| 419004-000        | Advertising and Marketing                        | \$ 11,972.89                   | \$ 18,731.00              | \$ 5,000.00                   | \$ (13,731.00)      | -73.3%        |
| 419004-100        | Marketing - Brochures/Cards/Displays             | \$ 336.76                      | \$ -                      | \$ 500.00                     | \$ 500.00           | 0.0%          |
| 419004-110        | Marketing - Business Development                 | \$ 6.30                        | \$ -                      | \$ 500.00                     | \$ 500.00           | 0.0%          |
| 419004-120        | Marketing - Technology                           | \$ 1,089.00                    | \$ -                      | \$ 6,000.00                   | \$ 6,000.00         | 0.0%          |
| 419004-130        | Marketing - Digital Media                        | \$ 8,459.00                    | \$ -                      | \$ 12,000.00                  | \$ 12,000.00        | 0.0%          |
| 419004-140        | Marketing - Other                                | \$ 1,740.90                    | \$ -                      | \$ 1,500.00                   | \$ 1,500.00         | 0.0%          |
| 419004-150        | Marketing - Promotional Items/Office Refreshment | \$ 592.17                      | \$ -                      | \$ 500.00                     | \$ 500.00           | 0.0%          |
| 419004-160        | Advertising - Temporary Signage                  | \$ 713.07                      | \$ -                      | \$ 500.00                     | \$ 500.00           | 0.0%          |
| 419005-000        | Membership Dues and Fees                         | \$ -                           | \$ 3,643.00               | \$ 1,089.33                   | \$ (2,553.67)       | -70.1%        |
| 419006-000        | Telephone                                        | \$ 129,460.78                  | \$ 105,032.00             | \$ 111,177.42                 | \$ 6,145.42         | 5.9%          |
| 419007-000        | Internet / Cable                                 | \$ 4,856.09                    | \$ 1,932.00               | \$ 2,692.34                   | \$ 760.34           | 39.4%         |
| 419008-000        | Office Custodial                                 | \$ 1,038.86                    | \$ -                      | \$ 89.36                      | \$ 89.36            | 0.0%          |
| 419009-000        | Maint. Agreement - Office Equipment              | \$ 2,119.16                    | \$ 1,476.00               | \$ 1,300.00                   | \$ (176.00)         | -11.9%        |
| 419011-000        | Equipment Leases                                 | \$ 16,678.09                   | \$ 18,200.00              | \$ 16,900.00                  | \$ (1,300.00)       | -7.1%         |
| 419012-000        | Office Equipment/Furniture                       | \$ 9,538.77                    | \$ 10,175.00              | \$ 6,500.00                   | \$ (3,675.00)       | -36.1%        |
| 419013-000        | Office Equipment Repair                          | \$ -                           | \$ 50.00                  | \$ 550.00                     | \$ 500.00           | 1000.0%       |
| 419015-000        | Meeting                                          | \$ 6,400.16                    | \$ 7,050.00               | \$ 10,600.00                  | \$ 3,550.00         | 50.4%         |
| 419018-000        | Bank Charges                                     | \$ 3,642.49                    | \$ 3,494.00               | \$ 3,750.00                   | \$ 256.00           | 7.3%          |
| 419020-000        | Answering Service                                | \$ 2,077.30                    | \$ 1,080.00               | \$ 1,352.33                   | \$ 272.33           | 25.2%         |
| 419022-000        | Consultants                                      | \$ 9,592.28                    | \$ 21,747.00              | \$ 17,134.33                  | \$ (4,612.67)       | -21.2%        |
| 419023-000        | Newsletter                                       | \$ 233.73                      | \$ -                      | \$ 1,200.00                   | \$ 1,200.00         | 0.0%          |
| 419024-000        | Credit Check                                     | \$ 53.97                       | \$ -                      | \$ 17.99                      | \$ 17.99            | 0.0%          |
| 419025-000        | Criminal Check                                   | \$ 12,681.52                   | \$ 10,433.00              | \$ 11,270.44                  | \$ 837.44           | 8.0%          |
| 419026-000        | Employee Physical /Drug Test                     | \$ -                           | \$ 85.00                  | \$ 1,020.00                   | \$ 935.00           | 1100.0%       |
| 419027-000        | Interpreter Fee                                  | \$ 2,483.98                    | \$ 16,400.00              | \$ 19,300.00                  | \$ 2,900.00         | 17.7%         |
| 419028-000        | Software                                         | \$ 130,783.61                  | \$ 85,276.00              | \$ 108,657.00                 | \$ 23,381.00        | 27.4%         |
| 419029-000        | Storage Lease                                    | \$ 4,025.22                    | \$ 4,000.00               | \$ 3,809.03                   | \$ (190.97)         | -4.8%         |
| 419030-000        | Document Shredding                               | \$ 1,060.00                    | \$ 2,600.00               | \$ 3,050.00                   | \$ 450.00           | 17.3%         |
| 419035-000        | Permits, Licenses & Certificates                 | \$ 804.11                      | \$ 800.00                 | \$ 583.33                     | \$ (216.67)         | -27.1%        |
| 419041-000        | Annual Compliance Fee                            | \$ 45,860.00                   | \$ 18,280.00              | \$ 22,680.00                  | \$ 4,400.00         | 24.1%         |
| 419043-000        | Collection Agency Fees                           | \$ 3,752.05                    | \$ 3,399.00               | \$ 4,141.75                   | \$ 742.75           | 21.9%         |
| <b>419099-999</b> | <b>Total Office Expenses</b>                     | <b>\$ 464,217.21</b>           | <b>\$ 381,147.00</b>      | <b>\$ 406,455.66</b>          | <b>\$ 25,308.66</b> | <b>6.6%</b>   |
| <b>419500-000</b> | <b>Management Fees</b>                           |                                |                           |                               |                     |               |
| 419501-000        | Management Fees                                  | \$ 684,586.59                  | \$ 755,173.00             | \$ 814,823.42                 | \$ 59,650.42        | 7.9%          |
| 419503-000        | Partnership Management Fees                      | \$ 91,194.09                   | \$ 46,961.00              | \$ 46,971.00                  | \$ 10.00            | 0.0%          |

|            |                                                    | 2026                           |                           | 2027                          |                       |               |
|------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|-----------------------|---------------|
|            |                                                    | T12                            | Budget                    | Budget                        | Variance              |               |
|            |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$        | Variance<br>% |
| 419505-000 | Asset Management Fees                              | \$ 21,241.90                   | \$ 21,419.00              | \$ 21,302.00                  | \$ (117.00)           | -0.5%         |
| 419599-999 | <b>Total Management Fees</b>                       | <b>\$ 797,022.58</b>           | <b>\$ 823,553.00</b>      | <b>\$ 883,096.42</b>          | <b>\$ 59,543.42</b>   | <b>7.2%</b>   |
| 419999-999 | <b>Total Administrative Expenses</b>               | <b>\$ 3,356,907.32</b>         | <b>\$ 3,235,931.00</b>    | <b>\$ 3,424,411.48</b>        | <b>\$ 188,480.48</b>  | <b>5.8%</b>   |
| 420000-000 | <b>Tenant Services</b>                             |                                |                           |                               |                       |               |
| 422600-000 | <b>Tenant Services- Other</b>                      |                                |                           |                               |                       |               |
| 422700-000 | Tenant Participation - Residents Council           | \$ 19,030.85                   | \$ 22,755.00              | \$ 22,755.00                  | \$ -                  | 0.0%          |
| 422701-000 | Tenant Participation - HACA                        | \$ 10,416.78                   | \$ 15,170.00              | \$ 15,170.00                  | \$ -                  | 0.0%          |
| 422998-990 | <b>Total Tenant Services - Other</b>               | <b>\$ 57,171.79</b>            | <b>\$ 37,925.00</b>       | <b>\$ 37,925.00</b>           | <b>\$ -</b>           | <b>0.0%</b>   |
| 429999-999 | <b>Total Tenant Services</b>                       | <b>\$ 110,355.46</b>           | <b>\$ 37,925.00</b>       | <b>\$ 37,925.00</b>           | <b>\$ -</b>           | <b>0.0%</b>   |
| 430000-000 | <b>Utilities</b>                                   |                                |                           |                               |                       |               |
| 431000-000 | Water                                              | \$ 1,518,416.43                | \$ 1,440,158.00           | \$ 1,461,031.32               | \$ 20,873.32          | 1.4%          |
| 432000-000 | Electricity                                        | \$ 562,041.90                  | \$ 523,128.00             | \$ 533,928.25                 | \$ 10,800.25          | 2.1%          |
| 433000-000 | Gas                                                | \$ 776,865.61                  | \$ 734,858.00             | \$ 789,360.10                 | \$ 54,502.10          | 7.4%          |
| 439000-999 | <b>Total Utilities</b>                             | <b>\$ 2,857,323.94</b>         | <b>\$ 2,698,144.00</b>    | <b>\$ 2,784,319.66</b>        | <b>\$ 86,175.66</b>   | <b>3.2%</b>   |
| 440000-000 | <b>Ordinary Maintenance &amp; Operations</b>       |                                |                           |                               |                       |               |
| 441000-000 | <b>Maintenance Labor</b>                           |                                |                           |                               |                       |               |
| 441001-000 | Ordinary Maint. & Operations- Labor Regular        | \$ 1,442,265.61                | \$ 1,421,680.00           | \$ 1,515,083.69               | \$ 93,403.69          | 6.6%          |
| 441002-000 | Ordinary Maint. & Operations- Labor OT             | \$ 103,902.32                  | \$ 92,605.00              | \$ 54,750.00                  | \$ (37,855.00)        | -40.9%        |
| 441004-000 | Ordinary Maint. & Operations- Labor Standby        | \$ 95,371.76                   | \$ 88,298.00              | \$ 92,773.29                  | \$ 4,475.29           | 5.1%          |
| 441090-999 | <b>Total Maintenance Labor</b>                     | <b>\$ 1,690,323.73</b>         | <b>\$ 1,602,583.00</b>    | <b>\$ 1,662,606.98</b>        | <b>\$ 60,023.98</b>   | <b>3.7%</b>   |
| 442000-000 | <b>Ordinary Maint. &amp; Operations- Materials</b> |                                |                           |                               |                       |               |
| 442001-000 | Materials - Custodial                              | \$ 31,752.29                   | \$ 35,357.00              | \$ 36,027.00                  | \$ 670.00             | 1.9%          |
| 442002-000 | Materials - Electrical                             | \$ 81,239.35                   | \$ 69,780.00              | \$ 71,080.00                  | \$ 1,300.00           | 1.9%          |
| 442003-000 | Materials - Plumbing                               | \$ 76,800.64                   | \$ 68,470.00              | \$ 68,200.00                  | \$ (270.00)           | -0.4%         |
| 442004-000 | Materials - Lawn Care/ Grounds                     | \$ 8,437.95                    | \$ 13,500.00              | \$ 12,350.00                  | \$ (1,150.00)         | -8.5%         |
| 442005-000 | Materials - Tools & Equipment                      | \$ 74,092.29                   | \$ 32,165.00              | \$ 36,165.00                  | \$ 4,000.00           | 12.4%         |
| 442006-000 | Materials - HVAC / Heating / Cooling               | \$ 142,026.79                  | \$ 116,400.00             | \$ 128,000.00                 | \$ 11,600.00          | 10.0%         |
| 442007-000 | Materials - Gas & Oil                              | \$ 24,219.16                   | \$ 19,670.00              | \$ 25,550.00                  | \$ 5,880.00           | 29.9%         |
| 442008-000 | Materials - Auto Parts                             | \$ 641.11                      | \$ 4,800.00               | \$ 3,600.00                   | \$ (1,200.00)         | -25.0%        |
| 442009-000 | Materials - Exterior Lighting                      | \$ 1,858.57                    | \$ 7,650.00               | \$ 8,150.00                   | \$ 500.00             | 6.5%          |
| 442010-000 | Materials - Paint and Painting Supplies            | \$ 76,994.49                   | \$ 68,600.00              | \$ 80,900.00                  | \$ 12,300.00          | 17.9%         |
| 442011-000 | Materials - Flooring & Ceiling                     | \$ 41,359.37                   | \$ 20,450.00              | \$ 16,600.00                  | \$ (3,850.00)         | -18.8%        |
| 442012-000 | Materials - Glass & Window                         | \$ 2,797.60                    | \$ 1,650.00               | \$ 1,300.00                   | \$ (350.00)           | -21.2%        |
| 442013-000 | Materials - Windows Covering                       | \$ 14,531.48                   | \$ 7,250.00               | \$ 1,300.00                   | \$ (5,950.00)         | -82.1%        |
| 442014-000 | Materials - Appliances & Parts                     | \$ 142,779.97                  | \$ 114,100.00             | \$ 114,600.00                 | \$ 500.00             | 0.4%          |
| 442015-000 | Materials - Smoke/CO Detectors/Fire Ext.           | \$ 54,361.44                   | \$ 10,125.00              | \$ 18,400.00                  | \$ 8,275.00           | 81.7%         |
| 442016-000 | Materials - Roofing                                | \$ 225.50                      | \$ 500.00                 | \$ 450.00                     | \$ (50.00)            | -10.0%        |
| 442017-000 | Materials - Hardware/Locks                         | \$ 58,321.98                   | \$ 43,190.00              | \$ 43,600.00                  | \$ 410.00             | 0.9%          |
| 442018-000 | Materials - Safety Equipment                       | \$ 8,434.72                    | \$ 8,850.00               | \$ 10,250.00                  | \$ 1,400.00           | 15.8%         |
| 442019-000 | Materials - Pest Control                           | \$ 4,688.08                    | \$ 5,660.00               | \$ 6,350.00                   | \$ 690.00             | 12.2%         |
| 442020-000 | Materials - Lumber Sheetrock                       | \$ 1,076.12                    | \$ 6,050.00               | \$ 1,500.00                   | \$ (4,550.00)         | -75.2%        |
| 442021-000 | Materials - Doors                                  | \$ 8,774.95                    | \$ 4,200.00               | \$ -                          | \$ (4,200.00)         | -100.0%       |
| 442022-000 | Materials - Fencing                                | \$ 2,270.72                    | \$ 3,225.00               | \$ 1,300.00                   | \$ (1,925.00)         | -59.7%        |
| 442023-000 | Materials - Refrigerators                          | \$ 92,158.42                   | \$ 88,860.00              | \$ 101,361.45                 | \$ 12,501.45          | 14.1%         |
| 442024-000 | Materials - Ranges                                 | \$ 52,222.13                   | \$ 80,434.00              | \$ 63,226.81                  | \$ (17,207.19)        | -21.4%        |
| 442025-000 | Materials - Dishwashers                            | \$ 1,824.27                    | \$ 6,600.00               | \$ 6,700.00                   | \$ 100.00             | 1.5%          |
| 442026-000 | Materials - Reasonable Accommodations              | \$ 4,748.36                    | \$ 10,900.00              | \$ 10,800.00                  | \$ (100.00)           | -0.9%         |
| 442027-000 | Materials - Water Heaters/Boilers & Parts          | \$ 3,657.37                    | \$ 4,400.00               | \$ 3,550.00                   | \$ (850.00)           | -19.3%        |
| 442028-000 | Materials - Countertops /Cabinets                  | \$ 438.74                      | \$ 4,125.00               | \$ 3,325.00                   | \$ (800.00)           | -19.4%        |
| 442029-000 | Materials - Tenant Property Damage                 | \$ 2,178.13                    | \$ 1,000.00               | \$ 1,000.00                   | \$ -                  | 0.0%          |
| 442029-100 | Materials Charge Back-Tenant Property Damage       | \$ 42,491.20                   | \$ 175,001.00             | \$ 108,577.52                 | \$ (66,423.48)        | -38.0%        |
| 442090-999 | <b>Total Materials</b>                             | <b>\$ 1,057,403.19</b>         | <b>\$ 1,032,962.00</b>    | <b>\$ 984,212.78</b>          | <b>\$ (48,749.22)</b> | <b>-4.7%</b>  |
| 443000-000 | <b>Contracts - Maintenance</b>                     |                                |                           |                               |                       |               |

|                   |                                                    | 2026                           |                           | 2027                          |                        |               |  |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|------------------------|---------------|--|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance               |               |  |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$         | Variance<br>% |  |
| 443001-000        | Contracts - Trash Removal                          | \$ 382,279.90                  | \$ 391,301.00             | \$ 489,787.06                 | \$ 98,486.06           | 25.2%         |  |
| 443003-000        | Contracts - HVAC                                   | \$ 217,705.32                  | \$ 127,150.00             | \$ 148,500.00                 | \$ 21,350.00           | 16.8%         |  |
| 443005-000        | Contracts - Elevator Maint.                        | \$ 70,058.32                   | \$ 57,428.00              | \$ 63,535.64                  | \$ 6,107.64            | 10.6%         |  |
| 443006-000        | Contracts - Landscape/Grounds                      | \$ 448,854.51                  | \$ 334,094.00             | \$ 372,329.28                 | \$ 38,235.28           | 11.4%         |  |
| 443007-000        | Contracts - Tree Trimming                          | \$ 143,805.88                  | \$ 120,600.00             | \$ 132,800.00                 | \$ 12,200.00           | 10.1%         |  |
| 443008-000        | Contracts - Make Ready Cleaning                    | \$ 116,227.81                  | \$ 135,690.00             | \$ 148,799.57                 | \$ 13,109.57           | 9.7%          |  |
| 443009-000        | Contracts - Make Ready Repairs                     | \$ 165,222.07                  | \$ 123,900.00             | \$ 158,618.26                 | \$ 34,718.26           | 28.0%         |  |
| 443010-000        | Contracts - Electrical Contracts                   | \$ 120,279.01                  | \$ 58,000.00              | \$ 59,700.00                  | \$ 1,700.00            | 2.9%          |  |
| 443011-000        | Contracts - Plumbing Contracts                     | \$ 392,583.25                  | \$ 235,800.00             | \$ 259,200.00                 | \$ 23,400.00           | 9.9%          |  |
| 443012-000        | Contracts - Pest Control                           | \$ 200,790.45                  | \$ 173,799.00             | \$ 221,614.00                 | \$ 47,815.00           | 27.5%         |  |
| 443013-000        | Contracts - Janitorial Contracts                   | \$ 123,938.18                  | \$ 27,235.00              | \$ 108,358.08                 | \$ 81,123.08           | 297.9%        |  |
| 443014-000        | Contracts - Fire Protection                        | \$ 135,675.15                  | \$ 80,212.00              | \$ 89,300.00                  | \$ 9,088.00            | 11.3%         |  |
| 443015-000        | Contracts - Door & Window Repairs                  | \$ 78,772.09                   | \$ 27,650.00              | \$ 31,620.00                  | \$ 3,970.00            | 14.4%         |  |
| 443016-000        | Contracts - Building & Equipment Repairs           | \$ 83,981.34                   | \$ 29,650.00              | \$ 26,500.00                  | \$ (3,150.00)          | -10.6%        |  |
| 443017-000        | Contracts - Painting                               | \$ 84,683.35                   | \$ 7,530.00               | \$ 22,050.00                  | \$ 14,520.00           | 192.8%        |  |
| 443018-000        | Contracts - Equipment Rental                       | \$ 5,429.67                    | \$ 625.00                 | \$ 5,717.00                   | \$ 5,092.00            | 814.7%        |  |
| 443019-000        | Contracts - Maintenance & Repairs                  | \$ 69,346.88                   | \$ 14,160.00              | \$ 2,000.00                   | \$ (12,160.00)         | -85.9%        |  |
| 443020-000        | Contracts - Key & Lock Services                    | \$ 1,191.27                    | \$ 4,360.00               | \$ 3,000.00                   | \$ (1,360.00)          | -31.2%        |  |
| 443021-000        | Contract - Vehicle Repairs/ Maintenance            | \$ 23,318.53                   | \$ 12,200.00              | \$ 16,500.00                  | \$ 4,300.00            | 35.2%         |  |
| 443022-000        | Contracts - Asbestos Abatement                     | \$ 1,874.00                    | \$ 1,000.00               | \$ 1,050.00                   | \$ 50.00               | 5.0%          |  |
| 443023-000        | Contracts - Uniforms                               | \$ 11,537.90                   | \$ 14,766.00              | \$ 12,625.00                  | \$ (2,141.00)          | -14.5%        |  |
| 443024-000        | Contract - Reasonable Accommodations               | \$ 34,629.10                   | \$ 9,000.00               | \$ 14,750.00                  | \$ 5,750.00            | 63.9%         |  |
| 443025-000        | Contracts - Water Treatment Services               | \$ 3,380.00                    | \$ 5,000.00               | \$ 5,000.00                   | \$ -                   | 0.0%          |  |
| 443026-000        | Contract - Flooring                                | \$ 21,912.83                   | \$ 3,000.00               | \$ 4,000.00                   | \$ 1,000.00            | 33.3%         |  |
| 443027-000        | Contracts - Masonry Work                           | \$ 1,835.36                    | \$ 4,000.00               | \$ 1,500.00                   | \$ (2,500.00)          | -62.5%        |  |
| 443028-000        | Contracts - Roofing                                | \$ 34,954.50                   | \$ 3,000.00               | \$ 3,000.00                   | \$ -                   | 0.0%          |  |
| 443029-100        | Contracts Charge Back-Tenant Property Damage       | \$ 58,990.50                   | \$ 75,001.00              | \$ 75,697.18                  | \$ 696.18              | 0.9%          |  |
| 443090-999        | <b>Total Maintenance Contracts</b>                 | <b>\$ 3,125,059.08</b>         | <b>\$ 2,114,305.00</b>    | <b>\$ 2,477,551.08</b>        | <b>\$ 363,246.08</b>   | <b>17.2%</b>  |  |
| 443999-999        | <b>Total Ordinary Maintenance &amp; Operations</b> | <b>\$ 5,872,786.00</b>         | <b>\$ 4,749,850.00</b>    | <b>\$ 5,124,370.84</b>        | <b>\$ 374,520.84</b>   | <b>7.9%</b>   |  |
| <b>448000-000</b> | <b>Protective Services</b>                         |                                |                           |                               |                        |               |  |
| 448001-000        | Police Officers                                    | \$ 276,106.25                  | \$ 33,750.00              | \$ 177,993.83                 | \$ 144,243.83          | 427.4%        |  |
| 448002-000        | Crime Prevention/Safety                            | \$ 24,200.00                   | \$ 32,400.00              | \$ 32,400.00                  | \$ -                   | 0.0%          |  |
| 448003-000        | Police Liaison                                     | \$ 1,735.93                    | \$ -                      | \$ 27,499.99                  | \$ 27,499.99           | 0.0%          |  |
| 448004-000        | Protective Services- Equipments                    | \$ 73,394.63                   | \$ 91,496.00              | \$ 75,415.93                  | \$ (16,080.08)         | -17.6%        |  |
| 448005-000        | Protective Services- Contracts                     | \$ 480,015.51                  | \$ 340,104.00             | \$ 463,757.06                 | \$ 123,653.06          | 36.4%         |  |
| 448090-999        | <b>Total Protective Services</b>                   | <b>\$ 855,452.32</b>           | <b>\$ 497,750.00</b>      | <b>\$ 777,066.81</b>          | <b>\$ 279,316.81</b>   | <b>56.1%</b>  |  |
| <b>450000-000</b> | <b>General Expenses</b>                            |                                |                           |                               |                        |               |  |
| <b>451000-000</b> | <b>Insurance</b>                                   |                                |                           |                               |                        |               |  |
| 451001-000        | Property Insurance                                 | \$ 697,242.41                  | \$ 798,359.00             | \$ 553,598.24                 | \$ (244,760.76)        | -30.7%        |  |
| 451002-000        | Liability Insurance                                | \$ 254,267.72                  | \$ 149,252.00             | \$ 288,230.51                 | \$ 138,978.51          | 93.1%         |  |
| 451004-000        | Workmen's Compensation                             | \$ 9,850.86                    | \$ 52.00                  | \$ 572.86                     | \$ 520.86              | 1001.7%       |  |
| 451090-999        | <b>Total Insurance</b>                             | <b>\$ 988,559.83</b>           | <b>\$ 947,663.00</b>      | <b>\$ 842,401.61</b>          | <b>\$ (105,261.39)</b> | <b>-11.1%</b> |  |
| <b>454000-000</b> | <b>Employee Benefits Contribution</b>              |                                |                           |                               |                        |               |  |
| 454000-010        | Employee Benefits Contribution                     | \$ -                           | \$ 1,377,376.00           | \$ -                          | \$ (1,377,376.00)      | -100.0%       |  |
| 454000-100        | FICA Employers Share - Admin                       | \$ 122,409.80                  | \$ 9,737.00               | \$ 128,481.77                 | \$ 118,744.77          | 1219.5%       |  |
| 454000-300        | FICA Employers Share - Maintenance                 | \$ 115,029.09                  | \$ 8,635.00               | \$ 115,903.91                 | \$ 107,268.91          | 1242.3%       |  |
| 454001-100        | Medical Benefits - Admin                           | \$ 439,569.24                  | \$ 10,914.00              | \$ 532,700.96                 | \$ 521,786.96          | 4780.9%       |  |
| 454001-300        | Medical Benefits - Maintenance                     | \$ 447,445.25                  | \$ 9,678.00               | \$ 535,501.52                 | \$ 525,823.52          | 5433.2%       |  |
| 454002-100        | Retirement Benefits - Admin                        | \$ 133,193.01                  | \$ -                      | \$ 151,958.25                 | \$ 151,958.25          | 0.0%          |  |
| 454002-300        | Retirement Benefits - Maintenance                  | \$ 184,180.66                  | \$ -                      | \$ 186,388.44                 | \$ 186,388.44          | 0.0%          |  |
| 454003-100        | Fed & State Unemployment - Admin                   | \$ 7,875.74                    | \$ 102.00                 | \$ 4,788.00                   | \$ 4,686.00            | 4594.1%       |  |
| 454003-300        | Fed & State Unemployment - Maintenance             | \$ 4,214.94                    | \$ 90.00                  | \$ 4,275.00                   | \$ 4,185.00            | 4650.0%       |  |
| 454004-100        | Life Insurance - Admin                             | \$ 2,736.77                    | \$ 477.00                 | \$ 2,266.59                   | \$ 1,789.59            | 375.2%        |  |
| 454004-300        | Life Insurance - Maintenance                       | \$ 1,913.35                    | \$ 423.00                 | \$ 2,122.32                   | \$ 1,699.32            | 401.7%        |  |
| 454005-100        | Disability Insurance - Admin                       | \$ 3,188.64                    | \$ -                      | \$ 3,493.22                   | \$ 3,493.22            | 0.0%          |  |

|            |                                             | 2026                           |                           | 2027                          |                          |                     |
|------------|---------------------------------------------|--------------------------------|---------------------------|-------------------------------|--------------------------|---------------------|
|            |                                             | T12                            | Budget                    | Budget                        | Variance                 |                     |
|            |                                             | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$           | Variance<br>%       |
| 454005-300 | Disability Insurance - Maintenance          | \$ 2,989.03                    | \$ -                      | \$ 3,270.00                   | \$ 3,270.00              | 0.0%                |
| 454900-999 | <b>Total Employee Benefits Contribution</b> | <b>\$ 1,466,694.97</b>         | <b>\$ 1,418,752.00</b>    | <b>\$ 1,671,149.98</b>        | <b>\$ 252,397.98</b>     | <b>17.8%</b>        |
| 458000-100 | <b>Interest Expense</b>                     |                                |                           |                               |                          |                     |
| 458001-000 | Interest on Notes Payable                   | \$ 2,342,338.27                | \$ 2,159,943.00           | \$ 2,112,698.23               | \$ (47,244.77)           | -2.2%               |
|            | <b>Total Interest Expense</b>               | <b>\$ 3,164,667.27</b>         | <b>\$ 2,159,943.00</b>    | <b>\$ 2,112,698.23</b>        | <b>\$ (47,244.77)</b>    | <b>-2.2%</b>        |
| 459000-000 | <b>Other General Expense</b>                |                                |                           |                               |                          |                     |
| 459001-000 | Land Lease Expense                          | \$ 66,666.96                   | \$ 67,467.00              | \$ 47,133.50                  | \$ (20,333.50)           | -30.1%              |
| 459005-000 | Tax Credit Fees Expense                     | \$ 4,929.00                    | \$ 4,800.00               | \$ 5,000.00                   | \$ 200.00                | 4.2%                |
| 459006-000 | Franchise Taxes                             | \$ 13,867.33                   | \$ 18,721.00              | \$ 16,294.17                  | \$ (2,426.84)            | -13.0%              |
| 459090-999 | <b>Total Other General Expenses</b>         | <b>\$ 119,459.96</b>           | <b>\$ 94,588.00</b>       | <b>\$ 68,427.67</b>           | <b>\$ (26,160.34)</b>    | <b>-27.7%</b>       |
| 459099-999 | <b>Total General Expenses</b>               | <b>\$ 5,739,382.03</b>         | <b>\$ 4,620,946.00</b>    | <b>\$ 4,694,677.49</b>        | <b>\$ 73,731.49</b>      | <b>1.6%</b>         |
| 459999-998 | <b>Total Operating Expenses</b>             | <b>\$ 18,792,207.07</b>        | <b>\$ 15,849,686.00</b>   | <b>\$ 16,842,771.27</b>       | <b>\$ 993,085.27</b>     | <b>6.3%</b>         |
| 459999-999 | <b>NET OPERATING INCOME (LOSS)</b>          | <b>\$ 945,166.40</b>           | <b>\$ 2,979,837.00</b>    | <b>\$ 3,441,845.36</b>        | <b>\$ 462,008.36</b>     | <b>15.5%</b>        |
| 471000-000 | <b>Non-Routine Expenses</b>                 |                                |                           |                               |                          |                     |
| 471504-000 | FSS Escrow Contributions                    | \$ 164,290.78                  | \$ -                      | \$ 223,488.00                 | \$ 223,488.00            | 0.0%                |
| 471590-999 | <b>Total Non-Routine Expenses</b>           | <b>\$ 164,290.78</b>           | <b>\$ -</b>               | <b>\$ 223,488.00</b>          | <b>\$ 223,488.00</b>     | <b>0.0%</b>         |
| 999999-998 | <b>Net Income (Loss)</b>                    | <b>\$ (3,664,833.26)</b>       | <b>\$ 4,395,387.00</b>    | <b>\$ 3,218,357.36</b>        | <b>\$ (1,177,029.64)</b> | <b>-26.8%</b>       |
|            |                                             |                                | \$ -                      | \$ -                          |                          |                     |
|            | Debt Principal                              |                                | \$ 1,220,350.09           | \$ 1,325,644.49               |                          |                     |
|            | Replacement Reserve                         |                                | \$ 127,872.00             | \$ 127,872.00                 |                          |                     |
|            | <b>Balance</b>                              | <b>\$ -</b>                    | <b>\$ 3,047,164.91</b>    | <b>\$ 1,764,840.87</b>        | <b>\$ (1,282,324.04)</b> | <b>-0.420825285</b> |
|            | Net Income                                  | \$ -                           | \$ 6,427,458.00           | \$ 5,203,183.59               | \$ (1,224,274.41)        | -0.190475677        |
|            | Total Debt                                  | \$ -                           | \$ 3,380,293.09           | \$ 3,438,342.72               | \$ 58,049.63             | 0.017172958         |
|            | <b>Debt Service Coverage Ratio</b>          | <b>0.00</b>                    | <b>1.90</b>               | <b>1.51</b>                   |                          |                     |

# Pathways at Meadowbrook

## CY2027 Budget Template

|                                                  | 2026                           |                           | 2027                          |                       |               |  |
|--------------------------------------------------|--------------------------------|---------------------------|-------------------------------|-----------------------|---------------|--|
|                                                  | T12                            | Budget                    | Budget                        | Variance              |               |  |
|                                                  | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$        | Variance<br>% |  |
| <b>300000-200 REVENUES</b>                       |                                |                           |                               |                       |               |  |
| <b>310000-000 Tenant Revenue</b>                 |                                |                           |                               |                       |               |  |
| 310000-100 Rental Income                         | \$ 637,275.37                  | \$ 676,792.00             | \$ 662,636.70                 | \$ (14,155.30)        | -2.1%         |  |
| 310004-000 Rent Permanent Loss                   | \$ (4,862.00)                  | \$ (6,489.00)             | \$ (4,907.00)                 | \$ 1,582.00           | -24.4%        |  |
| 310005-000 Installment Agreement - Rent          | \$ 6,259.00                    | \$ 1,713.00               | \$ 4,147.33                   | \$ 2,434.33           | 142.1%        |  |
| 310007-000 Vacancies                             | \$ (68,442.06)                 | \$ (84,064.00)            | \$ (88,292.35)                | \$ (4,228.35)         | 5.0%          |  |
| 310010-000 Write-Off / Bad Debt                  | \$ (60,967.67)                 | \$ (48,036.00)            | \$ (50,452.77)                | \$ (2,416.77)         | 5.0%          |  |
| 310013-000 Security Deposit Forfeit              | \$ 2,108.56                    | \$ 2,679.00               | \$ 3,663.41                   | \$ 984.41             | 36.7%         |  |
| 310020-000 Legal Charges                         | \$ 25,288.56                   | \$ 5,327.00               | \$ 11,389.79                  | \$ 6,062.79           | 113.8%        |  |
| 310021-000 Maintenance/Damages Chargeback Income | \$ 31,197.93                   | \$ 28,633.00              | \$ 36,577.94                  | \$ 7,944.94           | 27.7%         |  |
| 310023-000 Late Fee                              | \$ 4,614.67                    | \$ 4,570.00               | \$ 4,656.89                   | \$ 86.89              | 1.9%          |  |
| 310026-000 Non-Dwelling Rental                   | \$ 7,632.00                    | \$ 7,620.00               | \$ 7,628.00                   | \$ 8.00               | 0.1%          |  |
| 310027-000 Excess Utilities                      | \$ 4,408.65                    | \$ 4,669.00               | \$ 4,549.65                   | \$ (119.35)           | -2.6%         |  |
| <b>310099-999 Total Tenant Revenue</b>           | <b>\$ 584,513.01</b>           | <b>\$ 593,414.00</b>      | <b>\$ 591,597.60</b>          | <b>\$ (1,816.40)</b>  | <b>-0.3%</b>  |  |
| <b>340000-000 Operating Grants</b>               |                                |                           |                               |                       |               |  |
| 340100-000 HAP Subsidy                           | \$ 1,615,336.00                | \$ 1,725,026.00           | \$ 1,860,001.74               | \$ 134,975.74         | 7.8%          |  |
| 340101-000 HAP FSS Subsidy                       | \$ -                           | \$ -                      | \$ 29,544.00                  | \$ 29,544.00          | 0.0%          |  |
| 340102-000 Special Claims Income                 | \$ 5,853.00                    | \$ 7,222.00               | \$ 4,358.33                   | \$ (2,863.67)         | -39.7%        |  |
| 340104-000 Utility Reimbursement                 | \$ 1,698.00                    | \$ 2,306.00               | \$ 2,516.67                   | \$ 210.67             | 9.1%          |  |
| 340105-000 Repayment Agreement Expense Recovery  | \$ 282.00                      | \$ 269.00                 | \$ 437.00                     | \$ 168.00             | 62.5%         |  |
| <b>340999-999 Total Operating Grants</b>         | <b>\$ 1,623,169.00</b>         | <b>\$ 1,734,823.00</b>    | <b>\$ 1,896,857.74</b>        | <b>\$ 162,034.74</b>  | <b>9.3%</b>   |  |
| <b>362000-000 Other Revenue</b>                  |                                |                           |                               |                       |               |  |
| 362125-000 Miscellaneous Income                  | \$ (4,739.82)                  | \$ 8,684.00               | \$ 5,149.56                   | \$ (3,534.44)         | -40.7%        |  |
| 362130-000 Insurance Proceeds                    | \$ 5,595.21                    | \$ -                      | \$ 1,865.07                   | \$ 1,865.07           | 0.0%          |  |
| 362165-000 Other Income - Misc                   | \$ 269.46                      | \$ 2,677.00               | \$ 1,136.99                   | \$ (1,540.01)         | -57.5%        |  |
| <b>369999-999 Total Other Revenue</b>            | <b>\$ 1,124.85</b>             | <b>\$ 11,361.00</b>       | <b>\$ 8,151.62</b>            | <b>\$ (3,209.38)</b>  | <b>-28.2%</b> |  |
| <b>399999-999 Total Revenue</b>                  | <b>\$ 2,226,629.12</b>         | <b>\$ 2,339,598.00</b>    | <b>\$ 2,496,606.96</b>        | <b>\$ 157,008.96</b>  | <b>6.7%</b>   |  |
| <b>400000-000 EXPENSES</b>                       |                                |                           |                               |                       |               |  |
| <b>410000-000 Administrative Expenses</b>        |                                |                           |                               |                       |               |  |
| <b>411000-000 Salaries</b>                       |                                |                           |                               |                       |               |  |
| 411001-000 Admin Salaries - Regular              | \$ 214,130.29                  | \$ 220,168.00             | \$ 198,729.82                 | \$ (21,438.18)        | -9.7%         |  |
| 411003-000 Admin Salaries - Overtime             | \$ 990.22                      | \$ 1,000.00               | \$ 1,250.00                   | \$ 250.00             | 25.0%         |  |
| <b>411199-999 Total Salaries</b>                 | <b>\$ 221,018.29</b>           | <b>\$ 221,168.00</b>      | <b>\$ 199,979.82</b>          | <b>\$ (21,188.18)</b> | <b>-9.6%</b>  |  |
| <b>413000-000 Legal Expense</b>                  |                                |                           |                               |                       |               |  |
| 413001-000 Legal Expense                         | \$ 83,547.84                   | \$ 53,269.00              | \$ 61,712.00                  | \$ 8,443.00           | 15.8%         |  |
| 413003-000 Court Costs                           | \$ 2,009.45                    | \$ 3,000.00               | \$ 2,787.20                   | \$ (212.80)           | -7.1%         |  |
| <b>413090-999 Total Legal Expenses</b>           | <b>\$ 85,557.29</b>            | <b>\$ 56,269.00</b>       | <b>\$ 64,499.20</b>           | <b>\$ 8,230.20</b>    | <b>14.6%</b>  |  |
| <b>414000-000 Travel &amp; Training</b>          |                                |                           |                               |                       |               |  |
| 414010-000 Staff Training                        | \$ 2,195.00                    | \$ 3,300.00               | \$ 3,300.00                   | \$ -                  | 0.0%          |  |
| 414050-000 Travel - Mileage                      | \$ -                           | \$ 100.00                 | \$ 100.00                     | \$ -                  | 0.0%          |  |
| <b>414099-999 Total Travel &amp; Training</b>    | <b>\$ 2,195.00</b>             | <b>\$ 3,400.00</b>        | <b>\$ 3,400.00</b>            | <b>\$ -</b>           | <b>0.0%</b>   |  |
| <b>417000-000 Auditing Fees</b>                  |                                |                           |                               |                       |               |  |
| 417001-000 Auditing Fees                         | \$ 13,300.00                   | \$ 11,500.00              | \$ 11,500.00                  | \$ -                  | 0.0%          |  |
| <b>417099-999 Total Audit Fees</b>               | <b>\$ 13,300.00</b>            | <b>\$ 11,500.00</b>       | <b>\$ 11,500.00</b>           | <b>\$ -</b>           | <b>0.0%</b>   |  |

|                                                               | 2026                           |                           | 2027                          |                      |               |
|---------------------------------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------------|---------------|
|                                                               | T12                            | Budget                    | Budget                        | Variance             |               |
|                                                               | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$       | Variance<br>% |
| <b>419000-000 Office Expenses</b>                             |                                |                           |                               |                      |               |
| 419001-000 Office Supplies                                    | \$ 1,457.09                    | \$ 1,600.00               | \$ 1,447.03                   | \$ (152.97)          | -9.6%         |
| 419002-000 Postage, Couriers, Express Mail                    | \$ 1,183.97                    | \$ 1,136.00               | \$ 1,042.38                   | \$ (93.62)           | -8.2%         |
| 419003-000 Printing                                           | \$ 480.40                      | \$ 800.00                 | \$ 426.80                     | \$ (373.20)          | -46.7%        |
| 419006-000 Telephone                                          | \$ 10,914.82                   | \$ 8,550.00               | \$ 10,172.99                  | \$ 1,622.99          | 19.0%         |
| 419011-000 Equipment Leases                                   | \$ 1,282.93                    | \$ 1,400.00               | \$ 1,300.00                   | \$ (100.00)          | -7.1%         |
| 419012-000 Office Equipment/Furniture                         | \$ 2,089.94                    | \$ 1,250.00               | \$ 800.00                     | \$ (450.00)          | -36.0%        |
| 419013-000 Office Equipment Repair                            | \$ -                           | \$ 50.00                  | \$ 50.00                      | \$ -                 | 0.0%          |
| 419015-000 Meeting                                            | \$ 1,787.86                    | \$ 1,000.00               | \$ 750.00                     | \$ (250.00)          | -25.0%        |
| 419018-000 Bank Charges                                       | \$ 154.72                      | \$ 400.00                 | \$ 250.00                     | \$ (150.00)          | -37.5%        |
| 419025-000 Criminal Check                                     | \$ 1,089.56                    | \$ 893.00                 | \$ 932.22                     | \$ 39.22             | 4.4%          |
| 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                                           | \$ 7,490.90                    | \$ 8,128.00               | \$ 7,597.00                   | \$ (531.00)          | -6.5%         |
| 419030-000 Document Shredding                                 | \$ 130.00                      | \$ 300.00                 | \$ 200.00                     | \$ (100.00)          | -33.3%        |
| 419036-000 Inspections                                        | \$ -                           | \$ 3,200.00               | \$ -                          | \$ (3,200.00)        | -100.0%       |
| 419043-000 Collection Agency Fees                             | \$ 1,000.00                    | \$ 389.00                 | \$ 463.00                     | \$ 74.00             | 19.0%         |
| <b>419099-999 Total Office Expenses</b>                       | <b>\$ 29,090.63</b>            | <b>\$ 29,681.00</b>       | <b>\$ 26,016.42</b>           | <b>\$ (3,664.58)</b> | <b>-12.3%</b> |
| <b>419500-000 Management Fees</b>                             |                                |                           |                               |                      |               |
| 419501-000 Management Fees                                    | \$ 88,486.53                   | \$ 93,584.00              | \$ 100,905.54                 | \$ 7,321.54          | 7.8%          |
| <b>419599-999 Total Management Fees</b>                       | <b>\$ 88,486.53</b>            | <b>\$ 93,584.00</b>       | <b>\$ 100,905.54</b>          | <b>\$ 7,321.54</b>   | <b>7.8%</b>   |
| <b>419999-999 Total Administrative Expenses</b>               | <b>\$ 439,647.74</b>           | <b>\$ 415,602.00</b>      | <b>\$ 406,300.97</b>          | <b>\$ (9,301.03)</b> | <b>-2.2%</b>  |
| <b>420000-000 Tenant Services</b>                             |                                |                           |                               |                      |               |
| <b>422600-000 Tenant Services- Other</b>                      |                                |                           |                               |                      |               |
| 422700-000 Tenant Participation - Residents Council           | \$ 2,370.93                    | \$ 2,400.00               | \$ 2,400.00                   | \$ -                 | 0.0%          |
| 422701-000 Tenant Participation - HACA                        | \$ 1,603.27                    | \$ 1,600.00               | \$ 1,600.00                   | \$ -                 | 0.0%          |
| <b>422998-990 Total Tenant Services - Other</b>               | <b>\$ 5,178.70</b>             | <b>\$ 4,000.00</b>        | <b>\$ 4,000.00</b>            | <b>\$ -</b>          | <b>0.0%</b>   |
| <b>429999-999 Total Tenant Services</b>                       | <b>\$ 5,178.70</b>             | <b>\$ 4,000.00</b>        | <b>\$ 4,000.00</b>            | <b>\$ -</b>          | <b>0.0%</b>   |
| <b>430000-000 Utilities</b>                                   |                                |                           |                               |                      |               |
| 431000-000 Water                                              | \$ 187,046.52                  | \$ 190,302.00             | \$ 191,651.04                 | \$ 1,349.04          | 0.7%          |
| 432000-000 Electricity                                        | \$ 33,438.54                   | \$ 39,541.00              | \$ 35,020.23                  | \$ (4,520.77)        | -11.4%        |
| 433000-000 Gas                                                | \$ 120,055.74                  | \$ 106,054.00             | \$ 116,739.33                 | \$ 10,685.33         | 10.1%         |
| <b>439000-999 Total Utilities</b>                             | <b>\$ 340,540.80</b>           | <b>\$ 335,897.00</b>      | <b>\$ 343,410.61</b>          | <b>\$ 7,513.61</b>   | <b>2.2%</b>   |
| <b>440000-000 Ordinary Maintenance &amp; Operations</b>       |                                |                           |                               |                      |               |
| <b>441000-000 Maintenance Labor</b>                           |                                |                           |                               |                      |               |
| 441001-000 Ordinary Maint. & Operations- Labor Regular        | \$ 167,279.32                  | \$ 175,857.00             | \$ 179,576.35                 | \$ 3,719.35          | 2.1%          |
| 441002-000 Ordinary Maint. & Operations- Labor OT             | \$ 9,051.96                    | \$ 10,400.00              | \$ 5,000.00                   | \$ (5,400.00)        | -51.9%        |
| 441004-000 Ordinary Maint. & Operations- Labor Standby        | \$ 8,053.81                    | \$ 9,971.00               | \$ 9,612.03                   | \$ (358.97)          | -3.6%         |
| <b>441090-999 Total Maintenance Labor</b>                     | <b>\$ 189,397.76</b>           | <b>\$ 196,228.00</b>      | <b>\$ 194,188.38</b>          | <b>\$ (2,039.62)</b> | <b>-1.0%</b>  |
| <b>442000-000 Ordinary Maint. &amp; Operations- Materials</b> |                                |                           |                               |                      |               |
| 442001-000 Materials - Custodial                              | \$ 6,699.15                    | \$ 3,272.00               | \$ 4,000.00                   | \$ 728.00            | 22.2%         |
| 442002-000 Materials - Electrical                             | \$ 12,385.83                   | \$ 8,000.00               | \$ 8,000.00                   | \$ -                 | 0.0%          |
| 442003-000 Materials - Plumbing                               | \$ 4,076.17                    | \$ 9,000.00               | \$ 8,000.00                   | \$ (1,000.00)        | -11.1%        |
| 442004-000 Materials - Lawn Care/ Grounds                     | \$ 519.94                      | \$ 500.00                 | \$ 500.00                     | \$ -                 | 0.0%          |
| 442005-000 Materials - Tools & Equipment                      | \$ 9,382.11                    | \$ 6,000.00               | \$ 6,000.00                   | \$ -                 | 0.0%          |
| 442006-000 Materials - HVAC / Heating / Cooling               | \$ 14,405.10                   | \$ 10,000.00              | \$ 13,500.00                  | \$ 3,500.00          | 35.0%         |

|                   |                                              | 2026                           |                           | 2027                          |                     |               |
|-------------------|----------------------------------------------|--------------------------------|---------------------------|-------------------------------|---------------------|---------------|
|                   |                                              | T12                            | Budget                    | Budget                        | Variance            |               |
|                   |                                              | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$      | Variance<br>% |
| 442007-000        | Materials - Gas & Oil                        | \$ 3,393.67                    | \$ 3,000.00               | \$ 3,000.00                   | \$ -                | 0.0%          |
| 442008-000        | Materials - Auto Parts                       | \$ 102.58                      | \$ 2,000.00               | \$ 800.00                     | \$ (1,200.00)       | -60.0%        |
| 442009-000        | Materials - Exterior Lighting                | \$ -                           | \$ 2,000.00               | \$ 1,500.00                   | \$ (500.00)         | -25.0%        |
| 442010-000        | Materials - Paint and Painting Supplies      | \$ 10,251.12                   | \$ 14,000.00              | \$ 14,000.00                  | \$ -                | 0.0%          |
| 442011-000        | Materials - Flooring & Ceiling               | \$ 459.28                      | \$ 750.00                 | \$ 750.00                     | \$ -                | 0.0%          |
| 442012-000        | Materials - Glass & Window                   | \$ 1,364.14                    | \$ 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               | \$ 8,941.48                    | \$ 9,000.00               | \$ 9,000.00                   | \$ -                | 0.0%          |
| 442015-000        | Materials - Smoke/CO Detectors/Fire Ext.     | \$ 18,782.19                   | \$ 1,500.00               | \$ 500.00                     | \$ (1,000.00)       | -66.7%        |
| 442016-000        | Materials - Roofing                          | \$ -                           | \$ 50.00                  | \$ 50.00                      | \$ -                | 0.0%          |
| 442017-000        | Materials - Hardware/Locks                   | \$ 9,799.99                    | \$ 4,500.00               | \$ 4,500.00                   | \$ -                | 0.0%          |
| 442018-000        | Materials - Safety Equipment                 | \$ 929.48                      | \$ 2,000.00               | \$ 2,000.00                   | \$ -                | 0.0%          |
| 442019-000        | Materials - Pest Control                     | \$ 63.06                       | \$ 500.00                 | \$ 500.00                     | \$ -                | 0.0%          |
| 442020-000        | Materials - Lumber Sheetrock                 | \$ 382.68                      | \$ 800.00                 | \$ 100.00                     | \$ (700.00)         | -87.5%        |
| 442021-000        | Materials - Doors                            | \$ 4,617.50                    | \$ 200.00                 | \$ -                          | \$ (200.00)         | -100.0%       |
| 442022-000        | Materials - Fencing                          | \$ 27.36                       | \$ 600.00                 | \$ 100.00                     | \$ (500.00)         | -83.3%        |
| 442023-000        | Materials - Refrigerators                    | \$ 16,672.01                   | \$ 14,490.00              | \$ 15,331.05                  | \$ 841.05           | 5.8%          |
| 442024-000        | Materials - Ranges                           | \$ 9,843.77                    | \$ 10,925.00              | \$ 10,044.72                  | \$ (880.28)         | -8.1%         |
| 442026-000        | Materials - Reasonable Accommodations        | \$ 140.67                      | \$ 800.00                 | \$ 500.00                     | \$ (300.00)         | -37.5%        |
| 442027-000        | Materials - Water Heaters/Boilers & Parts    | \$ -                           | \$ 200.00                 | \$ 200.00                     | \$ -                | 0.0%          |
| 442028-000        | Materials - Countertops /Cabinets            | \$ -                           | \$ 100.00                 | \$ 250.00                     | \$ 150.00           | 150.0%        |
| 442029-100        | Materials Charge Back-Tenant Property Damage | \$ 8,153.25                    | \$ 20,043.00              | \$ 21,946.77                  | \$ 1,903.77         | 9.5%          |
| <b>442090-999</b> | <b>Total Materials</b>                       | <b>\$ 141,375.90</b>           | <b>\$ 124,630.00</b>      | <b>\$ 125,272.54</b>          | <b>\$ 642.54</b>    | <b>0.5%</b>   |
| <b>443000-000</b> | <b>Contracts - Maintenance</b>               |                                |                           |                               |                     |               |
| 443001-000        | Contracts - Trash Removal                    | \$ 62,329.84                   | \$ 64,500.00              | \$ 76,840.35                  | \$ 12,340.35        | 19.1%         |
| 443002-000        | Contracts - In-House Bulk Trash              | \$ 4,155.50                    | \$ 4,301.00               | \$ -                          | \$ (4,301.00)       | -100.0%       |
| 443003-000        | Contracts - HVAC                             | \$ 1,344.12                    | \$ 10,000.00              | \$ 12,000.00                  | \$ 2,000.00         | 20.0%         |
| 443006-000        | Contracts - Landscape/Grounds                | \$ 61,274.56                   | \$ 46,841.00              | \$ 46,832.88                  | \$ (8.12)           | 0.0%          |
| 443007-000        | Contracts - Tree Trimming                    | \$ 32,100.00                   | \$ 15,000.00              | \$ 25,000.00                  | \$ 10,000.00        | 66.7%         |
| 443008-000        | Contracts - Make Ready Cleaning              | \$ 18,878.25                   | \$ 12,500.00              | \$ 21,859.03                  | \$ 9,359.03         | 74.9%         |
| 443009-000        | Contracts - Make Ready Repairs               | \$ 33,883.00                   | \$ 15,000.00              | \$ 30,000.00                  | \$ 15,000.00        | 100.0%        |
| 443010-000        | Contracts - Electrical Contracts             | \$ 4,916.90                    | \$ 3,000.00               | \$ 3,500.00                   | \$ 500.00           | 16.7%         |
| 443011-000        | Contracts - Plumbing Contracts               | \$ 55,143.20                   | \$ 18,000.00              | \$ 25,000.00                  | \$ 7,000.00         | 38.9%         |
| 443012-000        | Contracts - Pest Control                     | \$ 14,044.00                   | \$ 12,840.00              | \$ 18,540.00                  | \$ 5,700.00         | 44.4%         |
| 443013-000        | Contracts - Janitorial Contracts             | \$ 22,450.68                   | \$ 4,490.00               | \$ 15,000.00                  | \$ 10,510.00        | 234.1%        |
| 443014-000        | Contracts - Fire Protection                  | \$ 12,769.00                   | \$ 8,000.00               | \$ 10,000.00                  | \$ 2,000.00         | 25.0%         |
| 443015-000        | Contracts - Door & Window Repairs            | \$ 8,878.56                    | \$ 7,000.00               | \$ 7,000.00                   | \$ -                | 0.0%          |
| 443016-000        | Contracts - Building & Equipment Repairs     | \$ -                           | \$ 2,500.00               | \$ 2,500.00                   | \$ -                | 0.0%          |
| 443020-000        | Contracts - Key & Lock Services              | \$ -                           | \$ 2,000.00               | \$ 200.00                     | \$ (1,800.00)       | -90.0%        |
| 443021-000        | Contract - Vehicle Repairs/ Maintenance      | \$ 5,177.81                    | \$ 3,000.00               | \$ 3,000.00                   | \$ -                | 0.0%          |
| 443022-000        | Contracts - Asbestos Abatement               | \$ 1,595.00                    | \$ 350.00                 | \$ 350.00                     | \$ -                | 0.0%          |
| 443023-000        | Contracts - Uniforms                         | \$ 1,300.96                    | \$ 1,908.00               | \$ 1,410.00                   | \$ (498.00)         | -26.1%        |
| 443024-000        | Contract - Reasonable Accommodations         | \$ 1,614.25                    | \$ 500.00                 | \$ 500.00                     | \$ -                | 0.0%          |
| 443027-000        | Contracts - Masonry Work                     | \$ -                           | \$ 500.00                 | \$ 500.00                     | \$ -                | 0.0%          |
| 443028-000        | Contracts - Roofing                          | \$ 3,400.00                    | \$ 500.00                 | \$ 500.00                     | \$ -                | 0.0%          |
| 443029-100        | Contracts Charge Back-Tenant Property Damage | \$ 8,522.50                    | \$ 8,590.00               | \$ 14,631.18                  | \$ 6,041.18         | 70.3%         |
| <b>443090-999</b> | <b>Total Maintenance Contracts</b>           | <b>\$ 361,862.13</b>           | <b>\$ 241,320.00</b>      | <b>\$ 315,163.43</b>          | <b>\$ 73,843.43</b> | <b>30.6%</b>  |

|                                                               | 2026                           |                           | 2027                          |                      |                |
|---------------------------------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------------|----------------|
|                                                               | T12                            | Budget                    | Budget                        | Variance             |                |
|                                                               | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$       | Variance<br>%  |
| <b>443999-999 Total Ordinary Maintenance &amp; Operations</b> | \$ 692,635.79                  | \$ 562,178.00             | \$ 634,624.35                 | \$ 72,446.35         | 12.9%          |
| <b>448000-000 Protective Services</b>                         |                                |                           |                               |                      |                |
| 448001-000 Police Officers                                    | \$ 83,272.00                   | \$ 15,000.00              | \$ 55,000.00                  | \$ 40,000.00         | 266.7%         |
| 448002-000 Crime Prevention/Safety                            | \$ 2,400.00                    | \$ 2,400.00               | \$ 2,400.00                   | \$ -                 | 0.0%           |
| 448003-000 Police Liaison                                     | \$ 115.72                      | \$ -                      | \$ 2,900.46                   | \$ 2,900.46          | 0.0%           |
| 448004-000 Protective Services- Equipments                    | \$ 8,283.92                    | \$ 15,000.00              | \$ 8,901.96                   | \$ (6,098.04)        | -40.7%         |
| 448005-000 Protective Services- Contracts                     | \$ 11,773.44                   | \$ 15,000.00              | \$ 28,000.00                  | \$ 13,000.00         | 86.7%          |
| <b>448090-999 Total Protective Services</b>                   | <b>\$ 105,845.08</b>           | <b>\$ 47,400.00</b>       | <b>\$ 97,202.42</b>           | <b>\$ 49,802.42</b>  | <b>105.1%</b>  |
| <b>450000-000 General Expenses</b>                            |                                |                           |                               |                      |                |
| <b>451000-000 Insurance</b>                                   |                                |                           |                               |                      |                |
| 451001-000 Property Insurance                                 | \$ 78,207.39                   | \$ 81,258.00              | \$ 60,502.30                  | \$ (20,755.70)       | -25.5%         |
| 451002-000 Liability Insurance                                | \$ 27,041.54                   | \$ 15,046.00              | \$ 29,044.96                  | \$ 13,998.96         | 93.0%          |
| 451004-000 Workmen's Compensation                             | \$ 1,272.54                    | \$ -                      | \$ 67.84                      | \$ 67.84             | 0.0%           |
| <b>451090-999 Total Insurance</b>                             | <b>\$ 106,521.47</b>           | <b>\$ 96,304.00</b>       | <b>\$ 89,615.10</b>           | <b>\$ (6,688.90)</b> | <b>-6.9%</b>   |
| <b>454000-000 Employee Benefits Contribution</b>              |                                |                           |                               |                      |                |
| 454000-010 Employee Benefits Contribution                     | \$ -                           | \$ 222,698.00             | \$ -                          | \$ (222,698.00)      | -100.0%        |
| 454000-100 FICA Employers Share - Admin                       | \$ 15,627.37                   | \$ -                      | \$ 15,202.82                  | \$ 15,202.82         | 0.0%           |
| 454000-300 FICA Employers Share - Maintenance                 | \$ 13,692.50                   | \$ -                      | \$ 13,737.59                  | \$ 13,737.59         | 0.0%           |
| 454001-100 Medical Benefits - Admin                           | \$ 80,320.21                   | \$ -                      | \$ 105,794.31                 | \$ 105,794.31        | 0.0%           |
| 454001-300 Medical Benefits - Maintenance                     | \$ 77,672.41                   | \$ -                      | \$ 70,106.42                  | \$ 70,106.42         | 0.0%           |
| 454002-100 Retirement Benefits - Admin                        | \$ 22,189.22                   | \$ -                      | \$ 14,516.19                  | \$ 14,516.19         | 0.0%           |
| 454002-300 Retirement Benefits - Maintenance                  | \$ 18,777.57                   | \$ -                      | \$ 19,899.14                  | \$ 19,899.14         | 0.0%           |
| 454003-100 Fed & State Unemployment - Admin                   | \$ 653.21                      | \$ -                      | \$ 622.44                     | \$ 622.44            | 0.0%           |
| 454003-300 Fed & State Unemployment - Maintenance             | \$ 547.02                      | \$ -                      | \$ 513.00                     | \$ 513.00            | 0.0%           |
| 454004-100 Life Insurance - Admin                             | \$ 321.99                      | \$ -                      | \$ 279.25                     | \$ 279.25            | 0.0%           |
| 454004-300 Life Insurance - Maintenance                       | \$ 251.58                      | \$ -                      | \$ 250.08                     | \$ 250.08            | 0.0%           |
| 454005-100 Disability Insurance - Admin                       | \$ 496.08                      | \$ -                      | \$ 430.50                     | \$ 430.50            | 0.0%           |
| 454005-300 Disability Insurance - Maintenance                 | \$ 379.43                      | \$ -                      | \$ 384.96                     | \$ 384.96            | 0.0%           |
| <b>454900-999 Total Employee Benefits Contribution</b>        | <b>\$ 230,928.59</b>           | <b>\$ 222,698.00</b>      | <b>\$ 241,736.70</b>          | <b>\$ 19,038.70</b>  | <b>8.5%</b>    |
| <b>458000-100 Interest Expense</b>                            |                                |                           |                               |                      |                |
| 458001-000 <i>Interest on Notes Payable</i>                   | \$ 281,086.61                  | \$ 277,938.00             | \$ 270,172.96                 | \$ (7,765.04)        | -2.8%          |
| <b>Total Interest Expense</b>                                 | <b>\$ 281,086.61</b>           | <b>\$ 277,938.00</b>      | <b>\$ 270,172.96</b>          | <b>\$ (7,765.04)</b> | <b>-2.8%</b>   |
| <b>459000-000 Other General Expense</b>                       |                                |                           |                               |                      |                |
| 459001-000 Land Lease Expense                                 | \$ -                           | \$ 100.00                 | \$ 100.00                     | \$ -                 | 0.0%           |
| <b>459090-999 Total Other General Expenses</b>                | <b>\$ 2,617.50</b>             | <b>\$ 100.00</b>          | <b>\$ 100.00</b>              | <b>\$ -</b>          | <b>0.0%</b>    |
| <b>459099-999 Total General Expenses</b>                      | <b>\$ 621,154.17</b>           | <b>\$ 597,040.00</b>      | <b>\$ 601,624.76</b>          | <b>\$ 4,584.76</b>   | <b>0.8%</b>    |
| <b>459999-998 Total Operating Expenses</b>                    | <b>\$ 2,205,002.28</b>         | <b>\$ 1,962,117.00</b>    | <b>\$ 2,087,163.11</b>        | <b>\$ 125,046.11</b> | <b>6.4%</b>    |
| <b>459999-999 NET OPERATING INCOME (LOSS)</b>                 | <b>\$ 21,626.84</b>            | <b>\$ 377,481.00</b>      | <b>\$ 409,443.85</b>          | <b>\$ 31,962.85</b>  | <b>8.5%</b>    |
| <b>471000-000 Non-Routine Expenses</b>                        |                                |                           |                               |                      |                |
| 471504-000 FSS Escrow Contributions                           | \$ 20,266.00                   | \$ -                      | \$ 29,544.00                  | \$ 29,544.00         | 0.0%           |
| <b>471590-999 Total Non-Routine Expenses</b>                  | <b>\$ 20,266.00</b>            | <b>\$ -</b>               | <b>\$ 29,544.00</b>           | <b>\$ 29,544.00</b>  | <b>0.0%</b>    |
| <b>510000-000 Donations &amp; Transfers</b>                   |                                |                           |                               |                      |                |
| 510001-000 Operating Transfers In                             | \$ (310,000.00)                | \$ (162,125.00)           | \$ -                          | \$ 162,125.00        | -100.0%        |
| <b>610090-999 Total Donations &amp; Transfers</b>             | <b>\$ (310,000.00)</b>         | <b>\$ (162,125.00)</b>    | <b>\$ -</b>                   | <b>\$ 162,125.00</b> | <b>-100.0%</b> |

|                              | 2026                           |                           | 2027                          |                 |               |
|------------------------------|--------------------------------|---------------------------|-------------------------------|-----------------|---------------|
|                              | T12                            | Budget                    | Budget                        | Variance        |               |
|                              | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$  | Variance<br>% |
| 999999-998 Net Income (Loss) | \$ (244,641.25)                | \$ 539,606.00             | \$ 379,899.85                 | \$ (159,706.15) | -29.6%        |
| Debt Principal               |                                | \$ 174,984.72             | \$ 182,749.76                 |                 |               |
| Replacement Reserve          |                                | \$ -                      | \$ -                          |                 |               |
| Balance                      |                                | \$ 364,621.28             | \$ 197,150.09                 |                 |               |
| Net Income                   |                                | \$ 817,544.00             | \$ 650,072.81                 |                 |               |
| Total Debt                   |                                | \$ 452,922.72             | \$ 452,922.72                 |                 |               |
| Debt Service Coverage Ratio  |                                | 1.81                      | 1.44                          |                 |               |

# Pathways at Booker T Washington

## CY2027 Budget Template

|                                                  | 2026                           |                           | 2027                          |                      |               |  |
|--------------------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------------|---------------|--|
|                                                  | T12                            | Budget                    | Budget                        | Variance             |               |  |
|                                                  | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$       | Variance<br>% |  |
| <b>300000-200 REVENUES</b>                       |                                |                           |                               |                      |               |  |
| <b>310000-000 Tenant Revenue</b>                 |                                |                           |                               |                      |               |  |
| 310000-100 Rental Income                         | \$ 1,008,274.57                | \$ 1,041,010.00           | \$ 1,035,429.52               | \$ (5,580.48)        | -0.5%         |  |
| 310004-000 Rent Permanent Loss                   | \$ (4,725.00)                  | \$ (8,761.00)             | \$ (7,645.33)                 | \$ 1,115.67          | -12.7%        |  |
| 310005-000 Installment Agreement - Rent          | \$ 3,225.00                    | \$ 2,312.00               | \$ 3,595.67                   | \$ 1,283.67          | 55.5%         |  |
| 310007-000 Vacancies                             | \$ (52,663.02)                 | \$ (135,926.00)           | \$ (142,807.83)               | \$ (6,881.83)        | 5.1%          |  |
| 310010-000 Write-Off / Bad Debt                  | \$ (132,003.74)                | \$ (77,672.00)            | \$ (81,604.47)                | \$ (3,932.47)        | 5.1%          |  |
| 310013-000 Security Deposit Forfeit              | \$ 3,760.95                    | \$ 3,617.00               | \$ 4,383.98                   | \$ 766.98            | 21.2%         |  |
| 310020-000 Legal Charges                         | \$ 5,117.71                    | \$ 2,131.00               | \$ 4,410.22                   | \$ 2,279.22          | 107.0%        |  |
| 310021-000 Maintenance/Damages Chargeback Income | \$ 94,811.82                   | \$ 38,654.00              | \$ 52,030.46                  | \$ 13,376.46         | 34.6%         |  |
| 310023-000 Late Fee                              | \$ 8,644.00                    | \$ 6,169.00               | \$ 8,000.33                   | \$ 1,831.33          | 29.7%         |  |
| 310027-000 Excess Utilities                      | \$ 3,302.80                    | \$ 6,303.00               | \$ 4,018.10                   | \$ (2,284.90)        | -36.3%        |  |
| <b>310099-999 Total Tenant Revenue</b>           | <b>\$ 937,745.09</b>           | <b>\$ 877,837.00</b>      | <b>\$ 879,810.65</b>          | <b>\$ 1,973.65</b>   | <b>0.2%</b>   |  |
|                                                  |                                | \$ -                      |                               |                      |               |  |
| <b>340000-000 Operating Grants</b>               |                                |                           |                               |                      |               |  |
| 340100-000 HAP Subsidy                           | \$ 2,501,705.00                | \$ 2,842,601.00           | \$ 3,044,794.10               | \$ 202,193.10        | 7.1%          |  |
| 340101-000 HAP FSS Subsidy                       | \$ -                           | \$ -                      | \$ 54,168.00                  | \$ 54,168.00         | 0.0%          |  |
| 340102-000 Special Claims Income                 | \$ 13,842.00                   | \$ 8,873.00               | \$ 10,867.67                  | \$ 1,994.67          | 22.5%         |  |
| 340104-000 Utility Reimbursement                 | \$ 6,975.00                    | \$ 3,113.00               | \$ 5,785.33                   | \$ 2,672.33          | 85.8%         |  |
| 340105-000 Repayment Agreement Expense Recovery  | \$ 552.00                      | \$ 363.00                 | \$ 532.33                     | \$ 169.33            | 46.6%         |  |
| <b>340999-999 Total Operating Grants</b>         | <b>\$ 2,523,074.00</b>         | <b>\$ 2,854,950.00</b>    | <b>\$ 3,116,147.44</b>        | <b>\$ 261,197.44</b> | <b>9.1%</b>   |  |
| <b>362000-000 Other Revenue</b>                  |                                |                           |                               |                      |               |  |
| 362125-000 Miscellaneous Income                  | \$ (64,302.67)                 | \$ 11,724.00              | \$ (17,030.06)                | \$ (28,754.06)       | -245.3%       |  |
| 362130-000 Insurance Proceeds                    | \$ 65,285.62                   | \$ -                      | \$ 21,761.87                  | \$ 21,761.87         | 0.0%          |  |
| 362165-000 Other Income - Misc                   | \$ 22,573.60                   | \$ 3,614.00               | \$ 16,335.11                  | \$ 12,721.11         | 352.0%        |  |
| <b>369999-999 Total Other Revenue</b>            | <b>\$ 23,556.55</b>            | <b>\$ 15,338.00</b>       | <b>\$ 21,066.93</b>           | <b>\$ 5,728.93</b>   | <b>37.4%</b>  |  |
| <b>399999-999 Total Revenue</b>                  | <b>\$ 3,528,618.28</b>         | <b>\$ 3,748,125.00</b>    | <b>\$ 4,017,025.02</b>        | <b>\$ 268,900.02</b> | <b>7.2%</b>   |  |
| <b>400000-000 EXPENSES</b>                       |                                |                           |                               |                      |               |  |
| <b>410000-000 Administrative Expenses</b>        |                                |                           |                               |                      |               |  |
| <b>411000-000 Salaries</b>                       |                                |                           |                               |                      |               |  |
| 411001-000 Admin Salaries - Regular              | \$ 232,117.84                  | \$ 242,537.00             | \$ 256,961.77                 | \$ 14,424.77         | 5.9%          |  |
| 411003-000 Admin Salaries - Overtime             | \$ 492.74                      | \$ 1,200.00               | \$ 1,500.00                   | \$ 300.00            | 25.0%         |  |
| <b>411199-999 Total Salaries</b>                 | <b>\$ 232,610.58</b>           | <b>\$ 243,737.00</b>      | <b>\$ 258,461.77</b>          | <b>\$ 14,724.77</b>  | <b>6.0%</b>   |  |
| <b>413000-000 Legal Expense</b>                  |                                |                           |                               |                      |               |  |
| 413001-000 Legal Expense                         | \$ 27,702.55                   | \$ 21,307.00              | \$ 32,555.70                  | \$ 11,248.70         | 52.8%         |  |
| 413003-000 Court Costs                           | \$ 4,547.71                    | \$ 2,263.00               | \$ 3,665.41                   | \$ 1,402.41          | 62.0%         |  |
| <b>413090-999 Total Legal Expenses</b>           | <b>\$ 32,250.26</b>            | <b>\$ 23,570.00</b>       | <b>\$ 36,221.11</b>           | <b>\$ 12,651.11</b>  | <b>53.7%</b>  |  |
| <b>414000-000 Travel &amp; Training</b>          |                                |                           |                               |                      |               |  |
| 414010-000 Staff Training                        | \$ 2,070.00                    | \$ 4,200.00               | \$ 4,200.00                   | \$ -                 | 0.0%          |  |
| 414050-000 Travel - Mileage                      | \$ -                           | \$ -                      | \$ -                          | \$ -                 | 0.0%          |  |
| <b>414099-999 Total Travel &amp; Training</b>    | <b>\$ 2,073.15</b>             | <b>\$ 4,200.00</b>        | <b>\$ 4,200.00</b>            | <b>\$ -</b>          | <b>0.0%</b>   |  |
| <b>417000-000 Auditing Fees</b>                  |                                |                           |                               |                      |               |  |
| 417001-000 Auditing Fees                         | \$ 15,500.00                   | \$ 11,500.00              | \$ 11,500.00                  | \$ -                 | 0.0%          |  |
| <b>417099-999 Total Audit Fees</b>               | <b>\$ 15,500.00</b>            | <b>\$ 11,500.00</b>       | <b>\$ 11,500.00</b>           | <b>\$ -</b>          | <b>0.0%</b>   |  |
| <b>419000-000 Office Expenses</b>                |                                |                           |                               |                      |               |  |
| 419001-000 Office Supplies                       | \$ 1,794.74                    | \$ 1,533.00               | \$ 1,710.83                   | \$ 177.83            | 11.6%         |  |

|                   |                                                    | 2026                           |                           | 2027                          |                       |               |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|-----------------------|---------------|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance              |               |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$        | Variance<br>% |
| 419002-000        | Postage, Couriers, Express Mail                    | \$ 1,536.67                    | \$ 1,534.00               | \$ 1,511.30                   | \$ (22.70)            | -1.5%         |
| 419003-000        | Printing                                           | \$ 43.33                       | \$ 1,000.00               | \$ 376.66                     | \$ (623.34)           | -62.3%        |
| 419006-000        | Telephone                                          | \$ 12,198.41                   | \$ 9,375.00               | \$ 11,146.44                  | \$ 1,771.44           | 18.9%         |
| 419011-000        | Equipment Leases                                   | \$ 1,282.93                    | \$ 1,400.00               | \$ 1,300.00                   | \$ (100.00)           | -7.1%         |
| 419012-000        | Office Equipment/Furniture                         | \$ -                           | \$ 2,800.00               | \$ 2,000.00                   | \$ (800.00)           | -28.6%        |
| 419013-000        | Office Equipment Repair                            | \$ -                           | \$ -                      | \$ 50.00                      | \$ 50.00              | 0.0%          |
| 419015-000        | Meeting                                            | \$ 477.41                      | \$ 200.00                 | \$ 1,000.00                   | \$ 800.00             | 400.0%        |
| 419018-000        | Bank Charges                                       | \$ 250.35                      | \$ 540.00                 | \$ 250.00                     | \$ (290.00)           | -53.7%        |
| 419025-000        | Criminal Check                                     | \$ 1,476.51                    | \$ 1,206.00               | \$ 1,411.08                   | \$ 205.08             | 17.0%         |
| 419027-000        | Interpreter Fee                                    | \$ -                           | \$ 1,200.00               | \$ 1,200.00                   | \$ -                  | 0.0%          |
| 419028-000        | Software                                           | \$ 7,540.40                    | \$ 10,973.00              | \$ 7,933.00                   | \$ (3,040.00)         | -27.7%        |
| 419030-000        | Document Shredding                                 | \$ 175.00                      | \$ 300.00                 | \$ 200.00                     | \$ (100.00)           | -33.3%        |
| 419043-000        | Collection Agency Fees                             | \$ 823.95                      | \$ 526.00                 | \$ 885.48                     | \$ 359.48             | 68.3%         |
| <b>419099-999</b> | <b>Total Office Expenses</b>                       | <b>\$ 27,599.70</b>            | <b>\$ 32,587.00</b>       | <b>\$ 30,974.79</b>           | <b>\$ (1,612.21)</b>  | <b>-4.9%</b>  |
| <b>419500-000</b> | <b>Management Fees</b>                             |                                |                           |                               |                       |               |
| 419501-000        | Management Fees                                    | \$ 139,715.73                  | \$ 149,925.00             | \$ 163,208.94                 | \$ 13,283.94          | 8.9%          |
| <b>419599-999</b> | <b>Total Management Fees</b>                       | <b>\$ 139,715.73</b>           | <b>\$ 149,925.00</b>      | <b>\$ 163,208.94</b>          | <b>\$ 13,283.94</b>   | <b>8.9%</b>   |
| <b>419999-999</b> | <b>Total Administrative Expenses</b>               | <b>\$ 449,749.42</b>           | <b>\$ 465,519.00</b>      | <b>\$ 504,566.61</b>          | <b>\$ 39,047.61</b>   | <b>8.4%</b>   |
| <b>420000-000</b> | <b>Tenant Services</b>                             |                                |                           |                               |                       |               |
| <b>422600-000</b> | <b>Tenant Services- Other</b>                      |                                |                           |                               |                       |               |
| 422700-000        | Tenant Participation - Residents Council           | \$ 2,406.49                    | \$ 3,240.00               | \$ 3,240.00                   | \$ -                  | 0.0%          |
| 422701-000        | Tenant Participation - HACA                        | \$ 1,186.54                    | \$ 2,160.00               | \$ 2,160.00                   | \$ -                  | 0.0%          |
| <b>422998-990</b> | <b>Total Tenant Services - Other</b>               | <b>\$ 3,629.03</b>             | <b>\$ 5,400.00</b>        | <b>\$ 5,400.00</b>            | <b>\$ -</b>           | <b>0.0%</b>   |
| <b>429999-999</b> | <b>Total Tenant Services</b>                       | <b>\$ 3,629.03</b>             | <b>\$ 5,400.00</b>        | <b>\$ 5,400.00</b>            | <b>\$ -</b>           | <b>0.0%</b>   |
| <b>430000-000</b> | <b>Utilities</b>                                   |                                |                           |                               |                       |               |
| 431000-000        | Water                                              | \$ 255,999.11                  | \$ 319,637.00             | \$ 275,827.61                 | \$ (43,809.39)        | -13.7%        |
| 432000-000        | Electricity                                        | \$ 25,951.11                   | \$ 31,044.00              | \$ 26,680.58                  | \$ (4,363.42)         | -14.1%        |
| 433000-000        | Gas                                                | \$ 161,821.68                  | \$ 151,334.00             | \$ 162,373.42                 | \$ 11,039.42          | 7.3%          |
| <b>439000-999</b> | <b>Total Utilities</b>                             | <b>\$ 443,771.90</b>           | <b>\$ 502,015.00</b>      | <b>\$ 464,881.61</b>          | <b>\$ (37,133.39)</b> | <b>-7.4%</b>  |
| <b>440000-000</b> | <b>Ordinary Maintenance &amp; Operations</b>       |                                |                           |                               |                       |               |
| <b>441000-000</b> | <b>Maintenance Labor</b>                           |                                |                           |                               |                       |               |
| 441001-000        | Ordinary Maint. & Operations- Labor Regular        | \$ 215,696.51                  | \$ 216,307.00             | \$ 224,695.06                 | \$ 8,388.06           | 3.9%          |
| 441002-000        | Ordinary Maint. & Operations- Labor OT             | \$ 21,873.44                   | \$ 14,040.00              | \$ 7,000.00                   | \$ (7,040.00)         | -50.1%        |
| 441004-000        | Ordinary Maint. & Operations- Labor Standby        | \$ 9,720.62                    | \$ 13,677.00              | \$ 10,270.77                  | \$ (3,406.23)         | -24.9%        |
| <b>441090-999</b> | <b>Total Maintenance Labor</b>                     | <b>\$ 250,145.89</b>           | <b>\$ 244,024.00</b>      | <b>\$ 241,965.83</b>          | <b>\$ (2,058.17)</b>  | <b>-0.8%</b>  |
| <b>442000-000</b> | <b>Ordinary Maint. &amp; Operations- Materials</b> |                                |                           |                               |                       |               |
| 442001-000        | Materials - Custodial                              | \$ 3,051.79                    | \$ 5,500.00               | \$ 5,500.00                   | \$ -                  | 0.0%          |
| 442002-000        | Materials - Electrical                             | \$ 9,239.44                    | \$ 10,000.00              | \$ 12,000.00                  | \$ 2,000.00           | 20.0%         |
| 442003-000        | Materials - Plumbing                               | \$ 12,885.17                   | \$ 12,000.00              | \$ 12,500.00                  | \$ 500.00             | 4.2%          |
| 442004-000        | Materials - Lawn Care/ Grounds                     | \$ 273.04                      | \$ 2,500.00               | \$ 1,000.00                   | \$ (1,500.00)         | -60.0%        |
| 442005-000        | Materials - Tools & Equipment                      | \$ 5,923.07                    | \$ 5,000.00               | \$ 5,500.00                   | \$ 500.00             | 10.0%         |
| 442006-000        | Materials - HVAC / Heating / Cooling               | \$ 32,471.07                   | \$ 25,000.00              | \$ 25,000.00                  | \$ -                  | 0.0%          |
| 442007-000        | Materials - Gas & Oil                              | \$ 5,929.09                    | \$ 2,500.00               | \$ 6,000.00                   | \$ 3,500.00           | 140.0%        |
| 442008-000        | Materials - Auto Parts                             | \$ 27.47                       | \$ 600.00                 | \$ 600.00                     | \$ -                  | 0.0%          |
| 442009-000        | Materials - Exterior Lighting                      | \$ -                           | \$ 250.00                 | \$ 250.00                     | \$ -                  | 0.0%          |
| 442010-000        | Materials - Paint and Painting Supplies            | \$ 23,010.01                   | \$ 18,000.00              | \$ 20,000.00                  | \$ 2,000.00           | 11.1%         |
| 442011-000        | Materials - Flooring & Ceiling                     | \$ 26,821.64                   | \$ 5,000.00               | \$ 10,000.00                  | \$ 5,000.00           | 100.0%        |
| 442012-000        | Materials - Glass & Window                         | \$ 118.89                      | \$ 100.00                 | \$ 100.00                     | \$ -                  | 0.0%          |
| 442013-000        | Materials - Windows Covering                       | \$ -                           | \$ 200.00                 | \$ 100.00                     | \$ (100.00)           | -50.0%        |
| 442014-000        | Materials - Appliances & Parts                     | \$ 6,494.43                    | \$ 10,000.00              | \$ 10,000.00                  | \$ -                  | 0.0%          |
| 442015-000        | Materials - Smoke/CO Detectors/Fire Ext.           | \$ 5,690.55                    | \$ 1,500.00               | \$ 4,000.00                   | \$ 2,500.00           | 166.7%        |

|                   |                                                    | 2026                           |                           | 2027                          |                       |               |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|-----------------------|---------------|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance              |               |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$        | Variance<br>% |
| 442017-000        | Materials - Hardware/Locks                         | \$ 5,925.78                    | \$ 9,000.00               | \$ 9,000.00                   | \$ -                  | 0.0%          |
| 442018-000        | Materials - Safety Equipment                       | \$ 1,124.04                    | \$ 1,000.00               | \$ 1,000.00                   | \$ -                  | 0.0%          |
| 442019-000        | Materials - Pest Control                           | \$ 131.53                      | \$ 850.00                 | \$ 850.00                     | \$ -                  | 0.0%          |
| 442020-000        | Materials - Lumber Sheetrock                       | \$ -                           | \$ 1,000.00               | \$ 100.00                     | \$ (900.00)           | -90.0%        |
| 442021-000        | Materials - Doors                                  | \$ 212.97                      | \$ 100.00                 | \$ -                          | \$ (100.00)           | -100.0%       |
| 442022-000        | Materials - Fencing                                | \$ -                           | \$ 500.00                 | \$ 100.00                     | \$ (400.00)           | -80.0%        |
| 442023-000        | Materials - Refrigerators                          | \$ 17,948.00                   | \$ 17,250.00              | \$ 19,782.00                  | \$ 2,532.00           | 14.7%         |
| 442024-000        | Materials - Ranges                                 | \$ 12,374.90                   | \$ 9,833.00               | \$ 11,718.84                  | \$ 1,885.84           | 19.2%         |
| 442026-000        | Materials - Reasonable Accommodations              | \$ 40.77                       | \$ 500.00                 | \$ 500.00                     | \$ -                  | 0.0%          |
| 442027-000        | Materials - Water Heaters/Boilers & Parts          | \$ -                           | \$ 1,000.00               | \$ 1,000.00                   | \$ -                  | 0.0%          |
| 442028-000        | Materials - Countertops /Cabinets                  | \$ -                           | \$ 2,000.00               | \$ 1,000.00                   | \$ (1,000.00)         | -50.0%        |
| 442029-000        | Materials - Tenant Property Damage                 | \$ (17.08)                     | \$ 500.00                 | \$ 500.00                     | \$ -                  | 0.0%          |
| 442029-100        | Materials Charge Back-Tenant Property Damag        | \$ 8,422.28                    | \$ 27,058.00              | \$ 14,982.63                  | \$ (12,075.37)        | -44.6%        |
| <b>442090-999</b> | <b>Total Materials</b>                             | <b>\$ 178,098.85</b>           | <b>\$ 168,741.00</b>      | <b>\$ 173,083.47</b>          | <b>\$ 4,342.47</b>    | <b>2.6%</b>   |
| <b>443000-000</b> | <b>Contracts - Maintenance</b>                     |                                |                           |                               |                       |               |
| 443001-000        | Contracts - Trash Removal                          | \$ 96,862.52                   | \$ 121,673.00             | \$ 120,731.90                 | \$ (941.10)           | -0.8%         |
| 443002-000        | Contracts - In-House Bulk Trash                    | \$ 6,809.92                    | \$ 5,807.00               | \$ -                          | \$ (5,807.00)         | -100.0%       |
| 443003-000        | Contracts - HVAC                                   | \$ 27,879.00                   | \$ 20,000.00              | \$ 20,000.00                  | \$ -                  | 0.0%          |
| 443006-000        | Contracts - Landscape/Grounds                      | \$ 49,057.00                   | \$ 61,019.00              | \$ 65,570.24                  | \$ 4,551.24           | 7.5%          |
| 443007-000        | Contracts - Tree Trimming                          | \$ 3,956.88                    | \$ 11,000.00              | \$ 10,800.00                  | \$ (200.00)           | -1.8%         |
| 443008-000        | Contracts - Make Ready Cleaning                    | \$ 16,590.00                   | \$ 28,000.00              | \$ 28,000.00                  | \$ -                  | 0.0%          |
| 443009-000        | Contracts - Make Ready Repairs                     | \$ 17,167.10                   | \$ 42,000.00              | \$ 42,000.00                  | \$ -                  | 0.0%          |
| 443010-000        | Contracts - Electrical Contracts                   | \$ 20,158.07                   | \$ 7,000.00               | \$ 7,000.00                   | \$ -                  | 0.0%          |
| 443011-000        | Contracts - Plumbing Contracts                     | \$ 53,289.92                   | \$ 50,000.00              | \$ 50,000.00                  | \$ -                  | 0.0%          |
| 443012-000        | Contracts - Pest Control                           | \$ 26,811.00                   | \$ 25,380.00              | \$ 23,460.00                  | \$ (1,920.00)         | -7.6%         |
| 443013-000        | Contracts - Janitorial Contracts                   | \$ 26,338.08                   | \$ 5,268.00               | \$ 26,338.08                  | \$ 21,070.08          | 400.0%        |
| 443014-000        | Contracts - Fire Protection                        | \$ 23,378.00                   | \$ 1,850.00               | \$ 8,000.00                   | \$ 6,150.00           | 332.4%        |
| 443015-000        | Contracts - Door & Window Repairs                  | \$ -                           | \$ -                      | \$ -                          | \$ -                  | 0.0%          |
| 443016-000        | Contracts - Building & Equipment Repairs           | \$ -                           | \$ 3,000.00               | \$ 3,000.00                   | \$ -                  | 0.0%          |
| 443020-000        | Contracts - Key & Lock Services                    | \$ -                           | \$ 700.00                 | \$ 200.00                     | \$ (500.00)           | -71.4%        |
| 443021-000        | Contract - Vehicle Repairs/ Maintenance            | \$ 3,026.30                    | \$ 3,500.00               | \$ 3,000.00                   | \$ (500.00)           | -14.3%        |
| 443023-000        | Contracts - Uniforms                               | \$ 1,729.83                    | \$ 2,464.00               | \$ 1,880.00                   | \$ (584.00)           | -23.7%        |
| 443024-000        | Contract - Reasonable Accommodations               | \$ 2,110.00                    | \$ 2,000.00               | \$ 2,000.00                   | \$ -                  | 0.0%          |
| 443026-000        | Contract - Flooring                                | \$ 2,225.33                    | \$ 1,000.00               | \$ 3,000.00                   | \$ 2,000.00           | 200.0%        |
| 443029-100        | Contracts Charge Back-Tenant Property Damag        | \$ 14,403.50                   | \$ 11,596.00              | \$ 10,501.17                  | \$ (1,094.83)         | -9.4%         |
| <b>443090-999</b> | <b>Total Maintenance Contracts</b>                 | <b>\$ 391,792.45</b>           | <b>\$ 403,507.00</b>      | <b>\$ 425,481.39</b>          | <b>\$ 21,974.39</b>   | <b>5.4%</b>   |
| <b>443999-999</b> | <b>Total Ordinary Maintenance &amp; Operations</b> | <b>\$ 820,037.19</b>           | <b>\$ 816,272.00</b>      | <b>\$ 840,530.69</b>          | <b>\$ 24,258.69</b>   | <b>3.0%</b>   |
| <b>448000-000</b> | <b>Protective Services</b>                         |                                |                           |                               |                       |               |
| 448001-000        | Police Officers                                    | \$ 53,743.75                   | \$ 7,500.00               | \$ 34,081.25                  | \$ 26,581.25          | 354.4%        |
| 448002-000        | Crime Prevention/Safety                            | \$ 2,400.00                    | \$ 2,400.00               | \$ 2,400.00                   | \$ -                  | 0.0%          |
| 448003-000        | Police Liaison                                     | \$ 115.72                      | \$ -                      | \$ 3,915.62                   | \$ 3,915.62           | 0.0%          |
| 448004-000        | Protective Services- Equipments                    | \$ 5,982.71                    | \$ 8,800.00               | \$ 7,484.75                   | \$ (1,315.26)         | -14.9%        |
| 448005-000        | Protective Services- Contracts                     | \$ 42,123.57                   | \$ 30,200.00              | \$ 44,504.86                  | \$ 14,304.86          | 47.4%         |
| <b>448090-999</b> | <b>Total Protective Services</b>                   | <b>\$ 104,365.75</b>           | <b>\$ 48,900.00</b>       | <b>\$ 92,386.47</b>           | <b>\$ 43,486.47</b>   | <b>88.9%</b>  |
| <b>450000-000</b> | <b>General Expenses</b>                            |                                |                           |                               |                       |               |
| <b>451000-000</b> | <b>Insurance</b>                                   |                                |                           |                               |                       |               |
| 451001-000        | Property Insurance                                 | \$ 102,255.41                  | \$ 121,504.00             | \$ 80,057.45                  | \$ (41,446.55)        | -34.1%        |
| 451002-000        | Liability Insurance                                | \$ 34,928.96                   | \$ 20,142.00              | \$ 39,210.70                  | \$ 19,068.70          | 94.7%         |
| 451004-000        | Workmen's Compensation                             | \$ 1,608.04                    | \$ -                      | \$ 86.37                      | \$ 86.37              | 0.0%          |
| <b>451090-999</b> | <b>Total Insurance</b>                             | <b>\$ 138,792.41</b>           | <b>\$ 141,646.00</b>      | <b>\$ 119,354.52</b>          | <b>\$ (22,291.48)</b> | <b>-15.7%</b> |
| <b>454000-000</b> | <b>Employee Benefits Contribution</b>              |                                |                           |                               |                       |               |
| 454000-010        | Employee Benefits Contribution                     | \$ -                           | \$ 212,596.00             | \$ -                          | \$ (212,596.00)       | -100.0%       |
| 454000-100        | FICA Employers Share - Admin                       | \$ 17,699.44                   | \$ -                      | \$ 19,657.57                  | \$ 19,657.57          | 0.0%          |

|                   |                                             | 2026                           |                           | 2027                          |                       |                |
|-------------------|---------------------------------------------|--------------------------------|---------------------------|-------------------------------|-----------------------|----------------|
|                   |                                             | T12                            | Budget                    | Budget                        | Variance              |                |
|                   |                                             | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$        | Variance<br>%  |
| 454000-300        | FICA Employers Share - Maintenance          | \$ 18,658.46                   | \$ -                      | \$ 17,189.17                  | \$ 17,189.17          | 0.0%           |
| 454001-100        | Medical Benefits - Admin                    | \$ 53,038.93                   | \$ -                      | \$ 47,928.97                  | \$ 47,928.97          | 0.0%           |
| 454001-300        | Medical Benefits - Maintenance              | \$ 75,878.26                   | \$ -                      | \$ 61,079.81                  | \$ 61,079.81          | 0.0%           |
| 454002-100        | Retirement Benefits - Admin                 | \$ 23,441.27                   | \$ -                      | \$ 25,729.08                  | \$ 25,729.08          | 0.0%           |
| 454002-300        | Retirement Benefits - Maintenance           | \$ 33,069.02                   | \$ -                      | \$ 25,745.04                  | \$ 25,745.04          | 0.0%           |
| 454003-100        | Fed & State Unemployment - Admin            | \$ 590.73                      | \$ -                      | \$ 707.94                     | \$ 707.94             | 0.0%           |
| 454003-300        | Fed & State Unemployment - Maintenance      | \$ 654.15                      | \$ -                      | \$ 684.00                     | \$ 684.00             | 0.0%           |
| 454004-100        | Life Insurance - Admin                      | \$ 311.22                      | \$ -                      | \$ 360.45                     | \$ 360.45             | 0.0%           |
| 454004-300        | Life Insurance - Maintenance                | \$ 311.76                      | \$ -                      | \$ 319.20                     | \$ 319.20             | 0.0%           |
| 454005-100        | Disability Insurance - Admin                | \$ 529.84                      | \$ -                      | \$ 555.38                     | \$ 555.38             | 0.0%           |
| 454005-300        | Disability Insurance - Maintenance          | \$ 476.58                      | \$ -                      | \$ 492.00                     | \$ 492.00             | 0.0%           |
| <b>454900-999</b> | <b>Total Employee Benefits Contribution</b> | <b>\$ 224,659.66</b>           | <b>\$ 212,596.00</b>      | <b>\$ 200,448.61</b>          | <b>\$ (12,147.39)</b> | <b>-5.7%</b>   |
| <b>458000-100</b> | <b>Interest Expense</b>                     |                                |                           |                               |                       |                |
| 458001-000        | Interest on Notes Payable                   | \$ 430,501.34                  | \$ 425,679.00             | \$ 413,786.40                 | \$ (11,892.60)        | -2.8%          |
|                   | <b>Total Interest Expense</b>               | <b>\$ 430,501.34</b>           | <b>\$ 425,679.00</b>      | <b>\$ 413,786.40</b>          | <b>\$ (11,892.60)</b> | <b>-2.8%</b>   |
| <b>459000-000</b> | <b>Other General Expense</b>                |                                |                           |                               |                       |                |
| 459001-000        | Land Lease Expense                          | \$ -                           | \$ 100.00                 | \$ 100.00                     | \$ -                  | 0.0%           |
| <b>459090-999</b> | <b>Total Other General Expenses</b>         | <b>\$ 2,617.50</b>             | <b>\$ 100.00</b>          | <b>\$ 100.00</b>              | <b>\$ -</b>           | <b>0.0%</b>    |
| <b>459099-999</b> | <b>Total General Expenses</b>               | <b>\$ 796,570.91</b>           | <b>\$ 780,021.00</b>      | <b>\$ 733,689.53</b>          | <b>\$ (46,331.47)</b> | <b>-5.9%</b>   |
| <b>459999-998</b> | <b>Total Operating Expenses</b>             | <b>\$ 2,618,124.20</b>         | <b>\$ 2,618,127.00</b>    | <b>\$ 2,641,454.91</b>        | <b>\$ 23,327.91</b>   | <b>0.9%</b>    |
| <b>459999-999</b> | <b>NET OPERATING INCOME (LOSS)</b>          | <b>\$ 910,494.08</b>           | <b>\$ 1,129,998.00</b>    | <b>\$ 1,375,570.10</b>        | <b>\$ 245,572.10</b>  | <b>21.7%</b>   |
| <b>471000-000</b> | <b>Non-Routine Expenses</b>                 |                                |                           |                               |                       |                |
| 471504-000        | FSS Escrow Contributions                    | \$ 41,694.99                   | \$ -                      | \$ 54,168.00                  | \$ 54,168.00          | 0.0%           |
| <b>471590-999</b> | <b>Total Non-Routine Expenses</b>           | <b>\$ 41,694.99</b>            | <b>\$ -</b>               | <b>\$ 54,168.00</b>           | <b>\$ 54,168.00</b>   | <b>0.0%</b>    |
| <b>510000-000</b> | <b>Donations &amp; Transfers</b>            |                                |                           |                               |                       |                |
| 510001-000        | Operating Transfers In                      | \$ (191,000.00)                | \$ (218,868.00)           | \$ -                          | \$ 218,868.00         | -100.0%        |
| <b>610090-999</b> | <b>Total Donations &amp; Transfers</b>      | <b>\$ (191,000.00)</b>         | <b>\$ (218,868.00)</b>    | <b>\$ -</b>                   | <b>\$ 218,868.00</b>  | <b>-100.0%</b> |
| <b>999999-998</b> | <b>Net Income (Loss)</b>                    | <b>\$ 481,906.66</b>           | <b>\$ 1,348,866.00</b>    | <b>\$ 1,321,402.10</b>        | <b>\$ (27,463.90)</b> | <b>-2.0%</b>   |
|                   | Debt Principal                              |                                | \$ 267,999.72             | \$ 279,892.32                 |                       |                |
|                   | Replacement Reserve                         |                                | \$ -                      | \$ -                          |                       |                |
|                   | <b>Balance</b>                              |                                | <b>\$ 1,080,866.28</b>    | <b>\$ 1,041,509.78</b>        |                       |                |
|                   | Net Income                                  |                                | \$ 1,774,545.00           | \$ 1,735,188.50               |                       |                |
|                   | Total Debt                                  |                                | \$ 693,678.72             | \$ 693,678.72                 |                       |                |
|                   | <b>Debt Service Coverage Ratio</b>          |                                | <b>2.56</b>               | <b>2.50</b>                   |                       |                |

# Pathways at Lakeside

## CY2027 Budget Template

|            |                                       | 2026                           |                           | 2027                          |                |               |
|------------|---------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------|---------------|
|            |                                       | T12                            | Budget                    | Budget                        | Variance       |               |
|            |                                       | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$ | Variance<br>% |
| 300000-200 | REVENUES                              |                                |                           |                               |                |               |
| 310000-000 | Tenant Revenue                        |                                |                           |                               |                |               |
| 310000-100 | Rental Income                         | \$ 671,872.55                  | \$ 664,983.00             | \$ 669,713.08                 | \$ 4,730.08    | 0.7%          |
| 310004-000 | Rent Permanent Loss                   | \$ (1,664.00)                  | \$ (6,611.00)             | \$ (3,391.67)                 | \$ 3,219.33    | -48.7%        |
| 310005-000 | Installment Agreement - Rent          | \$ 1.00                        | \$ 1,745.00               | \$ 582.00                     | \$ (1,163.00)  | -66.6%        |
| 310007-000 | Vacancies                             | \$ (50,384.55)                 | \$ (66,569.00)            | \$ (70,033.57)                | \$ (3,464.57)  | 5.2%          |
| 310010-000 | Write-Off / Bad Debt                  | \$ (35,400.26)                 | \$ (38,039.00)            | \$ (40,019.18)                | \$ (1,980.18)  | 5.2%          |
| 310013-000 | Security Deposit Forfeit              | \$ 156.74                      | \$ 2,730.00               | \$ 1,016.74                   | \$ (1,713.26)  | -62.8%        |
| 310020-000 | Legal Charges                         | \$ 873.54                      | \$ 2,064.00               | \$ 1,275.50                   | \$ (788.50)    | -38.2%        |
| 310021-000 | Maintenance/Damages Chargeback Income | \$ 29,481.46                   | \$ 29,170.00              | \$ 20,408.55                  | \$ (8,761.45)  | -30.0%        |
| 310023-000 | Late Fee                              | \$ 3,671.00                    | \$ 4,656.00               | \$ 2,951.67                   | \$ (1,704.33)  | -36.6%        |
| 310026-000 | Non-Dwelling Rental                   | \$ 65,874.12                   | \$ 62,562.00              | \$ 64,770.08                  | \$ 2,208.08    | 3.5%          |
| 310099-999 | Total Tenant Revenue                  | \$ 684,481.60                  | \$ 656,691.00             | \$ 647,273.20                 | \$ (9,417.80)  | -1.4%         |
|            |                                       |                                | \$ -                      |                               |                |               |
| 340000-000 | Operating Grants                      |                                |                           |                               |                |               |
| 340100-000 | HAP Subsidy                           | \$ 1,205,225.00                | \$ 1,236,989.00           | \$ 1,331,245.94               | \$ 94,256.94   | 7.6%          |
| 340102-000 | Special Claims Income                 | \$ 15,392.00                   | \$ 7,841.00               | \$ 13,861.00                  | \$ 6,020.00    | 76.8%         |
| 340105-000 | Repayment Agreement Expense Recovery  | \$ 320.00                      | \$ 274.00                 | \$ 251.33                     | \$ (22.67)     | -8.3%         |
| 340999-999 | Total Operating Grants                | \$ 1,220,937.00                | \$ 1,245,104.00           | \$ 1,345,358.27               | \$ 100,254.27  | 8.1%          |
| 362125-000 | Miscellaneous Income                  | \$ 5,724.40                    | \$ 8,847.00               | \$ 6,927.67                   | \$ (1,919.33)  | -21.7%        |
| 362165-000 | Other Income - Misc                   | \$ 275.46                      | \$ 2,728.00               | \$ 1,152.87                   | \$ (1,575.13)  | -57.7%        |
| 369999-999 | Total Other Revenue                   | \$ 5,999.86                    | \$ 11,575.00              | \$ 8,080.54                   | \$ (3,494.46)  | -30.2%        |
| 399999-999 | Total Revenue                         | \$ 1,943,041.63                | \$ 1,913,370.00           | \$ 2,000,712.01               | \$ 87,342.01   | 4.6%          |
| 400000-000 | EXPENSES                              |                                |                           |                               |                |               |
| 410000-000 | Administrative Expenses               |                                |                           |                               |                |               |
| 411000-000 | Salaries                              |                                |                           |                               |                |               |
| 411001-000 | Admin Salaries - Regular              | \$ 115,242.53                  | \$ 139,710.00             | \$ 142,564.83                 | \$ 2,854.83    | 2.0%          |
| 411003-000 | Admin Salaries - Overtime             | \$ 245.98                      | \$ 500.00                 | \$ 750.00                     | \$ 250.00      | 50.0%         |
| 411199-999 | Total Salaries                        | \$ 122,409.76                  | \$ 140,210.00             | \$ 143,314.83                 | \$ 3,104.83    | 2.2%          |
| 413000-000 | Legal Expense                         |                                |                           |                               |                |               |
| 413001-000 | Legal Expense                         | \$ 27,735.64                   | \$ 20,636.00              | \$ 16,733.88                  | \$ (3,902.12)  | -18.9%        |
| 413003-000 | Court Costs                           | \$ 868.40                      | \$ 1,381.00               | \$ 947.35                     | \$ (433.65)    | -31.4%        |
| 413090-999 | Total Legal Expenses                  | \$ 28,604.04                   | \$ 22,017.00              | \$ 17,681.23                  | \$ (4,335.77)  | -19.7%        |
| 414000-000 | Travel & Training                     |                                |                           |                               |                |               |
| 414010-000 | Staff Training                        | \$ 265.00                      | \$ 3,600.00               | \$ 3,600.00                   | \$ -           | 0.0%          |
| 414099-999 | Total Travel & Training               | \$ 265.00                      | \$ 3,600.00               | \$ 3,600.00                   | \$ -           | 0.0%          |
| 417000-000 | Auditing Fees                         | \$ -                           | \$ -                      |                               |                |               |
| 417001-000 | Auditing Fees                         | \$ 13,800.00                   | \$ 11,500.00              | \$ 11,500.00                  | \$ -           | 0.0%          |
| 417099-999 | Total Audit Fees                      | \$ 13,800.00                   | \$ 11,500.00              | \$ 11,500.00                  | \$ -           | 0.0%          |
| 419000-000 | Office Expenses                       |                                |                           |                               |                |               |
| 419001-000 | Office Supplies                       | \$ 3,655.94                    | \$ 1,156.00               | \$ 1,850.00                   | \$ 694.00      | 60.0%         |
| 419002-000 | Postage, Couriers, Express Mail       | \$ 979.01                      | \$ 1,157.00               | \$ 997.26                     | \$ (159.74)    | -13.8%        |
| 419003-000 | Printing                              | \$ 43.33                       | \$ 815.00                 | \$ 500.00                     | \$ (315.00)    | -38.7%        |
| 419006-000 | Telephone                             | \$ 11,657.04                   | \$ 9,525.00               | \$ 10,885.54                  | \$ 1,360.54    | 14.3%         |

|                   |                                                    | 2026                        |                      | 2027                       |                      |              |
|-------------------|----------------------------------------------------|-----------------------------|----------------------|----------------------------|----------------------|--------------|
|                   |                                                    | T12                         | Budget               | Budget                     | Variance             |              |
|                   |                                                    | July 2025 Through June 2026 | 2026 Current Budget  | 2027 Full Requested Budget | Variance \$          | Variance %   |
| 419007-000        | Internet / Cable                                   | \$ 2,250.00                 | \$ -                 | \$ 750.00                  | \$ 750.00            | 0.0%         |
| 419011-000        | Equipment Leases                                   | \$ 1,282.93                 | \$ 1,400.00          | \$ 1,300.00                | \$ (100.00)          | -7.1%        |
| 419012-000        | Office Equipment/Furniture                         | \$ -                        | \$ 2,100.00          | \$ 1,500.00                | \$ (600.00)          | -28.6%       |
| 419015-000        | Meeting                                            | \$ 158.71                   | \$ 200.00            | \$ 500.00                  | \$ 300.00            | 150.0%       |
| 419018-000        | Bank Charges                                       | \$ 360.83                   | \$ 408.00            | \$ 250.00                  | \$ (158.00)          | -38.7%       |
| 419025-000        | Criminal Check                                     | \$ 1,120.15                 | \$ 910.00            | \$ 1,068.89                | \$ 158.89            | 17.5%        |
| 419026-000        | Employee Physical /Drug Test                       | \$ -                        | \$ -                 | \$ 85.00                   | \$ 85.00             | 0.0%         |
| 419027-000        | Interpreter Fee                                    | \$ 124.12                   | \$ 1,800.00          | \$ 1,800.00                | \$ -                 | 0.0%         |
| 419028-000        | Software                                           | \$ 7,792.40                 | \$ 8,280.00          | \$ 7,615.00                | \$ (665.00)          | -8.0%        |
| 419030-000        | Document Shredding                                 | \$ 85.00                    | \$ 250.00            | \$ 200.00                  | \$ (50.00)           | -20.0%       |
| 419035-000        | Permits, Licenses & Certificates                   | \$ -                        | \$ 100.00            | \$ 100.00                  | \$ -                 | 0.0%         |
| 419043-000        | Collection Agency Fees                             | \$ 930.26                   | \$ 397.00            | \$ 1,062.59                | \$ 665.59            | 167.7%       |
| <b>419099-999</b> | <b>Total Office Expenses</b>                       | <b>\$ 30,535.45</b>         | <b>\$ 28,498.00</b>  | <b>\$ 30,464.29</b>        | <b>\$ 1,966.29</b>   | <b>6.9%</b>  |
| <b>419500-000</b> | <b>Management Fees</b>                             |                             |                      |                            |                      |              |
| 419501-000        | Management Fees                                    | \$ 76,418.56                | \$ 76,535.00         | \$ 80,038.36               | \$ 3,503.36          | 4.6%         |
| <b>419599-999</b> | <b>Total Management Fees</b>                       | <b>\$ 76,418.56</b>         | <b>\$ 76,535.00</b>  | <b>\$ 80,038.36</b>        | <b>\$ 3,503.36</b>   | <b>4.6%</b>  |
| <b>419999-999</b> | <b>Total Administrative Expenses</b>               | <b>\$ 272,032.81</b>        | <b>\$ 282,360.00</b> | <b>\$ 286,598.70</b>       | <b>\$ 4,238.70</b>   | <b>1.5%</b>  |
| <b>420000-000</b> | <b>Tenant Services</b>                             |                             |                      |                            |                      |              |
| <b>422600-000</b> | <b>Tenant Services- Other</b>                      |                             |                      |                            |                      |              |
| 422700-000        | Tenant Participation - Residents Council           | \$ 4,489.80                 | \$ 2,445.00          | \$ 2,445.00                | \$ -                 | 0.0%         |
| 422701-000        | Tenant Participation - HACA                        | \$ 121.21                   | \$ 1,630.00          | \$ 1,630.00                | \$ -                 | 0.0%         |
| <b>422998-990</b> | <b>Total Tenant Services - Other</b>               | <b>\$ 5,067.01</b>          | <b>\$ 4,075.00</b>   | <b>\$ 4,075.00</b>         | <b>\$ -</b>          | <b>0.0%</b>  |
| <b>429999-999</b> | <b>Total Tenant Services</b>                       | <b>\$ 6,176.17</b>          | <b>\$ 4,075.00</b>   | <b>\$ 4,075.00</b>         | <b>\$ -</b>          | <b>0.0%</b>  |
| <b>430000-000</b> | <b>Utilities</b>                                   |                             |                      |                            |                      |              |
| 431000-000        | Water                                              | \$ 92,688.22                | \$ 91,561.00         | \$ 88,106.39               | \$ (3,454.61)        | -3.8%        |
| 432000-000        | Electricity                                        | \$ 151,387.84               | \$ 132,712.00        | \$ 135,944.55              | \$ 3,232.55          | 2.4%         |
| 433000-000        | Gas                                                | \$ 48,799.34                | \$ 58,804.00         | \$ 54,710.53               | \$ (4,093.47)        | -7.0%        |
| <b>439000-999</b> | <b>Total Utilities</b>                             | <b>\$ 292,875.40</b>        | <b>\$ 283,077.00</b> | <b>\$ 278,761.47</b>       | <b>\$ (4,315.53)</b> | <b>-1.5%</b> |
| <b>440000-000</b> | <b>Ordinary Maintenance &amp; Operations</b>       |                             |                      |                            |                      |              |
| <b>441000-000</b> | <b>Maintenance Labor</b>                           |                             |                      |                            |                      |              |
| 441001-000        | Ordinary Maint. & Operations- Labor Regular        | \$ 193,762.59               | \$ 204,409.00        | \$ 219,903.04              | \$ 15,494.04         | 7.6%         |
| 441002-000        | Ordinary Maint. & Operations- Labor OT             | \$ 5,931.10                 | \$ 10,595.00         | \$ 5,300.00                | \$ (5,295.00)        | -50.0%       |
| 441004-000        | Ordinary Maint. & Operations- Labor Standby        | \$ 14,529.43                | \$ 10,321.00         | \$ 12,126.76               | \$ 1,805.76          | 17.5%        |
| <b>441090-999</b> | <b>Total Maintenance Labor</b>                     | <b>\$ 220,941.52</b>        | <b>\$ 225,325.00</b> | <b>\$ 237,329.80</b>       | <b>\$ 12,004.80</b>  | <b>5.3%</b>  |
| <b>442000-000</b> | <b>Ordinary Maint. &amp; Operations- Materials</b> |                             |                      |                            |                      |              |
| 442001-000        | Materials - Custodial                              | \$ 2,287.18                 | \$ 3,333.00          | \$ 3,000.00                | \$ (333.00)          | -10.0%       |
| 442002-000        | Materials - Electrical                             | \$ 2,073.36                 | \$ 2,500.00          | \$ 2,500.00                | \$ -                 | 0.0%         |
| 442003-000        | Materials - Plumbing                               | \$ 8,255.64                 | \$ 10,000.00         | \$ 9,000.00                | \$ (1,000.00)        | -10.0%       |
| 442004-000        | Materials - Lawn Care/ Grounds                     | \$ 949.50                   | \$ 400.00            | \$ 400.00                  | \$ -                 | 0.0%         |
| 442005-000        | Materials - Tools & Equipment                      | \$ 5,510.70                 | \$ 2,000.00          | \$ 2,000.00                | \$ -                 | 0.0%         |
| 442006-000        | Materials - HVAC / Heating / Cooling               | \$ 16,104.69                | \$ 2,000.00          | \$ 5,000.00                | \$ 3,000.00          | 150.0%       |
| 442007-000        | Materials - Gas & Oil                              | \$ 758.22                   | \$ 1,500.00          | \$ 1,500.00                | \$ -                 | 0.0%         |
| 442008-000        | Materials - Auto Parts                             | \$ -                        | \$ 150.00            | \$ 150.00                  | \$ -                 | 0.0%         |
| 442009-000        | Materials - Exterior Lighting                      | \$ -                        | \$ 1,000.00          | \$ 1,000.00                | \$ -                 | 0.0%         |
| 442010-000        | Materials - Paint and Painting Supplies            | \$ 197.27                   | \$ 3,000.00          | \$ 3,000.00                | \$ -                 | 0.0%         |
| 442011-000        | Materials - Flooring & Ceiling                     | \$ -                        | \$ 200.00            | \$ 800.00                  | \$ 600.00            | 300.0%       |
| 442012-000        | Materials - Glass & Window                         | \$ 656.90                   | \$ 100.00            | \$ -                       | \$ (100.00)          | -100.0%      |
| 442013-000        | Materials - Windows Covering                       | \$ 2,129.04                 | \$ 100.00            | \$ -                       | \$ (100.00)          | -100.0%      |
| 442014-000        | Materials - Appliances & Parts                     | \$ 6,925.68                 | \$ 2,500.00          | \$ 4,000.00                | \$ 1,500.00          | 60.0%        |
| 442015-000        | Materials - Smoke/CO Detectors/Fire Ext.           | \$ 45.00                    | \$ 500.00            | \$ 4,000.00                | \$ 3,500.00          | 700.0%       |

|                   |                                                    | 2026                        |                      | 2027                       |                       |               |
|-------------------|----------------------------------------------------|-----------------------------|----------------------|----------------------------|-----------------------|---------------|
|                   |                                                    | T12                         | Budget               | Budget                     | Variance              |               |
|                   |                                                    | July 2025 Through June 2026 | 2026 Current Budget  | 2027 Full Requested Budget | Variance \$           | Variance %    |
| 442017-000        | Materials - Hardware/Locks                         | \$ 2,028.03                 | \$ 2,800.00          | \$ 2,800.00                | \$ -                  | 0.0%          |
| 442018-000        | Materials - Safety Equipment                       | \$ 304.90                   | \$ 1,000.00          | \$ 1,000.00                | \$ -                  | 0.0%          |
| 442019-000        | Materials - Pest Control                           | \$ 215.50                   | \$ 500.00            | \$ 1,000.00                | \$ 500.00             | 100.0%        |
| 442020-000        | Materials - Lumber Sheetrock                       | \$ -                        | \$ -                 | \$ 100.00                  | \$ 100.00             | 0.0%          |
| 442021-000        | Materials - Doors                                  | \$ -                        | \$ 150.00            | \$ -                       | \$ (150.00)           | -100.0%       |
| 442023-000        | Materials - Refrigerators                          | \$ 4,280.04                 | \$ 10,350.00         | \$ 10,500.00               | \$ 150.00             | 1.4%          |
| 442024-000        | Materials - Ranges                                 | \$ 3,264.00                 | \$ 9,833.00          | \$ 5,000.00                | \$ (4,833.00)         | -49.2%        |
| 442026-000        | Materials - Reasonable Accommodations              | \$ -                        | \$ 500.00            | \$ 500.00                  | \$ -                  | 0.0%          |
| 442029-100        | Materials Charge Back-Tenant Property Damage       | \$ 2,418.10                 | \$ 20,419.00         | \$ 10,000.00               | \$ (10,419.00)        | -51.0%        |
| <b>442090-999</b> | <b>Total Materials</b>                             | <b>\$ 58,641.75</b>         | <b>\$ 74,835.00</b>  | <b>\$ 67,250.00</b>        | <b>\$ (7,585.00)</b>  | <b>-10.1%</b> |
| <b>443000-000</b> | <b>Contracts - Maintenance</b>                     |                             |                      |                            |                       |               |
| 443001-000        | Contracts - Trash Removal                          | \$ 20,513.65                | \$ 21,218.00         | \$ 36,817.44               | \$ 15,599.44          | 73.5%         |
| 443002-000        | Contracts - In-House Bulk Trash                    | \$ 3,540.05                 | \$ 4,382.00          | \$ -                       | \$ (4,382.00)         | -100.0%       |
| 443003-000        | Contracts - HVAC                                   | \$ 22,309.00                | \$ 4,000.00          | \$ 4,000.00                | \$ -                  | 0.0%          |
| 443005-000        | Contracts - Elevator Maint.                        | \$ 31,354.98                | \$ 25,880.00         | \$ 26,910.00               | \$ 1,030.00           | 4.0%          |
| 443006-000        | Contracts - Landscape/Grounds                      | \$ 13,452.50                | \$ 9,312.00          | \$ 15,000.00               | \$ 5,688.00           | 61.1%         |
| 443007-000        | Contracts - Tree Trimming                          | \$ 5,429.00                 | \$ 3,500.00          | \$ 5,000.00                | \$ 1,500.00           | 42.9%         |
| 443008-000        | Contracts - Make Ready Cleaning                    | \$ 4,798.00                 | \$ 15,000.00         | \$ 10,000.00               | \$ (5,000.00)         | -33.3%        |
| 443009-000        | Contracts - Make Ready Repairs                     | \$ 13,810.88                | \$ 3,000.00          | \$ 15,029.49               | \$ 12,029.49          | 401.0%        |
| 443010-000        | Contracts - Electrical Contracts                   | \$ 20,217.50                | \$ 7,000.00          | \$ 10,000.00               | \$ 3,000.00           | 42.9%         |
| 443011-000        | Contracts - Plumbing Contracts                     | \$ 67,028.00                | \$ 60,000.00         | \$ 60,000.00               | \$ -                  | 0.0%          |
| 443012-000        | Contracts - Pest Control                           | \$ 25,020.00                | \$ 25,608.00         | \$ 30,000.00               | \$ 4,392.00           | 17.2%         |
| 443013-000        | Contracts - Janitorial Contracts                   | \$ 39,455.00                | \$ 7,284.00          | \$ 21,000.00               | \$ 13,716.00          | 188.3%        |
| 443014-000        | Contracts - Fire Protection                        | \$ 10,982.55                | \$ 30,000.00         | \$ 30,000.00               | \$ -                  | 0.0%          |
| 443015-000        | Contracts - Door & Window Repairs                  | \$ 12,755.00                | \$ 6,000.00          | \$ 6,000.00                | \$ -                  | 0.0%          |
| 443016-000        | Contracts - Building & Equipment Repairs           | \$ 6,485.76                 | \$ 2,000.00          | \$ 2,000.00                | \$ -                  | 0.0%          |
| 443017-000        | Contracts - Painting                               | \$ 27,816.12                | \$ 1,000.00          | \$ 20,000.00               | \$ 19,000.00          | 1900.0%       |
| 443020-000        | Contracts - Key & Lock Services                    | \$ 270.00                   | \$ -                 | \$ 200.00                  | \$ 200.00             | 0.0%          |
| 443021-000        | Contract - Vehicle Repairs/ Maintenance            | \$ 163.81                   | \$ 500.00            | \$ 500.00                  | \$ -                  | 0.0%          |
| 443023-000        | Contracts - Uniforms                               | \$ 1,300.96                 | \$ 2,000.00          | \$ 1,579.20                | \$ (420.80)           | -21.0%        |
| 443024-000        | Contract - Reasonable Accommodations               | \$ 5,580.00                 | \$ 500.00            | \$ 500.00                  | \$ -                  | 0.0%          |
| 443025-000        | Contracts - Water Treatment Services               | \$ 3,380.00                 | \$ 5,000.00          | \$ 5,000.00                | \$ -                  | 0.0%          |
| 443029-100        | Contracts Charge Back-Tenant Property Damage       | \$ 4,850.00                 | \$ 8,751.00          | \$ 5,333.67                | \$ (3,417.33)         | -39.1%        |
| <b>443090-999</b> | <b>Total Maintenance Contracts</b>                 | <b>\$ 352,064.76</b>        | <b>\$ 241,935.00</b> | <b>\$ 304,869.79</b>       | <b>\$ 62,934.79</b>   | <b>26.0%</b>  |
| <b>443999-999</b> | <b>Total Ordinary Maintenance &amp; Operations</b> | <b>\$ 631,648.03</b>        | <b>\$ 542,095.00</b> | <b>\$ 609,449.59</b>       | <b>\$ 67,354.59</b>   | <b>12.4%</b>  |
| <b>448000-000</b> | <b>Protective Services</b>                         |                             |                      |                            |                       |               |
| 448001-000        | Police Officers                                    | \$ 19,251.25                | \$ 2,500.00          | \$ 15,326.25               | \$ 12,826.25          | 513.1%        |
| 448002-000        | Crime Prevention/Safety                            | \$ 2,400.00                 | \$ 2,400.00          | \$ 2,400.00                | \$ -                  | 0.0%          |
| 448003-000        | Police Liaison                                     | \$ 115.72                   | \$ -                 | \$ 2,954.84                | \$ 2,954.84           | 0.0%          |
| 448004-000        | Protective Services- Equipments                    | \$ 3,423.64                 | \$ 10,000.00         | \$ 4,061.86                | \$ (5,938.14)         | -59.4%        |
| 448005-000        | Protective Services- Contracts                     | \$ 96,280.89                | \$ 50,000.00         | \$ 90,552.52               | \$ 40,552.52          | 81.1%         |
| <b>448090-999</b> | <b>Total Protective Services</b>                   | <b>\$ 121,471.50</b>        | <b>\$ 64,900.00</b>  | <b>\$ 115,295.47</b>       | <b>\$ 50,395.47</b>   | <b>77.7%</b>  |
| <b>450000-000</b> | <b>General Expenses</b>                            |                             |                      |                            |                       |               |
| <b>451000-000</b> | <b>Insurance</b>                                   |                             |                      |                            |                       |               |
| 451001-000        | Property Insurance                                 | \$ 70,449.97                | \$ 82,735.00         | \$ 55,144.01               | \$ (27,590.99)        | -33.3%        |
| 451002-000        | Liability Insurance                                | \$ 24,122.03                | \$ 13,356.00         | \$ 29,771.09               | \$ 16,415.09          | 122.9%        |
| 451004-000        | Workmen's Compensation                             | \$ 1,137.31                 | \$ -                 | \$ 65.00                   | \$ 65.00              | 0.0%          |
| <b>451090-999</b> | <b>Total Insurance</b>                             | <b>\$ 95,709.31</b>         | <b>\$ 96,091.00</b>  | <b>\$ 84,980.10</b>        | <b>\$ (11,110.90)</b> | <b>-11.6%</b> |
| <b>454000-000</b> | <b>Employee Benefits Contribution</b>              |                             |                      |                            |                       |               |
| 454000-010        | Employee Benefits Contribution                     | \$ -                        | \$ 178,613.00        | \$ -                       | \$ (178,613.00)       | -100.0%       |
| 454000-100        | FICA Employers Share - Admin                       | \$ 8,873.69                 | \$ -                 | \$ 10,906.20               | \$ 10,906.20          | 0.0%          |

|                   |                                             | 2026                           |                           | 2027                          |                        |                |
|-------------------|---------------------------------------------|--------------------------------|---------------------------|-------------------------------|------------------------|----------------|
|                   |                                             | T12                            | Budget                    | Budget                        | Variance               |                |
|                   |                                             | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$         | Variance<br>%  |
| 454000-300        | FICA Employers Share - Maintenance          | \$ 16,214.14                   | \$ -                      | \$ 16,822.59                  | \$ 16,822.59           | 0.0%           |
| 454001-100        | Medical Benefits - Admin                    | \$ 35,724.66                   | \$ -                      | \$ 50,631.17                  | \$ 50,631.17           | 0.0%           |
| 454001-300        | Medical Benefits - Maintenance              | \$ 67,419.22                   | \$ -                      | \$ 103,191.08                 | \$ 103,191.08          | 0.0%           |
| 454002-100        | Retirement Benefits - Admin                 | \$ 10,398.77                   | \$ -                      | \$ 15,337.79                  | \$ 15,337.79           | 0.0%           |
| 454002-300        | Retirement Benefits - Maintenance           | \$ 27,728.68                   | \$ -                      | \$ 28,387.29                  | \$ 28,387.29           | 0.0%           |
| 454003-100        | Fed & State Unemployment - Admin            | \$ 483.40                      | \$ -                      | \$ 412.11                     | \$ 412.11              | 0.0%           |
| 454003-300        | Fed & State Unemployment - Maintenance      | \$ 590.63                      | \$ -                      | \$ 574.56                     | \$ 574.56              | 0.0%           |
| 454004-100        | Life Insurance - Admin                      | \$ 180.60                      | \$ -                      | \$ 138.57                     | \$ 138.57              | 0.0%           |
| 454004-300        | Life Insurance - Maintenance                | \$ 280.35                      | \$ -                      | \$ 306.23                     | \$ 306.23              | 0.0%           |
| 454005-100        | Disability Insurance - Admin                | \$ 276.33                      | \$ -                      | \$ 213.58                     | \$ 213.58              | 0.0%           |
| 454005-300        | Disability Insurance - Maintenance          | \$ 455.20                      | \$ -                      | \$ 471.74                     | \$ 471.74              | 0.0%           |
| <b>454900-999</b> | <b>Total Employee Benefits Contribution</b> | <b>\$ 168,625.67</b>           | <b>\$ 178,613.00</b>      | <b>\$ 227,392.91</b>          | <b>\$ 48,779.91</b>    | <b>27.3%</b>   |
| <b>458000-100</b> | <b>Interest Expense</b>                     |                                |                           |                               |                        |                |
| 458001-000        | Interest on Notes Payable                   | \$ 174,274.81                  | \$ 172,428.00             | \$ 167,902.04                 | \$ (4,525.96)          | -2.6%          |
|                   | <b>Total Interest Expense</b>               | <b>\$ 174,274.81</b>           | <b>\$ 172,428.00</b>      | <b>\$ 167,902.04</b>          | <b>\$ (4,525.96)</b>   | <b>-2.6%</b>   |
| <b>459000-000</b> | <b>Other General Expense</b>                |                                |                           |                               |                        |                |
| 459001-000        | Land Lease Expense                          | \$ -                           | \$ 100.00                 | \$ 100.00                     | \$ -                   | 0.0%           |
| 459006-000        | Franchise Taxes                             | \$ -                           | \$ -                      | \$ -                          | \$ -                   | 0.0%           |
| <b>459090-999</b> | <b>Total Other General Expenses</b>         | <b>\$ 2,617.50</b>             | <b>\$ 100.00</b>          | <b>\$ 100.00</b>              | <b>\$ -</b>            | <b>0.0%</b>    |
| <b>459099-999</b> | <b>Total General Expenses</b>               | <b>\$ 441,227.29</b>           | <b>\$ 447,232.00</b>      | <b>\$ 480,375.05</b>          | <b>\$ 33,143.05</b>    | <b>7.4%</b>    |
| <b>459999-998</b> | <b>Total Operating Expenses</b>             | <b>\$ 1,765,431.20</b>         | <b>\$ 1,623,739.00</b>    | <b>\$ 1,774,555.28</b>        | <b>\$ 150,816.28</b>   | <b>9.3%</b>    |
| <b>459999-999</b> | <b>NET OPERATING INCOME (LOSS)</b>          | <b>\$ 177,610.43</b>           | <b>\$ 289,631.00</b>      | <b>\$ 226,156.73</b>          | <b>\$ (63,474.27)</b>  | <b>-21.9%</b>  |
| <b>510000-000</b> | <b>Donations &amp; Transfers</b>            |                                |                           |                               |                        |                |
| 510001-000        | Operating Transfers In                      | \$ (91,000.00)                 | \$ (165,165.00)           | \$ -                          | \$ 165,165.00          | -100.0%        |
| <b>610090-999</b> | <b>Total Donations &amp; Transfers</b>      | <b>\$ (91,000.00)</b>          | <b>\$ (165,165.00)</b>    | <b>\$ -</b>                   | <b>\$ 165,165.00</b>   | <b>-100.0%</b> |
| <b>999999-998</b> | <b>Net Income (Loss)</b>                    | <b>\$ (236,895.85)</b>         | <b>\$ 454,796.00</b>      | <b>\$ 226,156.73</b>          | <b>\$ (228,639.27)</b> | <b>-50.3%</b>  |
|                   | Debt Principal                              |                                | \$ 131,600.04             | \$ 136,126.00                 |                        |                |
|                   | Replacement Reserve                         |                                | \$ -                      | \$ -                          |                        |                |
|                   | <b>Balance</b>                              |                                | <b>\$ 323,195.96</b>      | <b>\$ 90,030.73</b>           |                        |                |
|                   | Net Income                                  |                                | \$ 627,224.00             | \$ 394,058.77                 |                        |                |
|                   | Total Debt                                  |                                | \$ 304,028.04             | \$ 304,028.04                 |                        |                |
|                   | <b>Debt Service Coverage Ratio</b>          |                                | <b>2.06</b>               | <b>1.30</b>                   |                        |                |

# Pathways at Salina

## CY2027 Budget Template

|                                                  | 2026                           |                           | 2027                          |                      |                |  |
|--------------------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------------|----------------|--|
|                                                  | T12                            | Budget                    | Budget                        | Variance             |                |  |
|                                                  | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$       | Variance<br>%  |  |
| <b>300000-200 REVENUES</b>                       |                                |                           |                               |                      |                |  |
| <b>310000-000 Tenant Revenue</b>                 |                                |                           |                               |                      |                |  |
| 310000-100 Rental Income                         | \$ 138,521.46                  | \$ 126,439.00             | \$ 135,502.35                 | \$ 9,063.35          | 7.2%           |  |
| 310004-000 Rent Permanent Loss                   | \$ (9.00)                      | \$ (1,298.00)             | \$ (435.67)                   | \$ 862.33            | -66.4%         |  |
| 310005-000 Installment Agreement - Rent          | \$ -                           | \$ 343.00                 | \$ 114.33                     | \$ (228.67)          | -66.7%         |  |
| 310007-000 Vacancies                             | \$ (8,608.46)                  | \$ (10,480.00)            | \$ (10,995.64)                | \$ (515.64)          | 4.9%           |  |
| 310010-000 Write-Off / Bad Debt                  | \$ (2,356.99)                  | \$ (5,989.00)             | \$ (6,283.22)                 | \$ (294.22)          | 4.9%           |  |
| 310013-000 Security Deposit Forfeit              | \$ -                           | \$ 536.00                 | \$ 178.67                     | \$ (357.33)          | -66.7%         |  |
| 310020-000 Legal Charges                         | \$ -                           | \$ 300.00                 | \$ 100.00                     | \$ (200.00)          | -66.7%         |  |
| 310021-000 Maintenance/Damages Chargeback Income | \$ 1,470.90                    | \$ 5,727.00               | \$ 2,489.30                   | \$ (3,237.70)        | -56.5%         |  |
| 310023-000 Late Fee                              | \$ 1,200.00                    | \$ 914.00                 | \$ 1,044.00                   | \$ 130.00            | 14.2%          |  |
| 310027-000 Excess Utilities                      | \$ -                           | \$ -                      | \$ -                          | \$ -                 | 0.0%           |  |
| <b>310099-999 Total Tenant Revenue</b>           | <b>\$ 130,217.91</b>           | <b>\$ 116,492.00</b>      | <b>\$ 121,714.11</b>          | <b>\$ 5,222.11</b>   | <b>4.5%</b>    |  |
|                                                  |                                | \$ -                      |                               |                      |                |  |
| <b>340000-000 Operating Grants</b>               |                                |                           |                               |                      |                |  |
| 340100-000 HAP Subsidy                           | \$ 154,574.00                  | \$ 172,998.00             | \$ 178,658.89                 | \$ 5,660.89          | 3.3%           |  |
| 340101-000 HAP FSS Subsidy                       | \$ -                           | \$ -                      | \$ -                          | \$ -                 | 0.0%           |  |
| 340102-000 Special Claims Income                 | \$ 135.00                      | \$ 413.00                 | \$ 182.67                     | \$ (230.33)          | -55.8%         |  |
| 340105-000 Repayment Agreement Expense Recovery  | \$ 100.00                      | \$ 54.00                  | \$ 51.33                      | \$ (2.67)            | -4.9%          |  |
| <b>340999-999 Total Operating Grants</b>         | <b>\$ 154,809.00</b>           | <b>\$ 173,465.00</b>      | <b>\$ 178,892.89</b>          | <b>\$ 5,427.89</b>   | <b>3.1%</b>    |  |
| <b>362000-000 Other Revenue</b>                  |                                |                           |                               |                      |                |  |
| 362125-000 Miscellaneous Income                  | \$ 1,435.37                    | \$ 1,737.00               | \$ 1,875.89                   | \$ 138.89            | 8.0%           |  |
| 362165-000 Other Income - Misc                   | \$ 54.24                       | \$ 535.00                 | \$ 226.36                     | \$ (308.64)          | -57.7%         |  |
| <b>369999-999 Total Other Revenue</b>            | <b>\$ 1,489.61</b>             | <b>\$ 2,272.00</b>        | <b>\$ 2,102.25</b>            | <b>\$ (169.75)</b>   | <b>-7.5%</b>   |  |
| <b>399999-999 Total Revenue</b>                  | <b>\$ 328,433.52</b>           | <b>\$ 292,229.00</b>      | <b>\$ 302,709.25</b>          | <b>\$ 10,480.25</b>  | <b>3.6%</b>    |  |
| <b>400000-000 EXPENSES</b>                       |                                |                           |                               |                      |                |  |
| <b>410000-000 Administrative Expenses</b>        |                                |                           |                               |                      |                |  |
| <b>411000-000 Salaries</b>                       |                                |                           |                               |                      |                |  |
| 411001-000 Admin Salaries - Regular              | \$ 15,560.10                   | \$ 20,197.00              | \$ 21,107.33                  | \$ 910.33            | 4.5%           |  |
| 411003-000 Admin Salaries - Overtime             | \$ 12.17                       | \$ 100.00                 | \$ 250.00                     | \$ 150.00            | 150.0%         |  |
| <b>411199-999 Total Salaries</b>                 | <b>\$ 15,572.27</b>            | <b>\$ 20,297.00</b>       | <b>\$ 21,357.33</b>           | <b>\$ 1,060.33</b>   | <b>5.2%</b>    |  |
| <b>413000-000 Legal Expense</b>                  |                                |                           |                               |                      |                |  |
| 413001-000 Legal Expense                         | \$ -                           | \$ 3,000.00               | \$ 1,000.00                   | \$ (2,000.00)        | -66.7%         |  |
| 413003-000 Court Costs                           | \$ -                           | \$ 144.00                 | \$ 48.00                      | \$ (96.00)           | -66.7%         |  |
| <b>413090-999 Total Legal Expenses</b>           | <b>\$ -</b>                    | <b>\$ 3,144.00</b>        | <b>\$ 1,048.00</b>            | <b>\$ (2,096.00)</b> | <b>-66.7%</b>  |  |
| <b>414000-000 Travel &amp; Training</b>          |                                |                           |                               |                      |                |  |
| 414010-000 Staff Training                        | \$ -                           | \$ 675.00                 | \$ 675.00                     | \$ -                 | 0.0%           |  |
| <b>414099-999 Total Travel &amp; Training</b>    | <b>\$ -</b>                    | <b>\$ 675.00</b>          | <b>\$ 675.00</b>              | <b>\$ -</b>          | <b>0.0%</b>    |  |
| <b>417000-000 Auditing Fees</b>                  |                                |                           |                               |                      |                |  |
| 417001-000 Auditing Fees                         | \$ -                           | \$ 500.00                 | \$ 11,500.00                  | \$ 11,000.00         | 2200.0%        |  |
| <b>417099-999 Total Audit Fees</b>               | <b>\$ -</b>                    | <b>\$ 500.00</b>          | <b>\$ 11,500.00</b>           | <b>\$ 11,000.00</b>  | <b>2200.0%</b> |  |
| <b>419000-000 Office Expenses</b>                |                                |                           |                               |                      |                |  |
| 419001-000 Office Supplies                       | \$ 896.72                      | \$ 227.00                 | \$ 395.91                     | \$ 168.91            | 74.4%          |  |
| 419002-000 Postage, Couriers, Express Mail       | \$ 182.66                      | \$ 227.00                 | \$ 208.78                     | \$ (18.22)           | -8.0%          |  |
| 419003-000 Printing                              | \$ 43.33                       | \$ 160.00                 | \$ 96.66                      | \$ (63.34)           | -39.6%         |  |
| 419006-000 Telephone                             | \$ 4,524.41                    | \$ 4,050.00               | \$ 4,352.90                   | \$ 302.90            | 7.5%           |  |

|                   |                                                    | 2026                           |                           | 2027                          |                     |               |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|---------------------|---------------|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance            |               |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$      | Variance<br>% |
| 419011-000        | Equipment Leases                                   | \$ 1,282.93                    | \$ 1,400.00               | \$ 1,300.00                   | \$ (100.00)         | -7.1%         |
| 419013-000        | Office Equipment Repair                            | \$ -                           | \$ -                      | \$ 50.00                      | \$ 50.00            | 0.0%          |
| 419015-000        | Meeting                                            | \$ -                           | \$ 250.00                 | \$ 500.00                     | \$ 250.00           | 100.0%        |
| 419018-000        | Bank Charges                                       | \$ 20.03                       | \$ 80.00                  | \$ 250.00                     | \$ 170.00           | 212.5%        |
| 419025-000        | Criminal Check                                     | \$ 224.17                      | \$ 179.00                 | \$ 212.90                     | \$ 33.90            | 18.9%         |
| 419026-000        | Employee Physical /Drug Test                       | \$ -                           | \$ -                      | \$ 85.00                      | \$ 85.00            | 0.0%          |
| 419028-000        | Software                                           | \$ 6,876.90                    | \$ 1,626.00               | \$ 6,829.00                   | \$ 5,203.00         | 320.0%        |
| 419030-000        | Document Shredding                                 | \$ 45.00                       | \$ 150.00                 | \$ 200.00                     | \$ 50.00            | 33.3%         |
| 419043-000        | Collection Agency Fees                             | \$ -                           | \$ 78.00                  | \$ 26.00                      | \$ (52.00)          | -66.7%        |
| <b>419099-999</b> | <b>Total Office Expenses</b>                       | <b>\$ 14,096.15</b>            | <b>\$ 8,927.00</b>        | <b>\$ 14,507.14</b>           | <b>\$ 5,580.14</b>  | <b>62.5%</b>  |
| <b>419500-000</b> | <b>Management Fees</b>                             |                                |                           |                               |                     |               |
| 419501-000        | Management Fees                                    | \$ 11,438.92                   | \$ 11,689.00              | \$ 12,566.45                  | \$ 877.45           | 7.5%          |
| <b>419599-999</b> | <b>Total Management Fees</b>                       | <b>\$ 11,438.92</b>            | <b>\$ 11,689.00</b>       | <b>\$ 12,566.45</b>           | <b>\$ 877.45</b>    | <b>7.5%</b>   |
| <b>419999-999</b> | <b>Total Administrative Expenses</b>               | <b>\$ 41,107.34</b>            | <b>\$ 45,232.00</b>       | <b>\$ 61,653.92</b>           | <b>\$ 16,421.92</b> | <b>36.3%</b>  |
| <b>420000-000</b> | <b>Tenant Services</b>                             |                                |                           |                               |                     |               |
| <b>422600-000</b> | <b>Tenant Services- Other</b>                      |                                |                           |                               |                     |               |
| 422700-000        | Tenant Participation - Residents Council           | \$ 491.97                      | \$ 480.00                 | \$ 480.00                     | \$ -                | 0.0%          |
| 422701-000        | Tenant Participation - HACA                        | \$ 240.25                      | \$ 320.00                 | \$ 320.00                     | \$ -                | 0.0%          |
| <b>422998-990</b> | <b>Total Tenant Services - Other</b>               | <b>\$ 732.22</b>               | <b>\$ 800.00</b>          | <b>\$ 800.00</b>              | <b>\$ -</b>         | <b>0.0%</b>   |
| <b>429999-999</b> | <b>Total Tenant Services</b>                       | <b>\$ 1,052.67</b>             | <b>\$ 800.00</b>          | <b>\$ 800.00</b>              | <b>\$ -</b>         | <b>0.0%</b>   |
| <b>430000-000</b> | <b>Utilities</b>                                   |                                |                           |                               |                     |               |
| 431000-000        | Water                                              | \$ 21,560.77                   | \$ 15,923.00              | \$ 20,225.53                  | \$ 4,302.53         | 27.0%         |
| 432000-000        | Electricity                                        | \$ 28,571.38                   | \$ 21,195.00              | \$ 26,781.70                  | \$ 5,586.70         | 26.4%         |
| 433000-000        | Gas                                                | \$ 8,780.30                    | \$ 11,120.00              | \$ 10,486.66                  | \$ (633.34)         | -5.7%         |
| <b>439000-999</b> | <b>Total Utilities</b>                             | <b>\$ 58,912.45</b>            | <b>\$ 48,238.00</b>       | <b>\$ 57,493.89</b>           | <b>\$ 9,255.89</b>  | <b>19.2%</b>  |
| <b>440000-000</b> | <b>Ordinary Maintenance &amp; Operations</b>       |                                |                           |                               |                     |               |
| <b>441000-000</b> | <b>Maintenance Labor</b>                           |                                |                           |                               |                     |               |
| 441001-000        | Ordinary Maint. & Operations- Labor Regular        | \$ 36,368.91                   | \$ 38,935.00              | \$ 41,886.29                  | \$ 2,951.29         | 7.6%          |
| 441002-000        | Ordinary Maint. & Operations- Labor OT             | \$ 1,515.21                    | \$ 2,080.00               | \$ 1,200.00                   | \$ (880.00)         | -42.3%        |
| 441004-000        | Ordinary Maint. & Operations- Labor Standby        | \$ 2,094.63                    | \$ 2,026.00               | \$ 1,998.84                   | \$ (27.16)          | -1.3%         |
| <b>441090-999</b> | <b>Total Maintenance Labor</b>                     | <b>\$ 39,978.75</b>            | <b>\$ 43,041.00</b>       | <b>\$ 45,085.13</b>           | <b>\$ 2,044.13</b>  | <b>4.7%</b>   |
| <b>442000-000</b> | <b>Ordinary Maint. &amp; Operations- Materials</b> |                                |                           |                               |                     |               |
| 442001-000        | Materials - Custodial                              | \$ -                           | \$ 800.00                 | \$ 800.00                     | \$ -                | 0.0%          |
| 442002-000        | Materials - Electrical                             | \$ -                           | \$ 2,000.00               | \$ 2,000.00                   | \$ -                | 0.0%          |
| 442003-000        | Materials - Plumbing                               | \$ -                           | \$ 2,000.00               | \$ 2,000.00                   | \$ -                | 0.0%          |
| 442004-000        | Materials - Lawn Care/ Grounds                     | \$ -                           | \$ 1,500.00               | \$ 1,500.00                   | \$ -                | 0.0%          |
| 442005-000        | Materials - Tools & Equipment                      | \$ 3,598.82                    | \$ 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                              | \$ 248.17                      | \$ 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            | \$ -                           | \$ 600.00                 | \$ 600.00                     | \$ -                | 0.0%          |
| 442011-000        | Materials - Flooring & Ceiling                     | \$ -                           | \$ 100.00                 | \$ 100.00                     | \$ -                | 0.0%          |
| 442012-000        | Materials - Glass & Window                         | \$ -                           | \$ 100.00                 | \$ 100.00                     | \$ -                | 0.0%          |
| 442013-000        | Materials - Windows Covering                       | \$ -                           | \$ 100.00                 | \$ 100.00                     | \$ -                | 0.0%          |
| 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%          |

|                   |                                                    | 2026                           |                           | 2027                          |                      |               |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------------|---------------|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance             |               |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$       | Variance<br>% |
| 442021-000        | Materials - Doors                                  | \$ -                           | \$ 200.00                 | \$ -                          | \$ (200.00)          | -100.0%       |
| 442022-000        | Materials - Fencing                                | \$ -                           | \$ 150.00                 | \$ 100.00                     | \$ (50.00)           | -33.3%        |
| 442023-000        | Materials - Refrigerators                          | \$ 671.09                      | \$ 2,070.00               | \$ 1,200.00                   | \$ (870.00)          | -42.0%        |
| 442024-000        | Materials - Ranges                                 | \$ -                           | \$ 2,185.00               | \$ 1,000.00                   | \$ (1,185.00)        | -54.2%        |
| 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       | \$ -                           | \$ 4,009.00               | \$ 1,336.33                   | \$ (2,672.67)        | -66.7%        |
| <b>442090-999</b> | <b>Total Materials</b>                             | <b>\$ 4,518.08</b>             | <b>\$ 23,634.00</b>       | <b>\$ 18,656.33</b>           | <b>\$ (4,977.67)</b> | <b>-21.1%</b> |
| <b>443000-000</b> | <b>Contracts - Maintenance</b>                     |                                |                           |                               |                      |               |
| 443001-000        | Contracts - Trash Removal                          | \$ 3,662.90                    | \$ 4,778.00               | \$ 10,213.74                  | \$ 5,435.74          | 113.8%        |
| 443002-000        | Contracts - In-House Bulk Trash                    | \$ 2,024.31                    | \$ 860.00                 | \$ -                          | \$ (860.00)          | -100.0%       |
| 443003-000        | Contracts - HVAC                                   | \$ 15,799.00                   | \$ 1,200.00               | \$ 1,200.00                   | \$ -                 | 0.0%          |
| 443006-000        | Contracts - Landscape/Grounds                      | \$ 19,347.48                   | \$ 3,580.00               | \$ 10,708.71                  | \$ 7,128.71          | 199.1%        |
| 443007-000        | Contracts - Tree Trimming                          | \$ 6,375.00                    | \$ 1,000.00               | \$ 12,000.00                  | \$ 11,000.00         | 1100.0%       |
| 443008-000        | Contracts - Make Ready Cleaning                    | \$ -                           | \$ 1,000.00               | \$ 1,000.00                   | \$ -                 | 0.0%          |
| 443009-000        | Contracts - Make Ready Repairs                     | \$ -                           | \$ 500.00                 | \$ 500.00                     | \$ -                 | 0.0%          |
| 443010-000        | Contracts - Electrical Contracts                   | \$ 4,576.96                    | \$ 300.00                 | \$ 300.00                     | \$ -                 | 0.0%          |
| 443011-000        | Contracts - Plumbing Contracts                     | \$ 5,011.76                    | \$ 5,000.00               | \$ 3,000.00                   | \$ (2,000.00)        | -40.0%        |
| 443012-000        | Contracts - Pest Control                           | \$ 6,831.60                    | \$ 6,425.00               | \$ 7,794.00                   | \$ 1,369.00          | 21.3%         |
| 443013-000        | Contracts - Janitorial Contracts                   | \$ 4,000.00                    | \$ -                      | \$ 3,000.00                   | \$ 3,000.00          | 0.0%          |
| 443014-000        | Contracts - Fire Protection                        | \$ 1,234.00                    | \$ 500.00                 | \$ 500.00                     | \$ -                 | 0.0%          |
| 443020-000        | Contracts - Key & Lock Services                    | \$ -                           | \$ 50.00                  | \$ 200.00                     | \$ 150.00            | 300.0%        |
| 443021-000        | Contract - Vehicle Repairs/ Maintenance            | \$ 222.33                      | \$ 100.00                 | \$ 1,000.00                   | \$ 900.00            | 900.0%        |
| 443023-000        | Contracts - Uniforms                               | \$ 1,300.96                    | \$ -                      | \$ 300.80                     | \$ 300.80            | 0.0%          |
| 443029-100        | Contracts Charge Back-Tenant Property Damage       | \$ 1,300.00                    | \$ 1,718.00               | \$ 1,006.00                   | \$ (712.00)          | -41.4%        |
| <b>443090-999</b> | <b>Total Maintenance Contracts</b>                 | <b>\$ 115,295.92</b>           | <b>\$ 30,111.00</b>       | <b>\$ 52,723.25</b>           | <b>\$ 22,612.25</b>  | <b>75.1%</b>  |
| <b>443999-999</b> | <b>Total Ordinary Maintenance &amp; Operations</b> | <b>\$ 159,792.75</b>           | <b>\$ 96,786.00</b>       | <b>\$ 116,464.71</b>          | <b>\$ 19,678.71</b>  | <b>20.3%</b>  |
| <b>448000-000</b> | <b>Protective Services</b>                         |                                |                           |                               |                      |               |
| 448001-000        | Police Officers                                    | \$ -                           | \$ 500.00                 | \$ 166.67                     | \$ (333.33)          | -66.7%        |
| 448002-000        | Crime Prevention/Safety                            | \$ 1,200.00                    | \$ 2,400.00               | \$ 2,400.00                   | \$ -                 | 0.0%          |
| 448003-000        | Police Liaison                                     | \$ 115.72                      | \$ -                      | \$ 580.09                     | \$ 580.09            | 0.0%          |
| 448004-000        | Protective Services- Equipments                    | \$ 2,492.10                    | \$ 3,500.00               | \$ 3,324.49                   | \$ (175.51)          | -5.0%         |
| 448005-000        | Protective Services- Contracts                     | \$ 7,790.07                    | \$ 10,800.00              | \$ 4,885.11                   | \$ (5,914.90)        | -54.8%        |
| <b>448090-999</b> | <b>Total Protective Services</b>                   | <b>\$ 11,597.89</b>            | <b>\$ 17,200.00</b>       | <b>\$ 11,356.35</b>           | <b>\$ (5,843.65)</b> | <b>-34.0%</b> |
| <b>450000-000</b> | <b>General Expenses</b>                            |                                |                           |                               |                      |               |
| <b>451000-000</b> | <b>Insurance</b>                                   |                                |                           |                               |                      |               |
| 451001-000        | Property Insurance                                 | \$ 8,793.12                    | \$ 10,320.00              | \$ 6,648.80                   | \$ (3,671.20)        | -35.6%        |
| 451002-000        | Liability Insurance                                | \$ 4,755.77                    | \$ 2,630.00               | \$ 5,809.00                   | \$ 3,179.00          | 120.9%        |
| 451004-000        | Workmen's Compensation                             | \$ 182.43                      | \$ -                      | \$ 11.30                      | \$ 11.30             | 0.0%          |
| <b>451090-999</b> | <b>Total Insurance</b>                             | <b>\$ 13,731.32</b>            | <b>\$ 12,950.00</b>       | <b>\$ 12,469.10</b>           | <b>\$ (480.90)</b>   | <b>-3.7%</b>  |
| <b>454000-000</b> | <b>Employee Benefits Contribution</b>              |                                |                           |                               |                      |               |
| 454000-010        | Employee Benefits Contribution                     | \$ -                           | \$ 31,599.00              | \$ -                          | \$ (31,599.00)       | -100.0%       |
| 454000-100        | FICA Employers Share - Admin                       | \$ 1,200.98                    | \$ -                      | \$ 1,614.71                   | \$ 1,614.71          | 0.0%          |
| 454000-300        | FICA Employers Share - Maintenance                 | \$ 3,038.51                    | \$ -                      | \$ 3,204.30                   | \$ 3,204.30          | 0.0%          |
| 454001-100        | Medical Benefits - Admin                           | \$ 5,074.58                    | \$ -                      | \$ 7,825.67                   | \$ 7,825.67          | 0.0%          |
| 454001-300        | Medical Benefits - Maintenance                     | \$ 12,607.27                   | \$ -                      | \$ 19,655.44                  | \$ 19,655.44         | 0.0%          |
| 454002-100        | Retirement Benefits - Admin                        | \$ 1,527.19                    | \$ -                      | \$ 2,492.89                   | \$ 2,492.89          | 0.0%          |
| 454002-300        | Retirement Benefits - Maintenance                  | \$ 5,245.01                    | \$ -                      | \$ 5,407.10                   | \$ 5,407.10          | 0.0%          |
| 454003-100        | Fed & State Unemployment - Admin                   | \$ 58.14                       | \$ -                      | \$ 58.14                      | \$ 58.14             | 0.0%          |
| 454003-300        | Fed & State Unemployment - Maintenance             | \$ 111.07                      | \$ -                      | \$ 109.44                     | \$ 109.44            | 0.0%          |
| 454004-100        | Life Insurance - Admin                             | \$ 24.50                       | \$ -                      | \$ 17.66                      | \$ 17.66             | 0.0%          |
| 454004-300        | Life Insurance - Maintenance                       | \$ 52.59                       | \$ -                      | \$ 58.33                      | \$ 58.33             | 0.0%          |

|            |                                             | 2026                           |                           | 2027                          |                       |               |
|------------|---------------------------------------------|--------------------------------|---------------------------|-------------------------------|-----------------------|---------------|
|            |                                             | T12                            | Budget                    | Budget                        | Variance              |               |
|            |                                             | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$        | Variance<br>% |
| 454005-100 | Disability Insurance - Admin                | \$ 37.49                       | \$ -                      | \$ 27.22                      | \$ 27.22              | 0.0%          |
| 454005-300 | Disability Insurance - Maintenance          | \$ 85.50                       | \$ -                      | \$ 89.86                      | \$ 89.86              | 0.0%          |
| 454900-999 | <b>Total Employee Benefits Contribution</b> | <b>\$ 29,062.83</b>            | <b>\$ 31,599.00</b>       | <b>\$ 40,560.76</b>           | <b>\$ 8,961.76</b>    | <b>28.4%</b>  |
| 458000-100 | <b>Interest Expense</b>                     |                                |                           |                               |                       |               |
| 458001-000 | Interest on Notes Payable                   | \$ -                           | \$ -                      | \$ -                          | \$ -                  | 0.0%          |
|            | <b>Total Interest Expense</b>               | <b>\$ -</b>                    | <b>\$ -</b>               | <b>\$ -</b>                   | <b>\$ -</b>           | <b>0.0%</b>   |
| 459000-000 | <b>Other General Expense</b>                |                                |                           |                               |                       |               |
| 459001-000 | Land Lease Expense                          | \$ -                           | \$ 100.00                 | \$ 100.00                     | \$ -                  | 0.0%          |
| 459090-999 | <b>Total Other General Expenses</b>         | <b>\$ 2,617.50</b>             | <b>\$ 100.00</b>          | <b>\$ 100.00</b>              | <b>\$ -</b>           | <b>0.0%</b>   |
| 459099-999 | <b>Total General Expenses</b>               | <b>\$ 45,411.65</b>            | <b>\$ 44,649.00</b>       | <b>\$ 53,129.86</b>           | <b>\$ 8,480.86</b>    | <b>19.0%</b>  |
| 459999-998 | <b>Total Operating Expenses</b>             | <b>\$ 317,874.75</b>           | <b>\$ 252,905.00</b>      | <b>\$ 300,898.73</b>          | <b>\$ 47,993.73</b>   | <b>19.0%</b>  |
| 459999-999 | <b>NET OPERATING INCOME (LOSS)</b>          | <b>\$ 10,558.77</b>            | <b>\$ 39,324.00</b>       | <b>\$ 1,810.52</b>            | <b>\$ (37,513.48)</b> | <b>-95.4%</b> |
| 999999-998 | <b>Net Income (Loss)</b>                    | <b>\$ (53,555.62)</b>          | <b>\$ 71,749.00</b>       | <b>\$ 1,810.52</b>            | <b>\$ (69,938.48)</b> | <b>-97.5%</b> |
|            | Debt Principal                              |                                | \$ -                      | \$ -                          |                       |               |
|            | Replacement Reserve                         |                                | \$ -                      | \$ -                          |                       |               |
|            | <b>Balance</b>                              |                                | <b>\$ 71,749.00</b>       | <b>\$ 1,810.52</b>            |                       |               |
|            | Net Income                                  |                                | \$ 71,749.00              | \$ 1,810.52                   |                       |               |
|            | Total Debt                                  |                                | \$ -                      | \$ -                          |                       |               |
|            | <b>Debt Service Coverage Ratio</b>          |                                | <b>#DIV/0!</b>            | <b>#DIV/0!</b>                |                       |               |

# Pathways at Gaston Place

## CY2027 Budget Template

|            |                                       | 2026                           |                           | 2027                          |                |                |               |
|------------|---------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------|----------------|---------------|
|            |                                       | T12                            | Budget                    | Budget                        |                | Variance       |               |
|            |                                       | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget |                | Variance<br>\$ | Variance<br>% |
| 300000-200 | REVENUES                              |                                |                           |                               |                |                |               |
| 310000-000 | Tenant Revenue                        |                                |                           |                               |                |                |               |
| 310000-100 | Rental Income                         | \$ 404,342.63                  | \$ 374,364.00             | \$ 397,758.24                 | \$ 23,394.24   | 6.2%           |               |
| 310004-000 | Rent Permanent Loss                   | \$ (13,784.00)                 | \$ (4,056.00)             | \$ (15,136.00)                | \$ (11,080.00) | 273.2%         |               |
| 310005-000 | Installment Agreement - Rent          | \$ 830.00                      | \$ 1,070.00               | \$ 1,186.67                   | \$ 116.67      | 10.9%          |               |
| 310007-000 | Vacancies                             | \$ (22,662.63)                 | \$ (32,188.00)            | \$ (34,202.40)                | \$ (2,014.40)  | 6.3%           |               |
| 310010-000 | Write-Off / Bad Debt                  | \$ (3,617.80)                  | \$ (18,393.00)            | \$ (19,544.23)                | \$ (1,151.23)  | 6.3%           |               |
| 310013-000 | Security Deposit Forfeit              | \$ 146.64                      | \$ 1,675.00               | \$ 704.97                     | \$ (970.03)    | -57.9%         |               |
| 310020-000 | Legal Charges                         | \$ 941.44                      | \$ 1,885.00               | \$ 1,569.77                   | \$ (315.23)    | -16.7%         |               |
| 310021-000 | Maintenance/Damages Chargeback Income | \$ 16,094.26                   | \$ 17,895.00              | \$ 21,625.85                  | \$ 3,730.85    | 20.8%          |               |
| 310023-000 | Late Fee                              | \$ 3,877.00                    | \$ 2,856.00               | \$ 2,818.33                   | \$ (37.67)     | -1.3%          |               |
| 310099-999 | Total Tenant Revenue                  | \$ 386,167.54                  | \$ 345,108.00             | \$ 356,781.21                 | \$ 11,673.21   | 3.4%           |               |
|            |                                       |                                | \$ -                      |                               |                |                |               |
| 340000-000 | Operating Grants                      |                                |                           |                               |                |                |               |
| 340100-000 | HAP Subsidy                           | \$ 502,711.00                  | \$ 545,300.00             | \$ 579,453.12                 | \$ 34,153.12   | 6.3%           |               |
| 340102-000 | Special Claims Income                 | \$ 9,497.00                    | \$ 3,301.00               | \$ 6,028.67                   | \$ 2,727.67    | 82.6%          |               |
| 340105-000 | Repayment Agreement Expense Recovery  | \$ -                           | \$ 168.00                 | \$ 56.00                      | \$ (112.00)    | -66.7%         |               |
| 340999-999 | Total Operating Grants                | \$ 512,208.00                  | \$ 548,769.00             | \$ 585,537.79                 | \$ 36,768.79   | 6.7%           |               |
| 362125-000 | Miscellaneous Income                  | \$ 1,546.08                    | \$ 5,428.00               | \$ 2,420.75                   | \$ (3,007.25)  | -55.4%         |               |
| 362165-000 | Other Income - Misc                   | \$ 168.65                      | \$ 1,673.00               | \$ 706.81                     | \$ (966.19)    | -57.8%         |               |
| 369999-999 | Total Other Revenue                   | \$ 164,709.63                  | \$ 7,101.00               | \$ 3,127.56                   | \$ (3,973.44)  | -56.0%         |               |
| 399999-999 | Total Revenue                         | \$ 1,082,395.84                | \$ 900,978.00             | \$ 945,446.56                 | \$ 44,468.56   | 4.9%           |               |
| 400000-000 | EXPENSES                              |                                |                           |                               |                |                |               |
| 410000-000 | Administrative Expenses               |                                |                           |                               |                |                |               |
| 411000-000 | Salaries                              |                                |                           |                               |                |                |               |
| 411001-000 | Admin Salaries - Regular              | \$ 66,316.49                   | \$ 93,781.00              | \$ 96,246.83                  | \$ 2,465.83    | 2.6%           |               |
| 411003-000 | Admin Salaries - Overtime             | \$ 119.24                      | \$ 200.00                 | \$ 250.00                     | \$ 50.00       | 25.0%          |               |
| 411199-999 | Total Salaries                        | \$ 69,372.49                   | \$ 93,981.00              | \$ 96,496.83                  | \$ 2,515.83    | 2.7%           |               |
| 413000-000 | Legal Expense                         |                                |                           |                               |                |                |               |
| 413001-000 | Legal Expense                         | \$ 79,861.62                   | \$ 18,850.00              | \$ 46,437.50                  | \$ 27,587.50   | 146.4%         |               |
| 413003-000 | Court Costs                           | \$ 582.36                      | \$ 1,754.00               | \$ 976.33                     | \$ (777.67)    | -44.3%         |               |
| 413090-999 | Total Legal Expenses                  | \$ 80,443.98                   | \$ 20,604.00              | \$ 47,413.83                  | \$ 26,809.83   | 130.1%         |               |
| 414000-000 | Travel & Training                     |                                |                           |                               |                |                |               |
| 414010-000 | Staff Training                        | \$ -                           | \$ 1,200.00               | \$ 1,200.00                   | \$ -           | 0.0%           |               |
| 414099-999 | Total Travel & Training               | \$ -                           | \$ 1,200.00               | \$ 1,200.00                   | \$ -           | 0.0%           |               |
| 417000-000 | Auditing Fees                         | \$ -                           | \$ -                      |                               |                |                |               |
| 417001-000 | Auditing Fees                         | \$ 8,000.00                    | \$ 9,500.00               | \$ 9,500.00                   | \$ -           | 0.0%           |               |
| 417099-999 | Total Audit Fees                      | \$ 8,000.00                    | \$ 9,500.00               | \$ 9,500.00                   | \$ -           | 0.0%           |               |
| 419000-000 | Office Expenses                       |                                |                           |                               |                |                |               |
| 419001-000 | Office Supplies                       | \$ 2,327.13                    | \$ 710.00                 | \$ 1,904.05                   | \$ 1,194.05    | 168.2%         |               |
| 419002-000 | Postage, Couriers, Express Mail       | \$ 752.69                      | \$ 710.00                 | \$ 693.04                     | \$ (16.96)     | -2.4%          |               |
| 419003-000 | Printing                              | \$ 43.33                       | \$ 500.00                 | \$ 210.00                     | \$ (290.00)    | -58.0%         |               |
| 419006-000 | Telephone                             | \$ 9,316.66                    | \$ 7,800.00               | \$ 9,100.00                   | \$ 1,300.00    | 16.7%          |               |
| 419011-000 | Equipment Leases                      | \$ 1,282.93                    | \$ 1,400.00               | \$ 1,300.00                   | \$ (100.00)    | -7.1%          |               |

|                   |                                                    | 2026                        |                      | 2027                       |                     |              |
|-------------------|----------------------------------------------------|-----------------------------|----------------------|----------------------------|---------------------|--------------|
|                   |                                                    | T12                         | Budget               | Budget                     | Variance            |              |
|                   |                                                    | July 2025 Through June 2026 | 2026 Current Budget  | 2027 Full Requested Budget | Variance \$         | Variance %   |
| 419012-000        | Office Equipment/Furniture                         | \$ 416.43                   | \$ 300.00            | \$ 300.00                  | \$ -                | 0.0%         |
| 419013-000        | Office Equipment Repair                            | \$ -                        | \$ -                 | \$ 50.00                   | \$ 50.00            | 0.0%         |
| 419015-000        | Meeting                                            | \$ 376.30                   | \$ 200.00            | \$ 500.00                  | \$ 300.00           | 150.0%       |
| 419018-000        | Bank Charges                                       | \$ 315.53                   | \$ 250.00            | \$ 250.00                  | \$ -                | 0.0%         |
| 419022-000        | Consultants                                        | \$ 1,500.00                 | \$ 4,800.00          | \$ 3,100.00                | \$ (1,700.00)       | -35.4%       |
| 419025-000        | Criminal Check                                     | \$ 682.22                   | \$ 558.00            | \$ 652.25                  | \$ 94.25            | 16.9%        |
| 419026-000        | Employee Physical /Drug Test                       | \$ -                        | \$ -                 | \$ 85.00                   | \$ 85.00            | 0.0%         |
| 419027-000        | Interpreter Fee                                    | \$ -                        | \$ 1,200.00          | \$ 4,000.00                | \$ 2,800.00         | 233.3%       |
| 419028-000        | Software                                           | \$ 7,154.40                 | \$ 5,080.00          | \$ 7,237.00                | \$ 2,157.00         | 42.5%        |
| 419030-000        | Document Shredding                                 | \$ 85.00                    | \$ 250.00            | \$ 200.00                  | \$ (50.00)          | -20.0%       |
| 419041-000        | Annual Compliance Fee                              | \$ 8,500.00                 | \$ 4,000.00          | \$ 4,000.00                | \$ -                | 0.0%         |
| 419043-000        | Collection Agency Fees                             | \$ -                        | \$ 243.00            | \$ 81.00                   | \$ (162.00)         | -66.7%       |
| <b>419099-999</b> | <b>Total Office Expenses</b>                       | <b>\$ 32,792.42</b>         | <b>\$ 30,176.00</b>  | <b>\$ 33,662.34</b>        | <b>\$ 3,486.34</b>  | <b>11.6%</b> |
| <b>419500-000</b> | <b>Management Fees</b>                             |                             |                      |                            |                     |              |
| 419501-000        | Management Fees                                    | \$ 35,445.31                | \$ 36,039.00         | \$ 39,088.45               | \$ 3,049.45         | 8.5%         |
| 419503-000        | Partnership Management Fees                        | \$ -                        | \$ -                 | \$ -                       | \$ -                | 0.0%         |
| 419505-000        | Asset Management Fees                              | \$ 5,970.00                 | \$ 5,970.00          | \$ 5,970.00                | \$ -                | 0.0%         |
| <b>419599-999</b> | <b>Total Management Fees</b>                       | <b>\$ 41,415.31</b>         | <b>\$ 42,009.00</b>  | <b>\$ 45,058.45</b>        | <b>\$ 3,049.45</b>  | <b>7.3%</b>  |
| <b>419999-999</b> | <b>Total Administrative Expenses</b>               | <b>\$ 232,024.20</b>        | <b>\$ 197,470.00</b> | <b>\$ 233,331.46</b>       | <b>\$ 35,861.46</b> | <b>18.2%</b> |
| <b>420000-000</b> | <b>Tenant Services</b>                             |                             |                      |                            |                     |              |
| <b>422600-000</b> | <b>Tenant Services- Other</b>                      |                             |                      |                            |                     |              |
| 422700-000        | Tenant Participation - Residents Council           | \$ 1,245.99                 | \$ 1,500.00          | \$ 1,500.00                | \$ -                | 0.0%         |
| 422701-000        | Tenant Participation - HACA                        | \$ 202.83                   | \$ 1,000.00          | \$ 1,000.00                | \$ -                | 0.0%         |
| <b>422998-990</b> | <b>Total Tenant Services - Other</b>               | <b>\$ 13,414.53</b>         | <b>\$ 2,500.00</b>   | <b>\$ 2,500.00</b>         | <b>\$ -</b>         | <b>0.0%</b>  |
| <b>429999-999</b> | <b>Total Tenant Services</b>                       | <b>\$ 13,726.82</b>         | <b>\$ 2,500.00</b>   | <b>\$ 2,500.00</b>         | <b>\$ -</b>         | <b>0.0%</b>  |
| <b>430000-000</b> | <b>Utilities</b>                                   |                             |                      |                            |                     |              |
| 431000-000        | Water                                              | \$ 45,326.12                | \$ 39,788.00         | \$ 44,247.33               | \$ 4,459.33         | 11.2%        |
| 432000-000        | Electricity                                        | \$ 67,179.68                | \$ 61,040.00         | \$ 63,586.83               | \$ 2,546.83         | 4.2%         |
| 433000-000        | Gas                                                | \$ 7,551.72                 | \$ 7,718.00          | \$ 7,948.82                | \$ 230.82           | 3.0%         |
| <b>439000-999</b> | <b>Total Utilities</b>                             | <b>\$ 120,057.52</b>        | <b>\$ 108,546.00</b> | <b>\$ 115,782.97</b>       | <b>\$ 7,236.97</b>  | <b>6.7%</b>  |
| <b>440000-000</b> | <b>Ordinary Maintenance &amp; Operations</b>       |                             |                      |                            |                     |              |
| <b>441000-000</b> | <b>Maintenance Labor</b>                           |                             |                      |                            |                     |              |
| 441001-000        | Ordinary Maint. & Operations- Labor Regular        | \$ 93,297.00                | \$ 77,201.00         | \$ 84,945.89               | \$ 7,744.89         | 10.0%        |
| 441002-000        | Ordinary Maint. & Operations- Labor OT             | \$ 5,337.26                 | \$ 6,500.00          | \$ 3,250.00                | \$ (3,250.00)       | -50.0%       |
| 441004-000        | Ordinary Maint. & Operations- Labor Standby        | \$ 7,585.31                 | \$ 6,332.00          | \$ 7,695.74                | \$ 1,363.74         | 21.5%        |
| <b>441090-999</b> | <b>Total Maintenance Labor</b>                     | <b>\$ 108,823.08</b>        | <b>\$ 90,033.00</b>  | <b>\$ 95,891.63</b>        | <b>\$ 5,858.63</b>  | <b>6.5%</b>  |
| <b>442000-000</b> | <b>Ordinary Maint. &amp; Operations- Materials</b> |                             |                      |                            |                     |              |
| 442001-000        | Materials - Custodial                              | \$ 2,057.89                 | \$ 2,500.00          | \$ 2,500.00                | \$ -                | 0.0%         |
| 442002-000        | Materials - Electrical                             | \$ 3,172.55                 | \$ 4,000.00          | \$ 4,000.00                | \$ -                | 0.0%         |
| 442003-000        | Materials - Plumbing                               | \$ 6,900.36                 | \$ 5,000.00          | \$ 5,500.00                | \$ 500.00           | 10.0%        |
| 442004-000        | Materials - Lawn Care/ Grounds                     | \$ 593.12                   | \$ 400.00            | \$ 400.00                  | \$ -                | 0.0%         |
| 442005-000        | Materials - Tools & Equipment                      | \$ 4,426.79                 | \$ 2,000.00          | \$ 2,000.00                | \$ -                | 0.0%         |
| 442006-000        | Materials - HVAC / Heating / Cooling               | \$ 9,592.07                 | \$ 8,000.00          | \$ 8,500.00                | \$ 500.00           | 6.3%         |
| 442007-000        | Materials - Gas & Oil                              | \$ 1,242.90                 | \$ 500.00            | \$ 1,000.00                | \$ 500.00           | 100.0%       |
| 442008-000        | Materials - Auto Parts                             | \$ -                        | \$ -                 | \$ -                       | \$ -                | 0.0%         |
| 442009-000        | Materials - Exterior Lighting                      | \$ 203.10                   | \$ 1,000.00          | \$ 700.00                  | \$ (300.00)         | -30.0%       |
| 442010-000        | Materials - Paint and Painting Supplies            | \$ 2,522.37                 | \$ 2,000.00          | \$ 2,000.00                | \$ -                | 0.0%         |
| 442011-000        | Materials - Flooring & Ceiling                     | \$ -                        | \$ 500.00            | \$ 500.00                  | \$ -                | 0.0%         |
| 442012-000        | Materials - Glass & Window                         | \$ -                        | \$ 100.00            | \$ 100.00                  | \$ -                | 0.0%         |
| 442013-000        | Materials - Windows Covering                       | \$ 76.94                    | \$ 100.00            | \$ 100.00                  | \$ -                | 0.0%         |

|                   |                                                    | 2026                           |                           | 2027                          |                      |               |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------------|---------------|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance             |               |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$       | Variance<br>% |
| 442014-000        | Materials - Appliances & Parts                     | \$ 12,971.73                   | \$ 8,000.00               | \$ 8,000.00                   | \$ -                 | 0.0%          |
| 442015-000        | Materials - Smoke/CO Detectors/Fire Ext.           | \$ 1,378.76                    | \$ 600.00                 | \$ 600.00                     | \$ -                 | 0.0%          |
| 442017-000        | Materials - Hardware/Locks                         | \$ 1,960.70                    | \$ 1,500.00               | \$ 1,500.00                   | \$ -                 | 0.0%          |
| 442018-000        | Materials - Safety Equipment                       | \$ -                           | \$ 500.00                 | \$ 500.00                     | \$ -                 | 0.0%          |
| 442019-000        | Materials - Pest Control                           | \$ 126.78                      | \$ 250.00                 | \$ 250.00                     | \$ -                 | 0.0%          |
| 442020-000        | Materials - Lumber Sheetrock                       | \$ 201.84                      | \$ 100.00                 | \$ 100.00                     | \$ -                 | 0.0%          |
| 442021-000        | Materials - Doors                                  | \$ 297.60                      | \$ 150.00                 | \$ -                          | \$ (150.00)          | -100.0%       |
| 442022-000        | Materials - Fencing                                | \$ -                           | \$ 100.00                 | \$ 100.00                     | \$ -                 | 0.0%          |
| 442023-000        | Materials - Refrigerators                          | \$ 2,550.18                    | \$ 1,380.00               | \$ 3,956.40                   | \$ 2,576.40          | 186.7%        |
| 442024-000        | Materials - Ranges                                 | \$ 3,609.68                    | \$ 1,600.00               | \$ 2,929.71                   | \$ 1,329.71          | 83.1%         |
| 442026-000        | Materials - Reasonable Accommodations              | \$ 13.98                       | \$ 300.00                 | \$ 300.00                     | \$ -                 | 0.0%          |
| 442028-000        | Materials - Countertops /Cabinets                  | \$ -                           | \$ 500.00                 | \$ 500.00                     | \$ -                 | 0.0%          |
| 442029-000        | Materials - Tenant Property Damage                 | \$ 335.94                      | \$ 500.00                 | \$ 500.00                     | \$ -                 | 0.0%          |
| 442029-100        | Materials Charge Back-Tenant Property Damage       | \$ 2,268.17                    | \$ 12,527.00              | \$ 6,443.84                   | \$ (6,083.16)        | -48.6%        |
| <b>442090-999</b> | <b>Total Materials</b>                             | <b>\$ 56,503.45</b>            | <b>\$ 54,357.00</b>       | <b>\$ 53,229.95</b>           | <b>\$ (1,127.05)</b> | <b>-2.1%</b>  |
| <b>443000-000</b> | <b>Contracts - Maintenance</b>                     |                                |                           |                               |                      |               |
| 443001-000        | Contracts - Trash Removal                          | \$ 13,627.53                   | \$ 12,422.00              | \$ 24,066.12                  | \$ 11,644.12         | 93.7%         |
| 443002-000        | Contracts - In-House Bulk Trash                    | \$ 2,786.38                    | \$ 2,688.00               | \$ -                          | \$ (2,688.00)        | -100.0%       |
| 443003-000        | Contracts - HVAC                                   | \$ -                           | \$ 1,500.00               | \$ 1,500.00                   | \$ -                 | 0.0%          |
| 443005-000        | Contracts - Elevator Maint.                        | \$ 14,702.89                   | \$ 14,906.00              | \$ 16,185.60                  | \$ 1,279.60          | 8.6%          |
| 443006-000        | Contracts - Landscape/Grounds                      | \$ 11,867.40                   | \$ 7,924.00               | \$ 8,000.00                   | \$ 76.00             | 1.0%          |
| 443007-000        | Contracts - Tree Trimming                          | \$ 1,818.75                    | \$ 4,500.00               | \$ 4,000.00                   | \$ (500.00)          | -11.1%        |
| 443008-000        | Contracts - Make Ready Cleaning                    | \$ 14,441.24                   | \$ 5,700.00               | \$ 10,000.00                  | \$ 4,300.00          | 75.4%         |
| 443009-000        | Contracts - Make Ready Repairs                     | \$ 8,209.02                    | \$ 1,000.00               | \$ 3,000.00                   | \$ 2,000.00          | 200.0%        |
| 443010-000        | Contracts - Electrical Contracts                   | \$ 6,394.41                    | \$ 2,800.00               | \$ 2,800.00                   | \$ -                 | 0.0%          |
| 443011-000        | Contracts - Plumbing Contracts                     | \$ 11,652.30                   | \$ 17,000.00              | \$ 15,000.00                  | \$ (2,000.00)        | -11.8%        |
| 443012-000        | Contracts - Pest Control                           | \$ 25,368.50                   | \$ 22,836.00              | \$ 21,540.00                  | \$ (1,296.00)        | -5.7%         |
| 443014-000        | Contracts - Fire Protection                        | \$ 19,922.00                   | \$ 8,000.00               | \$ 8,000.00                   | \$ -                 | 0.0%          |
| 443015-000        | Contracts - Door & Window Repairs                  | \$ 1,183.12                    | \$ 1,000.00               | \$ 1,000.00                   | \$ -                 | 0.0%          |
| 443016-000        | Contracts - Building & Equipment Repairs           | \$ 1,632.00                    | \$ 2,500.00               | \$ 2,500.00                   | \$ -                 | 0.0%          |
| 443020-000        | Contracts - Key & Lock Services                    | \$ 121.32                      | \$ 200.00                 | \$ 200.00                     | \$ -                 | 0.0%          |
| 443021-000        | Contract - Vehicle Repairs/ Maintenance            | \$ 3,276.59                    | \$ -                      | \$ 500.00                     | \$ 500.00            | 0.0%          |
| 443023-000        | Contracts - Uniforms                               | \$ 428.98                      | \$ 840.00                 | \$ 639.20                     | \$ (200.80)          | -23.9%        |
| 443024-000        | Contract - Reasonable Accommodations               | \$ 4,657.32                    | \$ 100.00                 | \$ 100.00                     | \$ -                 | 0.0%          |
| 443029-100        | Contracts Charge Back-Tenant Property Damage       | \$ 900.00                      | \$ 5,369.00               | \$ 2,089.67                   | \$ (3,279.33)        | -61.1%        |
| <b>443090-999</b> | <b>Total Maintenance Contracts</b>                 | <b>\$ 199,338.25</b>           | <b>\$ 111,535.00</b>      | <b>\$ 121,120.59</b>          | <b>\$ 9,585.59</b>   | <b>8.6%</b>   |
| <b>443999-999</b> | <b>Total Ordinary Maintenance &amp; Operations</b> | <b>\$ 364,664.78</b>           | <b>\$ 255,925.00</b>      | <b>\$ 270,242.16</b>          | <b>\$ 14,317.16</b>  | <b>5.6%</b>   |
| <b>448000-000</b> | <b>Protective Services</b>                         |                                |                           |                               |                      |               |
| 448001-000        | Police Officers                                    | \$ 34,591.25                   | \$ 4,000.00               | \$ 23,491.25                  | \$ 19,491.25         | 487.3%        |
| 448002-000        | Crime Prevention/Safety                            | \$ 2,400.00                    | \$ 2,400.00               | \$ 2,400.00                   | \$ -                 | 0.0%          |
| 448003-000        | Police Liaison                                     | \$ 115.72                      | \$ -                      | \$ 1,812.79                   | \$ 1,812.79          | 0.0%          |
| 448004-000        | Protective Services- Equipments                    | \$ 31,525.30                   | \$ 11,000.00              | \$ 17,896.40                  | \$ 6,896.40          | 62.7%         |
| 448005-000        | Protective Services- Contracts                     | \$ 37,948.57                   | \$ 22,000.00              | \$ 34,623.86                  | \$ 12,623.86         | 57.4%         |
| <b>448090-999</b> | <b>Total Protective Services</b>                   | <b>\$ 106,580.84</b>           | <b>\$ 39,400.00</b>       | <b>\$ 80,224.29</b>           | <b>\$ 40,824.29</b>  | <b>103.6%</b> |
| <b>450000-000</b> | <b>General Expenses</b>                            |                                |                           |                               |                      |               |
| <b>451000-000</b> | <b>Insurance</b>                                   |                                |                           |                               |                      |               |
| 451001-000        | Property Insurance                                 | \$ 22,674.93                   | \$ 27,247.00              | \$ 18,051.28                  | \$ (9,195.72)        | -33.7%        |
| 451002-000        | Liability Insurance                                | \$ 14,403.45                   | \$ 8,104.00               | \$ 18,153.11                  | \$ 10,049.11         | 124.0%        |
| 451004-000        | Workmen's Compensation                             | \$ 565.78                      | \$ -                      | \$ 32.49                      | \$ 32.49             | 0.0%          |
| <b>451090-999</b> | <b>Total Insurance</b>                             | <b>\$ 45,601.26</b>            | <b>\$ 35,351.00</b>       | <b>\$ 36,236.88</b>           | <b>\$ 885.88</b>     | <b>2.5%</b>   |
| <b>454000-000</b> | <b>Employee Benefits Contribution</b>              |                                |                           |                               |                      |               |

|                   |                                             | 2026                           |                           | 2027                          |                        |                |
|-------------------|---------------------------------------------|--------------------------------|---------------------------|-------------------------------|------------------------|----------------|
|                   |                                             | T12                            | Budget                    | Budget                        | Variance               |                |
|                   |                                             | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$         | Variance<br>%  |
| 454000-010        | Employee Benefits Contribution              | \$ -                           | \$ 97,818.00              | \$ -                          | \$ (97,818.00)         | -100.0%        |
| 454000-100        | FICA Employers Share - Admin                | \$ 4,848.64                    | \$ -                      | \$ 7,362.88                   | \$ 7,362.88            | 0.0%           |
| 454000-300        | FICA Employers Share - Maintenance          | \$ 8,209.88                    | \$ -                      | \$ 6,498.36                   | \$ 6,498.36            | 0.0%           |
| 454001-100        | Medical Benefits - Admin                    | \$ 35,525.99                   | \$ -                      | \$ 22,147.85                  | \$ 22,147.85           | 0.0%           |
| 454001-300        | Medical Benefits - Maintenance              | \$ 21,376.94                   | \$ -                      | \$ 20,840.82                  | \$ 20,840.82           | 0.0%           |
| 454002-100        | Retirement Benefits - Admin                 | \$ 8,511.24                    | \$ -                      | \$ 9,287.86                   | \$ 9,287.86            | 0.0%           |
| 454002-300        | Retirement Benefits - Maintenance           | \$ 12,675.06                   | \$ -                      | \$ 12,741.89                  | \$ 12,741.89           | 0.0%           |
| 454003-100        | Fed & State Unemployment - Admin            | \$ 153.10                      | \$ -                      | \$ 247.95                     | \$ 247.95              | 0.0%           |
| 454003-300        | Fed & State Unemployment - Maintenance      | \$ 352.76                      | \$ -                      | \$ 232.56                     | \$ 232.56              | 0.0%           |
| 454004-100        | Life Insurance - Admin                      | \$ 119.48                      | \$ -                      | \$ 135.08                     | \$ 135.08              | 0.0%           |
| 454004-300        | Life Insurance - Maintenance                | \$ 135.29                      | \$ -                      | \$ 118.32                     | \$ 118.32              | 0.0%           |
| 454005-100        | Disability Insurance - Admin                | \$ 182.47                      | \$ -                      | \$ 208.00                     | \$ 208.00              | 0.0%           |
| 454005-300        | Disability Insurance - Maintenance          | \$ 206.63                      | \$ -                      | \$ 182.13                     | \$ 182.13              | 0.0%           |
| <b>454900-999</b> | <b>Total Employee Benefits Contribution</b> | <b>\$ 92,297.48</b>            | <b>\$ 97,818.00</b>       | <b>\$ 80,003.70</b>           | <b>\$ (17,814.30)</b>  | <b>-18.2%</b>  |
| <b>458000-100</b> | <b>Interest Expense</b>                     |                                |                           |                               |                        |                |
| 458001-000        | Interest on Notes Payable                   | \$ 79,302.13                   | \$ 78,746.00              | \$ 77,374.56                  | \$ (1,371.44)          | -1.7%          |
|                   | <b>Total Interest Expense</b>               | <b>\$ 294,234.13</b>           | <b>\$ 78,746.00</b>       | <b>\$ 77,374.56</b>           | <b>\$ (1,371.44)</b>   | <b>-1.7%</b>   |
| <b>459000-000</b> | <b>Other General Expense</b>                |                                |                           |                               |                        |                |
| 459001-000        | Land Lease Expense                          | \$ 1,332.96                    | \$ 1,333.00               | \$ 1,333.00                   | \$ -                   | 0.0%           |
| 459006-000        | Franchise Taxes                             | \$ -                           | \$ 1,929.00               | \$ 964.50                     | \$ (964.50)            | -50.0%         |
| <b>459090-999</b> | <b>Total Other General Expenses</b>         | <b>\$ 8,879.45</b>             | <b>\$ 3,262.00</b>        | <b>\$ 7,297.50</b>            | <b>\$ 4,035.50</b>     | <b>123.7%</b>  |
| <b>459099-999</b> | <b>Total General Expenses</b>               | <b>\$ 441,012.32</b>           | <b>\$ 215,177.00</b>      | <b>\$ 200,912.64</b>          | <b>\$ (14,264.36)</b>  | <b>-6.6%</b>   |
| <b>459999-998</b> | <b>Total Operating Expenses</b>             | <b>\$ 1,278,066.48</b>         | <b>\$ 819,018.00</b>      | <b>\$ 902,993.53</b>          | <b>\$ 83,975.53</b>    | <b>10.3%</b>   |
| <b>459999-999</b> | <b>NET OPERATING INCOME (LOSS)</b>          | <b>\$ (195,670.64)</b>         | <b>\$ 81,960.00</b>       | <b>\$ 42,453.03</b>           | <b>\$ (39,506.97)</b>  | <b>-48.2%</b>  |
| <b>510000-000</b> | <b>Donations &amp; Transfers</b>            |                                |                           |                               |                        |                |
| 510001-000        | Operating Transfers In                      | \$ (133,000.00)                | \$ (101,328.00)           | \$ -                          | \$ 101,328.00          | -100.0%        |
| <b>610090-999</b> | <b>Total Donations &amp; Transfers</b>      | <b>\$ (133,000.00)</b>         | <b>\$ (101,328.00)</b>    | <b>\$ -</b>                   | <b>\$ 101,328.00</b>   | <b>-100.0%</b> |
| <b>999999-998</b> | <b>Net Income (Loss)</b>                    | <b>\$ (640,417.64)</b>         | <b>\$ 183,288.00</b>      | <b>\$ 42,453.03</b>           | <b>\$ (140,834.97)</b> | <b>-76.8%</b>  |
|                   | Debt Principal                              |                                | \$ 30,263.56              | \$ 31,635.00                  |                        |                |
|                   | Replacement Reserve                         |                                | \$ -                      | \$ -                          |                        |                |
|                   | <b>Balance</b>                              |                                | <b>\$ 153,024.44</b>      | <b>\$ 10,818.03</b>           |                        |                |
|                   | Net Income                                  |                                | \$ 262,034.00             | \$ 119,827.59                 |                        |                |
|                   | Total Debt                                  |                                | \$ 109,009.56             | \$ 109,009.56                 |                        |                |
|                   | <b>Debt Service Coverage Ratio</b>          |                                | <b>2.40</b>               | <b>1.10</b>                   |                        |                |

# Pathways at Bouldin Oaks

## CY2027 Budget Template

|                                                  | 2026                           |                           | 2027                          |                      |               |  |
|--------------------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------------|---------------|--|
|                                                  | T12                            | Budget                    | Budget                        | Variance             |               |  |
|                                                  | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$       | Variance<br>% |  |
| <b>300000-200 REVENUES</b>                       |                                |                           |                               |                      |               |  |
| <b>310000-000 Tenant Revenue</b>                 |                                |                           |                               |                      |               |  |
| 310000-100 Rental Income                         | \$ 568,586.12                  | \$ 555,226.00             | \$ 564,896.15                 | \$ 9,670.15          | 1.7%          |  |
| 310004-000 Rent Permanent Loss                   | \$ (7,740.00)                  | \$ (5,840.00)             | \$ (4,972.67)                 | \$ 867.33            | -14.9%        |  |
| 310005-000 Installment Agreement - Rent          | \$ 438.00                      | \$ 1,541.00               | \$ 741.67                     | \$ (799.33)          | -51.9%        |  |
| 310007-000 Vacancies                             | \$ (38,614.12)                 | \$ (56,936.00)            | \$ (60,529.80)                | \$ (3,593.80)        | 6.3%          |  |
| 310010-000 Write-Off / Bad Debt                  | \$ (11,261.78)                 | \$ (32,535.00)            | \$ (34,588.46)                | \$ (2,053.46)        | 6.3%          |  |
| 310013-000 Security Deposit Forfeit              | \$ 33.52                       | \$ 2,411.00               | \$ 814.84                     | \$ (1,596.16)        | -66.2%        |  |
| 310020-000 Legal Charges                         | \$ 2,154.88                    | \$ 1,459.00               | \$ 1,604.52                   | \$ 145.52            | 10.0%         |  |
| 310021-000 Maintenance/Damages Chargeback Income | \$ 10,857.23                   | \$ 25,770.00              | \$ 16,094.10                  | \$ (9,675.90)        | -37.5%        |  |
| 310023-000 Late Fee                              | \$ 3,883.00                    | \$ 4,113.00               | \$ 3,828.00                   | \$ (285.00)          | -6.9%         |  |
| 310027-000 Excess Utilities                      | \$ 1,707.06                    | \$ 4,202.00               | \$ 2,835.84                   | \$ (1,366.16)        | -32.5%        |  |
| <b>310099-999 Total Tenant Revenue</b>           | <b>\$ 530,043.91</b>           | <b>\$ 499,411.00</b>      | <b>\$ 490,724.20</b>          | <b>\$ (8,686.80)</b> | <b>-1.7%</b>  |  |
|                                                  |                                | \$ -                      |                               |                      |               |  |
| <b>340000-000 Operating Grants</b>               |                                |                           |                               |                      |               |  |
| 340100-000 HAP Subsidy                           | \$ 1,063,485.00                | \$ 1,071,523.00           | \$ 1,164,526.64               | \$ 93,003.64         | 8.7%          |  |
| 340101-000 HAP FSS Subsidy                       | \$ -                           | \$ -                      | \$ 23,292.00                  | \$ 23,292.00         | 0.0%          |  |
| 340102-000 Special Claims Income                 | \$ 3,853.00                    | \$ 6,603.00               | \$ 5,272.00                   | \$ (1,331.00)        | -20.2%        |  |
| 340105-000 Repayment Agreement Expense Recovery  | \$ 4.00                        | \$ 242.00                 | \$ 82.00                      | \$ (160.00)          | -66.1%        |  |
| <b>340999-999 Total Operating Grants</b>         | <b>\$ 1,069,808.00</b>         | <b>\$ 1,080,443.00</b>    | <b>\$ 1,195,420.30</b>        | <b>\$ 114,977.30</b> | <b>10.6%</b>  |  |
| <b>362000-000 Other Revenue</b>                  |                                |                           |                               |                      |               |  |
| 362125-000 Miscellaneous Income                  | \$ 965.14                      | \$ 7,816.00               | \$ 3,187.63                   | \$ (4,628.37)        | -59.2%        |  |
| 362165-000 Other Income - Misc                   | \$ 243.46                      | \$ 2,410.00               | \$ 1,018.72                   | \$ (1,391.28)        | -57.7%        |  |
| <b>369999-999 Total Other Revenue</b>            | <b>\$ 1,208.60</b>             | <b>\$ 10,226.00</b>       | <b>\$ 4,206.35</b>            | <b>\$ (6,019.65)</b> | <b>-58.9%</b> |  |
| <b>399999-999 Total Revenue</b>                  | <b>\$ 1,605,786.45</b>         | <b>\$ 1,590,080.00</b>    | <b>\$ 1,690,350.85</b>        | <b>\$ 100,270.85</b> | <b>6.3%</b>   |  |
| <b>400000-000 EXPENSES</b>                       |                                |                           |                               |                      |               |  |
| <b>410000-000 Administrative Expenses</b>        |                                |                           |                               |                      |               |  |
| <b>411000-000 Salaries</b>                       |                                |                           |                               |                      |               |  |
| 411001-000 Admin Salaries - Regular              | \$ 137,077.98                  | \$ 139,055.00             | \$ 147,084.50                 | \$ 8,029.50          | 5.8%          |  |
| 411003-000 Admin Salaries - Overtime             | \$ 2,268.20                    | \$ 600.00                 | \$ 750.00                     | \$ 150.00            | 25.0%         |  |
| <b>411199-999 Total Salaries</b>                 | <b>\$ 139,346.18</b>           | <b>\$ 139,655.00</b>      | <b>\$ 147,834.50</b>          | <b>\$ 8,179.50</b>   | <b>5.9%</b>   |  |
| <b>413000-000 Legal Expense</b>                  |                                |                           |                               |                      |               |  |
| 413001-000 Legal Expense                         | \$ 13,433.99                   | \$ 14,595.00              | \$ 12,367.17                  | \$ (2,227.83)        | -15.3%        |  |
| 413003-000 Court Costs                           | \$ 1,214.10                    | \$ 749.00                 | \$ 1,054.26                   | \$ 305.26            | 40.8%         |  |
| <b>413090-999 Total Legal Expenses</b>           | <b>\$ 14,648.09</b>            | <b>\$ 15,344.00</b>       | <b>\$ 13,421.43</b>           | <b>\$ (1,922.57)</b> | <b>-12.5%</b> |  |
| <b>414000-000 Travel &amp; Training</b>          |                                |                           |                               |                      |               |  |
| 414010-000 Staff Training                        | \$ 2,535.00                    | \$ 2,100.00               | \$ 2,100.00                   | \$ -                 | 0.0%          |  |
| <b>414099-999 Total Travel &amp; Training</b>    | <b>\$ 2,535.00</b>             | <b>\$ 2,100.00</b>        | <b>\$ 2,100.00</b>            | <b>\$ -</b>          | <b>0.0%</b>   |  |
| <b>417000-000 Auditing Fees</b>                  |                                |                           |                               |                      |               |  |
| 417001-000 Auditing Fees                         | \$ -                           | \$ -                      | \$ 11,500.00                  | \$ -                 | 0.0%          |  |
| <b>417099-999 Total Audit Fees</b>               | <b>\$ 16,600.00</b>            | <b>\$ 11,500.00</b>       | <b>\$ 11,500.00</b>           | <b>\$ -</b>          | <b>0.0%</b>   |  |
| <b>419000-000 Office Expenses</b>                |                                |                           |                               |                      |               |  |
| 419001-000 Office Supplies                       | \$ 1,383.56                    | \$ 1,022.00               | \$ 1,115.89                   | \$ 93.89             | 9.2%          |  |
| 419002-000 Postage, Couriers, Express Mail       | \$ 979.05                      | \$ 1,022.00               | \$ 1,028.71                   | \$ 6.71              | 0.7%          |  |
| 419003-000 Printing                              | \$ 482.85                      | \$ 600.00                 | \$ 389.84                     | \$ (210.16)          | -35.0%        |  |
| 419006-000 Telephone                             | \$ 7,641.88                    | \$ 6,600.00               | \$ 7,225.23                   | \$ 625.23            | 9.5%          |  |

|                   |                                                    | 2026                           |                           | 2027                          |                      |               |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------------|---------------|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance             |               |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$       | Variance<br>% |
| 419011-000        | Equipment Leases                                   | \$ 1,282.93                    | \$ 1,400.00               | \$ 1,300.00                   | \$ (100.00)          | -7.1%         |
| 419013-000        | Office Equipment Repair                            | \$ -                           | \$ -                      | \$ 50.00                      | \$ 50.00             | 0.0%          |
| 419015-000        | Meeting                                            | \$ 1,180.48                    | \$ 500.00                 | \$ 700.00                     | \$ 200.00            | 40.0%         |
| 419018-000        | Bank Charges                                       | \$ 151.53                      | \$ 360.00                 | \$ 250.00                     | \$ (110.00)          | -30.6%        |
| 419025-000        | Criminal Check                                     | \$ 977.55                      | \$ 804.00                 | \$ 936.09                     | \$ 132.09            | 16.4%         |
| 419027-000        | Interpreter Fee                                    | \$ 107.92                      | \$ 2,000.00               | \$ 1,500.00                   | \$ (500.00)          | -25.0%        |
| 419028-000        | Software                                           | \$ 7,282.90                    | \$ 7,315.00               | \$ 7,501.00                   | \$ 186.00            | 2.5%          |
| 419030-000        | Document Shredding                                 | \$ 130.00                      | \$ 300.00                 | \$ 200.00                     | \$ (100.00)          | -33.3%        |
| 419035-000        | Permits, Licenses & Certificates                   | \$ 259.31                      | \$ 50.00                  | \$ 50.00                      | \$ -                 | 0.0%          |
| 419043-000        | Collection Agency Fees                             | \$ 885.34                      | \$ 350.00                 | \$ 941.17                     | \$ 591.17            | 168.9%        |
| <b>419099-999</b> | <b>Total Office Expenses</b>                       | <b>\$ 24,660.46</b>            | <b>\$ 25,628.00</b>       | <b>\$ 23,187.93</b>           | <b>\$ (2,440.07)</b> | <b>-9.5%</b>  |
| <b>419500-000</b> | <b>Management Fees</b>                             |                                |                           |                               |                      |               |
| 419501-000        | Management Fees                                    | \$ 63,924.06                   | \$ 63,603.00              | \$ 69,176.91                  | \$ 5,573.91          | 8.8%          |
| <b>419599-999</b> | <b>Total Management Fees</b>                       | <b>\$ 63,924.06</b>            | <b>\$ 63,603.00</b>       | <b>\$ 69,176.91</b>           | <b>\$ 5,573.91</b>   | <b>8.8%</b>   |
| <b>419999-999</b> | <b>Total Administrative Expenses</b>               | <b>\$ 261,713.79</b>           | <b>\$ 257,830.00</b>      | <b>\$ 267,220.77</b>          | <b>\$ 9,390.77</b>   | <b>3.6%</b>   |
| <b>420000-000</b> | <b>Tenant Services</b>                             |                                |                           |                               |                      |               |
| <b>422600-000</b> | <b>Tenant Services- Other</b>                      |                                |                           |                               |                      |               |
| 422700-000        | Tenant Participation - Residents Council           | \$ 1,667.65                    | \$ 2,160.00               | \$ 2,160.00                   | \$ -                 | 0.0%          |
| 422701-000        | Tenant Participation - HACA                        | \$ 1,313.35                    | \$ 1,440.00               | \$ 1,440.00                   | \$ -                 | 0.0%          |
| <b>422998-990</b> | <b>Total Tenant Services - Other</b>               | <b>\$ 2,981.00</b>             | <b>\$ 3,600.00</b>        | <b>\$ 3,600.00</b>            | <b>\$ -</b>          | <b>0.0%</b>   |
| <b>429999-999</b> | <b>Total Tenant Services</b>                       | <b>\$ 2,981.00</b>             | <b>\$ 3,600.00</b>        | <b>\$ 3,600.00</b>            | <b>\$ -</b>          | <b>0.0%</b>   |
| <b>430000-000</b> | <b>Utilities</b>                                   |                                |                           |                               |                      |               |
| 431000-000        | Water                                              | \$ 144,424.47                  | \$ 120,938.00             | \$ 133,329.55                 | \$ 12,391.55         | 10.2%         |
| 432000-000        | Electricity                                        | \$ 7,030.84                    | \$ 14,249.00              | \$ 11,076.30                  | \$ (3,172.70)        | -22.3%        |
| 433000-000        | Gas                                                | \$ 102,611.44                  | \$ 97,803.00              | \$ 104,235.94                 | \$ 6,432.94          | 6.6%          |
| <b>439000-999</b> | <b>Total Utilities</b>                             | <b>\$ 254,066.75</b>           | <b>\$ 232,990.00</b>      | <b>\$ 248,641.79</b>          | <b>\$ 15,651.79</b>  | <b>6.7%</b>   |
| <b>440000-000</b> | <b>Ordinary Maintenance &amp; Operations</b>       |                                |                           |                               |                      |               |
| <b>441000-000</b> | <b>Maintenance Labor</b>                           |                                |                           |                               |                      |               |
| 441001-000        | Ordinary Maint. & Operations- Labor Regular        | \$ 116,558.10                  | \$ 131,119.00             | \$ 138,507.27                 | \$ 7,388.27          | 5.6%          |
| 441002-000        | Ordinary Maint. & Operations- Labor OT             | \$ 11,524.45                   | \$ 9,360.00               | \$ 5,000.00                   | \$ (4,360.00)        | -46.6%        |
| 441004-000        | Ordinary Maint. & Operations- Labor Standby        | \$ 6,751.53                    | \$ 9,118.00               | \$ 7,251.17                   | \$ (1,866.83)        | -20.5%        |
| <b>441090-999</b> | <b>Total Maintenance Labor</b>                     | <b>\$ 141,510.50</b>           | <b>\$ 149,597.00</b>      | <b>\$ 150,758.44</b>          | <b>\$ 1,161.44</b>   | <b>0.8%</b>   |
| <b>442000-000</b> | <b>Ordinary Maint. &amp; Operations- Materials</b> |                                |                           |                               |                      |               |
| 442001-000        | Materials - Custodial                              | \$ 2,133.46                    | \$ 2,945.00               | \$ 2,945.00                   | \$ -                 | 0.0%          |
| 442002-000        | Materials - Electrical                             | \$ 4,159.03                    | \$ 4,000.00               | \$ 4,000.00                   | \$ -                 | 0.0%          |
| 442003-000        | Materials - Plumbing                               | \$ 5,074.89                    | \$ 5,000.00               | \$ 5,000.00                   | \$ -                 | 0.0%          |
| 442004-000        | Materials - Lawn Care/ Grounds                     | \$ 744.48                      | \$ 1,000.00               | \$ 1,500.00                   | \$ 500.00            | 50.0%         |
| 442005-000        | Materials - Tools & Equipment                      | \$ 4,996.48                    | \$ 3,500.00               | \$ 3,500.00                   | \$ -                 | 0.0%          |
| 442006-000        | Materials - HVAC / Heating / Cooling               | \$ 11,149.78                   | \$ 15,000.00              | \$ 15,000.00                  | \$ -                 | 0.0%          |
| 442007-000        | Materials - Gas & Oil                              | \$ 2,172.19                    | \$ 2,000.00               | \$ 2,500.00                   | \$ 500.00            | 25.0%         |
| 442008-000        | Materials - Auto Parts                             | \$ 215.58                      | \$ 750.00                 | \$ 750.00                     | \$ -                 | 0.0%          |
| 442009-000        | Materials - Exterior Lighting                      | \$ -                           | \$ 500.00                 | \$ 500.00                     | \$ -                 | 0.0%          |
| 442010-000        | Materials - Paint and Painting Supplies            | \$ 7,570.43                    | \$ 8,000.00               | \$ 8,000.00                   | \$ -                 | 0.0%          |
| 442011-000        | Materials - Flooring & Ceiling                     | \$ 90.80                       | \$ 250.00                 | \$ 250.00                     | \$ -                 | 0.0%          |
| 442012-000        | Materials - Glass & Window                         | \$ 188.90                      | \$ 150.00                 | \$ 100.00                     | \$ (50.00)           | -33.3%        |
| 442013-000        | Materials - Windows Covering                       | \$ 2,393.28                    | \$ 500.00                 | \$ 100.00                     | \$ (400.00)          | -80.0%        |
| 442014-000        | Materials - Appliances & Parts                     | \$ 5,501.01                    | \$ 12,000.00              | \$ 10,000.00                  | \$ (2,000.00)        | -16.7%        |
| 442015-000        | Materials - Smoke/CO Detectors/Fire Ext.           | \$ 2,392.86                    | \$ 1,000.00               | \$ 2,500.00                   | \$ 1,500.00          | 150.0%        |
| 442016-000        | Materials - Roofing                                | \$ 202.56                      | \$ 100.00                 | \$ 100.00                     | \$ -                 | 0.0%          |
| 442017-000        | Materials - Hardware/Locks                         | \$ 4,501.44                    | \$ 4,800.00               | \$ 5,000.00                   | \$ 200.00            | 4.2%          |
| 442018-000        | Materials - Safety Equipment                       | \$ 579.67                      | \$ 800.00                 | \$ 800.00                     | \$ -                 | 0.0%          |

|                   |                                                    | 2026                        |                      | 2027                       |                       |               |
|-------------------|----------------------------------------------------|-----------------------------|----------------------|----------------------------|-----------------------|---------------|
|                   |                                                    | T12                         | Budget               | Budget                     | Variance              |               |
|                   |                                                    | July 2025 Through June 2026 | 2026 Current Budget  | 2027 Full Requested Budget | Variance \$           | Variance %    |
| 442019-000        | Materials - Pest Control                           | \$ 461.20                   | \$ 200.00            | \$ 300.00                  | \$ 100.00             | 50.0%         |
| 442020-000        | Materials - Lumber Sheetrock                       | \$ 80.40                    | \$ 1,000.00          | \$ 100.00                  | \$ (900.00)           | -90.0%        |
| 442021-000        | Materials - Doors                                  | \$ 1,396.37                 | \$ 600.00            | \$ -                       | \$ (600.00)           | -100.0%       |
| 442022-000        | Materials - Fencing                                | \$ -                        | \$ 75.00             | \$ 100.00                  | \$ 25.00              | 33.3%         |
| 442023-000        | Materials - Refrigerators                          | \$ 14,701.68                | \$ 15,180.00         | \$ 17,309.25               | \$ 2,129.25           | 14.0%         |
| 442024-000        | Materials - Ranges                                 | \$ 8,073.40                 | \$ 9,286.00          | \$ 7,533.54                | \$ (1,752.46)         | -18.9%        |
| 442026-000        | Materials - Reasonable Accommodations              | \$ 2,895.00                 | \$ 5,000.00          | \$ 5,000.00                | \$ -                  | 0.0%          |
| 442027-000        | Materials - Water Heaters/Boilers & Parts          | \$ 2,569.15                 | \$ 250.00            | \$ 250.00                  | \$ -                  | 0.0%          |
| 442028-000        | Materials - Countertops /Cabinets                  | \$ 185.30                   | \$ 400.00            | \$ 400.00                  | \$ -                  | 0.0%          |
| 442029-100        | Materials Charge Back-Tenant Property Damage       | \$ 5,500.08                 | \$ 18,039.00         | \$ 9,838.88                | \$ (8,200.12)         | -45.5%        |
| <b>442090-999</b> | <b>Total Materials</b>                             | <b>\$ 89,929.42</b>         | <b>\$ 112,325.00</b> | <b>\$ 103,376.67</b>       | <b>\$ (8,948.33)</b>  | <b>-8.0%</b>  |
| <b>443000-000</b> | <b>Contracts - Maintenance</b>                     |                             |                      |                            |                       |               |
| 443001-000        | Contracts - Trash Removal                          | \$ 5,642.91                 | \$ 7,098.00          | \$ 10,347.19               | \$ 3,249.19           | 45.8%         |
| 443002-000        | Contracts - In-House Bulk Trash                    | \$ 4,305.88                 | \$ 3,871.00          | \$ -                       | \$ (3,871.00)         | -100.0%       |
| 443003-000        | Contracts - HVAC                                   | \$ 30,826.20                | \$ 15,000.00         | \$ 30,000.00               | \$ 15,000.00          | 100.0%        |
| 443006-000        | Contracts - Landscape/Grounds                      | \$ 53,501.00                | \$ 38,822.00         | \$ 40,512.93               | \$ 1,690.93           | 4.4%          |
| 443007-000        | Contracts - Tree Trimming                          | \$ 17,348.00                | \$ 15,000.00         | \$ 14,000.00               | \$ (1,000.00)         | -6.7%         |
| 443008-000        | Contracts - Make Ready Cleaning                    | \$ 14,268.00                | \$ 12,000.00         | \$ 15,000.00               | \$ 3,000.00           | 25.0%         |
| 443009-000        | Contracts - Make Ready Repairs                     | \$ 3,848.65                 | \$ 3,000.00          | \$ 4,588.78                | \$ 1,588.78           | 53.0%         |
| 443010-000        | Contracts - Electrical Contracts                   | \$ 13,690.00                | \$ 6,000.00          | \$ 6,000.00                | \$ -                  | 0.0%          |
| 443011-000        | Contracts - Plumbing Contracts                     | \$ 11,601.75                | \$ 15,000.00         | \$ 33,000.00               | \$ 18,000.00          | 120.0%        |
| 443012-000        | Contracts - Pest Control                           | \$ 16,337.50                | \$ 15,456.00         | \$ 16,032.00               | \$ 576.00             | 3.7%          |
| 443014-000        | Contracts - Fire Protection                        | \$ 4,920.00                 | \$ 3,000.00          | \$ 4,000.00                | \$ 1,000.00           | 33.3%         |
| 443015-000        | Contracts - Door & Window Repairs                  | \$ 3,830.00                 | \$ 500.00            | \$ 1,000.00                | \$ 500.00             | 100.0%        |
| 443016-000        | Contracts - Building & Equipment Repairs           | \$ 9,757.00                 | \$ 1,000.00          | \$ 1,000.00                | \$ -                  | 0.0%          |
| 443020-000        | Contracts - Key & Lock Services                    | \$ 295.00                   | \$ 100.00            | \$ 200.00                  | \$ 100.00             | 100.0%        |
| 443021-000        | Contract - Vehicle Repairs/ Maintenance            | \$ 2,127.79                 | \$ 1,000.00          | \$ 1,500.00                | \$ 500.00             | 50.0%         |
| 443023-000        | Contracts - Uniforms                               | \$ 872.08                   | \$ 1,000.00          | \$ 940.00                  | \$ (60.00)            | -6.0%         |
| 443024-000        | Contract - Reasonable Accommodations               | \$ 13,231.95                | \$ 3,000.00          | \$ 6,000.00                | \$ 3,000.00           | 100.0%        |
| 443026-000        | Contract - Flooring                                | \$ 650.00                   | \$ 2,000.00          | \$ 1,000.00                | \$ (1,000.00)         | -50.0%        |
| 443029-100        | Contracts Charge Back-Tenant Property Damage       | \$ 8,371.50                 | \$ 7,731.00          | \$ 9,848.50                | \$ 2,117.50           | 27.4%         |
| <b>443090-999</b> | <b>Total Maintenance Contracts</b>                 | <b>\$ 231,995.21</b>        | <b>\$ 158,103.00</b> | <b>\$ 194,969.40</b>       | <b>\$ 36,866.40</b>   | <b>23.3%</b>  |
| <b>443999-999</b> | <b>Total Ordinary Maintenance &amp; Operations</b> | <b>\$ 463,435.13</b>        | <b>\$ 420,025.00</b> | <b>\$ 449,104.51</b>       | <b>\$ 29,079.51</b>   | <b>6.9%</b>   |
| <b>448000-000</b> | <b>Protective Services</b>                         |                             |                      |                            |                       |               |
| 448001-000        | Police Officers                                    | \$ -                        | \$ -                 | \$ -                       | \$ -                  | 0.0%          |
| 448002-000        | Crime Prevention/Safety                            | \$ -                        | \$ 1,200.00          | \$ 1,200.00                | \$ -                  | 0.0%          |
| 448003-000        | Police Liaison                                     | \$ 115.72                   | \$ -                 | \$ 2,610.41                | \$ 2,610.41           | 0.0%          |
| 448004-000        | Protective Services- Equipments                    | \$ 3,754.92                 | \$ 3,000.00          | \$ 9,000.00                | \$ 6,000.00           | 200.0%        |
| 448005-000        | Protective Services- Contracts                     | \$ 46,713.39                | \$ 27,000.00         | \$ 39,782.27               | \$ 12,782.27          | 47.3%         |
| <b>448090-999</b> | <b>Total Protective Services</b>                   | <b>\$ 50,584.03</b>         | <b>\$ 31,200.00</b>  | <b>\$ 52,592.68</b>        | <b>\$ 21,392.68</b>   | <b>68.6%</b>  |
| <b>450000-000</b> | <b>General Expenses</b>                            |                             |                      |                            |                       |               |
| <b>451000-000</b> | <b>Insurance</b>                                   |                             |                      |                            |                       |               |
| 451001-000        | Property Insurance                                 | \$ 64,838.94                | \$ 76,891.00         | \$ 50,573.75               | \$ (26,317.25)        | -34.2%        |
| 451002-000        | Liability Insurance                                | \$ 22,214.63                | \$ 12,553.00         | \$ 26,140.47               | \$ 13,587.47          | 108.2%        |
| 451004-000        | Workmen's Compensation                             | \$ 942.51                   | \$ -                 | \$ 51.21                   | \$ 51.21              | 0.0%          |
| <b>451090-999</b> | <b>Total Insurance</b>                             | <b>\$ 87,996.08</b>         | <b>\$ 89,444.00</b>  | <b>\$ 76,765.43</b>        | <b>\$ (12,678.57)</b> | <b>-14.2%</b> |
| <b>454000-000</b> | <b>Employee Benefits Contribution</b>              |                             |                      |                            |                       |               |
| 454000-010        | Employee Benefits Contribution                     | \$ -                        | \$ 133,937.00        | \$ -                       | \$ (133,937.00)       | -100.0%       |
| 454000-100        | FICA Employers Share - Admin                       | \$ 10,179.87                | \$ -                 | \$ 11,251.96               | \$ 11,251.96          | 0.0%          |
| 454000-300        | FICA Employers Share - Maintenance                 | \$ 10,279.37                | \$ -                 | \$ 10,595.81               | \$ 10,595.81          | 0.0%          |
| 454001-100        | Medical Benefits - Admin                           | \$ 49,778.56                | \$ -                 | \$ 57,035.84               | \$ 57,035.84          | 0.0%          |
| 454001-300        | Medical Benefits - Maintenance                     | \$ 30,889.26                | \$ -                 | \$ 42,630.84               | \$ 42,630.84          | 0.0%          |
| 454002-100        | Retirement Benefits - Admin                        | \$ 10,274.28                | \$ -                 | \$ 10,846.01               | \$ 10,846.01          | 0.0%          |

|            |                                             | 2026                           |                           | 2027                          |                        |               |
|------------|---------------------------------------------|--------------------------------|---------------------------|-------------------------------|------------------------|---------------|
|            |                                             | T12                            | Budget                    | Budget                        | Variance               |               |
|            |                                             | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$         | Variance<br>% |
| 454002-300 | Retirement Benefits - Maintenance           | \$ 20,270.29                   | \$ -                      | \$ 25,019.12                  | \$ 25,019.12           | 0.0%          |
| 454003-100 | Fed & State Unemployment - Admin            | \$ 466.75                      | \$ -                      | \$ 439.47                     | \$ 439.47              | 0.0%          |
| 454003-300 | Fed & State Unemployment - Maintenance      | \$ 332.75                      | \$ -                      | \$ 342.00                     | \$ 342.00              | 0.0%          |
| 454004-100 | Life Insurance - Admin                      | \$ 202.42                      | \$ -                      | \$ 204.54                     | \$ 204.54              | 0.0%          |
| 454004-300 | Life Insurance - Maintenance                | \$ 172.03                      | \$ -                      | \$ 192.72                     | \$ 192.72              | 0.0%          |
| 454005-100 | Disability Insurance - Admin                | \$ 312.69                      | \$ -                      | \$ 315.46                     | \$ 315.46              | 0.0%          |
| 454005-300 | Disability Insurance - Maintenance          | \$ 263.31                      | \$ -                      | \$ 297.36                     | \$ 297.36              | 0.0%          |
| 454900-999 | <b>Total Employee Benefits Contribution</b> | <b>\$ 133,421.58</b>           | <b>\$ 133,937.00</b>      | <b>\$ 159,171.13</b>          | <b>\$ 25,234.13</b>    | <b>18.8%</b>  |
| 458000-100 | <b>Interest Expense</b>                     |                                |                           |                               |                        |               |
| 458001-000 | Interest on Notes Payable                   | \$ 218,367.37                  | \$ 215,691.00             | \$ 209,098.84                 | \$ (6,592.16)          | -3.1%         |
|            | <b>Total Interest Expense</b>               | <b>\$ 218,367.37</b>           | <b>\$ 215,691.00</b>      | <b>\$ 209,098.84</b>          | <b>\$ (6,592.16)</b>   | <b>-3.1%</b>  |
| 459000-000 | <b>Other General Expense</b>                |                                |                           |                               |                        |               |
| 459001-000 | Land Lease Expense                          | \$ -                           | \$ 100.00                 | \$ 100.00                     | \$ -                   | 0.0%          |
| 459090-999 | <b>Total Other General Expenses</b>         | <b>\$ 2,617.49</b>             | <b>\$ 100.00</b>          | <b>\$ 100.00</b>              | <b>\$ -</b>            | <b>0.0%</b>   |
| 459099-999 | <b>Total General Expenses</b>               | <b>\$ 442,402.52</b>           | <b>\$ 439,172.00</b>      | <b>\$ 445,135.40</b>          | <b>\$ 5,963.40</b>     | <b>1.4%</b>   |
| 459999-998 | <b>Total Operating Expenses</b>             | <b>\$ 1,475,183.22</b>         | <b>\$ 1,384,817.00</b>    | <b>\$ 1,466,295.15</b>        | <b>\$ 81,478.15</b>    | <b>5.9%</b>   |
| 459999-999 | <b>NET OPERATING INCOME (LOSS)</b>          | <b>\$ 130,603.23</b>           | <b>\$ 205,263.00</b>      | <b>\$ 224,055.70</b>          | <b>\$ 18,792.70</b>    | <b>9.2%</b>   |
| 471504-000 | FSS Escrow Contributions                    | \$ 20,838.06                   | \$ -                      | \$ 23,292.00                  | \$ 23,292.00           | 0.0%          |
| 471590-999 | <b>Total Non-Routine Expenses</b>           | <b>\$ 20,838.06</b>            | <b>\$ -</b>               | <b>\$ 23,292.00</b>           | <b>\$ 23,292.00</b>    | <b>0.0%</b>   |
| 999999-998 | <b>Net Income (Loss)</b>                    | <b>\$ (219,322.59)</b>         | <b>\$ 351,175.00</b>      | <b>\$ 200,763.70</b>          | <b>\$ (150,411.30)</b> | <b>-42.8%</b> |
|            | Debt Principal                              |                                | \$ 155,579.28             | \$ 162,171.44                 |                        |               |
|            | Replacement Reserve                         |                                | \$ -                      | \$ -                          |                        |               |
|            | <b>Balance</b>                              |                                | <b>\$ 195,595.72</b>      | <b>\$ 38,592.26</b>           |                        |               |
|            | Net Income                                  |                                | \$ 566,866.00             | \$ 409,862.54                 |                        |               |
|            | Total Debt                                  |                                | \$ 371,270.28             | \$ 371,270.28                 |                        |               |
|            | <b>Debt Service Coverage Ratio</b>          |                                | <b>1.53</b>               | <b>1.10</b>                   |                        |               |

# Pathways at Thurmond Height:

## CY2027 Budget Template

|                                                  | 2026                           |                           | 2027                          |                       |               |  |
|--------------------------------------------------|--------------------------------|---------------------------|-------------------------------|-----------------------|---------------|--|
|                                                  | T12                            | Budget                    | Budget                        | Variance              |               |  |
|                                                  | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$        | Variance<br>% |  |
| <b>300000-200 REVENUES</b>                       |                                |                           |                               |                       |               |  |
| <b>310000-000 Tenant Revenue</b>                 |                                |                           |                               |                       |               |  |
| 310000-100 Rental Income                         | \$ 523,582.08                  | \$ 558,587.00             | \$ 534,464.72                 | \$ (24,122.28)        | -4.3%         |  |
| 310004-000 Rent Permanent Loss                   | \$ (11,625.00)                 | \$ (5,840.00)             | \$ (11,766.33)                | \$ (5,926.33)         | 101.5%        |  |
| 310005-000 Installment Agreement - Rent          | \$ -                           | \$ 1,541.00               | \$ 513.67                     | \$ (1,027.33)         | -66.7%        |  |
| 310007-000 Vacancies                             | \$ (37,428.08)                 | \$ (63,333.00)            | \$ (66,506.92)                | \$ (3,173.92)         | 5.0%          |  |
| 310010-000 Write-Off / Bad Debt                  | \$ (77,420.61)                 | \$ (36,190.00)            | \$ (38,003.95)                | \$ (1,813.95)         | 5.0%          |  |
| 310013-000 Security Deposit Forfeit              | \$ 1,601.39                    | \$ 2,411.00               | \$ 2,405.06                   | \$ (5.94)             | -0.2%         |  |
| 310020-000 Legal Charges                         | \$ 10,455.54                   | \$ 2,692.00               | \$ 11,199.23                  | \$ 8,507.23           | 316.0%        |  |
| 310021-000 Maintenance/Damages Chargeback Income | \$ 26,668.78                   | \$ 25,770.00              | \$ 25,862.07                  | \$ 92.07              | 0.4%          |  |
| 310023-000 Late Fee                              | \$ 5,315.00                    | \$ 4,113.00               | \$ 4,834.67                   | \$ 721.67             | 17.5%         |  |
| 310027-000 Excess Utilities                      | \$ 5,875.69                    | \$ 4,202.00               | \$ 4,735.22                   | \$ 533.22             | 12.7%         |  |
| <b>310099-999 Total Tenant Revenue</b>           | <b>\$ 447,024.79</b>           | <b>\$ 493,953.00</b>      | <b>\$ 467,737.43</b>          | <b>\$ (26,215.57)</b> | <b>-5.3%</b>  |  |
|                                                  |                                | \$ -                      |                               |                       |               |  |
| <b>340000-000 Operating Grants</b>               |                                |                           |                               |                       |               |  |
| 340100-000 HAP Subsidy                           | \$ 1,286,428.00                | \$ 1,250,924.00           | \$ 1,365,733.00               | \$ 114,809.00         | 9.2%          |  |
| 340101-000 HAP FSS Subsidy                       | \$ -                           | \$ -                      | \$ 42,372.00                  | \$ 42,372.00          | 0.0%          |  |
| 340102-000 Special Claims Income                 | \$ 10,125.00                   | \$ 6,603.00               | \$ 6,258.67                   | \$ (344.33)           | -5.2%         |  |
| 340105-000 Repayment Agreement Expense Recovery  | \$ 331.00                      | \$ 242.00                 | \$ 377.00                     | \$ 135.00             | 55.8%         |  |
| <b>340999-999 Total Operating Grants</b>         | <b>\$ 1,300,084.00</b>         | <b>\$ 1,259,844.00</b>    | <b>\$ 1,417,423.00</b>        | <b>\$ 157,579.00</b>  | <b>12.5%</b>  |  |
| <b>362000-000 Other Revenue</b>                  |                                |                           |                               |                       |               |  |
| 362125-000 Miscellaneous Income                  | \$ 26,723.28                   | \$ 7,816.00               | \$ 29,035.11                  | \$ 21,219.11          | 271.5%        |  |
| 362165-000 Other Income - Misc                   | \$ 243.46                      | \$ 2,410.00               | \$ 1,018.72                   | \$ (1,391.28)         | -57.7%        |  |
| <b>369999-999 Total Other Revenue</b>            | <b>\$ 26,966.74</b>            | <b>\$ 10,226.00</b>       | <b>\$ 30,053.83</b>           | <b>\$ 19,827.83</b>   | <b>193.9%</b> |  |
| <b>399999-999 Total Revenue</b>                  | <b>\$ 1,808,697.39</b>         | <b>\$ 1,764,023.00</b>    | <b>\$ 1,915,214.25</b>        | <b>\$ 151,191.25</b>  | <b>8.6%</b>   |  |
| <b>400000-000 EXPENSES</b>                       |                                |                           |                               |                       |               |  |
| <b>410000-000 Administrative Expenses</b>        |                                |                           |                               |                       |               |  |
| <b>411000-000 Salaries</b>                       |                                |                           |                               |                       |               |  |
| 411001-000 Admin Salaries - Regular              | \$ 162,796.62                  | \$ 164,246.00             | \$ 173,874.99                 | \$ 9,628.99           | 5.9%          |  |
| 411003-000 Admin Salaries - Overtime             | \$ 182.69                      | \$ 800.00                 | \$ 1,000.00                   | \$ 200.00             | 25.0%         |  |
| <b>411199-999 Total Salaries</b>                 | <b>\$ 165,818.60</b>           | <b>\$ 165,046.00</b>      | <b>\$ 174,874.99</b>          | <b>\$ 9,828.99</b>    | <b>6.0%</b>   |  |
| <b>413000-000 Legal Expense</b>                  |                                |                           |                               |                       |               |  |
| 413001-000 Legal Expense                         | \$ 32,618.45                   | \$ 26,918.00              | \$ 36,099.01                  | \$ 9,181.01           | 34.1%         |  |
| 413003-000 Court Costs                           | \$ 1,484.69                    | \$ 1,655.00               | \$ 1,384.72                   | \$ (270.28)           | -16.3%        |  |
| <b>413090-999 Total Legal Expenses</b>           | <b>\$ 34,103.14</b>            | <b>\$ 28,573.00</b>       | <b>\$ 37,483.73</b>           | <b>\$ 8,910.73</b>    | <b>31.2%</b>  |  |
| <b>414000-000 Travel &amp; Training</b>          |                                |                           |                               |                       |               |  |
| 414010-000 Staff Training                        | \$ 995.00                      | \$ 2,400.00               | \$ 2,400.00                   | \$ -                  | 0.0%          |  |
| <b>414099-999 Total Travel &amp; Training</b>    | <b>\$ 997.95</b>               | <b>\$ 2,400.00</b>        | <b>\$ 2,400.00</b>            | <b>\$ -</b>           | <b>0.0%</b>   |  |
| <b>417000-000 Auditing Fees</b>                  |                                |                           |                               |                       |               |  |
| 417001-000 Auditing Fees                         | \$ -                           | \$ -                      | \$ 11,500.00                  | \$ -                  | 0.0%          |  |
| <b>417099-999 Total Audit Fees</b>               | <b>\$ 14,200.00</b>            | <b>\$ 11,500.00</b>       | <b>\$ 11,500.00</b>           | <b>\$ -</b>           | <b>0.0%</b>   |  |
| <b>419000-000 Office Expenses</b>                |                                |                           |                               |                       |               |  |
| 419001-000 Office Supplies                       | \$ 888.61                      | \$ 1,022.00               | \$ 1,022.00                   | \$ -                  | 0.0%          |  |
| 419002-000 Postage, Couriers, Express Mail       | \$ 1,215.02                    | \$ 1,022.00               | \$ 1,113.89                   | \$ 91.89              | 9.0%          |  |
| 419003-000 Printing                              | \$ 43.33                       | \$ 500.00                 | \$ 210.00                     | \$ (290.00)           | -58.0%        |  |
| 419005-000 Membership Dues and Fees              | \$ -                           | \$ 125.00                 | \$ 41.67                      | \$ (83.33)            | -66.7%        |  |

|                   |                                                    | 2026                           |                           | 2027                          |                      |               |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------------|---------------|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance             |               |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$       | Variance<br>% |
| 419006-000        | Telephone                                          | \$ 8,338.30                    | \$ 7,125.00               | \$ 7,875.71                   | \$ 750.71            | 10.5%         |
| 419011-000        | Equipment Leases                                   | \$ 1,282.93                    | \$ 1,400.00               | \$ 1,300.00                   | \$ (100.00)          | -7.1%         |
| 419012-000        | Office Equipment/Furniture                         | \$ -                           | \$ 300.00                 | \$ 300.00                     | \$ -                 | 0.0%          |
| 419015-000        | Meeting                                            | \$ -                           | \$ 400.00                 | \$ 500.00                     | \$ 100.00            | 25.0%         |
| 419018-000        | Bank Charges                                       | \$ 143.30                      | \$ 360.00                 | \$ 250.00                     | \$ (110.00)          | -30.6%        |
| 419025-000        | Criminal Check                                     | \$ 977.55                      | \$ 804.00                 | \$ 936.09                     | \$ 132.09            | 16.4%         |
| 419026-000        | Employee Physical /Drug Test                       | \$ -                           | \$ -                      | \$ 85.00                      | \$ 85.00             | 0.0%          |
| 419027-000        | Interpreter Fee                                    | \$ 248.24                      | \$ 1,500.00               | \$ 1,000.00                   | \$ (500.00)          | -33.3%        |
| 419028-000        | Software                                           | \$ 7,315.40                    | \$ 7,315.00               | \$ 7,501.00                   | \$ 186.00            | 2.5%          |
| 419030-000        | Document Shredding                                 | \$ 91.66                       | \$ 150.00                 | \$ 200.00                     | \$ 50.00             | 33.3%         |
| 419043-000        | Collection Agency Fees                             | \$ 112.50                      | \$ 350.00                 | \$ 195.83                     | \$ (154.17)          | -44.0%        |
| <b>419099-999</b> | <b>Total Office Expenses</b>                       | <b>\$ 24,791.37</b>            | <b>\$ 29,253.00</b>       | <b>\$ 26,340.22</b>           | <b>\$ (2,912.78)</b> | <b>-10.0%</b> |
| <b>419500-000</b> | <b>Management Fees</b>                             |                                |                           |                               |                      |               |
| 419501-000        | Management Fees                                    | \$ 71,496.21                   | \$ 70,561.00              | \$ 76,007.91                  | \$ 5,446.91          | 7.7%          |
| <b>419599-999</b> | <b>Total Management Fees</b>                       | <b>\$ 71,496.21</b>            | <b>\$ 70,561.00</b>       | <b>\$ 76,007.91</b>           | <b>\$ 5,446.91</b>   | <b>7.7%</b>   |
| <b>419999-999</b> | <b>Total Administrative Expenses</b>               | <b>\$ 311,407.27</b>           | <b>\$ 307,333.00</b>      | <b>\$ 328,606.85</b>          | <b>\$ 21,273.85</b>  | <b>6.9%</b>   |
| <b>420000-000</b> | <b>Tenant Services</b>                             |                                |                           |                               |                      |               |
| <b>422600-000</b> | <b>Tenant Services- Other</b>                      |                                |                           |                               |                      |               |
| 422700-000        | Tenant Participation - Residents Council           | \$ 1,311.27                    | \$ 2,160.00               | \$ 2,160.00                   | \$ -                 | 0.0%          |
| 422701-000        | Tenant Participation - HACA                        | \$ 1,578.74                    | \$ 1,440.00               | \$ 1,440.00                   | \$ -                 | 0.0%          |
| <b>422998-990</b> | <b>Total Tenant Services - Other</b>               | <b>\$ 7,923.36</b>             | <b>\$ 3,600.00</b>        | <b>\$ 3,600.00</b>            | <b>\$ -</b>          | <b>0.0%</b>   |
| <b>429999-999</b> | <b>Total Tenant Services</b>                       | <b>\$ 7,923.36</b>             | <b>\$ 3,600.00</b>        | <b>\$ 3,600.00</b>            | <b>\$ -</b>          | <b>0.0%</b>   |
| <b>430000-000</b> | <b>Utilities</b>                                   |                                |                           |                               |                      |               |
| 431000-000        | Water                                              | \$ 156,507.90                  | \$ 161,979.00             | \$ 150,652.85                 | \$ (11,326.15)       | -7.0%         |
| 432000-000        | Electricity                                        | \$ 31,226.43                   | \$ 27,789.00              | \$ 29,258.92                  | \$ 1,469.92          | 5.3%          |
| 433000-000        | Gas                                                | \$ 94,826.42                   | \$ 96,123.00              | \$ 101,038.61                 | \$ 4,915.61          | 5.1%          |
| <b>439000-999</b> | <b>Total Utilities</b>                             | <b>\$ 282,560.75</b>           | <b>\$ 285,891.00</b>      | <b>\$ 280,950.38</b>          | <b>\$ (4,940.62)</b> | <b>-1.7%</b>  |
| <b>440000-000</b> | <b>Ordinary Maintenance &amp; Operations</b>       |                                |                           |                               |                      |               |
| <b>441000-000</b> | <b>Maintenance Labor</b>                           |                                |                           |                               |                      |               |
| 441001-000        | Ordinary Maint. & Operations- Labor Regular        | \$ 103,754.53                  | \$ 105,954.00             | \$ 118,913.44                 | \$ 12,959.44         | 12.2%         |
| 441002-000        | Ordinary Maint. & Operations- Labor OT             | \$ 18,437.24                   | \$ 9,360.00               | \$ 8,000.00                   | \$ (1,360.00)        | -14.5%        |
| 441004-000        | Ordinary Maint. & Operations- Labor Standby        | \$ 12,095.51                   | \$ 9,118.00               | \$ 10,353.90                  | \$ 1,235.90          | 13.6%         |
| <b>441090-999</b> | <b>Total Maintenance Labor</b>                     | <b>\$ 142,509.36</b>           | <b>\$ 124,432.00</b>      | <b>\$ 137,267.34</b>          | <b>\$ 12,835.34</b>  | <b>10.3%</b>  |
| <b>442000-000</b> | <b>Ordinary Maint. &amp; Operations- Materials</b> |                                |                           |                               |                      |               |
| 442001-000        | Materials - Custodial                              | \$ 1,621.17                    | \$ 1,500.00               | \$ 1,500.00                   | \$ -                 | 0.0%          |
| 442002-000        | Materials - Electrical                             | \$ 18,574.76                   | \$ 7,500.00               | \$ 8,000.00                   | \$ 500.00            | 6.7%          |
| 442003-000        | Materials - Plumbing                               | \$ 9,045.93                    | \$ 3,000.00               | \$ 3,000.00                   | \$ -                 | 0.0%          |
| 442004-000        | Materials - Lawn Care/ Grounds                     | \$ 405.06                      | \$ 1,000.00               | \$ 800.00                     | \$ (200.00)          | -20.0%        |
| 442005-000        | Materials - Tools & Equipment                      | \$ 5,236.39                    | \$ 1,500.00               | \$ 1,500.00                   | \$ -                 | 0.0%          |
| 442006-000        | Materials - HVAC / Heating / Cooling               | \$ 11,905.79                   | \$ 10,000.00              | \$ 10,000.00                  | \$ -                 | 0.0%          |
| 442007-000        | Materials - Gas & Oil                              | \$ 3,631.44                    | \$ 2,000.00               | \$ 2,000.00                   | \$ -                 | 0.0%          |
| 442008-000        | Materials - Auto Parts                             | \$ 229.89                      | \$ 100.00                 | \$ 100.00                     | \$ -                 | 0.0%          |
| 442009-000        | Materials - Exterior Lighting                      | \$ 913.02                      | \$ 700.00                 | \$ 700.00                     | \$ -                 | 0.0%          |
| 442010-000        | Materials - Paint and Painting Supplies            | \$ 9,126.57                    | \$ 8,000.00               | \$ 9,500.00                   | \$ 1,500.00          | 18.8%         |
| 442011-000        | Materials - Flooring & Ceiling                     | \$ 552.95                      | \$ 100.00                 | \$ 100.00                     | \$ -                 | 0.0%          |
| 442012-000        | Materials - Glass & Window                         | \$ 242.05                      | \$ 250.00                 | \$ 100.00                     | \$ (150.00)          | -60.0%        |
| 442013-000        | Materials - Windows Covering                       | \$ 3,251.77                    | \$ 250.00                 | \$ 100.00                     | \$ (150.00)          | -60.0%        |
| 442014-000        | Materials - Appliances & Parts                     | \$ 10,323.98                   | \$ 3,000.00               | \$ 3,000.00                   | \$ -                 | 0.0%          |
| 442015-000        | Materials - Smoke/CO Detectors/Fire Ext.           | \$ 13,234.50                   | \$ 1,000.00               | \$ 1,000.00                   | \$ -                 | 0.0%          |
| 442016-000        | Materials - Roofing                                | \$ -                           | \$ 50.00                  | \$ 50.00                      | \$ -                 | 0.0%          |
| 442017-000        | Materials - Hardware/Locks                         | \$ 7,842.82                    | \$ 3,500.00               | \$ 3,500.00                   | \$ -                 | 0.0%          |
| 442018-000        | Materials - Safety Equipment                       | \$ 1,632.16                    | \$ 600.00                 | \$ 600.00                     | \$ -                 | 0.0%          |

|                   |                                                    | 2026                           |                           | 2027                          |                       |               |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|-----------------------|---------------|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance              |               |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$        | Variance<br>% |
| 442020-000        | Materials - Lumber Sheetrock                       | \$ 273.60                      | \$ 500.00                 | \$ 100.00                     | \$ (400.00)           | -80.0%        |
| 442021-000        | Materials - Doors                                  | \$ 939.15                      | \$ 300.00                 | \$ -                          | \$ (300.00)           | -100.0%       |
| 442022-000        | Materials - Fencing                                | \$ 495.70                      | \$ 50.00                  | \$ 100.00                     | \$ 50.00              | 100.0%        |
| 442023-000        | Materials - Refrigerators                          | \$ 18,407.80                   | \$ 9,660.00               | \$ 9,660.00                   | \$ -                  | 0.0%          |
| 442024-000        | Materials - Ranges                                 | \$ 7,480.90                    | \$ 8,740.00               | \$ 7,000.00                   | \$ (1,740.00)         | -19.9%        |
| 442026-000        | Materials - Reasonable Accommodations              | \$ -                           | \$ 200.00                 | \$ 200.00                     | \$ -                  | 0.0%          |
| 442027-000        | Materials - Water Heaters/Boilers & Parts          | \$ 567.56                      | \$ 200.00                 | \$ 200.00                     | \$ -                  | 0.0%          |
| 442028-000        | Materials - Countertops /Cabinets                  | \$ 49.40                       | \$ 100.00                 | \$ 100.00                     | \$ -                  | 0.0%          |
| 442029-100        | Materials Charge Back-Tenant Property Damage       | \$ 1,698.65                    | \$ 18,039.00              | \$ 7,332.28                   | \$ (10,706.72)        | -59.4%        |
| <b>442090-999</b> | <b>Total Materials</b>                             | <b>\$ 128,075.75</b>           | <b>\$ 81,839.00</b>       | <b>\$ 70,242.28</b>           | <b>\$ (11,596.72)</b> | <b>-14.2%</b> |
| <b>443000-000</b> | <b>Contracts - Maintenance</b>                     |                                |                           |                               |                       |               |
| 443001-000        | Contracts - Trash Removal                          | \$ 49,445.22                   | \$ 44,299.00              | \$ 52,139.38                  | \$ 7,840.38           | 17.7%         |
| 443002-000        | Contracts - In-House Bulk Trash                    | \$ 3,837.10                    | \$ 3,871.00               | \$ -                          | \$ (3,871.00)         | -100.0%       |
| 443003-000        | Contracts - HVAC                                   | \$ 2,562.00                    | \$ 2,000.00               | \$ 2,000.00                   | \$ -                  | 0.0%          |
| 443006-000        | Contracts - Landscape/Grounds                      | \$ 56,046.10                   | \$ 44,554.00              | \$ 46,532.04                  | \$ 1,978.04           | 4.4%          |
| 443007-000        | Contracts - Tree Trimming                          | \$ 12,386.00                   | \$ 8,000.00               | \$ 8,000.00                   | \$ -                  | 0.0%          |
| 443008-000        | Contracts - Make Ready Cleaning                    | \$ 10,017.00                   | \$ 12,000.00              | \$ 14,000.00                  | \$ 2,000.00           | 16.7%         |
| 443009-000        | Contracts - Make Ready Repairs                     | \$ 33,013.00                   | \$ 17,000.00              | \$ 20,000.00                  | \$ 3,000.00           | 17.6%         |
| 443010-000        | Contracts - Electrical Contracts                   | \$ 20,229.10                   | \$ 2,000.00               | \$ 2,000.00                   | \$ -                  | 0.0%          |
| 443011-000        | Contracts - Plumbing Contracts                     | \$ 99,091.74                   | \$ 28,000.00              | \$ 28,000.00                  | \$ -                  | 0.0%          |
| 443012-000        | Contracts - Pest Control                           | \$ 9,681.00                    | \$ 15,876.00              | \$ 15,876.00                  | \$ -                  | 0.0%          |
| 443013-000        | Contracts - Janitorial Contracts                   | \$ 5,735.48                    | \$ 1,593.00               | \$ 7,900.00                   | \$ 6,307.00           | 395.9%        |
| 443014-000        | Contracts - Fire Protection                        | \$ 4,629.50                    | \$ 2,153.00               | \$ 2,500.00                   | \$ 347.00             | 16.1%         |
| 443015-000        | Contracts - Door & Window Repairs                  | \$ -                           | \$ 1,000.00               | \$ 1,200.00                   | \$ 200.00             | 20.0%         |
| 443016-000        | Contracts - Building & Equipment Repairs           | \$ -                           | \$ 1,000.00               | \$ 1,000.00                   | \$ -                  | 0.0%          |
| 443017-000        | Contracts - Painting                               | \$ 6,758.75                    | \$ 1,000.00               | \$ 1,000.00                   | \$ -                  | 0.0%          |
| 443020-000        | Contracts - Key & Lock Services                    | \$ -                           | \$ 300.00                 | \$ 200.00                     | \$ (100.00)           | -33.3%        |
| 443021-000        | Contract - Vehicle Repairs/ Maintenance            | \$ 4,086.37                    | \$ 500.00                 | \$ 1,000.00                   | \$ 500.00             | 100.0%        |
| 443023-000        | Contracts - Uniforms                               | \$ 872.08                      | \$ 1,400.00               | \$ 940.00                     | \$ (460.00)           | -32.9%        |
| 443024-000        | Contract - Reasonable Accommodations               | \$ -                           | \$ 200.00                 | \$ 200.00                     | \$ -                  | 0.0%          |
| 443029-100        | Contracts Charge Back-Tenant Property Damage       | \$ 7,142.00                    | \$ 7,731.00               | \$ 8,485.67                   | \$ 754.67             | 9.8%          |
| <b>443090-999</b> | <b>Total Maintenance Contracts</b>                 | <b>\$ 329,129.44</b>           | <b>\$ 194,477.00</b>      | <b>\$ 212,973.08</b>          | <b>\$ 18,496.08</b>   | <b>9.5%</b>   |
| <b>443999-999</b> | <b>Total Ordinary Maintenance &amp; Operations</b> | <b>\$ 599,714.55</b>           | <b>\$ 400,748.00</b>      | <b>\$ 420,482.70</b>          | <b>\$ 19,734.70</b>   | <b>4.9%</b>   |
| <b>448000-000</b> | <b>Protective Services</b>                         |                                |                           |                               |                       |               |
| 448001-000        | Police Officers                                    | \$ -                           | \$ 1,250.00               | \$ 1,250.00                   | \$ -                  | 0.0%          |
| 448002-000        | Crime Prevention/Safety                            | \$ 2,400.00                    | \$ 2,400.00               | \$ 2,400.00                   | \$ -                  | 0.0%          |
| 448003-000        | Police Liaison                                     | \$ 115.72                      | \$ -                      | \$ 2,610.41                   | \$ 2,610.41           | 0.0%          |
| 448004-000        | Protective Services- Equipments                    | \$ 3,531.76                    | \$ 4,000.00               | \$ 4,074.98                   | \$ 74.98              | 1.9%          |
| 448005-000        | Protective Services- Contracts                     | \$ 49,980.07                   | \$ 48,000.00              | \$ 46,170.11                  | \$ (1,829.90)         | -3.8%         |
| <b>448090-999</b> | <b>Total Protective Services</b>                   | <b>\$ 56,027.55</b>            | <b>\$ 55,650.00</b>       | <b>\$ 56,505.50</b>           | <b>\$ 855.50</b>      | <b>1.5%</b>   |
| <b>450000-000</b> | <b>General Expenses</b>                            |                                |                           |                               |                       |               |
| <b>451000-000</b> | <b>Insurance</b>                                   |                                |                           |                               |                       |               |
| 451001-000        | Property Insurance                                 | \$ 70,628.08                   | \$ 83,833.00              | \$ 55,090.55                  | \$ (28,742.45)        | -34.3%        |
| 451002-000        | Liability Insurance                                | \$ 23,029.02                   | \$ 13,222.00              | \$ 26,140.47                  | \$ 12,918.47          | 97.7%         |
| 451004-000        | Workmen's Compensation                             | \$ 967.24                      | \$ -                      | \$ 52.50                      | \$ 52.50              | 0.0%          |
| <b>451090-999</b> | <b>Total Insurance</b>                             | <b>\$ 94,624.34</b>            | <b>\$ 97,055.00</b>       | <b>\$ 81,283.52</b>           | <b>\$ (15,771.48)</b> | <b>-16.3%</b> |
| <b>454000-000</b> | <b>Employee Benefits Contribution</b>              |                                |                           |                               |                       |               |
| 454000-010        | Employee Benefits Contribution                     | \$ -                           | \$ 115,569.00             | \$ -                          | \$ (115,569.00)       | -100.0%       |
| 454000-100        | FICA Employers Share - Admin                       | \$ 12,258.41                   | \$ -                      | \$ 13,301.43                  | \$ 13,301.43          | 0.0%          |
| 454000-300        | FICA Employers Share - Maintenance                 | \$ 10,127.37                   | \$ -                      | \$ 9,096.88                   | \$ 9,096.88           | 0.0%          |
| 454001-100        | Medical Benefits - Admin                           | \$ 38,829.08                   | \$ -                      | \$ 59,486.99                  | \$ 59,486.99          | 0.0%          |
| 454001-300        | Medical Benefits - Maintenance                     | \$ 35,912.38                   | \$ -                      | \$ 74,039.14                  | \$ 74,039.14          | 0.0%          |
| 454002-100        | Retirement Benefits - Admin                        | \$ 11,878.72                   | \$ -                      | \$ 12,721.35                  | \$ 12,721.35          | 0.0%          |

|                                    |                                             | 2026                           |                           | 2027                          |                        |               |
|------------------------------------|---------------------------------------------|--------------------------------|---------------------------|-------------------------------|------------------------|---------------|
|                                    |                                             | T12                            | Budget                    | Budget                        | Variance               |               |
|                                    |                                             | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$         | Variance<br>% |
| 454002-300                         | Retirement Benefits - Maintenance           | \$ 14,877.48                   | \$ -                      | \$ 13,768.39                  | \$ 13,768.39           | 0.0%          |
| 454003-100                         | Fed & State Unemployment - Admin            | \$ 530.10                      | \$ -                      | \$ 530.10                     | \$ 530.10              | 0.0%          |
| 454003-300                         | Fed & State Unemployment - Maintenance      | \$ 347.39                      | \$ -                      | \$ 342.00                     | \$ 342.00              | 0.0%          |
| 454004-100                         | Life Insurance - Admin                      | \$ 244.36                      | \$ -                      | \$ 241.90                     | \$ 241.90              | 0.0%          |
| 454004-300                         | Life Insurance - Maintenance                | \$ 149.64                      | \$ -                      | \$ 165.60                     | \$ 165.60              | 0.0%          |
| 454005-100                         | Disability Insurance - Admin                | \$ 372.48                      | \$ -                      | \$ 373.08                     | \$ 373.08              | 0.0%          |
| 454005-300                         | Disability Insurance - Maintenance          | \$ 229.93                      | \$ -                      | \$ 255.12                     | \$ 255.12              | 0.0%          |
| 454900-999                         | <b>Total Employee Benefits Contribution</b> | <b>\$ 125,757.34</b>           | <b>\$ 115,569.00</b>      | <b>\$ 184,321.98</b>          | <b>\$ 68,752.98</b>    | <b>59.5%</b>  |
| 458000-100                         | <b>Interest Expense</b>                     |                                |                           |                               |                        |               |
| 458001-000                         | Interest on Notes Payable                   | \$ 224,840.00                  | \$ 224,411.00             | \$ 220,825.71                 | \$ (3,585.29)          | -1.6%         |
| <b>Total Interest Expense</b>      |                                             | <b>\$ 224,840.00</b>           | <b>\$ 224,411.00</b>      | <b>\$ 220,825.71</b>          | <b>\$ (3,585.29)</b>   | <b>-1.6%</b>  |
| 459000-000                         | <b>Other General Expense</b>                |                                |                           |                               |                        |               |
| 459001-000                         | Land Lease Expense                          | \$ -                           | \$ 100.00                 | \$ 100.00                     | \$ -                   | 0.0%          |
| 459090-999                         | <b>Total Other General Expenses</b>         | <b>\$ 2,867.50</b>             | <b>\$ 100.00</b>          | <b>\$ 100.00</b>              | <b>\$ -</b>            | <b>0.0%</b>   |
| 459099-999                         | <b>Total General Expenses</b>               | <b>\$ 448,089.18</b>           | <b>\$ 437,135.00</b>      | <b>\$ 486,531.21</b>          | <b>\$ 49,396.21</b>    | <b>11.3%</b>  |
| 459999-998                         | <b>Total Operating Expenses</b>             | <b>\$ 1,705,722.66</b>         | <b>\$ 1,490,357.00</b>    | <b>\$ 1,576,676.65</b>        | <b>\$ 86,319.65</b>    | <b>5.8%</b>   |
| 459999-999                         | <b>NET OPERATING INCOME (LOSS)</b>          | <b>\$ 102,974.73</b>           | <b>\$ 273,666.00</b>      | <b>\$ 338,537.60</b>          | <b>\$ 64,871.60</b>    | <b>23.7%</b>  |
| 471504-000                         | FSS Escrow Contributions                    | \$ 36,465.68                   | \$ -                      | \$ 42,372.00                  | \$ 42,372.00           | 0.0%          |
| 471590-999                         | <b>Total Non-Routine Expenses</b>           | <b>\$ 36,465.68</b>            | <b>\$ -</b>               | <b>\$ 42,372.00</b>           | <b>\$ 42,372.00</b>    | <b>0.0%</b>   |
| 999999-998                         | <b>Net Income (Loss)</b>                    | <b>\$ (343,799.55)</b>         | <b>\$ 419,578.00</b>      | <b>\$ 296,165.60</b>          | <b>\$ (123,412.40)</b> | <b>-29.4%</b> |
|                                    | Debt Principal                              |                                | \$ 57,861.77              | \$ 119,496.69                 |                        |               |
|                                    | Replacement Reserve                         |                                | \$ -                      | \$ -                          |                        |               |
| <b>Balance</b>                     |                                             |                                | <b>\$ 361,716.23</b>      | <b>\$ 176,668.91</b>          |                        |               |
|                                    | Net Income                                  |                                | \$ 643,989.00             | \$ 516,991.31                 |                        |               |
|                                    | Total Debt                                  |                                | \$ 282,272.77             | \$ 340,322.40                 |                        |               |
| <b>Debt Service Coverage Ratio</b> |                                             |                                | <b>2.28</b>               | <b>1.52</b>                   |                        |               |

# Pathways at Georgian Manor

## CY2027 Budget Template

|                                                  | 2026                           |                           | 2027                          |                      |               |
|--------------------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------------|---------------|
|                                                  | T12                            | Budget                    | Budget                        | Variance             |               |
|                                                  | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$       | Variance<br>% |
| <b>300000-200 REVENUES</b>                       |                                |                           |                               |                      |               |
| <b>310000-000 Tenant Revenue</b>                 |                                |                           |                               |                      |               |
| 310000-100 Rental Income                         | \$ 340,817.16                  | \$ 316,742.00             | \$ 347,366.96                 | \$ 30,624.96         | 9.7%          |
| 310004-000 Rent Permanent Loss                   | \$ (20,695.00)                 | \$ (3,812.00)             | \$ (15,981.00)                | \$ (12,169.00)       | 319.2%        |
| 310005-000 Installment Agreement - Rent          | \$ -                           | \$ 1,006.00               | \$ 335.33                     | \$ (670.67)          | -66.7%        |
| 310007-000 Vacancies                             | \$ (20,405.16)                 | \$ (35,821.00)            | \$ (38,081.55)                | \$ (2,260.55)        | 6.3%          |
| 310010-000 Write-Off / Bad Debt                  | \$ (5,249.26)                  | \$ (20,469.00)            | \$ (21,760.89)                | \$ (1,291.89)        | 6.3%          |
| 310013-000 Security Deposit Forfeit              | \$ -                           | \$ 1,574.00               | \$ 524.67                     | \$ (1,049.33)        | -66.7%        |
| 310020-000 Legal Charges                         | \$ 328.22                      | \$ 700.00                 | \$ 342.74                     | \$ (357.26)          | -51.0%        |
| 310021-000 Maintenance/Damages Chargeback Income | \$ 4,507.63                    | \$ 16,822.00              | \$ 8,052.91                   | \$ (8,769.09)        | -52.1%        |
| 310023-000 Late Fee                              | \$ 2,571.00                    | \$ 2,685.00               | \$ 2,655.33                   | \$ (29.67)           | -1.1%         |
| 310027-000 Excess Utilities                      | \$ 1,366.11                    | \$ 2,743.00               | \$ 1,600.91                   | \$ (1,142.09)        | -41.6%        |
| <b>310099-999 Total Tenant Revenue</b>           | <b>\$ 303,240.70</b>           | <b>\$ 282,170.00</b>      | <b>\$ 285,055.41</b>          | <b>\$ 2,885.41</b>   | <b>1.0%</b>   |
|                                                  |                                | \$ -                      |                               |                      |               |
| <b>340000-000 Operating Grants</b>               |                                |                           |                               |                      |               |
| 340100-000 HAP Subsidy                           | \$ 684,820.00                  | \$ 706,706.00             | \$ 740,677.44                 | \$ 33,971.44         | 4.8%          |
| 340101-000 HAP FSS Subsidy                       | \$ -                           | \$ -                      | \$ 13,176.00                  | \$ 13,176.00         | 0.0%          |
| 340102-000 Special Claims Income                 | \$ 7,705.00                    | \$ 3,301.00               | \$ 4,354.67                   | \$ 1,053.67          | 31.9%         |
| 340104-000 Utility Reimbursement                 | \$ 1,807.00                    | \$ 1,355.00               | \$ 1,446.67                   | \$ 91.67             | 6.8%          |
| 340105-000 Repayment Agreement Expense Recovery  | \$ 180.00                      | \$ 158.00                 | \$ 218.00                     | \$ 60.00             | 38.0%         |
| <b>340999-999 Total Operating Grants</b>         | <b>\$ 694,512.00</b>           | <b>\$ 711,520.00</b>      | <b>\$ 759,872.77</b>          | <b>\$ 48,352.77</b>  | <b>6.8%</b>   |
| <b>362000-000 Other Revenue</b>                  |                                |                           |                               |                      |               |
| 362125-000 Miscellaneous Income                  | \$ 666.83                      | \$ 5,102.00               | \$ 2,115.44                   | \$ (2,986.56)        | -58.5%        |
| 362165-000 Other Income - Misc                   | \$ 158.34                      | \$ 1,573.00               | \$ 664.36                     | \$ (908.64)          | -57.8%        |
| <b>369999-999 Total Other Revenue</b>            | <b>\$ 825.17</b>               | <b>\$ 6,675.00</b>        | <b>\$ 2,779.80</b>            | <b>\$ (3,895.20)</b> | <b>-58.4%</b> |
| <b>399999-999 Total Revenue</b>                  | <b>\$ 1,030,831.74</b>         | <b>\$ 1,000,365.00</b>    | <b>\$ 1,047,707.99</b>        | <b>\$ 47,342.99</b>  | <b>4.7%</b>   |
| <b>400000-000 EXPENSES</b>                       |                                |                           |                               |                      |               |
| <b>410000-000 Administrative Expenses</b>        |                                |                           |                               |                      |               |
| <b>411000-000 Salaries</b>                       |                                |                           |                               |                      |               |
| 411001-000 Admin Salaries - Regular              | \$ 120,972.94                  | \$ 133,465.00             | \$ 143,889.32                 | \$ 10,424.32         | 7.8%          |
| 411003-000 Admin Salaries - Overtime             | \$ 24.31                       | \$ 400.00                 | \$ 500.00                     | \$ 100.00            | 25.0%         |
| <b>411199-999 Total Salaries</b>                 | <b>\$ 120,997.25</b>           | <b>\$ 133,865.00</b>      | <b>\$ 144,389.32</b>          | <b>\$ 10,524.32</b>  | <b>7.9%</b>   |
| <b>413000-000 Legal Expense</b>                  |                                |                           |                               |                      |               |
| 413001-000 Legal Expense                         | \$ 8,301.42                    | \$ 7,000.00               | \$ 8,140.09                   | \$ 1,140.09          | 16.3%         |
| 413003-000 Court Costs                           | \$ 328.22                      | \$ 1,135.00               | \$ 1,135.00                   | \$ -                 | 0.0%          |
| <b>413090-999 Total Legal Expenses</b>           | <b>\$ 8,629.64</b>             | <b>\$ 8,135.00</b>        | <b>\$ 9,275.09</b>            | <b>\$ 1,140.09</b>   | <b>14.0%</b>  |
| <b>414000-000 Travel &amp; Training</b>          |                                |                           |                               |                      |               |
| 414010-000 Staff Training                        | \$ 3,065.00                    | \$ 1,350.00               | \$ 1,650.00                   | \$ 300.00            | 22.2%         |
| <b>414099-999 Total Travel &amp; Training</b>    | <b>\$ 3,065.00</b>             | <b>\$ 1,350.00</b>        | <b>\$ 1,650.00</b>            | <b>\$ 300.00</b>     | <b>22.2%</b>  |
| <b>417000-000 Auditing Fees</b>                  |                                |                           |                               |                      |               |
| 417001-000 Auditing Fees                         | \$ -                           | \$ -                      | \$ 9,500.00                   | \$ -                 | 0.0%          |
| <b>417099-999 Total Audit Fees</b>               | <b>\$ 7,928.79</b>             | <b>\$ 9,500.00</b>        | <b>\$ 9,500.00</b>            | <b>\$ -</b>          | <b>0.0%</b>   |
| <b>419000-000 Office Expenses</b>                |                                |                           |                               |                      |               |
| 419001-000 Office Supplies                       | \$ 864.37                      | \$ 700.00                 | \$ 650.00                     | \$ (50.00)           | -7.1%         |
| 419002-000 Postage, Couriers, Express Mail       | \$ 680.23                      | \$ 667.00                 | \$ 690.62                     | \$ 23.62             | 3.5%          |
| 419003-000 Printing                              | \$ 43.33                       | \$ 500.00                 | \$ 210.00                     | \$ (290.00)          | -58.0%        |

|                   |                                                    | 2026                           |                           | 2027                          |                     |               |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|---------------------|---------------|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance            |               |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$      | Variance<br>% |
| 419006-000        | Telephone                                          | \$ 6,232.82                    | \$ 5,475.00               | \$ 5,942.06                   | \$ 467.06           | 8.5%          |
| 419011-000        | Equipment Leases                                   | \$ 1,282.93                    | \$ 1,400.00               | \$ 1,300.00                   | \$ (100.00)         | -7.1%         |
| 419012-000        | Office Equipment/Furniture                         | \$ -                           | \$ 1,000.00               | \$ 500.00                     | \$ (500.00)         | -50.0%        |
| 419015-000        | Meeting                                            | \$ 114.37                      | \$ 500.00                 | \$ 750.00                     | \$ 250.00           | 50.0%         |
| 419018-000        | Bank Charges                                       | \$ 435.59                      | \$ 235.00                 | \$ 250.00                     | \$ 15.00            | 6.4%          |
| 419022-000        | Consultants                                        | \$ -                           | \$ 3,160.00               | \$ 1,053.33                   | \$ (2,106.67)       | -66.7%        |
| 419025-000        | Criminal Check                                     | \$ 641.48                      | \$ 525.00                 | \$ 613.41                     | \$ 88.41            | 16.8%         |
| 419026-000        | Employee Physical /Drug Test                       | \$ -                           | \$ -                      | \$ 85.00                      | \$ 85.00            | 0.0%          |
| 419027-000        | Interpreter Fee                                    | \$ 797.62                      | \$ 2,000.00               | \$ 1,300.00                   | \$ (700.00)         | -35.0%        |
| 419028-000        | Software                                           | \$ 7,099.40                    | \$ 4,775.00               | \$ 7,201.00                   | \$ 2,426.00         | 50.8%         |
| 419030-000        | Document Shredding                                 | \$ 130.00                      | \$ 300.00                 | \$ 250.00                     | \$ (50.00)          | -16.7%        |
| 419041-000        | Annual Compliance Fee                              | \$ 7,520.00                    | \$ 3,760.00               | \$ 3,760.00                   | \$ -                | 0.0%          |
| 419043-000        | Collection Agency Fees                             | \$ -                           | \$ 229.00                 | \$ 76.33                      | \$ (152.67)         | -66.7%        |
| <b>419099-999</b> | <b>Total Office Expenses</b>                       | <b>\$ 26,021.29</b>            | <b>\$ 25,276.00</b>       | <b>\$ 24,681.75</b>           | <b>\$ (594.25)</b>  | <b>-2.4%</b>  |
| <b>419500-000</b> | <b>Management Fees</b>                             |                                |                           |                               |                     |               |
| 419501-000        | Management Fees                                    | \$ 39,926.64                   | \$ 40,015.00              | \$ 43,521.78                  | \$ 3,506.78         | 8.8%          |
| 419503-000        | Partnership Management Fees                        | \$ 1,791.00                    | \$ 1,789.00               | \$ 1,791.00                   | \$ 2.00             | 0.1%          |
| 419505-000        | Asset Management Fees                              | \$ 2,342.30                    | \$ 2,577.00               | \$ 2,400.00                   | \$ (177.00)         | -6.9%         |
| <b>419599-999</b> | <b>Total Management Fees</b>                       | <b>\$ 44,059.94</b>            | <b>\$ 44,381.00</b>       | <b>\$ 47,712.78</b>           | <b>\$ 3,331.78</b>  | <b>7.5%</b>   |
| <b>419999-999</b> | <b>Total Administrative Expenses</b>               | <b>\$ 210,701.91</b>           | <b>\$ 222,507.00</b>      | <b>\$ 237,208.93</b>          | <b>\$ 14,701.93</b> | <b>6.6%</b>   |
| <b>420000-000</b> | <b>Tenant Services</b>                             |                                |                           |                               |                     |               |
| <b>421000-000</b> | <b>Tenant Services- Salaries</b>                   |                                |                           |                               |                     |               |
| <b>422600-000</b> | <b>Tenant Services- Other</b>                      |                                |                           |                               |                     |               |
| 422700-000        | Tenant Participation - Residents Council           | \$ 1,270.29                    | \$ 1,410.00               | \$ 1,410.00                   | \$ -                | 0.0%          |
| 422701-000        | Tenant Participation - HACA                        | \$ 788.89                      | \$ 940.00                 | \$ 940.00                     | \$ -                | 0.0%          |
| <b>422998-990</b> | <b>Total Tenant Services - Other</b>               | <b>\$ 2,059.18</b>             | <b>\$ 2,350.00</b>        | <b>\$ 2,350.00</b>            | <b>\$ -</b>         | <b>0.0%</b>   |
| <b>429999-999</b> | <b>Total Tenant Services</b>                       | <b>\$ 2,059.18</b>             | <b>\$ 2,350.00</b>        | <b>\$ 2,350.00</b>            | <b>\$ -</b>         | <b>0.0%</b>   |
| <b>430000-000</b> | <b>Utilities</b>                                   |                                |                           |                               |                     |               |
| 431000-000        | Water                                              | \$ 94,623.59                   | \$ 83,733.00              | \$ 92,065.36                  | \$ 8,332.36         | 10.0%         |
| 432000-000        | Electricity                                        | \$ 12,488.79                   | \$ 12,158.00              | \$ 12,362.82                  | \$ 204.82           | 1.7%          |
| 433000-000        | Gas                                                | \$ 66,249.47                   | \$ 51,714.00              | \$ 62,962.41                  | \$ 11,248.41        | 21.8%         |
| <b>439000-999</b> | <b>Total Utilities</b>                             | <b>\$ 173,361.85</b>           | <b>\$ 147,605.00</b>      | <b>\$ 167,390.59</b>          | <b>\$ 19,785.59</b> | <b>13.4%</b>  |
| <b>440000-000</b> | <b>Ordinary Maintenance &amp; Operations</b>       |                                |                           |                               |                     |               |
| <b>441000-000</b> | <b>Maintenance Labor</b>                           |                                |                           |                               |                     |               |
| 441001-000        | Ordinary Maint. & Operations- Labor Regular        | \$ 84,577.31                   | \$ 73,093.00              | \$ 78,891.01                  | \$ 5,798.01         | 7.9%          |
| 441002-000        | Ordinary Maint. & Operations- Labor OT             | \$ 4,897.61                    | \$ 6,110.00               | \$ 3,500.00                   | \$ (2,610.00)       | -42.7%        |
| 441004-000        | Ordinary Maint. & Operations- Labor Standby        | \$ 5,522.34                    | \$ 5,952.00               | \$ 6,100.37                   | \$ 148.37           | 2.5%          |
| <b>441090-999</b> | <b>Total Maintenance Labor</b>                     | <b>\$ 99,936.20</b>            | <b>\$ 85,155.00</b>       | <b>\$ 88,491.38</b>           | <b>\$ 3,336.38</b>  | <b>3.9%</b>   |
| <b>442000-000</b> | <b>Ordinary Maint. &amp; Operations- Materials</b> |                                |                           |                               |                     |               |
| 442001-000        | Materials - Custodial                              | \$ 720.26                      | \$ 2,000.00               | \$ 2,000.00                   | \$ -                | 0.0%          |
| 442002-000        | Materials - Electrical                             | \$ 6,535.21                    | \$ 5,500.00               | \$ 7,200.00                   | \$ 1,700.00         | 30.9%         |
| 442003-000        | Materials - Plumbing                               | \$ 4,163.50                    | \$ 6,000.00               | \$ 6,000.00                   | \$ -                | 0.0%          |
| 442004-000        | Materials - Lawn Care/ Grounds                     | \$ 727.74                      | \$ 750.00                 | \$ 800.00                     | \$ 50.00            | 6.7%          |
| 442005-000        | Materials - Tools & Equipment                      | \$ 4,499.56                    | \$ 2,400.00               | \$ 2,300.00                   | \$ (100.00)         | -4.2%         |
| 442006-000        | Materials - HVAC / Heating / Cooling               | \$ 9,042.14                    | \$ 8,500.00               | \$ 9,500.00                   | \$ 1,000.00         | 11.8%         |
| 442007-000        | Materials - Gas & Oil                              | \$ 259.02                      | \$ 500.00                 | \$ 500.00                     | \$ -                | 0.0%          |
| 442008-000        | Materials - Auto Parts                             | \$ -                           | \$ 70.00                  | \$ 70.00                      | \$ -                | 0.0%          |
| 442009-000        | Materials - Exterior Lighting                      | \$ 742.45                      | \$ 700.00                 | \$ 1,500.00                   | \$ 800.00           | 114.3%        |
| 442010-000        | Materials - Paint and Painting Supplies            | \$ 3,338.18                    | \$ 2,500.00               | \$ 3,500.00                   | \$ 1,000.00         | 40.0%         |
| 442014-000        | Materials - Appliances & Parts                     | \$ 21,752.38                   | \$ 19,500.00              | \$ 18,500.00                  | \$ (1,000.00)       | -5.1%         |
| 442015-000        | Materials - Smoke/CO Detectors/Fire Ext.           | \$ 4,177.84                    | \$ 600.00                 | \$ 600.00                     | \$ -                | 0.0%          |
| 442017-000        | Materials - Hardware/Locks                         | \$ 2,395.08                    | \$ 2,500.00               | \$ 2,500.00                   | \$ -                | 0.0%          |

|                   |                                                    | 2026                           |                           | 2027                          |                      |               |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------------|---------------|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance             |               |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$       | Variance<br>% |
| 442018-000        | Materials - Safety Equipment                       | \$ 255.71                      | \$ 500.00                 | \$ 650.00                     | \$ 150.00            | 30.0%         |
| 442019-000        | Materials - Pest Control                           | \$ 275.89                      | \$ 400.00                 | \$ 450.00                     | \$ 50.00             | 12.5%         |
| 442020-000        | Materials - Lumber Sheetrock                       | \$ -                           | \$ 1,000.00               | \$ 100.00                     | \$ (900.00)          | -90.0%        |
| 442021-000        | Materials - Doors                                  | \$ 470.16                      | \$ 150.00                 | \$ -                          | \$ (150.00)          | -100.0%       |
| 442023-000        | Materials - Refrigerators                          | \$ 3,097.33                    | \$ 2,500.00               | \$ 4,200.00                   | \$ 1,700.00          | 68.0%         |
| 442024-000        | Materials - Ranges                                 | \$ 1,775.90                    | \$ 3,600.00               | \$ 2,500.00                   | \$ (1,100.00)        | -30.6%        |
| 442025-000        | Materials - Dishwashers                            | \$ -                           | \$ 500.00                 | \$ -                          | \$ (500.00)          | -100.0%       |
| 442026-000        | Materials - Reasonable Accommodations              | \$ -                           | \$ 1,500.00               | \$ 1,500.00                   | \$ -                 | 0.0%          |
| 442027-000        | Materials - Water Heaters/Boilers & Parts          | \$ 194.90                      | \$ 1,000.00               | \$ -                          | \$ (1,000.00)        | -100.0%       |
| 442029-100        | Materials Charge Back-Tenant Property Damage       | \$ 1,846.94                    | \$ 11,775.00              | \$ 4,970.77                   | \$ (6,804.23)        | -57.8%        |
| <b>442090-999</b> | <b>Total Materials</b>                             | <b>\$ 67,247.59</b>            | <b>\$ 75,195.00</b>       | <b>\$ 69,340.77</b>           | <b>\$ (5,854.23)</b> | <b>-7.8%</b>  |
| <b>443000-000</b> | <b>Contracts - Maintenance</b>                     |                                |                           |                               |                      |               |
| 443001-000        | Contracts - Trash Removal                          | \$ 32,641.45                   | \$ 31,131.00              | \$ 44,367.48                  | \$ 13,236.48         | 42.5%         |
| 443002-000        | Contracts - In-House Bulk Trash                    | \$ 2,844.48                    | \$ 2,527.00               | \$ -                          | \$ (2,527.00)        | -100.0%       |
| 443003-000        | Contracts - HVAC                                   | \$ 10,441.15                   | \$ 3,000.00               | \$ 3,000.00                   | \$ -                 | 0.0%          |
| 443006-000        | Contracts - Landscape/Grounds                      | \$ 16,222.76                   | \$ 10,812.00              | \$ 12,727.81                  | \$ 1,915.81          | 17.7%         |
| 443007-000        | Contracts - Tree Trimming                          | \$ 5,751.75                    | \$ 12,500.00              | \$ 6,000.00                   | \$ (6,500.00)        | -52.0%        |
| 443008-000        | Contracts - Make Ready Cleaning                    | \$ 7,067.00                    | \$ 12,000.00              | \$ 12,000.00                  | \$ -                 | 0.0%          |
| 443009-000        | Contracts - Make Ready Repairs                     | \$ -                           | \$ 1,500.00               | \$ 3,000.00                   | \$ 1,500.00          | 100.0%        |
| 443010-000        | Contracts - Electrical Contracts                   | \$ 4,823.75                    | \$ 3,200.00               | \$ 3,200.00                   | \$ -                 | 0.0%          |
| 443011-000        | Contracts - Plumbing Contracts                     | \$ 11,111.26                   | \$ 6,000.00               | \$ 4,700.00                   | \$ (1,300.00)        | -21.7%        |
| 443012-000        | Contracts - Pest Control                           | \$ 11,496.50                   | \$ 7,544.00               | \$ 9,516.00                   | \$ 1,972.00          | 26.1%         |
| 443014-000        | Contracts - Fire Protection                        | \$ -                           | \$ 1,600.00               | \$ 1,600.00                   | \$ -                 | 0.0%          |
| 443015-000        | Contracts - Door & Window Repairs                  | \$ 5,945.00                    | \$ 350.00                 | \$ 1,920.00                   | \$ 1,570.00          | 448.6%        |
| 443016-000        | Contracts - Building & Equipment Repairs           | \$ 2,459.21                    | \$ 1,200.00               | \$ 1,200.00                   | \$ -                 | 0.0%          |
| 443020-000        | Contracts - Key & Lock Services                    | \$ -                           | \$ 250.00                 | \$ 200.00                     | \$ (50.00)           | -20.0%        |
| 443021-000        | Contract - Vehicle Repairs/ Maintenance            | \$ 1,878.65                    | \$ 1,000.00               | \$ 1,000.00                   | \$ -                 | 0.0%          |
| 443023-000        | Contracts - Uniforms                               | \$ 557.69                      | \$ 885.00                 | \$ 611.00                     | \$ (274.00)          | -31.0%        |
| 443027-000        | Contracts - Masonry Work                           | \$ -                           | \$ 1,000.00               | \$ 1,000.00                   | \$ -                 | 0.0%          |
| 443028-000        | Contracts - Roofing                                | \$ 4,201.70                    | \$ 2,500.00               | \$ 2,500.00                   | \$ -                 | 0.0%          |
| 443029-100        | Contracts Charge Back-Tenant Property Damage       | \$ 6,359.00                    | \$ 5,047.00               | \$ 8,041.33                   | \$ 2,994.33          | 59.3%         |
| <b>443090-999</b> | <b>Total Maintenance Contracts</b>                 | <b>\$ 133,821.35</b>           | <b>\$ 104,296.00</b>      | <b>\$ 116,583.63</b>          | <b>\$ 12,287.63</b>  | <b>11.8%</b>  |
| <b>443999-999</b> | <b>Total Ordinary Maintenance &amp; Operations</b> | <b>\$ 301,005.14</b>           | <b>\$ 264,646.00</b>      | <b>\$ 274,415.78</b>          | <b>\$ 9,769.78</b>   | <b>3.7%</b>   |
| <b>448000-000</b> | <b>Protective Services</b>                         |                                |                           |                               |                      |               |
| 448001-000        | Police Officers                                    | \$ 53,888.75                   | \$ 1,000.00               | \$ 27,000.00                  | \$ 26,000.00         | 2600.0%       |
| 448002-000        | Crime Prevention/Safety                            | \$ 2,200.00                    | \$ 2,400.00               | \$ 2,400.00                   | \$ -                 | 0.0%          |
| 448003-000        | Police Liaison                                     | \$ 115.72                      | \$ -                      | \$ 1,704.02                   | \$ 1,704.02          | 0.0%          |
| 448004-000        | Protective Services- Equipments                    | \$ 1,469.03                    | \$ 3,000.00               | \$ 1,915.55                   | \$ (1,084.46)        | -36.1%        |
| 448005-000        | Protective Services- Contracts                     | \$ 33,754.07                   | \$ 15,800.00              | \$ 27,000.00                  | \$ 11,200.00         | 70.9%         |
| <b>448090-999</b> | <b>Total Protective Services</b>                   | <b>\$ 91,427.57</b>            | <b>\$ 22,200.00</b>       | <b>\$ 60,019.57</b>           | <b>\$ 37,819.57</b>  | <b>170.4%</b> |
| <b>450000-000</b> | <b>General Expenses</b>                            |                                |                           |                               |                      |               |
| <b>451000-000</b> | <b>Insurance</b>                                   |                                |                           |                               |                      |               |
| 451001-000        | Property Insurance                                 | \$ 40,170.03                   | \$ 47,708.00              | \$ 31,417.93                  | \$ (16,290.07)       | -34.1%        |
| 451002-000        | Liability Insurance                                | \$ 15,247.78                   | \$ 8,780.00               | \$ 17,426.98                  | \$ 8,646.98          | 98.5%         |
| 451004-000        | Workmen's Compensation                             | \$ 636.83                      | \$ -                      | \$ 39.95                      | \$ 39.95             | 0.0%          |
| <b>451090-999</b> | <b>Total Insurance</b>                             | <b>\$ 56,054.64</b>            | <b>\$ 56,488.00</b>       | <b>\$ 48,884.86</b>           | <b>\$ (7,603.14)</b> | <b>-13.5%</b> |
| <b>454000-000</b> | <b>Employee Benefits Contribution</b>              |                                |                           |                               |                      |               |
| 454000-010        | Employee Benefits Contribution                     | \$ -                           | \$ 93,343.00              | \$ -                          | \$ (93,343.00)       | -100.0%       |
| 454000-100        | FICA Employers Share - Admin                       | \$ 8,792.23                    | \$ -                      | \$ 11,007.53                  | \$ 11,007.53         | 0.0%          |
| 454000-300        | FICA Employers Share - Maintenance                 | \$ 7,371.34                    | \$ -                      | \$ 6,035.16                   | \$ 6,035.16          | 0.0%          |
| 454001-100        | Medical Benefits - Admin                           | \$ 35,994.38                   | \$ -                      | \$ 43,192.92                  | \$ 43,192.92         | 0.0%          |
| 454001-300        | Medical Benefits - Maintenance                     | \$ 18,959.30                   | \$ -                      | \$ 19,817.52                  | \$ 19,817.52         | 0.0%          |
| 454002-100        | Retirement Benefits - Admin                        | \$ 15,175.23                   | \$ -                      | \$ 17,375.86                  | \$ 17,375.86         | 0.0%          |

|                   |                                             | 2026                           |                           | 2027                          |                        |               |
|-------------------|---------------------------------------------|--------------------------------|---------------------------|-------------------------------|------------------------|---------------|
|                   |                                             | T12                            | Budget                    | Budget                        | Variance               |               |
|                   |                                             | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$         | Variance<br>% |
| 454002-300        | Retirement Benefits - Maintenance           | \$ 14,105.17                   | \$ -                      | \$ 11,833.65                  | \$ 11,833.65           | 0.0%          |
| 454003-100        | Fed & State Unemployment - Admin            | \$ 390.37                      | \$ -                      | \$ 352.26                     | \$ 352.26              | 0.0%          |
| 454003-300        | Fed & State Unemployment - Maintenance      | \$ 233.79                      | \$ -                      | \$ 222.30                     | \$ 222.30              | 0.0%          |
| 454004-100        | Life Insurance - Admin                      | \$ 178.12                      | \$ -                      | \$ 200.39                     | \$ 200.39              | 0.0%          |
| 454004-300        | Life Insurance - Maintenance                | \$ 117.38                      | \$ -                      | \$ 109.82                     | \$ 109.82              | 0.0%          |
| 454005-100        | Disability Insurance - Admin                | \$ 282.63                      | \$ -                      | \$ 308.62                     | \$ 308.62              | 0.0%          |
| 454005-300        | Disability Insurance - Maintenance          | \$ 179.68                      | \$ -                      | \$ 169.10                     | \$ 169.10              | 0.0%          |
| <b>454900-999</b> | <b>Total Employee Benefits Contribution</b> | <b>\$ 101,779.62</b>           | <b>\$ 93,343.00</b>       | <b>\$ 110,625.13</b>          | <b>\$ 17,282.13</b>    | <b>18.5%</b>  |
| <b>458000-100</b> | <b>Interest Expense</b>                     |                                |                           |                               |                        |               |
| 458001-000        | Interest on Notes Payable                   | \$ 84,911.35                   | \$ 84,168.00              | \$ 82,344.55                  | \$ (1,823.45)          | -2.2%         |
|                   | <b>Total Interest Expense</b>               | <b>\$ 231,549.35</b>           | <b>\$ 84,168.00</b>       | <b>\$ 82,344.55</b>           | <b>\$ (1,823.45)</b>   | <b>-2.2%</b>  |
| <b>459000-000</b> | <b>Other General Expense</b>                |                                |                           |                               |                        |               |
| 459001-000        | Land Lease Expense                          | \$ 17,333.04                   | \$ 17,333.00              | \$ 17,333.00                  | \$ -                   | 0.0%          |
| 459006-000        | Franchise Taxes                             | \$ 3,651.34                    | \$ 3,560.00               | \$ 3,605.67                   | \$ 45.67               | 1.3%          |
| <b>459090-999</b> | <b>Total Other General Expenses</b>         | <b>\$ 23,601.88</b>            | <b>\$ 20,893.00</b>       | <b>\$ 20,938.67</b>           | <b>\$ 45.67</b>        | <b>0.2%</b>   |
| <b>459099-999</b> | <b>Total General Expenses</b>               | <b>\$ 412,985.49</b>           | <b>\$ 254,892.00</b>      | <b>\$ 262,793.21</b>          | <b>\$ 7,901.21</b>     | <b>3.1%</b>   |
| <b>459999-998</b> | <b>Total Operating Expenses</b>             | <b>\$ 1,191,541.14</b>         | <b>\$ 914,200.00</b>      | <b>\$ 1,004,178.08</b>        | <b>\$ 89,978.08</b>    | <b>9.8%</b>   |
| <b>459999-999</b> | <b>NET OPERATING INCOME (LOSS)</b>          | <b>\$ (160,709.40)</b>         | <b>\$ 86,165.00</b>       | <b>\$ 43,529.91</b>           | <b>\$ (42,635.09)</b>  | <b>-49.5%</b> |
| <b>471000-000</b> | <b>Non-Routine Expenses</b>                 |                                |                           |                               |                        |               |
| 471504-000        | FSS Escrow Contributions                    | \$ 14,419.00                   | \$ -                      | \$ 13,176.00                  | \$ 13,176.00           | 0.0%          |
| <b>471590-999</b> | <b>Total Non-Routine Expenses</b>           | <b>\$ 14,419.00</b>            | <b>\$ -</b>               | <b>\$ 13,176.00</b>           | <b>\$ 13,176.00</b>    | <b>0.0%</b>   |
| <b>999999-998</b> | <b>Net Income (Loss)</b>                    | <b>\$ (494,135.40)</b>         | <b>\$ 181,413.00</b>      | <b>\$ 30,353.91</b>           | <b>\$ (151,059.09)</b> | <b>-83.3%</b> |
|                   | Debt Principal                              |                                | \$ 52,371.72              | \$ 54,195.17                  |                        |               |
|                   | Replacement Reserve                         |                                | \$ 43,872.00              | \$ 43,872.00                  |                        |               |
|                   | <b>Balance</b>                              |                                | <b>\$ 85,169.28</b>       | <b>\$ (67,713.26)</b>         |                        |               |
|                   | Net Income                                  |                                | \$ 221,709.00             | \$ 68,826.46                  |                        |               |
|                   | Total Debt                                  |                                | \$ 136,539.72             | \$ 136,539.72                 |                        |               |
|                   | <b>Debt Service Coverage Ratio</b>          |                                | <b>1.62</b>               | <b>0.50</b>                   |                        |               |

# Pathways at Goodrich Place

## CY2027 Budget Template

|                   |                                       | 2026                        |                        | 2027                       |                        |                 |
|-------------------|---------------------------------------|-----------------------------|------------------------|----------------------------|------------------------|-----------------|
|                   |                                       | T12                         | Budget                 | Budget                     | Variance               |                 |
|                   |                                       | July 2025 Through June 2026 | 2026 Current Budget    | 2027 Full Requested Budget | Variance \$            | Variance %      |
| <b>300000-200</b> | <b>REVENUES</b>                       |                             |                        |                            |                        |                 |
| <b>310000-000</b> | <b>Tenant Revenue</b>                 |                             |                        |                            |                        |                 |
| 310000-100        | Rental Income                         | \$ 2,087,466.61             | \$ 1,010,114.00        | \$ 1,460,500.61            | \$ 450,386.61          | 44.6%           |
| 310001-000        | Rental Charges                        | \$ (82,728.00)              | \$ 9,120.00            | \$ (85,596.67)             | \$ (94,716.67)         | -1038.6%        |
| 310001-100        | HAP Subsidy Rent                      | \$ 426,270.00               | \$ -                   | \$ 244,003.33              | \$ 244,003.33          | 0.0%            |
| 310001-200        | Tenant Based Subsidy Rent             | \$ 349,326.00               | \$ -                   | \$ 183,099.33              | \$ 183,099.33          | 0.0%            |
| 310001-300        | Pet Rent                              | \$ 2,233.00                 | \$ -                   | \$ 1,224.33                | \$ 1,224.33            | 0.0%            |
| 310002-000        | Rental Charge Adjustment              | \$ (431.00)                 | \$ (16,400.00)         | \$ (5,610.33)              | \$ 10,789.67           | -65.8%          |
| 310002-100        | Move-In Concessions                   | \$ (4,506.00)               | \$ -                   | \$ (2,155.33)              | \$ (2,155.33)          | 0.0%            |
| 310002-110        | Recurring Concession                  | \$ (22,892.00)              | \$ -                   | \$ (13,117.33)             | \$ (13,117.33)         | 0.0%            |
| 310004-000        | Rent Permanent Loss                   | \$ (8,925.00)               | \$ -                   | \$ (8,925.00)              | \$ (8,925.00)          | 0.0%            |
| 310007-000        | Vacancies                             | \$ (200,310.70)             | \$ (134,005.00)        | \$ (68,208.13)             | \$ 65,796.87           | -49.1%          |
| 310008-000        | Loss/Gain to Lease                    | \$ (109,571.71)             | \$ (67,368.00)         | \$ (67,202.38)             | \$ 165.62              | -0.2%           |
| 310010-000        | Write-Off / Bad Debt                  | \$ (92,288.68)              | \$ (49,764.00)         | \$ (38,976.07)             | \$ 10,787.93           | -21.7%          |
| 310013-000        | Security Deposit Forfeit              | \$ 400.00                   | \$ -                   | \$ 133.33                  | \$ 133.33              | 0.0%            |
| 310020-000        | Legal Charges                         | \$ 238.50                   | \$ 800.00              | \$ (130.83)                | \$ (930.83)            | -116.4%         |
| 310021-000        | Maintenance/Damages Chargeback Income | \$ 13,859.98                | \$ 8,640.00            | \$ 12,000.00               | \$ 3,360.00            | 38.9%           |
| 310023-000        | Late Fee                              | \$ 16,662.00                | \$ 9,600.00            | \$ 12,833.33               | \$ 3,233.33            | 33.7%           |
| <b>310099-999</b> | <b>Total Tenant Revenue</b>           | <b>\$ 2,383,659.00</b>      | <b>\$ 770,737.00</b>   | <b>\$ 1,623,872.20</b>     | <b>\$ 853,135.20</b>   | <b>110.7%</b>   |
|                   |                                       |                             | \$ -                   |                            |                        |                 |
| <b>340000-000</b> | <b>Operating Grants</b>               |                             |                        |                            |                        |                 |
| 340100-000        | HAP Subsidy                           | \$ 60,574.00                | \$ 1,005,054.00        | \$ 488,303.01              | \$ (516,750.99)        | -51.4%          |
| 340101-000        | HAP FSS Subsidy                       | \$ -                        | \$ -                   | \$ 15,876.00               | \$ 15,876.00           | 0.0%            |
| 340104-000        | Utility Reimbursement                 | \$ 1,036.46                 | \$ -                   | \$ 392.15                  | \$ 392.15              | 0.0%            |
| <b>340999-999</b> | <b>Total Operating Grants</b>         | <b>\$ 61,610.46</b>         | <b>\$ 1,005,054.00</b> | <b>\$ 504,571.16</b>       | <b>\$ (500,482.84)</b> | <b>-49.8%</b>   |
| <b>360000-000</b> | <b>Interest Income</b>                |                             |                        |                            |                        |                 |
| 361105-000        | Interest on Bank Accounts             | \$ 6,484.62                 | \$ 600.00              | \$ 4,571.22                | \$ 3,971.22            | 661.9%          |
| 361115-000        | Interest on Replacement Reserve       | \$ 2,526.63                 | \$ -                   | \$ 842.21                  | \$ 842.21              | 0.0%            |
| <b>361199-999</b> | <b>Total Interest Income</b>          | <b>\$ 9,011.25</b>          | <b>\$ 600.00</b>       | <b>\$ 5,413.43</b>         | <b>\$ 4,813.43</b>     | <b>802.2%</b>   |
| <b>362000-000</b> | <b>Other Revenue</b>                  |                             |                        |                            |                        |                 |
| 362104-000        | Services Fees                         | \$ 2,000.00                 | \$ -                   | \$ 666.67                  | \$ 666.67              | 0.0%            |
| 362106-000        | Application Fees                      | \$ 1,128.00                 | \$ 1,410.00            | \$ 916.67                  | \$ (493.33)            | -35.0%          |
| 362125-000        | Miscellaneous Income                  | \$ 200.00                   | \$ -                   | \$ 66.67                   | \$ 66.67               | 0.0%            |
| 362150-000        | Prior Period Adjustment               | \$ (52,439.34)              | \$ -                   | \$ (17,479.78)             | \$ (17,479.78)         | 0.0%            |
| 362165-000        | Other Income - Misc                   | \$ 121.13                   | \$ -                   | \$ 121.13                  | \$ 121.13              | 0.0%            |
| <b>369999-999</b> | <b>Total Other Revenue</b>            | <b>\$ (48,990.21)</b>       | <b>\$ 1,410.00</b>     | <b>\$ (15,708.65)</b>      | <b>\$ (17,118.65)</b>  | <b>-1214.1%</b> |
| <b>399999-999</b> | <b>Total Revenue</b>                  | <b>\$ 2,405,290.50</b>      | <b>\$ 1,777,801.00</b> | <b>\$ 2,118,148.14</b>     | <b>\$ 340,347.14</b>   | <b>19.1%</b>    |
| <b>400000-000</b> | <b>EXPENSES</b>                       |                             |                        |                            |                        |                 |
| <b>410000-000</b> | <b>Administrative Expenses</b>        |                             |                        |                            |                        |                 |
| <b>411000-000</b> | <b>Salaries</b>                       |                             |                        |                            |                        |                 |
| 411001-000        | Admin Salaries - Regular              | \$ 119,771.18               | \$ 116,200.00          | \$ 115,825.11              | \$ (374.89)            | -0.3%           |
| 411003-000        | Admin Salaries - Overtime             | \$ 1,507.12                 | \$ -                   | \$ 500.00                  | \$ 500.00              | 0.0%            |
| <b>411199-999</b> | <b>Total Salaries</b>                 | <b>\$ 161,656.47</b>        | <b>\$ 138,291.00</b>   | <b>\$ 116,325.11</b>       | <b>\$ (21,965.89)</b>  | <b>-15.9%</b>   |
| <b>413000-000</b> | <b>Legal Expense</b>                  |                             |                        |                            |                        |                 |
| 413001-000        | Legal Expense                         | \$ 2,306.81                 | \$ -                   | \$ 3,000.00                | \$ 3,000.00            | 0.0%            |
| 413003-000        | Court Costs                           | \$ 5,711.97                 | \$ -                   | \$ 2,681.15                | \$ 2,681.15            | 0.0%            |

|                                                         | 2026                           |                           | 2027                          |                |               |
|---------------------------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------|---------------|
|                                                         | T12                            | Budget                    | Budget                        | Variance       |               |
|                                                         | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$ | Variance<br>% |
| <b>413090-999 Total Legal Expenses</b>                  | \$ 8,018.78                    | \$ -                      | \$ 5,681.15                   | \$ 5,681.15    | 0.0%          |
| <b>414000-000 Travel &amp; Training</b>                 |                                |                           |                               |                |               |
| 414010-000 Staff Training                               | \$ 3,127.24                    | \$ 2,844.00               | \$ 2,844.00                   | \$ -           | 0.0%          |
| 414030-000 Travel - Lodging                             | \$ 1,077.42                    | \$ 1,050.00               | \$ 1,050.00                   | \$ -           | 0.0%          |
| 414090-000 Travel - Conference Fees                     | \$ 250.00                      | \$ 620.00                 | \$ 620.00                     | \$ -           | 0.0%          |
| <b>414099-999 Total Travel &amp; Training</b>           | \$ 6,061.18                    | \$ 4,514.00               | \$ 4,514.00                   | \$ -           | 0.0%          |
| <b>417000-000 Auditing Fees</b>                         | \$ -                           | \$ -                      |                               |                |               |
| 417001-000 Auditing Fees                                | \$ 15,563.02                   | \$ 2,400.00               | \$ 11,500.00                  | \$ 9,100.00    | 379.2%        |
| <b>417099-999 Total Audit Fees</b>                      | \$ 18,346.02                   | \$ 16,900.00              | \$ 11,500.00                  | \$ (5,400.00)  | -32.0%        |
| <b>419000-000 Office Expenses</b>                       |                                |                           |                               |                |               |
| 419001-000 Office Supplies                              | \$ 7,579.30                    | \$ 3,075.00               | \$ 4,000.00                   | \$ 925.00      | 30.1%         |
| 419002-000 Postage, Couriers, Express Mail              | \$ 691.62                      | \$ 420.00                 | \$ 481.15                     | \$ 61.15       | 14.6%         |
| 419003-000 Printing                                     | \$ 1,340.09                    | \$ 840.00                 | \$ 700.00                     | \$ (140.00)    | -16.7%        |
| 419004-000 Advertising and Marketing                    | \$ 11,972.89                   | \$ 18,731.00              | \$ 5,000.00                   | \$ (13,731.00) | -73.3%        |
| 419004-100 Marketing - Brochures/Cards/Displays         | \$ 336.76                      | \$ -                      | \$ 500.00                     | \$ 500.00      | 0.0%          |
| 419004-110 Marketing - Business Development             | \$ 6.30                        | \$ -                      | \$ 500.00                     | \$ 500.00      | 0.0%          |
| 419004-120 Marketing - Technology                       | \$ 1,089.00                    | \$ -                      | \$ 6,000.00                   | \$ 6,000.00    | 0.0%          |
| 419004-130 Marketing - Digital Media                    | \$ 8,459.00                    | \$ -                      | \$ 12,000.00                  | \$ 12,000.00   | 0.0%          |
| 419004-140 Marketing - Other                            | \$ 1,740.90                    | \$ -                      | \$ 1,500.00                   | \$ 1,500.00    | 0.0%          |
| 419004-150 Marketing - Promotional Items/Office Refresh | \$ 592.17                      | \$ -                      | \$ 500.00                     | \$ 500.00      | 0.0%          |
| 419004-160 Advertising - Temporary Signage              | \$ 713.07                      | \$ -                      | \$ 500.00                     | \$ 500.00      | 0.0%          |
| 419005-000 Membership Dues and Fees                     | \$ -                           | \$ 3,143.00               | \$ 1,047.67                   | \$ (2,095.33)  | -66.7%        |
| 419006-000 Telephone                                    | \$ 22,884.95                   | \$ 14,632.00              | \$ 13,000.00                  | \$ (1,632.00)  | -11.2%        |
| 419007-000 Internet / Cable                             | \$ 2,606.09                    | \$ 1,932.00               | \$ 1,942.34                   | \$ 10.34       | 0.5%          |
| 419009-000 Maint. Agreement - Office Equipment          | \$ 2,119.16                    | \$ 1,476.00               | \$ 1,300.00                   | \$ (176.00)    | -11.9%        |
| 419013-000 Office Equipment Repair                      | \$ -                           | \$ -                      | \$ 50.00                      | \$ 50.00       | 0.0%          |
| 419015-000 Meeting                                      | \$ 2,022.56                    | \$ 2,400.00               | \$ 2,000.00                   | \$ (400.00)    | -16.7%        |
| 419018-000 Bank Charges                                 | \$ 116.62                      | \$ -                      | \$ 250.00                     | \$ 250.00      | 0.0%          |
| 419020-000 Answering Service                            | \$ 2,077.30                    | \$ 1,080.00               | \$ 1,352.33                   | \$ 272.33      | 25.2%         |
| 419022-000 Consultants                                  | \$ 8,092.28                    | \$ 3,713.00               | \$ 4,000.00                   | \$ 287.00      | 7.7%          |
| 419023-000 Newsletter                                   | \$ 233.73                      | \$ -                      | \$ 1,200.00                   | \$ 1,200.00    | 0.0%          |
| 419025-000 Criminal Check                               | \$ 3,160.55                    | \$ 2,634.00               | \$ 2,288.38                   | \$ (345.62)    | -13.1%        |
| 419026-000 Employee Physical /Drug Test                 | \$ -                           | \$ -                      | \$ 85.00                      | \$ 85.00       | 0.0%          |
| 419027-000 Interpreter Fee                              | \$ -                           | \$ -                      | \$ 3,000.00                   | \$ 3,000.00    | 0.0%          |
| 419028-000 Software                                     | \$ 30,686.51                   | \$ 14,310.00              | \$ 7,357.00                   | \$ (6,953.00)  | -48.6%        |
| 419030-000 Document Shredding                           | \$ -                           | \$ -                      | \$ 200.00                     | \$ 200.00      | 0.0%          |
| 419035-000 Permits, Licenses & Certificates             | \$ 544.80                      | \$ 250.00                 | \$ 250.00                     | \$ -           | 0.0%          |
| 419041-000 Annual Compliance Fee                        | \$ 8,800.00                    | \$ -                      | \$ 4,400.00                   | \$ 4,400.00    | 0.0%          |
| <b>419099-999 Total Office Expenses</b>                 | \$ 137,792.50                  | \$ 72,296.00              | \$ 75,403.87                  | \$ 3,107.87    | 4.3%          |
| <b>419500-000 Management Fees</b>                       |                                |                           |                               |                |               |
| 419501-000 Management Fees                              | \$ 15,644.80                   | \$ 73,104.00              | \$ 77,952.14                  | \$ 4,848.14    | 6.6%          |
| 419503-000 Partnership Management Fees                  | \$ 82,239.09                   | \$ 38,016.00              | \$ 38,016.00                  | \$ -           | 0.0%          |
| 419505-000 Asset Management Fees                        | \$ 5,628.60                    | \$ 5,460.00               | \$ 5,628.00                   | \$ 168.00      | 3.1%          |
| <b>419599-999 Total Management Fees</b>                 | \$ 103,512.49                  | \$ 116,580.00             | \$ 121,596.14                 | \$ 5,016.14    | 4.3%          |
| <b>419999-999 Total Administrative Expenses</b>         | \$ 435,387.44                  | \$ 348,581.00             | \$ 335,020.28                 | \$ (13,560.72) | -3.9%         |
| <b>420000-000 Tenant Services</b>                       |                                |                           |                               |                |               |
| <b>422600-000 Tenant Services- Other</b>                |                                |                           |                               |                |               |
| 422700-000 Tenant Participation - Residents Council     | \$ 68.20                       | \$ 8,640.00               | \$ 1,800.00                   | \$ (6,840.00)  | -79.2%        |
| 422701-000 Tenant Participation - HACA                  | \$ -                           | \$ -                      | \$ 1,200.00                   | \$ 1,200.00    | 0.0%          |
| <b>422998-990 Total Tenant Services - Other</b>         | \$ 8,530.55                    | \$ 8,640.00               | \$ 3,000.00                   | \$ (5,640.00)  | -65.3%        |

|                                                               | 2026                           |                           | 2027                          |                |               |  |
|---------------------------------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------|---------------|--|
|                                                               | T12                            | Budget                    | Budget                        | Variance       |               |  |
|                                                               | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$ | Variance<br>% |  |
| <b>429999-999 Total Tenant Services</b>                       | \$ 58,439.43                   | \$ 12,140.00              | \$ 3,000.00                   | \$ (9,140.00)  | -75.3%        |  |
| <b>430000-000 Utilities</b>                                   |                                |                           |                               |                |               |  |
| 431000-000 Water                                              | \$ 138,450.42                  | \$ 95,950.00              | \$ 108,044.51                 | \$ 12,094.51   | 12.6%         |  |
| 432000-000 Electricity                                        | \$ 35,043.31                   | \$ 21,600.00              | \$ 27,576.19                  | \$ 5,976.19    | 27.7%         |  |
| <b>439000-999 Total Utilities</b>                             | \$ 173,493.73                  | \$ 117,550.00             | \$ 135,620.70                 | \$ 18,070.70   | 15.4%         |  |
| <b>440000-000 Ordinary Maintenance &amp; Operations</b>       |                                |                           |                               |                |               |  |
| <b>441000-000 Maintenance Labor</b>                           |                                |                           |                               |                |               |  |
| 441001-000 Ordinary Maint. & Operations- Labor Regular        | \$ 131,141.66                  | \$ 103,766.00             | \$ 116,515.07                 | \$ 12,749.07   | 12.3%         |  |
| 441002-000 Ordinary Maint. & Operations- Labor OT             | \$ 3,592.70                    | \$ 1,800.00               | \$ 2,500.00                   | \$ 700.00      | 38.9%         |  |
| 441004-000 Ordinary Maint. & Operations- Labor Standby        | \$ 2,205.41                    | \$ -                      | \$ 2,205.41                   | \$ 2,205.41    | 0.0%          |  |
| <b>441090-999 Total Maintenance Labor</b>                     | \$ 138,135.71                  | \$ 105,566.00             | \$ 121,220.48                 | \$ 15,654.48   | 14.8%         |  |
| <b>442000-000 Ordinary Maint. &amp; Operations- Materials</b> |                                |                           |                               |                |               |  |
| 442001-000 Materials - Custodial                              | \$ 7,709.41                    | \$ 6,900.00               | \$ 7,000.00                   | \$ 100.00      | 1.4%          |  |
| 442002-000 Materials - Electrical                             | \$ 7,168.27                    | \$ 5,880.00               | \$ 5,880.00                   | \$ -           | 0.0%          |  |
| 442003-000 Materials - Plumbing                               | \$ 8,989.39                    | \$ 3,370.00               | \$ 6,000.00                   | \$ 2,630.00    | 78.0%         |  |
| 442004-000 Materials - Lawn Care/ Grounds                     | \$ 704.19                      | \$ 900.00                 | \$ 900.00                     | \$ -           | 0.0%          |  |
| 442005-000 Materials - Tools & Equipment                      | \$ 4,647.51                    | \$ 1,900.00               | \$ 2,500.00                   | \$ 600.00      | 31.6%         |  |
| 442006-000 Materials - HVAC / Heating / Cooling               | \$ 9,174.96                    | \$ 6,600.00               | \$ 8,000.00                   | \$ 1,400.00    | 21.2%         |  |
| 442007-000 Materials - Gas & Oil                              | \$ 7.02                        | \$ 20.00                  | \$ 1,200.00                   | \$ 1,180.00    | 5900.0%       |  |
| 442009-000 Materials - Exterior Lighting                      | \$ -                           | \$ -                      | \$ 500.00                     | \$ 500.00      | 0.0%          |  |
| 442010-000 Materials - Paint and Painting Supplies            | \$ 8,734.89                    | \$ 1,500.00               | \$ 8,000.00                   | \$ 6,500.00    | 433.3%        |  |
| 442011-000 Materials - Flooring & Ceiling                     | \$ 9,778.40                    | \$ 10,000.00              | \$ 1,000.00                   | \$ (9,000.00)  | -90.0%        |  |
| 442012-000 Materials - Glass & Window                         | \$ -                           | \$ -                      | \$ 100.00                     | \$ 100.00      | 0.0%          |  |
| 442013-000 Materials - Windows Covering                       | \$ 4,761.86                    | \$ 4,800.00               | \$ 100.00                     | \$ (4,700.00)  | -97.9%        |  |
| 442014-000 Materials - Appliances & Parts                     | \$ 8,013.71                    | \$ 4,800.00               | \$ 4,800.00                   | \$ -           | 0.0%          |  |
| 442015-000 Materials - Smoke/CO Detectors/Fire Ext.           | \$ 102.89                      | \$ -                      | \$ 500.00                     | \$ 500.00      | 0.0%          |  |
| 442017-000 Materials - Hardware/Locks                         | \$ 8,689.47                    | \$ 5,640.00               | \$ 5,000.00                   | \$ (640.00)    | -11.3%        |  |
| 442018-000 Materials - Safety Equipment                       | \$ 564.44                      | \$ -                      | \$ 1,000.00                   | \$ 1,000.00    | 0.0%          |  |
| 442019-000 Materials - Pest Control                           | \$ 742.26                      | \$ 60.00                  | \$ 300.00                     | \$ 240.00      | 400.0%        |  |
| 442020-000 Materials - Lumber Sheetrock                       | \$ 101.10                      | \$ -                      | \$ 100.00                     | \$ 100.00      | 0.0%          |  |
| 442021-000 Materials - Doors                                  | \$ 84.60                       | \$ 800.00                 | \$ -                          | \$ (800.00)    | -100.0%       |  |
| 442022-000 Materials - Fencing                                | \$ -                           | \$ -                      | \$ 100.00                     | \$ 100.00      | 0.0%          |  |
| 442023-000 Materials - Refrigerators                          | \$ -                           | \$ -                      | \$ 3,200.00                   | \$ 3,200.00    | 0.0%          |  |
| 442024-000 Materials - Ranges                                 | \$ -                           | \$ 4,200.00               | \$ 3,200.00                   | \$ (1,000.00)  | -23.8%        |  |
| 442025-000 Materials - Dishwashers                            | \$ 1,527.64                    | \$ 4,000.00               | \$ 4,000.00                   | \$ -           | 0.0%          |  |
| 442029-100 Materials Charge Back-Tenant Property Damage       | \$ -                           | \$ -                      | \$ 7,200.00                   | \$ 7,200.00    | 0.0%          |  |
| <b>442090-999 Total Materials</b>                             | \$ 81,502.01                   | \$ 61,370.00              | \$ 70,580.00                  | \$ 9,210.00    | 15.0%         |  |
| <b>443000-000 Contracts - Maintenance</b>                     |                                |                           |                               |                |               |  |
| 443001-000 Contracts - Trash Removal                          | \$ 32,315.09                   | \$ 24,600.00              | \$ 24,500.00                  | \$ (100.00)    | -0.4%         |  |
| 443002-000 Contracts - In-House Bulk Trash                    | \$ 481.25                      | \$ -                      | \$ -                          | \$ -           | 0.0%          |  |
| 443003-000 Contracts - HVAC                                   | \$ 24,822.89                   | \$ 17,450.00              | \$ 17,000.00                  | \$ (450.00)    | -2.6%         |  |
| 443006-000 Contracts - Landscape/Grounds                      | \$ 62,445.74                   | \$ 34,040.00              | \$ 35,000.00                  | \$ 960.00      | 2.8%          |  |
| 443007-000 Contracts - Tree Trimming                          | \$ -                           | \$ 10,000.00              | \$ 3,000.00                   | \$ (7,000.00)  | -70.0%        |  |
| 443008-000 Contracts - Make Ready Cleaning                    | \$ 8,926.42                    | \$ 10,490.00              | \$ 6,866.48                   | \$ (3,623.52)  | -34.5%        |  |
| 443009-000 Contracts - Make Ready Repairs                     | \$ 1,284.00                    | \$ 16,200.00              | \$ 1,500.00                   | \$ (14,700.00) | -90.7%        |  |
| 443010-000 Contracts - Electrical Contracts                   | \$ 3,298.68                    | \$ -                      | \$ 1,000.00                   | \$ 1,000.00    | 0.0%          |  |
| 443011-000 Contracts - Plumbing Contracts                     | \$ 11,270.86                   | \$ 7,300.00               | \$ 8,000.00                   | \$ 700.00      | 9.6%          |  |
| 443012-000 Contracts - Pest Control                           | \$ 4,540.35                    | \$ 3,180.00               | \$ 9,420.00                   | \$ 6,240.00    | 196.2%        |  |
| 443013-000 Contracts - Janitorial Contracts                   | \$ 860.00                      | \$ 6,000.00               | \$ 20,120.00                  | \$ 14,120.00   | 235.3%        |  |
| 443014-000 Contracts - Fire Protection                        | \$ 11,246.60                   | \$ 7,559.00               | \$ 7,000.00                   | \$ (559.00)    | -7.4%         |  |
| 443016-000 Contracts - Building & Equipment Repairs           | \$ 52,373.15                   | \$ 1,050.00               | \$ 1,000.00                   | \$ (50.00)     | -4.8%         |  |

|                   |                                                    | 2026                           |                           | 2027                          |                       |               |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|-----------------------|---------------|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance              |               |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$        | Variance<br>% |
| 443017-000        | Contracts - Painting                               | \$ 21,043.27                   | \$ 5,480.00               | \$ 1,000.00                   | \$ (4,480.00)         | -81.8%        |
| 443020-000        | Contracts - Key & Lock Services                    | \$ 54.95                       | \$ 660.00                 | \$ 200.00                     | \$ (460.00)           | -69.7%        |
| 443021-000        | Contract - Vehicle Repairs/ Maintenance            | \$ 3,117.13                    | \$ -                      | \$ 1,000.00                   | \$ 1,000.00           | 0.0%          |
| 443023-000        | Contracts - Uniforms                               | \$ 715.94                      | \$ 650.00                 | \$ 940.00                     | \$ 290.00             | 44.6%         |
| 443029-100        | Contracts Charge Back-Tenant Property Damage       | \$ -                           | \$ -                      | \$ 4,800.00                   | \$ 4,800.00           | 0.0%          |
| <b>443090-999</b> | <b>Total Maintenance Contracts</b>                 | <b>\$ 245,997.82</b>           | <b>\$ 152,419.00</b>      | <b>\$ 142,346.48</b>          | <b>\$ (10,072.52)</b> | <b>-6.6%</b>  |
| <b>443999-999</b> | <b>Total Ordinary Maintenance &amp; Operations</b> | <b>\$ 465,635.54</b>           | <b>\$ 319,355.00</b>      | <b>\$ 334,146.96</b>          | <b>\$ 14,791.96</b>   | <b>4.6%</b>   |
| <b>448000-000</b> | <b>Protective Services</b>                         |                                |                           |                               |                       |               |
| 448001-000        | Police Officers                                    | \$ -                           | \$ -                      | \$ -                          | \$ -                  | 0.0%          |
| 448002-000        | Crime Prevention/Safety                            | \$ 600.00                      | \$ -                      | \$ -                          | \$ -                  | 0.0%          |
| 448003-000        | Police Liaison                                     | \$ 115.72                      | \$ -                      | \$ 2,175.35                   | \$ 2,175.35           | 0.0%          |
| 448004-000        | Protective Services- Equipments                    | \$ 1,777.08                    | \$ 696.00                 | \$ 4,000.00                   | \$ 3,304.00           | 474.7%        |
| 448005-000        | Protective Services- Contracts                     | \$ 27,107.57                   | \$ 19,104.00              | \$ 25,000.00                  | \$ 5,896.00           | 30.9%         |
| 448010-000        | Prop Mgmt - Security Contracts/Services            | \$ -                           | \$ -                      | \$ -                          | \$ -                  | 0.0%          |
| <b>448090-999</b> | <b>Total Protective Services</b>                   | <b>\$ 29,600.37</b>            | <b>\$ 19,800.00</b>       | <b>\$ 31,175.35</b>           | <b>\$ 11,375.35</b>   | <b>57.5%</b>  |
| <b>450000-000</b> | <b>General Expenses</b>                            |                                |                           |                               |                       |               |
| <b>451000-000</b> | <b>Insurance</b>                                   |                                |                           |                               |                       |               |
| 451001-000        | Property Insurance                                 | \$ 101,488.24                  | \$ 102,060.00             | \$ 88,522.87                  | \$ (13,537.13)        | -13.3%        |
| 451002-000        | Liability Insurance                                | \$ 33,476.26                   | \$ 23,376.00              | \$ 32,997.88                  | \$ 9,621.88           | 41.2%         |
| 451004-000        | Workmen's Compensation                             | \$ 405.13                      | \$ 52.00                  | \$ 41.66                      | \$ (10.34)            | -19.9%        |
| <b>451090-999</b> | <b>Total Insurance</b>                             | <b>\$ 154,611.37</b>           | <b>\$ 125,488.00</b>      | <b>\$ 121,562.41</b>          | <b>\$ (3,925.59)</b>  | <b>-3.1%</b>  |
| <b>454000-000</b> | <b>Employee Benefits Contribution</b>              |                                |                           |                               |                       |               |
| 454000-100        | FICA Employers Share - Admin                       | \$ 19,396.31                   | \$ 9,737.00               | \$ 8,860.62                   | \$ (876.38)           | -9.0%         |
| 454000-300        | FICA Employers Share - Maintenance                 | \$ 982.23                      | \$ 8,635.00               | \$ 8,913.41                   | \$ 278.41             | 3.2%          |
| 454001-100        | Medical Benefits - Admin                           | \$ 23,046.46                   | \$ 10,914.00              | \$ 43,612.25                  | \$ 32,698.25          | 299.6%        |
| 454001-300        | Medical Benefits - Maintenance                     | \$ 3,781.37                    | \$ 9,678.00               | \$ 30,548.50                  | \$ 20,870.50          | 215.6%        |
| 454002-100        | Retirement Benefits - Admin                        | \$ 547.62                      | \$ -                      | \$ 8,437.81                   | \$ 8,437.81           | 0.0%          |
| 454002-300        | Retirement Benefits - Maintenance                  | \$ 1,392.12                    | \$ -                      | \$ 13,647.50                  | \$ 13,647.50          | 0.0%          |
| 454003-100        | Fed & State Unemployment - Admin                   | \$ 3,314.69                    | \$ 102.00                 | \$ 352.26                     | \$ 250.26             | 245.4%        |
| 454003-300        | Fed & State Unemployment - Maintenance             | \$ -                           | \$ 90.00                  | \$ 342.00                     | \$ 252.00             | 280.0%        |
| 454004-100        | Life Insurance - Admin                             | \$ 706.90                      | \$ 477.00                 | \$ 161.28                     | \$ (315.72)           | -66.2%        |
| 454004-300        | Life Insurance - Maintenance                       | \$ 11.34                       | \$ 423.00                 | \$ 168.72                     | \$ (254.28)           | -60.1%        |
| 454005-100        | Disability Insurance - Admin                       | \$ 10.39                       | \$ -                      | \$ 248.39                     | \$ 248.39             | 0.0%          |
| 454005-300        | Disability Insurance - Maintenance                 | \$ 17.50                       | \$ -                      | \$ 260.16                     | \$ 260.16             | 0.0%          |
| <b>454900-999</b> | <b>Total Employee Benefits Contribution</b>        | <b>\$ 55,156.38</b>            | <b>\$ 41,376.00</b>       | <b>\$ 115,552.90</b>          | <b>\$ 74,176.90</b>   | <b>179.3%</b> |
| <b>458000-100</b> | <b>Interest Expense</b>                            |                                |                           |                               |                       |               |
| 458001-000        | Interest on Notes Payable                          | \$ 561,405.14                  | \$ 396,000.00             | \$ 393,109.68                 | \$ (2,890.32)         | -0.7%         |
|                   | <b>Total Interest Expense</b>                      | <b>\$ 561,405.14</b>           | <b>\$ 396,000.00</b>      | <b>\$ 393,109.68</b>          | <b>\$ (2,890.32)</b>  | <b>-0.7%</b>  |
| <b>459000-000</b> | <b>Other General Expense</b>                       |                                |                           |                               |                       |               |
| 459006-000        | Franchise Taxes                                    | \$ -                           | \$ 3,270.00               | \$ 1,635.00                   | \$ (1,635.00)         | -50.0%        |
| <b>459090-999</b> | <b>Total Other General Expenses</b>                | <b>\$ (2,898.27)</b>           | <b>\$ 11,670.00</b>       | <b>\$ 1,635.00</b>            | <b>\$ (10,035.00)</b> | <b>-86.0%</b> |
| <b>459099-999</b> | <b>Total General Expenses</b>                      | <b>\$ 768,274.62</b>           | <b>\$ 574,534.00</b>      | <b>\$ 631,859.99</b>          | <b>\$ 57,325.99</b>   | <b>10.0%</b>  |
| <b>459999-998</b> | <b>Total Operating Expenses</b>                    | <b>\$ 1,930,831.13</b>         | <b>\$ 1,391,960.00</b>    | <b>\$ 1,470,823.27</b>        | <b>\$ 78,863.27</b>   | <b>5.7%</b>   |
| <b>459999-999</b> | <b>NET OPERATING INCOME (LOSS)</b>                 | <b>\$ 474,459.37</b>           | <b>\$ 385,841.00</b>      | <b>\$ 647,324.87</b>          | <b>\$ 261,483.87</b>  | <b>67.8%</b>  |
| <b>471000-000</b> | <b>Non-Routine Expenses</b>                        |                                |                           |                               |                       |               |
| 471504-000        | FSS Escrow Contributions                           | \$ 2,646.00                    | \$ -                      | \$ 15,876.00                  | \$ 15,876.00          | 0.0%          |
| <b>471590-999</b> | <b>Total Non-Routine Expenses</b>                  | <b>\$ 2,646.00</b>             | <b>\$ -</b>               | <b>\$ 15,876.00</b>           | <b>\$ 15,876.00</b>   | <b>0.0%</b>   |

|                              | 2026                           |                           | 2027                          |                |               |  |
|------------------------------|--------------------------------|---------------------------|-------------------------------|----------------|---------------|--|
|                              | T12                            | Budget                    | Budget                        | Variance       |               |  |
|                              | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$ | Variance<br>% |  |
| 999999-998 Net Income (Loss) | \$ (453,169.63)                | \$ 385,841.00             | \$ 631,448.87                 | \$ 245,607.87  | 63.7%         |  |
| Debt Principal               |                                | \$ 165,452.76             | \$ 168,343.08                 |                |               |  |
| Replacement Reserve          |                                | \$ -                      | \$ -                          |                |               |  |
| Balance                      |                                | \$ 220,388.24             | \$ 463,105.79                 |                |               |  |
| Net Income                   |                                | \$ 781,841.00             | \$ 1,024,558.55               |                |               |  |
| Total Debt                   |                                | \$ 561,452.76             | \$ 561,452.76                 |                |               |  |
| Debt Service Coverage Ratio  |                                | 1.39                      | 1.82                          |                |               |  |

# Pathways at North Loop

## CY2027 Budget Template

|                   |                                       | 2026                        |                        | 2027                       |                      |               |
|-------------------|---------------------------------------|-----------------------------|------------------------|----------------------------|----------------------|---------------|
|                   |                                       | T12                         | Budget                 | Budget                     | Variance             |               |
|                   |                                       | July 2025 Through June 2026 | 2026 Current Budget    | 2027 Full Requested Budget | Variance \$          | Variance %    |
| <b>300000-200</b> | <b>REVENUES</b>                       |                             |                        |                            |                      |               |
| <b>310000-000</b> | <b>Tenant Revenue</b>                 |                             |                        |                            |                      |               |
| 310000-100        | Rental Income                         | \$ 536,297.47               | \$ 503,569.00          | \$ 523,094.24              | \$ 19,525.24         | 3.9%          |
| 310004-000        | Rent Permanent Loss                   | \$ (953.00)                 | \$ (5,273.00)          | \$ (2,124.67)              | \$ 3,148.33          | -59.7%        |
| 310005-000        | Installment Agreement - Rent          | \$ 652.00                   | \$ 1,392.00            | \$ 681.33                  | \$ (710.67)          | -51.1%        |
| 310007-000        | Vacancies                             | \$ (31,167.47)              | \$ (46,586.00)         | \$ (49,526.09)             | \$ (2,940.09)        | 6.3%          |
| 310010-000        | Write-Off / Bad Debt                  | \$ (34,898.44)              | \$ (26,620.00)         | \$ (28,300.62)             | \$ (1,680.62)        | 6.3%          |
| 310013-000        | Security Deposit Forfeit              | \$ 50.71                    | \$ 2,177.00            | \$ 742.57                  | \$ (1,434.43)        | -65.9%        |
| 310020-000        | Legal Charges                         | \$ 3,450.26                 | \$ 2,000.00            | \$ 4,021.58                | \$ 2,021.58          | 101.1%        |
| 310021-000        | Maintenance/Damages Chargeback Income | \$ 35,733.73                | \$ 23,264.00           | \$ 42,817.64               | \$ 19,553.64         | 84.1%         |
| 310023-000        | Late Fee                              | \$ 2,533.00                 | \$ 3,713.00            | \$ 2,953.33                | \$ (759.67)          | -20.5%        |
| 310026-000        | Non-Dwelling Rental                   | \$ -                        | \$ -                   | \$ -                       | \$ -                 | 0.0%          |
| <b>310099-999</b> | <b>Total Tenant Revenue</b>           | <b>\$ 511,698.26</b>        | <b>\$ 457,636.00</b>   | <b>\$ 494,359.32</b>       | <b>\$ 36,723.32</b>  | <b>8.0%</b>   |
|                   |                                       |                             | \$ -                   |                            |                      |               |
| <b>340000-000</b> | <b>Operating Grants</b>               |                             |                        |                            |                      |               |
| 340100-000        | HAP Subsidy                           | \$ 771,872.00               | \$ 827,453.00          | \$ 891,936.91              | \$ 64,483.91         | 7.8%          |
| 340102-000        | Special Claims Income                 | \$ 11,513.00                | \$ 3,920.00            | \$ 7,079.00                | \$ 3,159.00          | 80.6%         |
| 340105-000        | Repayment Agreement Expense Recovery  | \$ 355.00                   | \$ 218.00              | \$ 292.33                  | \$ 74.33             | 34.1%         |
| <b>340999-999</b> | <b>Total Operating Grants</b>         | <b>\$ 783,740.00</b>        | <b>\$ 831,591.00</b>   | <b>\$ 899,308.25</b>       | <b>\$ 67,717.25</b>  | <b>8.1%</b>   |
| 362125-000        | Miscellaneous Income                  | \$ (13,756.91)              | \$ 7,056.00            | \$ (587.85)                | \$ (7,643.85)        | -108.3%       |
| 362165-000        | Other Income - Misc                   | \$ 218.78                   | \$ 2,175.00            | \$ 918.37                  | \$ (1,256.63)        | -57.8%        |
| <b>369999-999</b> | <b>Total Other Revenue</b>            | <b>\$ 145,946.88</b>        | <b>\$ 9,231.00</b>     | <b>\$ 330.52</b>           | <b>\$ (8,900.48)</b> | <b>-96.4%</b> |
| <b>399999-999</b> | <b>Total Revenue</b>                  | <b>\$ 1,482,347.67</b>      | <b>\$ 1,298,458.00</b> | <b>\$ 1,393,998.09</b>     | <b>\$ 95,540.09</b>  | <b>7.4%</b>   |
| <b>400000-000</b> | <b>EXPENSES</b>                       |                             |                        |                            |                      |               |
| <b>410000-000</b> | <b>Administrative Expenses</b>        |                             |                        |                            |                      |               |
| <b>411000-000</b> | <b>Salaries</b>                       |                             |                        |                            |                      |               |
| 411001-000        | Admin Salaries - Regular              | \$ 100,882.11               | \$ 113,171.00          | \$ 118,458.13              | \$ 5,287.13          | 4.7%          |
| 411003-000        | Admin Salaries - Overtime             | \$ 194.74                   | \$ 400.00              | \$ 500.00                  | \$ 100.00            | 25.0%         |
| <b>411199-999</b> | <b>Total Salaries</b>                 | <b>\$ 106,291.76</b>        | <b>\$ 113,571.00</b>   | <b>\$ 118,958.13</b>       | <b>\$ 5,387.13</b>   | <b>4.7%</b>   |
| <b>413000-000</b> | <b>Legal Expense</b>                  |                             |                        |                            |                      |               |
| 413001-000        | Legal Expense                         | \$ 48,439.15                | \$ 20,000.00           | \$ 30,000.00               | \$ 10,000.00         | 50.0%         |
| 413003-000        | Court Costs                           | \$ 650.26                   | \$ 1,754.00            | \$ 1,139.58                | \$ (614.42)          | -35.0%        |
| <b>413090-999</b> | <b>Total Legal Expenses</b>           | <b>\$ 49,089.41</b>         | <b>\$ 21,754.00</b>    | <b>\$ 31,139.58</b>        | <b>\$ 9,385.58</b>   | <b>43.1%</b>  |
| <b>414000-000</b> | <b>Travel &amp; Training</b>          |                             |                        |                            |                      |               |
| 414010-000        | Staff Training                        | \$ 4,185.00                 | \$ 2,100.00            | \$ 2,100.00                | \$ -                 | 0.0%          |
| 414050-000        | Travel - Mileage                      | \$ -                        | \$ 150.00              | \$ 150.00                  | \$ -                 | 0.0%          |
| <b>414099-999</b> | <b>Total Travel &amp; Training</b>    | <b>\$ 4,185.00</b>          | <b>\$ 2,250.00</b>     | <b>\$ 2,250.00</b>         | <b>\$ -</b>          | <b>0.0%</b>   |
| <b>417000-000</b> | <b>Auditing Fees</b>                  |                             |                        |                            |                      |               |
| 417001-000        | Auditing Fees                         | \$ -                        | \$ -                   | \$ -                       | \$ -                 | -             |
| 417001-000        | Auditing Fees                         | \$ 13,477.93                | \$ 13,000.00           | \$ 11,500.00               | \$ (1,500.00)        | -11.5%        |
| <b>417099-999</b> | <b>Total Audit Fees</b>               | <b>\$ 13,477.93</b>         | <b>\$ 13,000.00</b>    | <b>\$ 11,500.00</b>        | <b>\$ (1,500.00)</b> | <b>-11.5%</b> |
| <b>419000-000</b> | <b>Office Expenses</b>                |                             |                        |                            |                      |               |
| 419001-000        | Office Supplies                       | \$ 1,325.88                 | \$ 1,170.00            | \$ 1,225.69                | \$ 55.69             | 4.8%          |
| 419002-000        | Postage, Couriers, Express Mail       | \$ 636.15                   | \$ 550.00              | \$ 555.54                  | \$ 5.54              | 1.0%          |
| 419003-000        | Printing                              | \$ 43.33                    | \$ 650.00              | \$ 260.00                  | \$ (390.00)          | -60.0%        |

|                   |                                                    | 2026                        |                      | 2027                       |                     |              |
|-------------------|----------------------------------------------------|-----------------------------|----------------------|----------------------------|---------------------|--------------|
|                   |                                                    | T12                         | Budget               | Budget                     | Variance            |              |
|                   |                                                    | July 2025 Through June 2026 | 2026 Current Budget  | 2027 Full Requested Budget | Variance \$         | Variance %   |
| 419006-000        | Telephone                                          | \$ 10,907.30                | \$ 8,625.00          | \$ 10,125.53               | \$ 1,500.53         | 17.4%        |
| 419011-000        | Equipment Leases                                   | \$ 1,282.93                 | \$ 1,400.00          | \$ 1,300.00                | \$ (100.00)         | -7.1%        |
| 419012-000        | Office Equipment/Furniture                         | \$ 20.48                    | \$ 1,000.00          | \$ 300.00                  | \$ (700.00)         | -70.0%       |
| 419013-000        | Office Equipment Repair                            | \$ -                        | \$ -                 | \$ 50.00                   | \$ 50.00            | 0.0%         |
| 419015-000        | Meeting                                            | \$ -                        | \$ 350.00            | \$ 700.00                  | \$ 350.00           | 100.0%       |
| 419018-000        | Bank Charges                                       | \$ 443.99                   | \$ 325.00            | \$ 250.00                  | \$ (75.00)          | -23.1%       |
| 419022-000        | Consultants                                        | \$ -                        | \$ 4,370.00          | \$ 4,000.00                | \$ (370.00)         | -8.5%        |
| 419025-000        | Criminal Check                                     | \$ 885.89                   | \$ 726.00            | \$ 847.44                  | \$ 121.44           | 16.7%        |
| 419027-000        | Interpreter Fee                                    | \$ 1,206.08                 | \$ 2,500.00          | \$ 2,000.00                | \$ (500.00)         | -20.0%       |
| 419028-000        | Software                                           | \$ 7,288.90                 | \$ 6,604.00          | \$ 7,417.00                | \$ 813.00           | 12.3%        |
| 419030-000        | Document Shredding                                 | \$ 130.00                   | \$ 100.00            | \$ 200.00                  | \$ 100.00           | 100.0%       |
| 419035-000        | Permits, Licenses & Certificates                   | \$ -                        | \$ 150.00            | \$ 50.00                   | \$ (100.00)         | -66.7%       |
| 419041-000        | Annual Compliance Fee                              | \$ 10,400.00                | \$ 5,200.00          | \$ 5,200.00                | \$ -                | 0.0%         |
| 419043-000        | Collection Agency Fees                             | \$ -                        | \$ 316.00            | \$ 105.33                  | \$ (210.67)         | -66.7%       |
| <b>419099-999</b> | <b>Total Office Expenses</b>                       | <b>\$ 34,967.43</b>         | <b>\$ 34,161.00</b>  | <b>\$ 34,586.53</b>        | <b>\$ 425.53</b>    | <b>1.2%</b>  |
| <b>419500-000</b> | <b>Management Fees</b>                             |                             |                      |                            |                     |              |
| 419501-000        | Management Fees                                    | \$ 51,646.11                | \$ 51,938.00         | \$ 56,601.25               | \$ 4,663.25         | 9.0%         |
| 419503-000        | Partnership Management Fees                        | \$ 1,791.00                 | \$ 1,789.00          | \$ 1,791.00                | \$ 2.00             | 0.1%         |
| 419505-000        | Asset Management Fees                              | \$ 3,986.88                 | \$ 3,563.00          | \$ 3,987.00                | \$ 424.00           | 11.9%        |
| <b>419599-999</b> | <b>Total Management Fees</b>                       | <b>\$ 57,423.99</b>         | <b>\$ 57,290.00</b>  | <b>\$ 62,379.25</b>        | <b>\$ 5,089.25</b>  | <b>8.9%</b>  |
| <b>419999-999</b> | <b>Total Administrative Expenses</b>               | <b>\$ 265,435.52</b>        | <b>\$ 242,026.00</b> | <b>\$ 260,813.49</b>       | <b>\$ 18,787.49</b> | <b>7.8%</b>  |
| <b>420000-000</b> | <b>Tenant Services</b>                             |                             |                      |                            |                     |              |
| <b>422600-000</b> | <b>Tenant Services- Other</b>                      |                             |                      |                            |                     |              |
| 422700-000        | Tenant Participation - Residents Council           | \$ 832.15                   | \$ 1,950.00          | \$ 1,950.00                | \$ -                | 0.0%         |
| 422701-000        | Tenant Participation - HACA                        | \$ 1,157.95                 | \$ 1,300.00          | \$ 1,300.00                | \$ -                | 0.0%         |
| <b>422998-990</b> | <b>Total Tenant Services - Other</b>               | <b>\$ 2,556.35</b>          | <b>\$ 3,250.00</b>   | <b>\$ 3,250.00</b>         | <b>\$ -</b>         | <b>0.0%</b>  |
| <b>429999-999</b> | <b>Total Tenant Services</b>                       | <b>\$ 2,556.35</b>          | <b>\$ 3,250.00</b>   | <b>\$ 3,250.00</b>         | <b>\$ -</b>         | <b>0.0%</b>  |
| <b>430000-000</b> | <b>Utilities</b>                                   |                             |                      |                            |                     |              |
| 431000-000        | Water                                              | \$ 117,926.35               | \$ 89,542.00         | \$ 111,725.44              | \$ 22,183.44        | 24.8%        |
| 432000-000        | Electricity                                        | \$ 125,541.56               | \$ 117,815.00        | \$ 122,357.12              | \$ 4,542.12         | 3.9%         |
| 433000-000        | Gas                                                | \$ 19,020.19                | \$ 26,180.00         | \$ 23,438.79               | \$ (2,741.21)       | -10.5%       |
| <b>439000-999</b> | <b>Total Utilities</b>                             | <b>\$ 262,488.10</b>        | <b>\$ 233,537.00</b> | <b>\$ 257,521.35</b>       | <b>\$ 23,984.35</b> | <b>10.3%</b> |
| <b>440000-000</b> | <b>Ordinary Maintenance &amp; Operations</b>       |                             |                      |                            |                     |              |
| <b>441000-000</b> | <b>Maintenance Labor</b>                           |                             |                      |                            |                     |              |
| 441001-000        | Ordinary Maint. & Operations- Labor Regular        | \$ 111,838.66               | \$ 113,836.00        | \$ 120,972.02              | \$ 7,136.02         | 6.3%         |
| 441002-000        | Ordinary Maint. & Operations- Labor OT             | \$ 9,237.15                 | \$ 8,450.00          | \$ 5,000.00                | \$ (3,450.00)       | -40.8%       |
| 441004-000        | Ordinary Maint. & Operations- Labor Standby        | \$ 14,609.70                | \$ 8,232.00          | \$ 12,368.19               | \$ 4,136.19         | 50.2%        |
| <b>441090-999</b> | <b>Total Maintenance Labor</b>                     | <b>\$ 144,146.73</b>        | <b>\$ 130,518.00</b> | <b>\$ 138,340.21</b>       | <b>\$ 7,822.21</b>  | <b>6.0%</b>  |
| <b>442000-000</b> | <b>Ordinary Maint. &amp; Operations- Materials</b> |                             |                      |                            |                     |              |
| 442001-000        | Materials - Custodial                              | \$ 2,386.98                 | \$ 3,000.00          | \$ 3,250.00                | \$ 250.00           | 8.3%         |
| 442002-000        | Materials - Electrical                             | \$ 6,301.41                 | \$ 4,500.00          | \$ 4,500.00                | \$ -                | 0.0%         |
| 442003-000        | Materials - Plumbing                               | \$ 5,599.45                 | \$ 1,900.00          | \$ 3,000.00                | \$ 1,100.00         | 57.9%        |
| 442004-000        | Materials - Lawn Care/ Grounds                     | \$ 1,204.73                 | \$ 950.00            | \$ 950.00                  | \$ -                | 0.0%         |
| 442005-000        | Materials - Tools & Equipment                      | \$ 4,550.54                 | \$ 1,800.00          | \$ 2,000.00                | \$ 200.00           | 11.1%        |
| 442006-000        | Materials - HVAC / Heating / Cooling               | \$ 9,629.18                 | \$ 15,000.00         | \$ 15,000.00               | \$ -                | 0.0%         |
| 442007-000        | Materials - Gas & Oil                              | \$ 1,042.12                 | \$ 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            | \$ 4,710.70                 | \$ 2,000.00          | \$ 2,500.00                | \$ 500.00           | 25.0%        |
| 442011-000        | Materials - Flooring & Ceiling                     | \$ 3,542.94                 | \$ 2,000.00          | \$ 2,000.00                | \$ -                | 0.0%         |

|                   |                                                    | 2026                           |                           | 2027                          |                      |               |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------------|---------------|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance             |               |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$       | Variance<br>% |
| 442012-000        | Materials - Glass & Window                         | \$ -                           | \$ -                      | \$ 100.00                     | \$ 100.00            | 0.0%          |
| 442013-000        | Materials - Windows Covering                       | \$ 714.33                      | \$ 150.00                 | \$ 100.00                     | \$ (50.00)           | -33.3%        |
| 442014-000        | Materials - Appliances & Parts                     | \$ 9,779.35                    | \$ 6,000.00               | \$ 7,000.00                   | \$ 1,000.00          | 16.7%         |
| 442017-000        | Materials - Hardware/Locks                         | \$ 4,522.14                    | \$ 1,700.00               | \$ 1,700.00                   | \$ -                 | 0.0%          |
| 442018-000        | Materials - Safety Equipment                       | \$ 1,341.81                    | \$ 300.00                 | \$ 350.00                     | \$ 50.00             | 16.7%         |
| 442019-000        | Materials - Pest Control                           | \$ 2,357.36                    | \$ 2,000.00               | \$ 1,000.00                   | \$ (1,000.00)        | -50.0%        |
| 442020-000        | Materials - Lumber Sheetrock                       | \$ -                           | \$ 500.00                 | \$ 100.00                     | \$ (400.00)          | -80.0%        |
| 442021-000        | Materials - Doors                                  | \$ -                           | \$ 300.00                 | \$ -                          | \$ (300.00)          | -100.0%       |
| 442022-000        | Materials - Fencing                                | \$ -                           | \$ 450.00                 | \$ 100.00                     | \$ (350.00)          | -77.8%        |
| 442023-000        | Materials - Refrigerators                          | \$ 2,436.58                    | \$ 5,000.00               | \$ 4,000.00                   | \$ (1,000.00)        | -20.0%        |
| 442024-000        | Materials - Ranges                                 | \$ 1,467.00                    | \$ 4,275.00               | \$ 4,000.00                   | \$ (275.00)          | -6.4%         |
| 442026-000        | Materials - Reasonable Accommodations              | \$ 17.99                       | \$ 500.00                 | \$ 500.00                     | \$ -                 | 0.0%          |
| 442028-000        | Materials - Countertops /Cabinets                  | \$ -                           | \$ 200.00                 | \$ 200.00                     | \$ -                 | 0.0%          |
| 442029-100        | Materials Charge Back-Tenant Property Damage       | \$ 3,020.47                    | \$ 16,285.00              | \$ 7,504.05                   | \$ (8,780.95)        | -53.9%        |
| <b>442090-999</b> | <b>Total Materials</b>                             | <b>\$ 64,645.59</b>            | <b>\$ 69,860.00</b>       | <b>\$ 60,904.05</b>           | <b>\$ (8,955.95)</b> | <b>-12.8%</b> |
| <b>443000-000</b> | <b>Contracts - Maintenance</b>                     |                                |                           |                               |                      |               |
| 443001-000        | Contracts - Trash Removal                          | \$ 26,619.07                   | \$ 20,115.00              | \$ 29,008.97                  | \$ 8,893.97          | 44.2%         |
| 443002-000        | Contracts - In-House Bulk Trash                    | \$ 2,645.94                    | \$ 3,495.00               | \$ -                          | \$ (3,495.00)        | -100.0%       |
| 443003-000        | Contracts - HVAC                                   | \$ 64,789.76                   | \$ 36,000.00              | \$ 42,000.00                  | \$ 6,000.00          | 16.7%         |
| 443005-000        | Contracts - Elevator Maint.                        | \$ 24,000.45                   | \$ 16,642.00              | \$ 20,440.04                  | \$ 3,798.04          | 22.8%         |
| 443006-000        | Contracts - Landscape/Grounds                      | \$ 4,134.00                    | \$ 5,299.00               | \$ 6,514.33                   | \$ 1,215.33          | 22.9%         |
| 443007-000        | Contracts - Tree Trimming                          | \$ 7,652.50                    | \$ 2,400.00               | \$ 3,000.00                   | \$ 600.00            | 25.0%         |
| 443008-000        | Contracts - Make Ready Cleaning                    | \$ 5,658.00                    | \$ 10,000.00              | \$ 10,000.00                  | \$ -                 | 0.0%          |
| 443009-000        | Contracts - Make Ready Repairs                     | \$ 33,201.50                   | \$ 12,000.00              | \$ 20,000.00                  | \$ 8,000.00          | 66.7%         |
| 443010-000        | Contracts - Electrical Contracts                   | \$ 17,578.03                   | \$ 10,000.00              | \$ 10,000.00                  | \$ -                 | 0.0%          |
| 443011-000        | Contracts - Plumbing Contracts                     | \$ 4,582.00                    | \$ 5,000.00               | \$ 5,000.00                   | \$ -                 | 0.0%          |
| 443012-000        | Contracts - Pest Control                           | \$ 38,679.00                   | \$ 21,480.00              | \$ 28,000.00                  | \$ 6,520.00          | 30.4%         |
| 443013-000        | Contracts - Janitorial Contracts                   | \$ 24,003.94                   | \$ 2,600.00               | \$ 15,000.00                  | \$ 12,400.00         | 476.9%        |
| 443014-000        | Contracts - Fire Protection                        | \$ 39,505.00                   | \$ 11,500.00              | \$ 12,000.00                  | \$ 500.00            | 4.3%          |
| 443015-000        | Contracts - Door & Window Repairs                  | \$ 21,479.01                   | \$ 9,300.00               | \$ 11,000.00                  | \$ 1,700.00          | 18.3%         |
| 443016-000        | Contracts - Building & Equipment Repairs           | \$ 10,270.10                   | \$ 8,000.00               | \$ 8,000.00                   | \$ -                 | 0.0%          |
| 443018-000        | Contracts - Equipment Rental                       | \$ 216.67                      | \$ -                      | \$ 5,717.00                   | \$ 5,717.00          | 0.0%          |
| 443019-000        | Contracts - Maintenance & Repairs                  | \$ 10,461.98                   | \$ 2,000.00               | \$ 2,000.00                   | \$ -                 | 0.0%          |
| 443020-000        | Contracts - Key & Lock Services                    | \$ 450.00                      | \$ 100.00                 | \$ 200.00                     | \$ 100.00            | 100.0%        |
| 443021-000        | Contract - Vehicle Repairs/ Maintenance            | \$ -                           | \$ 400.00                 | \$ 1,000.00                   | \$ 600.00            | 150.0%        |
| 443023-000        | Contracts - Uniforms                               | \$ 872.08                      | \$ 1,232.00               | \$ 1,232.00                   | \$ -                 | 0.0%          |
| 443029-100        | Contracts Charge Back-Tenant Property Damage       | \$ 6,467.00                    | \$ 6,979.00               | \$ 6,455.33                   | \$ (523.67)          | -7.5%         |
| <b>443090-999</b> | <b>Total Maintenance Contracts</b>                 | <b>\$ 357,734.16</b>           | <b>\$ 184,542.00</b>      | <b>\$ 236,567.68</b>          | <b>\$ 52,025.68</b>  | <b>28.2%</b>  |
| <b>443999-999</b> | <b>Total Ordinary Maintenance &amp; Operations</b> | <b>\$ 566,526.48</b>           | <b>\$ 384,920.00</b>      | <b>\$ 435,811.94</b>          | <b>\$ 50,891.94</b>  | <b>13.2%</b>  |
| <b>448000-000</b> | <b>Protective Services</b>                         |                                |                           |                               |                      |               |
| 448001-000        | Police Officers                                    | \$ 31,359.25                   | \$ 500.00                 | \$ 21,678.42                  | \$ 21,178.42         | 4235.7%       |
| 448002-000        | Crime Prevention/Safety                            | \$ 2,000.00                    | \$ 2,400.00               | \$ 2,400.00                   | \$ -                 | 0.0%          |
| 448003-000        | Police Liaison                                     | \$ 115.72                      | \$ -                      | \$ 2,356.62                   | \$ 2,356.62          | 0.0%          |
| 448004-000        | Protective Services- Equipments                    | \$ 2,864.55                    | \$ 20,000.00              | \$ 3,610.83                   | \$ (16,389.18)       | -81.9%        |
| 448005-000        | Protective Services- Contracts                     | \$ 39,141.57                   | \$ 45,000.00              | \$ 46,758.36                  | \$ 1,758.36          | 3.9%          |
| <b>448090-999</b> | <b>Total Protective Services</b>                   | <b>\$ 75,481.09</b>            | <b>\$ 67,900.00</b>       | <b>\$ 76,804.22</b>           | <b>\$ 8,904.22</b>   | <b>13.1%</b>  |
| <b>450000-000</b> | <b>General Expenses</b>                            |                                |                           |                               |                      |               |
| <b>451000-000</b> | <b>Insurance</b>                                   |                                |                           |                               |                      |               |

|                   |                                             | 2026                           |                           | 2027                          |                        |                |
|-------------------|---------------------------------------------|--------------------------------|---------------------------|-------------------------------|------------------------|----------------|
|                   |                                             | T12                            | Budget                    | Budget                        | Variance               |                |
|                   |                                             | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$         | Variance<br>%  |
| 451001-000        | Property Insurance                          | \$ 39,307.28                   | \$ 47,084.00              | \$ 31,001.14                  | \$ (16,082.86)         | -34.2%         |
| 451002-000        | Liability Insurance                         | \$ 19,154.02                   | \$ 10,532.00              | \$ 23,599.04                  | \$ 13,067.04           | 124.1%         |
| 451004-000        | Workmen's Compensation                      | \$ 670.96                      | \$ -                      | \$ 42.93                      | \$ 42.93               | 0.0%           |
| <b>451090-999</b> | <b>Total Insurance</b>                      | <b>\$ 59,132.26</b>            | <b>\$ 57,616.00</b>       | <b>\$ 54,643.11</b>           | <b>\$ (2,972.89)</b>   | <b>-5.2%</b>   |
| <b>454000-000</b> | <b>Employee Benefits Contribution</b>       |                                |                           |                               |                        |                |
| 454000-010        | Employee Benefits Contribution              | \$ -                           | \$ 118,979.00             | \$ -                          | \$ (118,979.00)        | -100.0%        |
| 454000-100        | FICA Employers Share - Admin                | \$ 7,649.92                    | \$ -                      | \$ 9,062.04                   | \$ 9,062.04            | 0.0%           |
| 454000-300        | FICA Employers Share - Maintenance          | \$ 10,102.41                   | \$ -                      | \$ 9,254.36                   | \$ 9,254.36            | 0.0%           |
| 454001-100        | Medical Benefits - Admin                    | \$ 24,559.43                   | \$ -                      | \$ 32,016.20                  | \$ 32,016.20           | 0.0%           |
| 454001-300        | Medical Benefits - Maintenance              | \$ 56,427.42                   | \$ -                      | \$ 30,428.50                  | \$ 30,428.50           | 0.0%           |
| 454002-100        | Retirement Benefits - Admin                 | \$ 7,511.36                    | \$ -                      | \$ 8,842.17                   | \$ 8,842.17            | 0.0%           |
| 454002-300        | Retirement Benefits - Maintenance           | \$ 15,641.38                   | \$ -                      | \$ 10,023.50                  | \$ 10,023.50           | 0.0%           |
| 454003-100        | Fed & State Unemployment - Admin            | \$ 548.72                      | \$ -                      | \$ 359.10                     | \$ 359.10              | 0.0%           |
| 454003-300        | Fed & State Unemployment - Maintenance      | \$ 499.92                      | \$ -                      | \$ 342.00                     | \$ 342.00              | 0.0%           |
| 454004-100        | Life Insurance - Admin                      | \$ 142.82                      | \$ -                      | \$ 164.86                     | \$ 164.86              | 0.0%           |
| 454004-300        | Life Insurance - Maintenance                | \$ 155.23                      | \$ -                      | \$ 168.48                     | \$ 168.48              | 0.0%           |
| 454005-100        | Disability Insurance - Admin                | \$ 223.08                      | \$ -                      | \$ 254.04                     | \$ 254.04              | 0.0%           |
| 454005-300        | Disability Insurance - Maintenance          | \$ 274.55                      | \$ -                      | \$ 259.44                     | \$ 259.44              | 0.0%           |
| <b>454900-999</b> | <b>Total Employee Benefits Contribution</b> | <b>\$ 123,736.24</b>           | <b>\$ 118,979.00</b>      | <b>\$ 101,174.69</b>          | <b>\$ (17,804.31)</b>  | <b>-15.0%</b>  |
| <b>458000-100</b> | <b>Interest Expense</b>                     |                                |                           |                               |                        |                |
| 458001-000        | Interest on Notes Payable                   | \$ 92,644.33                   | \$ 91,833.00              | \$ 89,843.79                  | \$ (1,989.21)          | -2.2%          |
|                   | <b>Total Interest Expense</b>               | <b>\$ 316,038.33</b>           | <b>\$ 91,833.00</b>       | <b>\$ 89,843.79</b>           | <b>\$ (1,989.21)</b>   | <b>-2.2%</b>   |
| <b>459000-000</b> | <b>Other General Expense</b>                |                                |                           |                               |                        |                |
| 459001-000        | Land Lease Expense                          | \$ 7,200.00                    | \$ 7,200.00               | \$ 7,200.00                   | \$ -                   | 0.0%           |
| 459006-000        | Franchise Taxes                             | \$ 5,049.73                    | \$ 4,924.00               | \$ 4,986.87                   | \$ 62.86               | 1.3%           |
| <b>459090-999</b> | <b>Total Other General Expenses</b>         | <b>\$ 14,867.23</b>            | <b>\$ 12,124.00</b>       | <b>\$ 12,186.87</b>           | <b>\$ 62.86</b>        | <b>0.5%</b>    |
| <b>459099-999</b> | <b>Total General Expenses</b>               | <b>\$ 513,774.06</b>           | <b>\$ 280,552.00</b>      | <b>\$ 257,848.46</b>          | <b>\$ (22,703.55)</b>  | <b>-8.1%</b>   |
| <b>459999-998</b> | <b>Total Operating Expenses</b>             | <b>\$ 1,686,261.60</b>         | <b>\$ 1,212,185.00</b>    | <b>\$ 1,292,049.46</b>        | <b>\$ 79,864.46</b>    | <b>6.6%</b>    |
| <b>459999-999</b> | <b>NET OPERATING INCOME (LOSS)</b>          | <b>\$ (203,913.93)</b>         | <b>\$ 86,273.00</b>       | <b>\$ 101,948.63</b>          | <b>\$ 15,675.63</b>    | <b>18.2%</b>   |
| <b>510000-000</b> | <b>Donations &amp; Transfers</b>            |                                |                           |                               |                        |                |
| 510001-000        | Operating Transfers In                      | \$ (173,000.00)                | \$ (131,726.00)           | \$ -                          | \$ 131,726.00          | -100.0%        |
| <b>610090-999</b> | <b>Total Donations &amp; Transfers</b>      | <b>\$ (173,000.00)</b>         | <b>\$ (131,726.00)</b>    | <b>\$ -</b>                   | <b>\$ 131,726.00</b>   | <b>-100.0%</b> |
| <b>999999-998</b> | <b>Net Income (Loss)</b>                    | <b>\$ (610,954.93)</b>         | <b>\$ 217,999.00</b>      | <b>\$ 101,948.63</b>          | <b>\$ (116,050.37)</b> | <b>-53.2%</b>  |
|                   | Debt Principal                              |                                | \$ 57,141.60              | \$ 59,130.81                  |                        |                |
|                   | Replacement Reserve                         |                                | \$ 60,684.00              | \$ 60,684.00                  |                        |                |
|                   | <b>Balance</b>                              |                                | <b>\$ 100,173.40</b>      | <b>\$ (17,866.18)</b>         |                        |                |
|                   | Net Income                                  |                                | \$ 249,148.00             | \$ 131,108.42                 |                        |                |
|                   | Total Debt                                  |                                | \$ 148,974.60             | \$ 148,974.60                 |                        |                |
|                   | <b>Debt Service Coverage Ratio</b>          |                                | <b>1.67</b>               | <b>0.88</b>                   |                        |                |

# Pathways at Northgate

## CY2027 Budget Template

|                                                  | 2026                           |                           | 2027                          |                       |               |
|--------------------------------------------------|--------------------------------|---------------------------|-------------------------------|-----------------------|---------------|
|                                                  | T12                            | Budget                    | Budget                        | Variance              |               |
|                                                  | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$        | Variance<br>% |
| <b>300000-200 REVENUES</b>                       |                                |                           |                               |                       |               |
| <b>310000-000 Tenant Revenue</b>                 |                                |                           |                               |                       |               |
| 310000-100 Rental Income                         | \$ 222,341.74                  | \$ 219,774.00             | \$ 225,637.20                 | \$ 5,863.20           | 2.7%          |
| 310004-000 Rent Permanent Loss                   | \$ (140.00)                    | \$ (2,028.00)             | \$ (786.67)                   | \$ 1,241.33           | -61.2%        |
| 310005-000 Installment Agreement - Rent          | \$ -                           | \$ 535.00                 | \$ 178.33                     | \$ (356.67)           | -66.7%        |
| 310007-000 Vacancies                             | \$ (14,008.74)                 | \$ (17,909.00)            | \$ (19,038.99)                | \$ (1,129.99)         | 6.3%          |
| 310010-000 Write-Off / Bad Debt                  | \$ (15,028.97)                 | \$ (10,234.00)            | \$ (10,879.42)                | \$ (645.42)           | 6.3%          |
| 310013-000 Security Deposit Forfeit              | \$ 874.36                      | \$ 837.00                 | \$ 570.45                     | \$ (266.55)           | -31.8%        |
| 310020-000 Legal Charges                         | \$ 230.47                      | \$ 1,568.00               | \$ 599.49                     | \$ (968.51)           | -61.8%        |
| 310021-000 Maintenance/Damages Chargeback Income | \$ 2,005.64                    | \$ 8,948.00               | \$ 4,681.28                   | \$ (4,266.72)         | -47.7%        |
| 310023-000 Late Fee                              | \$ 1,785.00                    | \$ 1,428.00               | \$ 1,855.00                   | \$ 427.00             | 29.9%         |
| 310027-000 Excess Utilities                      | \$ 952.84                      | \$ 1,459.00               | \$ 1,410.41                   | \$ (48.59)            | -3.3%         |
| <b>310099-999 Total Tenant Revenue</b>           | <b>\$ 199,012.34</b>           | <b>\$ 204,378.00</b>      | <b>\$ 204,227.09</b>          | <b>\$ (150.91)</b>    | <b>-0.1%</b>  |
|                                                  |                                | \$ -                      |                               |                       |               |
| <b>340000-000 Operating Grants</b>               |                                |                           |                               |                       |               |
| 340100-000 HAP Subsidy                           | \$ 300,355.00                  | \$ 291,902.00             | \$ 318,333.80                 | \$ 26,431.80          | 9.1%          |
| 340101-000 HAP FSS Subsidy                       | \$ -                           | \$ -                      | \$ 15,348.00                  | \$ 15,348.00          | 0.0%          |
| 340102-000 Special Claims Income                 | \$ 472.00                      | \$ 1,032.00               | \$ 816.00                     | \$ (216.00)           | -20.9%        |
| 340104-000 Utility Reimbursement                 | \$ 238.00                      | \$ 720.00                 | \$ 472.67                     | \$ (247.33)           | -34.4%        |
| 340105-000 Repayment Agreement Expense Recovery  | \$ -                           | \$ 84.00                  | \$ 28.00                      | \$ (56.00)            | -66.7%        |
| <b>340999-999 Total Operating Grants</b>         | <b>\$ 301,065.00</b>           | <b>\$ 293,738.00</b>      | <b>\$ 334,998.47</b>          | <b>\$ 41,260.47</b>   | <b>14.0%</b>  |
| <b>362000-000 Other Revenue</b>                  |                                |                           |                               |                       |               |
| 362125-000 Miscellaneous Income                  | \$ 371.45                      | \$ 2,714.00               | \$ 1,156.36                   | \$ (1,557.64)         | -57.4%        |
| 362165-000 Other Income - Misc                   | \$ 108.37                      | \$ 837.00                 | \$ 374.96                     | \$ (462.04)           | -55.2%        |
| <b>369999-999 Total Other Revenue</b>            | <b>\$ 479.82</b>               | <b>\$ 3,551.00</b>        | <b>\$ 1,531.32</b>            | <b>\$ (2,019.68)</b>  | <b>-56.9%</b> |
| <b>399999-999 Total Revenue</b>                  | <b>\$ 517,514.67</b>           | <b>\$ 501,667.00</b>      | <b>\$ 540,756.88</b>          | <b>\$ 39,089.88</b>   | <b>7.8%</b>   |
| <b>400000-000 EXPENSES</b>                       |                                |                           |                               |                       |               |
| <b>410000-000 Administrative Expenses</b>        |                                |                           |                               |                       |               |
| <b>411000-000 Salaries</b>                       |                                |                           |                               |                       |               |
| 411001-000 Admin Salaries - Regular              | \$ 46,653.25                   | \$ 56,238.00              | \$ 58,939.38                  | \$ 2,701.38           | 4.8%          |
| 411003-000 Admin Salaries - Overtime             | \$ 29.95                       | \$ 200.00                 | \$ 250.00                     | \$ 50.00              | 25.0%         |
| <b>411199-999 Total Salaries</b>                 | <b>\$ 53,321.25</b>            | <b>\$ 56,438.00</b>       | <b>\$ 59,189.38</b>           | <b>\$ 2,751.38</b>    | <b>4.9%</b>   |
| <b>413000-000 Legal Expense</b>                  |                                |                           |                               |                       |               |
| 413001-000 Legal Expense                         | \$ 7,582.34                    | \$ 15,685.00              | \$ 6,000.00                   | \$ (9,685.00)         | -61.7%        |
| 413003-000 Court Costs                           | \$ 230.47                      | \$ 1,000.00               | \$ 410.16                     | \$ (589.84)           | -59.0%        |
| <b>413090-999 Total Legal Expenses</b>           | <b>\$ 7,812.81</b>             | <b>\$ 16,685.00</b>       | <b>\$ 6,410.16</b>            | <b>\$ (10,274.84)</b> | <b>-61.6%</b> |
| <b>414000-000 Travel &amp; Training</b>          |                                |                           |                               |                       |               |
| 414010-000 Staff Training                        | \$ 2,365.00                    | \$ 1,050.00               | \$ 1,050.00                   | \$ -                  | 0.0%          |
| <b>414099-999 Total Travel &amp; Training</b>    | <b>\$ 2,385.47</b>             | <b>\$ 1,050.00</b>        | <b>\$ 1,050.00</b>            | <b>\$ -</b>           | <b>0.0%</b>   |
| <b>417000-000 Auditing Fees</b>                  |                                |                           |                               |                       |               |
| 417001-000 Auditing Fees                         | \$ -                           | \$ -                      | \$ 5,800.00                   | \$ -                  | 0.0%          |
| <b>417099-999 Total Audit Fees</b>               | <b>\$ 4,189.35</b>             | <b>\$ 5,800.00</b>        | <b>\$ 5,800.00</b>            | <b>\$ -</b>           | <b>0.0%</b>   |
| <b>419000-000 Office Expenses</b>                |                                |                           |                               |                       |               |
| 419001-000 Office Supplies                       | \$ 154.20                      | \$ 355.00                 | \$ 355.00                     | \$ -                  | 0.0%          |
| 419002-000 Postage, Couriers, Express Mail       | \$ 424.82                      | \$ 355.00                 | \$ 392.44                     | \$ 37.44              | 10.5%         |
| 419003-000 Printing                              | \$ 43.33                       | \$ 250.00                 | \$ 126.66                     | \$ (123.34)           | -49.3%        |

|                   |                                                    | 2026                           |                           | 2027                          |                      |               |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------------|---------------|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance             |               |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$       | Variance<br>% |
| 419006-000        | Telephone                                          | \$ 4,982.29                    | \$ 4,500.00               | \$ 4,801.54                   | \$ 301.54            | 6.7%          |
| 419011-000        | Equipment Leases                                   | \$ 1,282.93                    | \$ 1,400.00               | \$ 1,300.00                   | \$ (100.00)          | -7.1%         |
| 419012-000        | Office Equipment/Furniture                         | \$ -                           | \$ 400.00                 | \$ 400.00                     | \$ -                 | 0.0%          |
| 419015-000        | Meeting                                            | \$ 217.05                      | \$ 300.00                 | \$ 500.00                     | \$ 200.00            | 66.7%         |
| 419018-000        | Bank Charges                                       | \$ 394.66                      | \$ 125.00                 | \$ 250.00                     | \$ 125.00            | 100.0%        |
| 419022-000        | Consultants                                        | \$ -                           | \$ 1,681.00               | \$ 1,681.00                   | \$ -                 | 0.0%          |
| 419025-000        | Criminal Check                                     | \$ 335.98                      | \$ 279.00                 | \$ 322.62                     | \$ 43.62             | 15.6%         |
| 419026-000        | Employee Physical /Drug Test                       | \$ -                           | \$ -                      | \$ 85.00                      | \$ 85.00             | 0.0%          |
| 419027-000        | Interpreter Fee                                    | \$ -                           | \$ 1,500.00               | \$ 1,000.00                   | \$ (500.00)          | -33.3%        |
| 419028-000        | Software                                           | \$ 6,870.40                    | \$ 2,540.00               | \$ 6,937.00                   | \$ 4,397.00          | 173.1%        |
| 419030-000        | Document Shredding                                 | \$ 15.00                       | \$ 150.00                 | \$ 200.00                     | \$ 50.00             | 33.3%         |
| 419041-000        | Annual Compliance Fee                              | \$ 4,000.00                    | \$ 2,000.00               | \$ 2,000.00                   | \$ -                 | 0.0%          |
| 419043-000        | Collection Agency Fees                             | \$ -                           | \$ 122.00                 | \$ 40.67                      | \$ (81.33)           | -66.7%        |
| <b>419099-999</b> | <b>Total Office Expenses</b>                       | <b>\$ 18,857.73</b>            | <b>\$ 16,057.00</b>       | <b>\$ 20,425.27</b>           | <b>\$ 4,368.27</b>   | <b>27.2%</b>  |
| <b>419500-000</b> | <b>Management Fees</b>                             |                                |                           |                               |                      |               |
| 419501-000        | Management Fees                                    | \$ 20,514.81                   | \$ 20,067.00              | \$ 21,758.84                  | \$ 1,691.84          | 8.4%          |
| 419503-000        | Partnership Management Fees                        | \$ 1,791.00                    | \$ 1,789.00               | \$ 1,791.00                   | \$ 2.00              | 0.1%          |
| 419505-000        | Asset Management Fees                              | \$ 1,245.90                    | \$ 1,370.00               | \$ 1,246.00                   | \$ (124.00)          | -9.1%         |
| <b>419599-999</b> | <b>Total Management Fees</b>                       | <b>\$ 23,551.71</b>            | <b>\$ 23,226.00</b>       | <b>\$ 24,795.84</b>           | <b>\$ 1,569.84</b>   | <b>6.8%</b>   |
| <b>419999-999</b> | <b>Total Administrative Expenses</b>               | <b>\$ 110,118.32</b>           | <b>\$ 119,256.00</b>      | <b>\$ 117,670.64</b>          | <b>\$ (1,585.36)</b> | <b>-1.3%</b>  |
| <b>420000-000</b> | <b>Tenant Services</b>                             |                                |                           |                               |                      |               |
| <b>422600-000</b> | <b>Tenant Services- Other</b>                      |                                |                           |                               |                      |               |
| 422700-000        | Tenant Participation - Residents Council           | \$ 487.34                      | \$ 750.00                 | \$ 750.00                     | \$ -                 | 0.0%          |
| 422701-000        | Tenant Participation - HACA                        | \$ 566.13                      | \$ 500.00                 | \$ 500.00                     | \$ -                 | 0.0%          |
| <b>422998-990</b> | <b>Total Tenant Services - Other</b>               | <b>\$ 1,053.47</b>             | <b>\$ 1,250.00</b>        | <b>\$ 1,250.00</b>            | <b>\$ -</b>          | <b>0.0%</b>   |
| <b>429999-999</b> | <b>Total Tenant Services</b>                       | <b>\$ 1,053.47</b>             | <b>\$ 1,250.00</b>        | <b>\$ 1,250.00</b>            | <b>\$ -</b>          | <b>0.0%</b>   |
| <b>430000-000</b> | <b>Utilities</b>                                   |                                |                           |                               |                      |               |
| 431000-000        | Water                                              | \$ 78,375.81                   | \$ 58,578.00              | \$ 63,556.00                  | \$ 4,978.00          | 8.5%          |
| 432000-000        | Electricity                                        | \$ 12,319.90                   | \$ 12,994.00              | \$ 12,472.98                  | \$ (521.02)          | -4.0%         |
| 433000-000        | Gas                                                | \$ 38,514.25                   | \$ 28,300.00              | \$ 36,455.24                  | \$ 8,155.24          | 28.8%         |
| <b>439000-999</b> | <b>Total Utilities</b>                             | <b>\$ 129,209.96</b>           | <b>\$ 99,872.00</b>       | <b>\$ 112,484.22</b>          | <b>\$ 12,612.22</b>  | <b>12.6%</b>  |
| <b>440000-000</b> | <b>Ordinary Maintenance &amp; Operations</b>       |                                |                           |                               |                      |               |
| <b>441000-000</b> | <b>Maintenance Labor</b>                           |                                |                           |                               |                      |               |
| 441001-000        | Ordinary Maint. & Operations- Labor Regular        | \$ 40,149.30                   | \$ 39,358.00              | \$ 42,479.78                  | \$ 3,121.78          | 7.9%          |
| 441002-000        | Ordinary Maint. & Operations- Labor OT             | \$ 2,823.11                    | \$ 3,250.00               | \$ 2,500.00                   | \$ (750.00)          | -23.1%        |
| 441004-000        | Ordinary Maint. & Operations- Labor Standby        | \$ 2,439.39                    | \$ 3,166.00               | \$ 2,733.99                   | \$ (432.01)          | -13.6%        |
| <b>441090-999</b> | <b>Total Maintenance Labor</b>                     | <b>\$ 47,511.34</b>            | <b>\$ 45,774.00</b>       | <b>\$ 47,713.77</b>           | <b>\$ 1,939.77</b>   | <b>4.2%</b>   |
| <b>442000-000</b> | <b>Ordinary Maint. &amp; Operations- Materials</b> |                                |                           |                               |                      |               |
| 442001-000        | Materials - Custodial                              | \$ 1,008.24                    | \$ 800.00                 | \$ 800.00                     | \$ -                 | 0.0%          |
| 442002-000        | Materials - Electrical                             | \$ 2,253.60                    | \$ 2,300.00               | \$ 3,000.00                   | \$ 700.00            | 30.4%         |
| 442003-000        | Materials - Plumbing                               | \$ 2,583.97                    | \$ 1,500.00               | \$ 1,500.00                   | \$ -                 | 0.0%          |
| 442004-000        | Materials - Lawn Care/ Grounds                     | \$ 245.44                      | \$ 600.00                 | \$ 600.00                     | \$ -                 | 0.0%          |
| 442005-000        | Materials - Tools & Equipment                      | \$ 3,915.37                    | \$ 750.00                 | \$ 750.00                     | \$ -                 | 0.0%          |
| 442006-000        | Materials - HVAC / Heating / Cooling               | \$ 5,558.76                    | \$ 3,500.00               | \$ 4,000.00                   | \$ 500.00            | 14.3%         |
| 442007-000        | Materials - Gas & Oil                              | \$ 1,293.66                    | \$ 1,500.00               | \$ 1,500.00                   | \$ -                 | 0.0%          |
| 442008-000        | Materials - Auto Parts                             | \$ 65.59                       | \$ 200.00                 | \$ 200.00                     | \$ -                 | 0.0%          |
| 442009-000        | Materials - Exterior Lighting                      | \$ -                           | \$ 150.00                 | \$ 150.00                     | \$ -                 | 0.0%          |
| 442010-000        | Materials - Paint and Painting Supplies            | \$ 3,076.93                    | \$ 1,300.00               | \$ 2,000.00                   | \$ 700.00            | 53.8%         |
| 442014-000        | Materials - Appliances & Parts                     | \$ 21,000.69                   | \$ 8,000.00               | \$ 8,000.00                   | \$ -                 | 0.0%          |
| 442015-000        | Materials - Smoke/CO Detectors/Fire Ext.           | \$ 2,167.57                    | \$ 300.00                 | \$ 800.00                     | \$ 500.00            | 166.7%        |
| 442017-000        | Materials - Hardware/Locks                         | \$ 2,616.16                    | \$ 1,000.00               | \$ 1,000.00                   | \$ -                 | 0.0%          |
| 442018-000        | Materials - Safety Equipment                       | \$ 339.37                      | \$ 400.00                 | \$ 400.00                     | \$ -                 | 0.0%          |

|                   |                                                    | 2026                           |                           | 2027                          |                      |               |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------------|---------------|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance             |               |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$       | Variance<br>% |
| 442019-000        | Materials - Pest Control                           | \$ 40.47                       | \$ 100.00                 | \$ 400.00                     | \$ 300.00            | 300.0%        |
| 442020-000        | Materials - Lumber Sheetrock                       | \$ -                           | \$ 300.00                 | \$ 100.00                     | \$ (200.00)          | -66.7%        |
| 442021-000        | Materials - Doors                                  | \$ -                           | \$ 300.00                 | \$ -                          | \$ (300.00)          | -100.0%       |
| 442023-000        | Materials - Refrigerators                          | \$ -                           | \$ 2,700.00               | \$ 1,500.00                   | \$ (1,200.00)        | -44.4%        |
| 442024-000        | Materials - Ranges                                 | \$ -                           | \$ 2,300.00               | \$ 1,500.00                   | \$ (800.00)          | -34.8%        |
| 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          | \$ 253.34                      | \$ 250.00                 | \$ 250.00                     | \$ -                 | 0.0%          |
| 442029-100        | Materials Charge Back-Tenant Property Damage       | \$ 607.73                      | \$ 6,263.00               | \$ 2,442.86                   | \$ (3,820.14)        | -61.0%        |
| <b>442090-999</b> | <b>Total Materials</b>                             | <b>\$ 48,262.78</b>            | <b>\$ 36,413.00</b>       | <b>\$ 32,342.86</b>           | <b>\$ (4,070.14)</b> | <b>-11.2%</b> |
| <b>443000-000</b> | <b>Contracts - Maintenance</b>                     |                                |                           |                               |                      |               |
| 443001-000        | Contracts - Trash Removal                          | \$ 13,753.96                   | \$ 13,574.00              | \$ 18,990.36                  | \$ 5,416.36          | 39.9%         |
| 443002-000        | Contracts - In-House Bulk Trash                    | \$ 2,098.87                    | \$ 1,344.00               | \$ -                          | \$ (1,344.00)        | -100.0%       |
| 443003-000        | Contracts - HVAC                                   | \$ 4,200.00                    | \$ 1,500.00               | \$ 1,500.00                   | \$ -                 | 0.0%          |
| 443006-000        | Contracts - Landscape/Grounds                      | \$ 32,184.29                   | \$ 13,178.00              | \$ 16,737.36                  | \$ 3,559.36          | 27.0%         |
| 443007-000        | Contracts - Tree Trimming                          | \$ 7,638.00                    | \$ 10,500.00              | \$ 8,000.00                   | \$ (2,500.00)        | -23.8%        |
| 443008-000        | Contracts - Make Ready Cleaning                    | \$ 6,570.00                    | \$ 3,500.00               | \$ 6,000.00                   | \$ 2,500.00          | 71.4%         |
| 443009-000        | Contracts - Make Ready Repairs                     | \$ 5,477.67                    | \$ 3,000.00               | \$ 7,000.00                   | \$ 4,000.00          | 133.3%        |
| 443010-000        | Contracts - Electrical Contracts                   | \$ -                           | \$ 2,200.00               | \$ 2,200.00                   | \$ -                 | 0.0%          |
| 443011-000        | Contracts - Plumbing Contracts                     | \$ 12,148.15                   | \$ 2,500.00               | \$ 3,000.00                   | \$ 500.00            | 20.0%         |
| 443012-000        | Contracts - Pest Control                           | \$ 4,406.00                    | \$ 4,013.00               | \$ 7,800.00                   | \$ 3,787.00          | 94.4%         |
| 443014-000        | Contracts - Fire Protection                        | \$ 1,317.00                    | \$ 1,200.00               | \$ 1,200.00                   | \$ -                 | 0.0%          |
| 443015-000        | Contracts - Door & Window Repairs                  | \$ 1,980.00                    | \$ 500.00                 | \$ 500.00                     | \$ -                 | 0.0%          |
| 443016-000        | Contracts - Building & Equipment Repairs           | \$ -                           | \$ 300.00                 | \$ 300.00                     | \$ -                 | 0.0%          |
| 443020-000        | Contracts - Key & Lock Services                    | \$ -                           | \$ -                      | \$ 200.00                     | \$ 200.00            | 0.0%          |
| 443021-000        | Contract - Vehicle Repairs/ Maintenance            | \$ 220.00                      | \$ 200.00                 | \$ 1,000.00                   | \$ 800.00            | 400.0%        |
| 443023-000        | Contracts - Uniforms                               | \$ 300.08                      | \$ 912.00                 | \$ 912.00                     | \$ -                 | 0.0%          |
| 443029-100        | Contracts Charge Back-Tenant Property Damage       | \$ -                           | \$ 2,684.00               | \$ 894.67                     | \$ (1,789.33)        | -66.7%        |
| <b>443090-999</b> | <b>Total Maintenance Contracts</b>                 | <b>\$ 95,153.02</b>            | <b>\$ 61,105.00</b>       | <b>\$ 76,234.39</b>           | <b>\$ 15,129.39</b>  | <b>24.8%</b>  |
| <b>443999-999</b> | <b>Total Ordinary Maintenance &amp; Operations</b> | <b>\$ 190,927.14</b>           | <b>\$ 143,292.00</b>      | <b>\$ 156,291.02</b>          | <b>\$ 12,999.02</b>  | <b>9.1%</b>   |
| <b>448000-000</b> | <b>Protective Services</b>                         |                                |                           |                               |                      |               |
| 448001-000        | Police Officers                                    | \$ -                           | \$ 1,500.00               | \$ -                          | \$ (1,500.00)        | -100.0%       |
| 448002-000        | Crime Prevention/Safety                            | \$ 2,800.00                    | \$ 2,400.00               | \$ 2,400.00                   | \$ -                 | 0.0%          |
| 448003-000        | Police Liaison                                     | \$ 115.73                      | \$ -                      | \$ 906.39                     | \$ 906.39            | 0.0%          |
| 448004-000        | Protective Services- Equipments                    | \$ 2,108.52                    | \$ 5,000.00               | \$ 2,804.12                   | \$ (2,195.88)        | -43.9%        |
| 448005-000        | Protective Services- Contracts                     | \$ 34,633.86                   | \$ 14,000.00              | \$ 23,000.00                  | \$ 9,000.00          | 64.3%         |
| <b>448090-999</b> | <b>Total Protective Services</b>                   | <b>\$ 39,658.11</b>            | <b>\$ 22,900.00</b>       | <b>\$ 29,110.51</b>           | <b>\$ 6,210.51</b>   | <b>27.1%</b>  |
| <b>450000-000</b> | <b>General Expenses</b>                            |                                |                           |                               |                      |               |
| <b>451000-000</b> | <b>Insurance</b>                                   |                                |                           |                               |                      |               |
| 451001-000        | Property Insurance                                 | \$ 23,050.63                   | \$ 27,350.00              | \$ 17,936.20                  | \$ (9,413.80)        | -34.4%        |
| 451002-000        | Liability Insurance                                | \$ 8,413.61                    | \$ 4,920.00               | \$ 9,258.07                   | \$ 4,338.07          | 88.2%         |
| 451004-000        | Workmen's Compensation                             | \$ 348.79                      | \$ -                      | \$ 18.19                      | \$ 18.19             | 0.0%          |
| <b>451090-999</b> | <b>Total Insurance</b>                             | <b>\$ 31,813.03</b>            | <b>\$ 32,270.00</b>       | <b>\$ 27,212.46</b>           | <b>\$ (5,057.54)</b> | <b>-15.7%</b> |
| <b>454000-000</b> | <b>Employee Benefits Contribution</b>              |                                |                           |                               |                      |               |
| 454000-010        | Employee Benefits Contribution                     | \$ -                           | \$ 44,554.00              | \$ -                          | \$ (44,554.00)       | -100.0%       |
| 454000-100        | FICA Employers Share - Admin                       | \$ 3,769.35                    | \$ -                      | \$ 4,508.86                   | \$ 4,508.86          | 0.0%          |
| 454000-300        | FICA Employers Share - Maintenance                 | \$ 3,539.28                    | \$ -                      | \$ 3,249.70                   | \$ 3,249.70          | 0.0%          |
| 454001-100        | Medical Benefits - Admin                           | \$ 14,375.78                   | \$ -                      | \$ 16,007.44                  | \$ 16,007.44         | 0.0%          |
| 454001-300        | Medical Benefits - Maintenance                     | \$ 9,393.66                    | \$ -                      | \$ 10,670.97                  | \$ 10,670.97         | 0.0%          |
| 454002-100        | Retirement Benefits - Admin                        | \$ 4,209.79                    | \$ -                      | \$ 4,290.79                   | \$ 4,290.79          | 0.0%          |
| 454002-300        | Retirement Benefits - Maintenance                  | \$ 6,528.20                    | \$ -                      | \$ 6,371.97                   | \$ 6,371.97          | 0.0%          |
| 454003-100        | Fed & State Unemployment - Admin                   | \$ 171.56                      | \$ -                      | \$ 179.55                     | \$ 179.55            | 0.0%          |
| 454003-300        | Fed & State Unemployment - Maintenance             | \$ 122.29                      | \$ -                      | \$ 119.70                     | \$ 119.70            | 0.0%          |

|                   |                                             | 2026                           |                           | 2027                          |                       |                |
|-------------------|---------------------------------------------|--------------------------------|---------------------------|-------------------------------|-----------------------|----------------|
|                   |                                             | T12                            | Budget                    | Budget                        | Variance              |                |
|                   |                                             | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$        | Variance<br>%  |
| 454004-100        | Life Insurance - Admin                      | \$ 69.31                       | \$ -                      | \$ 79.01                      | \$ 79.01              | 0.0%           |
| 454004-300        | Life Insurance - Maintenance                | \$ 58.21                       | \$ -                      | \$ 59.14                      | \$ 59.14              | 0.0%           |
| 454005-100        | Disability Insurance - Admin                | \$ 105.78                      | \$ -                      | \$ 121.81                     | \$ 121.81             | 0.0%           |
| 454005-300        | Disability Insurance - Maintenance          | \$ 89.10                       | \$ -                      | \$ 91.06                      | \$ 91.06              | 0.0%           |
| <b>454900-999</b> | <b>Total Employee Benefits Contribution</b> | <b>\$ 42,432.31</b>            | <b>\$ 44,554.00</b>       | <b>\$ 45,750.00</b>           | <b>\$ 1,196.00</b>    | <b>2.7%</b>    |
| <b>458000-100</b> | <b>Interest Expense</b>                     |                                |                           |                               |                       |                |
| 458001-000        | Interest on Notes Payable                   | \$ 49,430.54                   | \$ 48,998.00              | \$ 47,936.31                  | \$ (1,061.69)         | -2.2%          |
|                   | <b>Total Interest Expense</b>               | <b>\$ 131,398.54</b>           | <b>\$ 48,998.00</b>       | <b>\$ 47,936.31</b>           | <b>\$ (1,061.69)</b>  | <b>-2.2%</b>   |
| <b>459000-000</b> | <b>Other General Expense</b>                |                                |                           |                               |                       |                |
| 459001-000        | Land Lease Expense                          | \$ 11,466.96                   | \$ 11,467.00              | \$ 5,800.00                   | \$ (5,667.00)         | -49.4%         |
| 459006-000        | Franchise Taxes                             | \$ 1,942.20                    | \$ 1,894.00               | \$ 1,918.10                   | \$ 24.10              | 1.3%           |
| <b>459090-999</b> | <b>Total Other General Expenses</b>         | <b>\$ 16,026.66</b>            | <b>\$ 13,361.00</b>       | <b>\$ 7,718.10</b>            | <b>\$ (5,642.90)</b>  | <b>-42.2%</b>  |
| <b>459099-999</b> | <b>Total General Expenses</b>               | <b>\$ 221,670.54</b>           | <b>\$ 139,183.00</b>      | <b>\$ 128,616.87</b>          | <b>\$ (10,566.13)</b> | <b>-7.6%</b>   |
| <b>459999-998</b> | <b>Total Operating Expenses</b>             | <b>\$ 692,637.54</b>           | <b>\$ 525,753.00</b>      | <b>\$ 545,423.26</b>          | <b>\$ 19,670.26</b>   | <b>3.7%</b>    |
| <b>459999-999</b> | <b>NET OPERATING INCOME (LOSS)</b>          | <b>\$ (175,122.87)</b>         | <b>\$ (24,086.00)</b>     | <b>\$ (4,666.39)</b>          | <b>\$ 19,419.61</b>   | <b>-80.6%</b>  |
| <b>471000-000</b> | <b>Non-Routine Expenses</b>                 |                                |                           |                               |                       |                |
| 471504-000        | FSS Escrow Contributions                    | \$ 4,273.00                    | \$ -                      | \$ 15,348.00                  | \$ 15,348.00          | 0.0%           |
| <b>471590-999</b> | <b>Total Non-Routine Expenses</b>           | <b>\$ 4,273.00</b>             | <b>\$ -</b>               | <b>\$ 15,348.00</b>           | <b>\$ 15,348.00</b>   | <b>0.0%</b>    |
| <b>999999-998</b> | <b>Net Income (Loss)</b>                    | <b>\$ (246,204.87)</b>         | <b>\$ 26,578.00</b>       | <b>\$ (20,014.39)</b>         | <b>\$ (46,592.39)</b> | <b>-175.3%</b> |
|                   | Debt Principal                              |                                | \$ 30,487.60              | \$ 31,549.29                  |                       |                |
|                   | Replacement Reserve                         |                                | \$ 23,316.00              | \$ 23,316.00                  |                       |                |
|                   | <b>Balance</b>                              |                                | <b>\$ (27,225.60)</b>     | <b>\$ (74,879.68)</b>         |                       |                |
|                   | Net Income                                  |                                | \$ 52,260.00              | \$ 4,605.92                   |                       |                |
|                   | Total Debt                                  |                                | \$ 79,485.60              | \$ 79,485.60                  |                       |                |
|                   | <b>Debt Service Coverage Ratio</b>          |                                | <b>0.66</b>               | <b>0.06</b>                   |                       |                |

# Pathways at Shadowbend

## CY2027 Budget Template

|                                                  | 2026                           |                           | 2027                          |                       |               |
|--------------------------------------------------|--------------------------------|---------------------------|-------------------------------|-----------------------|---------------|
|                                                  | T12                            | Budget                    | Budget                        | Variance              |               |
|                                                  | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$        | Variance<br>% |
| <b>300000-200 REVENUES</b>                       |                                |                           |                               |                       |               |
| <b>310000-000 Tenant Revenue</b>                 |                                |                           |                               |                       |               |
| 310000-100 Rental Income                         | \$ 188,036.26                  | \$ 186,745.00             | \$ 183,355.20                 | \$ (3,389.80)         | -1.8%         |
| 310004-000 Rent Permanent Loss                   | \$ -                           | \$ (2,028.00)             | \$ (676.00)                   | \$ 1,352.00           | -66.7%        |
| 310005-000 Installment Agreement - Rent          | \$ -                           | \$ 535.00                 | \$ 178.33                     | \$ (356.67)           | -66.7%        |
| 310007-000 Vacancies                             | \$ (6,474.26)                  | \$ (19,235.00)            | \$ (20,449.28)                | \$ (1,214.28)         | 6.3%          |
| 310010-000 Write-Off / Bad Debt                  | \$ (4,198.74)                  | \$ (10,992.00)            | \$ (11,685.30)                | \$ (693.30)           | 6.3%          |
| 310013-000 Security Deposit Forfeit              | \$ -                           | \$ 837.00                 | \$ 279.00                     | \$ (558.00)           | -66.7%        |
| 310020-000 Legal Charges                         | \$ -                           | \$ 150.00                 | \$ 50.00                      | \$ (100.00)           | -66.7%        |
| 310021-000 Maintenance/Damages Chargeback Income | \$ 1,455.71                    | \$ 8,948.00               | \$ 3,827.79                   | \$ (5,120.21)         | -57.2%        |
| 310023-000 Late Fee                              | \$ 471.00                      | \$ 1,428.00               | \$ 781.00                     | \$ (647.00)           | -45.3%        |
| 310027-000 Excess Utilities                      | \$ 672.39                      | \$ 1,459.00               | \$ 1,158.72                   | \$ (300.28)           | -20.6%        |
| <b>310099-999 Total Tenant Revenue</b>           | <b>\$ 179,962.36</b>           | <b>\$ 167,847.00</b>      | <b>\$ 156,819.46</b>          | <b>\$ (11,027.54)</b> | <b>-6.6%</b>  |
|                                                  |                                | \$ -                      |                               |                       |               |
| <b>340000-000 Operating Grants</b>               |                                |                           |                               |                       |               |
| 340100-000 HAP Subsidy                           | \$ 384,634.00                  | \$ 362,833.00             | \$ 400,909.95                 | \$ 38,076.95          | 10.5%         |
| 340101-000 HAP FSS Subsidy                       | \$ -                           | \$ -                      | \$ 8,532.00                   | \$ 8,532.00           | 0.0%          |
| 340102-000 Special Claims Income                 | \$ 2,495.00                    | \$ 619.00                 | \$ 2,298.00                   | \$ 1,679.00           | 271.2%        |
| 340104-000 Utility Reimbursement                 | \$ 1,758.00                    | \$ 720.00                 | \$ 1,194.00                   | \$ 474.00             | 65.8%         |
| 340105-000 Repayment Agreement Expense Recovery  | \$ 274.00                      | \$ 84.00                  | \$ 199.33                     | \$ 115.33             | 137.3%        |
| <b>340999-999 Total Operating Grants</b>         | <b>\$ 389,161.00</b>           | <b>\$ 364,256.00</b>      | <b>\$ 413,133.28</b>          | <b>\$ 48,877.28</b>   | <b>13.4%</b>  |
| <b>362000-000 Other Revenue</b>                  |                                |                           |                               |                       |               |
| 362125-000 Miscellaneous Income                  | \$ 276.65                      | \$ 2,714.00               | \$ 1,117.44                   | \$ (1,596.56)         | -58.8%        |
| 362165-000 Other Income - Misc                   | \$ 87.81                       | \$ 837.00                 | \$ 356.76                     | \$ (480.24)           | -57.4%        |
| <b>369999-999 Total Other Revenue</b>            | <b>\$ 364.46</b>               | <b>\$ 3,551.00</b>        | <b>\$ 1,474.20</b>            | <b>\$ (2,076.80)</b>  | <b>-58.5%</b> |
| <b>399999-999 Total Revenue</b>                  | <b>\$ 594,679.00</b>           | <b>\$ 535,654.00</b>      | <b>\$ 571,426.95</b>          | <b>\$ 35,772.95</b>   | <b>6.7%</b>   |
| <b>400000-000 EXPENSES</b>                       |                                |                           |                               |                       |               |
| <b>410000-000 Administrative Expenses</b>        |                                |                           |                               |                       |               |
| <b>411000-000 Salaries</b>                       |                                |                           |                               |                       |               |
| 411001-000 Admin Salaries - Regular              | \$ 53,129.35                   | \$ 53,841.00              | \$ 65,553.43                  | \$ 11,712.43          | 21.8%         |
| 411003-000 Admin Salaries - Overtime             | \$ 1,070.17                    | \$ 200.00                 | \$ 250.00                     | \$ 50.00              | 25.0%         |
| <b>411199-999 Total Salaries</b>                 | <b>\$ 54,199.52</b>            | <b>\$ 54,041.00</b>       | <b>\$ 65,803.43</b>           | <b>\$ 11,762.43</b>   | <b>21.8%</b>  |
| <b>413000-000 Legal Expense</b>                  |                                |                           |                               |                       |               |
| 413001-000 Legal Expense                         | \$ 3,988.33                    | \$ 1,500.00               | \$ 1,829.44                   | \$ 329.44             | 22.0%         |
| 413003-000 Court Costs                           | \$ -                           | \$ -                      | \$ 750.00                     | \$ 750.00             | 0.0%          |
| <b>413090-999 Total Legal Expenses</b>           | <b>\$ 3,988.33</b>             | <b>\$ 1,500.00</b>        | <b>\$ 2,579.44</b>            | <b>\$ 1,079.44</b>    | <b>72.0%</b>  |
| <b>414000-000 Travel &amp; Training</b>          |                                |                           |                               |                       |               |
| 414010-000 Staff Training                        | \$ 1,150.00                    | \$ 1,050.00               | \$ 1,050.00                   | \$ -                  | 0.0%          |
| <b>414099-999 Total Travel &amp; Training</b>    | <b>\$ 1,150.00</b>             | <b>\$ 1,050.00</b>        | <b>\$ 1,050.00</b>            | <b>\$ -</b>           | <b>0.0%</b>   |
| <b>417000-000 Auditing Fees</b>                  |                                |                           |                               |                       |               |
| 417001-000 Auditing Fees                         | \$ -                           | \$ -                      | \$ 5,800.00                   | \$ -                  | 0.0%          |
| <b>417099-999 Total Audit Fees</b>               | <b>\$ 4,189.35</b>             | <b>\$ 5,800.00</b>        | <b>\$ 5,800.00</b>            | <b>\$ -</b>           | <b>0.0%</b>   |
| <b>419000-000 Office Expenses</b>                |                                |                           |                               |                       |               |
| 419001-000 Office Supplies                       | \$ 468.59                      | \$ 355.00                 | \$ 408.14                     | \$ 53.14              | 15.0%         |
| 419002-000 Postage, Couriers, Express Mail       | \$ 243.59                      | \$ 355.00                 | \$ 500.00                     | \$ 145.00             | 40.8%         |
| 419003-000 Printing                              | \$ 99.31                       | \$ 141.00                 | \$ 100.00                     | \$ (41.00)            | -29.1%        |

|                   |                                                    | 2026                           |                           | 2027                          |                     |               |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|---------------------|---------------|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance            |               |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$      | Variance<br>% |
| 419006-000        | Telephone                                          | \$ 9,054.53                    | \$ 6,182.00               | \$ 6,182.00                   | \$ -                | 0.0%          |
| 419011-000        | Equipment Leases                                   | \$ 1,282.93                    | \$ 1,400.00               | \$ 1,300.00                   | \$ (100.00)         | -7.1%         |
| 419015-000        | Meeting                                            | \$ -                           | \$ 200.00                 | \$ 600.00                     | \$ 400.00           | 200.0%        |
| 419018-000        | Bank Charges                                       | \$ 406.21                      | \$ 125.00                 | \$ 250.00                     | \$ 125.00           | 100.0%        |
| 419022-000        | Consultants                                        | \$ -                           | \$ 2,700.00               | \$ 2,000.00                   | \$ (700.00)         | -25.9%        |
| 419025-000        | Criminal Check                                     | \$ 336.05                      | \$ 279.00                 | \$ 322.66                     | \$ 43.66            | 15.6%         |
| 419026-000        | Employee Physical /Drug Test                       | \$ -                           | \$ -                      | \$ 85.00                      | \$ 85.00            | 0.0%          |
| 419028-000        | Software                                           | \$ 6,924.40                    | \$ 2,540.00               | \$ 6,937.00                   | \$ 4,397.00         | 173.1%        |
| 419030-000        | Document Shredding                                 | \$ 9.35                        | \$ 150.00                 | \$ 200.00                     | \$ 50.00            | 33.3%         |
| 419041-000        | Annual Compliance Fee                              | \$ 4,000.00                    | \$ 2,000.00               | \$ 2,000.00                   | \$ -                | 0.0%          |
| 419043-000        | Collection Agency Fees                             | \$ -                           | \$ 122.00                 | \$ 40.67                      | \$ (81.33)          | -66.7%        |
| <b>419099-999</b> | <b>Total Office Expenses</b>                       | <b>\$ 23,229.00</b>            | <b>\$ 16,999.00</b>       | <b>\$ 20,975.46</b>           | <b>\$ 3,976.46</b>  | <b>23.4%</b>  |
| <b>419500-000</b> | <b>Management Fees</b>                             |                                |                           |                               |                     |               |
| 419501-000        | Management Fees                                    | \$ 22,876.74                   | \$ 21,426.00              | \$ 23,370.61                  | \$ 1,944.61         | 9.1%          |
| 419503-000        | Partnership Management Fees                        | \$ 1,791.00                    | \$ 1,789.00               | \$ 1,791.00                   | \$ 2.00             | 0.1%          |
| 419505-000        | Asset Management Fees                              | \$ 1,245.93                    | \$ 1,370.00               | \$ 1,246.00                   | \$ (124.00)         | -9.1%         |
| <b>419599-999</b> | <b>Total Management Fees</b>                       | <b>\$ 25,913.67</b>            | <b>\$ 24,585.00</b>       | <b>\$ 26,407.61</b>           | <b>\$ 1,822.61</b>  | <b>7.4%</b>   |
| <b>419999-999</b> | <b>Total Administrative Expenses</b>               | <b>\$ 112,669.87</b>           | <b>\$ 103,975.00</b>      | <b>\$ 122,615.94</b>          | <b>\$ 18,640.94</b> | <b>17.9%</b>  |
| <b>420000-000</b> | <b>Tenant Services</b>                             |                                |                           |                               |                     |               |
| <b>422600-000</b> | <b>Tenant Services- Other</b>                      |                                |                           |                               |                     |               |
| 422700-000        | Tenant Participation - Residents Council           | \$ 747.02                      | \$ 750.00                 | \$ 750.00                     | \$ -                | 0.0%          |
| 422701-000        | Tenant Participation - HACA                        | \$ 460.96                      | \$ 500.00                 | \$ 500.00                     | \$ -                | 0.0%          |
| <b>422998-990</b> | <b>Total Tenant Services - Other</b>               | <b>\$ 1,207.98</b>             | <b>\$ 1,250.00</b>        | <b>\$ 1,250.00</b>            | <b>\$ -</b>         | <b>0.0%</b>   |
| <b>429999-999</b> | <b>Total Tenant Services</b>                       | <b>\$ 1,207.98</b>             | <b>\$ 1,250.00</b>        | <b>\$ 1,250.00</b>            | <b>\$ -</b>         | <b>0.0%</b>   |
| <b>430000-000</b> | <b>Utilities</b>                                   |                                |                           |                               |                     |               |
| 431000-000        | Water                                              | \$ 61,894.87                   | \$ 52,786.00              | \$ 59,437.80                  | \$ 6,651.80         | 12.6%         |
| 432000-000        | Electricity                                        | \$ 4,594.19                    | \$ 4,268.00               | \$ 4,541.30                   | \$ 273.30           | 6.4%          |
| 433000-000        | Gas                                                | \$ 33,539.43                   | \$ 34,878.00              | \$ 35,429.00                  | \$ 551.00           | 1.6%          |
| <b>439000-999</b> | <b>Total Utilities</b>                             | <b>\$ 100,028.49</b>           | <b>\$ 91,932.00</b>       | <b>\$ 99,408.11</b>           | <b>\$ 7,476.11</b>  | <b>8.1%</b>   |
| <b>440000-000</b> | <b>Ordinary Maintenance &amp; Operations</b>       |                                |                           |                               |                     |               |
| <b>441000-000</b> | <b>Maintenance Labor</b>                           |                                |                           |                               |                     |               |
| 441001-000        | Ordinary Maint. & Operations- Labor Regular        | \$ 45,661.37                   | \$ 46,427.00              | \$ 47,442.53                  | \$ 1,015.53         | 2.2%          |
| 441002-000        | Ordinary Maint. & Operations- Labor OT             | \$ 3,600.97                    | \$ 3,250.00               | \$ 2,500.00                   | \$ (750.00)         | -23.1%        |
| 441004-000        | Ordinary Maint. & Operations- Labor Standby        | \$ 2,087.43                    | \$ 3,166.00               | \$ 2,600.62                   | \$ (565.38)         | -17.9%        |
| <b>441090-999</b> | <b>Total Maintenance Labor</b>                     | <b>\$ 51,349.77</b>            | <b>\$ 52,843.00</b>       | <b>\$ 52,543.15</b>           | <b>\$ (299.85)</b>  | <b>-0.6%</b>  |
| <b>442000-000</b> | <b>Ordinary Maint. &amp; Operations- Materials</b> |                                |                           |                               |                     |               |
| 442001-000        | Materials - Custodial                              | \$ 410.61                      | \$ 750.00                 | \$ 750.00                     | \$ -                | 0.0%          |
| 442002-000        | Materials - Electrical                             | \$ 2,811.65                    | \$ 2,000.00               | \$ 2,000.00                   | \$ -                | 0.0%          |
| 442003-000        | Materials - Plumbing                               | \$ 1,949.68                    | \$ 2,000.00               | \$ 2,000.00                   | \$ -                | 0.0%          |
| 442004-000        | Materials - Lawn Care/ Grounds                     | \$ 1,640.70                    | \$ 1,000.00               | \$ 1,000.00                   | \$ -                | 0.0%          |
| 442005-000        | Materials - Tools & Equipment                      | \$ 4,509.52                    | \$ 1,700.00               | \$ 2,000.00                   | \$ 300.00           | 17.6%         |
| 442006-000        | Materials - HVAC / Heating / Cooling               | \$ 3,596.19                    | \$ 4,000.00               | \$ 4,000.00                   | \$ -                | 0.0%          |
| 442007-000        | Materials - Gas & Oil                              | \$ 1,473.90                    | \$ 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            | \$ 659.19                      | \$ 1,700.00               | \$ 1,800.00                   | \$ 100.00           | 5.9%          |
| 442014-000        | Materials - Appliances & Parts                     | \$ 17,596.85                   | \$ 17,000.00              | \$ 18,000.00                  | \$ 1,000.00         | 5.9%          |
| 442015-000        | Materials - Smoke/CO Detectors/Fire Ext.           | \$ 943.20                      | \$ 800.00                 | \$ 900.00                     | \$ 100.00           | 12.5%         |
| 442017-000        | Materials - Hardware/Locks                         | \$ 2,265.17                    | \$ 1,000.00               | \$ 1,500.00                   | \$ 500.00           | 50.0%         |
| 442018-000        | Materials - Safety Equipment                       | \$ -                           | \$ 450.00                 | \$ 450.00                     | \$ -                | 0.0%          |
| 442019-000        | Materials - Pest Control                           | \$ 71.97                       | \$ 200.00                 | \$ 400.00                     | \$ 200.00           | 100.0%        |
| 442020-000        | Materials - Lumber Sheetrock                       | \$ -                           | \$ -                      | \$ 100.00                     | \$ 100.00           | 0.0%          |
| 442021-000        | Materials - Doors                                  | \$ -                           | \$ 200.00                 | \$ -                          | \$ (200.00)         | -100.0%       |

|                   |                                                    | 2026                           |                           | 2027                          |                      |               |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------------|---------------|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance             |               |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$       | Variance<br>% |
| 442023-000        | Materials - Refrigerators                          | \$ 604.00                      | \$ 1,380.00               | \$ 2,400.00                   | \$ 1,020.00          | 73.9%         |
| 442024-000        | Materials - Ranges                                 | \$ 914.00                      | \$ 3,824.00               | \$ 1,800.00                   | \$ (2,024.00)        | -52.9%        |
| 442025-000        | Materials - Dishwashers                            | \$ -                           | \$ 1,700.00               | \$ 1,800.00                   | \$ 100.00            | 5.9%          |
| 442026-000        | Materials - Reasonable Accommodations              | \$ -                           | \$ 250.00                 | \$ 300.00                     | \$ 50.00             | 20.0%         |
| 442027-000        | Materials - Water Heaters/Boilers & Parts          | \$ -                           | \$ 250.00                 | \$ 300.00                     | \$ 50.00             | 20.0%         |
| 442029-100        | Materials Charge Back-Tenant Property Damage       | \$ 4,511.50                    | \$ 6,263.00               | \$ 6,553.15                   | \$ 290.15            | 4.6%          |
| <b>442090-999</b> | <b>Total Materials</b>                             | <b>\$ 43,976.45</b>            | <b>\$ 49,067.00</b>       | <b>\$ 50,453.15</b>           | <b>\$ 1,386.15</b>   | <b>2.8%</b>   |
| <b>443000-000</b> | <b>Contracts - Maintenance</b>                     |                                |                           |                               |                      |               |
| 443001-000        | Contracts - Trash Removal                          | \$ 1,004.22                    | \$ 1,532.00               | \$ 3,359.37                   | \$ 1,827.37          | 119.3%        |
| 443002-000        | Contracts - In-House Bulk Trash                    | \$ 2,211.37                    | \$ 1,344.00               | \$ -                          | \$ (1,344.00)        | -100.0%       |
| 443003-000        | Contracts - HVAC                                   | \$ 250.00                      | \$ 6,000.00               | \$ 6,000.00                   | \$ -                 | 0.0%          |
| 443006-000        | Contracts - Landscape/Grounds                      | \$ 25,849.48                   | \$ 20,911.00              | \$ 26,000.00                  | \$ 5,089.00          | 24.3%         |
| 443007-000        | Contracts - Tree Trimming                          | \$ 16,300.00                   | \$ 12,000.00              | \$ 12,000.00                  | \$ -                 | 0.0%          |
| 443008-000        | Contracts - Make Ready Cleaning                    | \$ 2,104.90                    | \$ 6,000.00               | \$ 6,000.00                   | \$ -                 | 0.0%          |
| 443009-000        | Contracts - Make Ready Repairs                     | \$ 2,500.00                    | \$ 3,000.00               | \$ 3,000.00                   | \$ -                 | 0.0%          |
| 443010-000        | Contracts - Electrical Contracts                   | \$ 1,200.00                    | \$ 2,500.00               | \$ 2,000.00                   | \$ (500.00)          | -20.0%        |
| 443011-000        | Contracts - Plumbing Contracts                     | \$ 14,664.48                   | \$ 9,000.00               | \$ 10,000.00                  | \$ 1,000.00          | 11.1%         |
| 443012-000        | Contracts - Pest Control                           | \$ 6,622.50                    | \$ 4,013.00               | \$ 7,800.00                   | \$ 3,787.00          | 94.4%         |
| 443014-000        | Contracts - Fire Protection                        | \$ 2,304.00                    | \$ 1,500.00               | \$ 1,500.00                   | \$ -                 | 0.0%          |
| 443015-000        | Contracts - Door & Window Repairs                  | \$ 175.00                      | \$ 2,000.00               | \$ 1,000.00                   | \$ (1,000.00)        | -50.0%        |
| 443016-000        | Contracts - Building & Equipment Repairs           | \$ -                           | \$ 1,500.00               | \$ 1,500.00                   | \$ -                 | 0.0%          |
| 443020-000        | Contracts - Key & Lock Services                    | \$ -                           | \$ -                      | \$ 200.00                     | \$ 200.00            | 0.0%          |
| 443021-000        | Contract - Vehicle Repairs/ Maintenance            | \$ 21.75                       | \$ 2,000.00               | \$ 500.00                     | \$ (1,500.00)        | -75.0%        |
| 443023-000        | Contracts - Uniforms                               | \$ 371.70                      | \$ 90.00                  | \$ 413.60                     | \$ 323.60            | 359.6%        |
| 443029-100        | Contracts Charge Back-Tenant Property Damage       | \$ -                           | \$ 2,684.00               | \$ 894.67                     | \$ (1,789.33)        | -66.7%        |
| <b>443090-999</b> | <b>Total Maintenance Contracts</b>                 | <b>\$ 75,579.40</b>            | <b>\$ 76,799.00</b>       | <b>\$ 82,867.64</b>           | <b>\$ 6,068.64</b>   | <b>7.9%</b>   |
| <b>443999-999</b> | <b>Total Ordinary Maintenance &amp; Operations</b> | <b>\$ 170,905.62</b>           | <b>\$ 178,709.00</b>      | <b>\$ 185,863.94</b>          | <b>\$ 7,154.94</b>   | <b>4.0%</b>   |
| <b>448000-000</b> | <b>Protective Services</b>                         |                                |                           |                               |                      |               |
| 448001-000        | Police Officers                                    | \$ -                           | \$ -                      | \$ -                          | \$ -                 | 0.0%          |
| 448002-000        | Crime Prevention/Safety                            | \$ 2,400.00                    | \$ 2,400.00               | \$ 2,400.00                   | \$ -                 | 0.0%          |
| 448003-000        | Police Liaison                                     | \$ 115.75                      | \$ -                      | \$ 906.39                     | \$ 906.39            | 0.0%          |
| 448004-000        | Protective Services- Equipments                    | \$ 2,008.52                    | \$ 1,800.00               | \$ 2,654.12                   | \$ 854.12            | 47.5%         |
| 448005-000        | Protective Services- Contracts                     | \$ 10,339.86                   | \$ 10,800.00              | \$ 12,800.00                  | \$ 2,000.00          | 18.5%         |
| <b>448090-999</b> | <b>Total Protective Services</b>                   | <b>\$ 14,864.13</b>            | <b>\$ 15,000.00</b>       | <b>\$ 18,760.51</b>           | <b>\$ 3,760.51</b>   | <b>25.1%</b>  |
| <b>450000-000</b> | <b>General Expenses</b>                            |                                |                           |                               |                      |               |
| <b>451000-000</b> | <b>Insurance</b>                                   |                                |                           |                               |                      |               |
| 451001-000        | Property Insurance                                 | \$ 26,743.41                   | \$ 31,680.00              | \$ 20,762.53                  | \$ (10,917.47)       | -34.5%        |
| 451002-000        | Liability Insurance                                | \$ 8,802.20                    | \$ 5,528.00               | \$ 9,802.67                   | \$ 4,274.67          | 77.3%         |
| 451004-000        | Workmen's Compensation                             | \$ 375.42                      | \$ -                      | \$ 20.26                      | \$ 20.26             | 0.0%          |
| <b>451090-999</b> | <b>Total Insurance</b>                             | <b>\$ 35,921.03</b>            | <b>\$ 37,208.00</b>       | <b>\$ 30,585.46</b>           | <b>\$ (6,622.54)</b> | <b>-17.8%</b> |
| <b>454000-000</b> | <b>Employee Benefits Contribution</b>              |                                |                           |                               |                      |               |
| 454000-010        | Employee Benefits Contribution                     | \$ -                           | \$ 38,500.00              | \$ -                          | \$ (38,500.00)       | -100.0%       |
| 454000-100        | FICA Employers Share - Admin                       | \$ 4,119.57                    | \$ -                      | \$ 5,014.84                   | \$ 5,014.84          | 0.0%          |
| 454000-300        | FICA Employers Share - Maintenance                 | \$ 3,948.46                    | \$ -                      | \$ 3,629.35                   | \$ 3,629.35          | 0.0%          |
| 454001-100        | Medical Benefits - Admin                           | \$ 13,919.14                   | \$ -                      | \$ 13,902.20                  | \$ 13,902.20         | 0.0%          |
| 454001-300        | Medical Benefits - Maintenance                     | \$ 11,715.19                   | \$ -                      | \$ 18,781.42                  | \$ 18,781.42         | 0.0%          |
| 454002-100        | Retirement Benefits - Admin                        | \$ 6,486.60                    | \$ -                      | \$ 7,887.89                   | \$ 7,887.89          | 0.0%          |
| 454002-300        | Retirement Benefits - Maintenance                  | \$ 3,653.07                    | \$ -                      | \$ 3,320.97                   | \$ 3,320.97          | 0.0%          |
| 454003-100        | Fed & State Unemployment - Admin                   | \$ 156.61                      | \$ -                      | \$ 155.61                     | \$ 155.61            | 0.0%          |
| 454003-300        | Fed & State Unemployment - Maintenance             | \$ 137.64                      | \$ -                      | \$ 150.48                     | \$ 150.48            | 0.0%          |
| 454004-100        | Life Insurance - Admin                             | \$ 79.48                       | \$ -                      | \$ 91.26                      | \$ 91.26             | 0.0%          |
| 454004-300        | Life Insurance - Maintenance                       | \$ 68.51                       | \$ -                      | \$ 66.00                      | \$ 66.00             | 0.0%          |
| 454005-100        | Disability Insurance - Admin                       | \$ 121.57                      | \$ -                      | \$ 140.65                     | \$ 140.65            | 0.0%          |

|            |                                             | 2026                           |                           | 2027                          |                       |               |
|------------|---------------------------------------------|--------------------------------|---------------------------|-------------------------------|-----------------------|---------------|
|            |                                             | T12                            | Budget                    | Budget                        | Variance              |               |
|            |                                             | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$        | Variance<br>% |
| 454005-300 | Disability Insurance - Maintenance          | \$ 104.02                      | \$ -                      | \$ 101.80                     | \$ 101.80             | 0.0%          |
| 454900-999 | <b>Total Employee Benefits Contribution</b> | <b>\$ 44,509.86</b>            | <b>\$ 38,500.00</b>       | <b>\$ 53,242.47</b>           | <b>\$ 14,742.47</b>   | <b>38.3%</b>  |
| 458000-100 | <b>Interest Expense</b>                     |                                |                           |                               |                       |               |
| 458001-000 | Interest on Notes Payable                   | \$ 42,910.57                   | \$ 42,535.00              | \$ 41,613.41                  | \$ (921.59)           | -2.2%         |
|            | <b>Total Interest Expense</b>               | <b>\$ 142,030.57</b>           | <b>\$ 42,535.00</b>       | <b>\$ 41,613.41</b>           | <b>\$ (921.59)</b>    | <b>-2.2%</b>  |
| 459000-000 | <b>Other General Expense</b>                |                                |                           |                               |                       |               |
| 459001-000 | Land Lease Expense                          | \$ 14,667.00                   | \$ 14,667.00              | \$ 7,333.50                   | \$ (7,333.50)         | -50.0%        |
| 459006-000 | Franchise Taxes                             | \$ 1,942.20                    | \$ 1,894.00               | \$ 1,918.10                   | \$ 24.10              | 1.3%          |
| 459090-999 | <b>Total Other General Expenses</b>         | <b>\$ 19,226.69</b>            | <b>\$ 16,561.00</b>       | <b>\$ 9,251.60</b>            | <b>\$ (7,309.40)</b>  | <b>-44.1%</b> |
| 459099-999 | <b>Total General Expenses</b>               | <b>\$ 241,688.15</b>           | <b>\$ 134,804.00</b>      | <b>\$ 134,692.94</b>          | <b>\$ (111.06)</b>    | <b>-0.1%</b>  |
| 459999-998 | <b>Total Operating Expenses</b>             | <b>\$ 641,364.24</b>           | <b>\$ 525,670.00</b>      | <b>\$ 562,591.44</b>          | <b>\$ 36,921.44</b>   | <b>7.0%</b>   |
| 459999-999 | <b>NET OPERATING INCOME (LOSS)</b>          | <b>\$ (46,685.24)</b>          | <b>\$ 9,984.00</b>        | <b>\$ 8,835.51</b>            | <b>\$ (1,148.49)</b>  | <b>-11.5%</b> |
| 471000-000 | <b>Non-Routine Expenses</b>                 |                                |                           |                               |                       |               |
| 471504-000 | FSS Escrow Contributions                    | \$ 9,566.00                    | \$ -                      | \$ 8,532.00                   | \$ 8,532.00           | 0.0%          |
| 471590-999 | <b>Total Non-Routine Expenses</b>           | <b>\$ 9,566.00</b>             | <b>\$ -</b>               | <b>\$ 8,532.00</b>            | <b>\$ 8,532.00</b>    | <b>0.0%</b>   |
| 999999-998 | <b>Net Income (Loss)</b>                    | <b>\$ (270,298.24)</b>         | <b>\$ 60,648.00</b>       | <b>\$ 303.51</b>              | <b>\$ (60,344.49)</b> | <b>-99.5%</b> |
|            | Debt Principal                              |                                | \$ 26,466.32              | \$ 27,387.91                  |                       |               |
|            | Replacement Reserve                         |                                | \$ -                      | \$ -                          |                       |               |
|            | <b>Balance</b>                              |                                | <b>\$ 34,181.68</b>       | <b>\$ (27,084.40)</b>         |                       |               |
|            | Net Income                                  |                                | \$ 103,183.00             | \$ 41,916.92                  |                       |               |
|            | Total Debt                                  |                                | \$ 69,001.32              | \$ 69,001.32                  |                       |               |
|            | <b>Debt Service Coverage Ratio</b>          |                                | <b>1.50</b>               | <b>0.61</b>                   |                       |               |

# Pathways at Manchaca II

## CY2027 Budget Template

|                   |                                       | 2026                        |                      | 2027                       |                      |               |
|-------------------|---------------------------------------|-----------------------------|----------------------|----------------------------|----------------------|---------------|
|                   |                                       | T12                         | Budget               | Budget                     | Variance             |               |
|                   |                                       | July 2025 Through June 2026 | 2026 Current Budget  | 2027 Full Requested Budget | Variance \$          | Variance %    |
| <b>300000-200</b> | <b>REVENUES</b>                       |                             |                      |                            |                      |               |
| <b>310000-000</b> | <b>Tenant Revenue</b>                 |                             |                      |                            |                      |               |
| 310000-100        | Rental Income                         | \$ 117,020.46               | \$ 109,657.00        | \$ 117,556.55              | \$ 7,899.55          | 7.2%          |
| 310004-000        | Rent Permanent Loss                   | \$ (36.00)                  | \$ (1,338.00)        | \$ (482.00)                | \$ 856.00            | -64.0%        |
| 310005-000        | Installment Agreement - Rent          | \$ -                        | \$ 353.00            | \$ 117.67                  | \$ (235.33)          | -66.7%        |
| 310007-000        | Vacancies                             | \$ (11,891.46)              | \$ (12,356.00)       | \$ (13,135.73)             | \$ (779.73)          | 6.3%          |
| 310010-000        | Write-Off / Bad Debt                  | \$ (4,067.82)               | \$ (7,060.00)        | \$ (7,506.13)              | \$ (446.13)          | 6.3%          |
| 310013-000        | Security Deposit Forfeit              | \$ -                        | \$ 553.00            | \$ 184.33                  | \$ (368.67)          | -66.7%        |
| 310020-000        | Legal Charges                         | \$ 230.47                   | \$ 370.00            | \$ 353.80                  | \$ (16.20)           | -4.4%         |
| 310021-000        | Maintenance/Damages Chargeback Income | \$ 197.45                   | \$ 5,906.00          | \$ 2,058.42                | \$ (3,847.58)        | -65.1%        |
| 310023-000        | Late Fee                              | \$ 719.00                   | \$ 943.00            | \$ 787.33                  | \$ (155.67)          | -16.5%        |
| 310027-000        | Excess Utilities                      | \$ 1,198.65                 | \$ 963.00            | \$ 1,085.58                | \$ 122.58            | 12.7%         |
| <b>310099-999</b> | <b>Total Tenant Revenue</b>           | <b>\$ 103,370.75</b>        | <b>\$ 97,991.00</b>  | <b>\$ 101,019.83</b>       | <b>\$ 3,028.83</b>   | <b>3.1%</b>   |
|                   |                                       |                             | \$ -                 |                            |                      |               |
| <b>340000-000</b> | <b>Operating Grants</b>               |                             |                      |                            |                      |               |
| 340100-000        | HAP Subsidy                           | \$ 238,959.00               | \$ 243,367.00        | \$ 257,749.90              | \$ 14,382.90         | 5.9%          |
| 340101-000        | HAP FSS Subsidy                       | \$ -                        | \$ -                 | \$ 15,432.00               | \$ 15,432.00         | 0.0%          |
| 340102-000        | Special Claims Income                 | \$ 509.00                   | \$ 1,238.00          | \$ 582.33                  | \$ (655.67)          | -53.0%        |
| 340104-000        | Utility Reimbursement                 | \$ 3,173.00                 | \$ 476.00            | \$ 3,247.00                | \$ 2,771.00          | 582.1%        |
| 340105-000        | Repayment Agreement Expense Recovery  | \$ 21.00                    | \$ 55.00             | \$ 39.33                   | \$ (15.67)           | -28.5%        |
| <b>340999-999</b> | <b>Total Operating Grants</b>         | <b>\$ 242,662.00</b>        | <b>\$ 245,136.00</b> | <b>\$ 277,050.57</b>       | <b>\$ 31,914.57</b>  | <b>13.0%</b>  |
| <b>362000-000</b> | <b>Other Revenue</b>                  |                             |                      |                            |                      |               |
| 362125-000        | Miscellaneous Income                  | \$ 83.99                    | \$ 1,791.00          | \$ 642.64                  | \$ (1,148.36)        | -64.1%        |
| 362165-000        | Other Income - Misc                   | \$ 55.14                    | \$ 552.00            | \$ 232.63                  | \$ (319.37)          | -57.9%        |
| <b>369999-999</b> | <b>Total Other Revenue</b>            | <b>\$ 139.13</b>            | <b>\$ 2,343.00</b>   | <b>\$ 875.28</b>           | <b>\$ (1,467.72)</b> | <b>-62.6%</b> |
| <b>399999-999</b> | <b>Total Revenue</b>                  | <b>\$ 350,126.03</b>        | <b>\$ 345,470.00</b> | <b>\$ 378,945.67</b>       | <b>\$ 33,475.67</b>  | <b>9.7%</b>   |
| <b>400000-000</b> | <b>EXPENSES</b>                       |                             |                      |                            |                      |               |
| <b>410000-000</b> | <b>Administrative Expenses</b>        |                             |                      |                            |                      |               |
| <b>411000-000</b> | <b>Salaries</b>                       |                             |                      |                            |                      |               |
| 411001-000        | Admin Salaries - Regular              | \$ 34,248.57                | \$ 33,917.00         | \$ 41,778.33               | \$ 7,861.33          | 23.2%         |
| 411003-000        | Admin Salaries - Overtime             | \$ 352.42                   | \$ 100.00            | \$ 125.00                  | \$ 25.00             | 25.0%         |
| <b>411199-999</b> | <b>Total Salaries</b>                 | <b>\$ 34,600.99</b>         | <b>\$ 34,017.00</b>  | <b>\$ 41,903.33</b>        | <b>\$ 7,886.33</b>   | <b>23.2%</b>  |
| <b>413000-000</b> | <b>Legal Expense</b>                  |                             |                      |                            |                      |               |
| 413001-000        | Legal Expense                         | \$ -                        | \$ 3,702.00          | \$ 1,234.00                | \$ (2,468.00)        | -66.7%        |
| 413003-000        | Court Costs                           | \$ 230.47                   | \$ -                 | \$ 76.82                   | \$ 76.82             | 0.0%          |
| <b>413090-999</b> | <b>Total Legal Expenses</b>           | <b>\$ 230.47</b>            | <b>\$ 3,702.00</b>   | <b>\$ 1,310.82</b>         | <b>\$ (2,391.18)</b> | <b>-64.6%</b> |
| <b>414000-000</b> | <b>Travel &amp; Training</b>          |                             |                      |                            |                      |               |
| 414010-000        | Staff Training                        | \$ -                        | \$ 525.00            | \$ 525.00                  | \$ -                 | 0.0%          |
| <b>414099-999</b> | <b>Total Travel &amp; Training</b>    | <b>\$ -</b>                 | <b>\$ 525.00</b>     | <b>\$ 525.00</b>           | <b>\$ -</b>          | <b>0.0%</b>   |
| <b>417000-000</b> | <b>Auditing Fees</b>                  |                             |                      |                            |                      |               |
| 417001-000        | Auditing Fees                         | \$ -                        | \$ -                 | \$ 500.00                  | \$ 500.00            | 0.0%          |
| <b>417099-999</b> | <b>Total Audit Fees</b>               | <b>\$ -</b>                 | <b>\$ -</b>          | <b>\$ 500.00</b>           | <b>\$ 500.00</b>     | <b>0.0%</b>   |
| <b>419000-000</b> | <b>Office Expenses</b>                |                             |                      |                            |                      |               |
| 419001-000        | Office Supplies                       | \$ 136.94                   | \$ 234.00            | \$ 300.00                  | \$ 66.00             | 28.2%         |

|                   |                                                    | 2026                           |                           | 2027                          |                    |               |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|--------------------|---------------|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance           |               |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$     | Variance<br>% |
| 419002-000        | Postage, Couriers, Express Mail                    | \$ 165.90                      | \$ 234.00                 | \$ 235.00                     | \$ 1.00            | 0.4%          |
| 419003-000        | Printing                                           | \$ 99.31                       | \$ 165.00                 | \$ 170.00                     | \$ 5.00            | 3.0%          |
| 419006-000        | Telephone                                          | \$ 917.01                      | \$ 3,934.00               | \$ 900.00                     | \$ (3,034.00)      | -77.1%        |
| 419008-000        | Office Custodial                                   | \$ 60.78                       | \$ -                      | \$ 65.00                      | \$ 65.00           | 0.0%          |
| 419013-000        | Office Equipment Repair                            | \$ -                           | \$ -                      | \$ 50.00                      | \$ 50.00           | 0.0%          |
| 419015-000        | Meeting                                            | \$ -                           | \$ 200.00                 | \$ 500.00                     | \$ 300.00          | 150.0%        |
| 419018-000        | Bank Charges                                       | \$ 33.89                       | \$ 83.00                  | \$ 250.00                     | \$ 167.00          | 201.2%        |
| 419025-000        | Criminal Check                                     | \$ 224.09                      | \$ 184.00                 | \$ 200.00                     | \$ 16.00           | 8.7%          |
| 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                                           | \$ 6,756.40                    | \$ 1,676.00               | \$ 6,835.00                   | \$ 5,159.00        | 307.8%        |
| 419030-000        | Document Shredding                                 | \$ 9.35                        | \$ 100.00                 | \$ 200.00                     | \$ 100.00          | 100.0%        |
| 419043-000        | Collection Agency Fees                             | \$ -                           | \$ 80.00                  | \$ 80.00                      | \$ -               | 0.0%          |
| <b>419099-999</b> | <b>Total Office Expenses</b>                       | <b>\$ 8,403.67</b>             | <b>\$ 8,050.00</b>        | <b>\$ 10,370.00</b>           | <b>\$ 2,320.00</b> | <b>28.8%</b>  |
| <b>419500-000</b> | <b>Management Fees</b>                             |                                |                           |                               |                    |               |
| 419501-000        | Management Fees                                    | \$ 13,986.90                   | \$ 13,819.00              | \$ 15,012.26                  | \$ 1,193.26        | 8.6%          |
| <b>419599-999</b> | <b>Total Management Fees</b>                       | <b>\$ 13,986.90</b>            | <b>\$ 13,819.00</b>       | <b>\$ 15,012.26</b>           | <b>\$ 1,193.26</b> | <b>8.6%</b>   |
| <b>419999-999</b> | <b>Total Administrative Expenses</b>               | <b>\$ 57,222.03</b>            | <b>\$ 60,113.00</b>       | <b>\$ 69,621.41</b>           | <b>\$ 9,508.41</b> | <b>15.8%</b>  |
| <b>420000-000</b> | <b>Tenant Services</b>                             |                                |                           |                               |                    |               |
| <b>422600-000</b> | <b>Tenant Services- Other</b>                      |                                |                           |                               |                    |               |
| 422700-000        | Tenant Participation - Residents Council           | \$ 408.44                      | \$ 495.00                 | \$ 495.00                     | \$ -               | 0.0%          |
| 422701-000        | Tenant Participation - HACA                        | \$ 288.00                      | \$ 330.00                 | \$ 330.00                     | \$ -               | 0.0%          |
| <b>422998-990</b> | <b>Total Tenant Services - Other</b>               | <b>\$ 696.44</b>               | <b>\$ 825.00</b>          | <b>\$ 825.00</b>              | <b>\$ -</b>        | <b>0.0%</b>   |
| <b>429999-999</b> | <b>Total Tenant Services</b>                       | <b>\$ 696.44</b>               | <b>\$ 825.00</b>          | <b>\$ 825.00</b>              | <b>\$ -</b>        | <b>0.0%</b>   |
| <b>430000-000</b> | <b>Utilities</b>                                   |                                |                           |                               |                    |               |
| 431000-000        | Water                                              | \$ 32,378.18                   | \$ 33,013.00              | \$ 32,885.67                  | \$ (127.33)        | -0.4%         |
| 432000-000        | Electricity                                        | \$ 4,661.11                    | \$ 5,295.00               | \$ 4,902.14                   | \$ (392.86)        | -7.4%         |
| 433000-000        | Gas                                                | \$ 24,425.97                   | \$ 20,009.00              | \$ 23,229.96                  | \$ 3,220.96        | 16.1%         |
| <b>439000-999</b> | <b>Total Utilities</b>                             | <b>\$ 61,465.26</b>            | <b>\$ 58,317.00</b>       | <b>\$ 61,017.77</b>           | <b>\$ 2,700.77</b> | <b>4.6%</b>   |
| <b>440000-000</b> | <b>Ordinary Maintenance &amp; Operations</b>       |                                |                           |                               |                    |               |
| <b>441000-000</b> | <b>Maintenance Labor</b>                           |                                |                           |                               |                    |               |
| 441001-000        | Ordinary Maint. & Operations- Labor Regular        | \$ 29,170.75                   | \$ 29,544.00              | \$ 30,190.70                  | \$ 646.70          | 2.2%          |
| 441002-000        | Ordinary Maint. & Operations- Labor OT             | \$ 1,678.70                    | \$ 2,145.00               | \$ 1,500.00                   | \$ (645.00)        | -30.1%        |
| 441004-000        | Ordinary Maint. & Operations- Labor Standby        | \$ 2,393.66                    | \$ 2,090.00               | \$ 2,318.72                   | \$ 228.72          | 10.9%         |
| <b>441090-999</b> | <b>Total Maintenance Labor</b>                     | <b>\$ 33,243.11</b>            | <b>\$ 33,779.00</b>       | <b>\$ 34,009.42</b>           | <b>\$ 230.42</b>   | <b>0.7%</b>   |
| <b>442000-000</b> | <b>Ordinary Maint. &amp; Operations- Materials</b> |                                |                           |                               |                    |               |
| 442001-000        | Materials - Custodial                              | \$ 87.94                       | \$ 400.00                 | \$ 400.00                     | \$ -               | 0.0%          |
| 442002-000        | Materials - Electrical                             | \$ 1,103.67                    | \$ 4,000.00               | \$ 2,000.00                   | \$ (2,000.00)      | -50.0%        |
| 442003-000        | Materials - Plumbing                               | \$ 1,379.02                    | \$ 4,500.00               | \$ 1,500.00                   | \$ (3,000.00)      | -66.7%        |
| 442004-000        | Materials - Lawn Care/ Grounds                     | \$ 230.78                      | \$ 500.00                 | \$ 500.00                     | \$ -               | 0.0%          |
| 442005-000        | Materials - Tools & Equipment                      | \$ 3,778.73                    | \$ 800.00                 | \$ 2,000.00                   | \$ 1,200.00        | 150.0%        |
| 442006-000        | Materials - HVAC / Heating / Cooling               | \$ 1,363.29                    | \$ 2,000.00               | \$ 2,000.00                   | \$ -               | 0.0%          |
| 442007-000        | Materials - Gas & Oil                              | \$ 1,474.02                    | \$ 1,000.00               | \$ 1,200.00                   | \$ 200.00          | 20.0%         |
| 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            | \$ 146.65                      | \$ 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                  | \$ 100.00                     | \$ 50.00           | 100.0%        |
| 442013-000        | Materials - Windows Covering                       | \$ 39.99                       | \$ 100.00                 | \$ 100.00                     | \$ -               | 0.0%          |
| 442014-000        | Materials - Appliances & Parts                     | \$ 720.93                      | \$ 2,800.00               | \$ 2,800.00                   | \$ -               | 0.0%          |

|                   |                                                    | 2026                           |                           | 2027                          |                      |               |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------------|---------------|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance             |               |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$       | Variance<br>% |
| 442015-000        | Materials - Smoke/CO Detectors/Fire Ext.           | \$ 1,380.00                    | \$ 450.00                 | \$ 500.00                     | \$ 50.00             | 11.1%         |
| 442017-000        | Materials - Hardware/Locks                         | \$ 311.82                      | \$ 1,200.00               | \$ 1,250.00                   | \$ 50.00             | 4.2%          |
| 442018-000        | Materials - Safety Equipment                       | \$ -                           | \$ 400.00                 | \$ 400.00                     | \$ -                 | 0.0%          |
| 442019-000        | Materials - Pest Control                           | \$ 116.37                      | \$ 200.00                 | \$ 200.00                     | \$ -                 | 0.0%          |
| 442020-000        | Materials - Lumber Sheetrock                       | \$ -                           | \$ 400.00                 | \$ 100.00                     | \$ (300.00)          | -75.0%        |
| 442021-000        | Materials - Doors                                  | \$ 68.26                       | \$ 200.00                 | \$ -                          | \$ (200.00)          | -100.0%       |
| 442022-000        | Materials - Fencing                                | \$ -                           | \$ 150.00                 | \$ 100.00                     | \$ (50.00)           | -33.3%        |
| 442023-000        | Materials - Refrigerators                          | \$ 1,236.29                    | \$ 2,070.00               | \$ 2,400.00                   | \$ 330.00            | 15.9%         |
| 442024-000        | Materials - Ranges                                 | \$ 464.00                      | \$ 3,824.00               | \$ 1,500.00                   | \$ (2,324.00)        | -60.8%        |
| 442026-000        | Materials - Reasonable Accommodations              | \$ -                           | \$ 300.00                 | \$ 350.00                     | \$ 50.00             | 16.7%         |
| 442027-000        | Materials - Water Heaters/Boilers & Parts          | \$ -                           | \$ 300.00                 | \$ 350.00                     | \$ 50.00             | 16.7%         |
| 442028-000        | Materials - Countertops /Cabinets                  | \$ 204.04                      | \$ 550.00                 | \$ 600.00                     | \$ 50.00             | 9.1%          |
| 442029-100        | Materials Charge Back-Tenant Property Dama         | \$ 523.60                      | \$ 4,134.00               | \$ 1,552.53                   | \$ (2,581.47)        | -62.4%        |
| <b>442090-999</b> | <b>Total Materials</b>                             | <b>\$ 14,625.44</b>            | <b>\$ 33,278.00</b>       | <b>\$ 24,852.53</b>           | <b>\$ (8,425.47)</b> | <b>-25.3%</b> |
| <b>443000-000</b> | <b>Contracts - Maintenance</b>                     |                                |                           |                               |                      |               |
| 443001-000        | Contracts - Trash Removal                          | \$ 162.69                      | \$ 528.00                 | \$ 2,050.00                   | \$ 1,522.00          | 288.3%        |
| 443002-000        | Contracts - In-House Bulk Trash                    | \$ 2,005.51                    | \$ 887.00                 | \$ -                          | \$ (887.00)          | -100.0%       |
| 443003-000        | Contracts - HVAC                                   | \$ 6,900.00                    | \$ 5,000.00               | \$ 5,000.00                   | \$ -                 | 0.0%          |
| 443006-000        | Contracts - Landscape/Grounds                      | \$ 12,487.50                   | \$ 12,312.00              | \$ 10,727.81                  | \$ (1,584.19)        | -12.9%        |
| 443007-000        | Contracts - Tree Trimming                          | \$ 17,700.00                   | \$ 5,000.00               | \$ 12,000.00                  | \$ 7,000.00          | 140.0%        |
| 443008-000        | Contracts - Make Ready Cleaning                    | \$ 2,417.00                    | \$ 2,500.00               | \$ 3,625.50                   | \$ 1,125.50          | 45.0%         |
| 443009-000        | Contracts - Make Ready Repairs                     | \$ -                           | \$ 4,000.00               | \$ 3,000.00                   | \$ (1,000.00)        | -25.0%        |
| 443010-000        | Contracts - Electrical Contracts                   | \$ -                           | \$ 4,000.00               | \$ 4,000.00                   | \$ -                 | 0.0%          |
| 443011-000        | Contracts - Plumbing Contracts                     | \$ 24,773.21                   | \$ 6,000.00               | \$ 7,500.00                   | \$ 1,500.00          | 25.0%         |
| 443012-000        | Contracts - Pest Control                           | \$ 3,596.25                    | \$ 2,648.00               | \$ 9,126.00                   | \$ 6,478.00          | 244.6%        |
| 443014-000        | Contracts - Fire Protection                        | \$ 788.00                      | \$ 350.00                 | \$ 500.00                     | \$ 150.00            | 42.9%         |
| 443016-000        | Contracts - Building & Equipment Repairs           | \$ -                           | \$ 2,000.00               | \$ 1,000.00                   | \$ (1,000.00)        | -50.0%        |
| 443020-000        | Contracts - Key & Lock Services                    | \$ -                           | \$ -                      | \$ 200.00                     | \$ 200.00            | 0.0%          |
| 443021-000        | Contract - Vehicle Repairs/ Maintenance            | \$ -                           | \$ -                      | \$ 500.00                     | \$ 500.00            | 0.0%          |
| 443022-000        | Contracts - Asbestos Abatement                     | \$ 279.00                      | \$ 600.00                 | \$ 700.00                     | \$ 100.00            | 16.7%         |
| 443023-000        | Contracts - Uniforms                               | \$ 242.79                      | \$ 600.00                 | \$ 263.20                     | \$ (336.80)          | -56.1%        |
| 443024-000        | Contract - Reasonable Accommodations               | \$ 3,616.58                    | \$ -                      | \$ 3,000.00                   | \$ 3,000.00          | 0.0%          |
| 443029-100        | Contracts Charge Back-Tenant Property Dama         | \$ -                           | \$ 1,772.00               | \$ 590.67                     | \$ (1,181.33)        | -66.7%        |
| <b>443090-999</b> | <b>Total Maintenance Contracts</b>                 | <b>\$ 76,968.53</b>            | <b>\$ 48,197.00</b>       | <b>\$ 63,783.18</b>           | <b>\$ 15,586.18</b>  | <b>32.3%</b>  |
| <b>443999-999</b> | <b>Total Ordinary Maintenance &amp; Operations</b> | <b>\$ 124,837.08</b>           | <b>\$ 115,254.00</b>      | <b>\$ 122,645.13</b>          | <b>\$ 7,391.13</b>   | <b>6.4%</b>   |
| <b>448000-000</b> | <b>Protective Services</b>                         |                                |                           |                               |                      |               |
| 448001-000        | Police Officers                                    | \$ -                           | \$ -                      | \$ -                          | \$ -                 | 0.0%          |
| 448002-000        | Crime Prevention/Safety                            | \$ -                           | \$ 2,400.00               | \$ 2,400.00                   | \$ -                 | 0.0%          |
| 448003-000        | Police Liaison                                     | \$ 115.75                      | \$ -                      | \$ 598.22                     | \$ 598.22            | 0.0%          |
| 448004-000        | Protective Services- Equipments                    | \$ -                           | \$ -                      | \$ -                          | \$ -                 | 0.0%          |
| 448005-000        | Protective Services- Contracts                     | \$ 11,189.86                   | \$ 10,800.00              | \$ 14,000.00                  | \$ 3,200.00          | 29.6%         |
| <b>448090-999</b> | <b>Total Protective Services</b>                   | <b>\$ 11,305.61</b>            | <b>\$ 13,200.00</b>       | <b>\$ 16,998.22</b>           | <b>\$ 3,798.22</b>   | <b>28.8%</b>  |
| <b>450000-000</b> | <b>General Expenses</b>                            |                                |                           |                               |                      |               |
| <b>451000-000</b> | <b>Insurance</b>                                   |                                |                           |                               |                      |               |
| 451001-000        | Property Insurance                                 | \$ 13,259.59                   | \$ 15,728.00              | \$ 10,352.23                  | \$ (5,375.77)        | -34.2%        |
| 451002-000        | Liability Insurance                                | \$ 5,740.75                    | \$ 3,478.00               | \$ 6,172.06                   | \$ 2,694.06          | 77.5%         |
| 451004-000        | Workmen's Compensation                             | \$ 242.87                      | \$ -                      | \$ 12.91                      | \$ 12.91             | 0.0%          |
| <b>451090-999</b> | <b>Total Insurance</b>                             | <b>\$ 19,243.21</b>            | <b>\$ 19,206.00</b>       | <b>\$ 16,537.20</b>           | <b>\$ (2,668.80)</b> | <b>-13.9%</b> |
| <b>454000-000</b> | <b>Employee Benefits Contribution</b>              |                                |                           |                               |                      |               |
| 454000-010        | Employee Benefits Contribution                     | \$ -                           | \$ 24,361.00              | \$ -                          | \$ (24,361.00)       | -100.0%       |
| 454000-100        | FICA Employers Share - Admin                       | \$ 2,612.93                    | \$ -                      | \$ 3,196.04                   | \$ 3,196.04          | 0.0%          |

|                                    |                                             | 2026                           |                           | 2027                          |                       |               |
|------------------------------------|---------------------------------------------|--------------------------------|---------------------------|-------------------------------|-----------------------|---------------|
|                                    |                                             | T12                            | Budget                    | Budget                        | Variance              |               |
|                                    |                                             | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$        | Variance<br>% |
| 454000-300                         | FICA Employers Share - Maintenance          | \$ 2,534.84                    | \$ -                      | \$ 2,309.59                   | \$ 2,309.59           | 0.0%          |
| 454001-100                         | Medical Benefits - Admin                    | \$ 8,844.72                    | \$ -                      | \$ 8,860.74                   | \$ 8,860.74           | 0.0%          |
| 454001-300                         | Medical Benefits - Maintenance              | \$ 7,610.60                    | \$ -                      | \$ 11,951.81                  | \$ 11,951.81          | 0.0%          |
| 454002-100                         | Retirement Benefits - Admin                 | \$ 3,886.06                    | \$ -                      | \$ 5,028.95                   | \$ 5,028.95           | 0.0%          |
| 454002-300                         | Retirement Benefits - Maintenance           | \$ 2,350.97                    | \$ -                      | \$ 2,113.35                   | \$ 2,113.35           | 0.0%          |
| 454003-100                         | Fed & State Unemployment - Admin            | \$ 99.81                       | \$ -                      | \$ 99.18                      | \$ 99.18              | 0.0%          |
| 454003-300                         | Fed & State Unemployment - Maintenance      | \$ 88.85                       | \$ -                      | \$ 95.76                      | \$ 95.76              | 0.0%          |
| 454004-100                         | Life Insurance - Admin                      | \$ 50.53                       | \$ -                      | \$ 58.16                      | \$ 58.16              | 0.0%          |
| 454004-300                         | Life Insurance - Maintenance                | \$ 44.08                       | \$ -                      | \$ 42.00                      | \$ 42.00              | 0.0%          |
| 454005-100                         | Disability Insurance - Admin                | \$ 77.28                       | \$ -                      | \$ 89.64                      | \$ 89.64              | 0.0%          |
| 454005-300                         | Disability Insurance - Maintenance          | \$ 66.90                       | \$ -                      | \$ 64.78                      | \$ 64.78              | 0.0%          |
| 454900-999                         | <b>Total Employee Benefits Contribution</b> | <b>\$ 28,267.57</b>            | <b>\$ 24,361.00</b>       | <b>\$ 33,910.00</b>           | <b>\$ 9,549.00</b>    | <b>39.2%</b>  |
| 458000-100                         | <b>Interest Expense</b>                     |                                |                           |                               |                       |               |
| 458001-000                         | Interest on Notes Payable                   | \$ 33,762.90                   | \$ 33,349.00              | \$ 32,329.83                  | \$ (1,019.17)         | -3.1%         |
| <b>Total Interest Expense</b>      |                                             | <b>\$ 33,762.90</b>            | <b>\$ 33,349.00</b>       | <b>\$ 32,329.83</b>           | <b>\$ (1,019.17)</b>  | <b>-3.1%</b>  |
| 459000-000                         | <b>Other General Expense</b>                |                                |                           |                               |                       |               |
| 459001-000                         | Land Lease Expense                          | \$ -                           | \$ 100.00                 | \$ 100.00                     | \$ -                  | 0.0%          |
| 459090-999                         | <b>Total Other General Expenses</b>         | <b>\$ 2,617.49</b>             | <b>\$ 100.00</b>          | <b>\$ 100.00</b>              | <b>\$ -</b>           | <b>0.0%</b>   |
| 459099-999                         | <b>Total General Expenses</b>               | <b>\$ 83,891.17</b>            | <b>\$ 77,016.00</b>       | <b>\$ 82,877.03</b>           | <b>\$ 5,861.03</b>    | <b>7.6%</b>   |
| 459999-998                         | <b>Total Operating Expenses</b>             | <b>\$ 339,417.59</b>           | <b>\$ 324,725.00</b>      | <b>\$ 353,984.56</b>          | <b>\$ 29,259.56</b>   | <b>9.0%</b>   |
| 459999-999                         | <b>NET OPERATING INCOME (LOSS)</b>          | <b>\$ 10,708.44</b>            | <b>\$ 20,745.00</b>       | <b>\$ 24,961.11</b>           | <b>\$ 4,216.11</b>    | <b>20.3%</b>  |
| 471000-000                         | <b>Non-Routine Expenses</b>                 |                                |                           |                               |                       |               |
| 471504-000                         | FSS Escrow Contributions                    | \$ 10,304.81                   | \$ -                      | \$ 15,432.00                  | \$ 15,432.00          | 0.0%          |
| 471590-999                         | <b>Total Non-Routine Expenses</b>           | <b>\$ 10,304.81</b>            | <b>\$ -</b>               | <b>\$ 15,432.00</b>           | <b>\$ 15,432.00</b>   | <b>0.0%</b>   |
| 999999-998                         | <b>Net Income (Loss)</b>                    | <b>\$ (48,640.87)</b>          | <b>\$ 54,183.00</b>       | <b>\$ 9,529.11</b>            | <b>\$ (44,653.89)</b> | <b>-82.4%</b> |
|                                    | Debt Principal                              |                                | \$ 24,054.92              | \$ 25,074.09                  |                       |               |
|                                    | Replacement Reserve                         |                                | \$ -                      | \$ -                          |                       |               |
|                                    | <b>Balance</b>                              |                                | <b>\$ 30,128.08</b>       | <b>\$ (15,544.98)</b>         |                       |               |
|                                    | Net Income                                  |                                | \$ 87,532.00              | \$ 41,858.94                  |                       |               |
|                                    | Total Debt                                  |                                | \$ 57,403.92              | \$ 57,403.92                  |                       |               |
| <b>Debt Service Coverage Ratio</b> |                                             |                                | <b>1.52</b>               | <b>0.73</b>                   |                       |               |

# Pathways at Manchaca Village

## CY2027 Budget Template

|                                                  | 2026                           |                           | 2027                          |                      |               |
|--------------------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------------|---------------|
|                                                  | T12                            | Budget                    | Budget                        | Variance             |               |
|                                                  | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$       | Variance<br>% |
| <b>300000-200 REVENUES</b>                       |                                |                           |                               |                      |               |
| <b>310000-000 Tenant Revenue</b>                 |                                |                           |                               |                      |               |
| 310000-100 Rental Income                         | \$ 133,453.15                  | \$ 126,094.00             | \$ 129,191.34                 | \$ 3,097.34          | 2.5%          |
| 310004-000 Rent Permanent Loss                   | \$ (169.00)                    | \$ (1,338.00)             | \$ (615.00)                   | \$ 723.00            | -54.0%        |
| 310005-000 Installment Agreement - Rent          | \$ -                           | \$ 353.00                 | \$ 117.67                     | \$ (235.33)          | -66.7%        |
| 310007-000 Vacancies                             | \$ (5,150.15)                  | \$ (12,910.00)            | \$ (13,724.39)                | \$ (814.39)          | 6.3%          |
| 310010-000 Write-Off / Bad Debt                  | \$ (1,100.14)                  | \$ (7,377.00)             | \$ (7,842.51)                 | \$ (465.51)          | 6.3%          |
| 310013-000 Security Deposit Forfeit              | \$ -                           | \$ 553.00                 | \$ 184.33                     | \$ (368.67)          | -66.7%        |
| 310020-000 Legal Charges                         | \$ -                           | \$ 200.00                 | \$ 66.67                      | \$ (133.33)          | -66.7%        |
| 310021-000 Maintenance/Damages Chargeback Income | \$ 655.63                      | \$ 5,906.00               | \$ 2,235.08                   | \$ (3,670.92)        | -62.2%        |
| 310023-000 Late Fee                              | \$ 615.00                      | \$ 943.00                 | \$ 806.67                     | \$ (136.33)          | -14.5%        |
| 310027-000 Excess Utilities                      | \$ -                           | \$ 963.00                 | \$ 321.00                     | \$ (642.00)          | -66.7%        |
| <b>310099-999 Total Tenant Revenue</b>           | <b>\$ 128,304.49</b>           | <b>\$ 113,387.00</b>      | <b>\$ 110,740.84</b>          | <b>\$ (2,646.16)</b> | <b>-2.3%</b>  |
|                                                  |                                | \$ -                      |                               |                      |               |
| <b>340000-000 Operating Grants</b>               |                                |                           |                               |                      |               |
| 340100-000 HAP Subsidy                           | \$ 234,314.00                  | \$ 242,752.00             | \$ 262,934.21                 | \$ 20,182.21         | 8.3%          |
| 340101-000 HAP FSS Subsidy                       | \$ -                           | \$ -                      | \$ 3,564.00                   | \$ 3,564.00          | 0.0%          |
| 340102-000 Special Claims Income                 | \$ 1,215.00                    | \$ 206.00                 | \$ 757.67                     | \$ 551.67            | 267.8%        |
| 340104-000 Utility Reimbursement                 | \$ 57.00                       | \$ 476.00                 | \$ 215.67                     | \$ (260.33)          | -54.7%        |
| 340105-000 Repayment Agreement Expense Recovery  | \$ -                           | \$ 55.00                  | \$ 18.33                      | \$ (36.67)           | -66.7%        |
| <b>340999-999 Total Operating Grants</b>         | <b>\$ 235,586.00</b>           | <b>\$ 243,489.00</b>      | <b>\$ 267,489.88</b>          | <b>\$ 24,000.88</b>  | <b>9.9%</b>   |
| <b>362000-000 Other Revenue</b>                  |                                |                           |                               |                      |               |
| 362125-000 Miscellaneous Income                  | \$ 191.00                      | \$ 1,791.00               | \$ 765.05                     | \$ (1,025.95)        | -57.3%        |
| 362165-000 Other Income - Misc                   | \$ 55.14                       | \$ 552.00                 | \$ 232.63                     | \$ (319.37)          | -57.9%        |
| <b>369999-999 Total Other Revenue</b>            | <b>\$ 246.14</b>               | <b>\$ 2,343.00</b>        | <b>\$ 997.69</b>              | <b>\$ (1,345.31)</b> | <b>-57.4%</b> |
| <b>399999-999 Total Revenue</b>                  | <b>\$ 377,691.61</b>           | <b>\$ 359,219.00</b>      | <b>\$ 379,228.41</b>          | <b>\$ 20,009.41</b>  | <b>5.6%</b>   |
| <b>400000-000 EXPENSES</b>                       |                                |                           |                               |                      |               |
| <b>410000-000 Administrative Expenses</b>        |                                |                           |                               |                      |               |
| <b>411000-000 Salaries</b>                       |                                |                           |                               |                      |               |
| 411001-000 Admin Salaries - Regular              | \$ 34,232.99                   | \$ 33,917.00              | \$ 41,778.33                  | \$ 7,861.33          | 23.2%         |
| 411003-000 Admin Salaries - Overtime             | \$ 472.48                      | \$ 100.00                 | \$ 125.00                     | \$ 25.00             | 25.0%         |
| <b>411199-999 Total Salaries</b>                 | <b>\$ 34,705.47</b>            | <b>\$ 34,017.00</b>       | <b>\$ 41,903.33</b>           | <b>\$ 7,886.33</b>   | <b>23.2%</b>  |
| <b>413000-000 Legal Expense</b>                  |                                |                           |                               |                      |               |
| 413001-000 Legal Expense                         | \$ 1,924.89                    | \$ 2,000.00               | \$ 1,308.30                   | \$ (691.70)          | -34.6%        |
| 413003-000 Court Costs                           | \$ -                           | \$ 450.00                 | \$ 150.00                     | \$ (300.00)          | -66.7%        |
| <b>413090-999 Total Legal Expenses</b>           | <b>\$ 1,924.89</b>             | <b>\$ 2,450.00</b>        | <b>\$ 1,458.30</b>            | <b>\$ (991.70)</b>   | <b>-40.5%</b> |
| <b>414000-000 Travel &amp; Training</b>          |                                |                           |                               |                      |               |
| 414010-000 Staff Training                        | \$ -                           | \$ 525.00                 | \$ 525.00                     | \$ -                 | 0.0%          |
| <b>414099-999 Total Travel &amp; Training</b>    | <b>\$ -</b>                    | <b>\$ 525.00</b>          | <b>\$ 525.00</b>              | <b>\$ -</b>          | <b>0.0%</b>   |
| <b>417000-000 Auditing Fees</b>                  |                                |                           |                               |                      |               |
| 417001-000 Auditing Fees                         | \$ -                           | \$ -                      | \$ 5,800.00                   | \$ 2,000.00          | 52.6%         |
| <b>417099-999 Total Audit Fees</b>               | <b>\$ 2,714.58</b>             | <b>\$ 3,800.00</b>        | <b>\$ 5,800.00</b>            | <b>\$ 2,000.00</b>   | <b>52.6%</b>  |
| <b>419000-000 Office Expenses</b>                |                                |                           |                               |                      |               |
| 419001-000 Office Supplies                       | \$ 394.87                      | \$ 234.00                 | \$ 400.10                     | \$ 166.10            | 71.0%         |
| 419002-000 Postage, Couriers, Express Mail       | \$ 164.64                      | \$ 234.00                 | \$ 166.67                     | \$ (67.33)           | -28.8%        |
| 419003-000 Printing                              | \$ 74.11                       | \$ 165.00                 | \$ 108.59                     | \$ (56.41)           | -34.2%        |

|                   |                                                    | 2026                           |                           | 2027                          |                     |               |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|---------------------|---------------|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance            |               |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$      | Variance<br>% |
| 419006-000        | Telephone                                          | \$ 4,949.71                    | \$ 3,934.00               | \$ 4,618.09                   | \$ 684.09           | 17.4%         |
| 419011-000        | Equipment Leases                                   | \$ 1,282.93                    | \$ 1,400.00               | \$ 1,300.00                   | \$ (100.00)         | -7.1%         |
| 419015-000        | Meeting                                            | \$ 65.42                       | \$ 150.00                 | \$ 500.00                     | \$ 350.00           | 233.3%        |
| 419018-000        | Bank Charges                                       | \$ 374.73                      | \$ 83.00                  | \$ 250.00                     | \$ 167.00           | 201.2%        |
| 419022-000        | Consultants                                        | \$ -                           | \$ 1,323.00               | \$ 1,300.00                   | \$ (23.00)          | -1.7%         |
| 419025-000        | Criminal Check                                     | \$ 223.97                      | \$ 184.00                 | \$ 214.40                     | \$ 30.40            | 16.5%         |
| 419026-000        | Employee Physical /Drug Test                       | \$ -                           | \$ -                      | \$ 85.00                      | \$ 85.00            | 0.0%          |
| 419027-000        | Interpreter Fee                                    | \$ -                           | \$ 200.00                 | \$ 500.00                     | \$ 300.00           | 150.0%        |
| 419028-000        | Software                                           | \$ 6,868.90                    | \$ 1,676.00               | \$ 6,835.00                   | \$ 5,159.00         | 307.8%        |
| 419030-000        | Document Shredding                                 | \$ 9.64                        | \$ -                      | \$ 200.00                     | \$ 200.00           | 0.0%          |
| 419041-000        | Annual Compliance Fee                              | \$ 2,640.00                    | \$ 1,320.00               | \$ 1,320.00                   | \$ -                | 0.0%          |
| 419043-000        | Collection Agency Fees                             | \$ -                           | \$ 80.00                  | \$ 26.67                      | \$ (53.33)          | -66.7%        |
| <b>419099-999</b> | <b>Total Office Expenses</b>                       | <b>\$ 17,243.93</b>            | <b>\$ 11,258.00</b>       | <b>\$ 17,916.87</b>           | <b>\$ 6,658.87</b>  | <b>59.1%</b>  |
| <b>419500-000</b> | <b>Management Fees</b>                             |                                |                           |                               |                     |               |
| 419501-000        | Management Fees                                    | \$ 14,573.40                   | \$ 14,369.00              | \$ 15,685.02                  | \$ 1,316.02         | 9.2%          |
| 419503-000        | Partnership Management Fees                        | \$ 1,791.00                    | \$ 1,789.00               | \$ 1,791.00                   | \$ 2.00             | 0.1%          |
| 419505-000        | Asset Management Fees                              | \$ 822.29                      | \$ 1,109.00               | \$ 825.00                     | \$ (284.00)         | -25.6%        |
| <b>419599-999</b> | <b>Total Management Fees</b>                       | <b>\$ 17,186.69</b>            | <b>\$ 17,267.00</b>       | <b>\$ 18,301.02</b>           | <b>\$ 1,034.02</b>  | <b>6.0%</b>   |
| <b>419999-999</b> | <b>Total Administrative Expenses</b>               | <b>\$ 73,775.56</b>            | <b>\$ 69,317.00</b>       | <b>\$ 85,904.52</b>           | <b>\$ 16,587.52</b> | <b>23.9%</b>  |
| <b>420000-000</b> | <b>Tenant Services</b>                             |                                |                           |                               |                     |               |
| <b>422600-000</b> | <b>Tenant Services- Other</b>                      |                                |                           |                               |                     |               |
| 422700-000        | Tenant Participation - Residents Council           | \$ 492.98                      | \$ 495.00                 | \$ 495.00                     | \$ -                | 0.0%          |
| 422701-000        | Tenant Participation - HACA                        | \$ 291.63                      | \$ 330.00                 | \$ 330.00                     | \$ -                | 0.0%          |
| <b>422998-990</b> | <b>Total Tenant Services - Other</b>               | <b>\$ 784.61</b>               | <b>\$ 825.00</b>          | <b>\$ 825.00</b>              | <b>\$ -</b>         | <b>0.0%</b>   |
| <b>429999-999</b> | <b>Total Tenant Services</b>                       | <b>\$ 784.61</b>               | <b>\$ 825.00</b>          | <b>\$ 825.00</b>              | <b>\$ -</b>         | <b>0.0%</b>   |
| <b>430000-000</b> | <b>Utilities</b>                                   |                                |                           |                               |                     |               |
| 431000-000        | Water                                              | \$ 48,532.92                   | \$ 43,130.00              | \$ 46,335.19                  | \$ 3,205.19         | 7.4%          |
| 432000-000        | Electricity                                        | \$ 10,433.89                   | \$ 9,914.00               | \$ 10,097.32                  | \$ 183.32           | 1.8%          |
| 433000-000        | Gas                                                | \$ 17,658.63                   | \$ 16,605.00              | \$ 18,305.34                  | \$ 1,700.34         | 10.2%         |
| <b>439000-999</b> | <b>Total Utilities</b>                             | <b>\$ 76,625.44</b>            | <b>\$ 69,649.00</b>       | <b>\$ 74,737.85</b>           | <b>\$ 5,088.85</b>  | <b>7.3%</b>   |
| <b>440000-000</b> | <b>Ordinary Maintenance &amp; Operations</b>       |                                |                           |                               |                     |               |
| <b>441000-000</b> | <b>Maintenance Labor</b>                           |                                |                           |                               |                     |               |
| 441001-000        | Ordinary Maint. & Operations- Labor Regular        | \$ 37,632.69                   | \$ 29,544.00              | \$ 30,190.70                  | \$ 646.70           | 2.2%          |
| 441002-000        | Ordinary Maint. & Operations- Labor OT             | \$ 2,318.43                    | \$ 2,145.00               | \$ 1,000.00                   | \$ (1,145.00)       | -53.4%        |
| 441004-000        | Ordinary Maint. & Operations- Labor Standby        | \$ 2,202.20                    | \$ 2,090.00               | \$ 2,006.23                   | \$ (83.77)          | -4.0%         |
| <b>441090-999</b> | <b>Total Maintenance Labor</b>                     | <b>\$ 42,153.32</b>            | <b>\$ 33,779.00</b>       | <b>\$ 33,196.93</b>           | <b>\$ (582.07)</b>  | <b>-1.7%</b>  |
| <b>442000-000</b> | <b>Ordinary Maint. &amp; Operations- Materials</b> |                                |                           |                               |                     |               |
| 442001-000        | Materials - Custodial                              | \$ 456.31                      | \$ 675.00                 | \$ 600.00                     | \$ (75.00)          | -11.1%        |
| 442002-000        | Materials - Electrical                             | \$ 576.30                      | \$ 3,100.00               | \$ 1,500.00                   | \$ (1,600.00)       | -51.6%        |
| 442003-000        | Materials - Plumbing                               | \$ 3,024.55                    | \$ 2,000.00               | \$ 2,000.00                   | \$ -                | 0.0%          |
| 442004-000        | Materials - Lawn Care/ Grounds                     | \$ 48.21                       | \$ 1,000.00               | \$ 1,000.00                   | \$ -                | 0.0%          |
| 442005-000        | Materials - Tools & Equipment                      | \$ 3,779.41                    | \$ 1,000.00               | \$ 2,000.00                   | \$ 1,000.00         | 100.0%        |
| 442006-000        | Materials - HVAC / Heating / Cooling               | \$ 3,230.93                    | \$ 3,000.00               | \$ 3,500.00                   | \$ 500.00           | 16.7%         |
| 442007-000        | Materials - Gas & Oil                              | \$ -                           | \$ 1,000.00               | \$ 1,000.00                   | \$ -                | 0.0%          |
| 442008-000        | Materials - Auto Parts                             | \$ -                           | \$ 200.00                 | \$ 200.00                     | \$ -                | 0.0%          |
| 442009-000        | Materials - Exterior Lighting                      | \$ -                           | \$ 300.00                 | \$ 300.00                     | \$ -                | 0.0%          |
| 442010-000        | Materials - Paint and Painting Supplies            | \$ 1,507.42                    | \$ 1,200.00               | \$ 1,200.00                   | \$ -                | 0.0%          |
| 442014-000        | Materials - Appliances & Parts                     | \$ 8,072.56                    | \$ 5,000.00               | \$ 5,000.00                   | \$ -                | 0.0%          |
| 442015-000        | Materials - Smoke/CO Detectors/Fire Ext.           | \$ 859.80                      | \$ 375.00                 | \$ 500.00                     | \$ 125.00           | 33.3%         |
| 442017-000        | Materials - Hardware/Locks                         | \$ 1,787.91                    | \$ 1,700.00               | \$ 2,000.00                   | \$ 300.00           | 17.6%         |
| 442018-000        | Materials - Safety Equipment                       | \$ -                           | \$ 200.00                 | \$ 200.00                     | \$ -                | 0.0%          |
| 442019-000        | Materials - Pest Control                           | \$ -                           | \$ 100.00                 | \$ 100.00                     | \$ -                | 0.0%          |

|                   |                                                    | 2026                           |                           | 2027                          |                      |               |
|-------------------|----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|----------------------|---------------|
|                   |                                                    | T12                            | Budget                    | Budget                        | Variance             |               |
|                   |                                                    | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$       | Variance<br>% |
| 442020-000        | Materials - Lumber Sheetrock                       | \$ 36.50                       | \$ 200.00                 | \$ 100.00                     | \$ (100.00)          | -50.0%        |
| 442021-000        | Materials - Doors                                  | \$ -                           | \$ 250.00                 | \$ -                          | \$ (250.00)          | -100.0%       |
| 442023-000        | Materials - Refrigerators                          | \$ 1,941.10                    | \$ 1,380.00               | \$ 2,472.75                   | \$ 1,092.75          | 79.2%         |
| 442024-000        | Materials - Ranges                                 | \$ 576.90                      | \$ 3,824.00               | \$ 1,000.00                   | \$ (2,824.00)        | -73.8%        |
| 442025-000        | Materials - Dishwashers                            | \$ 296.63                      | \$ -                      | \$ 500.00                     | \$ 500.00            | 0.0%          |
| 442026-000        | Materials - Reasonable Accommodations              | \$ 1,639.95                    | \$ 400.00                 | \$ 500.00                     | \$ 100.00            | 25.0%         |
| 442027-000        | Materials - Water Heaters/Boilers & Parts          | \$ -                           | \$ 250.00                 | \$ 300.00                     | \$ 50.00             | 20.0%         |
| 442029-100        | Materials Charge Back-Tenant Property Damage       | \$ 2,772.00                    | \$ 4,134.00               | \$ 4,082.00                   | \$ (52.00)           | -1.3%         |
| <b>442090-999</b> | <b>Total Materials</b>                             | <b>\$ 32,533.10</b>            | <b>\$ 31,738.00</b>       | <b>\$ 30,454.75</b>           | <b>\$ (1,283.25)</b> | <b>-4.0%</b>  |
| <b>443000-000</b> | <b>Contracts - Maintenance</b>                     |                                |                           |                               |                      |               |
| 443001-000        | Contracts - Trash Removal                          | \$ 11,006.49                   | \$ 10,824.00              | \$ 17,870.25                  | \$ 7,046.25          | 65.1%         |
| 443002-000        | Contracts - In-House Bulk Trash                    | \$ 2,061.76                    | \$ 887.00                 | \$ -                          | \$ (887.00)          | -100.0%       |
| 443003-000        | Contracts - HVAC                                   | \$ 4,382.20                    | \$ 4,000.00               | \$ 4,000.00                   | \$ -                 | 0.0%          |
| 443006-000        | Contracts - Landscape/Grounds                      | \$ 15,198.40                   | \$ 12,312.00              | \$ 14,727.81                  | \$ 2,415.81          | 19.6%         |
| 443007-000        | Contracts - Tree Trimming                          | \$ 6,800.00                    | \$ 7,000.00               | \$ 6,000.00                   | \$ (1,000.00)        | -14.3%        |
| 443008-000        | Contracts - Make Ready Cleaning                    | \$ 1,728.00                    | \$ 1,500.00               | \$ 1,500.00                   | \$ -                 | 0.0%          |
| 443009-000        | Contracts - Make Ready Repairs                     | \$ 5,858.25                    | \$ 700.00                 | \$ 1,500.00                   | \$ 800.00            | 114.3%        |
| 443010-000        | Contracts - Electrical Contracts                   | \$ -                           | \$ 1,000.00               | \$ 1,000.00                   | \$ -                 | 0.0%          |
| 443011-000        | Contracts - Plumbing Contracts                     | \$ 10,260.00                   | \$ 3,000.00               | \$ 6,000.00                   | \$ 3,000.00          | 100.0%        |
| 443012-000        | Contracts - Pest Control                           | \$ 3,542.25                    | \$ 2,648.00               | \$ 9,126.00                   | \$ 6,478.00          | 244.6%        |
| 443014-000        | Contracts - Fire Protection                        | \$ 1,248.50                    | \$ 1,500.00               | \$ 1,500.00                   | \$ -                 | 0.0%          |
| 443015-000        | Contracts - Door & Window Repairs                  | \$ 13,554.40                   | \$ -                      | \$ 1,000.00                   | \$ 1,000.00          | 0.0%          |
| 443016-000        | Contracts - Building & Equipment Repairs           | \$ -                           | \$ 100.00                 | \$ 1,000.00                   | \$ 900.00            | 900.0%        |
| 443020-000        | Contracts - Key & Lock Services                    | \$ -                           | \$ -                      | \$ 200.00                     | \$ 200.00            | 0.0%          |
| 443021-000        | Contract - Vehicle Repairs/ Maintenance            | \$ -                           | \$ -                      | \$ 1,000.00                   | \$ 1,000.00          | 0.0%          |
| 443023-000        | Contracts - Uniforms                               | \$ 242.79                      | \$ 350.00                 | \$ 263.20                     | \$ (86.80)           | -24.8%        |
| 443029-100        | Contracts Charge Back-Tenant Property Damage       | \$ -                           | \$ 1,772.00               | \$ 590.67                     | \$ (1,181.33)        | -66.7%        |
| <b>443090-999</b> | <b>Total Maintenance Contracts</b>                 | <b>\$ 92,681.74</b>            | <b>\$ 48,668.00</b>       | <b>\$ 68,327.93</b>           | <b>\$ 19,659.93</b>  | <b>40.4%</b>  |
| <b>443999-999</b> | <b>Total Ordinary Maintenance &amp; Operations</b> | <b>\$ 167,368.16</b>           | <b>\$ 114,185.00</b>      | <b>\$ 131,979.61</b>          | <b>\$ 17,794.61</b>  | <b>15.6%</b>  |
| <b>448000-000</b> | <b>Protective Services</b>                         |                                |                           |                               |                      |               |
| 448001-000        | Police Officers                                    | \$ -                           | \$ -                      | \$ -                          | \$ -                 | 0.0%          |
| 448002-000        | Crime Prevention/Safety                            | \$ -                           | \$ 2,400.00               | \$ 2,400.00                   | \$ -                 | 0.0%          |
| 448003-000        | Police Liaison                                     | \$ 115.75                      | \$ -                      | \$ 598.22                     | \$ 598.22            | 0.0%          |
| 448004-000        | Protective Services- Equipments                    | \$ 1,855.82                    | \$ 2,000.00               | \$ 2,559.40                   | \$ 559.40            | 28.0%         |
| 448005-000        | Protective Services- Contracts                     | \$ 9,489.86                    | \$ 10,800.00              | \$ 11,000.00                  | \$ 200.00            | 1.9%          |
| <b>448090-999</b> | <b>Total Protective Services</b>                   | <b>\$ 11,461.43</b>            | <b>\$ 15,200.00</b>       | <b>\$ 16,557.62</b>           | <b>\$ 1,357.62</b>   | <b>8.9%</b>   |
| <b>450000-000</b> | <b>General Expenses</b>                            |                                |                           |                               |                      |               |
| <b>451000-000</b> | <b>Insurance</b>                                   |                                |                           |                               |                      |               |
| 451001-000        | Property Insurance                                 | \$ 14,371.13                   | \$ 18,055.00              | \$ 11,220.22                  | \$ (6,834.78)        | -37.9%        |
| 451002-000        | Liability Insurance                                | \$ 5,363.16                    | \$ 3,260.00               | \$ 5,990.52                   | \$ 2,730.52          | 83.8%         |
| 451004-000        | Workmen's Compensation                             | \$ 246.43                      | \$ -                      | \$ 12.91                      | \$ 12.91             | 0.0%          |
| <b>451090-999</b> | <b>Total Insurance</b>                             | <b>\$ 19,980.72</b>            | <b>\$ 21,315.00</b>       | <b>\$ 17,223.65</b>           | <b>\$ (4,091.35)</b> | <b>-19.2%</b> |
| <b>454000-000</b> | <b>Employee Benefits Contribution</b>              |                                |                           |                               |                      |               |
| 454000-010        | Employee Benefits Contribution                     | \$ -                           | \$ 24,361.00              | \$ -                          | \$ (24,361.00)       | -100.0%       |
| 454000-100        | FICA Employers Share - Admin                       | \$ 2,620.52                    | \$ -                      | \$ 3,196.04                   | \$ 3,196.04          | 0.0%          |
| 454000-300        | FICA Employers Share - Maintenance                 | \$ 3,218.62                    | \$ -                      | \$ 2,309.59                   | \$ 2,309.59          | 0.0%          |
| 454001-100        | Medical Benefits - Admin                           | \$ 8,870.51                    | \$ -                      | \$ 8,860.74                   | \$ 8,860.74          | 0.0%          |
| 454001-300        | Medical Benefits - Maintenance                     | \$ 9,534.45                    | \$ -                      | \$ 11,951.81                  | \$ 11,951.81         | 0.0%          |
| 454002-100        | Retirement Benefits - Admin                        | \$ 3,892.93                    | \$ -                      | \$ 5,028.95                   | \$ 5,028.95          | 0.0%          |
| 454002-300        | Retirement Benefits - Maintenance                  | \$ 2,996.61                    | \$ -                      | \$ 2,113.35                   | \$ 2,113.35          | 0.0%          |
| 454003-100        | Fed & State Unemployment - Admin                   | \$ 99.81                       | \$ -                      | \$ 99.18                      | \$ 99.18             | 0.0%          |
| 454003-300        | Fed & State Unemployment - Maintenance             | \$ 90.86                       | \$ -                      | \$ 95.76                      | \$ 95.76             | 0.0%          |
| 454004-100        | Life Insurance - Admin                             | \$ 50.68                       | \$ -                      | \$ 58.16                      | \$ 58.16             | 0.0%          |

|                   |                                             | 2026                           |                           | 2027                          |                       |                |
|-------------------|---------------------------------------------|--------------------------------|---------------------------|-------------------------------|-----------------------|----------------|
|                   |                                             | T12                            | Budget                    | Budget                        | Variance              |                |
|                   |                                             | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$        | Variance<br>%  |
| 454004-300        | Life Insurance - Maintenance                | \$ 53.74                       | \$ -                      | \$ 42.00                      | \$ 42.00              | 0.0%           |
| 454005-100        | Disability Insurance - Admin                | \$ 77.51                       | \$ -                      | \$ 89.64                      | \$ 89.64              | 0.0%           |
| 454005-300        | Disability Insurance - Maintenance          | \$ 81.90                       | \$ -                      | \$ 64.78                      | \$ 64.78              | 0.0%           |
| <b>454900-999</b> | <b>Total Employee Benefits Contribution</b> | <b>\$ 31,588.14</b>            | <b>\$ 24,361.00</b>       | <b>\$ 33,910.00</b>           | <b>\$ 9,549.00</b>    | <b>39.2%</b>   |
| <b>458000-100</b> | <b>Interest Expense</b>                     |                                |                           |                               |                       |                |
| 458001-000        | Interest on Notes Payable                   | \$ 31,386.88                   | \$ 31,112.00              | \$ 30,438.10                  | \$ (673.90)           | -2.2%          |
|                   | <b>Total Interest Expense</b>               | <b>\$ 87,663.88</b>            | <b>\$ 31,112.00</b>       | <b>\$ 30,438.10</b>           | <b>\$ (673.90)</b>    | <b>-2.2%</b>   |
| <b>459000-000</b> | <b>Other General Expense</b>                |                                |                           |                               |                       |                |
| 459001-000        | Land Lease Expense                          | \$ 14,667.00                   | \$ 14,667.00              | \$ 7,334.00                   | \$ (7,333.00)         | -50.0%         |
| 459006-000        | Franchise Taxes                             | \$ 1,281.86                    | \$ 1,250.00               | \$ 1,265.93                   | \$ 15.93              | 1.3%           |
| <b>459090-999</b> | <b>Total Other General Expenses</b>         | <b>\$ 18,566.35</b>            | <b>\$ 15,917.00</b>       | <b>\$ 8,599.93</b>            | <b>\$ (7,317.07)</b>  | <b>-46.0%</b>  |
| <b>459099-999</b> | <b>Total General Expenses</b>               | <b>\$ 157,799.09</b>           | <b>\$ 92,705.00</b>       | <b>\$ 90,171.68</b>           | <b>\$ (2,533.32)</b>  | <b>-2.7%</b>   |
| <b>459999-998</b> | <b>Total Operating Expenses</b>             | <b>\$ 487,814.29</b>           | <b>\$ 361,881.00</b>      | <b>\$ 400,176.28</b>          | <b>\$ 38,295.28</b>   | <b>10.6%</b>   |
| <b>459999-999</b> | <b>NET OPERATING INCOME (LOSS)</b>          | <b>\$ (110,122.68)</b>         | <b>\$ (2,662.00)</b>      | <b>\$ (20,947.87)</b>         | <b>\$ (18,285.87)</b> | <b>686.9%</b>  |
| <b>471000-000</b> | <b>Non-Routine Expenses</b>                 |                                |                           |                               |                       |                |
| 471504-000        | FSS Escrow Contributions                    | \$ 3,402.24                    | \$ -                      | \$ 3,564.00                   | \$ 3,564.00           | 0.0%           |
| <b>471590-999</b> | <b>Total Non-Routine Expenses</b>           | <b>\$ 3,402.24</b>             | <b>\$ -</b>               | <b>\$ 3,564.00</b>            | <b>\$ 3,564.00</b>    | <b>0.0%</b>    |
| <b>999999-998</b> | <b>Net Income (Loss)</b>                    | <b>\$ (183,773.92)</b>         | <b>\$ 30,776.00</b>       | <b>\$ (24,511.87)</b>         | <b>\$ (55,287.87)</b> | <b>-179.6%</b> |
|                   | Debt Principal                              |                                | \$ 19,358.92              | \$ 20,032.82                  |                       |                |
|                   | Replacement Reserve                         |                                | \$ -                      | \$ -                          |                       |                |
|                   | <b>Balance</b>                              |                                | <b>\$ 11,417.08</b>       | <b>\$ (44,544.69)</b>         |                       |                |
|                   | Net Income                                  |                                | \$ 61,888.00              | \$ 5,926.23                   |                       |                |
|                   | Total Debt                                  |                                | \$ 50,470.92              | \$ 50,470.92                  |                       |                |
|                   | <b>Debt Service Coverage Ratio</b>          |                                | <b>1.23</b>               | <b>0.12</b>                   |                       |                |

# Pathways at Coronado Hills

## CY2027 Budget Template

|                                                  | 2026                        |                      | 2027                       |                       |               |
|--------------------------------------------------|-----------------------------|----------------------|----------------------------|-----------------------|---------------|
|                                                  | T12                         | Budget               | Budget                     | Variance              |               |
|                                                  | July 2025 Through June 2026 | 2026 Current Budget  | 2027 Full Requested Budget | Variance \$           | Variance %    |
| <b>300000-200 REVENUES</b>                       |                             |                      |                            |                       |               |
| <b>310000-000 Tenant Revenue</b>                 |                             |                      |                            |                       |               |
| 310000-100 Rental Income                         | \$ 155,949.74               | \$ 180,003.00        | \$ 154,776.98              | \$ (25,226.02)        | -14.0%        |
| 310004-000 Rent Permanent Loss                   | \$ (9,571.00)               | \$ (1,947.00)        | \$ (3,884.67)              | \$ (1,937.67)         | 99.5%         |
| 310005-000 Installment Agreement - Rent          | \$ 2,112.00                 | \$ 514.00            | \$ 1,549.33                | \$ 1,035.33           | 201.4%        |
| 310007-000 Vacancies                             | \$ (7,218.74)               | \$ (16,403.00)       | \$ (17,437.84)             | \$ (1,034.84)         | 6.3%          |
| 310010-000 Write-Off / Bad Debt                  | \$ (16,856.74)              | \$ (9,373.00)        | \$ (9,964.48)              | \$ (591.48)           | 6.3%          |
| 310013-000 Security Deposit Forfeit              | \$ 506.45                   | \$ 804.00            | \$ 436.82                  | \$ (367.18)           | -45.7%        |
| 310020-000 Legal Charges                         | \$ 328.22                   | \$ 1,195.00          | \$ 507.74                  | \$ (687.26)           | -57.5%        |
| 310021-000 Maintenance/Damages Chargeback Income | \$ 1,937.16                 | \$ 8,590.00          | \$ 3,566.22                | \$ (5,023.78)         | -58.5%        |
| 310023-000 Late Fee                              | \$ 1,232.00                 | \$ 1,371.00          | \$ 1,189.67                | \$ (181.33)           | -13.2%        |
| 310027-000 Excess Utilities                      | \$ 3,496.33                 | \$ 1,401.00          | \$ 2,568.96                | \$ 1,167.96           | 83.4%         |
| <b>310099-999 Total Tenant Revenue</b>           | <b>\$ 131,915.42</b>        | <b>\$ 166,155.00</b> | <b>\$ 133,308.73</b>       | <b>\$ (32,846.27)</b> | <b>-19.8%</b> |
|                                                  |                             | \$ -                 |                            |                       |               |
| <b>340000-000 Operating Grants</b>               |                             |                      |                            |                       |               |
| 340100-000 HAP Subsidy                           | \$ 309,855.00               | \$ 288,642.00        | \$ 343,447.11              | \$ 54,805.11          | 19.0%         |
| 340101-000 HAP FSS Subsidy                       | \$ -                        | \$ -                 | \$ 2,184.00                | \$ 2,184.00           | 0.0%          |
| 340102-000 Special Claims Income                 | \$ 5,389.00                 | \$ 3,508.00          | \$ 4,350.33                | \$ 842.33             | 24.0%         |
| 340104-000 Utility Reimbursement                 | \$ 507.00                   | \$ 692.00            | \$ 399.67                  | \$ (292.33)           | -42.2%        |
| 340105-000 Repayment Agreement Expense Recovery  | \$ 39.00                    | \$ 81.00             | \$ 63.33                   | \$ (17.67)            | -21.8%        |
| <b>340999-999 Total Operating Grants</b>         | <b>\$ 315,790.00</b>        | <b>\$ 292,923.00</b> | <b>\$ 350,444.44</b>       | <b>\$ 57,521.44</b>   | <b>19.6%</b>  |
| <b>362000-000 Other Revenue</b>                  |                             |                      |                            |                       |               |
| 362125-000 Miscellaneous Income                  | \$ 1,950.98                 | \$ 2,605.00          | \$ 2,247.13                | \$ (357.87)           | -13.7%        |
| 362165-000 Other Income - Misc                   | \$ 81.08                    | \$ 803.00            | \$ 339.30                  | \$ (463.70)           | -57.7%        |
| <b>369999-999 Total Other Revenue</b>            | <b>\$ 2,032.06</b>          | <b>\$ 3,408.00</b>   | <b>\$ 2,586.43</b>         | <b>\$ (821.57)</b>    | <b>-24.1%</b> |
| <b>399999-999 Total Revenue</b>                  | <b>\$ 455,290.02</b>        | <b>\$ 462,486.00</b> | <b>\$ 486,339.60</b>       | <b>\$ 23,853.60</b>   | <b>5.2%</b>   |
| <b>400000-000 EXPENSES</b>                       |                             |                      |                            |                       |               |
| <b>410000-000 Administrative Expenses</b>        |                             |                      |                            |                       |               |
| <b>411000-000 Salaries</b>                       |                             |                      |                            |                       |               |
| 411001-000 Admin Salaries - Regular              | \$ 33,759.17                | \$ 53,498.00         | \$ 56,708.92               | \$ 3,210.92           | 6.0%          |
| 411003-000 Admin Salaries - Overtime             | \$ 3.08                     | \$ 200.00            | \$ 250.00                  | \$ 50.00              | 25.0%         |
| <b>411199-999 Total Salaries</b>                 | <b>\$ 39,480.82</b>         | <b>\$ 53,698.00</b>  | <b>\$ 56,958.92</b>        | <b>\$ 3,260.92</b>    | <b>6.1%</b>   |
| <b>413000-000 Legal Expense</b>                  |                             |                      |                            |                       |               |
| 413001-000 Legal Expense                         | \$ 11,456.71                | \$ 11,951.00         | \$ 11,349.58               | \$ (601.42)           | -5.0%         |
| 413003-000 Court Costs                           | \$ 328.22                   | \$ 562.00            | \$ 296.74                  | \$ (265.26)           | -47.2%        |
| <b>413090-999 Total Legal Expenses</b>           | <b>\$ 11,784.93</b>         | <b>\$ 12,513.00</b>  | <b>\$ 11,646.32</b>        | <b>\$ (866.68)</b>    | <b>-6.9%</b>  |
| <b>414000-000 Travel &amp; Training</b>          |                             |                      |                            |                       |               |
| 414010-000 Staff Training                        | \$ -                        | \$ 1,050.00          | \$ 1,050.00                | \$ -                  | 0.0%          |
| <b>414099-999 Total Travel &amp; Training</b>    | <b>\$ 21.00</b>             | <b>\$ 1,050.00</b>   | <b>\$ 1,050.00</b>         | <b>\$ -</b>           | <b>0.0%</b>   |
| <b>417000-000 Auditing Fees</b>                  |                             |                      |                            |                       |               |
| 417001-000 Auditing Fees                         | \$ -                        | \$ 750.00            | \$ 750.00                  | \$ -                  | 0.0%          |
| <b>417099-999 Total Audit Fees</b>               | <b>\$ -</b>                 | <b>\$ 750.00</b>     | <b>\$ 750.00</b>           | <b>\$ -</b>           | <b>0.0%</b>   |
| <b>419000-000 Office Expenses</b>                |                             |                      |                            |                       |               |
| 419001-000 Office Supplies                       | \$ 310.88                   | \$ 341.00            | \$ 341.00                  | \$ -                  | 0.0%          |

|                   |                                                    | 2026                        |                     | 2027                       |                    |              |
|-------------------|----------------------------------------------------|-----------------------------|---------------------|----------------------------|--------------------|--------------|
|                   |                                                    | T12                         | Budget              | Budget                     | Variance           |              |
|                   |                                                    | July 2025 Through June 2026 | 2026 Current Budget | 2027 Full Requested Budget | Variance \$        | Variance %   |
| 419002-000        | Postage, Couriers, Express Mail                    | \$ 350.49                   | \$ 341.00           | \$ 359.54                  | \$ 18.54           | 5.4%         |
| 419003-000        | Printing                                           | \$ 23.84                    | \$ 240.00           | \$ 103.84                  | \$ (136.16)        | -56.7%       |
| 419006-000        | Telephone                                          | \$ 4,940.65                 | \$ 4,725.00         | \$ 4,849.40                | \$ 124.40          | 2.6%         |
| 419011-000        | Equipment Leases                                   | \$ 1,282.93                 | \$ 1,400.00         | \$ 1,300.00                | \$ (100.00)        | -7.1%        |
| 419012-000        | Office Equipment/Furniture                         | \$ -                        | \$ -                | \$ 400.00                  | \$ 400.00          | 0.0%         |
| 419013-000        | Office Equipment Repair                            | \$ -                        | \$ -                | \$ 50.00                   | \$ 50.00           | 0.0%         |
| 419015-000        | Meeting                                            | \$ -                        | \$ 200.00           | \$ 600.00                  | \$ 400.00          | 200.0%       |
| 419018-000        | Bank Charges                                       | \$ 40.51                    | \$ 120.00           | \$ 250.00                  | \$ 130.00          | 108.3%       |
| 419025-000        | Criminal Check                                     | \$ 325.80                   | \$ 268.00           | \$ 312.00                  | \$ 44.00           | 16.4%        |
| 419026-000        | Employee Physical /Drug Test                       | \$ -                        | \$ -                | \$ 85.00                   | \$ 85.00           | 0.0%         |
| 419027-000        | Interpreter Fee                                    | \$ -                        | \$ 1,000.00         | \$ 1,000.00                | \$ -               | 0.0%         |
| 419028-000        | Software                                           | \$ 6,835.40                 | \$ 2,438.00         | \$ 6,925.00                | \$ 4,487.00        | 184.0%       |
| 419030-000        | Document Shredding                                 | \$ 15.00                    | \$ 100.00           | \$ 200.00                  | \$ 100.00          | 100.0%       |
| 419035-000        | Permits, Licenses & Certificates                   | \$ -                        | \$ 50.00            | \$ 50.00                   | \$ -               | 0.0%         |
| 419043-000        | Collection Agency Fees                             | \$ -                        | \$ 117.00           | \$ 117.00                  | \$ -               | 0.0%         |
| <b>419099-999</b> | <b>Total Office Expenses</b>                       | <b>\$ 14,135.48</b>         | <b>\$ 12,300.00</b> | <b>\$ 16,942.78</b>        | <b>\$ 4,642.78</b> | <b>37.7%</b> |
| <b>419500-000</b> | <b>Management Fees</b>                             |                             |                     |                            |                    |              |
| 419501-000        | Management Fees                                    | \$ 18,491.87                | \$ 18,499.00        | \$ 19,928.96               | \$ 1,429.96        | 7.7%         |
| <b>419599-999</b> | <b>Total Management Fees</b>                       | <b>\$ 18,491.87</b>         | <b>\$ 18,499.00</b> | <b>\$ 19,928.96</b>        | <b>\$ 1,429.96</b> | <b>7.7%</b>  |
| <b>419999-999</b> | <b>Total Administrative Expenses</b>               | <b>\$ 83,914.10</b>         | <b>\$ 98,810.00</b> | <b>\$ 107,276.98</b>       | <b>\$ 8,466.98</b> | <b>8.6%</b>  |
| <b>420000-000</b> | <b>Tenant Services</b>                             |                             |                     |                            |                    |              |
| <b>422600-000</b> | <b>Tenant Services- Other</b>                      |                             |                     |                            |                    |              |
| 422700-000        | Tenant Participation - Residents Council           | \$ 740.33                   | \$ 720.00           | \$ 720.00                  | \$ -               | 0.0%         |
| 422701-000        | Tenant Participation - HACA                        | \$ 617.03                   | \$ 480.00           | \$ 480.00                  | \$ -               | 0.0%         |
| <b>422998-990</b> | <b>Total Tenant Services - Other</b>               | <b>\$ 1,357.36</b>          | <b>\$ 1,200.00</b>  | <b>\$ 1,200.00</b>         | <b>\$ -</b>        | <b>0.0%</b>  |
| <b>429999-999</b> | <b>Total Tenant Services</b>                       | <b>\$ 2,890.25</b>          | <b>\$ 1,200.00</b>  | <b>\$ 1,200.00</b>         | <b>\$ -</b>        | <b>0.0%</b>  |
| <b>430000-000</b> | <b>Utilities</b>                                   |                             |                     |                            |                    |              |
| 431000-000        | Water                                              | \$ 42,681.18                | \$ 43,298.00        | \$ 42,941.04               | \$ (356.96)        | -0.8%        |
| 432000-000        | Electricity                                        | \$ 12,173.33                | \$ 11,514.00        | \$ 11,269.26               | \$ (244.74)        | -2.1%        |
| 433000-000        | Gas                                                | \$ 33,011.03                | \$ 28,216.00        | \$ 32,006.05               | \$ 3,790.05        | 13.4%        |
| <b>439000-999</b> | <b>Total Utilities</b>                             | <b>\$ 87,865.54</b>         | <b>\$ 83,028.00</b> | <b>\$ 86,216.35</b>        | <b>\$ 3,188.35</b> | <b>3.8%</b>  |
| <b>440000-000</b> | <b>Ordinary Maintenance &amp; Operations</b>       |                             |                     |                            |                    |              |
| <b>441000-000</b> | <b>Maintenance Labor</b>                           |                             |                     |                            |                    |              |
| 441001-000        | Ordinary Maint. & Operations- Labor Regular        | \$ 35,376.91                | \$ 36,330.00        | \$ 39,974.54               | \$ 3,644.54        | 10.0%        |
| 441002-000        | Ordinary Maint. & Operations- Labor OT             | \$ 2,082.99                 | \$ 3,120.00         | \$ 1,500.00                | \$ (1,620.00)      | -51.9%       |
| 441004-000        | Ordinary Maint. & Operations- Labor Standby        | \$ 3,080.79                 | \$ 3,039.00         | \$ 3,130.56                | \$ 91.56           | 3.0%         |
| <b>441090-999</b> | <b>Total Maintenance Labor</b>                     | <b>\$ 40,540.69</b>         | <b>\$ 42,489.00</b> | <b>\$ 44,605.10</b>        | <b>\$ 2,116.10</b> | <b>5.0%</b>  |
| <b>442000-000</b> | <b>Ordinary Maint. &amp; Operations- Materials</b> |                             |                     |                            |                    |              |
| 442001-000        | Materials - Custodial                              | \$ 1,121.90                 | \$ 982.00           | \$ 982.00                  | \$ -               | 0.0%         |
| 442002-000        | Materials - Electrical                             | \$ 4,884.27                 | \$ 4,500.00         | \$ 4,500.00                | \$ -               | 0.0%         |
| 442003-000        | Materials - Plumbing                               | \$ 2,872.92                 | \$ 1,200.00         | \$ 1,200.00                | \$ -               | 0.0%         |
| 442004-000        | Materials - Lawn Care/ Grounds                     | \$ 151.02                   | \$ 500.00           | \$ 500.00                  | \$ -               | 0.0%         |
| 442005-000        | Materials - Tools & Equipment                      | \$ 5,337.29                 | \$ 1,500.00         | \$ 1,800.00                | \$ 300.00          | 20.0%        |
| 442006-000        | Materials - HVAC / Heating / Cooling               | \$ 4,802.84                 | \$ 2,800.00         | \$ 4,000.00                | \$ 1,200.00        | 42.9%        |
| 442007-000        | Materials - Gas & Oil                              | \$ 1,293.74                 | \$ 1,200.00         | \$ 1,200.00                | \$ -               | 0.0%         |
| 442009-000        | Materials - Exterior Lighting                      | \$ -                        | \$ 150.00           | \$ 150.00                  | \$ -               | 0.0%         |
| 442010-000        | Materials - Paint and Painting Supplies            | \$ 2,142.76                 | \$ 3,000.00         | \$ 3,000.00                | \$ -               | 0.0%         |
| 442011-000        | Materials - Flooring & Ceiling                     | \$ 13.41                    | \$ 100.00           | \$ 100.00                  | \$ -               | 0.0%         |
| 442012-000        | Materials - Glass & Window                         | \$ -                        | \$ 150.00           | \$ 100.00                  | \$ (50.00)         | -33.3%       |
| 442013-000        | Materials - Windows Covering                       | \$ 380.34                   | \$ 200.00           | \$ 100.00                  | \$ (100.00)        | -50.0%       |

|                   |                                                    | 2026                        |                      | 2027                       |                      |               |
|-------------------|----------------------------------------------------|-----------------------------|----------------------|----------------------------|----------------------|---------------|
|                   |                                                    | T12                         | Budget               | Budget                     | Variance             |               |
|                   |                                                    | July 2025 Through June 2026 | 2026 Current Budget  | 2027 Full Requested Budget | Variance \$          | Variance %    |
| 442014-000        | Materials - Appliances & Parts                     | \$ 4,685.19                 | \$ 3,000.00          | \$ 3,000.00                | \$ -                 | 0.0%          |
| 442015-000        | Materials - Smoke/CO Detectors/Fire Ext.           | \$ 3,206.28                 | \$ 1,000.00          | \$ 1,500.00                | \$ 500.00            | 50.0%         |
| 442017-000        | Materials - Hardware/Locks                         | \$ 3,675.47                 | \$ 2,000.00          | \$ 2,000.00                | \$ -                 | 0.0%          |
| 442018-000        | Materials - Safety Equipment                       | \$ 1,363.14                 | \$ 300.00            | \$ 500.00                  | \$ 200.00            | 66.7%         |
| 442019-000        | Materials - Pest Control                           | \$ 28.89                    | \$ 200.00            | \$ 500.00                  | \$ 300.00            | 150.0%        |
| 442020-000        | Materials - Lumber Sheetrock                       | \$ -                        | \$ 150.00            | \$ 100.00                  | \$ (50.00)           | -33.3%        |
| 442021-000        | Materials - Doors                                  | \$ 688.34                   | \$ 300.00            | \$ -                       | \$ (300.00)          | -100.0%       |
| 442022-000        | Materials - Fencing                                | \$ 8.38                     | \$ 300.00            | \$ 100.00                  | \$ (200.00)          | -66.7%        |
| 442023-000        | Materials - Refrigerators                          | \$ 7,612.32                 | \$ 3,450.00          | \$ 3,450.00                | \$ -                 | 0.0%          |
| 442024-000        | Materials - Ranges                                 | \$ 2,377.68                 | \$ 2,185.00          | \$ 2,500.00                | \$ 315.00            | 14.4%         |
| 442026-000        | Materials - Reasonable Accommodations              | \$ -                        | \$ 150.00            | \$ 150.00                  | \$ -                 | 0.0%          |
| 442027-000        | Materials - Water Heaters/Boilers & Parts          | \$ 72.42                    | \$ 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       | \$ 748.43                   | \$ 6,013.00          | \$ 2,391.41                | \$ (3,621.59)        | -60.2%        |
| <b>442090-999</b> | <b>Total Materials</b>                             | <b>\$ 47,467.03</b>         | <b>\$ 35,680.00</b>  | <b>\$ 34,173.41</b>        | <b>\$ (1,506.59)</b> | <b>-4.2%</b>  |
| <b>443000-000</b> | <b>Contracts - Maintenance</b>                     |                             |                      |                            |                      |               |
| 443001-000        | Contracts - Trash Removal                          | \$ 12,692.36                | \$ 13,009.00         | \$ 18,484.50               | \$ 5,475.50          | 42.1%         |
| 443002-000        | Contracts - In-House Bulk Trash                    | \$ 2,104.03                 | \$ 1,290.00          | \$ -                       | \$ (1,290.00)        | -100.0%       |
| 443003-000        | Contracts - HVAC                                   | \$ 1,200.00                 | \$ 500.00            | \$ 500.00                  | \$ -                 | 0.0%          |
| 443006-000        | Contracts - Landscape/Grounds                      | \$ 15,786.30                | \$ 13,178.00         | \$ 16,737.36               | \$ 3,559.36          | 27.0%         |
| 443007-000        | Contracts - Tree Trimming                          | \$ 2,550.00                 | \$ 3,200.00          | \$ 4,000.00                | \$ 800.00            | 25.0%         |
| 443008-000        | Contracts - Make Ready Cleaning                    | \$ 2,764.00                 | \$ 3,500.00          | \$ 3,948.57                | \$ 448.57            | 12.8%         |
| 443009-000        | Contracts - Make Ready Repairs                     | \$ 6,969.00                 | \$ 2,000.00          | \$ 5,000.00                | \$ 3,000.00          | 150.0%        |
| 443010-000        | Contracts - Electrical Contracts                   | \$ 3,195.61                 | \$ 7,000.00          | \$ 5,000.00                | \$ (2,000.00)        | -28.6%        |
| 443011-000        | Contracts - Plumbing Contracts                     | \$ 954.62                   | \$ 4,000.00          | \$ 4,000.00                | \$ -                 | 0.0%          |
| 443012-000        | Contracts - Pest Control                           | \$ 3,814.00                 | \$ 3,852.00          | \$ 7,584.00                | \$ 3,732.00          | 96.9%         |
| 443014-000        | Contracts - Fire Protection                        | \$ 1,431.00                 | \$ 1,500.00          | \$ 1,500.00                | \$ -                 | 0.0%          |
| 443016-000        | Contracts - Building & Equipment Repairs           | \$ -                        | \$ 500.00            | \$ 500.00                  | \$ -                 | 0.0%          |
| 443020-000        | Contracts - Key & Lock Services                    | \$ -                        | \$ -                 | \$ 200.00                  | \$ 200.00            | 0.0%          |
| 443023-000        | Contracts - Uniforms                               | \$ 428.98                   | \$ 435.00            | \$ 300.80                  | \$ (134.20)          | -30.9%        |
| 443024-000        | Contract - Reasonable Accommodations               | \$ -                        | \$ 750.00            | \$ 750.00                  | \$ -                 | 0.0%          |
| 443029-100        | Contracts Charge Back-Tenant Property Damage       | \$ 675.00                   | \$ 2,577.00          | \$ 1,534.00                | \$ (1,043.00)        | -40.5%        |
| <b>443090-999</b> | <b>Total Maintenance Contracts</b>                 | <b>\$ 65,644.90</b>         | <b>\$ 57,291.00</b>  | <b>\$ 70,039.23</b>        | <b>\$ 12,748.23</b>  | <b>22.3%</b>  |
| <b>443999-999</b> | <b>Total Ordinary Maintenance &amp; Operations</b> | <b>\$ 153,652.62</b>        | <b>\$ 135,460.00</b> | <b>\$ 148,817.74</b>       | <b>\$ 13,357.74</b>  | <b>9.9%</b>   |
| <b>448000-000</b> | <b>Protective Services</b>                         |                             |                      |                            |                      |               |
| 448001-000        | Police Officers                                    | \$ -                        | \$ -                 | \$ -                       | \$ -                 | 0.0%          |
| 448002-000        | Crime Prevention/Safety                            | \$ 1,000.00                 | \$ 2,400.00          | \$ 2,400.00                | \$ -                 | 0.0%          |
| 448003-000        | Police Liaison                                     | \$ 115.75                   | \$ -                 | \$ 870.14                  | \$ 870.14            | 0.0%          |
| 448004-000        | Protective Services- Equipments                    | \$ 2,316.76                 | \$ 3,700.00          | \$ 3,127.48                | \$ (572.52)          | -15.5%        |
| 448005-000        | Protective Services- Contracts                     | \$ 21,748.86                | \$ 10,800.00         | \$ 15,680.00               | \$ 4,880.00          | 45.2%         |
| <b>448090-999</b> | <b>Total Protective Services</b>                   | <b>\$ 25,181.37</b>         | <b>\$ 16,900.00</b>  | <b>\$ 22,077.62</b>        | <b>\$ 5,177.62</b>   | <b>30.6%</b>  |
| <b>450000-000</b> | <b>General Expenses</b>                            |                             |                      |                            |                      |               |
| <b>451000-000</b> | <b>Insurance</b>                                   |                             |                      |                            |                      |               |
| 451001-000        | Property Insurance                                 | \$ 21,004.26                | \$ 24,906.00         | \$ 16,316.98               | \$ (8,589.02)        | -34.5%        |
| 451002-000        | Liability Insurance                                | \$ 7,574.54                 | \$ 4,325.00          | \$ 8,713.49                | \$ 4,388.49          | 101.5%        |
| 451004-000        | Workmen's Compensation                             | \$ 248.58                   | \$ -                 | \$ 17.34                   | \$ 17.34             | 0.0%          |
| <b>451090-999</b> | <b>Total Insurance</b>                             | <b>\$ 28,827.38</b>         | <b>\$ 29,231.00</b>  | <b>\$ 25,047.81</b>        | <b>\$ (4,183.19)</b> | <b>-14.3%</b> |
| <b>454000-000</b> | <b>Employee Benefits Contribution</b>              |                             |                      |                            |                      |               |
| 454000-010        | Employee Benefits Contribution                     | \$ -                        | \$ 40,448.00         | \$ -                       | \$ (40,448.00)       | -100.0%       |
| 454000-100        | FICA Employers Share - Admin                       | \$ 2,760.57                 | \$ -                 | \$ 4,338.23                | \$ 4,338.23          | 0.0%          |
| 454000-300        | FICA Employers Share - Maintenance                 | \$ 3,111.68                 | \$ -                 | \$ 3,058.05                | \$ 3,058.05          | 0.0%          |

|                   |                                             | 2026                           |                           | 2027                          |                       |               |
|-------------------|---------------------------------------------|--------------------------------|---------------------------|-------------------------------|-----------------------|---------------|
|                   |                                             | T12                            | Budget                    | Budget                        | Variance              |               |
|                   |                                             | July 2025 Through<br>June 2026 | 2026<br>Current<br>Budget | 2027 Full<br>Requested Budget | Variance<br>\$        | Variance<br>% |
| 454001-100        | Medical Benefits - Admin                    | \$ 11,666.81                   | \$ -                      | \$ 15,397.67                  | \$ 15,397.67          | 0.0%          |
| 454001-300        | Medical Benefits - Maintenance              | \$ 8,267.52                    | \$ -                      | \$ 9,807.44                   | \$ 9,807.44           | 0.0%          |
| 454002-100        | Retirement Benefits - Admin                 | \$ 3,262.73                    | \$ -                      | \$ 4,134.66                   | \$ 4,134.66           | 0.0%          |
| 454002-300        | Retirement Benefits - Maintenance           | \$ 4,870.03                    | \$ -                      | \$ 5,996.18                   | \$ 5,996.18           | 0.0%          |
| 454003-100        | Fed & State Unemployment - Admin            | \$ 158.74                      | \$ -                      | \$ 172.71                     | \$ 172.71             | 0.0%          |
| 454003-300        | Fed & State Unemployment - Maintenance      | \$ 105.82                      | \$ -                      | \$ 109.44                     | \$ 109.44             | 0.0%          |
| 454004-100        | Life Insurance - Admin                      | \$ 54.36                       | \$ -                      | \$ 76.02                      | \$ 76.02              | 0.0%          |
| 454004-300        | Life Insurance - Maintenance                | \$ 51.62                       | \$ -                      | \$ 55.68                      | \$ 55.68              | 0.0%          |
| 454005-100        | Disability Insurance - Admin                | \$ 83.02                       | \$ -                      | \$ 117.21                     | \$ 117.21             | 0.0%          |
| 454005-300        | Disability Insurance - Maintenance          | \$ 78.80                       | \$ -                      | \$ 85.71                      | \$ 85.71              | 0.0%          |
| <b>454900-999</b> | <b>Total Employee Benefits Contribution</b> | <b>\$ 34,471.70</b>            | <b>\$ 40,448.00</b>       | <b>\$ 43,349.00</b>           | <b>\$ 2,901.00</b>    | <b>7.2%</b>   |
| <b>458000-100</b> | <b>Interest Expense</b>                     |                                |                           |                               |                       |               |
| 458001-000        | Interest on Notes Payable                   | \$ 37,514.30                   | \$ 37,055.00              | \$ 35,922.05                  | \$ (1,132.95)         | -3.1%         |
|                   | <b>Total Interest Expense</b>               | <b>\$ 37,514.30</b>            | <b>\$ 37,055.00</b>       | <b>\$ 35,922.05</b>           | <b>\$ (1,132.95)</b>  | <b>-3.1%</b>  |
| <b>459000-000</b> | <b>Other General Expense</b>                |                                |                           |                               |                       |               |
| 459001-000        | Land Lease Expense                          | \$ -                           | \$ 100.00                 | \$ 100.00                     | \$ -                  | 0.0%          |
| <b>459090-999</b> | <b>Total Other General Expenses</b>         | <b>\$ 2,617.49</b>             | <b>\$ 100.00</b>          | <b>\$ 100.00</b>              | <b>\$ -</b>           | <b>0.0%</b>   |
| <b>459099-999</b> | <b>Total General Expenses</b>               | <b>\$ 103,430.87</b>           | <b>\$ 106,834.00</b>      | <b>\$ 104,418.86</b>          | <b>\$ (2,415.14)</b>  | <b>-2.3%</b>  |
| <b>459999-998</b> | <b>Total Operating Expenses</b>             | <b>\$ 456,934.75</b>           | <b>\$ 442,232.00</b>      | <b>\$ 470,007.56</b>          | <b>\$ 27,775.56</b>   | <b>6.3%</b>   |
| <b>459999-999</b> | <b>NET OPERATING INCOME (LOSS)</b>          | <b>\$ (1,644.73)</b>           | <b>\$ 20,254.00</b>       | <b>\$ 16,332.04</b>           | <b>\$ (3,921.96)</b>  | <b>-19.4%</b> |
| <b>471000-000</b> | <b>Non-Routine Expenses</b>                 |                                |                           |                               |                       |               |
| 471504-000        | FSS Escrow Contributions                    | \$ 415.00                      | \$ -                      | \$ 2,184.00                   | \$ 2,184.00           | 0.0%          |
| <b>471590-999</b> | <b>Total Non-Routine Expenses</b>           | <b>\$ 415.00</b>               | <b>\$ -</b>               | <b>\$ 2,184.00</b>            | <b>\$ 2,184.00</b>    | <b>0.0%</b>   |
| <b>999999-998</b> | <b>Net Income (Loss)</b>                    | <b>\$ (100,929.56)</b>         | <b>\$ 68,891.00</b>       | <b>\$ 14,148.04</b>           | <b>\$ (54,742.96)</b> | <b>-79.5%</b> |
|                   | Debt Principal                              |                                | \$ 26,727.16              | \$ 27,860.11                  |                       |               |
|                   | Replacement Reserve                         |                                | \$ -                      | \$ -                          |                       |               |
|                   | <b>Balance</b>                              |                                | <b>\$ 42,163.84</b>       | <b>\$ (13,712.07)</b>         |                       |               |
|                   | Net Income                                  |                                | \$ 105,946.00             | \$ 50,070.09                  |                       |               |
|                   | Total Debt                                  |                                | \$ 63,782.16              | \$ 63,782.16                  |                       |               |
|                   | <b>Debt Service Coverage Ratio</b>          |                                | <b>1.66</b>               | <b>0.79</b>                   |                       |               |



# AUSTIN HOUSING AUTHORITY

## BOARD ACTION REQUEST

### Operations ITEM 4.

---

|                       |                                                                                                                                                     |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING DATE:</b>  | October 22, 2026                                                                                                                                    |
| <b>STAFF CONTACT:</b> | Nora Velasco, Director of Procurement                                                                                                               |
| <b>ITEM TITLE:</b>    | Presentation, Discussion, and Possible Action on Resolution No. 02966:<br>Approval of Amendments to the Austin Housing Authority Procurement Policy |
| <b>BUDGETED ITEM:</b> | N/A                                                                                                                                                 |
| <b>TOTAL COST:</b>    | N/A                                                                                                                                                 |

---

### ACTION

The Board is being asked to approve Resolution No. 02966 to approve revisions to the Austin Housing Authority's Procurement Policy to comply with HUD Procurement Handbook 7460.8 Revision 3, issued March 2026.

### SUMMARY

#### Background:

HUD issued Procurement Handbook 7460.8, Revision 3, in March 2026, updating HUD procurement guidance and federal procurement thresholds. AHA is updating its Procurement Policy to reflect applicable federal requirements for HCV administrative purchases and AHA's current post-RAD multifamily operations. The proposed revisions update AHA's internal purchasing and approval thresholds while maintaining competition, price-reasonableness documentation, Board oversight, and compliance with applicable federal, state, and local requirements.

#### Process:

Following is a summary of the proposed changes:

- Increase the general micro-purchase threshold from \$3,000 to \$15,000. This is well below the HUD allowed maximum threshold (up to \$50,000). The increase accounts for higher labor, supply chain and inflation costs.
- Retain the \$2,000 micro threshold for construction or maintenance (subject to Davis-Bacon requirements, when applicable.)
- Increase the federal non-construction small purchase threshold from \$150,000 to \$200,000, which is well below the federal maximum of \$350,000. This allows AHA to use a streamlined process while maintaining competition and price-reasonableness documentation.
- Set the non-federal non-construction small purchase threshold at \$100,000 to be in line with State threshold.
- Retain the \$100,000 construction threshold.

All contracts exceeding \$100,000 remain subject to Board approval. The proposed policy revision and legal review memorandum are attached.

| <b>PROCUREMENT METHOD</b>                       | <b>CURRENT</b> | <b>RECOMMENDED</b> | <b>ALLOWED BY<br/>HUD HANDBOOK 7460.8<br/>Rev. 3</b> |
|-------------------------------------------------|----------------|--------------------|------------------------------------------------------|
| Petty cash                                      | \$50           | \$100              | PHA discretion                                       |
| Micro-purchase                                  | \$3,000        | \$15,000           | \$50,000                                             |
| Micro-purchase, construction or maintenance     | \$2,000        | \$2,000            | No applicable change                                 |
| Small purchase, federal funds                   | \$150,000      | \$200,000          | \$350,000                                            |
| Small purchase, non-federal funds               | \$150,000      | \$100,000          | State law                                            |
| Small purchase, construction                    | \$100,000      | \$100,000          | No applicable change                                 |
| Sealed bids / formal bidding, federal funds     | \$150,000      | \$200,000          | 350,000                                              |
| Sealed bids / formal bidding, non-federal funds | \$150,000      | \$100,000          | State law                                            |

**Staff Recommendation:**

Staff recommends approval of Resolution No. 02966 amending the AHA Procurement Policy as presented.

**ATTACHMENTS:**

2026.10.09 - AHA Procurement Policy - Compliance Memo, (Cokinos comments) AHA 2022 Procurement Manual\_Redlined\_KT 08.26.26 (1) (2), AHA PROCUREMENT.POLICY 2026.final.draft

**RESOLUTION NO. 02966**

**APPROVAL OF REVISIONS TO THE AUSTIN HOUSING AUTHORITY  
PROCUREMENT POLICY**

**WHEREAS**, the Board of Commissioners approves revisions to the Austin Housing Authority Procurement Policy; and

**WHEREAS**, the Board of Commissioners last revised the Procurement Policy on September 15, 2022; and

**WHEREAS**, HUD issued Procurement Handbook 7460.8, Revision 3, in March 2026, updating procurement guidance and federal procurement thresholds; and

**WHEREAS**, AHA has reviewed its Procurement Policy and proposes revisions to update purchasing thresholds, procurement procedures, and internal controls consistent with applicable federal requirements and AHA operations;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Austin Housing Authority approves the revisions to the Procurement Policy attached to this Resolutions and authorizes the President & CEO, or designee, to implement the revised Policy.

**PASSED AND APPROVED** this 22nd day of October, 2026.

---

Michael G. Gerber, Secretary

---

Carl S. Richie, Jr., Chairperson



## MEMORANDUM

**To:** Nora Velasco  
**From:** Lauren Aldredge  
**Date:** 10/13/2026  
**Re:** Review of Proposed Revisions to AHA Procurement Policy for Compliance with HUD Procurement Handbook - REV 3

---

### INTRODUCTION

You have asked us to review the proposed revisions to AHA's Procurement Policy to confirm whether they are permissible under the new HUD Procurement Handbook 7460.8 REV 3 (the "Handbook"), applicable federal regulations at 2 CFR 200.317–327, and Texas state law. Below is our analysis of each proposed change, followed by our assessment of the additional recommendations in the comparison matrix.

### SECTION I: THRESHOLD CHANGES

#### 1. Petty Cash — From \$50 to \$100

*Assessment: Permissible.*

The Handbook does not prescribe a specific dollar limit for petty cash purchases. It treats petty cash as an "unofficial subset of micro-purchases" and requires only that the PHA establish a petty cash fund with written safeguards and procedures to ensure funds are used for intended purposes (Handbook Ch. 5, §5.6). The Handbook's sample policy in Appendix 1 uses \$50 as an illustrative figure, but this is not a mandatory ceiling. Increasing the petty cash ceiling to \$100 is well within AHA's discretion and does not conflict with any federal or state requirement.

**Conditions:** The Handbook requires PHAs to approve "written safeguards and procedures to ensure [petty cash is] only used for intended purposes" (Handbook Ch. 5, §5.6.B) but does not prescribe the specific elements those safeguards must address. We recommend that AHA's petty cash policy cover authorized personnel, permissible purchase types, reconciliation frequency, and replenishment procedures. These recommendations are derived from the Handbook's sample procurement policy in Appendix 1, which provides that PHAs should ensure "security is maintained and only authorized individuals have access to the account" and that accounts "should be reconciled and replenished periodically."

#### 2. Micro Purchases — From \$3,000 to \$15,000 (No Quote Required)

*Assessment: Permissible, with conditions.*

The Handbook confirms that the general federal micro-purchase threshold (as set by the FAR at 48 CFR Part 2, Subpart 2.1) is \$15,000 at the time of publication (Handbook Ch. 5, §5.2.A). AHA's current \$3,000 threshold is well below the federal ceiling. Raising it to \$15,000 aligns AHA with the current federal baseline and is permissible.

Additionally:

- (a) **Construction exception:** The micro-purchase threshold for construction and maintenance subject to the Davis-Bacon and Related Acts remains \$2,000 (Handbook Ch. 5, §5.2.A). This cannot be changed by AHA policy. The proposed revisions correctly preserve the \$2,000 construction micro-purchase threshold.
- (b) **No quote vs. one quote:** The Handbook states that micro-purchases “may” be made without soliciting competitive quotations, but the contracting officer must consider the price to be reasonable based on recent research, experience, purchases, or other information and must document that determination (Handbook Ch. 5, §5.3.A; 2 CFR 200.320(a)(1)). The phrase “no quote required” in AHA’s recap is functionally correct, as formal competitive quotation is not required, but the revised policy should still require and document a price-reasonableness determination for each micro-purchase.
- (c) **Equitable distribution:** The Handbook requires that micro-purchases be distributed equitably among qualified suppliers to the maximum extent practicable (Handbook Ch. 5, §5.3.A). This requirement should be carried forward in the revised policy.
- (d) **Conditions:** Consistent with the matrix’s recommendation for a “price-reasonableness documentation checklist,” the revised policy should require documented price-reasonableness determinations for micro-purchases and carry forward the existing equitable-distribution requirement in §5.2.

3. **Small Purchases — ~~From \$3,000–\$150,000 to \$15,000–\$200,000~~Split Threshold: \$200,000 (Federal Non-Construction) / \$100,000 (Non-Federal and Construction)**

*Assessment: Permissible.*

The Handbook establishes a federal simplified acquisition threshold (SAT) of \$350,000 as the maximum ceiling for informal procurement (Handbook Ch. 5, §5.2.B). AHA’s proposed \$200,000 small purchase ceiling for federally funded non-construction purchases is below the federal SAT and is therefore permissible under federal law.

~~The recommendations matrix proposes~~ Consistent with the matrix’s recommendation, AHA has adopted a split-threshold system:

- (a) **Federal/HUD non-construction projects:** Small purchase ceiling of \$200,000, relying on Texas LGC 392.0565 as a protective framework.
- (b) **Non-federal/non-construction projects:** Small purchase ceiling of \$100,000 as a conservative internal boundary.
- (c) **All construction:** Small purchase ceiling remains at \$100,000 due to Texas state bonding and bidding laws (Texas LGC 2253.021).

This split-threshold approach is a reasonable risk-management strategy. We note the following:

The construction ceiling of \$100,000 is confirmed by Texas LGC 2253.021, which requires a performance bond for public work contracts in excess of \$100,000. HB 4747, effective September 1, 2025, raised state procurement acquisition thresholds to \$100,000, consistent with the non-federal, non-construction ceilings proposed in the matrix ceiling AHA has adopted.

**Quote requirements:** The Handbook requires that simplified acquisitions obtain quotations from an “adequate” number of qualified sources, and HUD has determined that at least three qualified sources are adequate (Handbook Ch. 5, §5.3.B). AHA’s proposed requirement of three quotes is consistent with this standard.

#### 4. **Construction Thresholds — No Change Proposed**

*Assessment: Appropriate.*

AHA’s decision to maintain the existing construction thresholds (micro-purchase at \$2,000, formal bidding/bonding/board approval at \$100,000) is consistent with the Davis-Bacon Act’s \$2,000 micro-purchase ceiling for construction and maintenance (Handbook Ch. 5, §5.2.A) and with Texas state bonding requirements.

#### 5. **Board Approval — Over ~~\$200,000~~ (~~\$100,000~~ Construction) \$100,000 with Contracting Officer Discretion**

*Assessment: Permissible.*

The Handbook does not prescribe specific federal Board-approval dollar thresholds. It requires PHAs to establish written delegations of procurement authority, including dollar limits, in the PHA’s procurement policy (Handbook Ch. 2, §§2.3–2.5). Board-approval thresholds are an internal governance matter left to each PHA’s discretion (since they are not prescribed in the Handbook).

The current policy requires Board approval for unbudgeted items over \$25,000, budgeted construction items over \$100,000, and budgeted items over \$150,000. The proposed revision AHA now proposes to set the Board-approval threshold at \$200,000 (~~\$100,000~~ for require Board approval for all purchases and contracts over \$100,000, whether budgeted or unbudgeted and

including construction). ~~aligns these thresholds~~ A single \$100,000 threshold aligns with the proposed non-federal and construction small-purchase ceilings, ~~which and~~ is a logical and administrable approach. Federally funded non-construction purchases between \$100,000 and \$200,000 may still be conducted using small purchase procedures but will require Board approval before award.

The addition of Contracting Officer (CEO/COO/CFO) discretion to bring items to the Board below ~~these thresholds~~this threshold is also permissible and provides appropriate flexibility.

## **SECTION II: COCC AND HCV ADMINISTRATIVE FEES (BARBARA CHEN'S QUESTION)**

*Assessment: We recommend adding COCC language.*

The Handbook explicitly states that its instructions apply to Section 8 HCV Program administrative fees, because these fees are Federal financial assistance within the meaning of 2 CFR 200.1 (Handbook Ch. 1, §1.2). HCV administrative fees had been exempt from procurement requirements prior to December 26, 2014, but that exemption was removed when the regulations were revised to reference 2 CFR Part 200.

The matrix correctly identifies that COCC fee income derived from HCV administrative fees and other federal financial assistance falls within the Handbook's scope at Ch. 1, §1.2. We agree. Although the Handbook does not use the term "COCC," it expressly covers HCV administrative fees as federal financial assistance, and COCC-generated income from those sources is subject to the same procurement requirements. Adding express COCC language to §2.2 of the revised policy, as the matrix recommends, is appropriate and should be included.

## **SECTION III: ADDITIONAL RECOMMENDED CHANGES**

The matrix identifies approximately 20 additional topics with recommended changes across areas including procurement planning, cooperative purchasing, bonding, contract administration, credit cards, internal controls, and others. We have reviewed these recommendations and agree that they are appropriate. With respect to one item, the matrix recommends updating the citation logic in the noncompetitive procurement provision at §5.6. We agree. The current policy cites 2 CFR §200.320(f)(1)–(4), which is no longer the correct regulatory reference; the revised policy should cite 2 CFR 200.320(c)(1)–(5), consistent with the current Uniform Guidance and the Handbook. The remaining recommendations in the matrix are well-founded and can be implemented as AHA's team has outlined.

## Procurement Policy

- [1.0 INTRODUCTION](#)
- [2.0 GENERAL PROVISIONS](#)
- [3.0 ETHICS IN PUBLIC CONTRACTING](#)
- [4.0 PROCUREMENT PLANNING](#)
- [5.0 PROCUREMENT METHODS](#)
- [6.0 INDEPENDENT COST ESTIMATE \(ICE\)](#)
- [7.0 COST AND PRICE ANALYSIS \(CPA\)](#)
- [8.0 SOLICITATION AND ADVERTISING](#)
- [9.0 BONDING REQUIREMENTS](#)
- [10.0 CONTRACTOR QUALIFICATIONS AND DUTIES](#)
- [11.0 CONTRACT PRICING ARRANGEMENTS](#)
- [12.0 CONTRACT CLAUSES](#)
- [13.0 CONTRACT ADMINISTRATION](#)
- [14.0 SPECIFICATIONS](#)
- [15.0 APPEALS AND REMEDIES](#)
- [16.0 ASSISTANCE TO SMALL AND OTHER BUSINESSES](#)
- [17.0 BOARD APPROVAL OF PROCUREMENT ACTIONS](#)
- [18.0 DELEGATION OF CONTRACTING AUTHORITY](#)
- [19.0 DOCUMENTATION](#)
- [20.0 DISPOSITION OF SURPLUS PROPERTY](#)
- [21.0 FUNDING AVAILABILITY](#)
- [22.0 GLOSSARY OF ~~HACA-AHA~~ PROCUREMENT TERMS](#)

as of **September 15, 2022**, Resolution #02765

## 1.0 INTRODUCTION

**1.1 General.** Established for the ~~Housing Authority of the City of Austin and its subsidiaries (hereinafter “HACA”)~~ Austin Housing Authority and its subsidiaries (hereinafter “AHA”), by Action of ~~HACA’s~~ AHA’s Board of Commissioners (Board) on ~~September 15, 2022~~[TBD], this Procurement Policy (Policy) complies with applicable State and Local laws. This Policy also complies with Federal Regulations at 2 CFR §200.317 through §200.~~326~~327, Procurement Standards, which are applicable for Federal grant awards.

## 2.0 GENERAL PROVISIONS

**2.1 General.** ~~HACA~~AHA shall:

**2.1.1** Provide for a procurement system of quality and integrity;

**2.1.2** Provide for the fair and equitable treatment of all persons or firms involved in purchasing by ~~HACA~~AHA;

**2.1.3** Ensure that supplies, services, and construction are procured efficiently, effectively, and at the most favorable and valuable prices available to ~~HACA~~AHA;

**2.1.4** Promote competition in contracting; and

**2.1.5** Assure that ~~HACA’s~~AHA’s purchasing actions are in full compliance with applicable Federal standards, HUD regulations, State, and local laws

**2.2 Application.** This Policy applies to all procurement actions of ~~HACA, effective October 1, 2022, regardless of the source of funds, except as noted under “Exclusions”, paragraph 2.4 below.~~AHA, regardless of the source of funds, except as stated in Section 2.4. AHA shall comply with applicable federal, state, local, grant, and contract requirements. When more than one funding source applies to a procurement action, AHA shall apply the most restrictive applicable requirement unless federal law provides otherwise.

Central Office Cost Center (COCC) and Housing Choice Voucher (HCV) Administrative Fees. This Policy applies to purchases paid for with HCV Program administrative fee and with COCC fee income derived from federal financial assistance. These purchases are subject to applicable federal procurement.

This Policy does not apply to Housing Assistance Payment (HAP) contracts under the HCV or Project Based Voucher programs. Those contracts are administered under the applicable HUD program requirements.

COCC fee income that is not derived from federal financial assistance remains subject to applicable state and local law, contractual obligations, and AHA policy.

Nothing in this Policy shall prevent ~~HACA-AHA~~ from complying with the terms and conditions of any grant, contract, gift or bequest that is otherwise consistent with the law. When both Federal and non-Federal grant funds are used for a project, the work to be accomplished with the funds should be separately identified prior to procurement so that appropriate requirements can be applied, if necessary. If it is not possible to separate the funds, Federal procurement regulations for federal grant awards shall be applied to the total project. If funds and work can be separated and work can be completed by a new contract, then regulations applicable to the source of funding may be followed.

**2.3 Definition.** The term “procurement,” as used in this Policy, includes the procuring, purchasing, leasing, or renting of: (1) goods, supplies, equipment, and materials, (2) construction and maintenance; (3) consultant services, (4) Architectural and Engineering (A/E) services, (5) Social Services, and (6) other services.

**2.4 Exclusions.** Section 5.0 of this Policy, Procurement Methods, does not govern the following areas, which are subject to applicable state and local bidding requirements. The programs and subsidiaries below are afforded the maximum degree of flexibility in their stated procurement actions, consistent with efficiency and best value to the organization and ~~HACA's-AHA's~~ Code of Conduct. To the extent feasible, three (3) quotes will be obtained.

**2.4.1 ~~HACA's-AHA's~~** administration of its Rental Assistance Program (RAD) with regard to ~~HACA's-AHA's~~ RAD-specific procurement of developers, funders, lenders, investors, or consultants, to the extent authorized by HUD regulations and notices.

**2.4.1.1.1 Post-Conversion RAD Contracts.** After a RAD conversion, HUD Handbook 7460.8 REV 3 does not automatically govern every contract for the converted property. AHA shall follow applicable procurement requirements when AHA is making a procurement or when the contract, funding source, RAD documents, program rules, or other applicable requirements require compliance. Contracts entered into by the post-version owner shall be evaluated under applicable RAD, PBV or PBRA, ownership, funding, and contractual requirements.

**2.4.2** Pathways Asset Management, Inc.'s (PAMI's) management and maintenance of its Project Based Rental Assistance (PBRA) housing portfolio with regard to time sensitive or urgent procurement of contracts, services, supplies and materials.

**2.4.3** Austin Affordable Housing Corporation's (AAHC's) administration of its ~~real~~  
~~estate~~real-estate programs with regard to AAHC's program-specific

procurement of developers, funders, lenders, investors, property management firms, or consultants with unrestricted funds.

**2.4.4** Southwest Housing Compliance Corporation's (SHCC's) administration of its Project Based Contract Administration (PBCA) program, including any re-bid hereof, with regard to SHCC's program-specific procurement of consultants with unrestricted funds.

**2.5 Changes in Laws and Regulations.** In the event an applicable law or regulation is modified or eliminated, or a new law or regulation is adopted, the revised law or regulation shall, to the extent inconsistent with these

**2.6 Policies, automatically supersede these Policies.** Public Access to Procurement Information. Most procurement information that is not proprietary is a matter of public record and shall be available to the public to the extent provided in the Texas Public Information Act.

## **2.7 Internal Controls and Segregation of Duties**

2.7.1 AHA shall maintain internal controls designed to ensure that procurement actions are properly authorized, competitively conducted when required, documented, and paid only for good and/or services received and accepted.

2.7.2 To the extent practical, different individuals shall perform request initiation, budget approval, procurement review, contracting authority, receipt or inspection, invoice approval, and payment functions. When staffing or system limitations prevent full separation of duties, AHA shall document compensating controls, such as supervisory review, restricted system access, approval thresholds, periodic file review, or post-payment review.

2.7.3 The President/CEO or designee shall establish written procedures describing these controls and the responsibilities of departments involved in procurement.

## **3.0 ETHICS IN PUBLIC CONTRACTING**

**3.1 General.** ~~HACA~~ AHA hereby establishes a code of conduct regarding procurement issues and actions and shall implement a system of sanctions for violations. This code of conduct is consistent with applicable Federal, State, or local law.

**3.2 Conflicts of Interest.** No employee, officer, Board member, or agent of ~~HACA~~ AHA shall participate directly or indirectly in the selection, award, or administration of any contract supported by a Federal or State award if a conflict of interest, either real or apparent, would be involved. This type of conflict would be when one of the persons listed below has

a financial or any other type of interest or tangible personal benefit in or from a firm competing for the award:

**3.2.1** An employee, officer, Board member, or agent involved in making the award;

**3.2.2** His/her relative (including father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half-brother, or half-sister);

**3.2.3** His/her partner; or

**3.2.4** An organization which employs or is negotiating to employ, or has an arrangement concerning prospective employment of any of the individuals listed in this subsection 3.2.

**3.3 Organizational Conflicts of Interest.** ~~HACA~~~~AHA~~, as the parent of wholly owned subsidiaries, will maintain written standards of conduct covering organizational conflicts of interest that may arise in any procurement action between ~~HACA~~~~AHA~~ and one of its wholly owned subsidiaries.

**3.4 Gratuities, Kickbacks, and Use of Confidential Information.** No officer, employee, Board member, or agent of ~~HACA~~~~AHA~~ shall ask for or accept gratuities, favors, or items of more than nominal value (e.g., an inexpensive hat with logo) from any contractor, potential contractor, or party to any subcontract, and shall not knowingly use confidential information for actual or anticipated personal gain.

**3.5 Prohibition against Contingent Fees.** Contractors wanting to do business with ~~HACA~~~~AHA~~ must not hire a person to solicit or secure a contract for a commission, percentage, brokerage, or contingent fee, except for bona fide established commercial selling agencies.

#### 4.0 PROCUREMENT PLANNING

**4.1 General.** Planning is essential to managing the procurement function properly. Hence, ~~HACA~~~~AHA~~ will periodically review its record of prior purchases, as well as future needs, to:

**4.1.1** Find patterns of procurement actions that could be performed more efficiently or economically;

**4.1.2** Maximize competition and competitive pricing among contracts and decrease ~~HACA's~~~~AHA's~~ procurement costs;

**4.1.3** Reduce ~~HACA~~~~AHA~~ administrative costs;

**4.1.4** Ensure that supplies and services are obtained without any need for re-procurement (i.e., resolving bid protests); and

**4.1.5** Minimize errors that occur when there is inadequate lead time. Consideration shall be given to storage, security, and handling requirements when planning the most appropriate purchasing actions.

## 5.0 PROCUREMENT METHODS

**5.1 Petty Cash Purchases.** Purchases under ~~\$50-100~~ may be handled through ~~the use of a petty cash account~~ petty cash, subject to applicable cash-handling controls and procedures. Petty Cash Accounts may be established in an amount sufficient to cover small purchases made during a reasonable period, e.g., one month. For all Petty Cash Accounts, ~~HACA-AHA~~ shall ensure that security is maintained and only authorized individuals have access to the account. These accounts shall be reconciled and replenished periodically.

## 5.2 Micro Purchase Procedures.

**5.2.1 General Threshold.** Micro Purchases are purchases ~~between the Petty Cash ceiling and less than \$3,000 (\$2,000 for construction procurements)~~. ~~HACA shall require only one quote, provided it is considered reasonable, for Micro Purchases above the petty-cash limit and not exceeding \$15,000, except that the micro-purchase threshold remains \$2,000 for construction and maintenance activities. AHA may obtain one quote when permitted by applicable law and policy and when the price is determined reasonable. Construction, alteration, or repair work remains subject to applicable labor standards and other requirements.~~ Such purchases shall be distributed equitably among qualified sources.

~~HACA-AHA~~ may use Small Purchase procedures for Micro Purchases if it determines that to be necessary.

**5.2.2 Post-Conversion PBRA Labor Standard.** ~~Davis-Bacon or Section 3 requirements apply when required by the applicable RAD conversion documents, HUD program requirements, funding or financing agreement, regulatory agreement, or other controlling requirement. The receipt of PBRA assistance alone does not trigger Davis-Bacon or Section 3. Routine post-conversion PBRA operations, maintenance, capital replacement, repair and improvement work is not subject to Davis-Bacon or Section 3 solely because the property receives PBRA assistance or uses Reserve-for-Replacement "R4R" funds. Planning & Development shall maintain applicable labor-standards documentation when a project is determined to be covered.~~

## 5.3 Small Purchase Procedures./Simplified

**Acquisition** ~~For amounts between \$3,000 (\$2,000 for construction~~

**Commented [KM1]:** I suggest relocating this provision to Section 2.4 alongside the new post-conversion RAD language (2.4.1.1.1), as it does not relate to micro-purchase procedures.

~~procurements) and \$150,000 (\$100,000 for construction contracts), HACA shall obtain a reasonable number of quotes (preferably three). For purchases above the micro-purchase threshold and not exceeding \$200,000 for federal/HUD-funded non-construction purchases. AHA shall obtain a reasonable number of quotes, preferably three qualified sources when available, unless a different method or requirement applies. Whenever applicable, employees shall attempt to source at least two quotes from Texas Certified Veteran Heros United in Businesses (VethUBs). For non-federal, non-construction purchases, the AHA simplified acquisition threshold is \$100,000. The procurement file shall document the basis for price reasonableness when an adequate number of quotations is not available.~~ To the greatest extent feasible, and to promote competition, Small Purchases should be distributed among qualified sources. Quotations for Small Purchases (QSP), or quotes, may be obtained orally (either in person or by phone), by fax, in writing, or through e-procurement. Award shall be made to the responsive and responsible vendor that submits the lowest cost to ~~HACA~~AHA. If award is to be made for reasons other than lowest price, documentation shall be provided in the contract file. ~~HACA~~AHA shall not break down requirements aggregating more than the Small Purchase threshold (or the Micro Purchase threshold) into several purchases that are less than the applicable threshold merely to: (1) permit use of the Small Purchase procedures or (2) avoid any requirements that apply to purchases that exceed the Micro Purchase threshold.

**5.4 Sealed Bids.** Sealed bidding, also known as Invitation for Bids (IFB), shall be used for all contracts that exceed the small purchase threshold and that are not competitive proposals or non-competitive proposals, as these terms are defined in this Policy. Under sealed bids, ~~HACA~~AHA publicly solicits bids and awards a firm fixed-price contract (lump sum or unit price) to the responsive and responsible bidder whose bid, conforming to all the material terms and conditions of the IFB, is the lowest in price. Sealed bidding is the preferred method for ~~procuring construction, supply, and non-complex service contracts that are expected to exceed \$150,000 (\$100,000 for construction contracts) procuring construction, supplies, and non-complex services that exceed the applicable simplified acquisition threshold, when the conditions for sealed bidding are met. Construction purchases exceeding \$100,000 remain subject to applicable bidding, bonding, and other legal requirements.~~

**5.4.1 Conditions for Using Sealed Bids.** ~~HACA~~AHA shall use the sealed bid method if the following conditions are present: a complete, adequate, and realistic statement of work, specification, or purchase description is available; three or more responsible bidders are willing and able to compete effectively for the work; the contract can be awarded based on

**Commented [KM2]:** Federal procurement standards generally prohibit state or local geographic preferences in federally funded procurements, and Section 14.2.1 of this Policy likewise disfavors geographic restrictions not mandated by federal law. We recommend either (a) limiting this sentence to non-federal purchases, or (b) recasting it as outreach (e.g., "shall include VethUBs among the sources solicited when available") rather than a quote target. Also, note the typo: "Heros" should read "Heroes."

**Commented [KM3]:** The split threshold for federal (\$200,000) and non-federal (\$100,000) non-construction purchases is permissible. However, the redline deleted the construction ceiling that previously appeared in this section. We recommend adding a sentence here such as: "For construction purchases, regardless of funding source, the small purchase threshold is \$100,000." This keeps the construction limit consistent with Texas bonding requirements (Tex. Loc. Gov't Code § 2253.021) and with Sections 5.4 and 9.1.

a firm fixed price; and the selection of the successful bidder can be made principally on the lowest price.

**5.4.2 Solicitation and Receipt of Bids.** An IFB is issued which includes the specifications and all contractual terms and conditions applicable to the procurement, and a statement that award will be made to the lowest responsible and responsive bidder whose bid meets the requirements of the solicitation. The IFB must meet all of the on-line requirements and instructions given on the E-Procurement website. All proposals shall be submitted electronically, before the deadline, to be considered.

**5.4.3 Bid Opening and Award.** All electronic bids received will be recorded and tabulated. The results will be emailed to all respondents. If equal low bids are received from responsible bidders, selection shall be made by drawing lots or other similar random method. The method for doing this shall be stated in the IFB. If only one responsive bid is received from a responsible bidder, award shall not be made unless the price can be determined to be reasonable, based on a cost or price analysis.

**5.4.4 Mistakes in Bids.** Correction or withdrawal of bids may be permitted, where appropriate, before bid opening by written or telegraphic notice received in the office designated in the IFB prior to the time set for bid opening. After bid opening, corrections in bids may be permitted only if the bidder can show by clear and convincing evidence that a mistake of a nonjudgmental character was made, the nature of the mistake, and the bid price actually intended. A low bidder alleging a nonjudgmental mistake may be permitted to withdraw its bid if the mistake is clearly evident on the face of the bid document but the intended bid is unclear or the bidder submits convincing evidence that a mistake was made. All decisions to allow correction or withdrawal of a bid shall be supported by a written determination signed by the Contracting Officer. After bid opening, changes in bid prices or other provisions of bids prejudicial to the interest of ~~HACA-AHA~~ or fair competition shall not be permitted.

**5.5 Competitive Proposals.** Unlike sealed bidding, the competitive proposal method, also known as Request for Proposals (RFP), permits: consideration of technical factors other than price; discussion with offerors concerning offers submitted; negotiation of contract price or estimated cost and other contract terms and conditions; revision of proposals before the final contractor selection; and the withdrawal of an offer at any time up until the point of award. Award is normally made on the basis of the proposal that represents the best overall value to ~~HACA-AHA~~, considering price and other factors, e.g., technical expertise, past experience, quality of proposed staffing, etc., set forth in the solicitation and not solely the lowest price.

**5.5.1 Conditions for Use.** Where conditions are not appropriate for the use of sealed bidding, competitive proposals may be used. Competitive proposals are the preferred method for procuring professional services that will exceed the Small Purchase threshold. Construction services will most typically be procured utilizing the sealed bid (IFB) or small purchase procedures (QSP).

**5.5.2 Form of Solicitation.** Other than A/E services, developer-related services and energy performance contracting, competitive proposals shall be solicited through the issuance of an RFP. The RFP shall clearly identify the importance and relative value of each of the evaluation factors as well as any sub-factors and price. A mechanism for fairly and thoroughly evaluating the technical and price proposals shall be established before the solicitation is issued. Proposals shall be handled so as to prevent disclosure of the number of offerors, identity of the offerors, and the contents of their proposals until after award.

**HACA-AHA** may assign price a specific weight in the evaluation factors or **HACA-AHA** may consider price in conjunction with technical factors; in either case, the method for evaluating price shall be established in the RFP.

**5.5.3 Evaluation.** The proposals shall be evaluated only on the factors stated in the RFP. Where not apparent from the evaluation factors, **HACA-AHA** shall establish an Evaluation Plan for each RFP. Generally, all RFPs shall be evaluated by an appropriately appointed Evaluation Committee. The Evaluation Committee shall be required to disclose any potential conflicts of interest and to sign a Non-Disclosure statement. An Evaluation Report, summarizing the results of the evaluation, shall be prepared prior to award of a contract.

**5.5.4 Negotiations.** Negotiations shall be conducted with all offerors who submit a proposal determined to have a reasonable chance of being selected for award, unless it is determined that negotiations are not needed with any of the offerors. This determination is based on the relative score of the proposals as they are evaluated and rated in accordance with the technical and price factors specified in the RFP. These offerors shall be treated fairly and equally with respect to any opportunity for negotiation and revision of their proposals. No offeror shall be given any information about any other offeror's proposal, and no offeror shall be assisted in bringing its proposal up to the level of any other proposal. A common deadline shall be established for receipt of proposal revisions based on negotiations. Negotiations are exchanges (in either competitive or sole source environment) between **HACA-AHA** and offerors that are undertaken with the intent of allowing the offeror to revise its proposal. These negotiations may include bargaining. Bargaining includes persuasion, alteration of assumptions and positions, give-and-take, and may apply to price, schedule, technical

requirements, type of contract or other terms of a proposed contract. When negotiations are conducted in a competitive acquisition, they take place after establishment of the competitive range and are called discussions. Discussions are tailored to each offeror's proposal, and shall be conducted by the contracting officer with each offeror within the competitive range. The primary object of discussions is to maximize ~~HACA's AHA's~~ ability to obtain best value, based on the requirements and the evaluation factors set forth in the solicitation. The contracting officer shall indicate to, or discuss with, each offeror still being considered for award, significant weaknesses, deficiencies, and other aspects of its proposal (such as technical approach, past performance, and terms and conditions) that could, in the opinion of the contracting officer, be altered or explained to enhance materially the proposer's potential for award. The scope and extent of discussions are a matter of the contracting officer's judgment. The contracting officer may inform an offeror that its' price is considered by ~~HACA-AHA~~ to be too high, or too low, and reveal the results of the analysis supporting that conclusion. It is also permissible to indicate to all offerors the cost or price that ~~HACA's AHA's~~ price analysis, market research, and other reviews have identified as reasonable. "Auctioning" (revealing one offeror's price in an attempt to get another offeror to lower their price) is prohibited.

**5.5.5 Award.** After evaluation of the revised proposals, if any, the contract shall be awarded to the responsible firm whose technical approach to the project, qualifications, price and/or any other factors considered, are most advantageous to ~~HACA-AHA~~ provided that the price is within the maximum total project budgeted amount established for the specific property or activity. ~~HACA-AHA~~ reserves the right to reject all proposals. ~~HACA AHA~~ also reserves the right to award contracts to multiple offerors.

**5.5.6 A/E Services.** ~~HACA-AHA~~ shall contract for A/E services using Qualifications-based Selection (QBS) procedures, utilizing a Request for Qualifications (RFQ). Sealed bidding shall not be used for A/E solicitations. Under QBS procedures, competitors' qualifications are evaluated and the most qualified competitor is selected, subject to negotiation of fair and reasonable compensation. ~~HACA-AHA~~ may qualify a "pool" of professional service providers, (AE's) that will be rotated based on their expertise for the certain needs of the Agency. Price is not used as a selection factor under this method. QBS procedures shall not be used to purchase other types of services, other than Energy Performance Contracting and Developer services, though architectural/engineering firms are potential sources.

## **5.6 Noncompetitive Proposals.**

**5.6.1 Conditions for Use.** Procurement by noncompetitive proposals (sole- or single-source) may be used only when the award of a contract is not

feasible using small purchase procedures, sealed bids, cooperative purchasing, or competitive proposals, and if one of the following applies:

**5.6.1.1** The item is available only from a single source, based on a good faith review of available sources;

**5.6.1.2** An emergency exists that seriously threatens the public health, welfare, or safety, or endangers property, or would otherwise cause serious injury to ~~HAGAAHA~~, as may arise by reason of a flood, earthquake, epidemic, riot, equipment failure, or similar event. In such cases, there must be an immediate and serious need for supplies, services, or construction such that the need cannot be met through any of the other procurement methods, and the emergency procurement shall be limited to those supplies, services, or construction necessary simply to meet the emergency;

**5.6.1.3** HUD authorizes the use of noncompetitive proposals; or

**5.6.1.4** After solicitation of a number of sources, competition is determined inadequate.

**5.6.2 Justification.** Each procurement based on noncompetitive proposals shall be supported by a written justification for the selection of this method. The justification shall be approved in writing by the responsible Contracting Officer. Poor planning or lack of planning is not justification for emergency or sole-source procurements. The justification, to be included in the procurement file, should include the following information:

**5.6.2.1** Description of the requirement;

**5.6.2.2** History of prior purchases and their nature (competitive vs. noncompetitive);

**5.6.2.3** If applicable: The specific exception in 2 CFR §200.320~~(f)(1)-(4)(c)-(5)~~ which applies;

**5.6.2.4** Statement as to the unique circumstances that require award by noncompetitive proposals;

**5.6.2.5** Description of the efforts made to find competitive sources (advertisement in trade journals, E-Procurement and local publications, phone calls to local suppliers, issuance of an electronic solicitation, etc.);

**5.6.2.6** Statement as to efforts that will be taken in the future to promote competition for the requirement;

**5.6.2.7** Signature by the Contracting Officer's supervisor (or someone above the level of the Contracting Officer); and

**Commented [KM4]:** Should be revised to read "2 CFR §200.320(c)(1)–(5)" to capture all five permissible circumstances for noncompetitive procurement, consistent with our memo and the Handbook's sample policy.

**5.6.2.8 Price Reasonableness.** The reasonableness of the price for all procurements based on noncompetitive proposals shall be determined by performing an analysis, as described in this Policy.

**5.7 Cooperative Purchasing/Intergovernmental Agreements.** ~~HACA-AHA~~ may enter into State and/or local cooperative or intergovernmental agreements to purchase or use common supplies, equipment, or services. The decision to use an interagency agreement instead of conducting a direct procurement shall be based on economy and efficiency. If used, the interagency agreement shall stipulate who is authorized to purchase on behalf of the participating parties and shall specify inspection, acceptance, termination, payment, and other relevant terms and conditions. ~~HACA-AHA~~ may use Federal or State excess and surplus property instead of purchasing new equipment and property if feasible and if it will result in a reduction of project costs. The goods and services obtained under a cooperative purchasing agreement must have been procured in accordance with 2 CFR §200.317 through §200.~~326-327~~ if the source of funding is a federal grant.

#### 6.0 INDEPENDENT COST ESTIMATE (ICE)

**6.1 General.** For all purchases above the Micro Purchase threshold, ~~HACA-AHA~~ shall prepare an ICE prior to solicitation. The level of detail shall be commensurate with the cost and complexity of the item to be purchased.

#### 7.0 COST AND PRICE ANALYSIS (CPA)

**7.1 General.** ~~HACA-AHA~~ shall require assurance that, before entering into a contract, the price is reasonable, in accordance with the following instructions.

**7.1.1 Petty Cash and Micro Purchases.** No formal cost or price analysis is required. Rather, the execution of a contract by the Contracting Officer (through a Purchase Order or other means) shall serve as the Contracting Officer's determination that the price obtained is reasonable, which may be based on the Contracting Officer's prior experience or other factors.

**7.1.2 Small Purchases.** A comparison with other offers shall generally be sufficient determination of the reasonableness of price and no further analysis is required. If a reasonable number of quotes are not obtained to establish reasonableness through price competition, the Contracting Officer shall document price reasonableness through other means, such as prior purchases of this nature, catalog prices, the Contracting Officer's personal knowledge at the time of purchase, comparison to the ICE, or any other reasonable basis.

**7.1.3 Sealed Bids.** The presence of adequate competition should generally be sufficient to establish price reasonableness. Where sufficient bids are not received, and when the bid received is substantially more than the ICE, and where ~~HACA-AHA~~ cannot reasonably determine price reasonableness, ~~HACA-AHA~~ must conduct a cost analysis, consistent with federal guidelines, to ensure that the price paid is reasonable.

**7.1.4 Competitive Proposals.** The presence of adequate competition should generally be sufficient to establish price reasonableness. Where sufficient proposals are not received, ~~HACA-AHA~~ must compare the price with the ICE. For competitive proposals where prices cannot be easily compared among offerors, where there is not adequate competition, or where the price is substantially greater than the ICE, ~~HACA-AHA~~ must conduct a cost analysis, consistent with federal guidelines, to ensure that the price paid is reasonable.

**7.1.5 Contract Modifications.** A cost analysis, consistent with federal guidelines, shall be conducted for all contract modifications for projects that were procured through Sealed Bids, Competitive Proposals, or Non-Competitive Proposals, or for projects originally procured through Small Purchase procedures and the amount of the contract modification will result in a total contract price in excess of ~~\$150,000~~**\$200,000** (\$100,000 for construction contracts).

## 8.0 SOLICITATION AND ADVERTISING

### 8.1 Method of Solicitation.

**8.1.1 Petty Cash and Micro Purchases.** ~~HACA-AHA~~ may contact only one source if the price is considered reasonable.

**8.1.2 Small Purchases.** Quotes may be solicited orally, through email, fax, E-Procurement, or by any other reasonable method.

**8.1.3 Sealed Bids and Competitive Proposals.** Solicitation must be done publicly. ~~HACA-AHA~~ must use one or more of the following solicitation methods, provided that the method employed provides for meaningful competition.

**8.1.3.1** Advertising in ~~HACA'S-AHA'S~~ website, e-procurement, online classifieds websites, newspapers or other electronic or print mediums of local or general circulation.

**8.1.3.2** Advertising in various trade journals or publications (for construction).

**8.1.3.3** E-Procurement. ~~HACA-AHA~~ may conduct its public procurements through the Internet using e-procurement systems. E-procurements must be in compliance with State

**Commented [KM5]:** This threshold should reflect the split adopted in Section 5.3. As drafted, a non-federal modification between \$100,000 and \$200,000 would not trigger cost analysis, even though the underlying purchase would exceed the non-federal small purchase threshold. Suggested revision: "...will result in a total contract price in excess of the applicable small purchase threshold under Section 5.3."

and local requirements and ~~HACA's AHA's~~ procurement policy and, if applicable, 2 CFR §200.317 through §200.~~326~~327.

**8.2 Time Frame.** For purchases of more than ~~\$150,000~~\$200,000 (\$100,000 for construction contracts), the public solicitation should run not less than once each week for two consecutive weeks.

**8.3 Form.** Notices/advertisements should state, at a minimum, the place, date, and time that the bids or proposals are due, the solicitation number, a contact that can provide a copy of, and information about, the solicitation, and a brief description of the needed item(s).

**8.4 Time Period for Submission of Bids.** A minimum of 30 days shall generally be provided for preparation and submission of sealed bids and 15 days for competitive proposals. However, the President/CEO may allow for a shorter period under extraordinary and complex circumstances.

**8.5 Cancellation of Solicitations.**

**8.5.1** An IFB, RFP, or other solicitation may be cancelled before bids/offers are due if:

**8.5.1.1**The supplies, services or construction is no longer required;

**8.5.1.2**The funds are no longer available;

**8.5.1.3**Proposed amendments to the solicitation are of such magnitude that a new solicitation would be best; or

**8.5.1.4**Other similar reasons.

**8.5.2** A solicitation may be cancelled and all bids or proposals that have already been received may be rejected if:

**8.5.2.1**The supplies or services (including construction) are no longer required;

**8.5.2.2**Ambiguous or otherwise inadequate specifications were part of the solicitation;

**8.5.2.3**All factors of significance to ~~HACA~~AHA were not considered;

**8.5.2.4**Prices exceed available funds and it would not be appropriate to adjust quantities to come within available funds;

**8.5.2.5**There is reason to believe that bids or proposals may not have been independently determined in open competition, may have been collusive, or may have been submitted in bad faith; or

**Commented [KM6]:** Same issue as Section 7.1.5. Non-federal purchases exceeding \$100,000 move out of small purchase procedures under Section 5.3 but would not trigger the two-week advertising requirement as drafted. Suggested revision: "For purchases exceeding the applicable small purchase threshold under Section 5.3, the public solicitation should run..."

**8.5.2.6** For good cause of a similar nature when it is in the best interest of ~~HACA~~~~AHA~~.

**8.5.3** The reasons for cancellation shall be documented in the procurement file and the reasons for cancellation and/or rejection shall be provided upon request,

**8.5.4** A notice of cancellation shall be sent to all bidders/offerors solicited and, if appropriate, shall explain that they will be given an opportunity to compete on any re-solicitation or future procurement of similar items.

**8.5.5** If all otherwise acceptable bids received in response to an IFB are at unreasonable prices an analysis should be conducted to see if there is a problem in either the specifications or ~~HACA's AHA's~~ cost estimate. If both are determined adequate and if only one bid is received and the price is unreasonable, the Contracting Officer may cancel the solicitation and either

**8.5.5.1** Re-solicit using an RFP; or

**8.5.5.2** Complete the procurement by using the competitive proposal method. The Contracting Officer must determine, in writing, that such action is appropriate, must inform all bidders of ~~HACA's AHA's~~ intent to negotiate, and must give each bidder a reasonable opportunity to negotiate.

**8.5.6** If problems are found with the specifications, ~~HACA-AHA~~ should cancel the solicitation, revise the specifications and re-solicit using an IFB.

**8.6 Credit (or Purchasing) Cards.** ~~Credit card usage should follow the rules for all other small purchases~~~~AHA credit cards are a payment method, not a procurement method. Card use does not replace required competition or price-reasonableness review or documentation requirements.~~

~~Before using a card, the requestor must complete the applicable purchasing process. Cardholders may not use a card to bypass procurement requirements, divide purchases, or make an unauthorized commitment.~~

~~AHA shall maintain written procedures addressing permitted and prohibited purchases, required approval, receipts, statement review, reconciliation, exceptions, records retention, and corrective action for misuse.~~ For example, the Contracting Officer may use a credit card for Micro Purchases without obtaining additional quotes provided the price is considered reasonable. However, for amounts above the Micro Purchase level, the Contracting Officer would generally need to have obtained a reasonable number of quotes before purchasing via a credit card. When using credit cards, ~~HACA-AHA~~ shall adopt reasonable safeguards to assure that they are used only for intended purposes (for

**Commented [KT7]:** Should we include this detailed card limits, travel rules, emergency exceptions, and reconciliation steps should remain in the responsible program's written procedures (Finance-owned) rather than in this policy unless the Board directs otherwise?

instance, limiting the types of purchases or the amount of purchases that are permitted with credit cards).

## 9.0 BONDING REQUIREMENTS

**9.1 General.** The standards under this section apply to construction contracts that exceed \$100,000. There are no bonding requirements for small purchases or for competitive proposals. **HACA-AHA** may require bonds in these latter circumstances when deemed appropriate; however, non-construction contracts should generally not require bid bonds.

**9.1.1 Bid Bonds.** For construction contracts exceeding \$100,000, offerors shall be required to submit a bid guarantee from each bidder equivalent to 5% of the bid price.

**9.1.2 Payment Bonds.** For construction contracts exceeding \$100,000, the successful bidder shall furnish performance AND payment bond(s) in a penal sum of 100% of the contract price. This assurance may be any one of the following four:

**9.1.2.1A** performance and payment bond in a penal sum of 100% of the contract price; or

**9.1.2.2** These bonds must be obtained from guarantee or surety companies acceptable to the U. S. Government and authorized to do business in the State of Texas. Individual sureties shall not be considered. U. S. Treasury Circular Number 570 lists companies approved to act as sureties on bonds securing Government contracts, the maximum underwriting limits on each contract bonded, and the States in which the company is licensed to do business. Use of companies on this circular is mandatory.

## 10.0 CONTRACTOR QUALIFICATIONS AND DUTIES

### 10.1 Contractor Responsibility

**10.1.1 HACA-AHA** shall not award any contract until the prospective contractor, i.e., low responsive bidder, or successful offeror, has been determined to be responsible. A responsible bidder/offeror must:

**10.1.1.1** Have adequate financial resources to perform the contract, or the ability to obtain them;

**10.1.1.2** Be able to comply with the required or proposed delivery or performance schedule, taking into consideration all of the bidder's/offeror's existing commercial and governmental business commitments;

**10.1.1.3** Have a satisfactory performance record;

**10.1.1.4** Have a satisfactory record of integrity and business ethics;

**10.1.1.5** Have the necessary organization, experience, accounting and operational controls, and technical skills, or the ability to obtain them;

**10.1.1.6** Have the necessary production, construction, and technical equipment and facilities, or the ability to obtain them; and,

**10.1.1.7** Be otherwise qualified and eligible to receive an award under applicable laws and regulations, including not be suspended, debarred or under a HUD-imposed LDP.

**10.1.2** If a prospective contractor is found to be non-responsible, a written determination of non-responsibility shall be prepared and included in the official contract file, and the prospective contractor shall be advised of the reasons for the determination.

**10.2 Suspension and Debarment.** Contracts shall not be awarded to debarred, suspended, or ineligible contractors. Contractors may be suspended, debarred, or determined to be ineligible by HUD in accordance with HUD regulations (2CFR §200.317 through §200.326327) or by other Federal agencies, e.g., Department of Labor for violation of labor regulations, when necessary to protect housing authorities in their business dealings. Prior to issuance of a contract, Agency staff shall, as detailed within Section 10.2.H.1 and 10.2.H.2 of HUD Procurement Handbook 7460.8 REV 23, conduct the required searches within the HUD Limited Denial of Participation (LDP) system and the U.S. General Services Administration System for Award Management (SAM) and place within the applicable contract file a printed copy of the results of each such search.

## **11.0 CONTRACT PRICING ARRANGEMENTS**

**11.1 Contract Types.** Any type of contract which is appropriate to the procurement and which will promote the best interests of ~~HACA-AHA~~ may be used, provided the cost -plus-a-percentage-of-cost and percentage-of-construction-cost methods are not used. All solicitations and contracts shall include the clauses and provisions necessary to define the rights and responsibilities of both the contractor and ~~HACA-AHA~~. For all cost reimbursement contracts, ~~HACA-AHA~~ must include a written determination as to why no other contract type is suitable. Further, the contract must include a ceiling price that the contractor exceeds at its own risk.

**11.2 Options.** Options for additional quantities or performance periods may be included in contracts, provided that:

**11.2.1** The option is contained in the solicitation;

**11.2.2** The option is a unilateral right of ~~HACA-AHA~~;

**11.2.3** The contract states a limit on the additional quantities and the overall term of the contract;

**11.2.4** The options are evaluated as part of the initial competition;

**11.2.5** The contract states the period within which the options may be exercised;

**11.2.6** The options may be exercised only at the price specified in or reasonably determinable from the contract; and

**11.2.7** The options may be exercised only if determined to be more advantageous to ~~HACA AHA~~ than conducting a new procurement.

## 12.0 CONTRACT CLAUSES

**12.1 Contract Pricing Arrangements.** All contracts shall identify the contract pricing arrangement as well as other pertinent terms and conditions, as determined by ~~HACA AHA~~.

### 12.2 Required Forms.

**12.3 Required Contract Clauses:** If applicable, ~~HACA AHA~~ shall ensure that each contract executed by ~~HACA AHA~~ contains the required contract clauses detailed within 2 CFR §200.326-327 and Appendix II.

## 13.0 CONTRACT ADMINISTRATION

**13.1 General.** ~~HACA AHA~~ shall maintain a system of contract administration designed to ensure that Contractors perform in accordance with their contracts. These systems shall provide for inspection of supplies, services, or construction, as well as monitoring contractor performance, status reporting on major projects including construction contracts, and similar matters.

## 14.0 SPECIFICATIONS

**14.1 General.** All specifications shall be drafted so as to promote overall economy for the purpose intended and to encourage competition in satisfying ~~HACA's AHA's~~ needs. Specifications shall be reviewed prior to issuing any solicitation to ensure that they are not unduly restrictive or represent unnecessary or duplicative items. Function or performance specifications are preferred. Detailed

product specifications shall be avoided whenever possible. Consideration shall be given to consolidating or breaking out procurements to obtain a more economical purchase. For equipment purchases, a lease versus purchase analysis should be performed to determine the most economical form of procurement.

**14.2 Limitation.** The following types of specifications shall be avoided:

**14.2.1** Geographic restrictions not mandated or encouraged by applicable Federal law (except for A/E contracts, which may include geographic location as a selection factor if adequate competition is available);

**14.2.2** Brand name specifications (unless the specifications list the minimum essential characteristics and standards to which the item must conform to satisfy its intended use). Nothing in this procurement policy shall preempt any State licensing laws. Specifications shall be reviewed to ensure that organizational conflicts of interest do not occur.

## 15.0 APPEALS AND REMEDIES

**15.1 General.** It is Agency policy to resolve all contractual issues informally and without litigation. Disputes will not be referred to HUD or the State unless all administrative remedies have been exhausted. When appropriate, a mediator may be used to help resolve differences.

**15.2 Informal Appeals Procedure.** ~~HACA-AHA~~ shall adopt an informal bid protest/appeal procedure for contracts of \$~~150,000~~200,000 or less. Under these procedures, the bidder/contractor may request to meet with the appropriate Contract Officer.

**15.3 Formal Appeals Procedure.** A formal appeals procedure shall be established for solicitations/contracts of more than \$~~150,000~~200,000.

**15.3.1 Bid Protest.** Any actual or prospective contractor may protest the solicitation or award of a contract for serious violations of the principles of this Policy. Any protest against a solicitation must be received before the due date for the receipt of bids or proposals, and any protest against the award of a contract must be received within ten (10) calendar days after the contract receives notice of the contract award, or the protest will not be considered. All bid protests shall be in writing, submitted to the Contracting Officer or designee, who shall issue a written decision on the matter. The Contracting Officer may, at his/her discretion, suspend the procurement pending resolution of the protest if the facts presented so warrant.

**15.3.2 Contractor Claims.** All claims by a contractor relating to performance of a contract shall be submitted in writing to the Contracting Officer for a written decision. The contractor may request a conference on the claim. The Contracting Officer's decision shall inform the contractor of its appeal rights to the next higher level of authority in Agency.

## 16.0 ASSISTANCE TO SMALL AND OTHER BUSINESSES

**16.1 Feasible Efforts.** All feasible efforts shall be made to ensure that small and minority-owned businesses, and women's business enterprises are used when possible. Such efforts shall include, but may not be limited to:

**16.1.1** Including such firms, when qualified, on solicitation mailing lists;

**16.1.2** Encouraging their participation through direct solicitation of bids or proposals whenever they are potential sources;

**16.1.3** Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by such firms;

**16.1.4** Establishing delivery schedules, where the requirement permits, which encourage participation by such firms;

**16.1.5** Using the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce;

**16.1.6** Encouraging prime contractors, when subcontracting is anticipated, to subcontract with small, women-owned and minority owned businesses.

**16.2 Definitions.**

**16.2.1** A small business is defined as a business that is: independently owned; not dominant in its field of operation; and not an affiliate or subsidiary of a business dominant in its field of operation. The size standards in 13 CFR §121 should be used to determine business size.

**16.2.2** A minority-owned business is defined as a business which is at least 51% owned by one or more minority group members; or, in the case of a publicly-owned business, one in which at least 51% of its voting stock is owned by one or more minority group members, and whose management and daily business operations are controlled by one or more such individuals. Minority group members include, but are not limited to Black Americans, Hispanic Americans, Native Americans, Asian Pacific Americans, Asian Indian Americans, and Hasidic Jewish Americans.

**16.2.3** A women's business enterprise is defined as a business that is at least 51% owned by a woman or women who are U.S. citizens and who control and operate the business.

**17.0 BOARD APPROVAL OF PROCUREMENT ACTIONS**

**17.1 Authority.** Purchases and contracts ~~of unbudgeted items in excess of~~ **of unbudgeted items in excess of \$200,000, construction budgeted items over \$100,000 or other budgeted items in excess of \$200,000 shall be made by the President/CEO or designee only after approval of the Board of Commissioners. \$25,000, construction budgeted items over \$100,000 or budgeted items in excess of \$150,000, shall be made by the President/CEO or his/her designee only after approval of the Board of Commissioners**

**Commented [KM8]:** This does not reflect AHA's current recommendation to take all purchases and contracts over \$100,000 to the Board. Suggested revision: "Purchases and contracts in excess of \$100,000, whether budgeted or unbudgeted and including construction, shall be made by the President/CEO or designee only after approval of the Board of Commissioners." In the following sentence, change "below these thresholds" to "below this threshold." A uniform \$100,000 Board threshold is permissible. The Handbook leaves Board-approval thresholds to the PHA, and it aligns with the non-federal and construction ceilings.

The Contracting Officer may recommend that an item be submitted to the Board below these thresholds when the action presents unusual risk, material policy implications, significant public interest, or another reason warranting Board review.

#### 18.0 DELEGATION OF CONTRACTING AUTHORITY

**18.1 Delegation.** While the President/CEO is responsible for ensuring that ~~HACA's AHA's~~ procurements comply with this Policy, the President/CEO may delegate ~~in writing all procurement authority as is necessary and appropriate to conduct the business of HACA-procurement authority in writing.~~ Each delegation must identify the delegated individual or position, maximum single-obligation amount, authorized action types, any restrictions, whether redelegation is permitted, effective date, and approving authority.

No employee may sign, approve, or otherwise commit AHA to a purchase, contract, modification, cooperative order, or other obligation unless the employee has written authority for that action and amount.

AHA shall maintain a current Contracting Officer Delegation Matrix and a temporary written delegation form for periods when an authorized official is unavailable.

**18.2 Procedures.** Further, and in accordance with this delegation of authority, the President/CEO shall, where necessary, establish operational procedures (such as a procurement manual or standard operating procedures) to implement this Policy. The President/CEO shall also establish a system of sanctions for violations of the ethical standards described in Section 3.0 herein, consistent with Federal, State, or local law.

#### 19.0 DOCUMENTATION

**19.1 Required Records.** ~~HACA-AHA~~ must maintain records sufficient to detail the significant history of each procurement action. These records shall include, but shall not necessarily be limited to, the following:

**19.1.1** Rationale for the method of procurement (if not self-evident);

**19.1.2** Rationale of contract pricing arrangement (also if not self-evident);

**19.1.3** Reason for accepting or rejecting the bids or offers;

**19.1.4** Basis for the contract price (as prescribed in this handbook);

**19.1.5** A copy of the contract documents awarded or issued and signed by the Contracting Officer;

**19.1.6** Basis for contract modifications; and

**19.1.7** Related contract administration actions.

**19.1.8 Funding Source and Procurement Basis.** For any purchase where the funding source that may affect procurement requirements, the procurement file shall identify the funding source and the basis for the procurement method used.

**19.1.9 Complete Procurement File.** The procurement file shall include supporting documentation sufficient to explain the significant history of the action, including required approvals, price reasonableness, funding determination, contract documents, and contract administration actions.

**19.2 Level of Documentation.** The level of documentation should be commensurate with the value of the procurement.

**19.3 Record Retention.** The records and documents must be kept for a minimum of seven years after the end of the contract period or for seven years after the end of the federal fiscal year in which services were provided if a contractor agreement/contract has no specific termination date in effect.

#### 20.0 DISPOSITION OF SURPLUS PROPERTY

**20.1 General.** Property no longer necessary for ~~HACA's-AHA's~~ purposes (non-real property) shall be transferred, sold, or disposed of in accordance with applicable Federal, state, and local laws and regulations.

#### 21.0 FUNDING AVAILABILITY

**21.1 General.** Before initiating any contract, ~~HACA-AHA~~ shall ensure that there are sufficient funds available to cover the anticipated cost of the contract or modification.

#### 22.0 GLOSSARY OF ~~HACA-AHA~~ PROCUREMENT TERMS

**Acceptance:** The act of an authorized representative of the Housing Authority acknowledging that the supplies or services are in conformity with the contract requirements.

**Amendment:** Written revision made to a solicitation.

**Bid:** In the sealed bidding method or procurement, the offer submitted by a bidder.

**Bidder's List:** List of prospective contractors. (Also called Source List or Mailing List)

**Cardinal Changes:** Modifications to an existing contract that are beyond the general scope of that contract and are so extensive that a new procurement should be used.

**Changed Conditions:** Construction site/repair conditions that differ significantly from conditions indicated in the contract, or conditions ordinarily encountered in the performance of the type of work in the contract.

**Change Order:** Unilateral action taken by the Contracting Officer in order to modify the drawings, designs, specifications, method of shipping or packing, place of inspection, delivery, or acceptance of an existing contract.

**Competitive Proposals:** The competitive method of procurement used when small purchases and sealed bidding are not appropriate; under this method, the [Austin](#) Housing Authority issues an RFP soliciting price and technical proposals from potential sources; evaluates the proposals and establishes a competitive range; negotiates with those in the competitive range; receives and evaluates best and final offers from those in the competitive range; and makes award to the contractor offering the most advantageous proposal, considering price and the technical Factors stated in the RFP.

**Competitive Range:** In a competitive proposals procurement (RFP), those proposals that, after evaluation by the [Austin](#) Housing Authority, have a reasonable chance of receiving the award, both from a technical and cost standpoint.

**Constructive Change Order:** Informal requests for additional work or services caused by some act or omission to act on the part of the [Austin](#) Housing Authority that causes a contractor extra work, delays, or money.

**Consultant:** A professional person or firm that gives expert advice. Examples of consultants include but are not limited to attorneys education experts, marketing firms, auditing firms, communication firms, engineers, and architects.

**Contract:** A promise or set of promises for breach of which the law gives a remedy or performance of which the law recognizes as a duty; a legal instrument providing for the purchase, lease, or barter of property or services for the direct benefit of the Housing Authority.

**Contracting Officer:** An official authorized by the President & CEO to enter into or administer procurement contracts and make related determinations and findings.

**Contract Administration:** The monitoring of the contractor's performance in order to ensure compliance with performance requirements and contract terms.

**Contract Modification:** Any written alteration in the specifications, delivery point, date of delivery, contract period, price, quantity, or other provision of an existing contract.

**Cost- Reimbursement Contract:** Contract in which the buyer and seller agree on an estimate of contract costs. The buyer agrees to reimburse the seller for reasonable, allowable, and allocable costs necessary to complete the work.

**Cure Notice:** A document the Contracting Officer sends to a contractor to notify the contractor that the contract may be terminated by reason of default if the condition endangering performance of the contract is not corrected in a specified number of days.

**Excusable Time Delay:** Failure to perform that is beyond the control and without fault or negligence of the contractor.

**Firm Fixed-Price Contract:** Contract that provides for a price that is not subject to any adjustment by reason of cost experience of the contractor in the performance of the contract; the preferred type of contract.

**Imprest Fund:** A cash fund of a fixed amount managed by a duly appointed cashier who disburses funds as needed from time to time for cash payment of relatively small purchases.

**Indefinite-Quantity Contract:** Contract used for procurements in which the exact number of deliverable items is not known at the time of contracting. The contract provides for a minimum and a maximum amount of goods/services that may be ordered under the contract.

**Independent (In-House) Cost Estimate:** A written calculation of all items included in the scope of the work, tabulated under appropriate cost headings (direct costs, labor, overhead, and profit).

**Inspection:** The examination and testing of supplies and services to determine whether they conform to contract requirements.

**Internal Controls:** Safeguards that ensure that contracting will be carried out in conformity with applicable Federal regulations and [Austin](#) Housing Authority policy.

**Invitation for Bids (IFB):** Under the sealed bidding method of procurement, the written solicitation document that explains what the [Austin](#) Housing Authority is buying and requests bids from potential contractors.

**Labor-Hour Contract:** Contract that provides for the procurement of property or services on the basis of direct labor hours at specified, fixed hourly rates (which include direct and indirect labor, overhead, and profit).

**Labor Surplus Area Business:** A labor surplus area business is a business which, together with its immediate subcontractors, will incur more than 50% of the cost of performing the

contract in an area of concentrated unemployment or underemployment, as defined by the U.S. Department of labor in 20 CFR 654., Subpart A, and in its list of labor surplus areas published by the Employment and Training Administration.

**Letter Contract:** A written authorization to begin work issued prior to the negotiation of a formal contract; only allowed in emergency situations.

**Level-of-Effort Contract:** Contract (usually cost-reimbursement type) that specifies the number and type of person hours that the contractor will apply in pursuing the project.

**Minority-owned Business:** A minority-owned business is a business which is at least 51% owned by one or more minority group members, or in the case of a publicly- owned business, one in which at least 51% of its voting stock is owned by one or more minority group members, and whose management and daily business operations are controlled by one or more such individuals. Minority group members include, but are not limited to, Black Americans, Hispanic Americans, Native Americans, Asian Pacific Americans, Asian Indian Americans, and Hasidic Jewish Americans.

**Modification:** A written revision or change to the contract.

**Negotiation:** Discussion regarding technical price proposals with offerors in the competitive range for a contract being awarded using the competitive proposals or noncompetitive proposals method of procurement.

**Noncompetitive Proposals:** The method of procurement in which the [Austin](#) Housing Authority solicits proposal(s) from only one source or a limited number of sources, if justified in writing for one of the following reasons: the item is available only from a single source; public emergency will not allow enough time for a competitive procurement; inadequate response is received to a competitive solicitation; or HUD approves the use of non-competitive proposals.

**Proposal:** In the competitive proposals or non-competitive proposals method of procurement, the offer submitted by a potential contractor.

**Qualifications-Based Selection (QBS):** A form of procurement of architect/engineering services by competitive proposals in which price is neither requested in the RFQ nor used as an evaluation factor; instead, technical qualifications only are reviewed and a fair and reasonable price negotiated with the best qualified firm.

**Quotation:** In the small purchase method of procurement, the price or offer submitted by a quoter.

**Request for Proposals (RFP):** Under the competitive proposals method of procurement, the [Austin](#) Housing Authority's written solicitation to prospective offerors to submit a proposal based on the terms and conditions set forth therein. Proposal evaluation and contractor selection are based on the factors for award as slated in every competitive RFP.

**Request for Quotations (RFQ):** Used under the small purchase method of procurement when it is desirable to have a written solicitation, e.g., the specifications are complex. RFQs are used to obtain price, delivery, or other market information for planning purposes, and thus, quotations received in response to an RFQ are not offers and are not considered binding.

**Responsive Bid:** One that conforms exactly to the requirements in the Invitation for Bids (IFB).

**Sanctions:** Measures that may be invoked by HUD to exclude or disqualify contractors from participation in HUD programs (e.g., debarment and suspension).

**Sealed Bidding:** The procurement method in which the Housing Authority requests competitive sealed bids. This method of procurement requires that specifications be written describing the requirements of the Agency clearly, accurately, and completely; a public bid opening is held; an evaluation of bids and award of the contract are based on the lowest bid submitted by a responsive and responsible contractor.

**Show Cause Letter:** A document the Contracting Officer sends to a delimiting contractor to notify; the contractor that the contract may be terminated by reason of default unless the contractor can prove in 10 days that the condition was not his or her limit.

**Small Business:** A small business is a business which is independently owned, not dominant in its field of operation, and not an affiliate or subsidiary of a business dominant in its field of operation.

**Small Purchases:** Purchase of supplies and non-personal services that do not exceed the [Austin](#) Housing Authority's dollar limitation (~~\$150,000~~ **\$200,000** for non-construction/~~\$100,000 for construction~~) in the aggregate.

**Specifications:** Clear and accurate description of the technical requirements of a service or supply contract.

**Statement of Work:** Written definition of work to be performed that establishes standards sought for the goods or services to be supplied, typically used for service contracts.

**Commented [KM9]:** I would conform to the split in Section 5.3: "(\$200,000 for federally funded non-construction; \$100,000 for non-federal non-construction; \$100,000 for construction)."

**Commented [KM10R9]:** The definition omits the non-federal tier set in §5.3.

**Termination for Convenience:** Termination of a contract by the [Austin](#) Housing Authority on a unilateral basis when it no longer needs or requires the products or services, or when it is in the best interests of the [Austin](#) Housing Authority.

**Termination for Default:** Termination of a contract when the contractor fails to perform or fails to make progress so as to endanger performance.

**Time-and-Materials Contract:** Contract that provides for payment of supplies and services on the basis of incurred direct labor hours (at fixed rates) and materials (at cost).

**Time Delay:** An interruption during which services, supplies, or work are not delivered in accordance with the performance time schedule stated in the contract.

**Women's Business Enterprise:** A women's business enterprise is a business that is at least 51% owned by a woman or women who are U.S. citizens and who also control or operate the business.



# AUSTIN HOUSING AUTHORITY

## BOARD ACTION REQUEST

### Assisted Housing ITEM 5.

---

**MEETING DATE:** October 22, 2026  
**STAFF CONTACT:** Laura Bodai  
**ITEM TITLE:** Presentation, Discussion, and Possible Action regarding Resolution No. 02967: Approval of Revised Fiscal Year 2027 Payment Standards  
**BUDGETED ITEM:** N/A  
**TOTAL COST:** N/A

### ACTION

Approve a single Fiscal Year 2027 payment standard schedule, set at 100% of the HUD-published Fair Market Rents, for the Housing Choice Voucher, HUD-VASH and Stability Voucher programs, effective January 1, 2027.

### SUMMARY

#### Background:

Public Housing Authorities must adopt payment standards for the Housing Choice Voucher program within the HUD-established basic range of 90% to 110% of the applicable Fair Market Rent (FMR), unless an approved exception applies. Payment standards are used to determine the maximum subsidy available to an assisted household and must be reviewed when HUD publishes new Fair Market Rents.

HUD published the following Fiscal Year 2027 Fair Market Rents for the Austin-Round Rock-San Marcos metropolitan area.

| Number of Bedrooms    | Efficiency | One Bedroom | Two Bedroom | Three Bedroom | Four Bedroom |
|-----------------------|------------|-------------|-------------|---------------|--------------|
| 2027 Fair Market Rent | \$1,447    | \$1,530     | \$1,817     | \$2,292       | \$2,689      |

The Fiscal Year 2027 FMRs declined for the second consecutive year. Compared with Fiscal Year 2026, the decrease ranges from approximately 1.8% to 2.6%, depending on bedroom size. Compared with Fiscal Year 2025, the decrease ranges from approximately 6.6% to 7.7%.

**Process:**

Staff reviewed current payment standards, local leasing patterns, participant housing outcomes, and the potential impact of adopting payment standards at 100% of the FY 2027 Fair Market Rents.

Staff's review indicates that participants continue to successfully lease housing throughout the market under the current program structure. Based on this analysis, staff believes payment standards can be established at 100% of Fair Market Rent while continuing to provide meaningful housing choice for participants and ensuring limited Housing Assistance Payment funding is used as efficiently as possible.

In addition, HUD's FY 2027 Fair Market Rents decreased for the second consecutive year, supporting a reevaluation of Austing Housing Authority's current payment standard schedules.

**Staff Recommendation:**

Staff recommends adopting one payment standard schedule for HCV, HUD-VASH and Stability Voucher, set at 100% of the FY 2027 FMRs. The recommendation:

- Aligns payment standards with HUD's current market benchmark;
- Responds to two consecutive annual decreases in HUD-published Fair Market Rents;
- Reduces future Housing Assistance Payment cost exposure and supports responsible stewardship of limited housing resources; and
- Preserves the ability to approve exception payment standards when required as a reasonable accommodation or otherwise permitted by HUD.

Under AHA's Administrative Plan, decreased payment standards are applied only at new admission or when a participant moves to a new unit. Participants who remain in their current unit under an existing Housing Assistance Payments contract will not be affected by the proposed change. As a result, the proposal has limited impact on existing households while supporting long-term fiscal sustainability.

**ATTACHMENTS:**

2027 Fair Market Rents, 2026 HCV Payment Standards, 2026 VASH EHV SV Payment Standards, Proposed 2027 HCV VASH and SV Payment Standards

**RESOLUTION NO. 02967**  
**Approval of Revised Fiscal Year 2027 Payment Standards**

**WHEREAS**, the Austin Housing Authority is responsible for adopting payment standards for its tenant-based voucher programs in accordance with applicable HUD requirements;

**WHEREAS**, HUD has published Fiscal Year 2027 Fair Market Rents for the Austin-Round Rock-San Marcos metropolitan area;

**WHEREAS**, Fiscal Year 2027 Fair Market Rents declined for the second consecutive year;

**WHEREAS**, the Board of Commissioners desires to establish a consistent payment standard schedule that supports housing choice, responsible program administration, and sound management of Housing Assistance Payment funds; and

**WHEREAS**, staff recommends establishing the Housing Choice Voucher, HUD-VASH and Stability Voucher payment standards at 100% of the Fiscal Year 2027 Fair Market Rents.

The proposed payment standards are as follows:

| No.of bedrooms   | Efficiency | 1 BR    | 2 BR    | 3 BR    | 4 BR    | 5 BR    |
|------------------|------------|---------|---------|---------|---------|---------|
| Payment Standard | \$1,447    | \$1,530 | \$1,817 | \$2,292 | \$2,689 | \$3,092 |

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Austin Housing Authority adopts the payment standards stated above for the Housing Choice Voucher, HUD-VASH and Stability Voucher programs, effective January 1, 2027, with implementation subject to applicable HUD requirements governing payment standard decreases.

**PASSED, APPROVED and ADOPTED** this 22nd day of October 2026.

---

Michael G. Gerber, Secretary

---

Chairperson



ABOUT PD&R

RESEARCH & PUBLICATIONS

DATASETS



ABOUT PD&R    RESEARCH & PUBLICATIONS

[HUD USER](#)   [Datasets](#)   Fair Market Rents

# Fair Market Rents Documentation System



## The FY 2027 Austin-Round Rock-San Marcos, TX MSA FMRs for All Bedroom Sizes

| Final FY 2027 & Final FY 2026 FMRs By Unit Bedrooms |                            |                             |                             |                               |                              |
|-----------------------------------------------------|----------------------------|-----------------------------|-----------------------------|-------------------------------|------------------------------|
| Year                                                | <a href="#">Efficiency</a> | <a href="#">One-Bedroom</a> | <a href="#">Two-Bedroom</a> | <a href="#">Three-Bedroom</a> | <a href="#">Four-Bedroom</a> |
| FY 2027 FMR                                         | \$1,447                    | \$1,530                     | \$1,817                     | \$2,292                       | \$2,689                      |
| <a href="#">FY 2026 FMR</a>                         | \$1,474                    | \$1,562                     | \$1,852                     | \$2,347                       | \$2,760                      |

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 2020-2024 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 FY2027, provided the estimate is statistically reliable. For FY2027, 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 2020-2024 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 FY2027 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 FY2027.

**2. Calculate the Basis for Recent Mover Adjustment Factor:** HUD calculates a recent mover adjustment factor by comparing an ACS 2024 1-year 40th percentile recent mover 2-bedroom rent to the ACS 2020-2024 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" 2025, 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 Energy Information Administration (EIA)/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:  $W_{2025} = 0.5525$  assigned to the private gross rent factor and  $(1 - W_{2025}) = 0.4475$  assigned to the CPI gross rent factor.

**4. Calculate the Trend Factor:** To further inflate rents from CY2025 to FY2027, HUD uses a "trend factor" based on the forecast of CPI gross rent changes through FY2027.

**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:** FY2027 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 the 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:** FY2027 FMRs may not be less than 90% of FY2026 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 2024 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 <sub>2024</sub> 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent | ACS <sub>2024</sub> 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent Margin of Error | Ratio                              | Sample Size Category | Result                                                                                                                                                    |
|--------------------------------------|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Austin-Round Rock-San Marcos, TX MSA | <a href="#">\$1,683</a>                                                   | \$14                                                                                      | $\$14 / \$1,683$<br><b>0.00832</b> | 6                    | $0.00832 < 0.5$<br>$6 \geq 4$<br><b>Use ACS<sub>2024</sub> 5-Year Austin-Round Rock-San Marcos, TX MSA 2-Bedroom Adjusted Standard Quality Gross Rent</b> |

Since the ACS<sub>2024</sub> Margin of Error Ratio is less than .5, HUD uses the ACS<sub>2024</sub> Austin-Round Rock-San Marcos, TX MSA value for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent (Base Rent).

| Area                                 | FY2027 Base Rent |
|--------------------------------------|------------------|
| Austin-Round Rock-San Marcos, TX MSA | \$1,683          |

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 ACS<sub>2024</sub> 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 <sub>2024</sub> 1-Year Adjusted Standard Quality Recent-Mover Gross Rent | ACS <sub>2024</sub> 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 | <a href="#">\$1,751</a>                                                      | \$63                                                                                         | 0.036 | 5                    | $0.036 < .5$<br>$5 \geq 4$<br>Use ACS <sub>2024</sub> 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 <sub>2024</sub> 5-Year Area                  | ACS <sub>2024</sub> 5-Year 40th Percentile Adjusted Standard Quality Gross Rent | ACS <sub>2024</sub> 1-Year 40th Percentile Adjusted Standard Quality Recent-Mover Gross Rent |
|--------------------------------------------------|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Austin-Round Rock-San Marcos, TX MSA - 2 Bedroom | <a href="#">\$1,683</a>                                                         | <a href="#">\$1,751</a>                                                                      |

| Area                                 | Ratio                            | Recent-Mover Adjustment Factor                                               |
|--------------------------------------|----------------------------------|------------------------------------------------------------------------------|
| Austin-Round Rock-San Marcos, TX MSA | $\$1,751 / \$1,683$<br>=<br>1.04 | $1.0404 \geq 1.0$<br>Use calculated Recent-Mover Adjustment Factor of 1.0404 |

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 2025 Inflation Adjustment Factor for Austin-Round Rock-San Marcos, TX MSA |                                                       |                                                                  |                                                                 |                                                                                                                                 |                       |
|-----------------------------------------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------|
|                                                                                         | R <sub>2025</sub> = Shelter Rent Change, 2024 to 2025 | U <sub>2025</sub> = EIA/CPI Annual Utilities Change 2024 to 2025 | C <sub>2025</sub> = ACS Utility Cost as a Percent of Gross Rent | Gross Rent Inflation Factor Calculation = (R <sub>2025</sub> x (1-C <sub>2025</sub> ) + U <sub>2025</sub> x C <sub>2025</sub> ) | Inflation Factor Type |
| P <sub>2025</sub> = Private Inflation Factor                                            | 0.95688                                               | 1.06719                                                          | 0.096983                                                        | (0.95688 * 0.90302) + (1.06719 * 0.09698)<br>=<br>0.96757                                                                       | Local                 |
| CPI <sub>2025</sub> = CPI Inflation Factor                                              | 1.03085                                               | 1.06719                                                          | 0.136267                                                        | (1.03085 * 0.8637) + (1.06719 * 0.13627)<br>=<br>1.0358                                                                         | Region                |

The 2025 Gross Rent Inflation Factor for Austin-Round Rock-San Marcos, TX MSA is computed as follows:

=  $CPI_{2025} \times (1 - W_{2025}) + P_{2025} \times W_{2025}$

= (1.0358 x 0.4475) + (0.96757 x 0.5525)

= 0.46352 + 0.534582

= **0.9981**

4. Trend Factor Adjustment

The calculation of the Trend Factor is as follows: HUD forecasts the change in gross rents from 2025 to 2027 for each CPI area and Census Region. This makes Fair Market Rents "as of" FY2027.

|              | Trend Factor            | Trend Factor Type |
|--------------|-------------------------|-------------------|
| Trend Factor | <a href="#">1.03986</a> | Region            |

5. Combination of Factors

The FY 2027 2-Bedroom Fair Market Rent for Austin-Round Rock-San Marcos, TX MSA is calculated as follows:

| Area                                 | <a href="#">Base Rent</a> | <a href="#">Recent-Mover Adjustment Factor</a> | <a href="#">Annual 2024 to 2025 Gross Rent Inflation Adjustment</a> | <a href="#">Trending 2025 to FY2027</a> | FY 2027 2-Bedroom FMR |
|--------------------------------------|---------------------------|------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------|-----------------------|
| Austin-Round Rock-San Marcos, TX MSA | \$1,683 *                 | 1.0404 *                                       | 0.9981 *                                                            | 1.03986 =                               | \$1,817               |

6. State Minimum Comparison

In keeping with HUD policy, the preliminary FY 2027 FMR is checked to ensure that it does not fall below the state minimum.

| Area                                    | Preliminary<br>FY2027<br>2-Bedroom FMR | FY 2027 Texas<br>State<br>Minimum | Final FY2027 2-Bedroom FMR                                                           |
|-----------------------------------------|----------------------------------------|-----------------------------------|--------------------------------------------------------------------------------------|
| Austin-Round Rock-San Marcos, TX<br>MSA | \$1,817                                | <a href="#">\$1,014</a>           | $\$1,817 \geq \$1,014$<br>Use Austin-Round Rock-San Marcos, TX MSA FMR of<br>\$1,817 |

## 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 2027 FMRs By Unit Bedrooms |                            |                             |                             |                               |                              |
|-------------------------------|----------------------------|-----------------------------|-----------------------------|-------------------------------|------------------------------|
|                               | <a href="#">Efficiency</a> | <a href="#">One-Bedroom</a> | <a href="#">Two-Bedroom</a> | <a href="#">Three-Bedroom</a> | <a href="#">Four-Bedroom</a> |
| FY 2027 FMR                   | \$1,447                    | \$1,530                     | \$1,817                     | \$2,292                       | \$2,689                      |

## 8. Comparison to Previous Years

The FY2027 FMRs for each bedroom size must not be below 90% of the FY2026 FMRs.

|                                     | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
|-------------------------------------|------------|-------------|-------------|---------------|--------------|
| <b>FY2026 FMR</b>                   | \$1,474    | \$1,562     | \$1,852     | \$2,347       | \$2,760      |
| <b>FY2026 floor</b>                 | \$1,327    | \$1,406     | \$1,667     | \$2,113       | \$2,484      |
| <b>FY2027 FMR</b>                   | \$1,447    | \$1,530     | \$1,817     | \$2,292       | \$2,689      |
| <b>Use FY2026 floor for FY2027?</b> | No         | No          | No          | No            | No           |

## Final FY2027 Rents for All Bedroom Sizes for Austin-Round Rock-San Marcos, TX MSA

| Final FY 2027 FMRs By Unit Bedrooms |            |             |             |               |              |
|-------------------------------------|------------|-------------|-------------|---------------|--------------|
|                                     | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
| Final FY2027 FMR                    | \$1,447    | \$1,530     | \$1,817     | \$2,292       | \$2,689      |

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.

## About PD&R

PD&R Mission  
 Organization Chart  
 PD&R Events  
 PD&R Guidelines & Brochures  
 HUD Secretary's Awards  
 Disclaimer of Liability and Endorsement

## Reference

Contact Us  
 First Time Visitor  
 HUD User eBookstore  
 HUD User Archives  
 Webstore

## Research

Case Studies  
 Datasets  
 Periodicals  
 Regulatory Barriers Clearinghouse  
 Research & Reports

**Note:** Guidance documents, except when based on statutory or regulatory authority or law, do not have the force and effect of law and are not meant to bind the public in any way. Guidance documents are intended only to provide clarity to the public regarding existing requirements under the law or agency policies.

[Accessibility](#) | [Contact Info](#) | [Privacy Policy](#) | [FOIA](#) | [Web Management and Web Policies](#) | [Inspector General](#) | [No Fear Act](#) | [PaymentAccuracy.gov](#)



### HUD USER

P.O. Box 23268, Washington, DC 20026-3268

**Toll Free:** 1-800-245-2691

**TDD:** 1-800-927-7589

**Local:** 1-703-964-0670 **Fax:** 1-202-708-9981





# Housing Authority of the City of Austin

*Established in 1937*

## Housing Choice Voucher Program Approved Payment Standards

Effective **Jan 1, 2026**

(100% of published HUD 2025 FMRS)

| Number of Bedrooms on voucher                                                               | SRO    | EFF.   | 1-BR.  | 2-BR.  | 3-BR.  | 4-BR.  | 5-BR.  |
|---------------------------------------------------------------------------------------------|--------|--------|--------|--------|--------|--------|--------|
| FMRS and Payment Standards<br><b>Landlord Pays All Utilities</b><br><i>(All Bills Paid)</i> | \$1162 | \$1549 | \$1650 | \$1949 | \$2484 | \$2882 | \$3314 |



# Housing Authority of the City of Austin

*Established in 1937*

**Veteran Affairs Supportive Housing VASH), Emergency Housing Voucher (EHV)  
and Stability Voucher Approved Payment Standards**

**Effective [January 1, 2026](#)**

**(110% of published HUD 2026 FMRS)**

| Number of<br>Bedrooms on<br>voucher                                                          |  | EFF.   | 1-BR.  | 2-BR.  | 3-BR.  | 4-BR.  | 5-BR.  |
|----------------------------------------------------------------------------------------------|--|--------|--------|--------|--------|--------|--------|
| FMRS and Payment<br>Standards<br><b>Landlord Pays All<br/>Utilities<br/>(All Bills Paid)</b> |  | \$1621 | \$1718 | \$2037 | \$2581 | \$3036 | \$3491 |



## **Austin Housing Authority**

**Housing Choice Voucher, Veteran Affairs Supportive Housing (VASH), and**

**Stability Voucher Programs**

**Proposed Payment Standards**

**Effective [Jan 1, 2027](#)**

**(100% of published HUD 2027 FMRS)**

| Number of<br>Bedrooms on<br>voucher | <b>EFF.</b>   | <b>1-BR.</b>  | <b>2-BR.</b>  | <b>3-BR.</b>  | <b>4-BR.</b>  | <b>5-BR.</b>  |
|-------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Payment<br>Standards                | <b>\$1447</b> | <b>\$1530</b> | <b>\$1817</b> | <b>\$2292</b> | <b>\$2689</b> | <b>\$3092</b> |



# AUSTIN HOUSING AUTHORITY

## BOARD ACTION REQUEST

### AAHC ITEM 6.

---

**MEETING DATE:** October 22, 2026  
**STAFF CONTACT:** Suzanne Schwertner  
**ITEM TITLE:** Presentation, Discussion, and Possible Action on Resolution No. 02968 by the Board of Commissioners of the Housing Authority of the City of Austin d/b/a Austin Housing Authority (the “Authority”) authorizing the Authority to take the following actions with regard to The Jade (the “Development”) in Austin, Texas: (A) modify the terms of the lease of the development site with the owner of the Development; and (B) 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. 02968 authorizing the Authority to take the following actions with regard to The Jade (the “Development”) in Austin, Texas: (A) modify the terms of the lease of the development site with the owner of the Development; and (B) such other actions necessary or convenient to carry out this Resolution.

### SUMMARY

#### Background:

Austin Affordable Housing Corporation is being presented with an opportunity to partner with River City Capital Partners (RCCP), LDG Multifamily and Battery Global Advisors (BGA) on the third of three lots on East Parmer Lane and Yager Lane, located in the Austin ETJ. The first two properties, The Jasper and The Amber are constructed and well into lease up. The Jasper will be stabilized in the next two months. This third project, The Jade will consist of 320 family apartment units. Fifty percent of the units will be affordable to tenants earning less than 60%-80% median family income (MFI) and 50% will be rented to tenants earning at or greater than 80% MFI. The following schools in the Manor ISD will serve this property: Pioneer Crossing Elementary, Decker Middle School and Manor High School. The three properties are known as Bridge at Parmer Gateway.

This will be our 5th partnership with the team of RCCP, LDG and BGA. The first partnership with this team was Urban East (located off Riverside Drive and Vargas) which was approved by the board in November 2020 and is constructed and leased up.

**Process:**

This lot is located in an Opportunity Zone. Real estate investments within Opportunity Zones stand to provide investors with meaningful federal and state tax incentives, as a result of the Tax Cuts and Jobs Act of 2017. This parcel was attractive due to the appetite by equity firms to invest in Opportunity Zones.

The development will use HUD debt financing originated by Dwight Capital based out of Sunny Isles Beach, FL and equity from a combination of RCCP and Battery Global Advisors (BGA) out of Boston, MA. BGA uses a wide variety of private funds to invest in projects in Opportunity Zones. A large number of their investors are family investors. The total development cost is estimated to be \$81,000,000. The equity provided will be an estimated \$24,000,000, which is about 30% of the total cost. The construction loan/permanent financing through Dwight Capital will be in an amount not to exceed \$57,000,000. The planned development will consist of 32 studio units, 168 one-bedroom and one-bath units, 112 two-bedroom and two-bath units, and 8 three-bedroom and two-bath units.

The project will include a fitness center, pool, co-work area with private conference rooms, and a dedicated pet spa. Outdoor amenities include two swimming pools, multiple pickleball courts, a covered outdoor lounge and an outdoor sauna. All units will be marketed to HACA's Housing Choice Voucher residents. This approval will allow AAHC to complete the closing transaction and start construction.

The properties are all located in the Manor ISD and will be served by Pioneer Crossing Elementary School, Decker Middle School and Manor High School.

Unit Breakdown:   32   studio units  
                      168   1-bedroom/1-bath units  
                      112   2-bedroom/2-bath units  
                       8    3-bedroom/2-bath units

**Staff Recommendation:**

Staff recommends approval of Resolution No. 02968.

**ATTACHMENTS:**

The Jade Community Benefit Summary - 10.03.2026

## **RESOLUTION NO. 02968**

**A Resolution by the Board of Commissioners of the Housing Authority of the City of Austin d/b/a Austin Housing Authority (the “Authority”) authorizing the Authority to take the following actions with regard to The Jade (the “Development”) in Austin, Texas: (A) modify the terms of the lease of the development site with the owner of the Development; and (B) such other actions necessary or convenient to carry out this Resolution.**

**WHEREAS**, the Authority owns the site on which the Development will be located (the “**Land**”) and currently leases the site to Parmer Gateway – Lot 4, LLC (the “**Borrower**”), pursuant to a long-term lease (the “**Ground Lease**”);

**WHEREAS**, the Authority and the Borrower desire to amend the ground lease pursuant to an amendment (the “**Ground Lease Amendment**”);

**WHEREAS**, in order to finance construction of the Development, the Borrower desires to obtain a construction and permanent loan from Dwight Capital LLC. (the “**Lender**”) whereby the Borrower will borrow a sum not to exceed \$57,000,000.00 (the “**Loan**”) to be insured by HUD under Section 221(d)(4) program pursuant to a commitment for insurance of advances issued to Lender, as amended (HUD Project No. 115-36069);

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

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

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

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

**BE IT FURTHER RESOLVED**, that the Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

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

PASSED, APPROVE AND ADOPTED this 22nd day of October, 2026.

---

Michael G. Gerber, Secretary

---

Carl S. Richie, Jr., Chairperson

# The Jade

3911 East Parmer Ln,  
Austin, TX 78653

## COMMUNITY BENEFIT SUMMARY



This summary is directed to nonprofit and government entities with the intended purpose of entering a partnership for the purposes of developing affordable housing. It is not intended for retail investor use. No securities offering or investment advisory services are being offered by River City Capital Partners 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.

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, leverage, development risk, reliance on key personnel, conflicts of interest, third party litigation, environmental liabilities, and risks associated with leverage.

## The Jade – Community Benefit Summary

### 1. Tenant Benefits

#### a. Housing Quality

The Jade is a 320-unit luxury multifamily community located in the Parmer Gateway Master Plan and developed by River City Capital Partners. The property is designed to provide a high-quality residential environment that combines contemporary architecture, durable construction, and thoughtfully curated interior and community amenities to support the needs of today's urban residents.

The building incorporates durable, low-maintenance exterior materials, including masonry and Hardie siding, selected for their long-term performance and suitability for Austin's climate, with massing and detailing that nod to mid-century modern architectural traditions of clean form, considered scale, and honest materiality.

Residential interiors are designed around “Fuse”, a custom interior concept that blends the warmth and simplicity of Japandi design, itself a pairing of Scandinavian hygge and Japanese wabi-sabi, with the clean lines and material honesty of mid-century modern style. The result is a residential environment that emphasizes openness, natural light, and everyday functionality, with finished ceiling heights ranging from 9 to 10 feet within the units and approximately 8.5 to 10 feet within amenity spaces.

Unit interiors feature quartz countertops with undermount sinks, luxury vinyl wood plank flooring throughout living areas and bedrooms, and tile flooring in bathrooms. Kitchens are highlighted with stainless steel appliances and contemporary tile backsplashes, complemented by practical features such as full-size washers and dryers, programmable thermostats, and keyless entry. One-bedroom and larger residences include at least one walk-in closet with built-in shelving. Private outdoor space is provided through patios or balconies, while studio residences feature Juliet balconies.

Beyond the residences, The Jade offers an extensive collection of amenities that extend the Fuse design language into every shared space, pairing hygge-inspired warmth with wabi-sabi's appreciation for natural imperfection and mid-century modern restraint. Indoor amenity spaces are grounded in a material palette of walnut and lighter wood tones, layered with rich, warm neutral finishes, and framed by expansive glazing that draws abundant natural light throughout the day. Carpeted interior corridors and acoustical treatments throughout the amenities provide sound comfort to residents at all times of day. Sophisticated geometric forms are expressed through finish materials and architectural detailing throughout the amenities add visual interest without overwhelming the calm, cozy atmosphere central to the Fuse concept. The 24-hour fitness center, coworking space with private conference rooms, and dedicated pet spa are each finished with this same considered mix of texture, tone, and form, creating a sense of continuity from the residences into the community spaces.

Outdoors, this design sensibility carries into the two-tier resort-style swimming pool, multiple pickleball courts, covered outdoor lounge, and outdoor sauna, where natural materials, warm neutral tones, and clean geometric lines complement the fenced nature walk area.

Collectively, The Jade's durable construction, Fuse-inspired residential finishes, and diverse amenity offerings create a well-rounded multifamily environment positioned to provide residents with a comfortable, convenient, and elevated community living experience on Parmer Lane.



## b. Location

### i. Community Retail and Grocery

The Jade benefits from a growing mix of retail, restaurant, and entertainment offerings along the East Parmer corridor. Within a 10-minute drive, residents can reach H-E-B at Tech Ridge, a Walmart Supercenter, and a range of independent and international markets along the N. Lamar corridor, including International Foods. EastVillage Market, which opened in early 2026 inside the EastVillage development directly across Parmer, adds a closer everyday option, and EastVillage has 37,000 SF of dedicated grocery space in its plan.

Restaurant and quick-service options are similarly well established. Chick-fil-A, Dutch Bros Coffee, Whataburger, Taco Bell, and McDonald's are all within a short drive. For sit-down dining, EastVillage across Parmer Lane has brought First Watch and Killer Burger online, with Potbelly and Flame Broiler announced. A food truck lot on Yager Lane offers a rotating set of local options.

Entertainment access along Parmer has improved substantially in recent years. PopStroke at The Pitch, roughly 8 minutes from The Jade, opened in September 2025 with two 18-hole mini golf courses, three pickleball courts, two sand volleyball courts, and a full-service restaurant. Adjacent is Parmer Field at St. David's Performance Center, the training home of Austin FC, Austin FC II, and the Austin FC Academy, where Austin FC II plays its MLS NEXT Pro home matches in an intimate, affordably priced setting. Across Parmer, the 425-acre EastVillage master-planned community continues to deliver in phases through the early 2030s. At full build-out it will include approximately 223,000 SF of retail, 96,000 SF of restaurant space, and a 38,000 SF movie theater, alongside a 1.5-acre village green and a 150-acre naturally wooded preserve with more than five miles of hike-and-bike trails.

### ii. Proximity to Public Transportation

Jade's transit access is more limited than that of infill sites closer to Austin's rail and rapid corridors, however, the Parmer Corridor still has access to nodes of larger municipal and regional public transport systems. The

nearest transit hub is the Tech Ridge Park & Ride at 900 Center Ridge Drive, approximately four miles west of the site. Tech Ridge is a significant node in CapMetro's network, served by:

- Route 801 (CapMetro Rapid, North Lamar/South Congress) — high-frequency rapid service connecting Tech Ridge to the University of Texas, downtown Austin, and South Austin
- Route 1 (North Lamar/South Congress) — local service on the same trunk corridor
- Route 392 (Braker) — crosstown service connecting to Kramer Station on the MetroRail Red Line and the Domain employment center
- Route 325 (Metric/Rundberg), Route 243 (Wells Branch), Route 152 (Round Rock/Tech Ridge), and Route 135 (Dell Limited)
- Route 935 (Tech Ridge Express) — weekday express service to downtown
- CARTS regional connections to Round Rock and Georgetown

In Addition to the routes accessible through the Tech Ridge Park & Ride, the intersection of Parmer and Dessau represents the start of a CapMetro Pickup on-demand zone.

### iii. Proximity to Outdoor Parks and Amenities

The Jade offers residents access to multiple onsite and offsite parks and trail options. Onsite, The Jade is one of 3 multifamily projects that share approximately 50 ac. of green space. The green space offers a fishing pond along with trails along the creek. The residents at the Jade additionally have exclusive access to an outdoor courtyard and resort style pool with multiple private cabanas and social gaming options.

In addition to onsite outdoor amenities, there are multiple neighborhood amenities that residents will have access to. For example, Northeast Metropolitan Park (7.1 mi) offers soccer, tennis, basketball, and baseball fields, and Copperfield Park (3.0 mi) offers a children's playground. In addition to city and county parks, the previously mentioned PopStroke offers outdoor volleyball and pickleball courts along with entertainment options including Parmer Field.

Finally, The Jade is 5 miles away from Walnut Creek Park, a 293 acre public park that is known for its system of hiking and biking trails. The park features 15 miles of hiking trails, multiple softball and baseball fields, a swimming pool, a playground, and numerous barbecue pits and picnic tables. It is especially popular with mountain bikers as the park's biking trails are hilly and wooded.

### iv. Employers

The Jade is located in the heart of Austin's northeast manufacturing and technology corridor, placing residents within a short commute of a concentration of large-scale employers whose workforces include exactly the wage bands this development is designed to serve.

Key employers include:

- **Samsung Austin Semiconductor**, located at 12100 Samsung Boulevard, roughly one mile east of the site on Parmer Lane. Samsung has operated its Austin campus since 1996 and has invested more than \$18 billion across two fabs totaling approximately 2.45 million square feet. The campus employs approximately 4500 fab technicians, equipment maintenance staff, facilities and logistics personnel, and administrative support in addition to engineering roles — a workforce distribution that includes a substantial share of positions in the income range served by The Jade's affordable units.
- **Applied Materials**, located at 10801 Giles Ln, Austin, TX 78724, is a major semiconductor equipment manufacturer with significant Austin-area operations supporting the same corridor. Applied Materials operates its largest manufacturing facility 4 miles away from the Jade. This campus employs 2500 people across different disciplines.
- **Tesla Gigafactory Texas**, located southeast of the site via SH 130, targeting 20,000+ employees at full build-out. Production, logistics, and facilities roles at the plant draw heavily from northeast and southeast Travis County.
- **The Parmer Austin campus** at 13000 Harris Ridge Blvd, a large mixed-use business park immediately adjacent to the site, housing office, R&D, and light industrial tenants alongside The Pitch and PopStroke.
- **EastVillage**, directly across Parmer Lane, which at build-out is planned to include roughly 320,000

SF of combined retail and restaurant space plus a grocery and theater. These are walkable-to-adjacent service, food service, and retail jobs — accessible to residents without a vehicle and to household members seeking part-time or second-earner employment.

- **Regional distribution, construction, and service employers** concentrated along the Parmer, Howard Lane, and SH 130 corridors, together with the retail and service base at Tech Ridge.

#### v. Schools

The Jade is zoned to Manor Independent School District, which serves approximately 10,000 students across northeastern Travis County. The development's zoned campuses are Pioneer Crossing Elementary, Decker Middle School, and Manor High School.

- **Pioneer Crossing Elementary School** is located roughly 1.2 miles from the site — the closest zoned campus by a wide margin, and the only one plausibly within walking or short-bus distance. The campus serves approximately 450–530 students with roughly 32–35 classroom teachers. Its student population is approximately 54% Hispanic and approximately 74% economically disadvantaged. Reading and math proficiency rates trail state averages.
- **Decker Middle School** is approximately 4 miles south of the site. The campus serves approximately 590–610 students in grades 6–8, with a student-teacher ratio of roughly 12:1 — among the lowest in the district. Its student population is approximately 65% Hispanic and approximately 87% economically disadvantaged, the highest economically disadvantaged share of any Manor ISD middle school. Decker's academic performance is well below both district and state averages; in 2024–25, approximately 22% of sixth graders met or exceeded proficiency on STAAR Reading, against roughly 34% districtwide and roughly 54% statewide.
- **Manor High School** is in the City of Manor, approximately 9 miles east of the site. The campus serves approximately 2,250–2,420 students in grades 9–12 at a student-teacher ratio of roughly 16:1, with roughly two-thirds of students qualifying for free or reduced-price lunch. Reading and math proficiency rates are substantially below state averages. Manor High offers Advanced Placement coursework, career and technical certification pathways ranging from cosmetology to phlebotomy, and dual-credit options through the district's higher education partnerships.

#### c. 50% Rent Benefit Test / Community Benefit

| Tax Assumption      |                       |          |
|---------------------|-----------------------|----------|
| Taxing Jurisdiction | Entity                | Millage  |
| ISD                 | Manor                 | 1.0755   |
| City                | -                     | 0        |
| County              | Travis County         | 0.38621  |
| Hospital            | Travis CO. Healthcare | 0.135195 |
| College             | ACC                   | 0.114564 |
| ESD                 | Travis CO. ESD 2      | 0.1382   |
| Total Tax Rate      |                       | 1.849669 |

| Property Tax Abatement   | Untrended    |
|--------------------------|--------------|
| NOI W/out Property Taxes | \$4,147,833  |
| Property Taxes           | \$1,078,631  |
| NOI                      | \$3,069,202  |
| Stabilized FMV           | \$61,384,033 |
| Assessment Ratio         | 95%          |
| Assessment Value         | \$58,314,831 |
| Millage Rate             | 1.85%        |
| Property Tax at Value    | \$1,078,631  |
| 50% Benefit Test         | \$539,316    |

The analysis above shows the projected property tax valuation for The Jade without the tax abatement. While market rents are currently sitting at or below the 80% AMI rates as prescribed by HUD, in practice affordable units still demand a discount over their market rate counterpart. This is evident at the Amber, the property neighboring The Jade, where there is an approximately \$224 per unit per month discount on 80% AMI units.

Given the established discount at the Amber, we extrapolated the same discounts to the Jade:

| Using Amber As A Proxy | Affordable Units | Affordable Rents | Monthly Income | Annual Income | Market Rents | Monthly Income | Annual Income |
|------------------------|------------------|------------------|----------------|---------------|--------------|----------------|---------------|
| Studio                 | 16               | \$1,100          | \$17,600       | \$211,200     | \$1,250      | \$20,000       | \$240,000     |
| 1 Bed                  | 84               | \$1,286          | \$108,012      | \$1,296,147   | \$1,489      | \$125,057      | \$1,500,680   |
| 2 Bed                  | 56               | \$1,709          | \$95,706       | \$1,148,475   | \$1,983      | \$111,066      | \$1,332,791   |
| 3 Bed                  | 4                | \$2,525          | \$10,100       | \$121,200     | \$2,801      | \$11,204       | \$134,448     |
| Total/Wtd. Avg.        | 160              | \$1,446          | \$231,418      | \$2,777,022   | \$1,671      | \$267,327      | \$3,207,919   |
| Rent Benefit Testing   |                  |                  |                |               |              |                | \$430,897     |

This analysis outlines the projected property tax valuation for The Jade based on today's discount to market rent. The discount that we are seeing in the market today offers 40% of the required community benefits. In addition to the rent benefits, Austin Housing Authority will receive approximately \$1.25M of development and sponsorship fees during the development of the project. Finally, Austin Housing Authority will receive an annual asset management fee and potential income during the disposition of the asset.

Beyond quantifiable benefits, The Jade offers property and community amenities that are intended to improve the living and working conditions of its tenants. Additionally, today's market rate units are at a near term low in asking price. The market consensus is that these units will experience above market rent growth adding to the benefit received by affordable units at the Jade. These benefits and others mentioned are estimated to be worth well beyond the 50% benefit test.

## 2. Neighborhood

### a. Affordability Need

The Jade is in Austin's 78653 ZIP code, in the northeast Austin corridor anchored by Samsung Austin Semiconductor and the EastVillage master-planned community. Unlike central Austin neighborhoods where affordability pressure comes from high absolute housing costs, the affordability need in this corridor arises from a mismatch between the wages of the workforce employed here and the housing available to them, compounded by rapid land value appreciation driven by adjacent commercial and industrial investment.

The zoned campus data in Section v provides a useful proxy for household income in the immediate area: approximately 74% of students at the zoned elementary campus and approximately 87% at the zoned middle school are economically disadvantaged. These are the households the development is designed to serve, and they are already in this attendance zone.

**Land value pressure.** The corridor surrounding the site undergoes substantial private investment. EastVillage, directly across Parmer Lane, is a 425-acre master-planned community delivering market-rate residential, retail, restaurant, and entertainment use in phases through the early 2030s. Samsung Austin Semiconductor has invested more than \$18 billion in its adjacent Austin campus. This investment is a genuine benefit to the corridor, and it also puts upward pressure on land and rents in an area whose existing residents are disproportionately low- and moderate-income. Delivering income-restricted units concurrently with that investment — rather than after rents have reset — is the most effective moment to prevent displacement.

**Rental market context.** Austin's rental market is currently soft, with elevated vacancy and widespread concessions following the 2023–2025 delivery wave. That softness is temporary and it does not reach the households The Jade serves. Market-rate concessions lower rents at the top of the market; they do not create units affordable to households at 50% or 60% MFI, and they expire. Income restrictions do not. 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.



## AUSTIN HOUSING AUTHORITY

### BOARD ACTION REQUEST

#### AAHC ITEM 7.

---

**MEETING DATE:** October 22, 2026  
**STAFF CONTACT:** Ron Kowal  
**ITEM TITLE:** Presentation, Discussion, and Possible Action on Resolution No. 02969 by the Board of Commissioners of the Housing Authority of the City of Austin d/b/a Austin Housing Authority (the “Authority”) authorizing the Bridge at South Point transaction, including (i) approving issuance by Austin Affordable PFC, Inc. of the Austin Affordable PFC, Inc. Residential Development Revenue Bonds (Bridge at South Point Project), Series 2026 in one or more series (the “Series 2026 Bonds”), and any additional bonds to be issued on parity with any series of the Series 2026 Bonds, (ii) approving participation by South Congress Public Facility Corporation in the ownership and financing of the Bridge at South Point development, (iii) 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 residential rental development, and (iv) 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. 02969 authorizing the Bridge at South Point transaction, including (i) approving issuance by Austin Affordable PFC, Inc. of the Austin Affordable PFC, Inc. Residential Development Revenue Bonds (Bridge at South Point Project), Series 2026 in one or more series (the “Series 2026 Bonds”), and any additional bonds to be issued on parity with any series of the Series 2026 Bonds, (ii) approving participation by South Congress Public Facility Corporation in the ownership and financing of the Bridge at South Point development, (iii) 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 residential rental development, and (iv) containing other provisions relating to the subject.

#### SUMMARY

**Background:**

The Austin Affordable Housing Corporation (AAHC) purchased the Bridge at South Point

Apartments in May of 2016.

The property is located at 6808 South IH 35, Austin, Texas 78745, near the intersection of William Cannon and IH 35.

Bridge at South Point is a 176-unit apartment community with 16 efficiencies, 104 one-bedroom units, and 56 two-bedroom units.

The Bridge at South Point is 100% owned by Austin Affordable Housing Corporation (AAHC) and provides strong affordability for the entire property.

The property was built in 1984, located on approximately 5.25 acres. The community offers several amenities, including a swimming pool, laundry facility, a business center, and a small gym. Bridge at South Point is currently 93% occupied.

**Process:**

The current loan matured at the end of May 2026, and the Board of Commissioners for the Austin Affordable Housing Corporation approved a short-term bridge loan with Horizon Bank in an amount not exceeding \$13,000,000 for a 6-month term.

Staff are requesting approval of a permanent loan using its credit rating and the Essential Function Bond program for a loan not to exceed \$13,000,000. The interest rate will be approximately 5.05% and a 10-year term. The property will continue to be managed by Apartment Management Professionals.

**Staff Recommendation:**

Staff recommends approval of Resolution No. 02969.

**ATTACHMENTS:**

Southpoint - Demographic chart

## RESOLUTION NO. 02969

**Presentation, Discussion, and Possible Action on Resolution No. 02969 by the Board of Commissioners of the Housing Authority of the City of Austin d/b/a Austin Housing Authority (the “Authority”) authorizing the Bridge at South Point transaction, including (i) approving issuance by Austin Affordable PFC, Inc. of the Austin Affordable PFC, Inc. Residential Development Revenue Bonds (Bridge at South Point Project), Series 2026 in one or more series (the “Series 2026 Bonds”), and any additional bonds to be issued on parity with any series of the Series 2026 Bonds, (ii) approving participation by South Congress Public Facility Corporation in the ownership and financing of the Bridge at South Point development, (iii) 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 residential rental development, and (iv) containing other provisions relating to the subject.**

**WHEREAS**, the Housing Authority of Austin d/b/a Austin Housing Authority (the “**Sponsor**”), a public housing authority organized under Chapter 392 of the Texas Local Government Code, has as part of its mission to provide quality affordable housing;

**WHEREAS**, Sponsor, pursuant to the provisions of the Public Facility Corporation Act, Chapter 303, Texas Local Government Code (the “**Act**”) created Austin Affordable PFC, Inc. (“**AAPFC**”) for the purposes set forth in the Act, including the issuance of bonds and the ownership of real property;

**WHEREAS**, Section 303.071 of the Act requires that the governing body of the Sponsor approve by resolution any of AAPFC’s bonds;

**WHEREAS**, the Board of Directors of AAPFC (the “**Board**”) has determined to authorize the issuance, sale and delivery of AAPFC’s Residential Development Revenue Bonds (Bridge at South Point Project), Series 2026 in one or more series, (collectively, the “Series 2026 Bonds, and together with any additional bonds issued on parity with any of the Series 2026 Bonds, the “**Bonds**”), pursuant to and in accordance with the terms of a Trust Indenture or any Supplemental Trust Indenture authorized pursuant to such Trust indenture (collectively, the “**Trust Indenture**”), between AAPFC and BOKF, NA, as trustee;

**WHEREAS**, the proceeds of the sale of the Bonds will be used for the purpose of lending the funds to SCPFC Bridge at South Point, LLC, a Texas limited liability company (the “**Borrower**”), to provide financing for the acquisition and refinancing of a multifamily rental housing development known as Bridge at South Point 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 D/B/A AUSTIN HOUSING AUTHORITY THAT:**

Section 1. The AAPFC 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, to the extent necessary for the financing of the Project, except as set forth in that certain Funding Agreement dated of even date with the Trust Indenture, between AAPFC, Borrower and the Sponsor (the “**Funding Agreement**”), the Bonds shall never constitute an indebtedness or pledge of the Sponsor 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 AAPFC, the Sponsor or the State of Texas except those revenues assigned and pledged by AAPFC in the Trust Indenture or as provided by the Sponsor under the Funding Agreement.

Section 3. The activities and expenditures authorized and contemplated by the AAPFC 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 agreements, endorsements, instruments, certificates, documents, or papers necessary and advisable to carry out the intent and purposes of this Resolution.

Section 5. This Resolution shall be in full force and effect from and upon its adoption.

[End of Resolution]

**PASSED, APPROVED AND ADOPTED** this 22nd day of October, 2026.

---

Michael G. Gerber, Secretary

---

Carl S. Richie, Jr., Chairperson

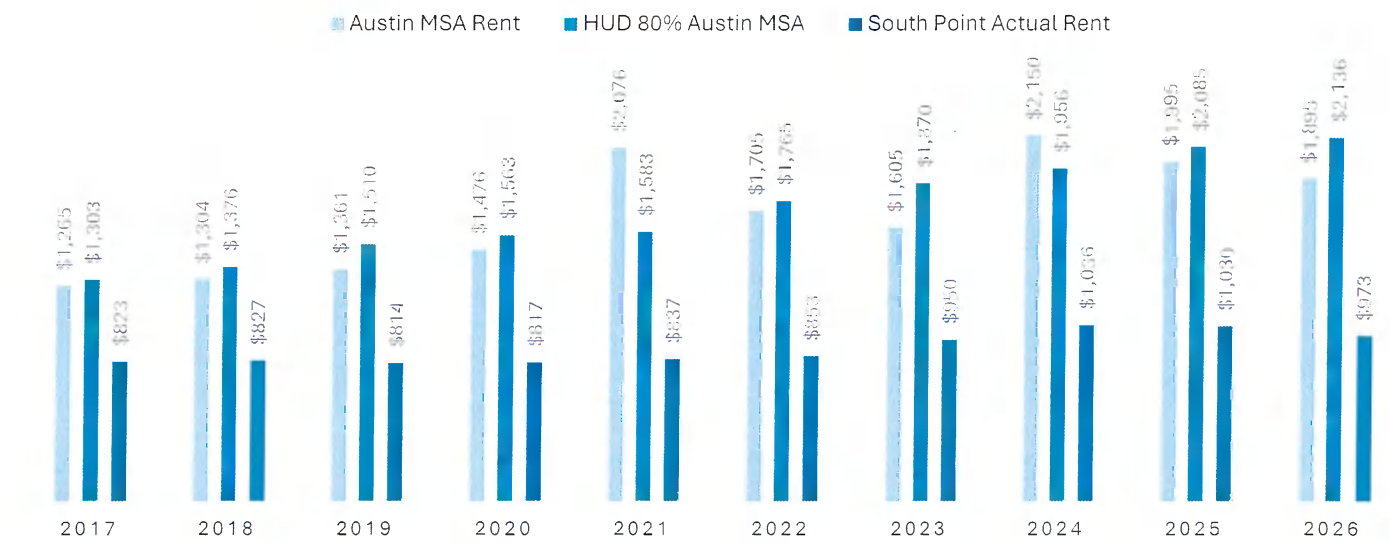


# BRIDGE AT SOUTH POINT

Purchase Year: 2016    Units: 176    Vouchers: 8

## RENT TRENDS

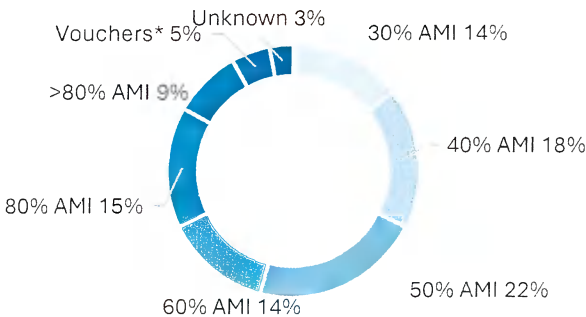
### AUSTIN MSA MARKET RENT & HUD 80% VS BRIDGE AT SOUTH POINT ACTUAL RENT: 2017-2026



## RESIDENT DEMOGRAPHICS: JULY 2026

| AMI Level  | Households | Rent    | Income   | Average HH Size |
|------------|------------|---------|----------|-----------------|
| Voucher    | 8          | \$1,057 | \$17,321 | 1.0             |
| ≤30% AMI   | 23         | \$925   | \$21,957 | 1.9             |
| 30-40% AMI | 29         | \$897   | \$35,616 | 1.4             |
| 40-50% AMI | 35         | \$918   | \$44,432 | 1.3             |
| 50-60% AMI | 22         | \$965   | \$53,885 | 1.2             |
| 60-80% AMI | 25         | \$927   | \$67,908 | 1.4             |
| >80% AMI   | 14         | \$997   | \$99,731 | 2.0             |

Bridge at South Point Resident AMIs



### Top 5 Employment Industries of Bridge at South Point Residents

1. Service
2. Construction
3. Health Care
4. Retail
5. Food Service

\*Voucher rents reflect non-subsidized amount