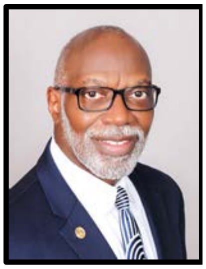


RHEN C. BASS, SR., CPA

PRESIDENT & CHIEF EXECUTIVE OFFICER

CEO Budget Message

Fiscal Year 2026–2027 Annual Operating Budget

To the Board of Commissioners:

I am pleased to present the proposed Fiscal Year 2026–2027 Annual Operating Budget for the Corpus Christi Housing Authority and Coastal Housing Partners. This budget supports the housing and services our residents rely on today while advancing the preservation and redevelopment of our housing portfolio. It reflects our commitment to sound financial stewardship as we confront rising costs, uncertain federal funding, and substantial needs across our aging properties.

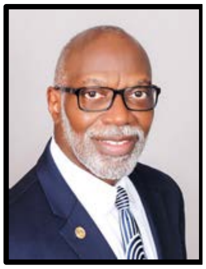
The proposed budget includes operating expenditures of $74.3 million and capital expenditures of $6.2 million, supported by projected revenues of $78.6 million and available financing and reserve resources. Major cost drivers include insurance, employee compensation, utilities, maintenance, and capital improvements. The accompanying schedules detail projected operating results, cash requirements, and the effect on reserves.

Our financial strategy is straightforward: recurring operations should be supported by dependable revenue, while one-time investments must be evaluated against available cash, expected benefits, and long-term obligations. Any proposed use of reserves will clearly identify its purpose, amount, and effect on the remaining balance.

The Housing Choice Voucher Program is expected to serve approximately 2,900 households each month. Anticipated Housing Assistance Payment funding of $38.3 million and administrative-fee revenue of $3.4 million reflects HUD budget authority, applicable prorations, leasing activity, assistance costs, and available program reserves. We will closely monitor federal funding and adjust as needed to protect housing assistance and maintain effective program administration.

For Bluebonnet Gardens (BBG), our Rental Assistance Demonstration and Project-Based Voucher communities, and CHP’s Thanksgiving Homes rental portfolio, priorities include stronger occupancy and rent collections, timely unit turnaround, and regulatory compliance. Routine and preventive maintenance, inspections, emergency repairs, building systems, and landscaping remain essential to providing safe, decent, sanitary, and attractive housing. BBG's proposed budget includes projected revenues of $19.0 million and operating expenditures of $17.8 million.

Resident services will continue to support stability and self-sufficiency through employment, education, health, and youth and senior programs. We will pursue grants and partnerships with community organizations, educational institutions, healthcare providers, businesses, and governmental agencies to expand these opportunities.



RHEN C. BASS, SR., CPA

PRESIDENT & CHIEF EXECUTIVE OFFICER

Decades of deferred maintenance have created urgent capital needs requiring sustained attention. The capital-project section identifies proposed investments by property and priority, distinguishes total project costs from amounts projected for this fiscal year and future years, and prioritizes residents' safety, health, and well-being. Funding will come from operating surpluses and multiple unrestricted cash accounts. The City of Corpus Christi is also working with CCHA to fund immediate roof, air-conditioning, and window repairs and replacements.

Alongside these immediate repairs, Coastal Housing Partners will continue advancing development and redevelopment opportunities that preserve and expand affordable housing. Through CHP, we can leverage public and private resources, evaluate property and land acquisitions, establish development partnerships, and pursue transactions that reposition our housing portfolio for future generations.

Finance, procurement, information technology, and human resources provide essential support for this work. Investments in technology, professional expertise, internal controls, and workforce capacity will strengthen accountability, efficiency, and service delivery throughout our programs and properties.

Executive leadership, department heads, program administrators, property management, and Finance staff developed this budget collaboratively. Projections reflect historical performance, occupancy and leasing activity, anticipated federal funding, contractual obligations, staffing requirements, and planned initiatives. This collaborative effort connects the resources requested to the responsibilities each department must fulfill.

Fiscal Year 2026–2027 will require disciplined execution. We will monitor performance against the approved budget, provide regular financial reports to the Board, and recommend amendments when material changes occur. These practices will enable us to respond to changing funding levels, regulatory requirements, and property conditions while remaining focused on residents' needs.

I respectfully submit this budget for the Board's review and consideration. It provides a financial plan for stronger operations, critical property improvements, expanded resident opportunities, and the long-term preservation of affordable housing in Corpus Christi. I appreciate the Board's leadership, oversight, and continued commitment to our residents, employees, and mission.

Respectfully submitted,

Rhen C. Bass, Sr., CPA
President & Chief Executive Officer
Corpus Christi Housing Authority

Executive Summary

Consolidated Budget Overview

FY 2026–2027 FINANCIAL PLAN

The proposed FY 2026–2027 Annual Operating Budget presents the consolidated financial plan for the Corpus Christi Housing Authority and Coastal Housing Partners (CCHA/CHP). It supports the affordable-housing mission while promoting financial stability, regulatory compliance, resident services, property preservation, and redevelopment.

The budget encompasses HCVP, Bluebonnet Gardens, RAD/PBV communities, tax-credit properties, Thanksgiving Homes, Management Services, Corpus Christi Finance Corporation, capital projects, and resident programs. Projections reflect historical performance, anticipated federal funding, occupancy, contractual obligations, staffing requirements, and strategic priorities.

BUDGET PROJECTIONS SUMMARY

The table summarizes projected revenue, expense, and net income/cash flow. Detailed budget worksheets provide the supporting financial information by business activity.

Program / Property / Entity	Revenue	Expense	Net Income / Cash Flow
Corpus Christi Housing Authority (CCHA)			
Coastal Housing Partners (CHP)			
Tax Credit Properties			
TOTAL			

Low Income Housing Tax-credit properties operate on a calendar-year basis. Their figures will reflect proposed CY 2027 annual operating budgets.

FINANCIAL STEWARDSHIP AND OPERATIONS

CCHA/CHP will support recurring operations with dependable revenue and evaluate one-time investments against available cash, reserves, anticipated benefits, and long-term obligations. Management will administer the approved budget, maintain internal controls, monitor financial performance, and report material variances and emerging risks to the Board.

Organizational Overview

Board of Commissioners

Governance and Organization

CHAIRPERSON

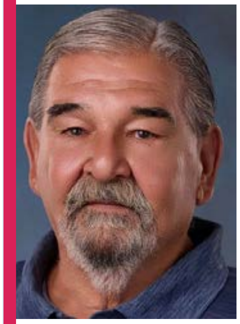
Greg Smith

Providing governance and stewardship for CCHA and Coastal Housing Partners. The Board comprises five members appointed by the Mayor for two-year terms.

COMMISSIONERS

Joe McComb

Vice Chair

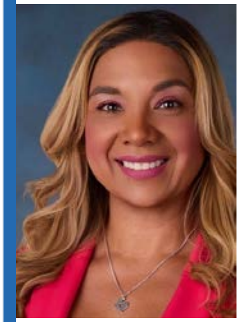


Richard A. Balli, Sr.

Resident Commissioner

Judith Gonzales-Rodriguez

Commissioner



Lori Garcia

Commissioner

Housing to Home!

Our Mission....

Enhance housing opportunities for families within our Community.

Our Vision....

Every family housed in safe, desirable, and attainable homes and every family becoming prosperous and self-sufficient.

Serving Corpus Christi Since 1938

About the Organization

Governance and Organization

Corpus Christi Housing Authority and Coastal Housing Partners

The Corpus Christi Housing Authority (CCHA) and Coastal Housing Partners (CHP) work together as affiliated entities to expand housing opportunity and strengthen our community. Our purpose is to help families secure stable homes, support independence, and preserve affordable housing for future generations. We bring rental assistance, property stewardship, and professional support services together while maintaining clear responsibilities for each entity and program.

Housing Choice Voucher Program

CCHA's Housing Choice Voucher Program (HCVP), commonly known as Section 8, administers federal rental assistance funded by the U.S. Department of Housing and Urban Development (HUD). Staff determine eligibility, calculate assistance, review rents, inspect housing, and work with residents and landlords. Tenant-based vouchers support housing choice among participating landlords; project-based vouchers assist designated apartments, including homes within our affiliated portfolio.

HUD provides funding for Housing Assistance Payments (HAP), which CCHA pays to participating property owners on behalf of eligible households. Residents pay their required share of rent. HUD also provides separate administrative fees to support voucher administration. These funding streams have different permitted uses: HAP funding held by CCHA is reserved for eligible rental assistance, not general organizational overhead.

CHP supports properties and shared services

CHP brings together affiliated housing initiatives and the services needed to operate them. Bluebonnet Gardens (BBG), its charitable nonprofit affiliate, owns 12 former public housing communities and provides rental management and resident services. BBG also manages the three tax-credit communities owned by CCHA entities and the Thanksgiving Homes rental portfolio. Through rents, BBG funds property maintenance, landscaping, and construction.

In addition, CHP coordinates shared services necessary to carry out the organization's work, including finance, human resources, information technology, procurement, and communications. HCVP allocations and BBG property revenue, including tenant rent and applicable rental assistance received by owners, support property operations. Shared costs must be assigned to the benefiting entity or program under applicable agreements and funding requirements.

Together, CCHA and CHP turn housing resources into a lasting community investment. Our budget reflects that commitment through responsible stewardship, dependable service, and a continued focus on resident stability and opportunity.

ORGANIZATIONAL STRUCTURE

Corpus Christi Housing Authority and Coastal Housing Partners

GOVERNANCE — Board of Commissioners

EXECUTIVE LEADERSHIP — President & CEO

CORPUS CHRISTI HOUSING AUTHORITY

Executive Partner

HOUSING CHOICE VOUCHER PROGRAM

- Tenant Based Vouchers
- Project Based Vouchers
- Special Purpose Vouchers
- TBV Landlords

Housing assistance programs

COASTAL HOUSTING PARTNERS

Executive Partner

TAX CREDIT ENTITIES

- Corban Townhomes
- Hampton Port
- Seabreeze

PROPERTY PORTFOLIO

- Bluebonnet Gardens Property Owner and Rental Management
- 12 RAD Properties 1,714 units
- Thanksgiving Homes Development and Rental

DEVELOPMENT ENTITIES

- Corpus Christi Finance Corporation
- Royal Palm Gardens Development

Property ownership, rental and development entities

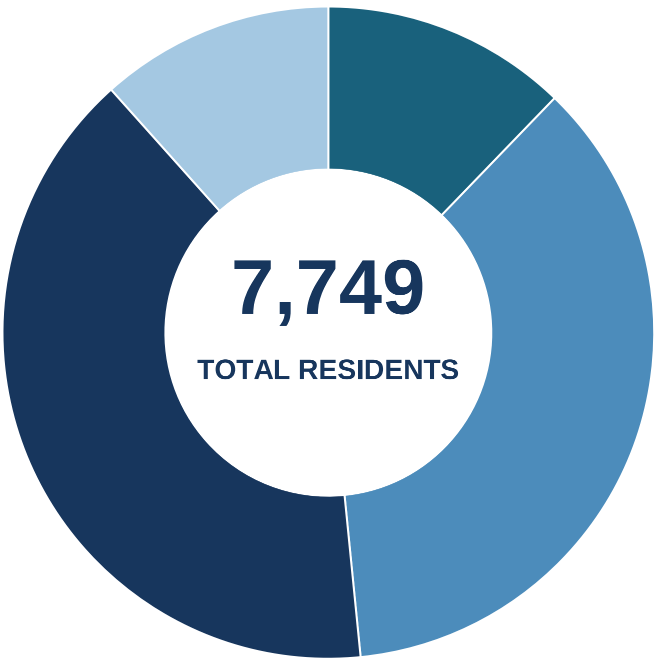
MANAGEMENT SERVICES

Communications	Executive	Finance	Human Resources
Information Technology (IT)	Landscaping	Maintenance	Procurement

Residents We Serve

Portfolio resident demographics as of September 11, 2026

Our housing portfolio serves residents across every stage of life. Children under 18 account for 48.4% of residents, working-age adults for 40.0%, and seniors for 11.6%.



Preschool
Ages 0–4 • 12.2%

School age
Ages 5–17 • 36.2%

Working-age adults
Ages 18–61 • 40.0%

Seniors
Ages 62+ • 11.6%

RESIDENT AGE PROFILE

Age group	Residents	Share
Preschool (0–4)	947	12.2%
School age (5–17)	2,805	36.2%
Working-age adults (18–61)	3,097	40.0%
Seniors (62+)	900	11.6%

Source: Portfolio resident demographics, September 11, 2026.

Rental Property Overview

Bluebonnet Gardens & Tax Credit Properties

Coastal Housing Partners

Through Bluebonnet Gardens, the property ownership and management arm of CCHA and Coastal Housing Partners, we oversee affordable housing for families, seniors, and individuals throughout Corpus Christi. Responsible ownership and quality management preserve our communities and help residents build stability, dignity, and opportunity.

OUR HOUSING PORTFOLIO

12
COMMUNITIES

Bluebonnet Gardens

BBG, a charitable nonprofit affiliate of CHP, is responsible for 12 former public housing communities, some constructed 80 years ago. Following conversion from traditional public housing, these communities receive Project-Based Voucher rental subsidies administered by CCHA's Housing Choice Voucher Program. Assistance bridges the gap between eligible households' required rent contributions and approved housing costs.

3
COMMUNITIES

Low Income Housing Tax Credit Properties

Corban Townhomes, Hampton Port Apartments, and Sea Breeze Senior Apartments are 100% owned by CCHA entities and managed by BBG. The portfolio includes voucher-supported apartments, income-restricted homes typically serving households at or below 60% of Area Median Income, and market-rate units.

30
HOMES

Thanksgiving Homes

This single-family affordable housing initiative set aside a portion of its homes for voucher-eligible tenants. BBG currently manages 30 homes occupied by a mix of Tenant-Based Voucher households and market-rate tenants.

BBG MANAGEMENT

BBG balances dependable daily service with property sustainability and residents' quality of life. Each property's resources, program requirements, and capital needs guide this work.

Rental Operations

Applications, leasing, rent collection, resident records, lease concerns, and coordination with housing assistance administrators.

Resident Services

Connections to education, employment, health services, community resources, and activities. Staff support skill development and address challenges that threaten housing stability.

Maintenance

Timely emergency and routine repairs, vacant-unit preparation, preventive maintenance, and identification of major repair needs.

Landscaping & Grounds

Oversight of lawns, trees, common areas, and exterior cleanliness through staff and contractors, supporting safety, usability, and neighborhood quality.

Fair Housing • Equal Opportunity • Respectful treatment of every resident

CCHA|CHP
Bluebonnet Gardens and Tax Credit Properties Identified by Corpus Christi City Council District

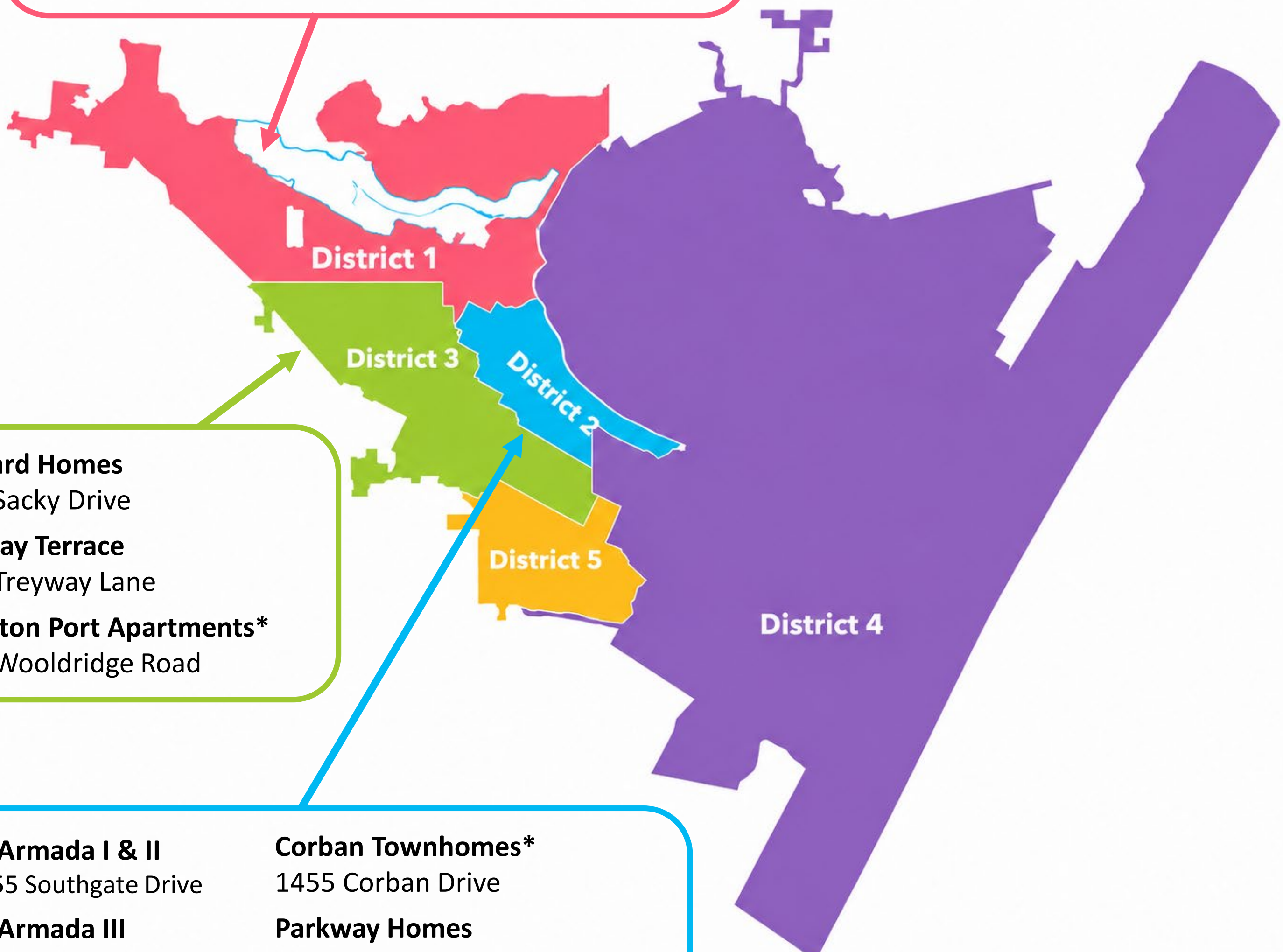
Andy Alaniz Gardens
3801 Violet Road

McKinzie Manor
2842 McKinzie Road

Sea Breeze Senior Apartments*
809 Derry Drive

Navarro Place
180 N. 19th Street

George W. Wiggins Homes
2320 Buford Street



Leeward Homes
2800 Sacky Drive

Treyway Terrace
2022 Treyway Lane

Hampton Port Apartments*
6130 Wooldridge Road

La Armada I & II
1455 Southgate Drive

La Armada III
1404 Tompkins Street

Clairelaine Gardens
1410 Arlington Drive

Corban Townhomes*
1455 Corban Drive

Parkway Homes
2614-A Houston Street

Ruthmary Price Place Senior
4117 Gollihar Road

*Tax Credit Properties

CCHA|CHP Property Directory

District 1 · District 2 · District 3

Andy Alaniz Gardens
Constructed 1994 / 1997
2 BR: 9 · 3 BR: 3 · 4 BR: 30

Leeward Homes
Constructed 1972
4 BR: 30

Treyway Terrace
Constructed 1972
2 BR: 100 · 3 BR: 78

Clairelaine Gardens
Constructed 1963
Eff.: 56   1 BR: 84
2 BR: 42   3 BR: 4

McKinzie Manor
Constructed 1976
2 BR: 14 · 3 BR: 20 · 4 BR: 4

George W. Wiggins Homes
Constructed 1940
1 BR: 48 · 2 BR: 70 · 3 BR: 40

La Armada I
Constructed 1941
1 BR: 78 · 2 BR: 84 · 3 BR: 88

Navarro Place
Constructed 1941
1 BR: 70 · 2 BR: 108 · 3 BR: 32

Corban Townhomes
Constructed 2011
1 BR: 26 · 2 BR: 58 · 3 BR: 44

La Armada II
Constructed 1941
1 BR: 60 · 2 BR: 237 · 3 BR: 103

Parkway Homes
Constructed 1971 / 1981
1 BR: 42 · 2 BR: 6 · 3 BR: 18

Hampton Port Apartments
Constructed 1981
1 BR: 26 · 2 BR: 84

La Armada III
Constructed 1941
1 BR: 14 · 2 BR: 61 · 3 BR: 25

Ruthmary Price Place
Constructed 1975
1 BR: 40 · 2 BR: 16

Sea Breeze Senior Apartments
Constructed 2011
1 BR: 100 · 2 BR: 100

BR = bedroom. Eff. = efficiency. District colors match the facing map.

CCHA|CHP Organizational Priorities

2026-2027 Fiscal Year Priority

Capital Improvements

Protecting resident safety and preserving aging homes

Capital improvements sustain Bluebonnet Gardens properties and support residents while CCHA advances long-term redevelopment. HVAC retrofits, ceiling reinforcement and exterior lighting upgrades address critical needs in aging homes. In FY 2027, CCHA will target the properties with the greatest needs, expand preventive maintenance and strengthen project delivery through specialized contractors and experienced leadership.

FOUNDATION

1	**STRATEGY**	Prioritize capital investments through assessments of properties with the greatest needs.
2	**PROPERTY ASSESSMENTS**	Identified HVAC, ceiling reinforcement and exterior lighting needs across aging BBG properties.
3	**CONTRACTOR CAPACITY**	Use specialized contractors to complete capital work and supplement internal staffing.
4	**PROJECTS ADVANCING**	Key 2026 projects include ceiling reinforcement, lighting upgrades and incident repairs at Hampton Port and Treyway will be completed.
5	**LEADERSHIP**	Recently appointed COO fully engaged to align BBG, Maintenance and Capital Projects to expedite delivery.
6	**BUILDING CAPACITY**	Implemented efficiencies and realigned staff to manage key projects and support timely completion.

FY 2027 FOCUS

Replace Treyway HVAC | **Advance Preventive Property Maintenance** | **Contract Property Lawn & Landscaping**

2026-2027 Fiscal Year Priority
Enhancing Resident Services

Building skills, strengthening connections and supporting independence

CCHA is strengthening resident services by listening to residents and connecting families with resources that reflect their needs and goals. Education, skill development and employment connections will help residents pursuing work build greater economic independence. Community partnerships and coordinated follow-through will also support housing stability, food security and opportunities for children and families.

FOUNDATION

1	**STRATEGY**	Work with residents to understand their goals, identify barriers and connect them with opportunities.
2	**COMMUNITY ASSESSMENTS**	Map local, state and federal resources to resident needs and identify gaps in available services.
3	**PARTNER CAPACITY**	Use community survey findings to identify partners, confirm resources and strengthen referrals.
4	**PROJECTS ADVANCING**	Advance GED preparation, food security and after-school support at community centers.
5	**LEADERSHIP**	Resident Services Manager: service delivery. Community Impact Manager: partnerships and programs.
6	**BUILDING CAPACITY**	Complete resident and community surveys to guide programming and track participation and results.

FY 2027 FOCUS

Monthly Community Listening Sessions | **Continued Community Outreach** | **New Programming to Enhance Skills**

2026-2027 Fiscal Year Priority

Strengthening Stakeholder Engagement

Building public confidence, resources and resident opportunity

CCHA is expanding executive outreach to build support for redevelopment and connect residents with opportunity. Relationships with elected officials, employers, economic leaders and state and federal agencies can open doors to funding, expertise and workforce pathways for BBG residents and HCVP Family Self-Sufficiency (FSS) participants. Consistent progress updates and clear follow-through will turn these relationships into action.

FOUNDATION

1	**STRATEGY**	Build on current CEO outreach to local officials, developers and housing authority peers through an annual engagement plan.
2	**OUTREACH VALUE**	Build awareness, increase funding, identify technical expertise and strengthen employer connections.
3	**ORGANIZATIONAL READINESS**	Briefings/meetings with City Council, local organizations, businesses, industry presentations, and other opportunities
4	**PROJECTS ADVANCING**	Ensure the CCHA|CHP story is told through personal outreach, Impact Statements, property development and newsletters with clear opportunities to partner.
5	**LEADERSHIP**	Build on CEO meetings with the Mayor and Council members through briefings and direct follow-up.
6	**BUILDING CAPACITY**	Recent staffing, including the Chief Operating Officer and VP of Development along with the efforts of the Resident Services team add significant capacity in outreach efforts,

FY 2027 FOCUS

Formalize Stakeholder Engagement Outreach Strategy	**Hold on-site Property Development Update Meetings with Key Stakeholders**	**Regularly connect with residents, community leaders and staff for updates.**

2026-2027 Fiscal Year Priority
Advancing Property Redevelopment

Replacing aging housing with safe, modern communities

Following decades of strategically maintaining the Bluebonnet Gardens RAD properties, the Board shifted the policy focus in 2026 that paves the way for future meaningful property redevelopment. CCHA|CHP has initiated an accelerated strategy to replace six properties built between 1940 and 1950. The goal is clear: better homes for residents, preserved affordability and renewed Corpus Christi neighborhoods.

FOUNDATION

1	**STRATEGY**	Engaged experienced development consultants and established an initial redevelopment strategy.
2	**PROPERTY ASSESSMENTS**	Commissioned six comprehensive assessments that support demolition and redevelopment.
3	**DEVELOPER CAPACITY**	Completed a competitive RFQ with 13 responses and four Board-approved developer partners.
4	**PROJECTS ADVANCING**	Moved two potential assignments toward the upcoming Texas LIHTC cycle.
5	**LEADERSHIP**	Hired an experienced Vice President of Development to strengthen execution and resource development.
6	**EXPANDING CAPACITY**	Implemented proactive steps to exercise our authority to utilize 322 Faircloth vouchers through two viable projects to add additional affordable housing.

FY 2027 FOCUS

Compete for LIHTC financing | **Work with developers to further master plan** | **Secure HUD guidance for the RAD portfolio**

2026-2027 Fiscal Year Priority

Advancing Training and Technology

Strengthening staff proficiency and timely resident service

CCHA is investing in employee skills and technology to deliver timely, quality service. Board and staff training, employee listening sessions and early implementation of Board-approved Respondit and Tickler have laid the groundwork. In FY 2027, coordinated training and reliable access to information will help staff work more efficiently, grow professionally and devote more time to complex resident needs.

FOUNDATION

1	**STRATEGY**	Align employee development and technology implementation with reliable, responsive resident service.
2	**EMPLOYEE INSIGHT**	Held listening sessions to identify employee ideas, service barriers and opportunities for improvement.
3	**STAFF PROFICIENCY**	Provided HCVP professional development and maintenance skills training to improve proficiency and efficiency.
4	**PROJECTS ADVANCING**	Began implementation of Respondit and Tickler following Board approval in 2026.
5	**LEADERSHIP**	Provided new Board member training and veteran housing leader training for all supervisors and directors.
6	**BUILDING CAPACITY**	Create a role-based training matrix with growth pathways, system practice and proficiency checks.

FY 2027 FOCUS

Fully Implement Approved Technology	**Develop a Strategic Training Matrix**	**Benchmark With Peer Housing Authorities**

Budget Development Process

Budget Development Process

Organization-Wide Budget Overview

The FY 2026–2027 Annual Operating Budget translates CCHA's operating needs and strategic priorities into a financially responsible plan. The President and CEO, Finance, and department heads developed the proposal together, using conservative revenue assumptions and reasonable estimates of the resources needed to sustain programs and services.

A Common Foundation

Finance provided historical financial data and consistent assumptions for projected funding, annualized expenses, inflation, personnel costs, administrative fees, and housing assistance payments. Department heads assessed operating needs, contractual commitments, staffing, and anticipated program activity, and explained significant changes from prior-year results and the current-year budget.

Operating Needs and Financial Risks

The process considered changes in HUD funding, voucher utilization, property operations, capital needs, replacement reserves, and economic or regulatory conditions. Proposed staffing changes, major purchases, and capital expenditures received separate evaluation and appropriate executive review and approval.

Strategic Priorities and Executive Review

New programs and initiatives were evaluated against CCHA's mission, anticipated costs and benefits, available funding, organizational capacity, and long-term sustainability. Finance reviewed and consolidated departmental submissions. The President and CEO met with department leadership to resolve questions, establish priorities, and revise the proposal.

BOARD REVIEW AND ADOPTION

The proposed budget reflects management's best estimates using information available at preparation. It provides the financial framework for CCHA's operations, programs, and strategic initiatives in FY 2026–2027 and is presented to the Board of Commissioners for review and adoption.

Organization-Wide Budget Considerations

Factors and Assumptions

PURPOSE

The FY 2026–2027 Annual Operating Budget is CCHA and CHP's financial roadmap for advancing strategic priorities, operational objectives and the mission of providing quality affordable housing and related services. Assumptions reflect historical performance, current trends, regulatory requirements, reliable external data and prudent business judgment to support responsible planning and resource allocation.

Planning & Performance

- Prior-year actual results and current-year projected results
- Implement strategic goals and Executive priorities
- Measurable service, occupancy, collection and performance targets
- Written justification for significant changes from the current-year budget

Workforce & Operations

- Approved staffing levels, vacancies, turnover and recruitment timelines
- Merit increases, market adjustments, payroll taxes and employee benefits
- Insurance premiums, deductibles and claims experience
- Technology, cybersecurity, software and licensing costs

Contracts & Regulatory

- Known contractual obligations and anticipated renewals
- Regulatory and compliance requirements
- Procurement lead times and competitive-solicitation requirements
- Capital purchases exceeding the established capitalization threshold

Funding & Contingencies

- Available cash, restricted funds, reserves and funding limitations
- Recurring versus one-time revenues and expenditures
- Inflation and documented vendor price increases
- Contingency allowances for reasonably foreseeable risks

Legal, Compliance & Risk Management

- General counsel and specialized outside-counsel costs
- Pending and anticipated litigation or claims
- Insurance premiums, deductibles and uninsured exposure
- HUD, TDHCA, tax-credit, labor, procurement and fair-housing compliance
- Independent reviews, monitoring and compliance
- Policy development, investigations and staff training
- Records retention, public information and document-management requirements
- Corrective-action plans and regulatory findings

CONSISTENT ASSUMPTIONS. FINANCE VALIDATION.

Each department applied consistent, supportable assumptions to its proposed budget, including detailed calculations, performance measures, contractual obligations, and explanations of material year-over-year changes. Finance reviewed and validated these assumptions to ensure accuracy, reasonableness, and consistent application across CCHA and CHP.

General Budget Assumptions and Factors

Corpus Christi Housing Authority / Coastal Housing Partners

Management developed the FY 2026–2027 annual operating budget using common assumptions, strategic plans, and organizational objectives. These factors shape a financial framework that supports sustainable growth, operational efficiency, and CCHA/CHP's long-term vision.

Revenue & General Expenses

Revenues and general expenses are conservatively estimated.

General-expense inflation factor	**5.0%**

Staffing & Compensation

Budgeted staffing (full-time equivalent / headcount)	**133**
Payroll adjustment	**5%**
Medical and dental insurance increase	**6%**

Insurance & Utilities

Windstorm insurance increase	**10%**
Property insurance increase	**15%**
Utilities increase	**10%**
Workers' compensation insurance increase	**3%**

Property Operations & Planned Sales

Projected occupancy: BBG and tax-credit properties	**95%**

Planned sale of remaining infill lots and the Osage property.

Corpus Christi Housing Authority

Budget Authority

Calendar Years 2023–2026

HAP Budget Authority and Administrative-Fee Eligibility

Calendar Year	HAP Budget Authority	HAP Proration	Admin Fee Eligibility	Admin Fee Proration	Prorated Admin Fee Eligibility	HAP + Admin Fees
2023	$27,770,614	100.0%	$3,145,726	97.0%	$3,051,355	$30,821,969
2024	$33,131,462	100.0%	$3,439,725	91.0%	$3,130,150	$36,261,612
2025	$35,197,476	100.0%	$3,523,300	91.0%	$3,206,203	$38,403,679
2026 *	$35,943,000	100.0%	$3,929,058	86.0%	$3,378,990	$39,321,990

* 2026 amounts are estimates. HUD funds HCVP on a calendar-year basis.

Note: HAP Budget Authority excludes specialty vouchers funded by other programs (Mainstream, Veterans, City Vouchers, and Emergency Housing).

What Budget Authority Represents

Budget Authority is the total Housing Assistance Payment (HAP) funding HUD authorizes for the Housing Choice Voucher Program. Annual renewal funding generally reflects eligible prior-year HAP expenditures, adjusted for inflation, congressional appropriations, national proration, funding offsets, and other HUD-approved adjustments.

How It Guides the Operating Budget

Budget Authority establishes funding available for tenant-based and project-based assistance. It differs from actual HAP spending, cash received from HUD, and HAP reserves. CCHA must manage leasing and per-unit costs within available Budget Authority and authorized reserves.

Because HUD awards funding by calendar year, amounts in the fiscal-year operating budget are estimates. CCHA may adjust them after HUD issues final funding allocations.

Corpus Christi Housing Authority

2026–2027 OPERATING BUDGET

HCV-HAP & HCV-Admin

Factors and Assumptions

DEPARTMENT OVERVIEW

The Housing Choice Voucher Program helps eligible households access safe, affordable rental housing through assistance paid to participating property owners. The department manages eligibility and recertifications, voucher issuance and leasing, housing inspections, and landlord and participant support. Its work also includes portability, project-based voucher commitments, and Family Self-Sufficiency and special-purpose assistance, as applicable. The FY 2026–2027 budget focuses on sustaining assistance for participating families while balancing voucher utilization with available HUD funding. Planning considers housing assistance payment (HAP) costs separately from the administrative resources needed to deliver timely service, maintain accurate records, and meet program requirements.

HUD Funding & Reserves

- HUD HAP budget authority and anticipated proration
- Administrative-fee eligibility and anticipated proration
- HUD-held and CCHA-held HAP reserves
- Administrative-fee reserves
- HCVP Budget Transfer-In of Reserved Funds*

Voucher Utilization & HAP Costs

- Authorized vouchers, utilization, leasing, and attrition
- Tenant-based and project-based voucher commitments
- Actual HAP expenditures and per-unit costs
- Portability income and expense

Rental Market & Operating Costs

- Utility allowances and payment-standard changes
- Rent increases and local rental-market conditions
- Staffing, inspections, software, postage, and hearing costs

Special Programs & Contingencies

- Family Self-Sufficiency and other special-purpose vouchers
- HOME-ARP or other locally administered assistance, when applicable
- HUD funding uncertainty and contingency planning

*HCVP BUDGET TRANSFER-IN OF RESERVED FUNDS

A budget transfer-in is the planned use of accumulated reserve funds to supplement current year's revenues and balance the annual operating budget. It is recorded as a financing source, not operating revenue, to cover an anticipated shortfall or support strategic priorities when projected operating revenues are insufficient.

Corpus Christi Housing Authority

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

CCHA
FISCAL YEAR 2026-2027 BUDGET PROPOSAL
(Consolidated)

	HCV-HAP	HCV-Admin	Total
INCOME			
ADMINISTRATIVE INCOME	$ -	$ 3,378,990	$ 3,378,990
VOUCHER INCOME	35,943,000	0	35,943,000
OTHER VOUCHERS	2,025,713	0	2,025,713
OTHER GENERAL INCOME	0	154,456	154,456
TRANSFER IN	341,571	0	341,571
TOTAL INCOME	38,310,284	3,533,446	41,843,730
OPERATING EXPENSES			
SALARIES AND BENEFITS	0	1,293,115	1,293,115
ADMINISTRATIVE	0	619,344	619,344
HOUSING ASSISTANCE PAYMENTS	38,310,284	0	38,310,284
GENERAL EXPENSES	0	346,152	346,152
MAINTENANCE AND OPERATIONS	0	2,500	2,500
HOME CONSTRUCTION	0	100,000	100,000
OPERATING EXPENSES	38,310,284	2,361,110	40,671,394
NET INCOME	$ -	$ 1,172,336	$ 1,172,336

Corpus Christi Housing Authority

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Consolidated

CCHA
FISCAL YEAR 2026-2027 BUDGET PROPOSAL
(Consolidated)

		HCV-HAP	HCV-Admin	Total
3000-00-000	**INCOME**			
	ADMINISTRATIVE INCOME			
3410-02-000	Section 8 Admin. Fee Income	$ -	$ 3,177,383	$ 3,177,383
3410-07-000	Emergency Housing Voucher	91,947	0	91,947
3410-15-000	Mainstream Admin fee Income	0	64,000	64,000
3411-00-000	Mainstream Revenue	803,304	0	803,304
3411-01-000	Admin Fee CC Vouchers	0	137,607	137,607
3411-04-000	Corpus City Vouchers Income	1,130,462	0	1,130,462
	TOTAL ADMINISTRATIVE INCOME	**2,025,713**	**3,378,990**	**5,404,703**
	RENTAL INCOME			
3112-00-000	Tenant Assistance Payments	35,943,000	0	35,943,000
	TOTAL RENTAL INCOME	**35,943,000**	**0**	**35,943,000**
	OTHER GENERAL INCOME			
3610-00-000	Interest Income - Unrestricted	0	148,000	148,000
3640-00-000	Fraud Recovery	0	3,456	3,456
3650-00-000	Miscellaneous Other Income	0	3,000	3,000
	TOTAL OTHER GENERAL INCOME	**0**	**154,456**	**154,456**
2805-01-000	**TRANSFER IN**	**341,571**	**0**	**341,571**
3999-00-000	**TOTAL INCOME**	**38,310,284**	**3,533,446**	**41,843,730**
	OPERATING EXPENSES			
	SALARIES AND BENEFITS			
	TOTAL SALARIES AND BENEFITS (Admin)	0	1,293,115	1,293,115
	TOTAL SALARIES AND BENEFITS	**0**	**1,293,115**	**1,293,115**
	ADMINISTRATIVE			
4140-00-000	Staff Training	0	30,000	30,000
4150-00-000	Travel	0	14,000	14,000
4180-00-000	Office Rent	0	39,600	39,600
4190-04-000	Office Supplies	0	5,000	5,000
4190-05-000	Fuel-Administrative	0	400	400
4190-06-000	Computer Costs	0	5,000	5,000
4190-07-000	Telephone	0	9,000	9,000
4190-08-000	Postage	0	24,500	24,500
4190-10-000	Copiers	0	7,290	7,290
4190-18-000	Small Office Equipment	0	1,200	1,200
4190-22-000	Other Misc Admin Expenses	0	2,000	2,000
4190-26-000	Shredding/Rentals	0	800	800
4190-40-000	Printing Costs	0	1,000	1,000
4190-42-000	Uniforms Hsg Mgmt Staff	0	8,000	8,000
4190-43-000	Inspections Costs	0	55,000	55,000

CCHA
FISCAL YEAR 2026-2027 BUDGET PROPOSAL
(Consolidated)

		HCV-HAP	HCV-Admin	Total
4190-52-000	Meeting Costs	0	1,000	1,000
4190-64-000	STAR PROGRAM	0	2,000	2,000
4190-66-000	Recertification Expenses	0	75,000	75,000
4249-99-000	Inspection Other Costs or Materials	0	750	750
4190-60-000	Bookkeeping Fees Management Services	0	298,170	298,170
	SUBTOTAL	**0**	**579,710**	**579,710**
	Legal Expense			
4130-02-000	Criminal Background Checks	0	19,633	19,633
4130-04-000	General Legal Expense	0	20,000	20,000
	TOTAL Legal Expense	**0**	**39,633**	**39,633**
	TOTAL ADMINISTRATIVE	**0**	**619,344**	**619,344**
	GENERAL EXPENSES			
4715-00-000	Housing Assistance Payments	31,928,340	0	31,928,340
4715-01-000	Tenant Utility Payments-Voucher	1,000,000	0	1,000,000
4171-00-000	Auditing Fees	0	51,009	51,009
4190-12-000	Software	0	250,926	250,926
4190-16-000	Information Technology	0	20,989	20,989
4715-02-000	Portable Out HAP Payments	312,000	0	312,000
4715-11-000	Vacancy Loss Payments	158,000	0	158,000
4715-14-000	Corpus City Vouchers Expenses	1,130,462	0	1,130,462
4720-11-000	Mainstream Vouchers Expenses	864,000	0	864,000
4720-12-000	Veterans Affairs Supportive Expenses	1,047,000	0	1,047,000
4720-14-000	Emergency Housing Vouchers Expenses	5,994	0	5,994
4720-15-000	Non-Elderly Disabled Voucher Expenses	586,488	0	586,488
4720-16-000	Tenant Protection Vouchers Expenses	964,000	0	964,000
4720-17-000	Stability Vouchers Expenses	138,000	0	138,000
4720-18-000	Foster Youth Expenses	152,000	0	152,000
4720-19-000	Homeownership Expenses	24,000	0	24,000
4249-05-000	Insp Gasoline Admin	0	3,500	3,500
4249-54-000	Insp Auto Maint Admin	0	2,000	2,000
	SUBTOTAL	38,310,284	328,424	38,638,708
	Insurance Expense			
4510-03-000	Automobile Insurance	0	17,728	17,728
	TOTAL Insurance Expense	**0**	**17,728**	**17,728**
	TOTAL GENERAL EXPENSES	**38,310,284**	**346,152**	**38,656,436**
	MAINTENANCE AND OPERATIONS			
4413-00-000	Vehicle Gas, Oil, Grease	0	1,000	1,000
4420-11-000	Misc Materials	0	1,500	1,500
	SUBTOTAL	0	2,500	2,500
	TOTAL MAINTENANCE AND OPERATIONS	**0**	**2,500**	**2,500**
	HOME CONSTRUCTION			
4430-29-000	Contract Costs	0	100,000	100,000
	TOTAL HOME CONSTRUCTION	**0**	**100,000**	**100,000**

CCHA
FISCAL YEAR 2026-2027 BUDGET PROPOSAL
(Consolidated)

		HCV-HAP	HCV-Admin	Total
	TOTAL OPERATING EXPENSES	38,310,284	2,361,110	40,671,394
8000-00-000	TOTAL EXPENSES	38,310,284	2,361,110	40,671,394
9000-00-000	NET INCOME	$ -	$ 1,172,336	$ 1,172,336

HCV-HAP

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

HCV HAP
FISCAL YEAR 2026-2027 BUDGET PROPOSAL
(Consolidated)

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
	HUD VOUCHERS				
3112-00-000	Tenant Assistance Payments	$ 35,943,000	$ 34,100,000	$ 32,596,643	$ 32,541,888
3410-07-000	Emergency Housing Voucher	91,947	505,887	376,319	494,697
3411-00-000	Mainstream Revenue	803,304	769,232	457,816	779,560
	HUD VOUCHERS	**36,838,251**	**35,375,118**	**33,430,778**	**33,816,145**
	OTHER VOUCHERS				
3411-04-000	Corpus City Vouchers Income	1,130,462	458,690	0	0
	OTHER VOUCHERS	**1,130,462**	**458,690**	**0**	**0**
	OTHER VOUCHER INCOME	**0**	**0**	**0**	**111,724**
2805-01-000	**TRANSFER IN**	**341,571**	**0**	**0**	**0**
3999-00-000	**TOTAL INCOME**	**38,310,284**	**35,833,808**	**33,430,778**	**33,927,869**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS	**0**	**0**	**0**	**111,060**
4715-00-000	Housing Assistance Payments	31,928,340	32,660,682	30,736,477	31,329,995
4715-01-000	Tenant Utility Payments-Voucher	1,000,000	975,040	1,020,036	1,027,377
4715-02-000	Portable Out HAP Payments	312,000	336,333	432,794	436,580
4715-11-000	Vacancy Loss Payments	158,000	232,269	547,154	515,421
4715-14-000	Corpus City Vouchers Expenses	1,130,462	458,690	0	0
4720-11-000	Mainstream Vouchers Expenses	864,000	202,774	752,201	291,801
4720-12-000	Veterans Affairs Supportive Expenses	1,047,000	358,665	1,090,902	560,722
4720-14-000	Emergency Housing Vouchers Expenses	5,994	39,000	360,792	204,284
4720-15-000	Non-Elderly Disabled Voucher Expenses	586,488	190,856	571,951	290,489
4720-16-000	Tenant Protection Vouchers Expenses	964,000	316,767	928,905	470,144
4720-17-000	Stability Vouchers Expenses	138,000	40,529	124,367	60,963
4720-18-000	Foster Youth Expenses	152,000	14,079	149,478	41,256
4720-19-000	Homeownership Expenses	24,000	8,124	24,094	12,074
	OPERATING EXPENSES	**38,310,284**	**35,833,810**	**36,759,880**	**35,371,673**
9000-00-000	**NET INCOME**	**$ -**	**$ (2)**	**$ (3,329,102)**	**$ (1,443,804)**

HCV - Administration

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

HCV ADMINISTRATION
FISCAL YEAR 2026-2027 BUDGET PROPOSAL
(Consolidated)

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
	ADMINISTRATIVE INCOME				
3410-02-000	Section 8 Admin. Fee Income	$ 3,177,383	$ 2,437,174	$ 2,933,600	$ 3,349,752
3410-09-000	ACCOUNT EHV Admin Fees – Placement/Issuance	0	440	0	0
3111-02-000	ACCOUNT Tenant Rent Recovery income	0	3,756	0	0
3410-04-000	Port-In Admin Fees Earned	0	0	7,189	12,922
3410-06-000	Port In HAP Earned	0	0	140,614	242,237
3410-10-000	EHV Admin Fees - Ongoing Admin Income	0	9,000	40,447	0
3410-15-000	Mainstream Admin fee Income	64,000	86,103	34,878	74,680
3411-01-000	Admin Fee CC Vouchers	137,607	38,682	0	0
	TOTAL ADMINISTRATIVE INCOME	**3,378,990**	**2,575,156**	**3,156,728**	**3,679,590**
	RENTAL INCOME				
3112-00-000	Tenant Assistance Payments	0	0	0	-70,388
	TOTAL RENTAL INCOME	**0**	**0**	**0**	**-70,388**
	OTHER GENERAL INCOME				
3610-00-000	Interest Income - Unrestricted	148,000	136,428	138,095	185,622
3640-00-000	Fraud Recovery	3,456	3,490	2,690	2,996
3650-00-000	Miscellaneous Other Income	3,000	6,384	2,493	8,695
	TOTAL OTHER GENERAL INCOME	**154,456**	**146,302**	**143,278**	**197,313**
2805-01-000	**TRANSFER IN**	**0**	**192,961**	**0**	**0**
3999-00-000	**TOTAL INCOME**	**3,533,446**	**2,914,419**	**3,300,006**	**3,806,515**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS				
4110-00-000	Administrative Salaries	957,863	919,223	697,186	612,906
4110-05-000	Admin Overtime	0	0	12,913	3,262
4120-01-000	Admin Employee Benefits	335,252	319,978	0	0
4120-02-000	Admin FICA-OASDI	0	0	42,840	41,032
4120-03-000	Admin Retirement-Employer Paid	0	0	37,001	24,306
4120-04-000	Admin Medical Expense	0	0	127,977	111,940
4120-07-000	Admin FICA-Medicare	0	0	10,019	9,596
4120-08-000	Admin Employee Wellness Program	0	0	10,784	11,121
4120-09-000	Admin Dental Insurance	0	0	5,291	7,022
4120-10-000	Admin State Unemployment Insurance	0	0	3,633	1,017
4120-12-000	Admin Short Term Disability	0	0	0	0
4120-13-000	Admin Workers' Compensation	0	0	4,015	3,557
4120-19-000	Benefits Self Funding Services	0	0	22,287	24,684
	TOTAL SALARIES AND BENEFITS (Admin)	1,293,115	1,239,201	973,946	850,445
4241-00-000	Inspection Salaries	0	0	55,865	57,473

HCV ADMINISTRATION
FISCAL YEAR 2026-2027 BUDGET PROPOSAL
(Consolidated)

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4241-05-000	Insp Overtime	0	0	0	20
4242-02-000	Insp Fica-OASDI	0	0	3,076	3,151
4242-03-000	Insp Retirement-Employer Paid	0	0	4,209	4,324
4242-04-000	Insp Medical Expense	0	0	20,298	19,778
4242-07-000	Insp Fica-Medicare	0	0	719	737
4242-08-000	Insp Employee Wellness Program	0	0	261	174
4242-09-000	Insp Dental Insurance	0	0	515	558
4242-10-000	Insp State Unemployment Ins	0	0	63	117
4242-13-000	Insp Worker's Compensation	0	0	337	346
	TOTAL SALARIES AND BENEFITS (Inspection)	0	0	85,343	86,677
	TOTAL SALARIES AND BENEFITS	**1,293,115**	**1,239,201**	**1,059,289**	**937,122**
	ADMINISTRATIVE				
4140-00-000	Staff Training	30,000	30,000	8,492	24,306
4150-00-000	Travel	14,000	14,000	6,719	16,723
4180-00-000	Office Rent	39,600	39,600	36,300	36,000
4182-00-000	Consultants	0	0	12,263	2,444
4190-01-000	Membership and Fees	0	1,000	1,180	617
4190-03-000	Advertising	0	0	0	32
4190-04-000	Office Supplies	5,000	4,000	12,699	5,590
4190-05-000	Fuel-Administrative	400	1,000	63	64
4190-06-000	Computer Costs	5,000	5,000	13,399	4,138
4190-07-000	Telephone	9,000	11,000	6,238	8,509
4190-08-000	Postage	24,500	22,000	25,535	20,735
4190-10-000	Copiers	7,290	1,200	6,858	64,594
4190-18-000	Small Office Equipment	1,200	0	778	0
4190-22-000	Other Misc Admin Expenses	2,000	2,000	21,789	2,661
4190-26-000	Shredding/Rentals	800	1,000	625	600
4190-29-000	Subscriptions/Renewals	0	2,500	2,514	1,949
4190-40-000	Printing Costs	1,000	2,000	145	1,584
4190-42-000	Uniforms Hsg Mgmt Staff	8,000	8,000	5,556	4,400
4190-43-000	Inspections Costs	55,000	40,000	35,430	32,725
4190-44-000	Development Costs	0	0	45	0
4190-52-000	Meeting Costs	1,000	1,000	718	274
4190-64-000	STAR PROGRAM	2,000	2,000	0	102
4190-66-000	Recertification Expenses	75,000	86,000	113,590	175,705
4249-99-000	Inspection Other Costs or Materials	750	1,000	194	273
4190-38-001	Admin Services to Management Services	0	756,207	671,947	0
4190-60-000	Bookkeeping Fees to Management Services	298,170	330,499	270,532	299,362
	SUBTOTAL	579,710	1,361,006	1,253,609	703,388
	Legal Expense				
4130-01-000	Unlawful Detainers	0	0	0	84
4130-02-000	Criminal Background Checks	19,633	18,000	21,252	14,181
4130-03-000	Tenant Screening	0	0	54	648

HCV ADMINISTRATION
FISCAL YEAR 2026-2027 BUDGET PROPOSAL
(Consolidated)

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4130-04-000	General Legal Expense	20,000	20,000	5,342	9,134
	TOTAL Legal Expense	**39,633**	**38,000**	**26,648**	**24,047**
	TOTAL ADMINISTRATIVE	**619,344**	**1,399,006**	**1,280,258**	**727,434**
	GENERAL EXPENSES				
4715-00-000	Housing Assistance Payments	0	0	0	69,244
4715-01-000	Tenant Utility Payments-Voucher	0	0	3,970	5,892
4171-00-000	Auditing Fees	51,009	46,372	28,104	28,104
4172-00-000	Port Out Admin Fee Paid	0	0	0	537
4190-12-000	Software	250,926	184,848	137,908	49,512
4190-13-000	Internet	0	0	35	0
4190-16-000	Information Technology	20,989	19,990	19,320	18,382
4585-00-000	Port-In HAP Expense	0	0	175,250	242,237
4715-11-000	Vacancy Loss Payments	0	0	0	5,500
4720-14-000	Emergency Housing Vouchers Expenses	0	0	58,452	0
	SUBTOTAL	322,924	251,209	423,039	419,408
	Insurance Expense				
4510-03-000	Automobile Insurance	17,728	2,003	9,654	1,967
4510-06-000	Property Insurance	0	0	1,539	0
	TOTAL Insurance Expense	**17,728**	**2,003**	**11,193**	**1,967**
	TOTAL GENERAL EXPENSES	**340,652**	**253,212**	**434,232**	**421,375**
	INSPECTIONS				
4249-05-000	Insp Gasoline Admin	3,500	5,000	2,084	3,091
4249-54-000	Insp Auto Maint Admin	2,000	2,000	0	0
	TOTAL INSPECTIONS	**5,500**	**7,000**	**2,084**	**3,091**
	MAINTENANCE AND OPERATIONS				
4413-00-000	Vehicle Gas, Oil, Grease	1,000	1,000	897	760
4420-11-000	Misc Materials	1,500	2,000	0	0
	SUBTOTAL	2,500	3,000	897	760
	CONTRACT COSTS				
4430-10-000	Contract-Make Ready	0	0	0	1,185
4430-29-000	Contract Costs	100,000	0	4,668	799
4430-99-000	Contract Costs-Other	0	13,000	9,918	8,445
	TOTAL CONTRACT COSTS	**100,000**	**13,000**	**14,586**	**10,429**
	TOTAL MAINTENANCE AND OPERATIONS	**102,500**	**16,000**	**15,484**	**11,189**
	TOTAL OPERATING EXPENSES	**2,361,110**	**2,914,420**	**2,791,347**	**2,100,212**
8000-00-000	**TOTAL EXPENSES**	**2,361,110**	**2,914,420**	**2,791,347**	**2,100,212**
9000-00-000	**NET INCOME**	**$ 1,172,336**	**$ -**	**$ 508,659**	**$ 1,706,304**

Coastal Housing Partners

Coastal Housing Partners

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

COASTAL HOUSING PARTNERS (CHP)
(PROPERTIES, MANAGEMENT SERVICES, THANKSGIVING Homes, and CCFC)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL
(Consolidated)

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
ADMINISTRATIVE INCOME	$ 5,696,507	$ 4,827,189	$ 5,096,276	$ 4,588,413
MANAGEMENT FEE INCOME	4,121,859	4,230,983	3,944,192	5,926,324
RENTAL INCOME	18,203,093	17,153,899	17,825,474	16,615,856
HOMES SALES	1,320,000	2,556,000	1,246,500	595,000
RESIDENT SERVICES INCOME	247,200	244,320	223,960	244,320
TENANT OTHER INCOME	476,675	390,700	612,643	456,746
OTHER GENERAL INCOME	381,200	582,121	420,551	2,293,644
TOTAL INCOME	**30,446,534**	**29,985,212**	**29,369,597**	**30,720,304**
OPERATING EXPENSES				
SALARIES AND BENEFITS	9,500,187	8,411,647	7,310,815	8,259,257
ADMINISTRATIVE	1,648,927	1,514,235	1,732,017	1,635,750
GENERAL EXPENSES	5,674,852	5,907,288	6,179,399	6,144,697
TOTAL INSPECTIONS	0	0	0	718
MAINTENANCE AND OPERATIONS	7,311,922	8,654,810	8,707,375	6,479,228
UTILITIES	3,828,288	3,759,979	3,234,281	3,279,783
OPERATING EXPENSES	**27,964,176**	**28,247,959**	**27,163,887**	**25,799,432**
NET INCOME	**$ 2,482,358**	**$ 1,737,253**	**$ 2,205,710**	**$ 4,920,872**

Coastal Housing Partners

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

COASTAL HOUSING PARTNERS (CHP)
(PROPERTIES, MANAGEMENT SERVICES, THANKSGIVING Homes, and CCFC)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL
(Consolidated)

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
	ADMINISTRATIVE INCOME				
3111-02-000	ACCOUNT Tenant Rent Recovery income	$ -	$ -	$ 22,652	$ 17,458
3201-00-000	Work Order Income	3,297,276	2,507,862	2,890,606	3,103,931
3201-01-000	Work Order Income Tax Credit	715,000	685,452	777,488	0
3202-00-000	General Maintenance Income	939,000	893,894	816,068	1,048,320
3202-01-000	General Maintenance Income Tax Credit	218,000	212,780	195,467	0
3203-00-000	Other Maintenance Income	0	0	0	5,001
3204-00-000	Lawn Service Income	363,532	363,532	297,295	413,881
3204-01-000	Lawn Service Income Tax Credit	163,699	163,669	96,777	0
3415-00-000	Other Government Grants	0	0	0	-177
	TOTAL ADMINISTRATIVE INCOME	**5,696,507**	**4,827,189**	**5,096,352**	**4,588,413**
3620-40-000	Bahia Management Fee Income	325,000	295,726	284,084	305,859
3630-10-000	Bookkeeping Fees	330,449	330,499	270,532	299,362
3680-10-000	Earned Administrative Fee	690,898	756,207	671,947	684,945
	TOTAL MANAGEMENT FEE INCOME	**1,346,347**	**1,382,433**	**1,226,564**	**1,290,167**
	RENTAL INCOME				
3110-00-000	Rent Income-Gross Potential	17,725,920	16,630,019	0	0
3111-00-000	Tenant Rent	66,000	17,000	3,793,113	3,699,134
3112-02-000	Voucher Revenue	77,900	87,000	13,594,699	12,443,858
3112-10-000	Vacancy Loss Income	333,273	419,880	437,842	472,864
	TOTAL RENTAL INCOME	**18,203,093**	**17,153,899**	**17,825,654**	**16,615,856**
3670-10-000	Resident Service Fee Earned	210,000	207,120	189,860	244,320
3670-11-000	Resident Service Fee Tax Credit	37,200	37,200	34,100	0
	TOTAL RESIDENT SERVICES INCOME	**247,200**	**244,320**	**223,960**	**244,320**
	TENANT OTHER INCOME				
3120-02-000	Cleaning Fee	105,700	65,000	120,297	59,739
3120-03-000	Damages	116,200	74,000	164,397	100,933
3120-04-000	Late Charges	72,975	68,500	75,271	81,167
3120-05-000	Legal Fees - Tenant	31,350	20,000	46,380	19,499
3120-06-000	NSF Charges	0	0	175	525
3120-08-000	Tenant Screening	500	0	0	0
3120-09-000	Misc.Tenant Income	143,700	148,200	199,047	185,494
3120-10-000	Application Fees	6,250	5,500	6,560	4,840
3120-14-000	Other Tenant Recovery Income	0	8,500	0	3,578
3120-01-000	Laundry and Vending	0	1,000	0	970
	TOTAL TENANT OTHER INCOME	**476,675**	**390,700**	**612,127**	**456,746**
	OTHER GENERAL INCOME				
3610-00-000	Interest Income - Unrestricted	237,000	304,181	229,577	325,679

COASTAL HOUSING PARTNERS (CHP)
(PROPERTIES, MANAGEMENT SERVICES, THANKSGIVING Homes, and CCFC)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL
(Consolidated)

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3620-20-000	Management Fee Income	2,595,512	2,668,550	2,415,128	4,420,157
3645-00-000	Insurance Refunds	50,000	133,000	16,410	14,984
3650-00-000	Miscellaneous Other Income	94,200	144,940	174,564	1,952,981
3650-10-000	HOME SALES	1,320,000	2,556,000	1,246,500	595,000
3660-00-000	Administrative Service Fee	180,000	180,000	165,000	216,000
	TOTAL OTHER GENERAL INCOME	**4,476,712**	**5,986,671**	**4,247,180**	**7,524,802**
3999-00-000	**TOTAL INCOME**	**30,446,534**	**29,985,212**	**29,231,837**	**30,720,304**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS				
4110-00-000	Administrative Salaries	4,058,160	3,777,088	3,185,794	3,702,005
4110-05-000	Admin Overtime	115	0	9,431	10,773
4120-01-000	Admin Employee Benefits	1,420,356	1,275,949	3,136	3,136
4120-02-000	Admin FICA-OASDI	0	0	227,326	220,302
4120-03-000	Admin Retirement-Employer Paid	0	0	308,544	170,036
4120-04-000	Admin Medical Expense	0	0	517,549	806,720
4120-05-000	Admin Pension Plan Admin Fees	0	0	15,394	23,157
4120-07-000	Admin FICA-Medicare	0	0	60,618	62,964
4120-08-000	Admin Employee Wellness Program	0	0	30,472	31,761
4120-09-000	Admin Dental Insurance	0	0	30,757	22,663
4120-10-000	Admin State Unemployment Insurance	0	0	16,485	3,530
4120-12-000	Admin Short Term Disability	0	0	0	36
4120-13-000	Admin Workers' Compensation	0	0	71,346	45,876
4120-19-000	Benefits Self Funding Services	0	0	133,156	140,190
	TOTAL SALARIES AND BENEFITS (Admin)	5,478,632	5,053,037	4,610,009	5,243,148
4210-00-000	Tenant Services Salaries	0	0	0	36,947
4215-02-000	Tenant Svcs Fica-OASDI	0	0	0	2,139
4215-03-000	Tenant Svcs Retirement-Employer Paid	0	0	0	2,795
4215-04-000	Tenant Svcs Medical Expense	0	0	0	8,254
4215-07-000	Tenant Svcs Fica-Medicare	0	0	0	500
4215-08-000	Tenant Svcs Employee Wellness Program	0	0	0	326
4215-09-000	Tenant Svcs Dental Insurance	0	0	0	375
4215-10-000	Tenant Svcs State Unemployment Ins	0	0	0	117
4215-13-000	Tenant Svcs Worker's Compensation	0	0	0	224
	TOTAL SALARIES AND BENEFITS (Tenant Svcs)	0	0	0	51,677
4410-00-000	Maintenance Salaries	2,812,317	2,433,776	2,005,485	2,215,774
4410-05-000	Maintenance Overtime	150,000	0	131,051	84,598
4411-01-000	Maint Employee Benefits	1,059,239	924,835	0	0
4411-02-000	Maint Fica-OASDI	0	0	77,980	90,699
4411-03-000	Maint Retirement-Employer Paid	0	0	93,058	107,998
4411-04-000	Maint Medical Expense	0	0	282,309	334,542

COASTAL HOUSING PARTNERS (CHP)
(PROPERTIES, MANAGEMENT SERVICES, THANKSGIVING Homes, and CCFC)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL
(Consolidated)

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4411-07-000	Main Fica-Medicare	0	0	18,237	21,212
4411-08-000	Maint Employee Wellness Program	0	0	11,049	8,804
4411-09-000	Maint Dental Insurance	0	0	10,397	12,196
4411-10-000	Main State Unemployment Insurance	0	0	2,311	4,069
4411-13-000	Maint Worker's Compensation	0	0	68,930	84,538
	TOTAL SALARIES AND BENEFITS (Maintenance)	4,021,555	3,358,611	2,700,806	2,964,431
	TOTAL SALARIES AND BENEFITS	**9,500,187**	**8,411,647**	**7,310,815**	**8,259,257**
	ADMINISTRATIVE				
4140-00-000	Staff Training	73,000	63,500	29,260	26,264
4150-00-000	Travel	68,000	67,800	36,202	56,113
4180-00-000	Office Rent	40,000	51,600	36,307	36,000
4182-00-000	Consultants	240,000	205,000	367,743	148,348
4190-01-000	Membership and Fees	40,150	49,100	28,164	27,360
4190-02-000	Publications	1,100	3,300	0	756
4190-03-000	Advertising	5,000	2,171	1,977	619
4190-04-000	Office Supplies	53,350	58,283	64,701	46,612
4190-05-000	Fuel-Administrative	9,400	5,500	18,578	7,356
4190-06-000	Computer Costs	34,400	26,804	24,346	20,428
4190-07-000	Telephone	35,586	53,412	60,742	63,540
4190-08-000	Postage	14,750	20,546	13,002	24,928
4190-10-000	Copiers	21,300	42,120	25,140	157,379
4190-11-000	Printer Supplies	0	0	0	34
4190-17-000	Temporary Administrative Labor	17,200	0	18,566	0
4190-18-000	Small Office Equipment	5,500	8,401	3,255	7,344
4190-20-000	Bank Fees	0	0	1,099	13,071
4190-22-000	Other Misc Admin Expenses	12,100	18,142	30,433	31,250
4190-23-000	Application Services	0	500	0	6
4190-25-000	Courier Services	500	500	0	127
4190-26-000	Shredding/Rentals	1,000	1,660	1,080	2,035
4190-28-000	Application Fees	0	0	0	8,270
4190-29-000	Subscriptions/Renewals	9,750	4,500	7,917	1,849
4190-31-000	Medical Exams - Employees	10,000	13,000	6,105	7,252
4190-36-000	Payroll Admin Services	0	0	-60	-120
4190-37-000	Management Fees	84,961	50,000	45,833	0
4190-38-000	Administrative Services	120,000	180,000	165,000	216,000
4190-39-000	Permits License Certif	6,600	3,565	10,057	13,004
4190-40-000	Printing Costs	5,400	11,250	3,313	3,265
4190-42-000	Uniforms Hsg Mgmt Staff	18,750	16,775	15,245	12,601
4190-43-000	Inspections Costs	0	0	483	2,955
4190-46-000	Predevelopment Costs	0	17,500	0	1,178
4190-47-000	Board of Commissioners	15,000	15,000	9,117	16,569
4190-49-000	Answering Services	15,350	18,500	17,658	18,464
4190-52-000	Meeting Costs	37,650	33,000	24,255	17,494

COASTAL HOUSING PARTNERS (CHP)
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FISCAL YEAR 2026-2027 BUDGET PROPOSAL
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		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4190-54-000	Auto Mtc Administrative	0	1,000	1,791	345
4190-65-000	Incentive management fee	0	7,000	0	4,430
4190-66-000	Recertification Expenses	0	0	0	125
4220-01-000	Other Tenant Svcs.	5,750	0	8,000	6,305
4220-02-000	Tenant Services Disaster Aid	0	0	198	6,356
4230-00-000	Tenant Services Contract Costs	169,730	225,000	225,185	227,695
4230-02-000	Ten Services Auto Repair	0	0	592	0
4230-03-000	Tenant Activities	0	0	2,031	0
4230-05-000	Ten Svcs Resident Stipend	22,600	28,500	21,050	23,768
4230-06-000	Ten Svcs Alarms & Security	0	0	4,376	314
4230-07-000	Ten Svcs Office Supplies	0	0	0	318
4230-22-000	Ten Svcs Office Equip/Furniture	0	0	0	15
4230-47-000	Ten Svcs Staff Travel & Mileage	0	0	0	313
4230-48-000	Ten Svcs Computer Costs	0	0	0	1,627
4249-04-000	Insp Office Supplies	0	0	26	62
4249-18-000	Insp Office Equip/Furniture	0	0	1,029	0
	SUBTOTAL	1,193,877	1,302,929	1,329,797	1,260,024
	Legal Expense				
4130-01-000	Unlawful Detainers	0	0	0	21
4130-02-000	Criminal Background Checks	5,000	5,200	10,287	5,085
4130-03-000	Tenant Screening	15,150	17,300	14,406	15,871
4130-04-000	General Legal Expense	376,200	155,806	310,172	320,660
4190-27-000	Collect Fees/Court Costs	58,700	33,000	67,356	34,089
	TOTAL Legal Expense	**455,050**	**211,306**	**402,220**	**375,726**
	TOTAL ADMINISTRATIVE	**1,648,927**	**1,514,235**	**1,732,017**	**1,635,750**
	GENERAL EXPENSES				
4170-00-000	Accounting Fees	56,380	50,800	50,384	32,038
4171-00-000	Auditing Fees	45,988	45,751	20,650	29,450
4174-00-000	Marketing	5,000	10,000	0	10,307
4190-12-000	Software	381,684	290,410	234,901	106,616
4190-13-000	Internet	31,861	30,300	28,962	26,625
4190-14-000	Fax	0	0	43	0
4190-15-000	Cell Phones	4,000	4,120	1,821	3,518
4190-16-000	Information Technology	120,687	118,118	139,448	77,074
4190-59-000	Management Fees BBG	2,595,512	2,397,837	2,369,295	4,420,157
4570-00-000	Bad Debt-Tenant Rents	336,000	384,200	514,037	488,896
4570-01-000	Bad Debt-Other	86,000	0	0	0
4590-00-000	Other General Expense	0	0	0	14,530
4851-00-000	Interest Expense	207,000	170,000	191,906	160,850
	SUBTOTAL	3,870,112	3,501,535	3,551,447	5,370,061
	Insurance Expense				
4510-03-000	Automobile Insurance	173,004	33,046	175,701	23,147
4510-05-000	Windstorm Insurance	749,778	1,447,170	1,344,183	0
4510-06-000	Property Insurance	710,819	925,537	961,668	751,033

COASTAL HOUSING PARTNERS (CHP)
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FISCAL YEAR 2026-2027 BUDGET PROPOSAL
(Consolidated)

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4510-00-000	Insurance	171,139	0	146,400	456
	TOTAL Insurance Expense	**1,804,740**	**2,405,753**	**2,627,952**	**774,636**
	TOTAL GENERAL EXPENSES	**5,674,852**	**5,907,288**	**6,179,399**	**6,144,697**
	INSPECTIONS				
4249-54-000	Insp Auto Maint Admin	0	0	0	718
	TOTAL INSPECTIONS	**0**	**0**	**0**	**718**
	MAINTENANCE AND OPERATIONS				
4412-00-000	Maintenance Uniforms	49,250	3,000	43,528	32,291
4413-00-000	Vehicle Gas, Oil, Grease	32,900	35,080	62,136	63,300
4420-01-000	Supplies-Grounds	20,250	2,000	24,332	2,822
4420-02-000	Supplies-Appliance	15,250	11,700	108,559	30,342
4420-03-000	Supplies-Decorating	17,100	250	45,098	1,228
4420-04-000	Supplies-Electrical	71,450	40,500	40,036	76,111
4420-05-000	Supplies-Exterminating	0	0	270	1,049
4420-06-000	Supplies-Janitorial/Cleaning	22,340	5,000	29,691	15,554
4420-07-000	Supplies-Maint/Repairs	62,450	32,000	115,859	91,190
4420-08-000	Supplies-Plumbing	90,700	27,500	121,390	72,248
4420-09-000	Tools and Equipment	42,750	41,000	28,661	38,427
4420-10-000	Maintenance Paper/Supplies	2,300	2,000	401	2,570
4420-11-000	Misc Materials	28,200	21,500	31,548	37,077
4420-12-000	Water Heaters	19,000	35,000	24,692	26,461
4420-13-000	Window Coverings	43,300	37,000	61,249	69,320
4420-14-000	Paint & Supplies	31,550	27,500	19,594	29,957
4420-15-000	Air Conditioning/Heating	58,900	37,000	296,506	87,313
4420-16-000	Alarms & Extinguishers	20,000	0	76,572	55,082
4420-17-000	Appliances- All appliances	75,400	127,000	66,039	131,066
4420-18-000	Carpentry	27,000	6,500	59,655	10,740
4420-19-000	Flooring Materials	7,000	9,000	2,321	11,756
4420-21-000	Lawn Mover/Tractor Parts	18,500	12,000	3,130	7,976
4442-00-000	Labor Expense Due to Maint	0	0	241,418	1,903
4445-00-000	Material Expense Due to Maint	0	0	0	125
	SUBTOTAL	755,590	512,530	1,502,685	895,906
	CONTRACT COSTS				
4430-01-000	Contract-Alarm/Extinguisher	44,000	23,000	43,800	30,168
4430-02-000	Contract-Appliance	1,500	0	922	0
4430-03-000	Contract-Building Repairs	202,100	73,000	304,267	84,623
4430-04-000	Contract-Carpet Cleaning	0	0	27	1,980
4430-05-000	Contract-Decorating/Painting	4,700	2,000	8,552	275
4430-06-000	Contract-Electrical	25,900	32,300	37,686	29,658
4430-07-000	Contract-Pest Control	117,800	120,160	142,516	118,504
4430-08-000	Contract-Floor Covering	55,500	70,377	28,061	42,034
4430-09-000	Contract-Grounds	586,000	368,531	585,333	361,208
4430-10-000	Contract-Make Ready	677,600	1,676,115	797,141	387,782

COASTAL HOUSING PARTNERS (CHP)
(PROPERTIES, MANAGEMENT SERVICES, THANKSGIVING Homes, and CCFC)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL
(Consolidated)

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4430-11-000	Contract-Plumbing	210,800	178,000	232,683	206,056
4430-12-000	Contract-Window Covering	2,500	16,100	6,237	11,499
4430-13-000	Contract-HVAC	149,000	34,000	22,672	32,085
4430-14-000	Contract-Vehicle Maintenance	38,600	45,000	37,650	26,892
4430-15-000	Contract-Equipment Rental	0	5,000	0	0
4430-16-000	Contract-Maintenance	919,000	893,894	822,533	1,016,960
4430-17-000	Contract-Elevator Monitoring	20,000	38,500	17,823	9,621
4430-18-000	Contract-Alarm Monitoring	10,000	18,887	29,148	22,653
4430-23-000	Contract-Work Orders	3,286,996	2,507,862	2,654,333	2,549,348
4430-24-000	Contract-Equipment Repair	12,000	15,000	3,653	6,850
4430-26-000	Contract-Cathodic Services	10,500	18,500	10,525	13,846
4430-27-000	Contract-Damages Tenant Property	4,000	4,000	0	0
4430-29-000	Contract Costs	0	1,938,000	1,190,557	555,476
4430-30-000	Contract-Police Patrols	58,600	42,500	61,470	49,705
4430-70-000	Contract-WARRANTY WORK	0	0	12	310
4430-90-000	Contract-Fee For Service	0	0	0	818
4430-99-000	Contract Costs-Other	19,236	19,055	35,840	24,971
4410-03-000	Maintenance - Temporary Labor	100,000	2,500	131,248	0
	TOTAL CONTRACT COSTS	**6,556,332**	**8,142,280**	**7,204,689**	**5,583,322**
	TOTAL MAINTENANCE AND OPERATIONS	**7,311,922**	**8,654,810**	**8,707,375**	**6,479,228**
	UTILITIES				
4310-00-000	Water	1,316,018	1,318,574	1,057,719	1,143,011
4320-00-000	Electricity	263,607	238,000	209,157	226,084
4330-00-000	Gas	272,550	277,250	213,467	216,148
4340-00-000	Waste Disposal-Garbage	422,500	442,800	375,961	381,566
4390-00-000	Sewer	1,553,613	1,483,355	1,377,977	1,312,974
	TOTAL UTILITIES	**3,828,288**	**3,759,979**	**3,234,281**	**3,279,783**
	TOTAL OPERATING EXPENSES	**27,964,176**	**28,247,959**	**27,163,887**	**25,799,432**
8000-00-000	**TOTAL EXPENSES**	**27,964,176**	**28,247,959**	**27,163,887**	**25,799,432**
9000-00-000	**NET INCOME**	**$ 2,482,358**	**$ 1,737,253**	**$ 2,067,950**	**$ 4,920,872**

Coastal Housing Partners (CHP)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	BBG Properties	Management Services	Maintenance	Landscaping	hanksgiving Hom	CCFC	Total
INCOME							
ADMINISTRATIVE INCOME	$ 30,280	$ -	$ 5,138,996	$ 527,231	$ -	$ -	$ 5,696,507
MANAGEMENT FEE INCOME	325,000	3,796,859	0	0	0	0	4,121,859
RENTAL INCOME	17,636,689	0	0	0	566,404	0	18,203,093
HOMES SALES	0	0	0	0	0	1,320,000	1,320,000
RESIDENT SERVICES INCOME	247,200	0	0	0	0	0	247,200
TENANT OTHER INCOME	471,125	0	0	0	5,550	0	476,675
OTHER GENERAL INCOME	319,200	30,000	0	0	7,000	25,000	381,200
TOTAL INCOME	**19,029,494**	**3,826,859**	**5,138,996**	**527,231**	**578,954**	**1,345,000**	**30,446,534**
OPERATING EXPENSES							
SALARIES AND BENEFITS	2,085,522	2,644,827	4,328,495	436,299	5,044	0	9,500,187
ADMINISTRATIVE	430,105	954,961	49,500	5,500	88,861	120,000	1,648,927
GENERAL EXPENSES	4,919,049	214,651	207,859	5,154	323,190	4,950	5,674,852
MAINTENANCE AND OPERATIONS	6,599,036	8,736	536,250	66,000	101,900	0	7,311,922
UTILITIES	3,782,881	0	13,200	2,500	29,707	0	3,828,288
OPERATING EXPENSES	**17,816,592**	**3,823,175**	**5,135,304**	**515,453**	**548,702**	**124,950**	**27,964,176**
NET INCOME	**$ 1,212,902**	**$ 3,684**	**$ 3,692**	**$ 11,779**	**$ 30,252**	**$ 1,220,050**	**$ 2,482,358**

Coastal Housing Partners

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Consolidated Budget Detail

Coastal Housing Partners (CHP)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		BBG Properties	Management Services	Maintenance	Landscaping	Thanksgiving Homes	CCFC	Total
3000-00-000	**INCOME**							
	ADMINISTRATIVE INCOME							
3201-00-000	Work Order Income	$ 10,280	$ -	$ 3,286,996	$ -	$ -	$ -	$ 3,297,276
3201-01-000	Work Order Income Tax Credit	0	0	715,000	0	0	0	715,000
3202-00-000	General Maintenance Income	20,000	0	919,000	0	0	0	939,000
3202-01-000	General Maintenance Income Tax Credit	0	0	218,000	0	0	0	218,000
3204-00-000	Lawn Service Income	0	0	0	363,532	0	0	363,532
3204-01-000	Lawn Service Income Tax Credit	0	0	0	163,699	0	0	163,699
	TOTAL ADMINISTRATIVE INCOME	**30,280**	**0**	**5,138,996**	**527,231**	**0**	**0**	**5,696,507**
3620-40-000	Bahia Management Fee Income	325,000	0	0	0	0	0	325,000
3630-10-000	Bookkeeping Fees	0	330,449	0	0	0	0	330,449
3680-10-000	Earned Administrative Fee	0	690,898	0	0	0	0	690,898
	TOTAL MANAGEMENT FEE INCOME	**325,000**	**1,021,347**	**0**	**0**	**0**	**0**	**1,346,347**
	RENTAL INCOME							
3110-00-000	Rent Income-Gross Potential	17,159,516	0	0	0	566,404	0	17,725,920
3111-00-000	Tenant Rent	66,000	0	0	0	0	0	66,000
3112-02-000	Voucher Revenue	77,900	0	0	0	0	0	77,900
3112-10-000	Vacancy Loss Income	333,273	0	0	0	0	0	333,273
	TOTAL RENTAL INCOME	**17,636,689**	**0**	**0**	**0**	**566,404**	**0**	**18,203,093**
3670-10-000	Resident Service Fee Earned	210,000	0	0	0	0	0	210,000
3670-11-000	Resident Service Fee Tax Credit	37,200	0	0	0	0	0	37,200
	TOTAL RESIDENT SERVICES INCOME	**247,200**	**0**	**0**	**0**	**0**	**0**	**247,200**
	TENANT OTHER INCOME							
3120-02-000	Cleaning Fee	104,900	0	0	0	800	0	105,700
3120-03-000	Damages	115,200	0	0	0	1,000	0	116,200
3120-04-000	Late Charges	72,475	0	0	0	500	0	72,975
3120-05-000	Legal Fees - Tenant	31,350	0	0	0	0	0	31,350
3120-08-000	Tenant Screening	500	0	0	0	0	0	500
3120-09-000	Misc.Tenant Income	140,700	0	0	0	3,000	0	143,700
3120-10-000	Application Fees	6,000	0	0	0	250	0	6,250
	TOTAL TENANT OTHER INCOME	**471,125**	**0**	**0**	**0**	**5,550**	**0**	**476,675**
	OTHER GENERAL INCOME							
3610-00-000	Interest Income - Unrestricted	180,000	25,000	0	0	7,000	25,000	237,000
3620-20-000	Management Fee Income	0	2,595,512	0	0	0	0	2,595,512
3645-00-000	Insurance Refunds	50,000	0	0	0	0	0	50,000
3650-00-000	Miscellaneous Other Income	89,200	5,000	0	0	0	0	94,200
3650-10-000	HOME SALES	0	0	0	0	0	1,320,000	1,320,000
3660-00-000	Administrative Service Fee	0	180,000	0	0	0	0	180,000
	TOTAL OTHER GENERAL INCOME	**319,200**	**2,805,512**	**0**	**0**	**7,000**	**1,345,000**	**4,476,712**
3999-00-000	**TOTAL INCOME**	**19,029,494**	**3,826,859**	**5,138,996**	**527,231**	**578,954**	**1,345,000**	**30,446,534**
	OPERATING EXPENSES							
	SALARIES AND BENEFITS							
4110-00-000	Administrative Salaries	1,544,831	1,959,046	550,547	0	3,736	0	4,058,160
4110-05-000	Admin Overtime	0	115	0	0	0	0	115
4120-01-000	Admin Employee Benefits	540,691	685,666	192,692	0	1,308	0	1,420,356
	TOTAL SALARIES AND BENEFITS (Admin)	2,085,522	2,644,827	743,239	0	5,044	0	5,478,632
4410-00-000	Maintenance Salaries	0	0	2,489,316	323,000	0	0	2,812,317
4410-05-000	Maintenance Overtime	0	0	150,000	0	0	0	150,000
4411-01-000	Maint Employee Benefits	0	0	945,940	113,298	0	0	1,059,239
	TOTAL SALARIES AND BENEFITS (Maintenance)	0	0	3,585,257	436,299	0	0	4,021,555
	TOTAL SALARIES AND BENEFITS	**2,085,522**	**2,644,827**	**4,328,495**	**436,299**	**5,044**	**0**	**9,500,187**
	ADMINISTRATIVE							
4140-00-000	Staff Training	10,000	56,000	5,000	2,000	0	0	73,000
4150-00-000	Travel	3,000	60,000	5,000	0	0	0	68,000
4180-00-000	Office Rent	0	40,000	0	0	0	0	40,000
4182-00-000	Consultants	0	240,000	0	0	0	0	240,000
4190-01-000	Membership and Fees	11,300	25,500	2,000	0	1,350	0	40,150
4190-02-000	Publications	0	1,100	0	0	0	0	1,100
4190-03-000	Advertising	0	5,000	0	0	0	0	5,000
4190-04-000	Office Supplies	24,850	26,000	2,000	0	500	0	53,350
4190-05-000	Fuel-Administrative	2,400	0	7,000	0	0	0	9,400
4190-06-000	Computer Costs	5,400	24,000	5,000	0	0	0	34,400
4190-07-000	Telephone	11,800	11,786	12,000	0	0	0	35,586
4190-08-000	Postage	8,350	6,000	300	0	100	0	14,750

Coastal Housing Partners (CHP)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		BBG Properties	Management Services	Maintenance	Landscaping	Thanksgiving Homes	CCFC	Total
4190-10-000	Copiers	14,100	6,000	1,200	0	0	0	21,300
4190-17-000	Temporary Administrative Labor	17,200	0	0	0	0	0	17,200
4190-18-000	Small Office Equipment	1,500	4,000	0	0	0	0	5,500
4190-22-000	Other Misc Admin Expenses	2,000	6,100	2,000	2,000	0	0	12,100
4190-25-000	Courier Services	0	500	0	0	0	0	500
4190-26-000	Shredding/Rentals	0	1,000	0	0	0	0	1,000
4190-29-000	Subscriptions/Renewals	750	7,500	1,500	0	0	0	9,750
4190-31-000	Medical Exams - Employees	0	10,000	0	0	0	0	10,000
4190-37-000	Management Fees	0	0	0	0	84,961	0	84,961
4190-38-000	Administrative Services	0	0	0	0	0	120,000	120,000
4190-39-000	Permits License Certif	4,600	2,000	0	0	0	0	6,600
4190-40-000	Printing Costs	0	5,400	0	0	0	0	5,400
4190-42-000	Uniforms Hsg Mgmt Staff	6,675	7,075	5,000	0	0	0	18,750
4190-47-000	Board of Commissioners	0	15,000	0	0	0	0	15,000
4190-49-000	Answering Services	15,350	0	0	0	0	0	15,350
4190-52-000	Meeting Costs	150	36,000	1,500	0	0	0	37,650
4220-01-000	Other Tenant Svcs.	5,750	0	0	0	0	0	5,750
4230-00-000	Tenant Services Contract Costs	169,730	0	0	0	0	0	169,730
4230-05-000	Ten Svcs Resident Stipend	22,600	0	0	0	0	0	22,600
	SUBTOTAL	337,505	595,961	49,500	4,000	86,911	120,000	1,193,877
	Legal Expense							
4130-02-000	Criminal Background Checks	0	5,000	0	0	0	0	5,000
4130-03-000	Tenant Screening	14,400	0	0	0	750	0	15,150
4130-04-000	General Legal Expense	20,000	354,000	0	1,500	700	0	376,200
4190-27-000	Collect Fees/Court Costs	58,200	0	0	0	500	0	58,700
	TOTAL Legal Expense	**92,600**	**359,000**	**0**	**1,500**	**1,950**	**0**	**455,050**
	TOTAL ADMINISTRATIVE	**430,105**	**954,961**	**49,500**	**5,500**	**88,861**	**120,000**	**1,648,927**
	GENERAL EXPENSES							
4170-00-000	Accounting Fees	3,630	50,000	0	0	550	2,200	56,380
4171-00-000	Auditing Fees	29,502	5,181	5,405	400	2,750	2,750	45,988
4174-00-000	Marketing	0	5,000	0	0	0	0	5,000
4190-12-000	Software	201,343	129,296	42,926	0	8,119	0	381,684
4190-13-000	Internet	31,815	46	0	0	0	0	31,861
4190-15-000	Cell Phones	0	0	3,000	1,000	0	0	4,000
4190-16-000	Information Technology	88,281	25,128	6,528	750	0	0	120,687
4190-59-000	Management Fees BBG	2,595,512	0	0	0	0	0	2,595,512
4570-00-000	Bad Debt-Tenant Rents	326,000	0	0	0	10,000	0	336,000
4570-01-000	Bad Debt-Other	86,000	0	0	0	0	0	86,000
4851-00-000	Interest Expense	0	0	0	0	207,000	0	207,000
	SUBTOTAL	3,362,083	214,651	57,859	2,150	228,419	4,950	3,870,112
	Insurance Expense							
4510-03-000	Automobile Insurance	20,000	0	150,000	3,004	0	0	173,004
4510-05-000	Windstorm Insurance	749,778	0	0	0	0	0	749,778
4510-06-000	Property Insurance	616,048	0	0	0	94,771	0	710,819
4510-00-000	Insurance	171,139	0	0	0	0	0	171,139
	TOTAL Insurance Expense	**1,556,966**	**0**	**150,000**	**3,004**	**94,771**	**0**	**1,804,740**
	TOTAL GENERAL EXPENSES	**4,919,049**	**214,651**	**207,859**	**5,154**	**323,190**	**4,950**	**5,674,852**
	MAINTENANCE AND OPERATIONS							
4412-00-000	Maintenance Uniforms	0	0	46,250	3,000	0	0	49,250
4413-00-000	Vehicle Gas, Oil, Grease	2,900	0	10,000	20,000	0	0	32,900
4420-01-000	Supplies-Grounds	8,250	0	10,000	2,000	0	0	20,250
4420-02-000	Supplies-Appliance	4,250	0	10,000	0	1,000	0	15,250
4420-03-000	Supplies-Decorating	16,600	0	0	0	500	0	17,100
4420-04-000	Supplies-Electrical	31,050	0	40,000	0	400	0	71,450
4420-06-000	Supplies-Janitorial/Cleaning	18,340	0	4,000	0	0	0	22,340
4420-07-000	Supplies-Maint/Repairs	31,700	0	30,000	0	750	0	62,450
4420-08-000	Supplies-Plumbing	65,200	0	25,000	0	500	0	90,700
4420-09-000	Tools and Equipment	7,750	0	30,000	5,000	0	0	42,750
4420-10-000	Maintenance Paper/Supplies	300	0	2,000	0	0	0	2,300
4420-11-000	Misc Materials	700	0	25,000	2,000	500	0	28,200
4420-12-000	Water Heaters	4,000	0	15,000	0	0	0	19,000
4420-13-000	Window Coverings	18,300	0	25,000	0	0	0	43,300
4420-14-000	Paint & Supplies	6,050	0	25,000	0	500	0	31,550
4420-15-000	Air Conditioning/Heating	39,900	0	15,000	0	4,000	0	58,900
4420-16-000	Alarms & Extinguishers	20,000	0	0	0	0	0	20,000
4420-17-000	Appliances- All appliances	19,400	0	55,000	0	1,000	0	75,400
4420-18-000	Carpentry	17,000	0	10,000	0	0	0	27,000
4420-19-000	Flooring Materials	2,000	0	5,000	0	0	0	7,000
4420-21-000	Lawn Mover/Tractor Parts	500	0	6,000	12,000	0	0	18,500
	SUBTOTAL	314,190	0	388,250	44,000	9,150	0	755,590
	CONTRACT COSTS							
4430-01-000	Contract-Alarm/Extinguisher	40,750	0	3,000	0	250	0	44,000
4430-02-000	Contract-Appliance	1,500	0	0	0	0	0	1,500
4430-03-000	Contract-Building Repairs	200,600	0	0	0	1,500	0	202,100

Coastal Housing Partners (CHP)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		BBG Properties	Management Services	Maintenance	Landscaping	Thanksgiving Homes	CCFC	Total
4430-05-000	Contract-Decorating/Painting	4,700	0	0	0	0	0	4,700
4430-06-000	Contract-Electrical	25,900	0	0	0	0	0	25,900
4430-07-000	Contract-Pest Control	107,300	0	0	0	10,500	0	117,800
4430-08-000	Contract-Floor Covering	41,500	0	0	0	14,000	0	55,500
4430-09-000	Contract-Grounds	553,000	0	10,000	0	23,000	0	586,000
4430-10-000	Contract-Make Ready	677,600	0	0	0	0	0	677,600
4430-11-000	Contract-Plumbing	210,800	0	0	0	0	0	210,800
4430-12-000	Contract-Window Covering	2,500	0	0	0	0	0	2,500
4430-13-000	Contract-HVAC	144,500	0	0	0	4,500	0	149,000
4430-14-000	Contract-Vehicle Maintenance	2,600	0	30,000	6,000	0	0	38,600
4430-16-000	Contract-Maintenance	914,000	0	0	0	5,000	0	919,000
4430-17-000	Contract-Elevator Monitoring	20,000	0	0	0	0	0	20,000
4430-18-000	Contract-Alarm Monitoring	10,000	0	0	0	0	0	10,000
4430-23-000	Contract-Work Orders	3,252,996	0	0	0	34,000	0	3,286,996
4430-24-000	Contract-Equipment Repair	0	0	0	12,000	0	0	12,000
4430-26-000	Contract-Cathodic Services	10,500	0	0	0	0	0	10,500
4430-27-000	Contract-Damages Tenant Property	0	0	0	4,000	0	0	4,000
4430-30-000	Contract-Police Patrols	58,600	0	0	0	0	0	58,600
4430-99-000	Contract Costs-Other	5,500	8,736	5,000	0	0	0	19,236
4410-03-000	Maintenance - Temporary Labor	0	0	100,000	0	0	0	100,000
	TOTAL CONTRACT COSTS	**6,284,846**	**8,736**	**148,000**	**22,000**	**92,750**	**0**	**6,556,332**
	TOTAL MAINTENANCE AND OPERATIONS	**6,599,036**	**8,736**	**536,250**	**66,000**	**101,900**	**0**	**7,311,922**
	UTILITIES							
4310-00-000	Water	1,307,503	0	1,200	0	7,315	0	1,316,018
4320-00-000	Electricity	235,078	0	12,000	2,500	14,029	0	263,607
4330-00-000	Gas	272,300	0	0	0	250	0	272,550
4340-00-000	Waste Disposal-Garbage	422,000	0	0	0	500	0	422,500
4390-00-000	Sewer	1,546,000	0	0	0	7,613	0	1,553,613
	TOTAL UTILITIES	**3,782,881**	**0**	**13,200**	**2,500**	**29,707**	**0**	**3,828,288**
	TOTAL OPERATING EXPENSES	**17,816,592**	**3,823,175**	**5,135,304**	**515,453**	**548,702**	**124,950**	**27,964,176**
8000-00-000	**TOTAL EXPENSES**	**17,816,592**	**3,823,175**	**5,135,304**	**515,453**	**548,702**	**124,950**	**27,964,176**
9000-00-000	**NET INCOME**	**$ 1,212,902**	**$ 3,684**	**$ 3,692**	**$ 11,779**	**$ 30,252**	**$ 1,220,050**	**$ 2,482,358**

Bluebonnet Gardens

Bluebonnet Gardens

Factors and Assumptions

DEPARTMENT OVERVIEW

Bluebonnet Gardens brings together rental housing operations and property stewardship with services that support housing stability and greater independence. Budget planning addresses daily operating needs, RAD/PBV and affordable housing obligations, and Resident Services. The budget balances rental income and assistance with property upkeep, capital needs, and services responsive to residents.

Bluebonnet Gardens Rental Housing

- Market and restricted rent levels
- Occupancy, turnover, vacancy loss, and collection rates
- Unit preparation and make-ready costs
- Tenant damages and bad-debt assumptions
- Utility consumption and rate increases
- Routine maintenance and preventive-maintenance requirements
- Security, pest control, waste collection, and property services
- Property staffing and shared-service allocations
- Insurance, property taxes, and reserve requirements
- Planned capital improvements and deferred-maintenance priorities

RAD/PBV and Affordable Housing Properties

- Unit count, occupancy, vacancies, and leasing assumptions
- Contract rents, tenant rents, and utility allowances
- HAP contract revenue and annual adjustment factors
- Rent collections, bad debt, concessions, and vacancy loss
- Operating subsidy or other assistance, where applicable
- Property management and asset-management fees
- Debt service and lender requirements
- Replacement-reserve deposits and withdrawals
- Partnership, investor, and regulatory obligations
- Compliance monitoring and reporting costs
- Physical-needs assessments and required capital improvements
- Insurance, property taxes, and utility expenses

Resident Services

- Anticipated participation and households served
- Grant funding and allowable-use restrictions
- Resident-participation requirements for RAD/PBV communities
- Supportive services, youth, senior, employment, and educational programs
- Transportation, food, supplies, events, and facility costs
- Partner and contractor commitments
- Staffing, training, background checks, and data tracking
- Program outcomes and performance measures
- Sustainability after grant funding ends

Bluebonnet Gardens (240)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

Bluebonnet (240)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
MANAGEMENT FEE INCOME	$ 325,000	$ 295,726	$ 284,084	$ 2,726,016
RESIDENT SERVICES INCOME	247,200	244,320	223,960	244,320
TENANT OTHER INCOME	0	20,000	0	422
OTHER GENERAL INCOME	240,000	314,430	171,480	266,218
TOTAL INCOME	**812,200**	**874,476**	**679,524**	**3,236,976**
OPERATING EXPENSES				
SALARIES AND BENEFITS	1,142,491	979,448	783,882	840,429
ADMINISTRATIVE	22,600	97,717	135,279	201,220
GENERAL EXPENSES	67,108	41,173	62,374	2,018,085
MAINTENANCE AND OPERATIONS	17,200	5,000	759,217	9,379
OPERATING EXPENSES	**1,249,399**	**1,123,338**	**1,740,753**	**3,069,113**
NET INCOME	**$ (437,199)**	**$ (248,862)**	**$ (1,061,228)**	**$ 167,863**

Bluebonnet Gardens (240)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

Bluebonnet (240)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
3620-40-000	Bahia Management Fee Income	$ 325,000	$ 295,726	$ 284,084	$ 305,859
	TOTAL MANAGEMENT FEE INCOME	**325,000**	**295,726**	**284,084**	**305,859**
3670-10-000	Resident Service Fee Earned	210,000	207,120	189,860	244,320
3670-11-000	Resident Service Fee Tax Credit	37,200	37,200	34,100	0
	TOTAL RESIDENT SERVICES INCOME	**247,200**	**244,320**	**223,960**	**244,320**
	TENANT OTHER INCOME				
3120-05-000	Legal Fees - Tenant	0	20,000	0	0
3120-14-000	Other Tenant Recovery Income	0	0	0	422
	TOTAL TENANT OTHER INCOME	**0**	**20,000**	**0**	**422**
	OTHER GENERAL INCOME				
3610-00-000	Interest Income - Unrestricted	180,000	204,000	167,925	209,153
3620-20-000	Management Fee Income	0	0	0	2,420,157
3645-00-000	Insurance Refunds	50,000	30,000	0	0
3650-00-000	Miscellaneous Other Income	10,000	80,430	3,555	57,065
	TOTAL OTHER GENERAL INCOME	**240,000**	**314,430**	**171,480**	**2,686,375**
3999-00-000	**TOTAL INCOME**	**812,200**	**874,476**	**679,524**	**3,236,976**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS				
4110-00-000	Administrative Salaries	846,289	730,184	579,702	607,964
4110-05-000	Admin Overtime	0	0	2,034	1,181
4120-01-000	Admin Employee Benefits	296,201	249,264	0	0
4120-02-000	Admin FICA-OASDI	0	0	34,798	32,867
4120-03-000	Admin Retirement-Employer Paid	0	0	39,197	24,747
4120-04-000	Admin Medical Expense	0	0	86,130	83,538
4120-07-000	Admin FICA-Medicare	0	0	8,138	7,687
4120-08-000	Admin Employee Wellness Program	0	0	4,799	6,020
4120-09-000	Admin Dental Insurance	0	0	4,995	3,792
4120-10-000	Admin State Unemployment Insurance	0	0	1,924	548
4120-13-000	Admin Workers' Compensation	0	0	3,330	3,001
4120-19-000	Benefits Self Funding Services	0	0	18,835	17,407
	TOTAL SALARIES AND BENEFITS (Admin)	1,142,491	979,448	783,882	788,752
4210-00-000	Tenant Services Salaries	0	0	0	36,947
4215-02-000	Tenant Svcs Fica-OASDI	0	0	0	2,139
4215-03-000	Tenant Svcs Retirement-Employer Paid	0	0	0	2,795
4215-04-000	Tenant Svcs Medical Expense	0	0	0	8,254
4215-07-000	Tenant Svcs Fica-Medicare	0	0	0	500
4215-08-000	Tenant Svcs Employee Wellness Program	0	0	0	326

Bluebonnet (240)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4215-09-000	Tenant Svcs Dental Insurance	0	0	0	375
4215-10-000	Tenant Svcs State Unemployment Ins	0	0	0	117
4215-13-000	Tenant Svcs Worker's Compensation	0	0	0	224
	TOTAL SALARIES AND BENEFITS (Tenant Svcs)	0	0	0	51,677
	TOTAL SALARIES AND BENEFITS	**1,142,491**	**979,448**	**783,882**	**840,429**
	ADMINISTRATIVE				
4140-00-000	Staff Training	2,500	6,000	1,834	4,704
4150-00-000	Travel	3,000	8,000	3,352	10,613
4190-01-000	Membership and Fees	0	0	659	2,719
4190-04-000	Office Supplies	6,850	5,000	7,139	7,108
4190-05-000	Fuel-Administrative	1,500	0	1,734	1,676
4190-06-000	Computer Costs	3,000	2,000	2,082	2,756
4190-07-000	Telephone	0	12,717	14,154	13,308
4190-08-000	Postage	0	0	870	1,298
4190-10-000	Copiers	0	0	4,145	14,484
4190-18-000	Small Office Equipment	0	0	731	0
4190-20-000	Bank Fees	0	0	785	2,083
4190-22-000	Other Misc Admin Expenses	2,000	2,000	4,960	8,677
4190-26-000	Shredding/Rentals	0	0	385	380
4190-29-000	Subscriptions/Renewals	0	0	1,512	495
4190-38-000	Administrative Services	0	60,000	55,000	96,000
4190-39-000	Permits License Certif	0	0	0	830
4190-40-000	Printing Costs	0	0	314	153
4190-42-000	Uniforms Hsg Mgmt Staff	3,750	2,000	6,600	7,774
4190-43-000	Inspections Costs	0	0	483	0
4190-52-000	Meeting Costs	0	0	333	717
4190-54-000	Auto Mtc Administrative	0	0	712	76
4190-66-000	Recertification Expenses	0	0	0	125
4220-01-000	Other Tenant Svcs.	0	0	0	4,792
4230-00-000	Tenant Services Contract Costs	0	0	7,440	18,136
4230-03-000	Tenant Activities	0	0	475	0
4230-07-000	Ten Svcs Office Supplies	0	0	0	318
4230-47-000	Ten Svcs Staff Travel & Mileage	0	0	0	293
	SUBTOTAL	22,600	97,717	115,699	199,514
	Legal Expense				
4130-02-000	Criminal Background Checks	0	0	0	324
4130-04-000	General Legal Expense	0	0	19,580	1,262
4190-27-000	Collect Fees/Court Costs	0	0	0	119
	TOTAL Legal Expense	**0**	**0**	**19,580**	**1,706**
	TOTAL ADMINISTRATIVE	**22,600**	**97,717**	**135,279**	**201,220**
	GENERAL EXPENSES				
4170-00-000	Accounting Fees	3,630	3,300	4,400	0
4171-00-000	Auditing Fees	3,630	3,300	1,964	6,364

Bluebonnet (240)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4190-12-000	Software	29,582	21,792	23,024	-2,482
4190-15-000	Cell Phones	0	0	0	1,197
4190-16-000	Information Technology	10,266	9,777	11,454	12,910
4190-59-000	Management Fees BBG	0	0	0	2,000,000
4570-00-000	Bad Debt-Tenant Rents	0	0	0	-30
	SUBTOTAL	47,108	38,169	40,842	2,017,959
	Insurance Expense				
4510-03-000	Automobile Insurance	20,000	3,004	19,223	126
4510-06-000	Property Insurance	0	0	2,309	0
	TOTAL Insurance Expense	**20,000**	**3,004**	**21,532**	**126**
	TOTAL GENERAL EXPENSES	**67,108**	**41,173**	**62,374**	**2,018,085**
	MAINTENANCE AND OPERATIONS				
4413-00-000	Vehicle Gas, Oil, Grease	0	0	343	1,499
4420-01-000	Supplies-Grounds	0	0	1,240	0
4420-06-000	Supplies-Janitorial/Cleaning	0	0	0	100
4420-11-000	Misc Materials	0	0	258	425
4420-14-000	Paint & Supplies	0	0	0	29
4420-15-000	Air Conditioning/Heating	0	0	-49	0
4442-00-000	Labor Expense Due to Maint	0	0	45	0
	SUBTOTAL	0	0	1,837	2,053
	CONTRACT COSTS				
4430-01-000	Contract-Alarm/Extinguisher	700	0	0	29
4430-02-000	Contract-Appliance	0	0	504	0
4430-03-000	Contract-Building Repairs	10,000	0	0	0
4430-07-000	Contract-Pest Control	500	1,000	25	0
4430-14-000	Contract-Vehicle Maintenance	0	0	0	220
4430-17-000	Contract-Elevator Monitoring	0	0	0	1,735
4430-18-000	Contract-Alarm Monitoring	500	1,000	228	1,268
4430-23-000	Contract-Work Orders	0	0	751,683	0
4430-99-000	Contract Costs-Other	5,500	3,000	4,940	4,074
	TOTAL CONTRACT COSTS	**17,200**	**5,000**	**757,380**	**7,327**
	TOTAL MAINTENANCE AND OPERATIONS	**17,200**	**5,000**	**759,217**	**9,379**
	TOTAL OPERATING EXPENSES	**1,249,399**	**1,123,338**	**1,740,753**	**3,069,113**
8000-00-000	**TOTAL EXPENSES**	**1,249,399**	**1,123,338**	**1,740,753**	**3,069,113**
9000-00-000	**NET INCOME**	**$ (437,199)**	**$ (248,862)**	**$ (1,061,228)**	**$ 167,863**

Wiggins Homes (901)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

Wiggins Homes (901)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
ADMINISTRATIVE INCOME	$ 2,000	$ -	$ 7,010	$ 1,025
RENTAL INCOME	1,539,000	1,446,354	1,453,288	1,400,038
TENANT OTHER INCOME	31,000	36,100	49,520	54,615
OTHER GENERAL INCOME	0	0	821	0
TOTAL INCOME	**1,572,000**	**1,482,454**	**1,510,639**	**1,455,679**
OPERATING EXPENSES				
SALARIES AND BENEFITS	96,923	73,951	53,419	61,232
ADMINISTRATIVE	61,050	52,850	57,310	54,656
GENERAL EXPENSES	466,490	504,598	493,221	353,086
MAINTENANCE AND OPERATIONS	667,916	530,250	513,684	495,753
UTILITIES	286,474	277,829	245,731	240,061
OPERATING EXPENSES	**1,578,854**	**1,439,477**	**1,363,366**	**1,204,789**
NET INCOME	**$ (6,854)**	**$ 42,977**	**$ 147,274**	**$ 250,890**

Wiggins Homes (901)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

Wiggins Homes (901)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
	ADMINISTRATIVE INCOME				
3111-02-000	ACCOUNT Tenant Rent Recovery income	$ -	$ -	$ 4,505	$ 123
3201-00-000	Work Order Income	2,000	0	2,505	902
	TOTAL ADMINISTRATIVE INCOME	**2,000**	**0**	**7,010**	**1,025**
	RENTAL INCOME				
3110-00-000	Rent Income-Gross Potential	1,484,000	1,394,854	0	0
3111-00-000	Tenant Rent	0	0	269,391	266,955
3112-02-000	Voucher Revenue	0	0	1,118,316	1,076,214
3112-10-000	Vacancy Loss Income	55,000	51,500	65,581	56,869
	TOTAL RENTAL INCOME	**1,539,000**	**1,446,354**	**1,453,288**	**1,400,038**
	TENANT OTHER INCOME				
3120-02-000	Cleaning Fee	12,000	5,000	15,726	7,040
3120-03-000	Damages	5,000	5,000	14,292	9,162
3120-04-000	Late Charges	7,500	5,000	8,425	9,700
3120-05-000	Legal Fees - Tenant	750	0	3,292	500
3120-06-000	NSF Charges	0	0	50	0
3120-09-000	Misc.Tenant Income	5,000	20,600	6,915	27,406
3120-10-000	Application Fees	750	0	820	465
3120-14-000	Other Tenant Recovery Income	0	500	0	342
	TOTAL TENANT OTHER INCOME	**31,000**	**36,100**	**49,520**	**54,615**
	OTHER GENERAL INCOME				
3650-00-000	Miscellaneous Other Income	0	0	821	0
	TOTAL OTHER GENERAL INCOME	**0**	**0**	**821**	**0**
3999-00-000	**TOTAL INCOME**	**1,572,000**	**1,482,454**	**1,510,639**	**1,455,679**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS				
4110-00-000	Administrative Salaries	71,795	54,779	39,229	48,646
4110-05-000	Admin Overtime	0	0	104	24
4120-01-000	Admin Employee Benefits	25,128	19,173	0	0
4120-02-000	Admin FICA-OASDI	0	0	2,356	2,872
4120-03-000	Admin Retirement-Employer Paid	0	0	2,951	2,580
4120-04-000	Admin Medical Expense	0	0	5,908	3,999
4120-07-000	Admin FICA-Medicare	0	0	551	672
4120-08-000	Admin Employee Wellness Program	0	0	438	1,106
4120-09-000	Admin Dental Insurance	0	0	219	182
4120-10-000	Admin State Unemployment Insurance	0	0	216	80
4120-13-000	Admin Workers' Compensation	0	0	128	266
4120-19-000	Benefits Self Funding Services	0	0	1,320	806

Wiggins Homes (901)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
	TOTAL SALARIES AND BENEFITS (Admin)	96,923	73,951	53,419	61,232
	TOTAL SALARIES AND BENEFITS	**96,923**	**73,951**	**53,419**	**61,232**
	ADMINISTRATIVE				
4140-00-000	Staff Training	1,000	1,000	0	522
4150-00-000	Travel	0	0	8	0
4190-01-000	Membership and Fees	1,000	0	717	881
4190-04-000	Office Supplies	1,900	1,500	1,759	1,439
4190-05-000	Fuel-Administrative	0	0	367	0
4190-06-000	Computer Costs	0	0	0	426
4190-07-000	Telephone	600	600	576	567
4190-08-000	Postage	1,300	850	926	990
4190-10-000	Copiers	7,500	8,000	4,925	10,178
4190-18-000	Small Office Equipment	0	0	0	14
4190-22-000	Other Misc Admin Expenses	0	0	300	0
4190-23-000	Application Services	0	500	0	0
4190-39-000	Permits License Certif	0	0	1,180	225
4190-42-000	Uniforms Hsg Mgmt Staff	550	600	0	0
4190-49-000	Answering Services	2,000	2,000	1,628	1,700
4220-01-000	Other Tenant Svcs.	0	0	299	36
4230-00-000	Tenant Services Contract Costs	27,500	25,000	22,113	20,617
4230-05-000	Ten Svcs Resident Stipend	3,000	7,000	5,750	5,300
4230-06-000	Ten Svcs Alarms & Security	0	0	0	187
	SUBTOTAL	46,350	47,050	40,547	43,081
	Legal Expense				
4130-02-000	Criminal Background Checks	0	0	48	0
4130-03-000	Tenant Screening	1,200	1,300	1,223	1,454
4130-04-000	General Legal Expense	1,500	1,000	1,421	8,056
4190-27-000	Collect Fees/Court Costs	12,000	3,500	14,072	2,066
	TOTAL Legal Expense	**14,700**	**5,800**	**16,764**	**11,576**
	TOTAL ADMINISTRATIVE	**61,050**	**52,850**	**57,310**	**54,656**
	GENERAL EXPENSES				
4171-00-000	Auditing Fees	2,420	2,200	1,120	1,120
4190-12-000	Software	16,759	12,346	6,783	412
4190-13-000	Internet	2,100	2,000	1,897	1,710
4190-16-000	Information Technology	6,300	6,000	5,992	5,651
4190-59-000	Management Fees BBG	222,600	207,762	198,858	210,021
4570-00-000	Bad Debt-Tenant Rents	70,000	47,700	64,107	68,366
	SUBTOTAL	320,179	278,008	278,757	287,280
	Insurance Expense				
4510-05-000	Windstorm Insurance	68,616	147,600	122,977	0
4510-06-000	Property Insurance	60,804	78,990	81,250	65,806
4510-00-000	Insurance	16,891	0	10,237	0
	TOTAL Insurance Expense	**146,311**	**226,590**	**214,464**	**65,806**

Wiggins Homes (901)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
	TOTAL GENERAL EXPENSES	**466,490**	**504,598**	**493,221**	**353,086**
	MAINTENANCE AND OPERATIONS				
4412-00-000	Maintenance Uniforms	0	0	0	29
4413-00-000	Vehicle Gas, Oil, Grease	500	1,000	581	473
4420-01-000	Supplies-Grounds	1,000	0	1,561	400
4420-02-000	Supplies-Appliance	1,200	0	1,148	1,439
4420-03-000	Supplies-Decorating	500	0	1,265	0
4420-04-000	Supplies-Electrical	4,200	0	644	2,698
4420-05-000	Supplies-Exterminating	0	0	0	95
4420-06-000	Supplies-Janitorial/Cleaning	1,500	0	1,553	781
4420-07-000	Supplies-Maint/Repairs	500	0	3,936	4,054
4420-08-000	Supplies-Plumbing	3,000	0	723	4,429
4420-09-000	Tools and Equipment	1,000	0	761	1,290
4420-10-000	Maintenance Paper/Supplies	0	0	0	413
4420-11-000	Misc Materials	0	0	1,868	1,865
4420-12-000	Water Heaters	1,000	0	0	0
4420-13-000	Window Coverings	800	0	0	6,017
4420-14-000	Paint & Supplies	800	0	414	50
4420-15-000	Air Conditioning/Heating	0	0	576	1,195
4420-16-000	Alarms & Extinguishers	1,000	0	1,078	3,385
4420-17-000	Appliances- All appliances	1,000	0	458	0
4420-18-000	Carpentry	2,000	0	1,070	140
4420-21-000	Lawn Mover/Tractor Parts	0	0	0	59
4442-00-000	Labor Expense Due to Maint	0	0	16,727	0
	SUBTOTAL	20,000	1,000	34,363	28,812
	CONTRACT COSTS				
4430-01-000	Contract-Alarm/Extinguisher	3,000	3,000	647	6,179
4430-03-000	Contract-Building Repairs	10,000	5,000	19,268	9,500
4430-06-000	Contract-Electrical	2,500	5,000	1,209	1,276
4430-07-000	Contract-Pest Control	19,000	9,000	17,198	10,420
4430-08-000	Contract-Floor Covering	3,000	3,000	0	0
4430-09-000	Contract-Grounds	64,000	35,982	52,817	40,138
4430-10-000	Contract-Make Ready	122,000	111,461	106,382	52,589
4430-11-000	Contract-Plumbing	5,000	10,000	2,110	6,220
4430-12-000	Contract-Window Covering	0	1,000	0	0
4430-13-000	Contract-HVAC	3,000	2,500	4,265	0
4430-14-000	Contract-Vehicle Maintenance	0	0	136	0
4430-16-000	Contract-Maintenance	92,000	90,748	83,184	89,021
4430-18-000	Contract-Alarm Monitoring	2,500	3,000	2,265	2,410
4430-23-000	Contract-Work Orders	314,616	244,559	183,578	242,820
4430-24-000	Contract-Equipment Repair	0	0	0	913
4430-26-000	Contract-Cathodic Services	1,500	1,500	875	875
4430-30-000	Contract-Police Patrols	5,800	3,500	5,388	4,433
4430-90-000	Contract-Fee For Service	0	0	0	146
	TOTAL CONTRACT COSTS	**647,916**	**529,250**	**479,321**	**466,941**

Wiggins Homes (901)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
	TOTAL MAINTENANCE AND OPERATIONS	**667,916**	**530,250**	**513,684**	**495,753**
	UTILITIES				
4310-00-000	Water	90,474	90,474	79,402	78,342
4320-00-000	Electricity	18,000	18,000	16,199	17,114
4330-00-000	Gas	34,000	41,000	27,647	30,451
4340-00-000	Waste Disposal-Garbage	32,000	35,000	29,015	30,439
4390-00-000	Sewer	112,000	93,355	93,468	83,715
	TOTAL UTILITIES	**286,474**	**277,829**	**245,731**	**240,061**
	TOTAL OPERATING EXPENSES	**1,578,854**	**1,439,477**	**1,363,366**	**1,204,789**
8000-00-000	**TOTAL EXPENSES**	**1,578,854**	**1,439,477**	**1,363,366**	**1,204,789**
9000-00-000	**NET INCOME**	**$ (6,854)**	**$ 42,977**	**$ 147,274**	**$ 250,890**

Wiggins Market Units (901m)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

Wiggins Market Units (901m)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027		2026 Budget		FY 2026 Projected		FY2025
INCOME								
RENTAL INCOME	$	130,000	$	104,000	$	127,844	$	101,819
TENANT OTHER INCOME		0		4,100		1,954		3,231
TOTAL INCOME		**130,000**		**108,100**		**129,798**		**105,050**
OPERATING EXPENSES								
ADMINISTRATIVE		0		0		370		21
GENERAL EXPENSES		24,489		36,986		26,994		19,736
MAINTENANCE AND OPERATIONS		18,211		18,136		15,280		13,652
OPERATING EXPENSES		**42,700**		**55,122**		**42,643**		**33,409**
NET INCOME	**$**	**87,300**	**$**	**52,978**	**$**	**87,155**	**$**	**71,641**

Wiggins Market Units (901m)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

Wiggins Market Units (901m)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
	RENTAL INCOME				
3111-00-000	Tenant Rent	$ 59,000	$ 17,000	$ 56,025	$ 16,147
3112-02-000	Voucher Revenue	71,000	87,000	71,819	85,672
	TOTAL RENTAL INCOME	**130,000**	**104,000**	**127,844**	**101,819**
	TENANT OTHER INCOME				
3120-02-000	Cleaning Fee	0	1,500	222	1,130
3120-03-000	Damages	0	1,000	150	673
3120-04-000	Late Charges	0	0	305	-65
3120-05-000	Legal Fees - Tenant	0	0	227	0
3120-09-000	Misc.Tenant Income	0	1,600	1,020	1,478
3120-10-000	Application Fees	0	0	30	15
	TOTAL TENANT OTHER INCOME	**0**	**4,100**	**1,954**	**3,231**
3999-00-000	**TOTAL INCOME**	**130,000**	**108,100**	**129,798**	**105,050**
	OPERATING EXPENSES				
	ADMINISTRATIVE				
4230-00-000	Tenant Services Contract Costs	0	0	370	0
	SUBTOTAL	0	0	370	0
	Legal Expense				
4130-03-000	Tenant Screening	0	0	0	21
	TOTAL Legal Expense	**0**	**0**	**0**	**21**
	TOTAL ADMINISTRATIVE	**0**	**0**	**370**	**21**
	GENERAL EXPENSES				
4190-12-000	Software	0	0	0	32
4190-59-000	Management Fees BBG	19,500	22,563	17,654	15,192
4570-00-000	Bad Debt-Tenant Rents	0	4,000	0	4,512
	SUBTOTAL	19,500	26,563	17,654	19,736
	Insurance Expense				
4510-05-000	Windstorm Insurance	4,989	10,423	9,340	0
	TOTAL Insurance Expense	**4,989**	**10,423**	**9,340**	**0**
	TOTAL GENERAL EXPENSES	**24,489**	**36,986**	**26,994**	**19,736**
	MAINTENANCE AND OPERATIONS				
4420-01-000	Supplies-Grounds	0	0	0	32
4420-02-000	Supplies-Appliance	0	700	0	0
4420-03-000	Supplies-Decorating	0	0	807	0
4420-04-000	Supplies-Electrical	2,000	0	1,525	562
4420-06-000	Supplies-Janitorial/Cleaning	0	0	791	0
4420-08-000	Supplies-Plumbing	2,000	1,500	904	104
4420-11-000	Misc Materials	0	0	187	0

Wiggins Market Units (901m)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4420-13-000	Window Coverings	0	0	996	0
4420-14-000	Paint & Supplies	0	0	167	0
4420-15-000	Air Conditioning/Heating	7,000	3,000	5,448	2,850
4420-16-000	Alarms & Extinguishers	0	0	684	0
4420-17-000	Appliances- All appliances	2,000	0	1,665	0
4420-18-000	Carpentry	0	0	489	60
4442-00-000	Labor Expense Due to Maint	0	0	1,002	0
	SUBTOTAL	13,000	5,200	14,663	3,608
	CONTRACT COSTS				
4430-06-000	Contract-Electrical	0	800	0	694
4430-07-000	Contract-Pest Control	0	0	12	38
4430-08-000	Contract-Floor Covering	0	3,200	0	2,944
4430-09-000	Contract-Grounds	0	1,236	258	989
4430-10-000	Contract-Make Ready	0	4,400	0	4,248
4430-11-000	Contract-Plumbing	0	1,000	346	769
4430-12-000	Contract-Window Covering	0	800	0	539
4430-13-000	Contract-HVAC	0	1,500	0	1,420
4430-23-000	Contract-Work Orders	5,211	0	0	-1,596
	TOTAL CONTRACT COSTS	**5,211**	**12,936**	**617**	**10,044**
	TOTAL MAINTENANCE AND OPERATIONS	**18,211**	**18,136**	**15,280**	**13,652**
	TOTAL OPERATING EXPENSES	**42,700**	**55,122**	**42,643**	**33,409**
8000-00-000	**TOTAL EXPENSES**	**42,700**	**55,122**	**42,643**	**33,409**
9000-00-000	**NET INCOME**	**$ 87,300**	**$ 52,978**	**$ 87,155**	**$ 71,641**

Navarro Place (902)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

Navarro Place (902)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
ADMINISTRATIVE INCOME	$ 20,000	$ -	$ 8,107	$ 1,222
RENTAL INCOME	2,094,000	1,979,960	2,033,732	1,961,808
TENANT OTHER INCOME	47,700	67,000	76,334	119,635
OTHER GENERAL INCOME	0	0	39,409	18,380
TOTAL INCOME	**2,161,700**	**2,046,960**	**2,157,582**	**2,101,045**
OPERATING EXPENSES				
SALARIES AND BENEFITS	112,418	80,479	69,985	68,695
ADMINISTRATIVE	21,900	56,500	48,443	65,652
GENERAL EXPENSES	607,016	592,846	647,448	476,435
MAINTENANCE AND OPERATIONS	632,099	681,712	626,915	631,586
UTILITIES	153,000	155,000	126,185	135,018
OPERATING EXPENSES	**1,526,433**	**1,566,537**	**1,518,977**	**1,377,387**
NET INCOME	**$ 635,267**	**$ 480,423**	**$ 638,605**	**$ 723,658**

Navarro Place (902)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

Navarro Place (902)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
	ADMINISTRATIVE INCOME				
3111-02-000	ACCOUNT Tenant Rent Recovery income	$ -	$ -	$ 3,297	$ 596
3201-00-000	Work Order Income	0	0	4,810	727
3202-00-000	General Maintenance Income	20,000	0	0	0
3415-00-000	Other Government Grants	0	0	0	-101
	TOTAL ADMINISTRATIVE INCOME	**20,000**	**0**	**8,107**	**1,222**
	RENTAL INCOME				
3110-00-000	Rent Income-Gross Potential	2,094,000	1,894,960	0	0
3111-00-000	Tenant Rent	0	0	377,691	373,323
3112-02-000	Voucher Revenue	0	0	1,577,051	1,490,080
3112-10-000	Vacancy Loss Income	0	85,000	78,990	98,405
	TOTAL RENTAL INCOME	**2,094,000**	**1,979,960**	**2,033,732**	**1,961,808**
	TENANT OTHER INCOME				
3120-02-000	Cleaning Fee	12,000	10,000	16,666	19,398
3120-03-000	Damages	8,500	15,000	16,003	29,665
3120-04-000	Late Charges	8,000	10,000	7,574	9,875
3120-05-000	Legal Fees - Tenant	3,000	0	4,440	12,267
3120-06-000	NSF Charges	0	0	25	125
3120-09-000	Misc.Tenant Income	15,000	30,000	30,287	47,101
3120-10-000	Application Fees	1,200	1,000	1,325	705
3120-14-000	Other Tenant Recovery Income	0	1,000	0	498
	TOTAL TENANT OTHER INCOME	**47,700**	**67,000**	**76,319**	**119,635**
	OTHER GENERAL INCOME				
3645-00-000	Insurance Refunds	0	0	2,650	0
3650-00-000	Miscellaneous Other Income	0	0	36,759	18,380
	TOTAL OTHER GENERAL INCOME	**0**	**0**	**39,409**	**18,380**
3999-00-000	**TOTAL INCOME**	**2,161,700**	**2,046,960**	**2,157,567**	**2,101,045**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS				
4110-00-000	Administrative Salaries	83,273	59,614	54,220	55,558
4110-05-000	Admin Overtime	0	0	459	138
4120-01-000	Admin Employee Benefits	29,145	20,865	0	0
4120-02-000	Admin FICA-OASDI	0	0	3,255	3,345
4120-03-000	Admin Retirement-Employer Paid	0	0	4,067	2,954
4120-04-000	Admin Medical Expense	0	0	5,079	3,940
4120-07-000	Admin FICA-Medicare	0	0	761	782
4120-09-000	Admin Dental Insurance	0	0	495	454
4120-10-000	Admin State Unemployment Insurance	0	0	228	81

Navarro Place (902)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4120-13-000	Admin Workers' Compensation	0	0	328	306
4120-19-000	Benefits Self Funding Services	0	0	1,092	1,138
	TOTAL SALARIES AND BENEFITS (Admin)	112,418	80,479	69,985	68,695
	TOTAL SALARIES AND BENEFITS	**112,418**	**80,479**	**69,985**	**68,695**
	ADMINISTRATIVE				
4140-00-000	Staff Training	1,000	1,000	0	694
4150-00-000	Travel	0	0	102	171
4190-01-000	Membership and Fees	1,300	0	961	976
4190-04-000	Office Supplies	1,500	2,500	2,889	2,141
4190-05-000	Fuel-Administrative	0	0	99	0
4190-07-000	Telephone	1,000	1,000	1,018	945
4190-08-000	Postage	1,000	2,000	795	1,881
4190-10-000	Copiers	2,400	0	2,228	6,093
4190-29-000	Subscriptions/Renewals	0	0	38	0
4190-39-000	Permits License Certif	0	0	898	872
4190-42-000	Uniforms Hsg Mgmt Staff	500	1,000	0	0
4190-49-000	Answering Services	0	2,000	2,163	2,246
4190-52-000	Meeting Costs	0	0	37	0
4220-01-000	Other Tenant Svcs.	0	0	0	30
4230-00-000	Tenant Services Contract Costs	0	27,000	23,480	25,356
4230-05-000	Ten Svcs Resident Stipend	2,400	3,000	600	2,000
	SUBTOTAL	11,100	39,500	35,306	43,403
	Legal Expense				
4130-02-000	Criminal Background Checks	0	0	0	14
4130-03-000	Tenant Screening	1,800	2,000	1,647	1,867
4130-04-000	General Legal Expense	1,500	7,000	2,220	9,401
4190-27-000	Collect Fees/Court Costs	7,500	8,000	9,270	10,967
	TOTAL Legal Expense	**10,800**	**17,000**	**13,137**	**22,249**
	TOTAL ADMINISTRATIVE	**21,900**	**56,500**	**48,443**	**65,652**
	GENERAL EXPENSES				
4171-00-000	Auditing Fees	2,530	2,300	1,360	1,360
4190-12-000	Software	20,261	14,926	10,120	1,971
4190-13-000	Internet	2,625	2,500	1,900	1,911
4190-16-000	Information Technology	10,500	10,000	10,464	9,905
4190-59-000	Management Fees BBG	314,100	282,525	278,972	294,574
4570-00-000	Bad Debt-Tenant Rents	70,000	54,000	68,376	85,551
	SUBTOTAL	420,016	366,251	371,192	395,271
	Insurance Expense				
4510-05-000	Windstorm Insurance	91,199	129,198	163,450	0
4510-06-000	Property Insurance	74,973	97,397	100,184	81,164
4510-00-000	Insurance	20,828	0	12,623	0
	TOTAL Insurance Expense	**187,000**	**226,595**	**276,256**	**81,164**
	TOTAL GENERAL EXPENSES	**607,016**	**592,846**	**647,448**	**476,435**

Navarro Place (902)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
	MAINTENANCE AND OPERATIONS				
4413-00-000	Vehicle Gas, Oil, Grease	250	1,000	72	124
4420-01-000	Supplies-Grounds	3,000	0	2,310	324
4420-02-000	Supplies-Appliance	1,000	0	0	2,660
4420-03-000	Supplies-Decorating	1,500	0	973	0
4420-04-000	Supplies-Electrical	1,000	0	355	6,887
4420-05-000	Supplies-Exterminating	0	0	0	336
4420-06-000	Supplies-Janitorial/Cleaning	800	0	763	1,325
4420-07-000	Supplies-Maint/Repairs	2,000	0	3,982	7,599
4420-08-000	Supplies-Plumbing	2,000	0	1,466	5,002
4420-09-000	Tools and Equipment	850	0	633	416
4420-10-000	Maintenance Paper/Supplies	0	0	336	248
4420-11-000	Misc Materials	500	0	304	4,234
4420-12-000	Water Heaters	1,000	0	0	0
4420-13-000	Window Coverings	1,000	0	523	6,665
4420-14-000	Paint & Supplies	500	0	348	683
4420-15-000	Air Conditioning/Heating	2,000	0	1,458	2,823
4420-16-000	Alarms & Extinguishers	1,000	0	5,366	4,861
4420-17-000	Appliances- All appliances	0	0	1,452	295
4420-18-000	Carpentry	2,000	0	1,392	0
4420-21-000	Lawn Mover/Tractor Parts	500	0	389	0
4442-00-000	Labor Expense Due to Maint	0	0	25,721	1,426
	SUBTOTAL	20,900	1,000	47,842	45,907
	CONTRACT COSTS				
4430-01-000	Contract-Alarm/Extinguisher	2,000	2,000	5,411	6,470
4430-02-000	Contract-Appliance	500	0	418	0
4430-03-000	Contract-Building Repairs	19,000	2,000	28,743	3,590
4430-05-000	Contract-Decorating/Painting	0	0	0	275
4430-06-000	Contract-Electrical	3,000	3,000	1,988	2,360
4430-07-000	Contract-Pest Control	9,000	11,000	10,416	11,614
4430-08-000	Contract-Floor Covering	0	5,000	0	0
4430-09-000	Contract-Grounds	49,000	41,082	43,037	41,593
4430-10-000	Contract-Make Ready	0	184,428	136,285	99,739
4430-11-000	Contract-Plumbing	15,000	8,000	12,629	306
4430-12-000	Contract-Window Covering	0	5,000	0	3,194
4430-13-000	Contract-HVAC	0	3,000	0	0
4430-16-000	Contract-Maintenance	110,000	108,100	99,090	101,543
4430-18-000	Contract-Alarm Monitoring	0	1,000	1,052	1,696
4430-23-000	Contract-Work Orders	395,199	302,102	226,772	304,444
4430-26-000	Contract-Cathodic Services	0	0	875	875
4430-29-000	Contract Costs	0	0	4,665	0
4430-30-000	Contract-Police Patrols	8,500	5,000	7,679	7,911
4430-70-000	Contract-WARRANTY WORK	0	0	12	0
4430-90-000	Contract-Fee For Service	0	0	0	68
	TOTAL CONTRACT COSTS	**611,199**	**680,712**	**579,072**	**585,679**

Navarro Place (902)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
	TOTAL MAINTENANCE AND OPERATIONS	**632,099**	**681,712**	**626,915**	**631,586**
	UTILITIES				
4310-00-000	Water	36,000	38,000	29,746	33,899
4320-00-000	Electricity	19,000	15,000	16,406	17,050
4330-00-000	Gas	46,000	50,000	35,825	38,804
4340-00-000	Waste Disposal-Garbage	32,000	31,000	28,219	27,402
4390-00-000	Sewer	20,000	21,000	15,989	17,863
	TOTAL UTILITIES	**153,000**	**155,000**	**126,185**	**135,018**
	TOTAL OPERATING EXPENSES	**1,526,433**	**1,566,537**	**1,518,977**	**1,377,387**
8000-00-000	**TOTAL EXPENSES**	**1,526,433**	**1,566,537**	**1,518,977**	**1,377,387**
9000-00-000	**NET INCOME**	**$ 635,267**	**$ 480,423**	**$ 638,590**	**$ 723,658**

Navarro Place Market Units (902m)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

Navarro Market Units (902m)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
RENTAL INCOME	$ 13,900	$ -	$ 15,527	$ 18,376
TENANT OTHER INCOME	0	0	615	0
TOTAL INCOME	**13,900**	**0**	**16,142**	**18,376**
OPERATING EXPENSES				
ADMINISTRATIVE	0	0	6	110
GENERAL EXPENSES	2,520	869	2,842	2,886
MAINTENANCE AND OPERATIONS	10,434	0	20,813	598
OPERATING EXPENSES	**12,954**	**869**	**23,661**	**3,594**
NET INCOME	**$ 946**	**$ (869)**	**$ (7,519)**	**$ 14,782**

Navarro Place Market Units (902m)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

Navarro Market Units (902m)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
	RENTAL INCOME				
3111-00-000	Tenant Rent	$ 7,000	$ -	$ 7,221	$ 18,376
3112-02-000	Voucher Revenue	6,900	0	8,306	0
	TOTAL RENTAL INCOME	**13,900**	**0**	**15,527**	**18,376**
	TENANT OTHER INCOME				
3120-09-000	Misc.Tenant Income	0	0	600	0
3120-10-000	Application Fees	0	0	15	0
	TOTAL TENANT OTHER INCOME	**0**	**0**	**615**	**0**
3999-00-000	**TOTAL INCOME**	**13,900**	**0**	**16,142**	**18,376**
	OPERATING EXPENSES				
	ADMINISTRATIVE				
4220-01-000	Other Tenant Svcs.	0	0	0	30
	SUBTOTAL	0	0	0	30
	Legal Expense				
4130-03-000	Tenant Screening	0	0	6	80
	TOTAL Legal Expense	**0**	**0**	**6**	**80**
	TOTAL ADMINISTRATIVE	**0**	**0**	**6**	**110**
	GENERAL EXPENSES				
4190-12-000	Software	0	0	0	5
4190-59-000	Management Fees BBG	2,085	0	2,063	2,881
	SUBTOTAL	2,085	0	2,063	2,886
	Insurance Expense				
4510-05-000	Windstorm Insurance	435	869	778	0
	TOTAL Insurance Expense	**435**	**869**	**778**	**0**
	TOTAL GENERAL EXPENSES	**2,520**	**869**	**2,842**	**2,886**
	MAINTENANCE AND OPERATIONS				
4420-03-000	Supplies-Decorating	0	0	1,915	20
4420-04-000	Supplies-Electrical	2,500	0	3,812	0
4420-06-000	Supplies-Janitorial/Cleaning	0	0	539	0
4420-07-000	Supplies-Maint/Repairs	0	0	317	0
4420-08-000	Supplies-Plumbing	2,500	0	3,755	122
4420-11-000	Misc Materials	0	0	356	0
4420-13-000	Window Coverings	2,500	0	2,802	0
4420-15-000	Air Conditioning/Heating	0	0	1,386	0
4420-16-000	Alarms & Extinguishers	0	0	1,368	0
4420-17-000	Appliances- All appliances	2,500	0	3,343	0
4420-18-000	Carpentry	0	0	1,207	173
	SUBTOTAL	10,000	0	20,801	316

Navarro Market Units (902m)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
	CONTRACT COSTS				
4430-07-000	Contract-Pest Control	0	0	12	88
4430-10-000	Contract-Make Ready	0	0	0	195
4430-23-000	Contract-Work Orders	434	0	0	0
	TOTAL CONTRACT COSTS	**434**	**0**	**12**	**282**
	TOTAL MAINTENANCE AND OPERATIONS	**10,434**	**0**	**20,813**	**598**
	TOTAL OPERATING EXPENSES	**12,954**	**869**	**23,661**	**3,594**
8000-00-000	**TOTAL EXPENSES**	**12,954**	**869**	**23,661**	**3,594**
9000-00-000	**NET INCOME**	**$ 946**	**$ (869)**	**$ (7,519)**	**$ 14,782**

La Armada I (904)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

La Armada I (904)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
ADMINISTRATIVE INCOME	$ -	$ -	$ 7,335	$ 645
RENTAL INCOME	2,919,675	2,660,225	2,789,462	2,605,040
TENANT OTHER INCOME	67,800	44,000	90,388	55,740
OTHER GENERAL INCOME	79,200	92,500	72,600	79,992
TOTAL INCOME	**3,066,675**	**2,796,725**	**2,959,785**	**2,741,416**
OPERATING EXPENSES				
SALARIES AND BENEFITS	107,950	113,911	43,733	87,477
ADMINISTRATIVE	71,900	69,000	66,881	68,851
GENERAL EXPENSES	747,050	774,602	809,707	564,937
MAINTENANCE AND OPERATIONS	989,110	906,378	804,798	671,933
UTILITIES	1,192,900	1,192,900	1,080,551	1,052,354
OPERATING EXPENSES	**3,108,910**	**3,056,792**	**2,805,670**	**2,445,552**
NET INCOME	**$ (42,235)**	**$ (260,067)**	**$ 154,116**	**$ 295,864**

La Armada I (904)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

La Armada I (904)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
	ADMINISTRATIVE INCOME				
3111-02-000	ACCOUNT Tenant Rent Recovery income	$ -	$ -	$ 4,815	$ 639
3201-00-000	Work Order Income	0	0	2,520	6
	TOTAL ADMINISTRATIVE INCOME	**0**	**0**	**7,335**	**645**
	RENTAL INCOME				
3110-00-000	Rent Income-Gross Potential	2,855,675	2,630,225	0	0
3111-00-000	Tenant Rent	0	0	552,014	555,550
3112-02-000	Voucher Revenue	0	0	2,168,198	1,994,212
3112-10-000	Vacancy Loss Income	64,000	30,000	69,250	55,278
	TOTAL RENTAL INCOME	**2,919,675**	**2,660,225**	**2,789,462**	**2,605,040**
	TENANT OTHER INCOME				
3120-02-000	Cleaning Fee	13,000	8,000	15,976	9,637
3120-03-000	Damages	13,000	10,000	18,738	11,172
3120-04-000	Late Charges	13,000	9,000	13,400	12,125
3120-05-000	Legal Fees - Tenant	4,000	0	6,651	4,244
3120-06-000	NSF Charges	0	0	0	25
3120-09-000	Misc.Tenant Income	24,000	15,000	34,858	17,750
3120-10-000	Application Fees	800	1,000	765	700
3120-14-000	Other Tenant Recovery Income	0	1,000	0	87
	TOTAL TENANT OTHER INCOME	**67,800**	**44,000**	**90,388**	**55,740**
	OTHER GENERAL INCOME				
3645-00-000	Insurance Refunds	0	52,500	0	0
3650-00-000	Miscellaneous Other Income	79,200	40,000	72,600	79,992
	TOTAL OTHER GENERAL INCOME	**79,200**	**92,500**	**72,600**	**79,992**
3999-00-000	**TOTAL INCOME**	**3,066,675**	**2,796,725**	**2,959,785**	**2,741,416**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS				
4110-00-000	Administrative Salaries	79,963	84,379	34,798	70,686
4110-05-000	Admin Overtime	0	0	339	377
4120-01-000	Admin Employee Benefits	27,987	29,533	0	0
4120-02-000	Admin FICA-OASDI	0	0	2,167	3,855
4120-03-000	Admin Retirement-Employer Paid	0	0	2,263	3,854
4120-04-000	Admin Medical Expense	0	0	1,293	4,534
4120-07-000	Admin FICA-Medicare	0	0	507	902
4120-08-000	Admin Employee Wellness Program	0	0	423	826
4120-09-000	Admin Dental Insurance	0	0	55	190
4120-10-000	Admin State Unemployment Insurance	0	0	235	146
4120-13-000	Admin Workers' Compensation	0	0	150	355

La Armada I (904)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4120-19-000	Benefits Self Funding Services	0	0	1,502	1,752
	TOTAL SALARIES AND BENEFITS (Admin)	107,950	113,911	43,733	87,477
	TOTAL SALARIES AND BENEFITS	**107,950**	**113,911**	**43,733**	**87,477**
	ADMINISTRATIVE				
4140-00-000	Staff Training	0	2,000	0	826
4150-00-000	Travel	0	0	23	0
4190-01-000	Membership and Fees	2,000	2,000	1,115	1,162
4190-04-000	Office Supplies	2,300	1,500	2,358	2,082
4190-05-000	Fuel-Administrative	500	0	365	0
4190-06-000	Computer Costs	2,400	1,000	1,765	310
4190-07-000	Telephone	1,100	1,000	1,136	945
4190-08-000	Postage	800	1,500	593	1,364
4190-10-000	Copiers	1,300	15,000	1,159	15,124
4190-17-000	Temporary Administrative Labor	8,200	0	8,970	0
4190-22-000	Other Misc Admin Expenses	0	0	840	0
4190-39-000	Permits License Certif	1,600	0	1,288	1,312
4190-42-000	Uniforms Hsg Mgmt Staff	0	1,000	217	138
4190-43-000	Inspections Costs	0	0	0	35
4190-49-000	Answering Services	2,800	2,500	2,576	2,702
4220-01-000	Other Tenant Svcs.	0	0	0	30
4230-00-000	Tenant Services Contract Costs	35,000	30,000	31,255	30,281
4230-05-000	Ten Svcs Resident Stipend	2,400	2,000	2,000	2,500
	SUBTOTAL	60,400	59,500	55,659	58,812
	Legal Expense				
4130-02-000	Criminal Background Checks	0	1,000	0	0
4130-03-000	Tenant Screening	2,200	3,500	1,900	2,633
4130-04-000	General Legal Expense	0	2,000	2	3,086
4190-27-000	Collect Fees/Court Costs	9,300	3,000	9,320	4,320
	TOTAL Legal Expense	**11,500**	**9,500**	**11,222**	**10,039**
	TOTAL ADMINISTRATIVE	**71,900**	**69,000**	**66,881**	**68,851**
	GENERAL EXPENSES				
4171-00-000	Auditing Fees	3,740	3,400	2,022	2,022
4190-12-000	Software	22,955	16,910	11,871	3,307
4190-13-000	Internet	2,100	2,000	1,254	1,680
4190-16-000	Information Technology	7,350	7,000	11,824	9,905
4190-59-000	Management Fees BBG	428,351	391,768	383,710	390,779
4570-00-000	Bad Debt-Tenant Rents	60,000	40,500	70,226	60,675
	SUBTOTAL	524,496	461,578	480,906	468,367
	Insurance Expense				
4510-05-000	Windstorm Insurance	108,569	197,140	194,583	0
4510-06-000	Property Insurance	89,204	115,884	119,199	96,570
4510-00-000	Insurance	24,781	0	15,019	0
	TOTAL Insurance Expense	**222,554**	**313,024**	**328,801**	**96,570**

La Armada I (904)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
	TOTAL GENERAL EXPENSES	**747,050**	**774,602**	**809,707**	**564,937**
	MAINTENANCE AND OPERATIONS				
4413-00-000	Vehicle Gas, Oil, Grease	400	2,000	279	109
4420-01-000	Supplies-Grounds	0	0	1,806	410
4420-02-000	Supplies-Appliance	0	0	177	3,067
4420-03-000	Supplies-Decorating	4,000	0	4,168	154
4420-04-000	Supplies-Electrical	3,000	0	1,739	3,346
4420-06-000	Supplies-Janitorial/Cleaning	5,140	0	4,868	833
4420-07-000	Supplies-Maint/Repairs	9,400	0	6,990	7,623
4420-08-000	Supplies-Plumbing	7,100	0	7,419	6,274
4420-09-000	Tools and Equipment	2,300	0	1,791	978
4420-10-000	Maintenance Paper/Supplies	0	0	0	116
4420-11-000	Misc Materials	200	0	202	1,660
4420-13-000	Window Coverings	1,000	0	2,411	910
4420-14-000	Paint & Supplies	2,500	0	2,604	349
4420-15-000	Air Conditioning/Heating	900	0	1,042	1,127
4420-16-000	Alarms & Extinguishers	11,700	0	8,732	1,513
4420-17-000	Appliances- All appliances	2,000	0	1,850	0
4420-18-000	Carpentry	2,600	0	2,640	29
4420-19-000	Flooring Materials	0	0	0	54
4442-00-000	Labor Expense Due to Maint	0	0	43,125	0
	SUBTOTAL	52,240	2,000	91,842	28,550
	CONTRACT COSTS				
4430-01-000	Contract-Alarm/Extinguisher	12,000	1,000	8,748	1,778
4430-03-000	Contract-Building Repairs	56,000	25,000	52,850	19,605
4430-04-000	Contract-Carpet Cleaning	0	0	0	1,980
4430-06-000	Contract-Electrical	2,400	5,000	2,541	433
4430-07-000	Contract-Pest Control	16,000	20,000	17,104	18,723
4430-08-000	Contract-Floor Covering	800	9,000	586	990
4430-09-000	Contract-Grounds	73,000	42,142	64,569	36,523
4430-10-000	Contract-Make Ready	103,000	270,139	104,056	36,485
4430-11-000	Contract-Plumbing	54,000	25,000	52,124	27,418
4430-12-000	Contract-Window Covering	0	2,000	0	0
4430-13-000	Contract-HVAC	9,000	5,000	6,762	1,805
4430-14-000	Contract-Vehicle Maintenance	1,600	1,000	1,188	0
4430-16-000	Contract-Maintenance	130,000	128,452	117,866	135,152
4430-18-000	Contract-Alarm Monitoring	0	3,000	4,163	4,992
4430-23-000	Contract-Work Orders	469,570	359,645	269,967	348,642
4430-24-000	Contract-Equipment Repair	0	0	0	410
4430-26-000	Contract-Cathodic Services	0	1,000	900	1,321
4430-30-000	Contract-Police Patrols	9,500	7,000	9,212	7,041
4430-90-000	Contract-Fee For Service	0	0	0	84
4410-03-000	Maintenance - Temporary Labor	0	0	319	0
	TOTAL CONTRACT COSTS	**936,870**	**904,378**	**712,956**	**643,382**
	TOTAL MAINTENANCE AND OPERATIONS	**989,110**	**906,378**	**804,798**	**671,933**

La Armada I (904)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
	UTILITIES				
4310-00-000	Water	400,900	400,900	347,706	349,848
4320-00-000	Electricity	65,000	65,000	56,116	66,344
4330-00-000	Gas	22,000	22,000	14,664	14,572
4340-00-000	Waste Disposal-Garbage	100,000	100,000	93,094	85,992
4390-00-000	Sewer	605,000	605,000	568,971	535,598
	TOTAL UTILITIES	**1,192,900**	**1,192,900**	**1,080,551**	**1,052,354**
	TOTAL OPERATING EXPENSES	**3,108,910**	**3,056,792**	**2,805,670**	**2,445,552**
8000-00-000	**TOTAL EXPENSES**	**3,108,910**	**3,056,792**	**2,805,670**	**2,445,552**
9000-00-000	**NET INCOME**	**$ (42,235)**	**$ (260,067)**	**$ 154,116**	**$ 295,864**

La Armada II (905)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

La Armada II (905)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
ADMINISTRATIVE INCOME	$ -	$ -	$ 3,028	$ 9,884
RENTAL INCOME	4,025,652	3,671,782	3,859,807	3,558,523
TENANT OTHER INCOME	137,000	103,000	157,167	86,786
OTHER GENERAL INCOME	0	34,500	9,388	12,163
TOTAL INCOME	**4,162,652**	**3,809,282**	**4,029,390**	**3,667,356**
OPERATING EXPENSES				
SALARIES AND BENEFITS	213,658	195,521	90,499	119,737
ADMINISTRATIVE	111,300	98,000	118,905	93,470
GENERAL EXPENSES	1,095,232	1,222,359	1,196,879	835,827
MAINTENANCE AND OPERATIONS	1,466,012	1,584,041	1,220,264	1,088,929
UTILITIES	616,000	616,000	469,747	537,783
OPERATING EXPENSES	**3,502,202**	**3,715,921**	**3,096,294**	**2,675,746**
NET INCOME	**$ 660,450**	**$ 93,361**	**$ 933,097**	**$ 991,610**

La Armada II (905)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

La Armada II (905)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
	ADMINISTRATIVE INCOME				
3111-02-000	ACCOUNT Tenant Rent Recovery income	$ -	$ -	$ 3,018	$ 8,737
3201-00-000	Work Order Income	0	0	10	1,146
	TOTAL ADMINISTRATIVE INCOME	**0**	**0**	**3,028**	**9,884**
	RENTAL INCOME				
3110-00-000	Rent Income-Gross Potential	3,938,652	3,552,302	0	0
3111-00-000	Tenant Rent	0	0	684,538	677,265
3112-02-000	Voucher Revenue	0	0	3,085,811	2,761,642
3112-10-000	Vacancy Loss Income	87,000	119,480	89,458	119,616
	TOTAL RENTAL INCOME	**4,025,652**	**3,671,782**	**3,859,807**	**3,558,523**
	TENANT OTHER INCOME				
3120-02-000	Cleaning Fee	13,000	20,000	14,574	4,139
3120-03-000	Damages	32,000	20,000	34,433	17,531
3120-04-000	Late Charges	23,000	18,000	20,850	21,350
3120-05-000	Legal Fees - Tenant	6,000	0	9,388	5,443
3120-06-000	NSF Charges	0	0	25	150
3120-09-000	Misc.Tenant Income	62,000	43,000	76,617	36,595
3120-10-000	Application Fees	1,000	1,000	1,280	1,285
3120-14-000	Other Tenant Recovery Income	0	1,000	0	294
	TOTAL TENANT OTHER INCOME	**137,000**	**103,000**	**157,167**	**86,786**
	OTHER GENERAL INCOME				
3645-00-000	Insurance Refunds	0	22,500	0	9,530
3650-00-000	Miscellaneous Other Income	0	12,000	9,388	2,633
	TOTAL OTHER GENERAL INCOME	**0**	**34,500**	**9,388**	**12,163**
3999-00-000	**TOTAL INCOME**	**4,162,652**	**3,809,282**	**4,029,390**	**3,667,356**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS				
4110-00-000	Administrative Salaries	158,265	144,831	69,055	96,556
4110-05-000	Admin Overtime	0	0	644	572
4120-01-000	Admin Employee Benefits	55,393	50,691	0	0
4120-02-000	Admin FICA-OASDI	0	0	4,274	6,024
4120-03-000	Admin Retirement-Employer Paid	0	0	4,525	4,732
4120-04-000	Admin Medical Expense	0	0	7,510	7,375
4120-07-000	Admin FICA-Medicare	0	0	1,000	1,409
4120-08-000	Admin Employee Wellness Program	0	0	695	427
4120-09-000	Admin Dental Insurance	0	0	471	287
4120-10-000	Admin State Unemployment Insurance	0	0	496	220
4120-13-000	Admin Workers' Compensation	0	0	328	548

La Armada II (905)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4120-19-000	Benefits Self Funding Services	0	0	1,502	1,587
	TOTAL SALARIES AND BENEFITS (Admin)	213,658	195,521	90,499	119,737
	TOTAL SALARIES AND BENEFITS	**213,658**	**195,521**	**90,499**	**119,737**
	ADMINISTRATIVE				
4140-00-000	Staff Training	1,000	3,000	745	1,322
4150-00-000	Travel	0	0	4	0
4190-01-000	Membership and Fees	2,500	3,000	1,832	1,858
4190-04-000	Office Supplies	2,600	3,000	4,262	3,281
4190-05-000	Fuel-Administrative	400	0	804	0
4190-06-000	Computer Costs	0	2,000	0	310
4190-07-000	Telephone	2,000	3,000	1,918	1,890
4190-08-000	Postage	1,500	2,000	1,119	2,738
4190-10-000	Copiers	0	3,000	0	7,769
4190-17-000	Temporary Administrative Labor	9,000	0	9,596	0
4190-18-000	Small Office Equipment	1,500	0	1,057	1,275
4190-20-000	Bank Fees	0	0	314	100
4190-22-000	Other Misc Admin Expenses	0	0	1,886	1,000
4190-29-000	Subscriptions/Renewals	0	0	40	0
4190-39-000	Permits License Certif	3,000	0	1,550	1,300
4190-40-000	Printing Costs	0	0	124	26
4190-42-000	Uniforms Hsg Mgmt Staff	0	1,000	138	138
4190-43-000	Inspections Costs	0	0	0	2,920
4190-49-000	Answering Services	5,000	4,000	4,121	4,311
4190-52-000	Meeting Costs	0	0	48	0
4220-01-000	Other Tenant Svcs.	2,000	0	1,509	30
4230-00-000	Tenant Services Contract Costs	55,000	50,000	50,426	49,155
4230-05-000	Ten Svcs Resident Stipend	5,200	3,000	5,100	3,000
	SUBTOTAL	90,700	77,000	86,592	82,422
	Legal Expense				
4130-02-000	Criminal Background Checks	0	0	0	66
4130-03-000	Tenant Screening	3,600	4,000	3,235	3,272
4130-04-000	General Legal Expense	2,000	10,000	14,820	1,650
4190-27-000	Collect Fees/Court Costs	15,000	7,000	14,258	6,060
	TOTAL Legal Expense	**20,600**	**21,000**	**32,313**	**11,048**
	TOTAL ADMINISTRATIVE	**111,300**	**98,000**	**118,905**	**93,470**
	GENERAL EXPENSES				
4171-00-000	Auditing Fees	4,180	3,800	2,304	2,304
4190-12-000	Software	36,102	26,595	19,459	7,970
4190-13-000	Internet	6,300	6,000	3,885	5,813
4190-16-000	Information Technology	15,750	15,000	22,392	21,255
4190-59-000	Management Fees BBG	590,797	529,111	529,832	534,824
4570-00-000	Bad Debt-Tenant Rents	0	99,000	92,904	94,593
4570-01-000	Bad Debt-Other	86,000	0	0	0

La Armada II (905)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4590-00-000	Other General Expense	0	0	0	14,530
	SUBTOTAL	739,129	679,506	670,777	681,290
	Insurance Expense				
4510-05-000	Windstorm Insurance	173,712	357,423	311,333	0
4510-06-000	Property Insurance	142,738	185,430	190,736	154,537
4510-00-000	Insurance	39,653	0	24,032	0
	TOTAL Insurance Expense	**356,103**	**542,853**	**526,101**	**154,537**
	TOTAL GENERAL EXPENSES	**1,095,232**	**1,222,359**	**1,196,879**	**835,827**
	MAINTENANCE AND OPERATIONS				
4412-00-000	Maintenance Uniforms	0	0	0	180
4413-00-000	Vehicle Gas, Oil, Grease	1,500	8,000	1,076	813
4420-01-000	Supplies-Grounds	0	0	149	133
4420-02-000	Supplies-Appliance	0	0	0	3,821
4420-03-000	Supplies-Decorating	3,600	0	2,864	0
4420-04-000	Supplies-Electrical	1,400	0	1,404	4,653
4420-06-000	Supplies-Janitorial/Cleaning	4,000	0	3,524	3,195
4420-07-000	Supplies-Maint/Repairs	14,600	0	10,169	9,869
4420-08-000	Supplies-Plumbing	4,800	0	6,298	12,720
4420-09-000	Tools and Equipment	500	0	511	900
4420-10-000	Maintenance Paper/Supplies	300	0	0	507
4420-11-000	Misc Materials	0	0	472	2,892
4420-12-000	Water Heaters	0	0	40	0
4420-13-000	Window Coverings	2,600	0	2,101	2,525
4420-14-000	Paint & Supplies	0	0	91	460
4420-15-000	Air Conditioning/Heating	16,000	0	25,445	2,013
4420-16-000	Alarms & Extinguishers	800	0	1,534	4,061
4420-17-000	Appliances- All appliances	2,900	0	2,953	280
4420-18-000	Carpentry	2,400	0	3,341	465
4420-21-000	Lawn Mover/Tractor Parts	0	0	0	149
4442-00-000	Labor Expense Due to Maint	0	0	40,938	0
	SUBTOTAL	55,400	8,000	102,908	49,636
	CONTRACT COSTS				
4430-01-000	Contract-Alarm/Extinguisher	10,500	4,000	8,021	579
4430-03-000	Contract-Building Repairs	19,600	7,000	32,725	11,341
4430-05-000	Contract-Decorating/Painting	1,800	0	1,303	0
4430-06-000	Contract-Electrical	0	2,500	3,168	994
4430-07-000	Contract-Pest Control	24,000	26,000	25,284	26,095
4430-08-000	Contract-Floor Covering	18,000	2,000	12,780	15,884
4430-09-000	Contract-Grounds	79,000	50,969	124,791	44,587
4430-10-000	Contract-Make Ready	240,000	645,616	227,218	71,243
4430-11-000	Contract-Plumbing	42,000	40,000	40,267	67,014
4430-12-000	Contract-Window Covering	0	0	4,096	0
4430-13-000	Contract-HVAC	0	1,000	97	1,667
4430-14-000	Contract-Vehicle Maintenance	0	2,000	2	225
4430-16-000	Contract-Maintenance	207,000	205,524	188,552	197,456

La Armada II (905)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4430-18-000	Contract-Alarm Monitoring	3,000	3,000	2,064	4,051
4430-23-000	Contract-Work Orders	750,712	575,432	431,947	584,955
4430-26-000	Contract-Cathodic Services	0	2,000	875	2,303
4430-30-000	Contract-Police Patrols	15,000	9,000	13,847	10,765
4430-90-000	Contract-Fee For Service	0	0	0	135
4410-03-000	Maintenance - Temporary Labor	0	0	319	0
	TOTAL CONTRACT COSTS	**1,410,612**	**1,576,041**	**1,117,356**	**1,039,293**
	TOTAL MAINTENANCE AND OPERATIONS	**1,466,012**	**1,584,041**	**1,220,264**	**1,088,929**
	UTILITIES				
4310-00-000	Water	222,000	222,000	147,929	190,166
4320-00-000	Electricity	25,000	25,000	23,001	24,185
4340-00-000	Waste Disposal-Garbage	96,000	96,000	68,227	84,499
4390-00-000	Sewer	273,000	273,000	230,590	238,933
	TOTAL UTILITIES	**616,000**	**616,000**	**469,747**	**537,783**
	TOTAL OPERATING EXPENSES	**3,502,202**	**3,715,921**	**3,096,294**	**2,675,746**
8000-00-000	**TOTAL EXPENSES**	**3,502,202**	**3,715,921**	**3,096,294**	**2,675,746**
9000-00-000	**NET INCOME**	**$ 660,450**	**$ 93,361**	**$ 933,097**	**$ 991,610**

La Armada III (906)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

La Armada III (906)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
ADMINISTRATIVE INCOME	$ -	$ -	$ 969	$ 298
RENTAL INCOME	979,000	926,531	993,126	894,435
TENANT OTHER INCOME	54,200	13,000	57,626	23,558
OTHER GENERAL INCOME	0	0	0	511
TOTAL INCOME	**1,033,200**	**939,531**	**1,051,721**	**918,802**
OPERATING EXPENSES				
SALARIES AND BENEFITS	50,544	14,034	20,065	16,870
ADMINISTRATIVE	32,675	23,000	29,968	27,657
GENERAL EXPENSES	304,273	321,736	337,090	225,739
MAINTENANCE AND OPERATIONS	510,173	362,519	374,003	280,238
UTILITIES	130,000	153,000	103,814	128,578
OPERATING EXPENSES	**1,027,665**	**874,289**	**864,941**	**679,082**
NET INCOME	**$ 5,535**	**$ 65,242**	**$ 186,780**	**$ 239,719**

La Armada III (906)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

La Armada III (906)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
	ADMINISTRATIVE INCOME				
3111-02-000	ACCOUNT Tenant Rent Recovery income	$ -	$ -	$ 654	$ 280
3201-00-000	Work Order Income	0	0	315	18
	TOTAL ADMINISTRATIVE INCOME	**0**	**0**	**969**	**298**
	RENTAL INCOME				
3110-00-000	Rent Income-Gross Potential	946,000	894,601	0	0
3111-00-000	Tenant Rent	0	0	193,366	193,928
3112-02-000	Voucher Revenue	0	0	767,621	676,294
3112-10-000	Vacancy Loss Income	33,000	31,930	32,139	24,213
	TOTAL RENTAL INCOME	**979,000**	**926,531**	**993,126**	**894,435**
	TENANT OTHER INCOME				
3120-02-000	Cleaning Fee	18,000	3,000	16,762	4,484
3120-03-000	Damages	15,000	3,000	15,927	6,385
3120-04-000	Late Charges	3,800	4,000	4,350	4,750
3120-05-000	Legal Fees - Tenant	5,000	0	8,234	946
3120-09-000	Misc.Tenant Income	12,000	2,000	11,888	6,522
3120-10-000	Application Fees	400	0	465	315
3120-14-000	Other Tenant Recovery Income	0	1,000	0	155
	TOTAL TENANT OTHER INCOME	**54,200**	**13,000**	**57,626**	**23,558**
	OTHER GENERAL INCOME				
3650-00-000	Miscellaneous Other Income	0	0	0	511
	TOTAL OTHER GENERAL INCOME	**0**	**0**	**0**	**511**
3999-00-000	**TOTAL INCOME**	**1,033,200**	**939,531**	**1,051,721**	**918,802**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS				
4110-00-000	Administrative Salaries	37,440	10,396	15,711	12,453
4110-05-000	Admin Overtime	0	0	381	1
4120-01-000	Admin Employee Benefits	13,104	3,638	0	0
4120-02-000	Admin FICA-OASDI	0	0	988	746
4120-03-000	Admin Retirement-Employer Paid	0	0	388	787
4120-04-000	Admin Medical Expense	0	0	1,029	1,522
4120-07-000	Admin FICA-Medicare	0	0	231	174
4120-09-000	Admin Dental Insurance	0	0	29	59
4120-10-000	Admin State Unemployment Insurance	0	0	162	13
4120-13-000	Admin Workers' Compensation	0	0	97	71
4120-19-000	Benefits Self Funding Services	0	0	1,050	1,044
	TOTAL SALARIES AND BENEFITS (Admin)	50,544	14,034	20,065	16,870

La Armada III (906)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
	TOTAL SALARIES AND BENEFITS	**50,544**	**14,034**	**20,065**	**16,870**
	ADMINISTRATIVE				
4140-00-000	Staff Training	500	1,000	0	331
4190-01-000	Membership and Fees	650	0	478	464
4190-04-000	Office Supplies	1,000	1,000	2,713	2,665
4190-05-000	Fuel-Administrative	0	0	40	0
4190-07-000	Telephone	650	1,000	570	504
4190-08-000	Postage	750	1,000	377	1,001
4190-10-000	Copiers	650	1,000	587	3,984
4190-18-000	Small Office Equipment	0	0	0	38
4190-29-000	Subscriptions/Renewals	750	0	0	0
4190-39-000	Permits License Certif	0	0	700	1,175
4190-42-000	Uniforms Hsg Mgmt Staff	275	1,000	275	0
4190-49-000	Answering Services	1,200	1,000	1,030	1,081
4190-52-000	Meeting Costs	0	0	0	24
4220-01-000	Other Tenant Svcs.	750	0	566	30
4230-00-000	Tenant Services Contract Costs	14,300	13,000	11,384	12,156
4230-05-000	Ten Svcs Resident Stipend	1,200	1,000	600	700
4249-04-000	Insp Office Supplies	0	0	0	62
	SUBTOTAL	22,675	21,000	19,321	24,216
	Legal Expense				
4130-02-000	Criminal Background Checks	0	0	0	114
4130-03-000	Tenant Screening	1,000	1,000	899	820
4130-04-000	General Legal Expense	4,000	0	4,690	1,788
4190-27-000	Collect Fees/Court Costs	5,000	1,000	5,059	719
	TOTAL Legal Expense	**10,000**	**2,000**	**10,647**	**3,440**
	TOTAL ADMINISTRATIVE	**32,675**	**23,000**	**29,968**	**27,657**
	GENERAL EXPENSES				
4171-00-000	Auditing Fees	4,180	3,800	642	642
4174-00-000	Marketing	0	0	0	10,074
4190-12-000	Software	12,887	9,493	4,758	381
4190-13-000	Internet	2,100	2,000	1,900	1,540
4190-16-000	Information Technology	4,200	4,000	5,992	5,651
4190-59-000	Management Fees BBG	141,900	133,250	135,615	134,207
4570-00-000	Bad Debt-Tenant Rents	50,000	36,000	55,309	34,629
	SUBTOTAL	215,267	188,543	204,217	187,125
	Insurance Expense				
4510-05-000	Windstorm Insurance	43,428	86,856	77,834	0
4510-06-000	Property Insurance	35,669	46,338	49,034	38,615
4510-00-000	Insurance	9,909	0	6,005	0
	TOTAL Insurance Expense	**89,006**	**133,194**	**132,873**	**38,615**
	TOTAL GENERAL EXPENSES	**304,273**	**321,736**	**337,090**	**225,739**

MAINTENANCE AND OPERATIONS

La Armada III (906)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4412-00-000	Maintenance Uniforms	0	0	25	0
4420-01-000	Supplies-Grounds	750	0	871	74
4420-02-000	Supplies-Appliance	500	0	199	2,259
4420-03-000	Supplies-Decorating	1,000	0	606	0
4420-04-000	Supplies-Electrical	2,000	0	1,459	1,918
4420-06-000	Supplies-Janitorial/Cleaning	1,000	0	1,607	1,010
4420-07-000	Supplies-Maint/Repairs	2,000	0	4,710	3,467
4420-08-000	Supplies-Plumbing	7,500	0	4,426	3,068
4420-09-000	Tools and Equipment	1,800	0	1,334	616
4420-10-000	Maintenance Paper/Supplies	0	0	0	46
4420-11-000	Misc Materials	0	0	329	1,944
4420-12-000	Water Heaters	1,000	0	0	0
4420-13-000	Window Coverings	1,000	0	739	1,306
4420-14-000	Paint & Supplies	750	0	491	372
4420-15-000	Air Conditioning/Heating	3,000	0	9,256	3,115
4420-16-000	Alarms & Extinguishers	0	0	0	5,918
4420-17-000	Appliances- All appliances	0	0	601	0
4420-18-000	Carpentry	3,000	0	2,461	241
4420-19-000	Flooring Materials	500	0	150	0
4442-00-000	Labor Expense Due to Maint	0	0	10,427	0
	SUBTOTAL	25,800	0	39,690	25,353
	CONTRACT COSTS				
4430-01-000	Contract-Alarm/Extinguisher	1,000	0	3,578	237
4430-03-000	Contract-Building Repairs	12,500	2,000	21,837	0
4430-05-000	Contract-Decorating/Painting	0	0	2,775	0
4430-06-000	Contract-Electrical	1,500	1,000	0	0
4430-07-000	Contract-Pest Control	15,000	8,000	25,800	8,301
4430-08-000	Contract-Floor Covering	10,000	3,000	307	16,591
4430-09-000	Contract-Grounds	23,000	12,422	31,099	9,941
4430-10-000	Contract-Make Ready	139,000	126,858	67,091	9,207
4430-11-000	Contract-Plumbing	28,000	10,000	18,563	11,467
4430-12-000	Contract-Window Covering	0	0	0	1,269
4430-13-000	Contract-HVAC	8,000	1,000	2,869	2,710
4430-16-000	Contract-Maintenance	53,000	51,381	47,100	48,000
4430-18-000	Contract-Alarm Monitoring	750	0	598	1,080
4430-23-000	Contract-Work Orders	188,423	143,858	107,987	141,728
4430-26-000	Contract-Cathodic Services	0	0	875	1,506
4430-30-000	Contract-Police Patrols	4,200	3,000	3,833	2,815
4430-90-000	Contract-Fee For Service	0	0	0	34
	TOTAL CONTRACT COSTS	**484,373**	**362,519**	**334,313**	**254,885**
	TOTAL MAINTENANCE AND OPERATIONS	**510,173**	**362,519**	**374,003**	**280,238**
	UTILITIES				
4310-00-000	Water	100,000	121,000	79,030	104,787
4320-00-000	Electricity	12,000	15,000	10,629	10,963
4330-00-000	Gas	2,000	2,000	0	0

La Armada III (906)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4340-00-000	Waste Disposal-Garbage	16,000	15,000	14,155	12,828
	TOTAL UTILITIES	**130,000**	**153,000**	**103,814**	**128,578**
	TOTAL OPERATING EXPENSES	**1,027,665**	**874,289**	**864,941**	**679,082**
8000-00-000	**TOTAL EXPENSES**	**1,027,665**	**874,289**	**864,941**	**679,082**
9000-00-000	**NET INCOME**	**$ 5,535**	**$ 65,242**	**$ 186,780**	**$ 239,719**

Clairelaine Gardens (907)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

Clairelaine Gardens (907)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
ADMINISTRATIVE INCOME	$ 2,000	$ -	$ 3,654	$ 1,248
RENTAL INCOME	1,648,000	1,526,880	1,648,479	1,510,827
TENANT OTHER INCOME	52,000	26,000	70,645	33,820
OTHER GENERAL INCOME	0	0	252	0
TOTAL INCOME	**1,702,000**	**1,552,880**	**1,723,030**	**1,545,895**
OPERATING EXPENSES				
SALARIES AND BENEFITS	101,801	86,765	104,076	72,481
ADMINISTRATIVE	11,000	57,500	47,526	67,421
GENERAL EXPENSES	444,163	537,341	545,660	367,341
MAINTENANCE AND OPERATIONS	489,776	576,897	612,067	536,681
UTILITIES	278,000	278,000	242,250	236,126
OPERATING EXPENSES	**1,324,740**	**1,536,503**	**1,551,578**	**1,280,049**
NET INCOME	**$ 377,260**	**$ 16,377**	**$ 171,452**	**$ 265,846**

Clairelaine Gardens (907)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

Clairelaine Gardens (907)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
	ADMINISTRATIVE INCOME				
3111-02-000	ACCOUNT Tenant Rent Recovery income	$ -	$ -	$ 1,145	$ 320
3201-00-000	Work Order Income	2,000	0	2,509	928
	TOTAL ADMINISTRATIVE INCOME	**2,000**	**0**	**3,654**	**1,248**
	RENTAL INCOME				
3110-00-000	Rent Income-Gross Potential	1,648,000	1,499,070	0	0
3111-00-000	Tenant Rent	0	0	497,450	467,450
3112-02-000	Voucher Revenue	0	0	1,114,452	989,386
3112-10-000	Vacancy Loss Income	0	27,810	36,577	53,991
	TOTAL RENTAL INCOME	**1,648,000**	**1,526,880**	**1,648,479**	**1,510,827**
	TENANT OTHER INCOME				
3120-02-000	Cleaning Fee	13,000	5,000	17,309	-3,416
3120-03-000	Damages	17,000	5,000	18,674	8,931
3120-04-000	Late Charges	6,000	6,000	7,655	7,400
3120-05-000	Legal Fees - Tenant	5,000	0	7,812	5,591
3120-06-000	NSF Charges	0	0	50	25
3120-09-000	Misc.Tenant Income	10,000	8,000	18,320	14,084
3120-10-000	Application Fees	1,000	1,000	825	575
3120-14-000	Other Tenant Recovery Income	0	1,000	0	630
	TOTAL TENANT OTHER INCOME	**52,000**	**26,000**	**70,645**	**33,820**
	OTHER GENERAL INCOME				
3650-00-000	Miscellaneous Other Income	0	0	252	0
	TOTAL OTHER GENERAL INCOME	**0**	**0**	**252**	**0**
3999-00-000	**TOTAL INCOME**	**1,702,000**	**1,552,880**	**1,723,030**	**1,545,895**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS				
4110-00-000	Administrative Salaries	75,408	64,270	69,310	50,968
4110-05-000	Admin Overtime	0	0	290	161
4120-01-000	Admin Employee Benefits	26,393	22,495	0	0
4120-02-000	Admin FICA-OASDI	0	0	3,962	2,765
4120-03-000	Admin Retirement-Employer Paid	0	0	3,959	1,302
4120-04-000	Admin Medical Expense	0	0	22,512	12,283
4120-07-000	Admin FICA-Medicare	0	0	927	647
4120-08-000	Admin Employee Wellness Program	0	0	330	605
4120-09-000	Admin Dental Insurance	0	0	794	1,023
4120-10-000	Admin State Unemployment Insurance	0	0	361	78
4120-13-000	Admin Workers' Compensation	0	0	312	200
4120-19-000	Benefits Self Funding Services	0	0	1,320	2,448

Clairelaine Gardens (907)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
	TOTAL SALARIES AND BENEFITS (Admin)	101,801	86,765	104,076	72,481
	TOTAL SALARIES AND BENEFITS	**101,801**	**86,765**	**104,076**	**72,481**
	ADMINISTRATIVE				
4140-00-000	Staff Training	1,000	1,000	150	614
4190-01-000	Membership and Fees	1,000	0	876	864
4190-04-000	Office Supplies	2,500	4,000	4,714	2,874
4190-05-000	Fuel-Administrative	0	0	118	0
4190-06-000	Computer Costs	0	500	0	0
4190-07-000	Telephone	0	3,000	885	1,854
4190-08-000	Postage	0	1,000	379	795
4190-10-000	Copiers	0	7,000	1,254	9,250
4190-18-000	Small Office Equipment	0	0	47	0
4190-22-000	Other Misc Admin Expenses	0	0	0	918
4190-39-000	Permits License Certif	0	0	1,020	818
4190-49-000	Answering Services	0	2,000	1,916	2,000
4220-01-000	Other Tenant Svcs.	0	0	619	1,215
4230-00-000	Tenant Services Contract Costs	0	23,000	20,897	22,476
4230-05-000	Ten Svcs Resident Stipend	0	3,000	2,200	2,668
4249-04-000	Insp Office Supplies	0	0	26	0
	SUBTOTAL	4,500	44,500	35,103	46,346
	Legal Expense				
4130-01-000	Unlawful Detainers	0	0	0	21
4130-03-000	Tenant Screening	1,500	2,000	1,521	1,596
4130-04-000	General Legal Expense	5,000	7,000	3,252	16,595
4190-27-000	Collect Fees/Court Costs	0	4,000	7,650	2,863
	TOTAL Legal Expense	**6,500**	**13,000**	**12,423**	**21,075**
	TOTAL ADMINISTRATIVE	**11,000**	**57,500**	**47,526**	**67,421**
	GENERAL EXPENSES				
4171-00-000	Auditing Fees	2,530	2,300	1,338	1,338
4190-12-000	Software	16,198	11,932	9,760	1,399
4190-13-000	Internet	4,200	4,000	4,371	3,788
4190-16-000	Information Technology	8,400	8,000	8,979	8,493
4190-59-000	Management Fees BBG	247,200	223,284	226,202	226,824
4570-00-000	Bad Debt-Tenant Rents	0	40,000	50,317	53,598
	SUBTOTAL	278,528	289,516	300,967	295,440
	Insurance Expense				
4510-05-000	Windstorm Insurance	80,776	161,552	144,770	0
4510-06-000	Property Insurance	66,410	86,273	88,741	71,901
4510-00-000	Insurance	18,449	0	11,181	0
	TOTAL Insurance Expense	**165,635**	**247,825**	**244,693**	**71,901**
	TOTAL GENERAL EXPENSES	**444,163**	**537,341**	**545,660**	**367,341**
	MAINTENANCE AND OPERATIONS				

Clairelaine Gardens (907)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4413-00-000	Vehicle Gas, Oil, Grease	0	1,000	653	2,725
4420-01-000	Supplies-Grounds	0	0	234	174
4420-02-000	Supplies-Appliance	0	0	0	3,289
4420-03-000	Supplies-Decorating	0	0	3,015	0
4420-04-000	Supplies-Electrical	0	0	2,209	4,974
4420-06-000	Supplies-Janitorial/Cleaning	0	0	2,183	677
4420-07-000	Supplies-Maint/Repairs	0	0	6,569	2,565
4420-08-000	Supplies-Plumbing	0	0	19,837	3,579
4420-09-000	Tools and Equipment	0	0	1,048	976
4420-10-000	Maintenance Paper/Supplies	0	0	66	31
4420-11-000	Misc Materials	0	0	1,364	4,070
4420-13-000	Window Coverings	0	0	991	7,440
4420-14-000	Paint & Supplies	0	0	929	662
4420-15-000	Air Conditioning/Heating	0	0	3,040	1,522
4420-16-000	Alarms & Extinguishers	0	0	1,211	3,512
4420-17-000	Appliances- All appliances	0	0	1,078	0
4420-18-000	Carpentry	0	0	2,695	30
4420-19-000	Flooring Materials	0	0	0	27
4420-21-000	Lawn Mover/Tractor Parts	0	0	0	312
4442-00-000	Labor Expense Due to Maint	0	0	13,296	0
	SUBTOTAL	0	1,000	60,419	36,565
	CONTRACT COSTS				
4430-01-000	Contract-Alarm/Extinguisher	0	3,000	225	2,903
4430-03-000	Contract-Building Repairs	0	5,000	25,428	972
4430-04-000	Contract-Carpet Cleaning	0	0	27	0
4430-06-000	Contract-Electrical	0	3,000	2,051	9,901
4430-07-000	Contract-Pest Control	0	10,000	9,897	9,332
4430-08-000	Contract-Floor Covering	0	33,177	0	0
4430-09-000	Contract-Grounds	42,000	33,176	64,084	29,149
4430-10-000	Contract-Make Ready	0	89,480	99,395	60,989
4430-11-000	Contract-Plumbing	0	14,000	47,961	12,440
4430-12-000	Contract-Window Covering	0	1,500	0	825
4430-13-000	Contract-HVAC	0	2,000	0	976
4430-14-000	Contract-Vehicle Maintenance	0	0	260	0
4430-16-000	Contract-Maintenance	97,000	95,288	87,349	89,582
4430-17-000	Contract-Elevator Monitoring	0	8,500	0	2,696
4430-18-000	Contract-Alarm Monitoring	0	1,200	1,054	1,533
4430-23-000	Contract-Work Orders	350,776	267,576	201,035	272,693
4430-26-000	Contract-Cathodic Services	0	5,000	875	875
4430-30-000	Contract-Police Patrols	0	4,000	6,907	5,187
4430-90-000	Contract-Fee For Service	0	0	0	62
4430-99-000	Contract Costs-Other	0	0	5,100	0
	TOTAL CONTRACT COSTS	**489,776**	**575,897**	**551,648**	**500,115**
	TOTAL MAINTENANCE AND OPERATIONS	**489,776**	**576,897**	**612,067**	**536,681**

UTILITIES

Clairelaine Gardens (907)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4310-00-000	Water	85,000	85,000	70,776	71,763
4320-00-000	Electricity	30,000	30,000	18,957	24,317
4330-00-000	Gas	37,000	37,000	34,034	27,540
4340-00-000	Waste Disposal-Garbage	29,000	29,000	25,697	25,497
4390-00-000	Sewer	97,000	97,000	92,785	87,008
	TOTAL UTILITIES	**278,000**	**278,000**	**242,250**	**236,126**
	TOTAL OPERATING EXPENSES	**1,324,740**	**1,536,503**	**1,551,578**	**1,280,049**
8000-00-000	**TOTAL EXPENSES**	**1,324,740**	**1,536,503**	**1,551,578**	**1,280,049**
9000-00-000	**NET INCOME**	**$ 377,260**	**$ 16,377**	**$ 171,452**	**$ 265,846**

Parkway Homes (908)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

Parkway Homes (908)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
ADMINISTRATIVE INCOME	$ -	$ -	$ 2,524	$ 434
RENTAL INCOME	668,000	634,139	671,146	627,962
TENANT OTHER INCOME	7,550	6,000	8,533	10,374
TOTAL INCOME	**675,550**	**640,139**	**682,202**	**638,771**
OPERATING EXPENSES				
SALARIES AND BENEFITS	39,257	41,199	36,260	42,308
ADMINISTRATIVE	16,225	16,000	12,834	19,370
GENERAL EXPENSES	184,293	198,618	199,321	128,369
MAINTENANCE AND OPERATIONS	269,812	197,003	230,833	215,792
UTILITIES	112,000	127,000	91,606	112,885
OPERATING EXPENSES	**621,586**	**579,819**	**570,853**	**518,723**
NET INCOME	**$ 53,964**	**$ 60,320**	**$ 111,349**	**$ 120,048**

Corpus Christi Housing Authority
Coastal Housing Partners

Parkway Homes (908)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

Parkway Homes (908)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
	ADMINISTRATIVE INCOME				
3111-02-000	ACCOUNT Tenant Rent Recovery income	$ -	$ -	$ 298	$ 434
3201-00-000	Work Order Income	0	0	2,225	0
	TOTAL ADMINISTRATIVE INCOME	**0**	**0**	**2,524**	**434**
	RENTAL INCOME				
3110-00-000	Rent Income-Gross Potential	660,000	634,139	0	0
3111-00-000	Tenant Rent	0	0	211,054	225,414
3112-02-000	Voucher Revenue	0	0	454,636	392,536
3112-10-000	Vacancy Loss Income	8,000	0	5,456	10,013
	TOTAL RENTAL INCOME	**668,000**	**634,139**	**671,146**	**627,962**
	TENANT OTHER INCOME				
3120-02-000	Cleaning Fee	500	0	420	1,519
3120-03-000	Damages	3,000	0	4,203	1,431
3120-04-000	Late Charges	1,500	2,000	1,575	2,200
3120-05-000	Legal Fees - Tenant	600	0	492	227
3120-09-000	Misc.Tenant Income	1,700	3,000	1,797	4,300
3120-10-000	Application Fees	250	0	45	105
3120-14-000	Other Tenant Recovery Income	0	1,000	0	593
	TOTAL TENANT OTHER INCOME	**7,550**	**6,000**	**8,533**	**10,374**
3999-00-000	**TOTAL INCOME**	**675,550**	**640,139**	**682,202**	**638,771**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS				
4110-00-000	Administrative Salaries	29,079	30,518	24,934	30,464
4110-05-000	Admin Overtime	0	0	82	216
4120-01-000	Admin Employee Benefits	10,178	10,681	0	0
4120-02-000	Admin FICA-OASDI	0	0	1,470	1,529
4120-03-000	Admin Retirement-Employer Paid	0	0	1,811	1,007
4120-04-000	Admin Medical Expense	0	0	5,239	6,063
4120-07-000	Admin FICA-Medicare	0	0	344	358
4120-08-000	Admin Employee Wellness Program	0	0	937	1,427
4120-09-000	Admin Dental Insurance	0	0	145	193
4120-10-000	Admin State Unemployment Insurance	0	0	94	34
4120-13-000	Admin Workers' Compensation	0	0	153	148
4120-19-000	Benefits Self Funding Services	0	0	1,050	871
	TOTAL SALARIES AND BENEFITS (Admin)	39,257	41,199	36,260	42,308
	TOTAL SALARIES AND BENEFITS	**39,257**	**41,199**	**36,260**	**42,308**
	ADMINISTRATIVE				

Parkway Homes (908)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4140-00-000	Staff Training	500	500	0	218
4190-01-000	Membership and Fees	500	500	319	307
4190-04-000	Office Supplies	750	1,000	935	671
4190-05-000	Fuel-Administrative	0	0	80	0
4190-07-000	Telephone	250	0	251	189
4190-08-000	Postage	500	500	126	413
4190-10-000	Copiers	500	1,000	81	6,045
4190-22-000	Other Misc Admin Expenses	0	0	167	0
4190-39-000	Permits License Certif	0	0	574	548
4190-42-000	Uniforms Hsg Mgmt Staff	275	0	0	0
4190-49-000	Answering Services	750	1,000	680	712
4220-01-000	Other Tenant Svcs.	500	0	229	30
4230-00-000	Tenant Services Contract Costs	9,900	9,000	7,690	8,157
4230-05-000	Ten Svcs Resident Stipend	1,200	1,500	1,100	1,200
	SUBTOTAL	15,625	15,000	12,230	18,490
	Legal Expense				
4130-03-000	Tenant Screening	600	1,000	491	645
4130-04-000	General Legal Expense	0	0	112	0
4190-27-000	Collect Fees/Court Costs	0	0	0	234
	TOTAL Legal Expense	**600**	**1,000**	**604**	**879**
	TOTAL ADMINISTRATIVE	**16,225**	**16,000**	**12,834**	**19,370**
	GENERAL EXPENSES				
4171-00-000	Auditing Fees	847	770	434	434
4190-12-000	Software	7,462	5,497	3,284	-2,696
4190-13-000	Internet	2,100	2,000	2,010	1,666
4190-16-000	Information Technology	3,150	3,000	3,023	2,826
4190-59-000	Management Fees BBG	99,000	94,454	92,274	94,026
4570-00-000	Bad Debt-Tenant Rents	13,000	5,000	11,517	6,637
	SUBTOTAL	125,559	110,721	112,542	102,892
	Insurance Expense				
4510-05-000	Windstorm Insurance	28,663	57,325	51,370	0
4510-06-000	Property Insurance	23,533	30,572	31,446	25,476
4510-00-000	Insurance	6,538	0	3,962	0
	TOTAL Insurance Expense	**58,734**	**87,897**	**86,779**	**25,476**
	TOTAL GENERAL EXPENSES	**184,293**	**198,618**	**199,321**	**128,369**
	MAINTENANCE AND OPERATIONS				
4413-00-000	Vehicle Gas, Oil, Grease	250	0	130	0
4420-01-000	Supplies-Grounds	1,000	0	565	0
4420-02-000	Supplies-Appliance	500	0	153	991
4420-03-000	Supplies-Decorating	500	0	993	0
4420-04-000	Supplies-Electrical	4,500	0	1,614	2,933
4420-05-000	Supplies-Exterminating	0	0	0	68
4420-06-000	Supplies-Janitorial/Cleaning	1,000	0	800	149
4420-07-000	Supplies-Maint/Repairs	0	0	3,072	3,161

Parkway Homes (908)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4420-08-000	Supplies-Plumbing	7,000	0	5,100	2,072
4420-09-000	Tools and Equipment	0	0	568	802
4420-10-000	Maintenance Paper/Supplies	0	0	0	5
4420-11-000	Misc Materials	0	0	959	622
4420-12-000	Water Heaters	1,000	0	439	0
4420-13-000	Window Coverings	1,000	0	0	3,494
4420-14-000	Paint & Supplies	0	0	27	463
4420-15-000	Air Conditioning/Heating	0	0	31,020	3,274
4420-16-000	Alarms & Extinguishers	500	0	542	665
4420-17-000	Appliances- All appliances	2,500	0	909	0
4420-18-000	Carpentry	1,500	0	1,155	173
4442-00-000	Labor Expense Due to Maint	0	0	14,436	0
	SUBTOTAL	21,250	0	62,482	18,872
	CONTRACT COSTS				
4430-01-000	Contract-Alarm/Extinguisher	2,300	1,000	1,699	878
4430-03-000	Contract-Building Repairs	7,500	0	10,117	9,560
4430-06-000	Contract-Electrical	6,000	1,000	10,025	6,500
4430-07-000	Contract-Pest Control	3,200	4,000	3,377	3,032
4430-08-000	Contract-Floor Covering	1,000	2,000	0	0
4430-09-000	Contract-Grounds	27,000	34,765	26,629	31,520
4430-10-000	Contract-Make Ready	0	11,327	4,668	335
4430-11-000	Contract-Plumbing	8,000	5,000	5,744	12,596
4430-12-000	Contract-Window Covering	0	0	0	600
4430-13-000	Contract-HVAC	30,000	6,000	0	3,800
4430-16-000	Contract-Maintenance	35,000	33,911	31,086	31,680
4430-18-000	Contract-Alarm Monitoring	500	1,000	540	461
4430-23-000	Contract-Work Orders	125,662	95,000	71,285	93,030
4430-26-000	Contract-Cathodic Services	0	0	875	1,085
4430-30-000	Contract-Police Patrols	2,400	2,000	2,307	1,820
4430-90-000	Contract-Fee For Service	0	0	0	22
	TOTAL CONTRACT COSTS	**248,562**	**197,003**	**168,351**	**196,920**
	TOTAL MAINTENANCE AND OPERATIONS	**269,812**	**197,003**	**230,833**	**215,792**
	UTILITIES				
4310-00-000	Water	32,000	42,000	26,494	36,255
4320-00-000	Electricity	11,000	9,000	9,343	9,789
4330-00-000	Gas	16,000	16,000	12,447	13,646
4340-00-000	Waste Disposal-Garbage	18,000	20,000	16,032	17,368
4390-00-000	Sewer	35,000	40,000	27,290	35,827
	TOTAL UTILITIES	**112,000**	**127,000**	**91,606**	**112,885**
	TOTAL OPERATING EXPENSES	**621,586**	**579,819**	**570,853**	**518,723**
8000-00-000	**TOTAL EXPENSES**	**621,586**	**579,819**	**570,853**	**518,723**
9000-00-000	**NET INCOME**	**$ 53,964**	**$ 60,320**	**$ 111,349**	**$ 120,048**

Treyway Terrace (909)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

Treyway Terrace (909)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
ADMINISTRATIVE INCOME	$ 5,000	$ -	$ 3,939	$ 5,362
RENTAL INCOME	1,820,400	1,810,973	1,874,435	1,762,853
TENANT OTHER INCOME	39,500	34,000	58,492	38,985
OTHER GENERAL INCOME	0	0	12,387	93
TOTAL INCOME	**1,864,900**	**1,844,973**	**1,949,252**	**1,807,293**
OPERATING EXPENSES				
SALARIES AND BENEFITS	98,232	67,629	83,189	93,652
ADMINISTRATIVE	21,250	40,000	49,455	45,300
GENERAL EXPENSES	490,194	563,124	567,498	381,690
MAINTENANCE AND OPERATIONS	766,502	591,362	732,801	585,236
UTILITIES	486,000	486,000	408,716	417,138
OPERATING EXPENSES	**1,862,178**	**1,748,116**	**1,841,659**	**1,523,016**
NET INCOME	**$ 2,722**	**$ 96,857**	**$ 107,593**	**$ 284,276**

Treyway Terrace (909)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

Treyway Terrace (909)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
	ADMINISTRATIVE INCOME				
3111-02-000	ACCOUNT Tenant Rent Recovery income	$ -	$ -	$ 3,813	$ 5,132
3201-00-000	Work Order Income	5,000	0	125	230
	TOTAL ADMINISTRATIVE INCOME	**5,000**	**0**	**3,939**	**5,362**
	RENTAL INCOME				
3110-00-000	Rent Income-Gross Potential	1,776,400	1,776,983	0	0
3111-00-000	Tenant Rent	0	0	415,455	399,657
3112-02-000	Voucher Revenue	0	0	1,430,073	1,334,577
3112-10-000	Vacancy Loss Income	44,000	33,990	28,907	28,619
	TOTAL RENTAL INCOME	**1,820,400**	**1,810,973**	**1,874,435**	**1,762,853**
	TENANT OTHER INCOME				
3120-02-000	Cleaning Fee	16,000	5,000	15,474	6,902
3120-03-000	Damages	13,000	8,000	34,704	6,435
3120-04-000	Late Charges	5,000	7,000	5,937	7,715
3120-05-000	Legal Fees - Tenant	5,000	0	4,553	4,307
3120-06-000	NSF Charges	0	0	25	125
3120-09-000	Misc.Tenant Income	0	12,000	-2,676	13,085
3120-10-000	Application Fees	500	1,000	475	365
3120-14-000	Other Tenant Recovery Income	0	1,000	0	50
	TOTAL TENANT OTHER INCOME	**39,500**	**34,000**	**58,492**	**38,985**
	OTHER GENERAL INCOME				
3645-00-000	Insurance Refunds	0	0	12,187	0
3650-00-000	Miscellaneous Other Income	0	0	200	93
	TOTAL OTHER GENERAL INCOME	**0**	**0**	**12,387**	**93**
3999-00-000	**TOTAL INCOME**	**1,864,900**	**1,844,973**	**1,949,252**	**1,807,293**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS				
4110-00-000	Administrative Salaries	72,764	50,096	61,088	67,224
4110-05-000	Admin Overtime	0	0	60	690
4120-01-000	Admin Employee Benefits	25,468	17,534	0	0
4120-02-000	Admin FICA-OASDI	0	0	3,735	3,740
4120-03-000	Admin Retirement-Employer Paid	0	0	4,382	2,903
4120-04-000	Admin Medical Expense	0	0	10,249	14,673
4120-07-000	Admin FICA-Medicare	0	0	874	875
4120-08-000	Admin Employee Wellness Program	0	0	747	1,323
4120-09-000	Admin Dental Insurance	0	0	465	703
4120-10-000	Admin State Unemployment Insurance	0	0	217	78
4120-13-000	Admin Workers' Compensation	0	0	323	351

Treyway Terrace (909)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4120-19-000	Benefits Self Funding Services	0	0	1,050	1,093
	TOTAL SALARIES AND BENEFITS (Admin)	98,232	67,629	83,189	93,652
	TOTAL SALARIES AND BENEFITS	**98,232**	**67,629**	**83,189**	**93,652**
	ADMINISTRATIVE				
4140-00-000	Staff Training	1,000	1,000	0	588
4180-00-000	Office Rent	0	0	7	0
4190-01-000	Membership and Fees	850	0	797	828
4190-04-000	Office Supplies	1,500	1,000	1,191	1,597
4190-05-000	Fuel-Administrative	0	0	80	0
4190-06-000	Computer Costs	0	0	2,068	0
4190-07-000	Telephone	1,000	1,000	826	756
4190-08-000	Postage	1,000	1,000	381	1,402
4190-10-000	Copiers	1,000	1,000	887	6,048
4190-18-000	Small Office Equipment	0	0	0	37
4190-39-000	Permits License Certif	0	0	826	876
4190-42-000	Uniforms Hsg Mgmt Staff	500	1,000	0	0
4190-49-000	Answering Services	2,000	2,000	1,834	1,921
4190-52-000	Meeting Costs	0	0	0	9
4220-01-000	Other Tenant Svcs.	0	0	2,575	30
4220-02-000	Tenant Services Disaster Aid	0	0	0	2,857
4230-00-000	Tenant Services Contract Costs	0	23,000	23,234	21,516
4230-05-000	Ten Svcs Resident Stipend	2,400	3,000	2,200	2,400
4230-06-000	Ten Svcs Alarms & Security	0	0	3,528	0
4230-22-000	Ten Svcs Office Equip/Furniture	0	0	0	15
	SUBTOTAL	11,250	34,000	40,434	40,878
	Legal Expense				
4130-02-000	Criminal Background Checks	0	0	0	7
4130-03-000	Tenant Screening	1,500	2,000	1,304	1,605
4130-04-000	General Legal Expense	3,500	3,000	3,927	670
4190-27-000	Collect Fees/Court Costs	5,000	1,000	3,791	2,141
	TOTAL Legal Expense	**10,000**	**6,000**	**9,022**	**4,423**
	TOTAL ADMINISTRATIVE	**21,250**	**40,000**	**49,455**	**45,300**
	GENERAL EXPENSES				
4171-00-000	Auditing Fees	2,750	2,500	1,362	1,362
4190-12-000	Software	15,659	11,535	8,451	1,043
4190-13-000	Internet	2,415	2,300	1,900	1,599
4190-16-000	Information Technology	9,450	9,000	8,980	8,493
4190-59-000	Management Fees BBG	266,460	264,679	257,955	265,153
4570-00-000	Bad Debt-Tenant Rents	35,000	36,000	54,742	35,285
	SUBTOTAL	331,734	326,014	333,389	312,935
	Insurance Expense				
4510-05-000	Windstorm Insurance	77,301	154,603	138,544	0
4510-06-000	Property Insurance	63,515	82,507	84,871	68,755

Treyway Terrace (909)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4510-00-000	Insurance	17,644	0	10,694	0
	TOTAL Insurance Expense	**158,460**	**237,110**	**234,108**	**68,755**
	TOTAL GENERAL EXPENSES	**490,194**	**563,124**	**567,498**	**381,690**
	MAINTENANCE AND OPERATIONS				
4412-00-000	Maintenance Uniforms	0	0	41	8
4413-00-000	Vehicle Gas, Oil, Grease	0	1,000	633	201
4420-01-000	Supplies-Grounds	1,200	0	973	32
4420-02-000	Supplies-Appliance	0	0	197	2,176
4420-03-000	Supplies-Decorating	3,500	0	3,363	0
4420-04-000	Supplies-Electrical	5,000	0	3,402	7,112
4420-06-000	Supplies-Janitorial/Cleaning	2,000	0	1,760	475
4420-07-000	Supplies-Maint/Repairs	0	0	8,801	6,297
4420-08-000	Supplies-Plumbing	25,000	0	5,465	6,242
4420-09-000	Tools and Equipment	0	0	0	626
4420-10-000	Maintenance Paper/Supplies	0	0	0	117
4420-11-000	Misc Materials	0	0	601	705
4420-12-000	Water Heaters	0	0	6,745	0
4420-13-000	Window Coverings	2,500	0	6,201	2,413
4420-14-000	Paint & Supplies	0	0	1,744	554
4420-15-000	Air Conditioning/Heating	5,000	0	147,177	19,738
4420-16-000	Alarms & Extinguishers	4,000	0	3,488	3,742
4420-17-000	Appliances- All appliances	5,000	0	2,802	0
4420-18-000	Carpentry	2,000	0	2,389	235
4442-00-000	Labor Expense Due to Maint	0	0	38,280	0
	SUBTOTAL	55,200	1,000	234,061	50,674
	CONTRACT COSTS				
4430-01-000	Contract-Alarm/Extinguisher	5,500	2,000	4,005	862
4430-02-000	Contract-Appliance	1,000	0	0	0
4430-03-000	Contract-Building Repairs	15,000	7,000	22,223	7,764
4430-06-000	Contract-Electrical	6,500	5,000	9,082	6,133
4430-07-000	Contract-Pest Control	11,000	11,000	11,196	9,544
4430-08-000	Contract-Floor Covering	4,000	4,000	0	4,425
4430-09-000	Contract-Grounds	145,000	48,511	116,197	46,211
4430-10-000	Contract-Make Ready	0	113,266	27,652	48,978
4430-11-000	Contract-Plumbing	25,000	33,000	19,101	34,535
4430-12-000	Contract-Window Covering	2,500	3,000	2,141	1,913
4430-13-000	Contract-HVAC	61,000	10,000	4,700	13,510
4430-14-000	Contract-Vehicle Maintenance	0	1,000	0	0
4430-16-000	Contract-Maintenance	92,000	90,018	82,514	90,289
4430-18-000	Contract-Alarm Monitoring	1,000	1,500	681	957
4430-23-000	Contract-Work Orders	335,302	256,067	192,216	263,197
4430-24-000	Contract-Equipment Repair	0	0	0	332
4430-26-000	Contract-Cathodic Services	0	0	875	875
4430-30-000	Contract-Police Patrols	6,500	5,000	6,155	4,975
4430-90-000	Contract-Fee For Service	0	0	0	62

Treyway Terrace (909)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
	TOTAL CONTRACT COSTS	**711,302**	**590,362**	**498,740**	**534,563**
	TOTAL MAINTENANCE AND OPERATIONS	**766,502**	**591,362**	**732,801**	**585,236**
	UTILITIES				
4310-00-000	Water	172,000	172,000	133,381	149,383
4320-00-000	Electricity	20,000	20,000	16,939	14,873
4330-00-000	Gas	50,000	50,000	38,746	40,438
4340-00-000	Waste Disposal-Garbage	45,000	45,000	42,259	37,610
4390-00-000	Sewer	199,000	199,000	177,391	174,834
	TOTAL UTILITIES	**486,000**	**486,000**	**408,716**	**417,138**
	TOTAL OPERATING EXPENSES	**1,862,178**	**1,748,116**	**1,841,659**	**1,523,016**
8000-00-000	**TOTAL EXPENSES**	**1,862,178**	**1,748,116**	**1,841,659**	**1,523,016**
9000-00-000	**NET INCOME**	**$ 2,722**	**$ 96,857**	**$ 107,593**	**$ 284,276**

Alaniz Gardens (910)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

Alaniz Gardens (910)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
ADMINISTRATIVE INCOME	$ -	$ -	$ -	$ 64
RENTAL INCOME	492,000	472,902	476,257	439,262
TENANT OTHER INCOME	15,100	15,000	18,043	22,258
TOTAL INCOME	**507,100**	**487,902**	**494,300**	**461,584**
OPERATING EXPENSES				
SALARIES AND BENEFITS	27,153	11,276	11,385	10,498
ADMINISTRATIVE	17,425	20,400	18,218	15,889
GENERAL EXPENSES	131,590	142,014	142,085	111,939
MAINTENANCE AND OPERATIONS	171,590	168,546	175,713	143,886
UTILITIES	199,250	127,000	160,312	118,962
OPERATING EXPENSES	**547,007**	**469,236**	**507,713**	**401,174**
NET INCOME	**$ (39,907)**	**$ 18,666**	**$ (13,413)**	**$ 60,409**

Alaniz Gardens (910)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

Alaniz Gardens (910)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
	ADMINISTRATIVE INCOME				
3201-00-000	Work Order Income	$ -	$ -	$ -	$ 64
	TOTAL ADMINISTRATIVE INCOME	**0**	**0**	**0**	**64**
	RENTAL INCOME				
3110-00-000	Rent Income-Gross Potential	480,000	461,572	0	0
3111-00-000	Tenant Rent	0	0	74,423	80,187
3112-02-000	Voucher Revenue	0	0	388,132	348,140
3112-10-000	Vacancy Loss Income	12,000	11,330	12,663	10,935
	TOTAL RENTAL INCOME	**492,000**	**472,902**	**475,218**	**439,262**
	TENANT OTHER INCOME				
3120-02-000	Cleaning Fee	2,800	3,000	3,080	3,930
3120-03-000	Damages	3,800	4,000	3,939	6,181
3120-04-000	Late Charges	2,000	3,000	1,950	2,000
3120-05-000	Legal Fees - Tenant	500	0	722	2,134
3120-06-000	NSF Charges	0	0	0	25
3120-09-000	Misc.Tenant Income	6,000	5,000	8,157	7,436
3120-10-000	Application Fees	0	0	195	45
3120-14-000	Other Tenant Recovery Income	0	0	0	508
	TOTAL TENANT OTHER INCOME	**15,100**	**15,000**	**18,043**	**22,258**
3999-00-000	**TOTAL INCOME**	**507,100**	**487,902**	**493,261**	**461,584**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS				
4110-00-000	Administrative Salaries	20,113	8,352	7,394	6,868
4110-05-000	Admin Overtime	0	0	0	5
4120-01-000	Admin Employee Benefits	7,040	2,923	0	0
4120-02-000	Admin FICA-OASDI	0	0	424	404
4120-03-000	Admin Retirement-Employer Paid	0	0	555	316
4120-04-000	Admin Medical Expense	0	0	1,693	2,027
4120-07-000	Admin FICA-Medicare	0	0	99	94
4120-09-000	Admin Dental Insurance	0	0	69	80
4120-10-000	Admin State Unemployment Insurance	0	0	14	7
4120-13-000	Admin Workers' Compensation	0	0	44	28
4120-19-000	Benefits Self Funding Services	0	0	1,092	669
	TOTAL SALARIES AND BENEFITS (Admin)	27,153	11,276	11,385	10,498
	TOTAL SALARIES AND BENEFITS	**27,153**	**11,276**	**11,385**	**10,498**
	ADMINISTRATIVE				
4140-00-000	Staff Training	250	0	0	139

Alaniz Gardens (910)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4150-00-000	Travel	0	0	131	0
4190-01-000	Membership and Fees	250	400	164	201
4190-04-000	Office Supplies	1,000	1,000	768	651
4190-05-000	Fuel-Administrative	0	0	130	0
4190-07-000	Telephone	500	1,000	410	875
4190-08-000	Postage	500	1,000	179	679
4190-10-000	Copiers	250	1,000	222	3,724
4190-22-000	Other Misc Admin Expenses	0	0	195	0
4190-29-000	Subscriptions/Renewals	0	0	38	0
4190-39-000	Permits License Certif	0	0	210	210
4190-42-000	Uniforms Hsg Mgmt Staff	275	0	0	0
4190-49-000	Answering Services	500	500	433	454
4220-01-000	Other Tenant Svcs.	500	0	1,249	30
4230-00-000	Tenant Services Contract Costs	10,000	7,000	10,854	5,196
4230-05-000	Ten Svcs Resident Stipend	1,200	1,500	100	1,100
	SUBTOTAL	15,225	13,400	15,084	13,259
	Legal Expense				
4130-03-000	Tenant Screening	500	0	480	375
4130-04-000	General Legal Expense	500	3,000	641	0
4190-27-000	Collect Fees/Court Costs	1,200	4,000	2,014	2,255
	TOTAL Legal Expense	**2,200**	**7,000**	**3,135**	**2,630**
	TOTAL ADMINISTRATIVE	**17,425**	**20,400**	**18,218**	**15,889**
	GENERAL EXPENSES				
4171-00-000	Auditing Fees	770	700	366	366
4190-12-000	Software	5,887	4,337	2,238	-1,704
4190-13-000	Internet	2,100	2,000	1,900	1,552
4190-16-000	Information Technology	3,465	3,300	3,024	2,826
4190-59-000	Management Fees BBG	72,000	68,751	65,463	65,917
4570-00-000	Bad Debt-Tenant Rents	10,000	7,000	13,881	26,776
	SUBTOTAL	94,222	86,088	86,871	95,733
	Insurance Expense				
4510-05-000	Windstorm Insurance	18,239	36,479	32,690	0
4510-06-000	Property Insurance	14,970	19,447	20,004	16,206
4510-00-000	Insurance	4,159	0	2,520	0
	TOTAL Insurance Expense	**37,368**	**55,926**	**55,214**	**16,206**
	TOTAL GENERAL EXPENSES	**131,590**	**142,014**	**142,085**	**111,939**
	MAINTENANCE AND OPERATIONS				
4413-00-000	Vehicle Gas, Oil, Grease	0	1,000	277	119
4420-01-000	Supplies-Grounds	500	0	443	0
4420-02-000	Supplies-Appliance	0	0	0	514
4420-03-000	Supplies-Decorating	500	0	336	0
4420-04-000	Supplies-Electrical	150	0	213	2,132
4420-05-000	Supplies-Exterminating	0	0	0	98
4420-06-000	Supplies-Janitorial/Cleaning	1,000	0	1,064	821

Alaniz Gardens (910)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4420-07-000	Supplies-Maint/Repairs	1,400	0	3,130	3,903
4420-08-000	Supplies-Plumbing	1,500	0	3,881	1,442
4420-09-000	Tools and Equipment	800	0	788	290
4420-10-000	Maintenance Paper/Supplies	0	0	0	105
4420-11-000	Misc Materials	0	0	71	405
4420-13-000	Window Coverings	1,100	0	849	2,673
4420-14-000	Paint & Supplies	0	0	20	139
4420-15-000	Air Conditioning/Heating	5,000	0	18,507	8,399
4420-16-000	Alarms & Extinguishers	1,000	0	537	649
4420-17-000	Appliances- All appliances	0	0	1,002	0
4420-18-000	Carpentry	1,000	0	1,439	245
4420-19-000	Flooring Materials	0	0	0	30
4442-00-000	Labor Expense Due to Maint	0	0	10,174	0
	SUBTOTAL	13,950	1,000	42,731	21,963
	CONTRACT COSTS				
4430-01-000	Contract-Alarm/Extinguisher	1,000	1,000	989	466
4430-03-000	Contract-Building Repairs	13,000	3,000	30,972	1,100
4430-05-000	Contract-Decorating/Painting	1,000	0	1,894	0
4430-06-000	Contract-Electrical	1,000	1,000	0	0
4430-07-000	Contract-Pest Control	1,800	3,000	2,419	2,811
4430-08-000	Contract-Floor Covering	1,200	1,000	471	0
4430-09-000	Contract-Grounds	13,000	16,154	10,177	15,827
4430-10-000	Contract-Make Ready	1,500	47,572	4,118	5,852
4430-11-000	Contract-Plumbing	7,800	5,000	10,451	7,938
4430-12-000	Contract-Window Covering	0	0	0	733
4430-13-000	Contract-HVAC	6,500	1,000	0	142
4430-14-000	Contract-Vehicle Maintenance	1,000	1,000	0	0
4430-16-000	Contract-Maintenance	23,000	21,580	19,780	20,160
4430-18-000	Contract-Alarm Monitoring	0	0	338	696
4430-23-000	Contract-Work Orders	80,240	60,240	45,310	64,156
4430-24-000	Contract-Equipment Repair	0	1,000	3,653	0
4430-26-000	Contract-Cathodic Services	4,000	4,000	875	875
4430-30-000	Contract-Police Patrols	1,600	1,000	1,536	1,169
	TOTAL CONTRACT COSTS	**157,640**	**167,546**	**132,982**	**121,923**
	TOTAL MAINTENANCE AND OPERATIONS	**171,590**	**168,546**	**175,713**	**143,886**
	UTILITIES				
4310-00-000	Water	68,000	43,000	54,994	36,879
4320-00-000	Electricity	10,450	9,000	8,795	9,435
4330-00-000	Gas	30,800	20,000	23,120	21,340
4340-00-000	Waste Disposal-Garbage	12,000	12,000	10,558	10,558
4390-00-000	Sewer	78,000	43,000	62,845	40,750
	TOTAL UTILITIES	**199,250**	**127,000**	**160,312**	**118,962**
	TOTAL OPERATING EXPENSES	**547,007**	**469,236**	**507,713**	**401,174**

Alaniz Gardens (910)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
8000-00-000	TOTAL EXPENSES	547,007	469,236	507,713	401,174
9000-00-000	NET INCOME	$ (39,907)	$ 18,666	$ (14,452)	$ 60,409

McKinzie Manor (911)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL

Budget Summary

McKinzie Manor (911)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
ADMINISTRATIVE INCOME	$ -	$ -	$ 487	$ 334
RENTAL INCOME	386,232	378,269	377,388	360,090
TENANT OTHER INCOME	11,600	7,000	11,171	8,718
TOTAL INCOME	**397,832**	**385,269**	**389,046**	**369,142**
OPERATING EXPENSES				
SALARIES AND BENEFITS	26,201	11,276	11,385	10,272
ADMINISTRATIVE	13,725	11,800	10,571	12,355
GENERAL EXPENSES	106,414	117,798	122,554	78,828
MAINTENANCE AND OPERATIONS	173,753	144,131	124,648	120,598
UTILITIES	119,129	106,000	99,381	93,344
OPERATING EXPENSES	**439,222**	**391,005**	**368,539**	**315,397**
NET INCOME	**$ (41,390)**	**$ (5,736)**	**$ 20,507**	**$ 53,745**

McKinzie Manor (911)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

McKinzie Manor (911)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
	ADMINISTRATIVE INCOME				
3111-02-000	ACCOUNT Tenant Rent Recovery income	$ -	$ -	$ 487	$ -
3201-00-000	Work Order Income	0	0	0	334
	TOTAL ADMINISTRATIVE INCOME	**0**	**0**	**487**	**334**
	RENTAL INCOME				
3110-00-000	Rent Income-Gross Potential	372,632	364,879	0	0
3111-00-000	Tenant Rent	0	0	89,615	84,632
3112-02-000	Voucher Revenue	0	0	282,859	271,191
3112-10-000	Vacancy Loss Income	13,600	13,390	4,914	4,267
	TOTAL RENTAL INCOME	**386,232**	**378,269**	**377,388**	**360,090**
	TENANT OTHER INCOME				
3120-02-000	Cleaning Fee	1,800	2,000	1,375	1,580
3120-03-000	Damages	3,800	1,000	3,053	933
3120-04-000	Late Charges	1,000	1,000	1,050	1,225
3120-05-000	Legal Fees - Tenant	1,000	0	990	984
3120-06-000	NSF Charges	0	0	0	25
3120-08-000	Tenant Screening	500	0	0	0
3120-09-000	Misc.Tenant Income	3,500	3,000	4,673	3,956
3120-10-000	Application Fees	0	0	30	15
	TOTAL TENANT OTHER INCOME	**11,600**	**7,000**	**11,171**	**8,718**
3999-00-000	**TOTAL INCOME**	**397,832**	**385,269**	**389,046**	**369,142**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS				
4110-00-000	Administrative Salaries	19,408	8,352	7,394	6,593
4110-05-000	Admin Overtime	0	0	0	4
4120-01-000	Admin Employee Benefits	6,793	2,923	0	0
4120-02-000	Admin FICA-OASDI	0	0	424	392
4120-03-000	Admin Retirement-Employer Paid	0	0	555	299
4120-04-000	Admin Medical Expense	0	0	1,693	1,930
4120-07-000	Admin FICA-Medicare	0	0	99	92
4120-08-000	Admin Employee Wellness Program	0	0	0	174
4120-09-000	Admin Dental Insurance	0	0	69	75
4120-10-000	Admin State Unemployment Insurance	0	0	14	7
4120-12-000	Admin Short Term Disability	0	0	0	9
4120-13-000	Admin Workers' Compensation	0	0	44	28
4120-19-000	Benefits Self Funding Services	0	0	1,092	669
	TOTAL SALARIES AND BENEFITS (Admin)	26,201	11,276	11,385	10,272
	TOTAL SALARIES AND BENEFITS	**26,201**	**11,276**	**11,385**	**10,272**

McKinzie Manor (911)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
	ADMINISTRATIVE				
4140-00-000	Staff Training	250	0	0	126
4150-00-000	Travel	0	0	73	0
4190-01-000	Membership and Fees	500	500	165	177
4190-04-000	Office Supplies	1,200	2,000	1,195	1,269
4190-07-000	Telephone	300	300	170	167
4190-08-000	Postage	500	500	107	401
4190-29-000	Subscriptions/Renewals	0	0	38	0
4190-39-000	Permits License Certif	0	0	190	190
4190-42-000	Uniforms Hsg Mgmt Staff	275	0	0	0
4190-49-000	Answering Services	500	500	392	412
4220-01-000	Other Tenant Svcs.	0	0	0	1,037
4220-02-000	Tenant Services Disaster Aid	0	0	0	1,487
4230-00-000	Tenant Services Contract Costs	6,000	6,000	4,473	4,960
4230-05-000	Ten Svcs Resident Stipend	1,200	1,000	1,100	700
	SUBTOTAL	10,725	10,800	7,902	10,927
	Legal Expense				
4130-03-000	Tenant Screening	0	0	296	436
4130-04-000	General Legal Expense	1,000	0	810	0
4190-27-000	Collect Fees/Court Costs	2,000	1,000	1,563	993
	TOTAL Legal Expense	**3,000**	**1,000**	**2,669**	**1,429**
	TOTAL ADMINISTRATIVE	**13,725**	**11,800**	**10,571**	**12,355**
	GENERAL EXPENSES				
4171-00-000	Auditing Fees	770	700	274	274
4190-12-000	Software	5,679	4,139	2,016	1,648
4190-13-000	Internet	2,100	2,000	2,087	1,665
4190-16-000	Information Technology	3,150	3,000	3,024	2,826
4190-59-000	Management Fees BBG	55,895	54,348	51,685	54,051
4570-00-000	Bad Debt-Tenant Rents	5,000	3,000	13,499	3,691
	SUBTOTAL	72,594	67,187	72,585	64,155
	Insurance Expense				
4510-05-000	Windstorm Insurance	16,502	33,005	29,577	0
4510-06-000	Property Insurance	13,553	17,607	18,110	14,672
4510-00-000	Insurance	3,765	0	2,282	0
	TOTAL Insurance Expense	**33,820**	**50,612**	**49,969**	**14,672**
	TOTAL GENERAL EXPENSES	**106,414**	**117,798**	**122,554**	**78,828**
	MAINTENANCE AND OPERATIONS				
4413-00-000	Vehicle Gas, Oil, Grease	0	0	140	0
4420-01-000	Supplies-Grounds	500	0	263	0
4420-02-000	Supplies-Appliance	800	0	680	57
4420-03-000	Supplies-Decorating	1,000	0	1,325	0
4420-04-000	Supplies-Electrical	300	0	172	828
4420-06-000	Supplies-Janitorial/Cleaning	400	0	584	498

McKinzie Manor (911)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4420-07-000	Supplies-Maint/Repairs	300	0	797	1,727
4420-08-000	Supplies-Plumbing	300	0	5,226	1,092
4420-09-000	Tools and Equipment	0	0	715	47
4420-11-000	Misc Materials	0	0	275	178
4420-13-000	Window Coverings	4,800	0	3,510	0
4420-14-000	Paint & Supplies	1,500	0	154	17
4420-15-000	Air Conditioning/Heating	1,000	0	1,895	572
4420-16-000	Alarms & Extinguishers	0	0	2,099	293
4420-17-000	Appliances- All appliances	1,500	0	661	0
4420-18-000	Carpentry	500	0	1,205	0
4420-19-000	Flooring Materials	1,500	0	0	0
4442-00-000	Labor Expense Due to Maint	0	0	8,167	0
	SUBTOTAL	14,400	0	27,867	5,310
	CONTRACT COSTS				
4430-01-000	Contract-Alarm/Extinguisher	1,000	1,000	406	38
4430-03-000	Contract-Building Repairs	15,000	1,000	7,028	1,200
4430-05-000	Contract-Decorating/Painting	1,000	2,000	0	0
4430-06-000	Contract-Electrical	1,200	1,000	870	0
4430-07-000	Contract-Pest Control	2,800	5,000	2,612	2,665
4430-08-000	Contract-Floor Covering	1,500	1,000	0	0
4430-09-000	Contract-Grounds	13,000	17,974	10,078	21,933
4430-10-000	Contract-Make Ready	17,000	23,786	10,558	3,917
4430-11-000	Contract-Plumbing	9,000	15,000	2,836	9,015
4430-13-000	Contract-HVAC	1,000	0	285	0
4430-16-000	Contract-Maintenance	21,000	19,705	18,062	18,240
4430-18-000	Contract-Alarm Monitoring	750	0	604	461
4430-23-000	Contract-Work Orders	72,503	54,666	41,035	55,465
4430-26-000	Contract-Cathodic Services	1,000	1,000	875	1,296
4430-30-000	Contract-Police Patrols	1,600	1,000	1,531	1,049
4430-90-000	Contract-Fee For Service	0	0	0	11
	TOTAL CONTRACT COSTS	**159,353**	**144,131**	**96,781**	**115,288**
	TOTAL MAINTENANCE AND OPERATIONS	**173,753**	**144,131**	**124,648**	**120,598**
	UTILITIES				
4310-00-000	Water	37,129	33,000	31,410	29,459
4320-00-000	Electricity	10,000	10,000	7,215	9,225
4330-00-000	Gas	13,000	15,000	10,074	11,278
4340-00-000	Waste Disposal-Garbage	12,000	12,000	10,756	10,756
4390-00-000	Sewer	47,000	36,000	39,926	32,626
	TOTAL UTILITIES	**119,129**	**106,000**	**99,381**	**93,344**
	TOTAL OPERATING EXPENSES	**439,222**	**391,005**	**368,539**	**315,397**
8000-00-000	**TOTAL EXPENSES**	**439,222**	**391,005**	**368,539**	**315,397**
9000-00-000	**NET INCOME**	**$ (41,390)**	**$ (5,736)**	**$ 20,507**	**$ 53,745**

Ruthmary Price (912)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

Ruthmary Price (912)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
ADMINISTRATIVE INCOME	$ -	$ -	$ 1,119	$ 365
RENTAL INCOME	483,100	459,380	502,920	478,598
TENANT OTHER INCOME	4,900	4,500	7,199	5,903
OTHER GENERAL INCOME	0	0	0	331
TOTAL INCOME	**488,000**	**463,880**	**511,238**	**485,197**
OPERATING EXPENSES				
SALARIES AND BENEFITS	52,223	65,052	57,145	55,618
ADMINISTRATIVE	21,205	16,200	17,070	16,514
GENERAL EXPENSES	141,890	155,552	163,539	98,126
MAINTENANCE AND OPERATIONS	266,170	186,874	210,566	333,585
UTILITIES	56,500	61,000	48,004	49,712
OPERATING EXPENSES	**537,988**	**484,678**	**496,324**	**553,554**
NET INCOME	**$ (49,988)**	**$ (20,798)**	**$ 14,914**	**$ (68,357)**

Ruthmary Price (912)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

Ruthmary Price (912)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
	ADMINISTRATIVE INCOME				
3111-02-000	ACCOUNT Tenant Rent Recovery income	$ -	$ -	$ 619	$ 287
3201-00-000	Work Order Income	0	0	500	78
	TOTAL ADMINISTRATIVE INCOME	**0**	**0**	**1,119**	**365**
	RENTAL INCOME				
3110-00-000	Rent Income-Gross Potential	475,500	452,170	0	0
3111-00-000	Tenant Rent	0	0	169,499	162,370
3112-02-000	Voucher Revenue	0	0	324,506	312,995
3112-10-000	Vacancy Loss Income	7,600	7,210	8,915	3,233
	TOTAL RENTAL INCOME	**483,100**	**459,380**	**502,920**	**478,598**
	TENANT OTHER INCOME				
3120-02-000	Cleaning Fee	1,300	500	1,182	610
3120-03-000	Damages	600	1,000	505	685
3120-04-000	Late Charges	900	1,000	850	1,450
3120-05-000	Legal Fees - Tenant	500	0	400	227
3120-06-000	NSF Charges	0	0	0	25
3120-09-000	Misc.Tenant Income	1,500	1,000	4,166	1,886
3120-10-000	Application Fees	100	0	95	50
3120-01-000	Laundry and Vending	0	1,000	0	970
	TOTAL TENANT OTHER INCOME	**4,900**	**4,500**	**7,199**	**5,903**
	OTHER GENERAL INCOME				
3650-00-000	Miscellaneous Other Income	0	0	0	331
	TOTAL OTHER GENERAL INCOME	**0**	**0**	**0**	**331**
3999-00-000	**TOTAL INCOME**	**488,000**	**463,880**	**511,238**	**485,197**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS				
4110-00-000	Administrative Salaries	38,684	48,187	40,644	40,318
4110-05-000	Admin Overtime	0	0	129	323
4120-01-000	Admin Employee Benefits	13,539	16,865	0	0
4120-02-000	Admin FICA-OASDI	0	0	2,371	2,310
4120-03-000	Admin Retirement-Employer Paid	0	0	2,870	1,493
4120-04-000	Admin Medical Expense	0	0	8,247	9,108
4120-07-000	Admin FICA-Medicare	0	0	555	540
4120-08-000	Admin Employee Wellness Program	0	0	661	69
4120-09-000	Admin Dental Insurance	0	0	229	293
4120-10-000	Admin State Unemployment Insurance	0	0	142	47
4120-12-000	Admin Short Term Disability	0	0	0	22
4120-13-000	Admin Workers' Compensation	0	0	246	222

Ruthmary Price (912)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4120-19-000	Benefits Self Funding Services	0	0	1,050	871
	TOTAL SALARIES AND BENEFITS (Admin)	52,223	65,052	57,145	55,618
	TOTAL SALARIES AND BENEFITS	**52,223**	**65,052**	**57,145**	**55,618**
	ADMINISTRATIVE				
4140-00-000	Staff Training	500	0	0	185
4190-01-000	Membership and Fees	500	500	239	260
4190-04-000	Office Supplies	1,000	0	854	447
4190-07-000	Telephone	4,400	1,500	4,094	1,471
4190-08-000	Postage	500	500	55	184
4190-10-000	Copiers	500	1,200	587	3,984
4190-22-000	Other Misc Admin Expenses	0	0	195	0
4190-39-000	Permits License Certif	0	0	551	601
4190-42-000	Uniforms Hsg Mgmt Staff	275	0	0	0
4190-49-000	Answering Services	600	1,000	577	602
4220-01-000	Other Tenant Svcs.	1,000	0	727	30
4230-00-000	Tenant Services Contract Costs	8,030	8,000	6,874	6,903
4230-05-000	Ten Svcs Resident Stipend	1,200	1,500	0	1,100
4230-06-000	Ten Svcs Alarms & Security	0	0	387	127
	SUBTOTAL	18,505	14,200	15,141	15,894
	Legal Expense				
4130-03-000	Tenant Screening	500	0	447	393
4130-04-000	General Legal Expense	1,000	2,000	639	0
4190-27-000	Collect Fees/Court Costs	1,200	0	844	227
	TOTAL Legal Expense	**2,700**	**2,000**	**1,930**	**620**
	TOTAL ADMINISTRATIVE	**21,205**	**16,200**	**17,070**	**16,514**
	GENERAL EXPENSES				
4171-00-000	Auditing Fees	660	600	400	400
4190-12-000	Software	6,830	5,032	2,678	-1,272
4190-13-000	Internet	2,100	2,000	1,900	1,758
4190-16-000	Information Technology	3,150	3,000	3,024	2,826
4190-59-000	Management Fees BBG	71,325	67,350	69,288	70,756
4570-00-000	Bad Debt-Tenant Rents	8,000	3,000	12,631	2,050
	SUBTOTAL	92,065	80,982	89,920	76,518
	Insurance Expense				
4510-05-000	Windstorm Insurance	24,320	48,640	43,587	0
4510-06-000	Property Insurance	19,960	25,930	26,672	21,608
4510-00-000	Insurance	5,545	0	3,361	0
	TOTAL Insurance Expense	**49,825**	**74,570**	**73,619**	**21,608**
	TOTAL GENERAL EXPENSES	**141,890**	**155,552**	**163,539**	**98,126**
	MAINTENANCE AND OPERATIONS				
4412-00-000	Maintenance Uniforms	0	0	20	32
4413-00-000	Vehicle Gas, Oil, Grease	0	0	13	80

Ruthmary Price (912)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4420-01-000	Supplies-Grounds	300	0	290	0
4420-02-000	Supplies-Appliance	250	0	160	0
4420-03-000	Supplies-Decorating	500	0	1,102	0
4420-04-000	Supplies-Electrical	5,000	0	1,851	1,754
4420-05-000	Supplies-Exterminating	0	0	0	90
4420-06-000	Supplies-Janitorial/Cleaning	1,500	0	1,179	165
4420-07-000	Supplies-Maint/Repairs	1,500	0	1,586	3,056
4420-08-000	Supplies-Plumbing	2,500	0	3,854	4,242
4420-09-000	Tools and Equipment	500	0	639	212
4420-10-000	Maintenance Paper/Supplies	0	0	0	120
4420-11-000	Misc Materials	0	0	511	371
4420-12-000	Water Heaters	0	0	0	2,176
4420-13-000	Window Coverings	0	0	278	3,328
4420-14-000	Paint & Supplies	0	0	215	900
4420-15-000	Air Conditioning/Heating	0	0	19,265	12,468
4420-16-000	Alarms & Extinguishers	0	0	2,004	789
4420-17-000	Appliances- All appliances	0	0	1,197	0
4420-18-000	Carpentry	0	0	2,201	256
4442-00-000	Labor Expense Due to Maint	0	0	9,605	0
	SUBTOTAL	12,050	0	45,973	30,040
	CONTRACT COSTS				
4430-01-000	Contract-Alarm/Extinguisher	1,000	1,000	2,267	1,570
4430-03-000	Contract-Building Repairs	20,000	10,000	13,639	19,861
4430-06-000	Contract-Electrical	1,800	3,000	1,391	1,367
4430-07-000	Contract-Pest Control	2,500	4,000	2,432	2,046
4430-08-000	Contract-Floor Covering	1,000	1,000	0	0
4430-09-000	Contract-Grounds	14,000	5,214	11,067	12,640
4430-10-000	Contract-Make Ready	15,000	11,327	9,527	199
4430-11-000	Contract-Plumbing	8,000	5,000	5,529	6,519
4430-13-000	Contract-HVAC	26,000	1,000	602	5,600
4430-16-000	Contract-Maintenance	31,000	28,773	26,661	167,892
4430-17-000	Contract-Elevator Monitoring	20,000	30,000	17,823	5,190
4430-18-000	Contract-Alarm Monitoring	1,000	1,000	10,012	461
4430-23-000	Contract-Work Orders	106,320	80,560	60,472	77,374
4430-26-000	Contract-Cathodic Services	4,000	4,000	875	1,085
4430-30-000	Contract-Police Patrols	2,500	1,000	2,295	1,722
4430-90-000	Contract-Fee For Service	0	0	0	17
	TOTAL CONTRACT COSTS	**254,120**	**186,874**	**164,593**	**303,545**
	TOTAL MAINTENANCE AND OPERATIONS	**266,170**	**186,874**	**210,566**	**333,585**
	UTILITIES				
4310-00-000	Water	14,000	15,000	11,449	12,698
4320-00-000	Electricity	8,000	7,000	6,880	6,451
4330-00-000	Gas	7,500	9,000	5,959	6,083
4340-00-000	Waste Disposal-Garbage	12,000	15,000	10,866	11,771
4390-00-000	Sewer	15,000	15,000	12,850	12,709

Ruthmary Price (912)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
	TOTAL UTILITIES	56,500	61,000	48,004	49,712
	TOTAL OPERATING EXPENSES	537,988	484,678	496,324	553,554
8000-00-000	TOTAL EXPENSES	537,988	484,678	496,324	553,554
9000-00-000	NET INCOME	$ (49,988)	$ (20,798)	$ 14,914	$ (68,357)

Leeward Homes (913)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

Leeward Homes (913)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
ADMINISTRATIVE INCOME	$ 1,280	$ -	$ 1,030	$ 1,033
RENTAL INCOME	437,730	397,580	434,632	403,645
TENANT OTHER INCOME	2,775	4,000	2,570	6,779
TOTAL INCOME	**441,785**	**401,580**	**438,232**	**411,457**
OPERATING EXPENSES				
SALARIES AND BENEFITS	16,671	12,704	10,062	7,815
ADMINISTRATIVE	7,850	8,500	7,703	13,711
GENERAL EXPENSES	106,327	110,673	108,383	81,581
MAINTENANCE AND OPERATIONS	150,278	123,930	113,311	110,277
UTILITIES	153,628	146,000	121,064	128,615
OPERATING EXPENSES	**434,754**	**401,807**	**360,522**	**341,999**
NET INCOME	**$ 7,031**	**$ (227)**	**$ 77,710**	**$ 69,459**

Leeward Homes (913)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

Leeward Homes (913)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
	ADMINISTRATIVE INCOME				
3111-02-000	ACCOUNT Tenant Rent Recovery income	$ -	$ -	$ -	$ 910
3201-00-000	Work Order Income	1,280	0	1,030	124
	TOTAL ADMINISTRATIVE INCOME	**1,280**	**0**	**1,030**	**1,033**
	RENTAL INCOME				
3110-00-000	Rent Income-Gross Potential	428,657	389,340	0	0
3111-00-000	Tenant Rent	0	0	87,115	75,358
3112-02-000	Voucher Revenue	0	0	342,525	320,862
3112-10-000	Vacancy Loss Income	9,073	8,240	4,992	7,425
	TOTAL RENTAL INCOME	**437,730**	**397,580**	**434,632**	**403,645**
	TENANT OTHER INCOME				
3120-02-000	Cleaning Fee	1,500	0	1,092	1,995
3120-03-000	Damages	500	0	340	1,537
3120-04-000	Late Charges	775	1,000	850	525
3120-05-000	Legal Fees - Tenant	0	0	0	227
3120-09-000	Misc.Tenant Income	0	2,000	273	2,415
3120-10-000	Application Fees	0	0	15	80
3120-14-000	Other Tenant Recovery Income	0	1,000	0	0
	TOTAL TENANT OTHER INCOME	**2,775**	**4,000**	**2,570**	**6,779**
3999-00-000	**TOTAL INCOME**	**441,785**	**401,580**	**438,232**	**411,457**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS				
4110-00-000	Administrative Salaries	12,349	9,410	6,007	5,119
4120-01-000	Admin Employee Benefits	4,322	3,294	0	0
4120-02-000	Admin FICA-OASDI	0	0	341	299
4120-03-000	Admin Retirement-Employer Paid	0	0	451	144
4120-04-000	Admin Medical Expense	0	0	1,673	1,370
4120-07-000	Admin FICA-Medicare	0	0	80	70
4120-08-000	Admin Employee Wellness Program	0	0	128	9
4120-09-000	Admin Dental Insurance	0	0	68	62
4120-10-000	Admin State Unemployment Insurance	0	0	13	4
4120-12-000	Admin Short Term Disability	0	0	0	4
4120-13-000	Admin Workers' Compensation	0	0	36	29
4120-19-000	Benefits Self Funding Services	0	0	1,266	704
	TOTAL SALARIES AND BENEFITS (Admin)	16,671	12,704	10,062	7,815
	TOTAL SALARIES AND BENEFITS	**16,671**	**12,704**	**10,062**	**7,815**
	ADMINISTRATIVE				

Leeward Homes (913)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4140-00-000	Staff Training	500	500	0	99
4190-01-000	Membership and Fees	250	0	159	139
4190-04-000	Office Supplies	750	1,500	364	1,441
4190-07-000	Telephone	0	0	138	141
4190-08-000	Postage	0	0	72	153
4190-10-000	Copiers	0	1,500	887	6,049
4190-22-000	Other Misc Admin Expenses	0	0	108	0
4190-39-000	Permits License Certif	0	0	150	150
4190-49-000	Answering Services	0	0	309	324
4190-52-000	Meeting Costs	150	0	92	0
4220-01-000	Other Tenant Svcs.	1,000	0	226	30
4230-00-000	Tenant Services Contract Costs	4,000	4,000	4,410	3,756
4230-05-000	Ten Svcs Resident Stipend	1,200	1,000	300	1,100
	SUBTOTAL	7,850	8,500	7,216	13,382
	Legal Expense				
4130-03-000	Tenant Screening	0	0	260	329
4190-27-000	Collect Fees/Court Costs	0	0	227	0
	TOTAL Legal Expense	**0**	**0**	**487**	**329**
	TOTAL ADMINISTRATIVE	**7,850**	**8,500**	**7,703**	**13,711**
	GENERAL EXPENSES				
4171-00-000	Auditing Fees	495	450	290	290
4190-12-000	Software	5,082	3,744	3,534	-3,054
4190-13-000	Internet	1,575	1,500	1,900	1,388
4190-16-000	Information Technology	3,150	3,000	3,024	2,826
4190-59-000	Management Fees BBG	64,299	57,992	59,723	60,952
4570-00-000	Bad Debt-Tenant Rents	5,000	4,000	434	7,570
	SUBTOTAL	79,601	70,686	68,903	69,972
	Insurance Expense				
4510-05-000	Windstorm Insurance	13,029	26,057	23,350	0
4510-06-000	Property Insurance	10,719	13,929	14,325	11,608
4510-00-000	Insurance	2,978	0	1,805	0
	TOTAL Insurance Expense	**26,726**	**39,986**	**39,479**	**11,608**
	TOTAL GENERAL EXPENSES	**106,327**	**110,673**	**108,383**	**81,581**
	MAINTENANCE AND OPERATIONS				
4413-00-000	Vehicle Gas, Oil, Grease	0	0	20	0
4420-01-000	Supplies-Grounds	0	0	452	124
4420-02-000	Supplies-Appliance	0	0	0	844
4420-03-000	Supplies-Decorating	0	0	3,105	0
4420-04-000	Supplies-Electrical	0	0	773	1,695
4420-05-000	Supplies-Exterminating	0	0	0	82
4420-06-000	Supplies-Janitorial/Cleaning	0	0	1,008	599
4420-07-000	Supplies-Maint/Repairs	0	0	1,906	7,023
4420-08-000	Supplies-Plumbing	0	0	2,195	1,578
4420-09-000	Tools and Equipment	0	0	837	260

Leeward Homes (913)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4420-11-000	Misc Materials	0	0	367	60
4420-13-000	Window Coverings	0	0	2,526	2,479
4420-14-000	Paint & Supplies	0	0	266	112
4420-15-000	Air Conditioning/Heating	0	0	732	2,389
4420-16-000	Alarms & Extinguishers	0	0	229	665
4420-17-000	Appliances- All appliances	0	0	5,426	0
4420-18-000	Carpentry	0	0	2,842	0
4442-00-000	Labor Expense Due to Maint	0	0	9,190	0
	SUBTOTAL	0	0	31,874	17,910
	CONTRACT COSTS				
4430-01-000	Contract-Alarm/Extinguisher	750	0	150	237
4430-03-000	Contract-Building Repairs	3,000	5,000	5,165	0
4430-05-000	Contract-Decorating/Painting	900	0	650	0
4430-06-000	Contract-Electrical	0	0	5,360	0
4430-07-000	Contract-Pest Control	2,500	3,000	3,271	3,354
4430-08-000	Contract-Floor Covering	1,000	1,000	0	0
4430-09-000	Contract-Grounds	11,000	13,904	8,774	17,986
4430-10-000	Contract-Make Ready	40,100	36,455	0	0
4430-11-000	Contract-Plumbing	9,000	5,000	4,744	9,344
4430-12-000	Contract-Window Covering	0	0	0	830
4430-16-000	Contract-Maintenance	23,000	15,414	18,632	15,150
4430-18-000	Contract-Alarm Monitoring	0	0	641	461
4430-23-000	Contract-Work Orders	58,028	43,157	32,396	43,302
4430-26-000	Contract-Cathodic Services	0	0	875	875
4430-30-000	Contract-Police Patrols	1,000	1,000	779	818
4430-90-000	Contract-Fee For Service	0	0	0	11
	TOTAL CONTRACT COSTS	**150,278**	**123,930**	**81,437**	**92,367**
	TOTAL MAINTENANCE AND OPERATIONS	**150,278**	**123,930**	**113,311**	**110,277**
	UTILITIES				
4310-00-000	Water	50,000	50,000	38,453	44,319
4320-00-000	Electricity	6,628	6,000	6,093	6,266
4330-00-000	Gas	14,000	15,000	10,659	11,636
4340-00-000	Waste Disposal-Garbage	18,000	18,000	16,222	15,728
4390-00-000	Sewer	65,000	57,000	49,637	50,666
	TOTAL UTILITIES	**153,628**	**146,000**	**121,064**	**128,615**
	TOTAL OPERATING EXPENSES	**434,754**	**401,807**	**360,522**	**341,999**
8000-00-000	**TOTAL EXPENSES**	**434,754**	**401,807**	**360,522**	**341,999**
9000-00-000	**NET INCOME**	**$ 7,031**	**$ (227)**	**$ 77,710**	**$ 69,459**

Tax Credit Properties

Tax Credit Properties

Factors and Assumptions

DEPARTMENT OVERVIEW

The Low Income Housing Tax Credit (LIHTC) Properties portfolio includes Hampton Port, Sea Breeze, and Corban. These communities provide affordable rental housing while operating within property-specific financing, partnership, and regulatory commitments. Budget planning focuses on maintaining occupancy and rent collections, meeting operating and debt obligations, and preserving the condition of the properties. Assumptions reflect each community's rent structure, assistance arrangements where applicable, reserve requirements, and anticipated capital needs.

Occupancy & Rental Revenue

- Unit count, occupancy, vacancies, and leasing assumptions
- Contract rents, tenant rents, and utility allowances
- HAP contract revenue and annual adjustment factors
- Rent collections, bad debt, concessions, and vacancy loss
- Operating subsidy or other assistance, where applicable

Financial & Compliance Obligations

- Property management and asset-management fees
- Debt service and lender requirements
- Replacement-reserve deposits and withdrawals
- Review and comply with regulatory obligations with agencies including the IRS and TDHCA.
- Compliance monitoring and reporting costs

Property Condition & Operating Costs

- Physical-needs assessments and required capital improvements
- Insurance, property taxes, and utility expenses

PROPERTY-SPECIFIC BUDGET ASSUMPTIONS

Apply revenue, assistance, financing, and reserve assumptions to each property's applicable agreements and operating conditions.

CHP Tax Credit Properties

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

CHP TAX CREDIT
(Hampton Port, Sea Breeze, Corban Townhomes)
CALENDAR YEAR 2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
RENTAL INCOME	$ 6,109,850	$ 5,864,607	$ 5,907,581	$ 5,950,900
TENANT OTHER INCOME	99,251	105,900	167,032	113,264
OTHER GENERAL INCOME	133,982	165,000	114,701	200,067
TOTAL INCOME	6,343,083	6,135,507	6,189,315	6,264,231
OPERATING EXPENSES				
SALARIES AND BENEFITS	443,394	350,143	287,245	326,284
ADMINISTRATIVE	592,816	565,110	749,369	592,936
GENERAL EXPENSES	2,237,028	2,291,101	2,373,281	2,058,148
MAINTENANCE AND OPERATIONS	1,727,381	1,375,732	1,258,810	1,437,376
TOTAL UTILITIES	688,100	700,000	594,797	607,795
OPERATING EXPENSES	5,688,718	5,282,086	5,263,503	5,022,539
NET INCOME	$ 654,365	$ 853,420	$ 925,812	$ 1,241,691

CHP - Tax Credit Properties

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

CHP TAX CREDIT
(Hampton Port, Sea Breeze, Corban Townhomes)
CALENDAR YEAR 2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
	ADMINISTRATIVE INCOME				
3111-02-000	ACCOUNT Tenant Rent Recovery income	$ -	$ -	$ 614	$ -
	TOTAL ADMINISTRATIVE INCOME	**0**	**0**	**614**	**0**
	RENTAL INCOME				
3110-00-000	Rent Income-Gross Potential	6,059,002	5,837,209	0	0
3111-00-000	Tenant Rent	0	0	1,763,315	1,749,513
3112-00-000	Tenant Assistance Payments	0	0	1,250,512	1,072,813
3112-01-000	Utility Reimb -Affordable/PH	-24,780	0	-27,766	-20,266
3112-02-000	Voucher Revenue	0	0	3,035,941	3,102,615
3112-10-000	Vacancy Loss Income	75,628	27,398	57,715	46,225
	TOTAL RENTAL INCOME	**6,109,850**	**5,864,607**	**6,079,717**	**5,950,900**
	TENANT OTHER INCOME				
3120-02-000	Cleaning Fee	8,288	8,000	10,505	8,943
3120-03-000	Damages	9,256	14,000	5,016	4,864
3120-04-000	Late Charges	11,070	8,500	9,587	14,391
3120-05-000	Legal Fees - Tenant	0	0	303	1,229
3120-06-000	NSF Charges	0	0	100	50
3120-07-000	Tenant Owed Utilities	0	0	393	992
3120-09-000	Misc.Tenant Income	69,387	75,000	79,248	81,725
3120-10-000	Application Fees	1,250	400	1,467	1,070
	TOTAL TENANT OTHER INCOME	**99,251**	**105,900**	**106,619**	**113,264**
	OTHER GENERAL INCOME				
3610-00-000	Interest Income - Unrestricted	75,580	85,000	66,542	99,646
3611-00-000	Investment Income - Restricted	51,087	80,000	44,455	85,969
3650-00-000	Miscellaneous Other Income	7,315	0	5,577	14,451
	TOTAL OTHER GENERAL INCOME	**133,982**	**165,000**	**116,573**	**200,067**
3999-00-000	**TOTAL INCOME**	**6,343,083**	**6,135,507**	**6,303,522**	**6,264,231**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS				
	TOTAL SALARIES AND BENEFITS (Admin)	443,394	350,143	235,062	326,284
	TOTAL SALARIES AND BENEFITS (Tenant Svcs)	0	0	5,497	0
	TOTAL SALARIES AND BENEFITS	**443,394**	**350,143**	**240,559**	**326,284**
	ADMINISTRATIVE				
4140-00-000	Staff Training	2,990	3,000	5,393	3,825
4150-00-000	Travel	0	0	344	1,526
4180-00-000	Office Rent	0	0	0	37

CHP TAX CREDIT
(Hampton Port, Sea Breeze, Corban Townhomes)
CALENDAR YEAR 2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4182-00-000	Consultants	0	0	0	25,041
4190-01-000	Membership and Fees	0	0	7	118
4190-04-000	Office Supplies	7,380	7,700	5,916	8,614
4190-05-000	Fuel-Administrative	500	0	474	0
4190-06-000	Computer Costs	2,098	3,000	1,399	558
4190-07-000	Telephone	4,172	8,000	4,091	7,261
4190-08-000	Postage	1,071	3,000	1,184	2,061
4190-10-000	Copiers	2,904	6,000	2,581	3,993
4190-11-000	Printer Supplies	0	0	0	87
4190-17-000	Temporary Administrative Labor	4,010	0	13,924	0
4190-18-000	Small Office Equipment	1,177	0	784	718
4190-20-000	Bank Fees	500	0	333	250
4190-22-000	Other Misc Admin Expenses	0	0	1,082	37,233
4190-29-000	Subscriptions/Renewals	0	0	257	150
4190-32-000	Ground Lease Rent	0	0	29,333	30,260
4190-39-000	Permits License Certif	2,594	0	3,092	2,165
4190-40-000	Printing Costs	0	0	0	259
4190-42-000	Uniforms Hsg Mgmt Staff	550	1,000	367	0
4190-49-000	Answering Services	5,076	4,500	4,533	5,097
4190-52-000	Meeting Costs	0	0	148	622
4190-55-000	Compliance Fee TDHCA	20,000	19,500	23,360	17,520
4190-61-000	Asset Management Fee	6,000	0	5,973	4,480
4190-62-000	Utility Billing	7,972	4,000	5,884	2,511
4220-01-000	Other Tenant Svcs.	2,993	0	7,435	14,954
4220-02-000	Tenant Services Disaster Aid	0	0	0	1,609
4230-02-000	Ten Services Auto Repair	2,628	0	1,752	0
4230-05-000	Ten Svcs Resident Stipend	3,600	5,500	3,333	4,600
4230-06-000	Ten Svcs Alarms & Security	0	0	155	182
4249-04-000	Insp Office Supplies	0	0	0	47
	4230-00-000 (Tenant Services Contract Costs)	38,964	37,200	34,820	39,178
	4190-37-000 (Management Fees)	459,445	438,210	408,726	347,072
	SUBTOTAL	576,624	540,610	566,680	562,027
	Legal Expense				
4130-02-000	Criminal Background Checks	0	0	64	325
4130-03-000	Tenant Screening	15,067	7,500	12,860	11,950
4130-04-000	General Legal Expense	1,125	12,000	900	16,013
4190-27-000	Collect Fees/Court Costs	0	5,000	5,582	2,622
	TOTAL Legal Expense	**16,192**	**24,500**	**19,406**	**30,910**
	TOTAL ADMINISTRATIVE	**592,816**	**565,110**	**586,085**	**592,936**
	GENERAL EXPENSES				
4170-00-000	Accounting Fees	21,780	19,800	0	14,680
4171-00-000	Auditing Fees	38,100	31,000	32,995	27,826
4190-12-000	Software	45,101	35,251	27,581	16,721
4190-13-000	Internet	11,865	11,300	10,519	8,843

CHP TAX CREDIT
(Hampton Port, Sea Breeze, Corban Townhomes)
CALENDAR YEAR 2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4190-16-000	Information Technology	20,775	19,500	19,923	18,218
4570-00-000	Bad Debt-Tenant Rents	66,642	56,000	56,665	40,338
4851-00-000	Interest Expense	1,272,000	1,200,000	1,176,382	1,188,195
4860-00-000	Bond Service fees	0	0	0	5,600
	SUBTOTAL	1,476,263	1,372,851	1,324,064	1,320,420
	Insurance Expense				
4510-06-000	Property Insurance	721,759	918,250	560,948	737,728
4510-00-000	Insurance	39,006	0	62,042	0
	TOTAL Insurance Expense	**760,765**	**918,250**	**622,990**	**737,728**
	TOTAL GENERAL EXPENSES	**2,237,028**	**2,291,101**	**1,947,054**	**2,058,148**
	MAINTENANCE AND OPERATIONS				
4413-00-000	Vehicle Gas, Oil, Grease	675	3,000	817	1,640
4420-01-000	Supplies-Grounds	5,043	0	3,754	2,575
4420-02-000	Supplies-Appliance	27,520	0	20,880	5,176
4420-03-000	Supplies-Decorating	18,183	0	14,108	345
4420-04-000	Supplies-Electrical	6,595	0	10,934	8,479
4420-05-000	Supplies-Exterminating	0	0	0	331
4420-06-000	Supplies-Janitorial/Cleaning	5,593	0	5,132	1,823
4420-07-000	Supplies-Maint/Repairs	21,599	0	14,950	22,327
4420-08-000	Supplies-Plumbing	20,204	0	22,953	10,817
4420-09-000	Tools and Equipment	4,663	0	3,545	1,168
4420-10-000	Maintenance Paper/Supplies	0	0	103	1,208
4420-11-000	Misc Materials	2,269	0	2,497	5,720
4420-12-000	Water Heaters	0	0	0	1,195
4420-13-000	Window Coverings	14,325	0	12,465	10,971
4420-14-000	Paint & Supplies	2,127	0	2,631	552
4420-15-000	Air Conditioning/Heating	72,748	0	112,166	32,298
4420-16-000	Alarms & Extinguishers	4,641	0	27,433	7,349
4420-17-000	Appliances- All appliances	13,417	0	12,935	10,764
4420-18-000	Carpentry	12,983	0	11,520	1,247
4420-19-000	Flooring Materials	0	0	0	419
4420-21-000	Lawn Mover/Tractor Parts	0	0	0	98
4442-00-000	Labor Expense Due to Maint	62,154	0	135,014	66
	4430-23-000 (Contract-Work Orders)	685,000	685,452	677,160	628,942
	4430-16-000 (Contract-Maintenance)	218,000	212,780	225,915	199,761
	4430-09-000 (Contract-Grounds)	103,000	204,000	102,311	142,136
	SUBTOTAL	1,300,739	1,105,232	1,419,224	1,097,407
	CONTRACT COSTS				
4430-01-000	Contract-Alarm/Extinguisher	14,209	29,000	14,781	37,995
4430-03-000	Contract-Building Repairs	54,271	21,000	99,680	24,511
4430-04-000	Contract-Carpet Cleaning	1,169	0	1,821	518
4430-05-000	Contract-Decorating/Painting	2,000	0	10,467	1,100
4430-06-000	Contract-Electrical	4,167	4,500	5,391	1,444
4430-07-000	Contract-Pest Control	23,190	28,000	23,008	22,302

CHP TAX CREDIT
(Hampton Port, Sea Breeze, Corban Townhomes)
CALENDAR YEAR 2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4430-08-000	Contract-Floor Covering	74,839	42,000	65,582	47,909
4430-10-000	Contract-Make Ready	149,491	90,000	152,118	63,642
4430-11-000	Contract-Plumbing	55,597	23,000	39,602	61,743
4430-12-000	Contract-Window Covering	2,785	9,000	1,857	3,516
4430-13-000	Contract-HVAC	14,580	7,000	10,287	46,602
4430-14-000	Contract-Vehicle Maintenance	0	0	552	537
4430-18-000	Contract-Alarm Monitoring	7,011	5,000	5,224	5,613
4430-19-000	Contract-Sprinkler Monitoring	0	0	0	316
4430-24-000	Contract-Equipment Repair	1,213	0	2,211	1,638
4430-28-000	Contract-Swimming Pool Maint	1,116	0	1,262	144
4430-29-000	Contract Costs	5,224	0	3,483	6,162
4430-30-000	Contract-Police Patrols	15,780	12,000	15,173	14,278
	TOTAL CONTRACT COSTS	**426,642**	**270,500**	**452,498**	**339,969**
	TOTAL MAINTENANCE AND OPERATIONS	**1,727,381**	**1,375,732**	**1,871,722**	**1,437,376**
	UTILITIES				
4310-00-000	Water	246,000	263,000	189,543	204,146
4320-00-000	Electricity	63,000	64,000	46,328	54,854
4330-00-000	Gas	98,100	102,000	82,236	92,050
4340-00-000	Waste Disposal-Garbage	60,000	60,000	59,510	57,108
4390-00-000	Sewer	221,000	211,000	182,910	199,638
	TOTAL UTILITIES	**688,100**	**700,000**	**560,527**	**607,795**
	TOTAL OPERATING EXPENSES	**5,688,718**	**5,282,086**	**5,205,949**	**5,022,539**
8000-00-000	**TOTAL EXPENSES**	**5,688,718**	**5,282,086**	**5,205,949**	**5,022,539**
9000-00-000	**NET INCOME**	**$ 654,365**	**$ 853,420**	**$ 1,097,574**	**$ 1,241,691**

CHP - Tax Credit Properties

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Consolidated Budget Summary

CHP TAX CREDIT
CALENDAR YEAR 2027 BUDGET PROPOSAL

	300 (Hampton Port)	400 (Sea Breeze)	500 (Corban Townhomes)	All TC
INCOME				
RENTAL INCOME	$ 1,551,322	$ 2,411,137	$ 2,147,391	$ 6,109,850
TENANT OTHER INCOME	5,610	22,208	71,433	99,251
OTHER GENERAL INCOME	28,019	32,036	73,927	133,982
TOTAL INCOME	1,584,951	2,465,381	2,292,751	6,343,083
OPERATING EXPENSES				
SALARIES AND BENEFITS	146,872	147,779	148,742	443,394
ADMINISTRATIVE	174,085	216,060	202,671	592,816
GENERAL EXPENSES	687,547	963,777	585,703	2,237,028
MAINTENANCE AND OPERATIONS	378,443	798,680	550,258	1,727,381
TOTAL UTILITIES	192,100	303,000	193,000	688,100
OPERATING EXPENSES	1,579,048	2,429,296	1,680,375	5,688,718
NET INCOME	$ 5,904	$ 36,084	$ 612,376	$ 654,365

CHP Tax Credit Properties

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Consolidated Budget Detail

CHP TAX CREDIT
CALENDAR YEAR 2027 BUDGET PROPOSAL

		300 (Hampton Port)	400 (Sea Breeze)	500 (Corban Townhomes)	All TC
3000-00-000	**INCOME**				
	RENTAL INCOME				
3110-00-000	Rent Income-Gross Potential	$ 1,576,102	$ 2,377,965	$ 2,104,935	$ 6,059,002
3112-01-000	Utility Reimb -Affordable/PH	-24,780	0	0	-24,780
3112-10-000	Vacancy Loss Income	0	33,172	42,456	75,628
	TOTAL RENTAL INCOME	**1,551,322**	**2,411,137**	**2,147,391**	**6,109,850**
	TENANT OTHER INCOME				
3120-02-000	Cleaning Fee	0	6,018	2,270	8,288
3120-03-000	Damages	5,000	686	3,570	9,256
3120-04-000	Late Charges	610	5,020	5,440	11,070
3120-09-000	Misc.Tenant Income	0	9,234	60,153	69,387
3120-10-000	Application Fees	0	1,250	0	1,250
	TOTAL TENANT OTHER INCOME	**5,610**	**22,208**	**71,433**	**99,251**
	OTHER GENERAL INCOME				
3610-00-000	Interest Income - Unrestricted	7,128	0	68,452	75,580
3611-00-000	Investment Income - Restricted	19,051	32,036	0	51,087
3650-00-000	Miscellaneous Other Income	1,840	0	5,475	7,315
	TOTAL OTHER GENERAL INCOME	**28,019**	**32,036**	**73,927**	**133,982**
3999-00-000	**TOTAL INCOME**	**1,584,951**	**2,465,381**	**2,292,751**	**6,343,083**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS				
	TOTAL SALARIES AND BENEFITS (Admin)	146,872	147,779	148,742	443,394
	TOTAL SALARIES AND BENEFITS	**146,872**	**147,779**	**148,742**	**443,394**
	ADMINISTRATIVE				
4140-00-000	Staff Training	1,000	1,990	0	2,990
4190-04-000	Office Supplies	2,404	3,418	1,558	7,380
4190-05-000	Fuel-Administrative	500	0	0	500
4190-06-000	Computer Costs	0	2,098	0	2,098
4190-07-000	Telephone	2,226	574	1,372	4,172
4190-08-000	Postage	0	1,071	0	1,071
4190-10-000	Copiers	968	968	968	2,904
4190-17-000	Temporary Administrative Labor	0	0	4,010	4,010
4190-18-000	Small Office Equipment	0	1,177	0	1,177
4190-20-000	Bank Fees	0	500	0	500
4190-39-000	Permits License Certif	700	1,894	0	2,594
4190-42-000	Uniforms Hsg Mgmt Staff	0	0	550	550
4190-49-000	Answering Services	1,275	2,318	1,483	5,076
4190-55-000	Compliance Fee TDHCA	5,000	9,000	6,000	20,000
4190-61-000	Asset Management Fee	0	0	6,000	6,000
4190-62-000	Utility Billing	0	0	7,972	7,972
4220-01-000	Other Tenant Svcs.	0	2,411	582	2,993
4230-02-000	Ten Services Auto Repair	2,628	0	0	2,628
4230-05-000	Ten Svcs Resident Stipend	1,200	2,400	0	3,600
	4230-00-000 (Tenant Services Contract Costs)	13,860	12,429	12,675	38,964
	4190-37-000 (Management Fees)	132,489	170,341	156,615	459,445
	SUBTOTAL	164,250	212,589	199,785	576,624
	Legal Expense				

CHP TAX CREDIT
CALENDAR YEAR 2027 BUDGET PROPOSAL

		300 (Hampton Port)	400 (Sea Breeze)	500 (Corban Townhomes)	All TC
4130-03-000	Tenant Screening	9,835	3,471	1,761	15,067
4130-04-000	General Legal Expense	0	0	1,125	1,125
	TOTAL Legal Expense	**9,835**	**3,471**	**2,886**	**16,192**
	TOTAL ADMINISTRATIVE	**174,085**	**216,060**	**202,671**	**592,816**
	GENERAL EXPENSES				
4170-00-000	Accounting Fees	5,830	9,900	6,050	21,780
4171-00-000	Auditing Fees	15,000	12,100	11,000	38,100
4190-12-000	Software	13,526	16,837	14,738	45,101
4190-13-000	Internet	5,565	4,200	2,100	11,865
4190-16-000	Information Technology	6,510	6,915	7,350	20,775
4570-00-000	Bad Debt-Tenant Rents	6,570	24,508	35,564	66,642
4851-00-000	Interest Expense	367,000	595,000	310,000	1,272,000
	SUBTOTAL	420,001	669,460	386,802	1,476,263
	Insurance Expense				
4510-06-000	Property Insurance	228,540	294,317	198,901	721,759
4510-00-000	Insurance	39,006	0	0	39,006
	TOTAL Insurance Expense	**267,546**	**294,317**	**198,901**	**760,765**
	TOTAL GENERAL EXPENSES	**687,547**	**963,777**	**585,703**	**2,237,028**
	MAINTENANCE AND OPERATIONS				
4413-00-000	Vehicle Gas, Oil, Grease	675	0	0	675
4420-01-000	Supplies-Grounds	1,912	561	2,570	5,043
4420-02-000	Supplies-Appliance	10,732	4,825	11,963	27,520
4420-03-000	Supplies-Decorating	3,061	14,334	788	18,183
4420-04-000	Supplies-Electrical	1,175	1,675	3,745	6,595
4420-06-000	Supplies-Janitorial/Cleaning	2,340	2,286	967	5,593
4420-07-000	Supplies-Maint/Repairs	4,271	12,064	5,264	21,599
4420-08-000	Supplies-Plumbing	3,215	10,787	6,202	20,204
4420-09-000	Tools and Equipment	832	2,397	1,434	4,663
4420-11-000	Misc Materials	1,610	0	659	2,269
4420-13-000	Window Coverings	3,568	1,343	9,414	14,325
4420-14-000	Paint & Supplies	2,127	0	0	2,127
4420-15-000	Air Conditioning/Heating	22,301	9,793	40,654	72,748
4420-16-000	Alarms & Extinguishers	0	1,568	3,073	4,641
4420-17-000	Appliances- All appliances	1,253	6,213	5,951	13,417
4420-18-000	Carpentry	2,273	3,473	7,237	12,983
4442-00-000	Labor Expense Due to Maint	0	43,676	18,478	62,154
	4430-23-000 (Contract-Work Orders)	155,000	315,000	215,000	685,000
	4430-16-000 (Contract-Maintenance)	55,000	99,000	64,000	218,000
	4430-09-000 (Contract-Grounds)	25,000	49,000	29,000	103,000
	SUBTOTAL	296,345	577,995	426,399	1,300,739
	CONTRACT COSTS				
4430-01-000	Contract-Alarm/Extinguisher	1,697	10,842	1,670	14,209
4430-03-000	Contract-Building Repairs	11,820	8,950	33,501	54,271
4430-04-000	Contract-Carpet Cleaning	1,169	0	0	1,169
4430-05-000	Contract-Decorating/Painting	2,000	0	0	2,000
4430-06-000	Contract-Electrical	0	3,117	1,050	4,167
4430-07-000	Contract-Pest Control	7,657	9,235	6,298	23,190
4430-08-000	Contract-Floor Covering	6,386	50,643	17,810	74,839
4430-10-000	Contract-Make Ready	23,397	80,053	46,041	149,491
4430-11-000	Contract-Plumbing	14,632	32,985	7,980	55,597
4430-12-000	Contract-Window Covering	0	0	2,785	2,785
4430-13-000	Contract-HVAC	0	14,580	0	14,580

CHP TAX CREDIT
CALENDAR YEAR 2027 BUDGET PROPOSAL

		300 (Hampton Port)	400 (Sea Breeze)	500 (Corban Townhomes)	All TC
4430-18-000	Contract-Alarm Monitoring	2,405	2,616	1,990	7,011
4430-24-000	Contract-Equipment Repair	650	563	0	1,213
4430-28-000	Contract-Swimming Pool Maint	1,116	0	0	1,116
4430-29-000	Contract Costs	5,224	0	0	5,224
4430-30-000	Contract-Police Patrols	3,945	7,101	4,734	15,780
	TOTAL CONTRACT COSTS	**82,098**	**220,685**	**123,859**	**426,642**
	TOTAL MAINTENANCE AND OPERATIONS	**378,443**	**798,680**	**550,258**	**1,727,381**
	UTILITIES				
4310-00-000	Water	58,000	110,000	78,000	246,000
4320-00-000	Electricity	17,000	26,000	20,000	63,000
4330-00-000	Gas	23,100	75,000	0	98,100
4340-00-000	Waste Disposal-Garbage	18,000	12,000	30,000	60,000
4390-00-000	Sewer	76,000	80,000	65,000	221,000
	TOTAL UTILITIES	**192,100**	**303,000**	**193,000**	**688,100**
	TOTAL OPERATING EXPENSES	**1,579,048**	**2,429,296**	**1,680,375**	**5,688,718**
8000-00-000	**TOTAL EXPENSES**	**1,579,048**	**2,429,296**	**1,680,375**	**5,688,718**
9000-00-000	**NET INCOME**	**$ 5,904**	**$ 36,084**	**$ 612,376**	**$ 654,365**

Thanksgiving Homes Rental

Thanksgiving Homes Rentals

Factors and Assumptions

DEPARTMENT OVERVIEW

Thanksgiving Homes began as a single-family home construction program. Approximately 30 rental homes have transitioned to management by Bluebonnet Gardens. The remaining infill lots are planned for sale in the upcoming budget year as the program completes its transition. Although current activity is limited, the homes represent significant asset value. Budget planning emphasizes responsible rental operations, property preservation, and the costs of completing the transition.

Rental Operations

- Rent levels and annual lease adjustments
- Expected occupancy and collection rates
- Turnover, inspection, and make-ready costs

Maintenance & Capital

- Routine repairs and major component replacements
- Lawn care, pest control, and other contracted services
- Capital reserves for roofing, HVAC, plumbing, and appliances

Recurring Expenses

- Property taxes, insurance, utilities, and association fees

BUDGET PLANNING FOCUS

Preserve the value of the rental homes through dependable collections, timely repairs, and adequate capital reserves while completing the program’s transition and planned sale of remaining infill lots.

Thanksgiving Homes

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

THANKSGIVING HOMES
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projectec	FY2025
INCOME				
ADMINISTRATIVE INCOME	$ -	$ -	$ 620	$ 2,299
RENTAL INCOME	566,404	684,924	570,055	492,581
TENANT OTHER INCOME	5,550	7,000	4,230	3,518
OTHER GENERAL INCOME	7,000	21,500	6,691	17,149
TOTAL INCOME	**578,954**	**713,424**	**581,596**	**515,547**
OPERATING EXPENSES				
SALARIES AND BENEFITS	5,044	4,678	10,053	35,634
ADMINISTRATIVE	88,861	59,200	55,487	13,838
GENERAL EXPENSES	323,190	309,215	301,075	255,399
MAINTENANCE AND OPERATIONS	101,900	70,050	104,851	86,378
UTILITIES	29,707	17,250	22,431	13,255
OPERATING EXPENSES	**548,702**	**460,392**	**493,898**	**404,505**
NET INCOME	**$ 30,252**	**$ 253,032**	**$ 87,698**	**$ 111,042**

Thanksgiving Homes

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

THANKSGIVING HOMES
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
	ADMINISTRATIVE INCOME				
3201-00-000	Work Order Income	$ -	$ -	$ 620	$ 2,375
3415-00-000	Other Government Grants	0	0	0	-76
	TOTAL ADMINISTRATIVE INCOME	**0**	**0**	**620**	**2,299**
	RENTAL INCOME				
3110-00-000	Rent Income-Gross Potential	566,404	684,924	0	0
3111-00-000	Tenant Rent	0	0	108,352	102,524
3112-02-000	Voucher Revenue	0	0	461,703	390,057
	TOTAL RENTAL INCOME	**566,404**	**684,924**	**570,055**	**492,581**
	TENANT OTHER INCOME				
3120-02-000	Cleaning Fee	800	2,000	1,032	790
3120-03-000	Damages	1,000	1,000	-414	211
3120-04-000	Late Charges	500	1,500	500	917
3120-09-000	Misc.Tenant Income	3,000	2,000	2,932	1,480
3120-10-000	Application Fees	250	500	180	120
	TOTAL TENANT OTHER INCOME	**5,550**	**7,000**	**4,230**	**3,518**
	OTHER GENERAL INCOME				
3610-00-000	Interest Income - Unrestricted	7,000	16,500	6,222	15,838
3645-00-000	Insurance Refunds	0	5,000	0	4,545
3650-00-000	Miscellaneous Other Income	0	0	469	-3,234
	TOTAL OTHER GENERAL INCOME	**7,000**	**21,500**	**6,691**	**17,149**
3999-00-000	**TOTAL INCOME**	**578,954**	**713,424**	**581,596**	**515,547**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS				
4110-00-000	Administrative Salaries	3,736	3,465	3,280	27,970
4120-01-000	Admin Employee Benefits	1,308	1,213	0	0
4120-02-000	Admin FICA-OASDI	0	0	216	218
4120-03-000	Admin Retirement-Employer Paid	0	0	299	96
4120-04-000	Admin Medical Expense	0	0	1,623	1,555
4120-07-000	Admin FICA-Medicare	0	0	51	51
4120-08-000	Admin Employee Wellness Program	0	0	1,481	1,757
4120-09-000	Admin Dental Insurance	0	0	63	68
4120-10-000	Admin State Unemployment Insurance	0	0	11	4
4120-13-000	Admin Workers' Compensation	0	0	24	23
4120-19-000	Benefits Self Funding Services	0	0	3,005	3,893
	TOTAL SALARIES AND BENEFITS (Admin)	5,044	4,678	10,052	35,634

THANKSGIVING HOMES
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
	TOTAL SALARIES AND BENEFITS	**5,044**	**4,678**	**10,052**	**35,634**
	ADMINISTRATIVE				
4150-00-000	Travel	0	600	0	158
4190-01-000	Membership and Fees	1,350	2,000	1,047	770
4190-04-000	Office Supplies	500	1,500	784	-1,677
4190-07-000	Telephone	0	1,500	1,391	1,445
4190-08-000	Postage	100	1,000	8	681
4190-10-000	Copiers	0	500	0	249
4190-18-000	Small Office Equipment	0	500	0	0
4190-20-000	Bank Fees	0	0	0	10,888
4190-22-000	Other Misc Admin Expenses	0	0	2,263	278
4190-37-000	Management Fees	84,961	50,000	45,833	0
4190-39-000	Permits License Certif	0	0	302	150
4190-40-000	Printing Costs	0	250	0	0
4190-42-000	Uniforms Hsg Mgmt Staff	0	350	0	550
4230-00-000	Tenant Services Contract Costs	0	0	207	0
4230-03-000	Tenant Activities	0	0	1,555	0
	SUBTOTAL	86,911	58,200	53,390	13,492
	Legal Expense				
4130-03-000	Tenant Screening	750	500	587	346
4130-04-000	General Legal Expense	700	0	1,238	0
4190-27-000	Collect Fees/Court Costs	500	500	272	0
	TOTAL Legal Expense	**1,950**	**1,000**	**2,097**	**346**
	TOTAL ADMINISTRATIVE	**88,861**	**59,200**	**55,487**	**13,838**
	GENERAL EXPENSES				
4170-00-000	Accounting Fees	550	500	2,200	0
4171-00-000	Auditing Fees	2,750	2,500	314	2,514
4190-12-000	Software	8,119	5,981	2,055	2,917
4190-15-000	Cell Phones	0	0	0	10
4570-00-000	Bad Debt-Tenant Rents	10,000	5,000	6,093	4,994
4851-00-000	Interest Expense	207,000	170,000	191,906	160,850
	SUBTOTAL	228,419	183,981	202,568	171,285
	Insurance Expense				
4510-06-000	Property Insurance	94,771	125,234	98,507	84,114
	TOTAL Insurance Expense	**94,771**	**125,234**	**98,507**	**84,114**
	TOTAL GENERAL EXPENSES	**323,190**	**309,215**	**301,075**	**255,399**
	MAINTENANCE AND OPERATIONS				
4420-01-000	Supplies-Grounds	0	0	0	117
4420-02-000	Supplies-Appliance	1,000	1,000	689	220
4420-03-000	Supplies-Decorating	500	250	389	156
4420-04-000	Supplies-Electrical	400	500	252	205
4420-06-000	Supplies-Janitorial/Cleaning	0	0	0	48

THANKSGIVING HOMES
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4420-07-000	Supplies-Maint/Repairs	750	2,000	689	655
4420-08-000	Supplies-Plumbing	500	1,000	0	448
4420-09-000	Tools and Equipment	0	0	0	63
4420-11-000	Misc Materials	500	500	114	207
4420-13-000	Window Coverings	0	2,000	0	1,187
4420-14-000	Paint & Supplies	500	500	260	12
4420-15-000	Air Conditioning/Heating	4,000	4,000	6,785	3,229
4420-17-000	Appliances- All appliances	1,000	2,000	63	840
4420-18-000	Carpentry	0	500	64	133
4442-00-000	Labor Expense Due to Maint	0	0	284	0
	SUBTOTAL	9,150	14,250	9,588	7,520
	CONTRACT COSTS				
4430-01-000	Contract-Alarm/Extinguisher	250	0	75	1,096
4430-03-000	Contract-Building Repairs	1,500	1,000	6,349	0
4430-06-000	Contract-Electrical	0	1,000	0	0
4430-07-000	Contract-Pest Control	10,500	5,000	11,061	10,216
4430-08-000	Contract-Floor Covering	14,000	2,000	13,913	1,200
4430-09-000	Contract-Grounds	23,000	10,000	20,955	10,130
4430-10-000	Contract-Make Ready	0	0	192	0
4430-11-000	Contract-Plumbing	0	2,000	0	475
4430-12-000	Contract-Window Covering	0	1,800	0	1,023
4430-13-000	Contract-HVAC	4,500	0	3,091	455
4430-16-000	Contract-Maintenance	5,000	5,000	1,668	11,807
4430-18-000	Contract-Alarm Monitoring	0	0	300	0
4430-23-000	Contract-Work Orders	34,000	25,000	34,224	39,364
4430-90-000	Contract-Fee For Service	0	0	0	165
4430-99-000	Contract Costs-Other	0	3,000	3,435	2,926
	TOTAL CONTRACT COSTS	**92,750**	**55,800**	**95,263**	**78,859**
	TOTAL MAINTENANCE AND OPERATIONS	**101,900**	**70,050**	**104,851**	**86,378**
	UTILITIES				
4310-00-000	Water	7,315	6,000	5,385	5,026
4320-00-000	Electricity	14,029	6,500	10,903	6,075
4330-00-000	Gas	250	250	87	57
4340-00-000	Waste Disposal-Garbage	500	500	0	0
4390-00-000	Sewer	7,613	4,000	6,056	2,097
	TOTAL UTILITIES	**29,707**	**17,250**	**22,431**	**13,255**
	TOTAL OPERATING EXPENSES	**548,702**	**460,392**	**493,898**	**404,505**
8000-00-000	**TOTAL EXPENSES**	**548,702**	**460,392**	**493,898**	**404,505**
9000-00-000	**NET INCOME**	**$ 30,252**	**$ 253,032**	**$ 87,698**	**$ 111,042**

Management Services

Management Services

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

MANAGEMENT SERVICES
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
MANAGEMENT FEE INCOME	$ 3,796,859	$ 3,935,256	$ 3,660,108	$ 3,200,308
TENANT OTHER INCOME	0	0	-329	-17,598
OTHER GENERAL INCOME	30,000	61,191	62,370	1,833,261
TOTAL INCOME	**3,826,859**	**3,996,448**	**3,722,149**	**5,015,971**
OPERATING EXPENSES				
SALARIES AND BENEFITS	2,644,827	2,334,703	1,948,581	2,779,475
ADMINISTRATIVE	954,961	680,346	862,238	660,959
GENERAL EXPENSES	214,651	187,289	229,565	147,947
MAINTENANCE AND OPERATIONS	8,736	12,481	17,423	28,290
OPERATING EXPENSES	**3,823,175**	**3,214,820**	**3,057,808**	**3,616,670**
NET INCOME	**$ 3,684**	**$ 781,628**	**$ 664,341**	**$ 1,399,300**

Management Services

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

MANAGEMENT SERVICES
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
3630-10-000	Bookkeeping Fees	$ 330,449	$ 330,499	$ 270,532	$ 299,362
3680-10-000	Earned Administrative Fee	690,898	756,207	671,947	684,945
	TOTAL MANAGEMENT FEE INCOME	**1,021,347**	**1,086,706**	**942,480**	**984,308**
	TENANT OTHER INCOME				
3120-05-000	Legal Fees - Tenant	0	0	-329	-17,598
	TOTAL TENANT OTHER INCOME	**0**	**0**	**-329**	**-17,598**
	OTHER GENERAL INCOME				
3610-00-000	Interest Income - Unrestricted	25,000	33,681	46,027	74,172
3620-20-000	Management Fee Income	2,595,512	2,668,550	2,415,128	2,000,000
3645-00-000	Insurance Refunds	0	23,000	1,573	0
3650-00-000	Miscellaneous Other Income	5,000	4,510	14,769	1,759,089
3660-00-000	Administrative Service Fee	180,000	180,000	165,000	216,000
	TOTAL OTHER GENERAL INCOME	**2,805,512**	**2,909,741**	**2,642,498**	**4,049,261**
3999-00-000	**TOTAL INCOME**	**3,826,859**	**3,996,448**	**3,584,649**	**5,015,971**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS				
4110-00-000	Administrative Salaries	1,959,046	1,752,618	1,483,890	2,026,480
4110-05-000	Admin Overtime	115	0	1,485	6,387
4120-01-000	Admin Employee Benefits	685,666	582,085	3,136	3,136
4120-02-000	Admin FICA-OASDI	0	0	76,096	79,253
4120-03-000	Admin Retirement-Employer Paid	0	0	150,027	106,487
4120-04-000	Admin Medical Expense	0	0	128,527	457,504
4120-05-000	Admin Pension Plan Admin Fees	0	0	15,394	23,157
4120-07-000	Admin FICA-Medicare	0	0	25,249	29,977
4120-08-000	Admin Employee Wellness Program	0	0	16,929	11,559
4120-09-000	Admin Dental Insurance	0	0	11,089	6,504
4120-10-000	Admin State Unemployment Insurance	0	0	2,669	1,144
4120-13-000	Admin Workers' Compensation	0	0	11,921	-705
4120-19-000	Benefits Self Funding Services	0	0	22,035	28,591
	TOTAL SALARIES AND BENEFITS (Admin)	2,644,827	2,334,703	1,948,448	2,779,475
4411-08-000	Maint Employee Wellness Program	0	0	133	0
	TOTAL SALARIES AND BENEFITS (Maintenance)	0	0	133	0
	TOTAL SALARIES AND BENEFITS	**2,644,827**	**2,334,703**	**1,948,581**	**2,779,475**
	ADMINISTRATIVE				
4140-00-000	Staff Training	56,000	39,600	23,408	12,278

MANAGEMENT SERVICES
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
4150-00-000	Travel	60,000	53,200	29,832	40,235
4180-00-000	Office Rent	40,000	39,600	36,300	36,000
4182-00-000	Consultants	240,000	205,000	364,623	148,348
4190-01-000	Membership and Fees	25,500	35,200	18,454	12,602
4190-02-000	Publications	1,100	3,300	0	756
4190-03-000	Advertising	5,000	1,371	1,977	320
4190-04-000	Office Supplies	26,000	30,483	22,365	19,071
4190-05-000	Fuel-Administrative	0	0	533	54
4190-06-000	Computer Costs	24,000	19,304	9,706	15,462
4190-07-000	Telephone	11,786	14,723	7,902	12,463
4190-08-000	Postage	6,000	7,146	7,011	10,895
4190-10-000	Copiers	6,000	1,420	4,758	2,063
4190-11-000	Printer Supplies	0	0	0	34
4190-18-000	Small Office Equipment	4,000	7,401	1,420	5,671
4190-22-000	Other Misc Admin Expenses	6,100	10,542	17,329	11,110
4190-23-000	Application Services	0	0	0	6
4190-25-000	Courier Services	500	500	0	127
4190-26-000	Shredding/Rentals	1,000	660	695	600
4190-29-000	Subscriptions/Renewals	7,500	4,500	4,600	1,354
4190-31-000	Medical Exams - Employees	10,000	13,000	6,105	7,252
4190-39-000	Permits License Certif	2,000	2,565	367	2,120
4190-40-000	Printing Costs	5,400	10,000	2,065	378
4190-42-000	Uniforms Hsg Mgmt Staff	7,075	6,825	4,586	702
4190-47-000	Board of Commissioners	15,000	15,000	8,499	16,569
4190-52-000	Meeting Costs	36,000	30,500	23,021	15,698
4190-65-000	Incentive management fee	0	7,000	0	4,430
4230-47-000	Ten Svcs Staff Travel & Mileage	0	0	0	20
4230-48-000	Ten Svcs Computer Costs	0	0	0	1,627
4249-18-000	Insp Office Equip/Furniture	0	0	475	0
	SUBTOTAL	595,961	558,841	596,031	378,247
	Legal Expense				
4130-02-000	Criminal Background Checks	5,000	4,200	10,239	4,560
4130-03-000	Tenant Screening	0	0	110	0
4130-04-000	General Legal Expense	354,000	117,306	255,858	278,152
	TOTAL Legal Expense	**359,000**	**121,506**	**266,207**	**282,712**
	TOTAL ADMINISTRATIVE	**954,961**	**680,346**	**862,238**	**660,959**
	GENERAL EXPENSES				
4170-00-000	Accounting Fees	50,000	45,000	41,584	32,038
4171-00-000	Auditing Fees	5,181	8,617	2,368	4,568
4174-00-000	Marketing	5,000	10,000	0	233
4190-12-000	Software	129,296	96,478	97,650	85,027
4190-13-000	Internet	46	0	138	554
4190-15-000	Cell Phones	0	120	383	334
4190-16-000	Information Technology	25,128	27,074	30,830	25,194

MANAGEMENT SERVICES
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
	SUBTOTAL	214,651	187,289	172,953	147,947
	Insurance Expense				
4510-06-000	Property Insurance	0	0	13,933	0
4510-00-000	Insurance	0	0	42,679	0
	TOTAL Insurance Expense	**0**	**0**	**56,612**	**0**
	TOTAL GENERAL EXPENSES	**214,651**	**187,289**	**229,565**	**147,947**
	MAINTENANCE AND OPERATIONS				
4412-00-000	Maintenance Uniforms	0	0	500	186
4413-00-000	Vehicle Gas, Oil, Grease	0	80	20	21
4420-01-000	Supplies-Grounds	0	0	80	0
4420-11-000	Misc Materials	0	1,000	85	734
	SUBTOTAL	0	1,080	685	942
	CONTRACT COSTS				
4430-01-000	Contract-Alarm/Extinguisher	0	0	0	3,989
4430-03-000	Contract-Building Repairs	0	0	197	0
4430-07-000	Contract-Pest Control	0	160	0	90
4430-10-000	Contract-Make Ready	0	0	0	-6,191
4430-14-000	Contract-Vehicle Maintenance	0	0	34	0
4430-18-000	Contract-Alarm Monitoring	0	2,687	3,816	1,802
4430-23-000	Contract-Work Orders	0	0	0	19,775
4430-99-000	Contract Costs-Other	8,736	6,055	9,408	7,883
4410-03-000	Maintenance - Temporary Labor	0	2,500	3,283	0
	TOTAL CONTRACT COSTS	**8,736**	**11,401**	**16,738**	**27,348**
	TOTAL MAINTENANCE AND OPERATIONS	**8,736**	**12,481**	**17,423**	**28,290**
	TOTAL OPERATING EXPENSES	**3,823,175**	**3,214,820**	**3,057,808**	**3,616,670**
8000-00-000	**TOTAL EXPENSES**	**3,823,175**	**3,214,820**	**3,057,808**	**3,616,670**
9000-00-000	**NET INCOME**	**$ 3,684**	**$ 781,628**	**$ 526,841**	**$ 1,399,300**

Procurement

Factors and Assumptions

DEPARTMENT OVERVIEW

Procurement supports departments in obtaining the goods, services, and construction needed to operate and improve CCHA and CHP's housing portfolio. The function connects purchasing plans with competitive solicitations, contract administration, and requirements that vary by entity and funding source. Early coordination with departments, Finance, and legal counsel is especially important for technology, property services, and redevelopment work. Budget planning should anticipate contract expirations, vendor capacity, and delivery lead times so essential work can proceed with appropriate documentation and oversight.

Solicitation & Contract Planning

- Planned solicitations, renewals, and contract expirations
- Anticipated price escalation and vendor availability
- Lead times for vehicles, equipment, technology, and construction

Purchasing & Contract Administration

- Advertising, cooperative purchasing, and solicitation costs
- Contract administration and monitoring resources
- Procurement Policy update under development

Competition & Compliance

- Procurement thresholds and competition requirements
- Bonding, insurance, retainage, and compliance requirements
- Minority-, women-, and Section 3-business participation requirements

BUDGET PLANNING FOCUS

Coordinate purchasing early and apply the requirements appropriate to each entity, contract, and funding source.

COCC – Procurement (170)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

COCC - Procurement (170)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
OPERATING EXPENSES				
SALARIES AND BENEFITS	$ 180,070	$ -	$ -	$ (24,226)
ADMINISTRATIVE	11,700	0	600	1,340
GENERAL EXPENSES	7,000	0	7,126	10,900
MAINTENANCE AND OPERATIONS	0	0	141	1,689
TOTAL OPERATING EXPENSES	198,770	0	7,867	-10,297

NOTE: Certain Management Services departments, commonly referred to as back-office departments, show only expenses in their individual budget proposals because they operate as cost centers rather than revenue-generating units. These departments- Finance, Human Resources, Procurement, Information Technology, and Executive provide essential administrative and operational support to the organization but do not independently earn or record income. Accordingly, their budgets reflect only the personnel, contractual, technology, supplies, and other costs necessary to perform their responsibilities.

The revenue supporting all Management Services departments is recorded centrally within the Management Services revenue budget, which reports income but no departmental operating expenses. This revenue consists primarily of management fees charged to the programs and properties receiving these centralized services. Those fees are structured to collectively fund the expenses of the Management Services cost centers.

Therefore, the absence of income or net income within the individual departmental budgets does not indicate that the departments are unfunded or operating at a loss. Evaluate their financial performance collectively by comparing total Management Services revenue with the combined expenses of all Management Services departments.

COCC - Procurement (170)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

COCC - Procurement (170)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
OPERATING EXPENSES				
SALARIES AND BENEFITS				
TOTAL SALARIES AND BENEFITS (Admin)	$ 180,070	$ -	$ -	$ (24,226)
TOTAL SALARIES AND BENEFITS	**180,070**	**0**	**0**	**-24,226**
ADMINISTRATIVE				
Staff Training	1,000	0	0	0
Travel	2,000	0	0	0
Membership and Fees	500	0	0	0
Advertising	1,000	0	0	0
Office Supplies	1,500	0	0	160
Computer Costs	1,000	0	0	0
Telephone	1,000	0	600	1,180
Other Misc Admin Expenses	1,000	0	0	0
Subscriptions/Renewals	1,000	0	0	0
Printing Costs	400	0	0	0
Uniforms Hsg Mgmt Staff	800	0	0	0
Meeting Costs	500	0	0	0
SUBTOTAL	**11,700**	**0**	**600**	**1,340**
TOTAL ADMINISTRATIVE	**11,700**	**0**	**600**	**1,340**
GENERAL EXPENSES				
Software	4,000	0	6,832	6,661
Information Technology	3,000	0	294	4,238
SUBTOTAL	7,000	0	7,126	10,900
TOTAL GENERAL EXPENSES	**7,000**	**0**	**7,126**	**10,900**
MAINTENANCE AND OPERATIONS				
CONTRACT COSTS				
Contract Costs-Other	0	0	141	1,689
TOTAL CONTRACT COSTS	**0**	**0**	**141**	**1,689**
TOTAL MAINTENANCE AND OPERATIONS	**0**	**0**	**141**	**1,689**
TOTAL OPERATING EXPENSES	**198,770**	**0**	**7,867**	**-10,297**

2026–2027 OPERATING BUDGET

Information Technology and Cybersecurity

Factors and Assumptions

DEPARTMENT OVERVIEW

Information Technology and Cybersecurity supports the systems employees rely on to serve residents, manage properties, and maintain business records across CCHA and CHP. The operating model combines internal coordination with outsourced IT services through Silotech and fractional CIO support. Yardi remains the primary enterprise platform. Budget planning should connect reliable daily support with system integration, secure document management, and equipment replacement, while providing for cybersecurity and recovery capabilities that support continuity of essential operations.

Equipment & Core Platforms

- Hardware replacement schedules
- Software subscriptions, licensing, and annual increases
- Yardi, ADP, network, telecommunications, and cloud-service costs

Security & Operational Continuity

- Cybersecurity monitoring, testing, training, and insurance requirements
- Data backup, disaster recovery, and business continuity

Service Delivery & Integration

- Help-desk and managed-service agreements
- New-system implementation and integration costs
- Technology needs associated with remote work and field operations

BUDGET PLANNING FOCUS

Balance dependable user support with secure systems, planned replacements, and technology that improves departmental workflows.

COCC – Information Systems (180)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

COCC - Information Systems (180)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
OPERATING EXPENSES				
SALARIES AND BENEFITS	345,459	105,300	82,179	13,207
ADMINISTRATIVE	45,661	38,728	10,891	26,113
GENERAL EXPENSES	24,429	11,516	19,982	8,759
MAINTENANCE AND OPERATIONS	736	0	720	563
TOTAL OPERATING EXPENSES	416,285	155,544	113,772	48,642

NOTE: Certain Management Services departments, commonly referred to as back-office departments, show only expenses in their individual budget proposals because they operate as cost centers rather than revenue-generating units. These departments- Finance, Human Resources, Procurement, Information Technology, and Executive provide essential administrative and operational support to the organization but do not independently earn or record income. Accordingly, their budgets reflect only the personnel, contractual, technology, supplies, and other costs necessary to perform their responsibilities.

The revenue supporting all Management Services departments is recorded centrally within the Management Services revenue budget, which reports income but no departmental operating expenses. This revenue consists primarily of management fees charged to the programs and properties receiving these centralized services. Those fees are structured to collectively fund the expenses of the Management Services cost centers.

Therefore, the absence of income or net income within the individual departmental budgets does not indicate that the departments are unfunded or operating at a loss. Evaluate their financial performance collectively by comparing total Management Services revenue with the combined expenses of all Management Services departments.

COCC - Information Systems (180)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

COCC - Information Systems (180)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
OPERATING EXPENSES				
SALARIES AND BENEFITS				
TOTAL SALARIES AND BENEFITS (Admin)	345,459	105,300	82,179	13,207
TOTAL SALARIES AND BENEFITS	**345,459**	**105,300**	**82,179**	**13,207**
ADMINISTRATIVE				
Staff Training	10,000	10,000	594	0
Travel	6,000	6,000	1,551	0
Consultants	10,000	0	6,313	15,650
Publications	100	2,000	0	756
Advertising	500	0	0	0
Office Supplies	2,500	2,500	318	319
Computer Costs	15,000	15,000	480	6,933
Telephone	786	453	787	393
Small Office Equipment	0	2,000	0	0
Other Misc Admin Expenses	0	500	48	26
Subscriptions/Renewals	0	0	173	86
Printing Costs	0	0	352	0
Uniforms Hsg Mgmt Staff	275	275	275	275
Meeting Costs	500	0	0	48
Ten Svcs Computer Costs	0	0	0	1,627
SUBTOTAL	**45,661**	**38,728**	**10,891**	**26,113**
TOTAL ADMINISTRATIVE	**45,661**	**38,728**	**10,891**	**26,113**
GENERAL EXPENSES				
Software	15,032	2,610	10,013	6,792
Internet	46	0	35	554
Information Technology	9,351	8,906	9,934	1,413
SUBTOTAL	24,429	11,516	19,982	8,759
TOTAL GENERAL EXPENSES	**24,429**	**11,516**	**19,982**	**8,759**
MAINTENANCE AND OPERATIONS				
CONTRACT COSTS				
Contract Costs-Other	736	0	720	563
TOTAL CONTRACT COSTS	**736**	**0**	**720**	**563**
TOTAL MAINTENANCE AND OPERATIONS	**736**	**0**	**720**	**563**
TOTAL OPERATING EXPENSES	**416,285**	**155,544**	**113,772**	**48,642**

Maintenance and Facilities

Factors and Assumptions

DEPARTMENT OVERVIEW

Maintenance and Facilities supports safe, functional homes and workplaces through work-order response, preventive maintenance, and preparation of vacant units for leasing. The age and condition of the housing portfolio require careful prioritization of recurring repairs, emergency needs, and deferred maintenance. Coordination with Bluebonnet Gardens and capital projects under the COO connects daily service needs with longer-term property improvements. Budget planning should match staffing and contractor capacity to expected workload and account for materials, equipment, and specialized service contracts.

Service Demand & Property Condition

- Work-order volume and service-level targets
- Preventive, corrective, emergency, and vacancy maintenance
- Unit turnaround targets and projected make-ready costs
- Building age, physical-needs assessments, and deferred maintenance

Staffing, Supplies & Equipment

- Labor, overtime, standby, and temporary staffing
- Materials Inventories, supplies, tools, uniforms, and safety equipment
- Vehicle purchases, fuel, maintenance, and replacement schedules

Contracts, Emergencies & Allocations

- Elevator, HVAC, fire-safety, generator, and other service contracts
- Emergency repair allowances
- Cost allocation among properties and programs
- Physical Security

BUDGET PLANNING FOCUS

Prioritize resident safety and timely repairs while strengthening preventive maintenance and reducing avoidable vacancy time.

COCC – Maintenance (190)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

Maintenance (190)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
ADMINISTRATIVE INCOME	$ 5,138,996	$ 4,299,988	$ 4,662,460	$ 4,150,319
OTHER GENERAL INCOME	0	8,000	5,501	6,013
TOTAL INCOME	**5,138,996**	**4,307,988**	**4,667,961**	**4,156,333**
OPERATING EXPENSES				
SALARIES AND BENEFITS	4,328,495	3,649,181	3,456,764	3,434,804
ADMINISTRATIVE	49,500	43,572	79,103	115,496
GENERAL EXPENSES	207,859	72,790	198,573	4,337
TOTAL INSPECTIONS	0	0	0	718
MAINTENANCE AND OPERATIONS	536,250	488,500	849,522	543,573
UTILITIES	13,200	14,000	14,489	15,418
OPERATING EXPENSES	**5,135,304**	**4,268,044**	**4,598,452**	**4,114,346**
NET INCOME	**$ 3,692**	**$ 39,944**	**$ 69,509**	**$ 41,987**

NOTE: Certain Management Services departments, commonly referred to as back-office departments, show only expenses in their individual budget proposals because they operate as cost centers rather than revenue-generating units. These departments- Finance, Human Resources, Procurement, Information Technology, and Executive provide essential administrative and operational support to the organization but do not independently earn or record income. Accordingly, their budgets reflect only the personnel, contractual, technology, supplies, and other costs necessary to perform their responsibilities.

The revenue supporting all Management Services departments is recorded centrally within the Management Services revenue budget, which reports income but no departmental operating expenses. This revenue consists primarily of management fees charged to the programs and properties receiving these centralized services. Those fees are structured to collectively fund the expenses of the Management Services cost centers.

Therefore, the absence of income or net income within the individual departmental budgets does not indicate that the departments are unfunded or operating at a loss. Evaluate their financial performance collectively by comparing total Management Services revenue with the combined expenses of all Management Services departments.

COCC - Maintenance (190)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

Maintenance (190)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
ADMINISTRATIVE INCOME				
Work Order Income	$ 3,286,996	$ 2,507,862	$ 2,873,437	$ 3,096,998
Work Order Income Tax Credit	715,000	685,452	777,488	0
General Maintenance Income	919,000	893,894	816,068	1,048,320
General Maintenance Income Tax Credit	218,000	212,780	195,467	0
Other Maintenance Income	0	0	0	5,001
TOTAL ADMINISTRATIVE INCOME	**5,138,996**	**4,299,988**	**4,662,460**	**4,150,319**
OTHER GENERAL INCOME				
Insurance Refunds	0	0	0	909
Miscellaneous Other Income	0	8,000	5,501	5,104
TOTAL OTHER GENERAL INCOME	**0**	**8,000**	**5,501**	**6,013**
TOTAL INCOME	**5,138,996**	**4,307,988**	**4,667,961**	**4,156,333**
OPERATING EXPENSES				
SALARIES AND BENEFITS				
Administrative Salaries	550,547	539,637	563,460	445,667
Admin Overtime	0	0	3,424	694
Admin Employee Benefits	192,692	183,973	0	0
Admin FICA-OASDI	0	0	66,895	54,185
Admin Retirement-Employer Paid	0	0	65,992	-9,060
Admin Medical Expense	0	0	175,336	138,795
Admin FICA-Medicare	0	0	15,645	12,672
Admin Employee Wellness Program	0	0	2,500	5,807
Admin Dental Insurance	0	0	9,031	6,401
Admin State Unemployment Insurance	0	0	7,928	351
Admin Workers' Compensation	0	0	38,200	25,367
Benefits Self Funding Services	0	0	74,894	76,647
TOTAL SALARIES AND BENEFITS (Admin)	743,239	723,611	1,023,306	757,525
Maintenance Salaries	2,489,316	2,119,979	1,742,165	1,930,241
Maintenance Overtime	150,000	0	127,248	82,979
Maint Employee Benefits	945,940	805,592	0	0
Maint Fica-OASDI	0	0	77,942	90,699
Maint Retirement-Employer Paid	0	0	93,058	107,998
Maint Medical Expense	0	0	282,309	334,542
Main Fica-Medicare	0	0	18,228	21,212

Maintenance (190)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
Maint Employee Wellness Program	0	0	10,916	8,804
Maint Dental Insurance	0	0	10,397	12,196
Main State Unemployment Insurance	0	0	2,300	4,069
Maint Worker's Compensation	0	0	68,896	84,538
TOTAL SALARIES AND BENEFITS (Maintenance)	3,585,257	2,925,571	2,433,458	2,677,279
TOTAL SALARIES AND BENEFITS	**4,328,495**	**3,649,181**	**3,456,764**	**3,434,804**
ADMINISTRATIVE				
Staff Training	5,000	4,000	2,648	3,620
Travel	5,000	4,500	2,678	3,655
Consultants	0	0	3,120	0
Membership and Fees	2,000	3,500	0	2,381
Advertising	0	0	0	299
Office Supplies	2,000	500	10,390	1,479
Fuel-Administrative	7,000	5,000	12,619	5,459
Computer Costs	5,000	2,000	8,726	1,165
Telephone	12,000	11,072	25,303	26,020
Postage	300	500	4	52
Copiers	1,200	500	3,419	49,370
Small Office Equipment	0	500	0	310
Other Misc Admin Expenses	2,000	2,000	228	479
Shredding/Rentals	0	1,000	0	1,015
Application Fees	0	0	0	8,270
Subscriptions/Renewals	1,500	0	1,002	0
Payroll Admin Services	0	0	-60	-120
Permits License Certif	0	1,000	253	1,625
Printing Costs	0	1,000	809	2,707
Uniforms Hsg Mgmt Staff	5,000	2,000	3,430	3,300
Meeting Costs	1,500	1,500	688	1,004
Auto Mtc Administrative	0	1,000	1,079	268
Tenant Services Disaster Aid	0	0	198	2,012
Ten Services Auto Repair	0	0	592	0
Ten Svcs Alarms & Security	0	0	462	0
Insp Office Equip/Furniture	0	0	554	0
SUBTOTAL	49,500	41,572	78,141	114,371
Legal Expense				
General Legal Expense	0	2,000	962	0
Collect Fees/Court Costs	0	0	0	1,125
TOTAL Legal Expense	**0**	**2,000**	**962**	**1,125**
TOTAL ADMINISTRATIVE	**49,500**	**43,572**	**79,103**	**115,496**

Maintenance (190)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
GENERAL EXPENSES				
Auditing Fees	5,405	4,914	2,978	2,978
Software	42,926	31,622	22,732	21,239
Internet	0	0	1,923	0
Fax	0	0	43	0
Cell Phones	3,000	3,000	1,438	1,977
Information Technology	6,528	6,217	7,424	-44,512
SUBTOTAL	57,859	45,753	36,539	-18,318
Insurance Expense				
Automobile Insurance	150,000	27,038	141,996	22,655
Property Insurance	0	0	20,038	0
TOTAL Insurance Expense	**150,000**	**27,038**	**162,035**	**22,655**
TOTAL GENERAL EXPENSES	**207,859**	**72,790**	**198,573**	**4,337**
INSPECTIONS				
Insp Auto Maint Admin	0	0	0	718
TOTAL INSPECTIONS	**0**	**0**	**0**	**718**
MAINTENANCE AND OPERATIONS				
Maintenance Uniforms	46,250	0	42,448	31,731
Vehicle Gas, Oil, Grease	10,000	0	52,920	49,053
Supplies-Grounds	10,000	0	12,824	550
Supplies-Appliance	10,000	10,000	105,038	9,006
Supplies-Decorating	0	0	18,860	898
Supplies-Electrical	40,000	40,000	21,007	34,372
Supplies-Exterminating	0	0	270	270
Supplies-Janitorial/Cleaning	4,000	5,000	7,438	4,880
Supplies-Maint/Repairs	30,000	30,000	59,006	30,177
Supplies-Plumbing	25,000	25,000	50,570	19,834
Tools and Equipment	30,000	36,000	16,413	27,157
Maintenance Paper/Supplies	2,000	2,000	0	863
Misc Materials	25,000	18,000	20,212	14,474
Water Heaters	15,000	35,000	17,468	24,286
Window Coverings	25,000	35,000	37,323	28,882
Paint & Supplies	25,000	27,000	11,865	25,155
Air Conditioning/Heating	15,000	30,000	23,524	22,597
Alarms & Extinguishers	0	0	47,701	25,028
Appliances- All appliances	55,000	125,000	40,579	129,651
Carpentry	10,000	6,000	33,064	8,356
Flooring Materials	5,000	9,000	2,171	11,646

Maintenance (190)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
Lawn Mover/Tractor Parts	6,000	0	1,250	957
Labor Expense Due to Maint	0	0	2	477
SUBTOTAL	388,250	433,000	621,952	500,298
CONTRACT COSTS				
Contract-Alarm/Extinguisher	3,000	4,000	7,578	2,856
Contract-Building Repairs	0	0	27,724	130
Contract-Decorating/Painting	0	0	1,930	0
Contract-Pest Control	0	0	400	135
Contract-Floor Covering	0	0	4	0
Contract-Grounds	10,000	2,500	800	1,500
Contract-Plumbing	0	0	10,279	0
Contract-Window Covering	0	1,000	0	573
Contract-Vehicle Maintenance	30,000	34,000	36,031	26,356
Contract-Equipment Rental	0	5,000	0	0
Contract-Maintenance	0	0	988	988
Contract-Alarm Monitoring	0	0	793	323
Contract-Equipment Repair	0	2,000	0	326
Contract Costs	0	0	760	0
Contract Costs-Other	5,000	7,000	12,957	10,089
Maintenance - Temporary Labor	100,000	0	127,326	0
TOTAL CONTRACT COSTS	**148,000**	**55,500**	**227,571**	**43,275**
TOTAL MAINTENANCE AND OPERATIONS	**536,250**	**488,500**	**849,522**	**543,573**
UTILITIES				
Water	1,200	0	1,565	0
Electricity	12,000	0	1,681	3,997
Gas	0	0	205	302
Waste Disposal-Garbage	0	14,000	10,861	11,119
Sewer	0	0	178	0
TOTAL UTILITIES	**13,200**	**14,000**	**14,489**	**15,418**
TOTAL OPERATING EXPENSES	**5,135,304**	**4,268,044**	**4,598,452**	**4,114,346**
TOTAL EXPENSES	**5,135,304**	**4,268,044**	**4,598,452**	**4,114,346**
NET INCOME	**$ 3,692**	**$ 39,944**	**$ 69,509**	**$ 41,987**

2026–2027 OPERATING BUDGET

Landscaping and Grounds

Factors and Assumptions

DEPARTMENT OVERVIEW

Landscaping and Grounds supports the safety, appearance, and usability of CCHA and CHP properties through routine grounds care and response to seasonal conditions. The work includes mowing, tree care, irrigation, and cleanup, with service needs that vary by acreage and property conditions. Budget planning should evaluate the cost and capacity of in-house work and contracted services, consistent with the planned emphasis on property lawn and landscaping contracts. Clear service standards and property-level allocations support consistent upkeep and accountability.

Service Scope & Property Standards

- Acreage, service frequency, and seasonal requirements
- Mowing, trimming, tree care, irrigation, and storm cleanup
- Code-compliance and property-appearance standards

Labor, Contracts & Equipment

- In-house labor compared with contracted services
- Equipment, fuel, repairs, and replacement needs

Contingencies & Cost Allocation

- Drought, weather, and emergency cleanup contingencies
- Allocation of costs by property

BUDGET PLANNING FOCUS

Match service frequency and contractor capacity to property needs while allowing for weather-related cleanup and seasonal changes.

COCC – Landscaping Department (195)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

Landscaping Department (195)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
ADMINISTRATIVE INCOME	$ 527,231	$ 527,201	$ 394,072	$ 413,881
OTHER GENERAL INCOME	0	0	0	0
TOTAL INCOME	**527,231**	**527,201**	**394,072**	**413,881**
OPERATING EXPENSES				
SALARIES AND BENEFITS	436,299	433,040	363,130	379,947
ADMINISTRATIVE	5,500	5,500	1,486	0
GENERAL EXPENSES	5,154	5,154	16,794	459
MAINTENANCE AND OPERATIONS	66,000	66,000	13,226	27,862
UTILITIES	2,500	2,500	0	0
OPERATING EXPENSES	**515,453**	**512,194**	**394,636**	**408,268**
NET INCOME	**$ 11,779**	**$ 15,007**	**$ (564)**	**$ 5,613**

NOTE: Certain Management Services departments, commonly referred to as back-office departments, show only expenses in their individual budget proposals because they operate as cost centers rather than revenue-generating units. These departments- Finance, Human Resources, Procurement, Information Technology, and Executive provide essential administrative and operational support to the organization but do not independently earn or record income. Accordingly, their budgets reflect only the personnel, contractual, technology, supplies, and other costs necessary to perform their responsibilities.

The revenue supporting all Management Services departments is recorded centrally within the Management Services revenue budget, which reports income but no departmental operating expenses. This revenue consists primarily of management fees charged to the programs and properties receiving these centralized services. Those fees are structured to collectively fund the expenses of the Management Services cost centers.

Therefore, the absence of income or net income within the individual departmental budgets does not indicate that the departments are unfunded or operating at a loss. Evaluate their financial performance collectively by comparing total Management Services revenue with the combined expenses of all Management Services departments.

Landscaping Department (195)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

Landscaping Department (195)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
INCOME				
ADMINISTRATIVE INCOME				
Lawn Service Income	$ 363,532	$ 363,532	$ 297,295	$ 413,881
Lawn Service Income Tax Credit	163,699	163,669	96,777	0
TOTAL ADMINISTRATIVE INCOME	**527,231**	**527,201**	**394,072**	**413,881**
OTHER GENERAL INCOME				
Miscellaneous Other Income	0	0	0	0
TOTAL OTHER GENERAL INCOME	**0**	**0**	**0**	**0**
TOTAL INCOME	**527,231**	**527,201**	**394,072**	**413,881**
OPERATING EXPENSES				
SALARIES AND BENEFITS				
Administrative Salaries	0	0	0	1,146
Admin FICA-OASDI	0	0	15,998	17,355
Admin Retirement-Employer Paid	0	0	15,143	13,173
Admin Medical Expense	0	0	43,225	40,406
Admin FICA-Medicare	0	0	3,741	4,059
Admin Dental Insurance	0	0	1,422	1,316
Admin State Unemployment Insurance	0	0	1,460	549
Admin Workers' Compensation	0	0	14,925	14,792
TOTAL SALARIES AND BENEFITS (Admin)	0	0	95,914	92,794
Maintenance Salaries	323,000	313,797	263,320	285,533
Maintenance Overtime	0	0	3,803	1,619
Maint Employee Benefits	113,298	119,243	0	0
Maint Fica-OASDI	0	0	38	0
Main Fica-Medicare	0	0	9	0
Main State Unemployment Insurance	0	0	12	0
Maint Worker's Compensation	0	0	34	0
TOTAL SALARIES AND BENEFITS (Maintenance)	436,299	433,040	267,215	287,152
TOTAL SALARIES AND BENEFITS	**436,299**	**433,040**	**363,130**	**379,947**
ADMINISTRATIVE				
Staff Training	2,000	2,000	0	0
Fuel-Administrative	0	0	1,486	0
Other Misc Admin Expenses	2,000	2,000	0	0

Landscaping Department (195)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
SUBTOTAL	4,000	4,000	1,486	0
Legal Expense				
General Legal Expense	1,500	1,500	0	0
TOTAL Legal Expense	**1,500**	**1,500**	**0**	**0**
TOTAL ADMINISTRATIVE	**5,500**	**5,500**	**1,486**	**0**
GENERAL EXPENSES				
Auditing Fees	400	400	0	0
Software	0	0	4	3
Cell Phones	1,000	1,000	0	0
Information Technology	750	750	0	0
SUBTOTAL	2,150	2,150	4	3
Insurance Expense				
Automobile Insurance	3,004	3,004	14,481	0
Property Insurance	0	0	2,309	0
Insurance	0	0	0	456
TOTAL Insurance Expense	**3,004**	**3,004**	**16,790**	**456**
TOTAL GENERAL EXPENSES	**5,154**	**5,154**	**16,794**	**459**
MAINTENANCE AND OPERATIONS				
Maintenance Uniforms	3,000	3,000	494	125
Vehicle Gas, Oil, Grease	20,000	20,000	4,902	9,407
Supplies-Grounds	2,000	2,000	271	452
Supplies-Appliance	0	0	119	0
Supplies-Decorating	0	0	12	0
Supplies-Electrical	0	0	0	40
Supplies-Exterminating	0	0	0	10
Supplies-Janitorial/Cleaning	0	0	29	0
Supplies-Maint/Repairs	0	0	0	13
Supplies-Plumbing	0	0	271	0
Tools and Equipment	5,000	5,000	2,622	3,795
Misc Materials	2,000	2,000	3,015	2,233
Carpentry	0	0	0	204
Lawn Mover/Tractor Parts	12,000	12,000	1,491	6,499
Material Expense Due to Maint	0	0	0	125
SUBTOTAL	44,000	44,000	13,226	22,903
CONTRACT COSTS				
Contract-Vehicle Maintenance	6,000	6,000	0	91
Contract-Equipment Repair	12,000	12,000	0	4,869
Contract-Damages Tenant Property	4,000	4,000	0	0
TOTAL CONTRACT COSTS	**22,000**	**22,000**	**0**	**4,959**

Landscaping Department (195)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
TOTAL MAINTENANCE AND OPERATIONS	**66,000**	**66,000**	**13,226**	**27,862**
UTILITIES				
Electricity	2,500	2,500	0	0
TOTAL UTILITIES	**2,500**	**2,500**	**0**	**0**
TOTAL OPERATING EXPENSES	**515,453**	**512,194**	**394,636**	**408,268**
TOTAL EXPENSES	**515,453**	**512,194**	**394,636**	**408,268**
NET INCOME	**$ 11,779**	**$ 15,007**	**$ (564)**	**$ 5,613**

Human Resources

Factors and Assumptions

DEPARTMENT OVERVIEW

Human Resources supports the workforce needed to operate CCHA and CHP’s housing programs and shared services. Its responsibilities connect organizational structure and compensation with recruitment, employee development, and consistent personnel practices. Budget planning should reflect authorized positions, realistic hiring timelines, and the full cost of employment. As responsibilities evolve across the organization, onboarding, training, and retention support continuity of service and help employees perform their roles effectively.

Staffing & Compensation

- Approved organizational chart and authorized positions
- Current salaries, vacancies, promotions, and planned hires
- Merit and market-based compensation adjustments
- Overtime, temporary staffing, leave payouts, and vacancy savings

Benefits & Employee Support

- Health insurance, retirement, payroll taxes, workers’ compensation, and other benefits
- Employee recognition, wellness, and engagement initiatives

Recruitment, Development & Compliance

- Recruitment, background checks, drug testing, and onboarding
- Training, certifications, tuition assistance, and professional development
- Labor-law and personnel-policy compliance costs

BUDGET PLANNING FOCUS

Plan for the full cost of authorized staffing and support the recruitment, development, and retention of a capable workforce.

COCC – Human Resources (160)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

COCC - Human Resources (160)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
OPERATING EXPENSES				
SALARIES AND BENEFITS	244,265	237,217	227,056	165,860
ADMINISTRATIVE	99,000	65,898	105,442	43,963
GENERAL EXPENSES	88,869	66,335	79,762	48,811
MAINTENANCE AND OPERATIONS	0	4,600	2,354	7,442
TOTAL OPERATING EXPENSES	432,134	374,051	414,614	266,076

NOTE: Certain Management Services departments, commonly referred to as back-office departments, show only expenses in their individual budget proposals because they operate as cost centers rather than revenue-generating units. These departments- Finance, Human Resources, Procurement, Information Technology, and Executive provide essential administrative and operational support to the organization but do not independently earn or record income. Accordingly, their budgets reflect only the personnel, contractual, technology, supplies, and other costs necessary to perform their responsibilities.

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Therefore, the absence of income or net income within the individual departmental budgets does not indicate that the departments are unfunded or operating at a loss. Evaluate their financial performance collectively by comparing total Management Services revenue with the combined expenses of all Management Services departments.

COCC - Human Resources (160)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

COCC - Human Resources (160)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
OPERATING EXPENSES				
SALARIES AND BENEFITS				
TOTAL SALARIES AND BENEFITS (Admin)	244,265	234,717	223,640	165,860
TOTAL SALARIES AND BENEFITS (Maintenance)	0	2,500	3,416	0
TOTAL SALARIES AND BENEFITS	**244,265**	**237,217**	**227,056**	**165,860**
ADMINISTRATIVE				
Staff Training	20,000	2,600	17,152	0
Travel	9,000	9,200	5,424	5,083
Consultants	20,000	0	31,059	0
Membership and Fees	1,000	1,000	629	749
Office Supplies	3,000	3,000	1,940	2,831
Computer Costs	0	100	0	137
Telephone	0	1,710	939	1,532
Postage	0	2,000	825	1,628
Copiers	0	38	0	28
Printer Supplies	0	0	0	34
Other Misc Admin Expenses	0	3,500	3,573	2,592
Subscriptions/Renewals	1,000	0	771	1,071
Medical Exams - Employees	10,000	13,000	6,105	7,252
Printing Costs	0	0	622	47
Uniforms Hsg Mgmt Staff	1,000	550	736	-2,163
Meeting Costs	25,000	18,000	22,670	14,150
Incentive management fee	0	7,000	0	4,430
SUBTOTAL	**90,000**	**61,698**	**92,445**	**39,402**
Legal Expense				
Criminal Background Checks	5,000	4,200	10,239	4,560
Tenant Screening	0	0	110	0
General Legal Expense	4,000	0	2,648	0
TOTAL Legal Expense	**9,000**	**4,200**	**12,997**	**4,560**
TOTAL ADMINISTRATIVE	**99,000**	**65,898**	**105,442**	**43,963**
GENERAL EXPENSES				
Auditing Fees	1,188	1,080	0	0
Software	84,601	62,322	76,758	45,781
Internet	0	0	35	0
Cell Phones	0	0	0	205
Information Technology	3,080	2,933	2,970	2,826
SUBTOTAL	88,869	66,335	79,762	48,811
TOTAL GENERAL EXPENSES	**88,869**	**66,335**	**79,762**	**48,811**

COCC - Human Resources (160)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
MAINTENANCE AND OPERATIONS				
Maintenance Uniforms	0	0	500	0
Vehicle Gas, Oil, Grease	0	0	20	0
Supplies-Grounds	0	0	80	0
Misc Materials	0	1,000	85	730
SUBTOTAL	0	1,000	685	730
CONTRACT COSTS				
Contract-Alarm/Extinguisher	0	0	0	3,934
Contract-Alarm Monitoring	0	2,500	340	1,652
Contract Costs-Other	0	1,100	1,330	1,126
TOTAL CONTRACT COSTS	**0**	**3,600**	**1,670**	**6,712**
TOTAL MAINTENANCE AND OPERATIONS	**0**	**4,600**	**2,354**	**7,442**
TOTAL OPERATING EXPENSES	**432,134**	**374,051**	**414,614**	**266,076**

2026–2027 OPERATING BUDGET

Finance and Accounting

Factors and Assumptions

DEPARTMENT OVERVIEW

Finance and Accounting supports financial stewardship across CCHA and CHP by connecting departmental budgets with reliable accounting, cash management, and financial reporting. The function must account for the different funding sources, restrictions, and obligations of the housing programs and affiliated properties. Yardi is the primary enterprise system supporting this work. Budget planning emphasizes timely financial information for the CEO and Board, clear allocation of shared costs, and sufficient resources for reconciliations, audit preparation, and year-end reporting.

Revenue, Cash & Reserves

- Historical revenue and expenditure trends
- Banking fees, interest income, and investment earnings
- Cash-flow requirements and minimum operating reserves
- Replacement-reserve deposits and approved withdrawals

Reporting & Financial Systems

- Audit, accounting, tax, and financial consulting costs
- Year-end close and financial-reporting requirements
- Yardi and other financial-system expenses

Financing & Cost Allocation

- Debt-service schedules and financing costs
- Intercompany fees, management fees, and cost allocations
- Allowance for doubtful accounts and collection losses

BUDGET PLANNING FOCUS

Align available cash and restricted resources with operating obligations while providing consistent, decision-ready financial reporting.

COCC – Finance (130)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

COCC - Finance (130)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
OPERATING EXPENSES				
SALARIES AND BENEFITS	796,986	1,070,624	860,037	994,457
ADMINISTRATIVE	130,600	82,106	102,223	63,885
GENERAL EXPENSES	89,353	76,770	62,423	51,972
MAINTENANCE AND OPERATIONS	6,000	3,796	5,822	3,428
TOTAL OPERATING EXPENSES	1,022,939	1,233,297	1,030,505	1,113,741

NOTE: Certain Management Services departments, commonly referred to as back-office departments, show only expenses in their individual budget proposals because they operate as cost centers rather than revenue-generating units. These departments- Finance, Human Resources, Procurement, Information Technology, and Executive provide essential administrative and operational support to the organization but do not independently earn or record income. Accordingly, their budgets reflect only the personnel, contractual, technology, supplies, and other costs necessary to perform their responsibilities.

The revenue supporting all Management Services departments is recorded centrally within the Management Services revenue budget, which reports income but no departmental operating expenses. This revenue consists primarily of management fees charged to the programs and properties receiving these centralized services. Those fees are structured to collectively fund the expenses of the Management Services cost centers.

Therefore, the absence of income or net income within the individual departmental budgets does not indicate that the departments are unfunded or operating at a loss. Evaluate their financial performance collectively by comparing total Management Services revenue with the combined expenses of all Management Services departments.

COCC - Finance (130)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

COCC - Finance (130)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
SALARIES AND BENEFITS				
TOTAL SALARIES AND BENEFITS (Admin)	796,986	1,070,624	860,037	994,457
TOTAL SALARIES AND BENEFITS	**796,986**	**1,070,624**	**860,037**	**994,457**
ADMINISTRATIVE				
Staff Training	10,000	7,000	1,396	3,588
Travel	18,000	13,000	5,538	7,192
Consultants	50,000	20,000	55,348	24,214
Membership and Fees	4,000	5,000	1,072	1,263
Publications	1,000	1,000	0	0
Advertising	2,500	371	1,773	225
Office Supplies	9,000	9,983	8,859	7,367
Computer Costs	8,000	4,204	8,221	2,501
Telephone	4,000	4,561	3,332	4,325
Postage	5,000	4,646	5,276	4,306
Copiers	5,000	382	4,758	2,006
Small Office Equipment	1,000	2,105	43	1,276
Other Misc Admin Expenses	1,100	2,694	630	2,300
Application Services	0	0	0	6
Courier Services	500	500	0	127
Shredding/Rentals	1,000	660	695	600
Subscriptions/Renewals	2,500	500	1,869	0
Printing Costs	0	0	63	26
Uniforms Hsg Mgmt Staff	3,000	3,000	2,200	2,200
Meeting Costs	5,000	2,500	0	364
Insp Office Equip/Furniture	0	0	475	0
SUBTOTAL	**130,600**	**82,106**	**101,548**	**63,885**
Legal Expense				
General Legal Expense	0	0	675	0
TOTAL Legal Expense	**0**	**0**	**675**	**0**
TOTAL ADMINISTRATIVE	**130,600**	**82,106**	**102,223**	**63,885**
GENERAL EXPENSES				
Accounting Fees	50,000	45,000	39,384	32,038
Auditing Fees	3,993	3,630	0	2,200
Software	25,663	18,905	9,949	9,191
Internet	0	0	35	0
Cell Phones	0	0	262	51
Information Technology	9,697	9,235	13,086	8,493
SUBTOTAL	89,353	76,770	62,716	51,972
Insurance Expense				
Property Insurance	0	0	-293	0

COCC - Finance (130)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
TOTAL Insurance Expense	**0**	**0**	**-293**	**0**
TOTAL GENERAL EXPENSES	**89,353**	**76,770**	**62,423**	**51,972**
MAINTENANCE AND OPERATIONS				
Misc Materials	0	0	0	4
SUBTOTAL	0	0	0	4
CONTRACT COSTS				
Contract-Pest Control	0	80	0	45
Contract-Vehicle Maintenance	0	0	34	0
Contract Costs-Other	6,000	3,716	5,788	3,378
TOTAL CONTRACT COSTS	**6,000**	**3,796**	**5,822**	**3,423**
TOTAL MAINTENANCE AND OPERATIONS	**6,000**	**3,796**	**5,822**	**3,428**
TOTAL OPERATING EXPENSES	**1,022,939**	**1,233,297**	**1,030,505**	**1,113,741**

Executive Offices

Factors and Assumptions

DEPARTMENT OVERVIEW

Executive Administration provides leadership and coordination across CCHA and CHP, translating Board direction into organizational priorities and accountable departmental work. The function supports Board governance, strategic planning, and communication with residents, community partners, and public agencies. As the organization advances redevelopment and strengthens operations, the executive office coordinates decisions across housing programs and shared services. Budget planning provides for leadership capacity, governance obligations, and the advisory support needed to manage changing priorities.

Leadership & Governance

- Executive leadership salaries and benefits
- Board meeting, training, conference, and travel expenses
- Coordinate major initiatives including redevelopment, capital improvements and organizational improvements

Strategy & Advisory Support

- Strategic planning and organizational initiatives
- Contingency for emerging organizational priorities
- Consulting and advisory services
- Identify and advocate for alternative financial resources

Communications & Affiliations

- Public relations, community engagement, and communications
- Memberships, subscriptions, and professional affiliations
- Partner & Collaborate with City, County, State, and Federal Leaders

BUDGET PLANNING FOCUS

Support informed Board decisions and coordinated execution of organizational priorities across CCHA and CHP.

COCC – Executive (110)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

COCC - Executive (110)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
OPERATING EXPENSES				
SALARIES AND BENEFITS	1,078,047	924,061	702,757	1,324,339
ADMINISTRATIVE	668,000	481,415	388,855	439,323
GENERAL EXPENSES	5,000	28,760	-1,286	21,094
MAINTENANCE AND OPERATIONS	2,000	1,399	5,046	1,379
TOTAL OPERATING EXPENSES	1,753,047	1,435,635	1,095,372	1,786,135

NOTE: Certain Management Services departments, commonly referred to as back-office departments, show only expenses in their individual budget proposals because they operate as cost centers rather than revenue-generating units. These departments- Finance, Human Resources, Procurement, Information Technology, and Executive provide essential administrative and operational support to the organization but do not independently earn or record income. Accordingly, their budgets reflect only the personnel, contractual, technology, supplies, and other costs necessary to perform their responsibilities.

The revenue supporting all Management Services departments is recorded centrally within the Management Services revenue budget, which reports income but no departmental operating expenses. This revenue consists primarily of management fees charged to the programs and properties receiving these centralized services. Those fees are structured to collectively fund the expenses of the Management Services cost centers.

Therefore, the absence of income or net income within the individual departmental budgets does not indicate that the departments are unfunded or operating at a loss. Evaluate their financial performance collectively by comparing total Management Services revenue with the combined expenses of all Management Services departments.

COCC - Executive (110)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
OPERATING EXPENSES				
SALARIES AND BENEFITS				
TOTAL SALARIES AND BENEFITS (Admin)	1,078,047	924,061	702,757	1,324,339
TOTAL SALARIES AND BENEFITS	**1,078,047**	**924,061**	**702,757**	**1,324,339**
ADMINISTRATIVE				
Staff Training	15,000	20,000	4,265	7,637
Travel	25,000	25,000	17,318	27,148
Office Rent	40,000	39,600	36,300	36,000
Consultants	160,000	185,000	207,193	108,484
Membership and Fees	20,000	17,000	16,753	3,197
Publications	0	300	0	0
Advertising	1,000	1,000	204	95
Office Supplies	10,000	15,000	11,248	7,871
Fuel-Administrative	0	0	533	0
Computer Costs	0	0	1,005	4,053
Telephone	6,000	8,000	2,244	5,033
Postage	1,000	500	877	245
Copiers	1,000	1,000	0	29
Small Office Equipment	3,000	3,296	1,376	4,395
Other Misc Admin Expenses	4,000	3,848	12,641	2,505
Subscriptions/Renewals	3,000	4,000	1,787	196
Permits License Certif	2,000	2,565	367	2,120
Printing Costs	5,000	10,000	1,029	306
Uniforms Hsg Mgmt Staff	2,000	3,000	1,375	390
Board of Commissioners	15,000	15,000	8,499	16,569
Meeting Costs	5,000	10,000	351	945
SUBTOTAL	**318,000**	**364,109**	**325,366**	**227,218**
Legal Expense				
General Legal Expense	350,000	117,306	63,489	212,105
TOTAL Legal Expense	**350,000**	**117,306**	**63,489**	**212,105**
TOTAL ADMINISTRATIVE	**668,000**	**481,415**	**388,855**	**439,323**
GENERAL EXPENSES				
Marketing	5,000	10,000	0	233
Software	0	12,640	-5,987	16,544
Internet	0	0	35	0
Cell Phones	0	120	120	79
Information Technology	0	6,000	4,546	4,238
SUBTOTAL	5,000	28,760	-1,286	21,094
TOTAL GENERAL EXPENSES	**5,000**	**28,760**	**-1,286**	**21,094**

COCC - Executive (110)

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

COCC - Executive (110)
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projected	FY2025
MAINTENANCE AND OPERATIONS				
Maintenance Uniforms	0	0	0	186
Vehicle Gas, Oil, Grease	0	80	0	21
SUBTOTAL	0	80	0	208
CONTRACT COSTS				
Contract-Building Repairs	0	0	197	0
Contract-Pest Control	0	80	0	45
Contract-Alarm Monitoring	0	0	3,419	0
Contract Costs-Other	2,000	1,239	1,430	1,126
TOTAL CONTRACT COSTS	**2,000**	**1,319**	**5,046**	**1,171**
TOTAL MAINTENANCE AND OPERATIONS	**2,000**	**1,399**	**5,046**	**1,379**
TOTAL OPERATING EXPENSES	**1,753,047**	**1,435,635**	**1,095,372**	**1,786,135**

Corpus Christi Finance Corporation (CCFC)

Corpus Christi Finance Corporation

Program Overview & Progress

CCFC OVERVIEW

Corpus Christi Finance Corporation

CCHA's Financing Arm for Affordable Housing

The Corpus Christi Finance Corporation (CCFC) is a nonprofit public facility corporation established under Chapter 303 of the Texas Local Government Code and sponsored by the Corpus Christi Housing Authority (CCHA), a governmental entity. CCFC is also recognized as a tax-exempt organization under Section 501(c)(3) of the Internal Revenue Code.

KEY ROLE

CCFC serves as CCHA's principal financing arm, providing the financial and corporate structure needed to fund and advance affordable housing initiatives.

Authorized Activities

CCFC may:

- Acquire, own, sell, assign, finance, or lease interests in real and personal property.
- Construct, maintain, and operate property improvements.
- Facilitate public and private financing arrangements.
- Support projects that further CCHA's affordable housing mission.

Financing and Development Priorities

Through CCFC, CCHA can provide or facilitate funding for:

- Affordable housing construction
- Capital improvements and major repairs
- Property and land acquisitions
- Rehabilitation and preservation
- Development and redevelopment initiatives
- Other strategic housing investments

FINANCING WITH PURPOSE

CCFC enables CCHA to leverage financial resources, pursue development opportunities, and make long-term investments that preserve and expand affordable housing.

Mission Impact

CCFC's activities directly support CCHA's mission to provide safe, decent, and affordable housing while strengthening the long-term quality and sustainability of the housing portfolio.

CCFC transforms financial capacity into affordable housing opportunities for the Corpus Christi community.

Corpus Christi Finance Corporation

Factors and Assumptions

DEPARTMENT OVERVIEW

Corpus Christi Finance Corporation (CCFC) serves as a funding entity that facilitates complex financial transactions supporting housing development. Its role includes transactions associated with Thanksgiving Homes and is an important part of CCHA's development and redevelopment initiatives. Budget planning focuses on the funds available to support commitments and new opportunities, the timing and recovery of advances, and the liquidity needed to manage financial exposure while meeting administrative and transaction costs.

Cash, Earnings & Liquidity

- Available unrestricted cash and investment balances
- Anticipated investment earnings
- Required liquidity and minimum reserves

Commitments & Development Opportunities

- Existing loan and development commitments
- Proposed land acquisitions and development opportunities
- Predevelopment advances and repayment expectations

Financing, Administration & Risk

- Debt capacity and financing costs
- Administrative, legal, audit, and compliance expenses
- Risk exposure and expected return for each investment

BUDGET PLANNING FOCUS

Align funding commitments with available resources and repayment expectations while preserving liquidity to support development and redevelopment priorities.

Corpus Christi Finance Corporation

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Summary

CORPUS CHRISTI FINANCE CORPORATION
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

	Budget 2027	2026 Budget	FY 2026 Projectec	FY2025
INCOME				
HOMES SALES	$ 1,320,000	$ 2,556,000	$ 1,246,500	$ 595,000
OTHER GENERAL INCOME	25,000	50,000	39,652	58,894
TOTAL INCOME	**1,345,000**	**2,606,000**	**1,286,152**	**653,894**
OPERATING EXPENSES				
SALARIES AND BENEFITS	0	236,801	157,203	172,219
ADMINISTRATIVE	120,000	158,150	114,057	131,116
GENERAL EXPENSES	4,950	12,551	7,796	5,570
MAINTENANCE AND OPERATIONS	0	1,941,000	1,189,832	556,326
UTILITIES	0	500	0	534
OPERATING EXPENSES	**124,950**	**2,349,001**	**1,468,889**	**865,765**
NET INCOME	**$ 1,220,050**	**$ 256,999**	**$ (182,736)**	**$ (211,871)**

Corpus Christi Finance Corporation

FISCAL YEAR 2026-2027 BUDGET PROPOSAL
Budget Detail

CORPUS CHRISTI FINANCIAL CORPORATION
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
3000-00-000	**INCOME**				
	OTHER GENERAL INCOME				
3610-00-000	Interest Income - Unrestricted	$ 25,000	$ 50,000	$ 9,402	$ 25,894
3650-00-000	Miscellaneous Other Income	0	0	30,250	33,000
3650-10-000	HOME SALES	1,320,000	2,556,000	1,246,500	595,000
	TOTAL OTHER GENERAL INCOME	**1,345,000**	**2,606,000**	**1,286,152**	**653,894**
3999-00-000	**TOTAL INCOME**	**1,345,000**	**2,606,000**	**1,286,152**	**653,894**
	OPERATING EXPENSES				
	SALARIES AND BENEFITS				
4110-00-000	Administrative Salaries	0	178,000	125,678	137,717
4120-01-000	Admin Employee Benefits	0	58,800	0	0
4120-02-000	Admin FICA-OASDI	0	0	7,556	8,143
4120-03-000	Admin Retirement-Employer Paid	0	0	9,110	5,836
4120-04-000	Admin Medical Expense	0	0	10,581	16,097
4120-07-000	Admin FICA-Medicare	0	0	1,767	1,904
4120-08-000	Admin Employee Wellness Program	0	0	405	652
4120-09-000	Admin Dental Insurance	0	0	1,049	980
4120-10-000	Admin State Unemployment Insurance	0	0	302	140
4120-13-000	Admin Workers' Compensation	0	0	757	750
	TOTAL SALARIES AND BENEFITS (Admin)	0	236,801	157,203	172,219
	TOTAL SALARIES AND BENEFITS	**0**	**236,801**	**157,203**	**172,219**
	ADMINISTRATIVE				
4140-00-000	Staff Training	0	900	475	0
4150-00-000	Travel	0	1,500	0	1,282
4180-00-000	Office Rent	0	12,000	0	0
4190-01-000	Membership and Fees	0	1,500	183	770
4190-03-000	Advertising	0	800	0	0
4190-04-000	Office Supplies	0	800	11	76
4190-05-000	Fuel-Administrative	0	500	123	168
4190-08-000	Postage	0	50	0	0
4190-22-000	Other Misc Admin Expenses	0	1,600	1,961	7,601
4190-29-000	Subscriptions/Renewals	0	0	650	0
4190-38-000	Administrative Services	120,000	120,000	110,000	120,000
4190-46-000	Predevelopment Costs	0	17,500	0	1,178
4190-47-000	Board of Commissioners	0	0	618	0
4190-52-000	Meeting Costs	0	1,000	35	42
	SUBTOTAL	120,000	158,150	114,057	131,116
	TOTAL ADMINISTRATIVE	**120,000**	**158,150**	**114,057**	**131,116**

CORPUS CHRISTI FINANCIAL CORPORATION
FISCAL YEAR 2026-2027 BUDGET PROPOSAL

		Budget 2027	2026 Budget	FY 2026 Projected	FY2025
	GENERAL EXPENSES				
4170-00-000	Accounting Fees	2,200	2,000	2,200	0
4171-00-000	Auditing Fees	2,750	2,500	1,114	1,114
4190-12-000	Software	0	8,051	4,482	4,456
	SUBTOTAL	4,950	12,551	7,796	5,570
	TOTAL GENERAL EXPENSES	**4,950**	**12,551**	**7,796**	**5,570**
	MAINTENANCE AND OPERATIONS				
4413-00-000	Vehicle Gas, Oil, Grease	0	0	76	0
4420-07-000	Supplies-Maint/Repairs	0	0	198	0
	SUBTOTAL	0	0	274	0
	CONTRACT COSTS				
4430-09-000	Contract-Grounds	0	2,500	0	540
4430-18-000	Contract-Alarm Monitoring	0	500	0	0
4430-23-000	Contract-Work Orders	0	0	4,426	0
4430-29-000	Contract Costs	0	1,938,000	1,185,132	555,476
4430-70-000	Contract-WARRANTY WORK	0	0	0	310
	TOTAL CONTRACT COSTS	**0**	**1,941,000**	**1,189,559**	**556,326**
	TOTAL MAINTENANCE AND OPERATIONS	**0**	**1,941,000**	**1,189,832**	**556,326**
	UTILITIES				
4310-00-000	Water	0	200	0	188
4340-00-000	Waste Disposal-Garbage	0	300	0	0
4390-00-000	Sewer	0	0	0	346
	TOTAL UTILITIES	**0**	**500**	**0**	**534**
	TOTAL OPERATING EXPENSES	**124,950**	**2,349,001**	**1,468,889**	**865,765**
8000-00-000	**TOTAL EXPENSES**	**124,950**	**2,349,001**	**1,468,889**	**865,765**
9000-00-000	**NET INCOME**	**$ 1,220,050**	**$ 256,999**	**$ (182,736)**	**$ (211,871)**

Property Development Redevelopment

2026–2027 OPERATING BUDGET

Development & Redevelopment

Program Overview & Progress

DEPARTMENT OVERVIEW

Development and Redevelopment advances CCHA's Board-directed effort to replace approximately 1,300 aging units built between 1940 and 1950. Capital Physical Needs Assessments of six of the oldest properties identified demolition and reconstruction as the most appropriate strategy. The program connects development partnerships and financing with careful project sequencing, regulatory approvals, and resident engagement to preserve deeply affordable housing and create safe, modern, sustainable communities.

Progress Toward Implementation

- Engaged experienced development consultants to establish a redevelopment strategy.
- Commissioned a HUD-approved capital needs professional to assess six properties; reports recommend demolition and redevelopment.
- Completed a competitive RFQ with 13 responses and four Board-approved developer partners.
- Selected two developers to negotiate master developer agreement terms and conditions.
- Identified two potential assignments for the upcoming Texas Low-Income Housing Tax Credit cycle.
- Hired an experienced Vice President of Development to oversee the MDA and coordinate federal, state, and private resources.

Properties & Housing Initiatives

The strategy includes the La Armada communities, Clairelaine Gardens, Wiggins Homes, Navarro Place, and other priority properties. Restore–Rebuild and the 322 Faircloth Units initiatives support expansion and replacement of affordable housing through HUD programs, voucher income, tax credits, private financing, and other resources.

Resident continuity: Maintain safe, decent, and sanitary housing and fund critical repairs until replacement properties are complete and placed in service.

2026–2027 OPERATING BUDGET
Interim Funding & Financial Stewardship
Development and Redevelopment

FY 2026–2027 PROPOSED REDEVELOPMENT ALLOCATION

Development Costs Anticipated 2026-2027

Approximately $500,000 in interim soft costs before developers assume ongoing project expenditures.

Management proposes this allocation to sustain redevelopment momentum while CCHA completes early-stage work and assembles external financing. It is an interim investment in advancing projects, with actual spending and recovery dependent on project progress and executed agreements.

What the Interim Funding Supports

- Property assessments, environmental and site evaluations, and other due diligence.
- Specialized development attorneys, financial advisors, housing consultants, and transaction structuring.
- Predevelopment planning and resident-engagement activities needed to advance viable projects.

Developer Responsibility & Reimbursement

Under the anticipated structure, development partners would assume 100 percent of approved development costs once the applicable Master Developer Agreements are executed and projects enter active development. CCHA remains responsible for necessary preliminary work before that transition.

CCHA anticipates reimbursement of eligible advances from financing proceeds at financial closing or another contractual milestone. Eligible costs, timing, and reimbursement terms remain subject to negotiation and documentation in the master developer agreements and related transaction documents. Recovered funds will return to the appropriate CCHA accounts, consistent with funding restrictions and Board-approved agreements.

INCREMENTAL AUTHORIZATION & MONITORING

Authorize expenditures incrementally and monitor commitments, cash flow, eligible reimbursements, and milestones. Delayed approvals, financing, or closings may extend the period that CCHA must carry these costs.

2026–2027 OPERATING BUDGET

Factors and Assumptions

Development and Redevelopment

FY 2026–2027 IMPLEMENTATION PRIORITIES

Finalize appropriate development agreements, establish project sequencing, complete due diligence, identify viable financing strategies, and prepare priority properties for redevelopment. Apply the following assumptions by project and phase, distinguishing CCHA advances from developer obligations and costs expected to be reimbursed from costs that remain at risk.

Predevelopment & Professional Services

- Predevelopment, feasibility, environmental, survey, and design costs
- Legal, financial-advisory, developer, and consultant fees
- Capital Needs Assessment recommendations

Project Delivery & Resident Transition

- Demolition, disposition, RAD, Section 18, Faircloth, and mixed-finance activities
- Relocation and resident-consultation costs
- Construction estimates, escalation, and contingency
- Development schedules and projected funding dates

Financing, Recovery & Approvals

- Financing assumptions, including interest rates and closing costs
- Tax-credit, bond, grant, and subsidy assumptions
- Costs that are reimbursable at closing versus costs at risk
- Board and HUD approval requirements

Master developer agreements will establish responsibilities, financial commitments, performance expectations, and the framework for repositioning and rebuilding CCHA properties.

Capital Investments And Projects

2026–2027 OPERATING BUDGET

Capital Investments & Projects

FY 2026–2027 & Five-Year Outlook

CAPITAL INVESTMENT OVERVIEW

Decades of deferred maintenance have created substantial capital needs across CCHA's aging housing portfolio. A professional Capital Physical Needs Assessment confirmed the need for sustained investment to maintain safe, functional, financially viable properties. Although Bluebonnet Gardens properties continue to pass HUD inspections, increasing work orders signal deteriorating building conditions. With needs exceeding available resources, the FY 2026–2027 Capital Projects Budget directs funding toward the most urgent repairs and replacements.

Priority Building Components

- Roofs and windows
- Air-conditioning systems
- Plumbing, ceilings, flooring, and other deteriorating components

Project Selection Criteria

- Resident health and safety
- Urgency and frequency of repairs
- Regulatory risk, cost, and the operational and financial consequences of delay

FUNDING THE MOST IMMEDIATE NEEDS

FY 2026–2027 Budget: $6,203,164

Proposed improvements will use unrestricted accounts and other eligible funding. Limited resources require CCHA to concentrate investment on the most critical needs.

A FIVE-YEAR PLAN, REVIEWED ANNUALLY

FY 2026–2027 is the first year of a five-year plan to sequence critical improvements and estimate future funding needs. Resources cannot address every identified need this year. Later projects depend on updated property conditions, available funding, construction costs, and emerging priorities. Management will review and update the projection annually.

City of Corpus Christi Grant Anticipated Funding in 2026-2027

The City of Corpus Christi is working with CCHA on a grant of $1.7 million to be awarded late 2026. This anticipated grant is for immediate roof, air-conditioning, and window repairs and replacements.

PROTECTING RESIDENTS & PRESERVING HOUSING ASSETS

Management is confident approved projects can be completed responsibly within identified funding, protecting residents, preserving housing assets, and reducing the long-term costs of continued deferral.

Capital Projects Funding

FY 2026–2027 Annual Operating Budget

NET AVAILABLE FUNDS FOR CAPITAL PROJECTS

DESCRIPTION	CHP	Tax Credits
FY26–27 Income	**$ 30,446,534**	**$ 6,343,083**
FY26–27 Operating Expenses	**$ 27,964,176**	**$ 5,688,718**
FY26–27 Net Income/Surplus	**$ 2,482,358**	**$ 654,365**
Unrestricted Cash Balance FY25–26	**$ 2,188,553**	**$ 3,355,176**
Gross Available Funds (Net Income/Surplus plus Unrestricted Cash Balance)	**$ 4,670,911**	**$ 4,009,541**
Replacement Reserves @ 8/31/2026	**$ 169,530**	**$ 1,821,856**
Gross Available Funds plus Reserves	**$ 4,840,441**	**$ 5,831,397**
Less: Encumbrance for Contracts	**$ 1,192,717**	**$ 320,998**
Net Available Fund for Capital Projects	**$ 3,647,724**	**$ 5,510,399**

ADDRESSING THE CAPITAL FUNDING GAP

This schedule summarizes internal funding currently available for capital projects. These resources remain far below the critical needs across CCHA's properties after years of deferred maintenance and underinvestment.

To help close the gap, CCHA is evaluating additional financing strategies, including refinancing a tax-credit property that could generate up to $7 million. CCHA also plans to apply to the City of Corpus Christi for approximately $1.7 million in housing grant funding. Together, these potential resources could provide up to $8.7 million for the highest-priority capital improvements.

Substantial unmet needs will remain. CCHA must continue actively pursuing grants, financing opportunities, strategic partnerships, and other funding sources to advance its long-term capital improvement and property-preservation strategy.

CAPITAL PROJECTS BUDGET PROPOSAL (Deferred) FISCAL YEAR 2026-2027 BUDGET					
PROPERTY / PROJECT(S)	**FY2026-27**	**FY2027-28**	**FY2028-29**	**FY2029-30**	**FY2030-31**
BBG Admin. 3740 S Port					
Lobby Painting		$ 13,000			
Exterior Painting		$ 130,000			
Staff Kitchen/Breakroom		$ 13,000			
Training Room Expansion		$ 10,000			
TOTAL CAPITAL PROJECTS	**$ -**	**$ 166,000**	**$ -**	**$ -**	
Wiggins (32 Bldgs, 158 units)					
Playground Replacement w/ Shade	$ -	$ 80,000			
Speed Bumps	$ 10,000				
Dumster Enclosure Repairs	$ 10,000				
Security Lighting	$ -	$ 50,000			
Stoves/Refrigerators (10%*600)	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000
Roof/Fascia Repair	-	$ 350,000	$ 350,000		
Sidewalk & Porch Repairs	-	$ 70,000			
One additional UFAS unit (compliance)	-	$ 10,000			
Windows	-	$ 86,000			
Sewer scope	-	$ 50,000			
Water Heaters	$ 38,000	$ 38,000	$ 38,000		
Gas Furnaces 79@$716	$ 56,564	$ 56,564			
Flooring Replacement (3 Phases)	-	$ 80,000	$ 80,000	$ 80,000	
TOTAL CAPITAL PROJECTS	**$ 132,564**	**$ 888,564**	**$ 486,000**	**$ 98,000**	**$ 18,000**
Navarro (36 bdlgs, 210 units)					
Sidewalk Repairs	-	$ 40,000			
Security Lighting	-	$ 50,000			
Stoves/Refrigerators	$ 25,200	$ 25,200	$ 25,200	$ 25,200	$ 25,200
Structural Engineer - Soil wash out at buildings	-	$ 10,000			
Fence Replacement (Violeta)	-	$ 20,000			
Compliant curb ramps at Rec Center	-	$ 4,500			
Electrical Repairs	-	$ 750,000	$ 750,000		
Sewer scope & Repairs	$ 50,000	$ 50,000			
Concrete Repairs	-	$ 40,000			
Roofs	-	$ 1,200,000			
Playground Replacement w/ Shade	$ -	$ 80,000			
ADA Complaint Modificaitions	-	$ 50,000			
TOTAL CAPITAL PROJECTS	**$ 75,200**	**$ 2,319,700**	**$ 775,200**	**$ 25,200**	**$ 25,200**
La Armada I (250 units) 49 buildings					
Security Lighting Phase II	$ 13,240				
Refrigerators/Stoves 10%*600	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000
Porch/Step Repairs	$ -	$ 300,000			
Dumpster Enclosures (City Ordinance)	$ 10,000				
Flooring Replacement 25% 2600	$ 163,000	$ 163,000	$ 163,000	$ 161,000	
Structural Engineer - Soil wash out at buildings	$ 10,000				
Playground Curb Ramp	$ -	$ 1,500			
Gutters	$ -	$ 100,000			
Audio/visual alarms (ADA) 5%	$ 1,000				
Roof/Soffit Repairs	$ 100,000	$ 400,000	$ 400,000		
Wall furnaces	$ 50,000	$ 200,000			

PROPERTY / PROJECT(S)	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31
Grate Replacement	$ 8,000				
Sewer scope & repairs	$ 30,000	$ 12,500			
TOTAL CAPITAL PROJECTS	**$ 400,240**	**$ 1,192,000**	**$ 578,000**	**$ 176,000**	**$ 15,000**
La Armada II (400 units)					
Security Lighting Phase II	$ 13,600				
Exterior Painting		$ 1,500,000			
Shutter Repairs	$ 20,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000
Refrigerators/Stoves	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000
Flooring Replacement $1,040,000 @ $2600; 25%	$ 260,000	$ 260,000	$ 260,000	$ 260,000	
Ceiling Reinforcement	$ 576,000				
Structural Engineer - Soil wash out at buildings	$ 10,000				
Sewer scope & Repairs	$ 60,000				
Roof/Soffit Repairs	$ 300,000	$ 300,000	$ 300,000	$ 300,000	
Building Skirt Replacements	$ 60,000	$ 60,000			
Architect for ADA unit mod		$ 10,000			
Monument Sign		$ 5,000			
Golf Cart	$ 5,000				
TOTAL CAPITAL PROJECTS	**$ 1,352,600**	**$ 2,207,000**	**$ 632,000**	**$ 632,000**	**$ 72,000**
La Armada III (100 units)					
ADA Office Retrofit	$ 75,000				
Structural Engineer - Soil wash out at buildings	$ 10,000				
ADA Mods visual alarms, ramps, grab bars		$ 17,500			
Stoves/Refrigerators	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000
Playground Replacement		$ 50,000			
Dumpster Enclosures (City Ordinance)	$ 5,000				
Fencing		$ 11,000			
Exterior Painting		$ 160,000			
Porch/Step/Concrete Repairs	$ 20,000	$ 5,000			
Flooring Replacement 50% 2600	$ 130,000	$ 130,000			
Sewer scope 10% & Repairs	$ 20,000				
Ceiling Reinforcement	$ 175,000				
Crawl space skirts & grates	$ 50,000				
TOTAL CAPITAL PROJECTS	**$ 497,000**	**$ 385,500**	**$ 12,000**	**$ 12,000**	**$ 12,000**
Clairelaine (38 bdlgs, 186 units)					
ADA Unit Compliance (Kitchens, alarms, bathrooms)	$ -	$ 40,000			
Golf Cart	$ 5,000				
Windows	$ -	$ 203,000	$ 203,000	$ 203,000	$ 203,000
Stoves/Refrigerators	$ 21,600	$ 21,600	$ 21,600	$ 21,600	$ 21,600
Sidewalk Repairs	$ 30,000	$ 70,000			
ADA Curb Ramps	$ -	$ 70,000			
Sewer scoping & repairs	$ 30,000				
Roof Replacement $300k	$ 180,000	$ 180,000	$ 180,000	$ 182,000	
Foyer Door/Lock Repairs	$ 15,000				
Breezeway Ceilings Deteriorated	$ 100,000				
TOTAL CAPITAL PROJECTS	**$ 381,600**	**$ 584,600**	**$ 224,600**	**$ 224,600**	**$ 224,600**
Maintenance Facility - 190					
Relief Vents/Exhaust Fans/Shop	$ 40,000				
Standbehind Forklift	$ 20,000				
Vehicle Replacement for old fleet (2)	$ 60,000				

PROPERTY / PROJECT(S)	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31
TOTAL CAPITAL PROJECTS	**$ 120,000**	**$ -**	**$ -**	**$ -**	**$ -**
Treyway Terrace (178 units)					
AC Change-Outs	$ 500,000				
Security Lighting	$ 50,000				
Roof Repairs	$ 180,000				
Stoves/Refrigerators	$ 21,600	$ 21,600	$ 21,600	$ 21,600	$ 21,600
Exterior Paint	$ -	$ 450,000			
TOTAL CAPITAL PROJECTS	**$ 751,600**	**$ 471,600**	**$ 21,600**	**$ 21,600**	**$ 21,600**
Ruthmary Price (56 units)					
AC Change-Outs	$ 400,000				
Roof Repair	$ 500,000	$ 500,000			
Stoves/Refrigerators				$ 6,000	
ADA buttons throughout	$ 5,000				
TOTAL CAPITAL PROJECTS	**$ 905,000**	**$ 500,000**	**$ -**	**$ 6,000**	**$ -**
Leeward Homes (30 units)					
Stoves/Refrigerators	$ 5,000	$ 5,000	$ 5,000	$ 5,000	
Playground Replacement w/ Shade		$ 80,000			
Security Lighting	$ 34,220				
TOTAL CAPITAL PROJECTS	**$ 39,220**	**$ 85,000**	**$ 5,000**	**$ 5,000**	**$ -**
Parkway Homes (56 units)					
Stoves/Refrigerators	$ 8,400	$ 8,400	$ 8,400	$ 8,400	$ 8,400
Playground Replacement w/ Shade		$ 80,000			
Security Lighting	$ 33,890				
Roof Repairs	$ 400,000				
Mailbox Replacement		$ 15,000			
Retrofit for Computer Lab		$ 10,000			
TOTAL CAPITAL PROJECTS	**$ 442,290**	**$ 113,400**	**$ 8,400**	**$ 8,400**	**$ 8,400**
McKinzie Manor (38 units)					
Stoves/Refrigerators	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000
Playground Replacement w/ Shade		$ 80,000			
Security Lighting	$ 8,880				
HVAC Duct Repair (Ceilings Collapsing)	$ 150,000	$ 150,000			
Roof Repairs	$ 100,000	$ 100,000	$ 100,000	$ 100,000	
TOTAL CAPITAL PROJECTS	**$ 263,880**	**$ 335,000**	**$ 5,000**	**$ 5,000**	**$ 5,000**
Alaniz Gardens (42 units)					
Stoves/Refrigerators	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000
Playground Replacement w/ Shade		$ 80,000			
Security Lighting	$ 9,000				
Roof Repairs	$ 100,000	$ 100,000	$ 100,000	$ 100,000	
HVAC Duct Repair (Ceilings Collapsing) (30*10k)	$ 150,000	$ 150,000			
TOTAL CAPITAL PROJECTS	**$ 264,000**	**$ 335,000**	**$ 5,000**	**$ 5,000**	**$ 5,000**
Sea Breeze Senior Apartments (200 units)					
Stoves/Refrigerators	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000
Security Lighting	$ 31,800				
Gazebo Replacement		$ 30,000			

PROPERTY / PROJECT(S)	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31
Sidewalk/Concrete Repairs	$ 40,000				
Office Interior Paint	$ 8,000				
TOTAL CAPITAL PROJECTS	**$ 84,800**	**$ 5,000**	**$ 5,000**	**$ 5,000**	**$ 5,000**
Corban Townhomes (128 units)					
Stoves/Refrigerators	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000
Security Lighting	$ 25,720				
TOTAL CAPITAL PROJECTS	**$ 30,720**	**$ 5,000**	**$ 5,000**	**$ 5,000**	**$ 5,000**
Hampton Port Apartments (110)					
HVAC	$ 200,000	$ 200,000			
Stoves/Refrigerators	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000
Window Replacement	$ 120,000				
Sidewalk/Concrete Repairs	$ 40,000				
Security Lighting	$ 12,450				
Soffit Repairs	$ 50,000				
TOTAL CAPITAL PROJECTS	**$ 427,450**	**$ 5,000**	**$ 5,000**	**$ 5,000**	**$ 5,000**
Thanksgiving Homes (33 units)					
Make Ready	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000
TOTAL CAPITAL PROJECTS	**$ 15,000**	**$ 15,000**	**$ 15,000**	**$ 15,000**	**$ 15,000**
Admin Panel					
Smoke/CO detectors	$ 10,000				
HVAC - air flow	$ 10,000				
TOTAL CAPITAL PROJECTS	**$ 20,000**	**$ 30,000**	**$ 30,000**	**$ 30,000**	**$ -**
GRAND TOTAL ALL CAPITAL PROJECTS	**$ 6,203,164**	**$ 9,643,364**	**$ 2,797,800**	**$ 1,278,800**	**$ 436,800**