
















































2026 Projected Budget Summary for FWHS GP/SLP Properties

2026 Projected Budget Summary

Asset Name	52 assets	Asset Status	Units	Operating Income	Operating Expenses	NOI	Total Debt Service	Total Replacement Reserves	Other Expenses	Net Profit/Loss	Capital Expenditures	Net Cash Flow
GP (35 assets)												
 Alton Park		Operations	195	\$2,645,000	\$1,409,328	\$1,235,672	\$895,817	\$52,095	\$0	\$260,053	\$130,224	\$129,829
 Aventine Apartments		Operations	240	\$3,435,153	\$1,629,769	\$1,805,384	\$1,080,000	\$92,977	\$0	\$589,126	\$200,397	\$388,729
 Avondale Apartments		Operations	160	\$1,898,280	\$1,055,458	\$842,822	\$318,312	\$48,625	\$0	\$449,810	\$68,857	\$380,953
 Cambridge Court		Operations	330	\$2,343,011	\$1,713,166	\$629,845	\$161,101	\$104,696	\$616,953	-\$670,305	\$704,396	-\$1,374,701
 Campus		Operations	224	\$3,013,357	\$1,336,061	\$1,677,296	\$994,554	\$59,799	\$0	\$604,064	\$92,825	\$511,239
 Candletree		Operations	216	\$2,349,542	\$1,512,719	\$836,823	\$147,663	\$95,492	\$26,168	\$151,233	\$491,840	-\$340,607
 Carlyle Crossing		Operations	138	\$1,162,436	\$914,059	\$248,377		\$27,600	\$155,988	\$64,789		\$64,789
 Casa de Esperanza		Operations	119	\$1,481,138	\$1,253,986	\$227,152		\$0	\$4,000	\$223,152	\$30,500	\$192,652
 Casa de Los Suenos		Operations	55	\$1,082,326	\$1,002,560	\$79,766			\$31,100	\$48,666		\$48,666
 Cowan		Operations	174	\$2,199,657	\$1,412,556	\$787,101		\$43,500		\$743,601		\$743,601
 Fair Oaks		Operations	76	\$726,452	\$551,280	\$175,172	\$0	\$27,748	\$149,732	-\$27,743	\$130,000	-\$157,743
 Fair Park		Operations	48	\$652,069	\$491,700	\$160,369	\$0	\$20,164	\$82,925	\$57,280	\$20,900	\$36,380
 Hometowne at Matador Ranch		Operations	198	\$2,652,782	\$1,462,545	\$1,190,237	\$542,128		\$460,246	-\$2,198	\$402,060	-\$404,258
 Hughes House I		Lease-Up	162									
 Hunter Plaza		Operations	164	\$1,833,546	\$1,201,808	\$631,738	\$623,956	\$52,899		-\$96,007	\$887,000	-\$983,007
 Jennings Place		Operations	172	\$2,725,999	\$1,125,453	\$1,600,546	\$600,000		\$1,575	\$700,459	\$633,396	\$67,063
 Knights of Pythias Lofts		Operations	18	\$268,476	\$83,383	\$185,093	\$43,119		\$1,200	\$98,794	\$3,000	\$95,794
 Overton Park Townhomes		Operations	216	\$2,763,383	\$1,183,131	\$1,580,252	\$409,855	\$113,646	\$24,000	\$655,061	\$96,000	\$559,061
 Palladium Fort Worth		Operations	150	\$2,056,589	\$902,880	\$1,153,709	\$806,621	\$0	-\$803,765	\$1,122,843		\$1,122,843
 Patriot Pointe		Operations	220	\$2,986,572	\$1,687,641	\$1,298,931	\$1,133,028		\$18,075	\$147,828	\$102,007	\$45,821
 Pavillion at Samuels		Operations	36	\$635,261	\$213,793	\$421,468	\$78,594	\$34,668	\$5,640	\$198,206	\$220,000	-\$21,794
 Post Oak East		Operations	246	\$3,415,746	\$1,788,090	\$1,627,656	\$1,068,000	\$86,100	\$0	\$434,409	\$305,416	\$128,993
 Prince Hall		Operations	76	\$1,349,087	\$687,826	\$661,261	\$336,025	\$0	\$0	\$325,236	\$52,750	\$272,486
 Reserve at McAlister		Operations	124	\$1,347,915	\$723,459	\$624,456	\$270,876	\$16,700	\$12,480	\$323,476	\$6,704	\$316,772
 Sabine		Operations	72	\$1,396,024	\$691,253	\$704,771	\$321,571	\$0	\$0	\$383,200	\$55,500	\$327,700
 Sedona		Operations	172	\$1,954,672	\$1,128,058	\$826,614	\$180,816	\$0	\$0	\$645,798	\$568,700	\$77,098
 Silersage Point at Western Center		Operations	120	\$1,515,184	\$988,708	\$526,476	\$252,912	\$0	\$2,496	\$271,068		\$271,068
 Stallion Pointe		Operations	264	\$2,712,298	\$1,831,662	\$880,636	\$902,077	\$81,975	\$16,957	-\$120,373	\$347,094	-\$467,467
 Stallion Ridge		Operations	204	\$2,586,871	\$1,554,921	\$1,031,950	\$1,291,152		\$53,036	-\$312,238	\$140,320	-\$452,558
 Standard at Boswell		Operations	128	\$1,629,164	\$894,467	\$734,697	\$283,090	\$46,224	\$10,875	\$394,508	\$44,000	\$350,508
 Villas by the Park		Operations	172	\$2,201,039	\$1,159,811	\$1,041,228	\$12,877	\$73,167	\$15,757	\$456,007	\$58,000	\$398,007

2026 Projected Budget Summary for FWHS GP/SLP Properties

Asset Name	52 assets	Asset Status	Units	Operating Income	Operating Expenses	NOI	Total Debt Service	Total Replacement Reserves	Other Expenses	Net Profit/Loss	Capital Expenditures	Net Cash Flow
 Villas of Eastwood		Operations	160	\$1,697,770	\$819,193	\$878,577	\$435,448	\$867,811	\$509,570	-\$1,626,145	-\$139,489	-\$1,486,656
 Villas on the Hill		Operations	72	\$650,326	\$481,798	\$168,528	\$120,042	\$24,960	\$8,880	-\$54,550	\$125,908	-\$180,458
 Wind River		Operations	168	\$1,649,247	\$1,057,931	\$591,316	\$177,738	\$51,577	\$0	\$182,701	\$485,000	-\$302,299
 Woodmont Apartments		Operations	252	\$2,811,933	\$1,972,864	\$839,069	\$1,035,183	\$0	\$100	-\$196,214	\$174,864	-\$371,078
Owner (2 assets)												
 Chaparral Ranch		Operations	236	\$5,574,651	\$1,841,395	\$3,733,256				\$3,709,256		\$3,709,256
 Standard River District		Operations	293	\$5,081,037	\$1,878,769	\$3,202,268	\$4,061,616		\$9,500	-\$1,117,150	\$198,908	-\$1,316,058
SLP (13 assets)												
 Bottle House on Main		Operations	227	\$4,136,789	\$1,893,897	\$2,242,892	\$1,228,270	\$0	\$13,200	\$1,001,422	\$83,223	\$918,199
 Crestwood Apartments		Operations	114	\$1,618,692	\$695,893	\$922,799	\$951,228	\$0	\$9,250	-\$37,679	\$36,600	-\$74,279
 Inspire Homes at Bonds Ranch		Pre-Leasing	203									
 Ramble & Rose		Operations	275	\$5,038,814	\$1,472,360	\$3,566,454	\$2,747,986	\$0	\$307,362	\$511,106	\$294,974	\$216,132
 Siddons Place		Operations	152	\$1,424,967	\$567,135	\$857,832	\$555,684		\$84,512	\$217,636		\$217,636
 Skyline Prairie Homes I		Operations	230	\$7,155,632	\$2,092,071	\$5,063,561	\$2,865,150	\$0	\$20,500	\$2,177,911	\$57,500	\$2,120,411
 The Crawford		Asset	280	\$5,401,064	\$1,512,548	\$3,888,516	\$3,000,000	\$0	\$152,905	\$735,611	\$50,000	\$685,611
 The Franklin		Operations	369	\$6,892,777	\$2,314,206	\$4,578,571	\$3,548,387	\$0	\$516,304	\$513,880	\$103,872	\$410,008
 The Henderson		Operations	194	\$3,431,849	\$1,516,371	\$1,915,478	\$1,233,700		\$23,375	\$658,403	\$177,841	\$480,562
 The Holston		Operations	265	\$4,668,521	\$1,654,803	\$3,013,718	\$1,317,816	\$115,659		\$1,349,872	\$8,400	\$1,341,472
 The Huntley		Operations	296	\$5,693,853	\$1,570,226	\$4,123,627	\$2,940,000			\$1,183,627	\$12,900	\$1,170,727
 The Opal		Pre-Leasing	338	\$6,247,056	\$1,883,492	\$4,363,564	\$3,821,520	\$0		\$429,773	\$1,600	\$428,173
 The Springs		Operations	430									
Control Agreement (2 assets)												
 Dixon at Stonegate		Operations	58									
 Harmon Senior		Operations	22									
Summary			9,523	\$128,194,007	\$58,816,483	\$69,377,524	\$42,793,912	\$2,138,082	\$2,540,896	\$17,759,263	\$7,463,987	\$10,295,276

**FORT WORTH HOUSING SOLUTIONS**  
**HOUSING CHOICE VOUCHER, MAINSTREAM, MOD REHAB, VASH, & EHV PROGRAMS**  
**2026 ASSISTED HOUSING BUDGET - SUMMARY**

INCOME	2025 ORIGINAL BUDGET	2026 BUDGET REQUEST	2025 Original Vs. 2026 Budget		EXPLANATIONS
			Incr/(Decr) \$	Inc./((Decr) %	
Admin Fees Earned HCV	6,656,089	6,155,196	(500,893)	-7.53%	A decrease due to less than anticipated Admin Fees affected by the reduction of projected HAP Revenue for 2026.
HAP Revenue	82,268,128	74,880,289	(7,387,839)	-8.98%	A decrease is mainly due to our adjusted 2025 projection, the Original 2025 Budget included a \$14M increase due to shortfall and over-leasing factors experienced in 2024. The 2026 budget request of \$75M now presented is consistent with the 2025 revised budget projection.
Other Income	87,000	101,000	14,000	16.09%	The increase is mainly due to a projection of an increase of \$20K in portable income due to a higher than anticipated number of families, an increase of \$3K in FSS Forfeits due to more participants exiting the program before completion, and a decrease of \$10K in fraud recovery from originally projected in 2025.
<b>TOTAL INCOME</b>	<b>89,011,217</b>	<b>81,136,485</b>	<b>(7,874,732)</b>	<b>-8.85%</b>	
EXPENSES	2025 ORIGINAL BUDGET	2025 REVISED BUDGET	YTD MONTH VARIANCE		EXPLANATIONS
			Incr/(Decr) \$	Inc./((Decr) %	
Administrative Expenses	6,237,984	5,720,140	(517,848)	-8.30%	A decrease is due to the net of various expenses mainly because of salary savings resulting from reduction in staff and the retirement incentive savings and professional services.
Maintenance Expenses	207,773	201,581	(6,192)	-2.98%	The decrease is primarily attributable to reduced gas usage resulting from removal of fleet.
General Expenses	3,800	-	(3,800)	-100.00%	Decrease due to removal of fleet.
HAP Expense	81,906,128	74,880,289	(7,025,839)	-8.58%	A decrease is mainly due to reduction in anticipated leasing causing fewer units under contract.
<b>Total Operating Expenses</b>	<b>88,355,685</b>	<b>80,812,011</b>	<b>(7,543,679)</b>	<b>-8.54%</b>	
Non-operating Expenses	15,000	-	(15,000)	-100.00%	Decrease due to the removal of fleet.
<b>TOTAL EXPENSES</b>	<b>88,370,685</b>	<b>80,812,011</b>	<b>(7,558,679)</b>	<b>-8.55%</b>	
<b>NET INCOME (LOSS)</b>	<b>640,532</b>	<b>324,474</b>	<b>(316,053)</b>	<b>-49.34%</b>	The decrease of the overall 2026 budget it's related to the adjusted 2025 projection, the 2025 original budget included a \$14M increase due to shortfall and over-leasing factors experienced during 2024.
<b>NET</b>	<b>640,532</b>	<b>324,474</b>	<b>(316,053)</b>		

**FORT WORTH HOUSING SOLUTIONS  
HOUSING CHOICE VOUCHER, MAINSTREAM, MOD REHAB, VASH, & EHV PROGRAMS  
2026 ASSISTED HOUSING BUDGET - DETAIL**

8		Account Name	2025 Original Budget	2026 Budget Request	2025 Original Vs. 2026 Budget		EXPLANATION
					Incr / (Decr) \$	Incr / (Decr) %	
INCOME							
		Portable Income	25,000	45,000	20,000	80.00%	Increase is attributable to a higher than anticipated number of portable families during the reporting period
		FSS Forfeits	12,000	15,000	3,000	25.00%	The increase is due to more participants exiting the program prior to completion than expected.
		Fraud Recovery	50,000	40,000	(10,000)	-20.00%	The Decrease is due to a lower number of collections than anticipated.
		Interest on Investments	-	1,000	1,000	100.00%	Texpool Interest Earned
		Other Income	-	-	-	0.00%	
		HAP Revenue	82,268,128	74,880,289	(7,387,839)	-8.98%	A decrease is mainly due to our adjusted 2025 projection, the Original 2025 Budget included a \$14M increase due to shortfall and over-leasing factors experienced in 2024. The 2026 budget request of \$75M now presented is consistent with the 2025 revised budget projection.
		Admin Fees Earned Assisted Housing	6,656,089	6,155,196	(500,893)	-7.53%	A decrease due to less anticipated Admin Fees affected by the reduction of projected HAP Revenue for 2026.
TOTAL INCOME			89,011,217	81,136,485	(7,874,732)	-8.85%	
OPERATING EXPENSES							
		Administrative Salaries	2,463,333	1,800,474	(662,858)	-26.91%	A decrease is due to change in staffing levels and less open positions for 2026 fiscal year.
		Compensated Absence	197,067	156,563	(40,504)	-20.55%	A decrease is due to change in staffing levels and less open positions for 2026 fiscal year.
		Terminal Leave	-	-	-	0.00%	
		Benefits	122,901	114,839	(8,062)	-6.56%	A decrease is due to change in staffing levels and less open positions for 2026 fiscal year.
		FICA	188,458	149,692	(38,765)	-20.57%	A decrease is due to change in staffing levels and less open positions for 2026 fiscal year.
		Workers Comp	14,780	11,742	(3,038)	-20.55%	A decrease is due to change in staffing levels and less open positions for 2026 fiscal year.
		SUI	4,871	4,015	(856)	-17.57%	A decrease is due to change in staffing levels and less open positions for 2026 fiscal year.
		Retirement	246,174	190,054	(56,120)	-22.80%	A decrease is due to change in staffing levels and less open positions for 2026 fiscal year.

	Health Insurance	490,778	473,995	(16,782)	-3.42%	A decrease is due to change in staffing levels and less open positions for 2026 fiscal year.
	Life Insurance	30,794	24,495	(6,299)	-20.45%	A decrease is due to change in staffing levels and less open positions for 2026 fiscal year.
	WAP	930	-	(930)	-100.00%	A decrease is due to change in staffing levels and less open positions for 2026 fiscal year.
	Insurance Consultant	21,649	-	(21,649)	-100.00%	
	Car Allowance	-	12,000	12,000	100.00%	VP Car Allowance
	Wellness Program	-	19,800	19,800	100.00%	Monthly Wellness Stipend
	FSA	-	-	-	0.00%	
	<b>Subtotal</b>	<b>3,833,958</b>	<b>2,957,671</b>	<b>(824,063)</b>	<b>-22.86%</b>	
	<b>Sundry:</b>					
	Legal expense	10,000	10,000	-	0.00%	Anticipated program participate legal matters.
	Staff Training	8,000	14,000	6,000	75.00%	An increase due to anticipated additional Nan McKay training.
	Travel	20,000	2,525	(17,475)	-87.38%	A decrease due to only registration being charge to program and per diem and lodging portion of travel being charge to COCC.
	Audit	122,000	139,811	17,811	14.60%	Increase due to a higher contract amount.
	Publications & Memberships	16,640	10,240	(6,400)	-38.46%	Decrease due to HMIS Software Fees less than expected.
	Telephone	21,075	21,250	175	0.83%	Telephone cost is expected to remain the same.
	Postage	26,512	20,000	(6,512)	-24.56%	Decrease is related to less reliance on paper communication methods
	Forms, etc.	300	-	(300)	-100.00%	
	Office Supplies	21,437	10,000	(11,437)	-53.35%	A decrease in office supplies due to less items ordered than projected.
	Machine Rental- Xerox	23,214	22,014	(1,200)	-5.17%	
	Other	-	-	-	0.00%	
	Mileage	2,000	2,000	-	0.00%	
	Computer Software/Supplies	36,726	59,180	22,454	61.14%	An increase due to cost allocation of the following computer software: Atera \$16k, Greetly 1.5K, Dyna \$4K, Microsoft \$6K, Adobe \$15K and Real page \$16K
	Licenses & Fees	-	375	375	100.00%	Increase due to additional Notary needed.
	Portable Expenses	41,239	61,221	19,982	48.45%	An expected increase of Administrative Fees for portable expenses.
	Expendable Equipment	10,275	1,000	(9,275)	-90.27%	Decrease due to less need of expendable equipment
	Temporary \ Contract Labor	15,000	25,000	10,000	66.67%	An increase due to hiring of temps to cover vacant position due to the retirement incentives.
	Applicant Screening	1,745	1,548	(197)	-11.29%	
	Computer Maintenance	296,324	312,843	16,519	5.57%	Increase due to Yardi implementation and continuing to pay Emphasys during conversion.
	Cell Phone	14,400	7,200	(7,200)	-50.00%	10 FTEs

	Professional Services	135,000	276,800	141,800	105.04%	Increase due to reallocation of CVR contract.
	Automobile Lease	10,000	-	(10,000)	-100.00%	Decrease due to removal of fleet
	Employee Engagement & Service Awa	-	2,600	2,600	100.00%	26 FTEs
	<b>Subtotal Sundry Expenses</b>	<b>831,888</b>	<b>999,608</b>	<b>167,719</b>	<b>20.16%</b>	
	Management Fee	1,081,458	1,231,039	149,581	13.83%	20% of Admin Fees received
	Bookkeeping Fee	542,908	531,823	(11,086)	-2.04%	7.50 per unit
	<b>Total Administrative Expenses</b>	<b>6,237,988</b>	<b>5,720,140</b>	<b>(517,848)</b>	<b>-8.30%</b>	
	<b>Tenant Services:</b>					
	Tenant Services	-	10,000	10,000	100.00%	Barrier removal
	<b>Total Tenant Services</b>	<b>-</b>	<b>10,000</b>	<b>10,000</b>	<b>100.00%</b>	
	<b>Maintenance Materials:</b>					
	Gasoline	10,000	-	(10,000)	-100.00%	Decrease due to removal of fleet
	<b>Maintenance Contracts:</b>					
	Auto Maintenance	-	-	-	0.00%	
	Other Maintenance	3,685	3,685	(0)	0.00%	Shredding services costs are expected to remain consistent
	Safety Fees & Inspections	62,088	65,896	3,808	6.13%	Increase due to outsourcing inspections.
	Work Number	132,000	132,000	-	0.00%	Carahsoft Technology- (Equifax)
	<b>Total Maintenance Expenses</b>	<b>207,773</b>	<b>201,581</b>	<b>(6,192)</b>	<b>-2.98%</b>	
	<b>General Expenses:</b>					
	Automobile Insurance	3,800	-	(3,800)	-100.00%	Decrease due to removal of fleet
	<b>Subtotal - Insurance</b>	<b>3,800</b>	<b>-</b>	<b>(3,800)</b>	<b>-100.00%</b>	
	<b>Total General Expenses</b>	<b>3,800</b>	<b>-</b>	<b>(3,800)</b>	<b>-100.00%</b>	
	<b>Housing Assistance Payment:</b>				<b>0.00%</b>	
	Housing Assistance Pmts	80,152,315	73,300,865	(6,851,450)	-8.55%	A decrease is mainly due to our adjusted 2025 projection, the Original 2025 Budget included a \$14M increase due to shortfall and over-leasing factors experienced in 2024. The 2026 budget request of \$75M now presented is consistent with the 2025 revised budget projection.
	Utility Assistance Pmts	1,303,813	1,255,725	(48,089)	-3.69%	A decrease is mainly due to our adjusted 2025 projection, the Original 2025 Budget included a \$14M increase due to shortfall and over-leasing factors experienced in 2024. The 2026 budget request of \$75M now presented is consistent with the 2025 revised budget projection.
	HAP-FSS Escrow Vouchers	450,000	323,700	(126,300)	-28.07%	A decrease is mainly due to our adjusted 2025 projection, the Original 2025 Budget included a \$14M increase due to shortfall and over-leasing factors experienced in 2024. The 2026 budget request of \$75M now presented is consistent with the 2025 revised budget projection.
	<b>TOTAL HAP</b>	<b>81,906,128</b>	<b>74,880,289</b>	<b>(7,025,839)</b>	<b>-8.58%</b>	
	<b>TOTAL OPERATING EXPENSES</b>	<b>88,355,689</b>	<b>80,812,011</b>	<b>(7,543,679)</b>	<b>-8.54%</b>	
	Casualty Loss	15,000	-	(15,000)	-100.00%	Decrease due to removal of fleet

	<b>Total Nonoperating Expenses</b>	<b>15,000</b>	<b>-</b>	<b>(15,000)</b>	<b>(1)</b>	
<b>TOTAL EXPENSES</b>		<b>88,370,689</b>	<b>80,812,011</b>	<b>(7,558,679)</b>	<b>-8.55%</b>	
<b>INCOME (LOSS)</b>		<b>640,532</b>	<b>324,474</b>	<b>(316,053)</b>	<b>-49.34%</b>	
TRANSFER FROM/(TO) OTHER SOURCES			-	-	0.00%	
TRANSFER FROM AMPs		-	-	-	0.00%	
<b>NET</b>		<b>640,532</b>	<b>324,474</b>	<b>(316,053)</b>		

**FORT WORTH HOUSING SOLUTIONS  
CENTRAL OFFICE COST CENTER BUDGET - SUMMARY  
2026 OPERATING BUDGET**

INCOME	2025 ORIGINAL BUDGET	2026 BUDGET REQUEST	2025 Original Vs. 2026 Budget		BUDGET VARIANCE EXPLANATIONS
			Incr/(Decr) \$	Incr/(Decr) %	
Management Fees	2,119,786	2,006,276	(113,510)	-5.35%	A decrease mainly due to a reduction in Assisted Housing Management and Bookkeeping netted .
Distribution from Discretionary	8,159,156	9,180,261	1,021,105	12.51%	\$1.3MM Projected increase due to a rise in the 2026 COCC deficit mainly due to ADA improvements, Professional Services and Insurance Rates.
Interest	25,000	40,000	15,000	60.00%	Interests are expected to increase based on current Texpool interest rate.
Other Income	153,606	72,703	(80,903)	-52.67%	A decrease in other Income is mainly due 10% holdback of the total Operating Subsidy based on 2025 Authorized current funds, Insurance proceeds and rebates.
Rental of Office Space	44,998	22,499	(22,499)	-50.00%	
<b>TOTAL INCOME</b>	<b>10,502,546</b>	<b>11,321,739</b>	<b>819,193</b>	<b>7.80%</b>	
EXPENSES	2025 ORIGINAL BUDGET	2026 BUDGET REQUEST	YTD MONTH VARIANCE		BUDGET VARIANCE EXPLANATIONS
			Incr/(Decr) \$	Incr/(Decr) %	
Administrative Expense	9,602,748	9,960,607	357,859	3.73%	
Tenant Services	-	156,000	156,000	0.00%	FWHS paid 50% of Summer Program, Stallion Ridge, Stallion Pointe, Patriot Pointe (LDG Properties)
Utilities	164,325	157,100	(7,225)	-4.40%	A decrease in utilities due to electricity expenses less than originally budget
Maintenance	359,945	314,805	(45,140)	-12.54%	This decrease is due to various netted expenses mainly the reduction in reclassification of landscaping svcs at old bldg. and a decrease in A/C services.
Protective Services	70,000	70,000	-	0.00%	
General Expense	125,527	288,227	162,699	129.61%	Increase due to insurance cost
<b>Total Operating Expenses</b>	<b>10,322,545</b>	<b>10,946,739</b>	<b>624,193</b>	<b>6.05%</b>	
Non-operating Expenses	180,000	375,000	195,000	108.33%	Increase due to ADA improvements
<b>TOTAL EXPENSES</b>	<b>10,502,546</b>	<b>11,321,739</b>	<b>819,193</b>	<b>7.80%</b>	
<b>NET INCOME</b>	<b>(0)</b>	<b>0</b>	<b>(0)</b>		
<b>NET</b>	<b>(0)</b>	<b>0</b>	<b>(0)</b>		



**FORT WORTH HOUSING SOLUTIONS  
CENTRAL OFFICE COST CENTER - DETAIL  
2026 OPERATING BUDGET**

8	Account Name	2025 Original Budget	2026 Budget Request	2025 Original Vs. 2026 Budget		EXPLANATION
				Incr / (Decr) \$	Incr / (Decr) %	
INCOME						
	Management Fee	9,504	6,638	(2,866)	-30.15%	
	Afford Hsg PH Management Fee	62,640	62,640	-	0.00%	
	HCC Grant Management Fee	5,000	5,000	-	0.00%	HCC funds are very consistent
	HCV Management Fee	1,220,000	1,128,753	(91,247)	-7.48%	300 & 305 Assisted Housing Mgmt. Fees
	Special Program Management Fee	111,218	102,286	(8,932)	-8.03%	307, 310, & 322 Assisted Housing Mgt Fees.
	CFP Management Fee	97,856	97,856	-	0.00%	An increase due to receipt of 2025 CFP higher than expected.
	Bookkeeping Fee	540,368	531,823	(8,545)	-1.58%	300,305, 307,310 & 322 Bookkeeping Fees decrease due to over projection in 2025
	Asset Management Fee	73,200	71,280	(1,920)	-2.62%	Overton, Villas by the Park, & Aventine Asset Mgmt. Fee...these fees are a part of the waterfall.
	Developer Fee Transfers	-	-	-	0.00%	
	Distributions from Other Properties	8,159,156	9,180,261	1,021,105	12.51%	\$1.3MM Projected increase due to a rise in the 2026 COCC deficit mainly due to ADA improvements, Professional Services and Insurance Rates.
	Investments	25,000	40,000	15,000	60.00%	Interests are expected to increase based on current Texpool interest rate.
	Rental of Central Office	44,998	22,499	(22,499)	-50.00%	Beach Street Decrease due to a 6mth lease
	Operating Subsidy (Holdback)	153,606	72,703	(80,903)	-52.67%	Decrease due to anticipated in subsidy
TOTAL INCOME		10,502,546	11,321,739	819,193	7.80%	
OPERATING EXPENSES						
	Administrative Salaries	4,624,280	4,467,106	(157,175)	-3.40%	Salaries decreased due to changes in staffing levels.
	Compensated Absence	369,942	388,444	18,502	5.00%	Sale of PTO and PTO Leave accruals were estimated using 8% of total salaries.
	Benefits	247,214	286,769	39,555	16.00%	One-time payments, Longevity and education.
	FICA	323,744	371,429	47,684	14.73%	
	Workers Comp	25,391	110,997	85,607	337.16%	Increase due to rise in insurance rate.
	SUI	5,262	5,545	283	5.39%	Increase due to new rate .
	Tuition	-	21,000	21,000	0.00%	New budget item \$5250 yearly per FTE 4
	Retirement	452,077	508,399	56,322	12.46%	
	Health Insurance	548,894	651,759	102,865	18.74%	Increase due to rise in insurance rate.
	Life Insurance	52,964	61,724	8,760	16.54%	Increase due to rise in insurance rate.
	WAP	1,144	-	(1,144)	-100.00%	Decreases due to expense allocated to other budget line item.

	Car Allowance	115,800	84,000	(31,800)	-27.46%	Decrease is related changes in staffing levels.
	Wellness Program	18,306	30,120	11,814	64.54%	Increase due to including gross pay out Wellness Incentive \$55 per Month per FTE
	<b>Subtotal</b>	<b>6,785,020</b>	<b>6,987,292</b>	<b>202,273</b>	<b>2.98%</b>	
	<b>Sundry:</b>					
	Legal expense	140,000	120,000	(20,000)	-14.29%	Legal expenses are expected to be less compared to last year due to reduction in use of outside counsel.
	Staff Training	83,533	50,306	(33,227)	-39.78%	Decrease due to reduction in staff levels.
	Travel	251,445	231,705	(19,740)	-7.85%	Decrease due to reduction in staff levels.
	Audit	4,500	4,000	(500)	-11.11%	Decrease due to reallocation of Audit expense to various programs.
	Publications & Memberships	106,178	100,309	(5,869)	-5.53%	Slight decrease due to reduction combining some publication subscriptions.
	Telephone & Internet	24,877	59,610	34,733	139.62%	Increase due to additional services added for @The Six.
	Postage	4,511	2,900	(1,611)	-35.71%	Reduction due to less items being mailed utilizing more electronic communication.
	Forms, etc.	2,000	2,000	-	0.00%	
	Office Supplies	13,800	16,800	3,000	21.74%	Increase due to additional supplies needed for @The Six and Community Initiative.
	Machine Rental- Xerox	23,214	22,014	(1,200)	-5.17%	Slight decrease due to reduction in number of machines.
	Other	33,300	13,600	(19,700)	-59.16%	Decrease due to allocating expenses to other budget line items. This line item includes misc. items Ex. Entity Searches SOS \$2k, permit and fees \$8k, Kitchen Supplies & Misc\$3k
	Mileage	9,459	13,700	4,241	44.84%	Increase due to anticipating more milage reimbursement because of reduction of fleet.
	Computer Software/Supplies	71,834	194,233	122,399	170.39%	Increase due to the cost of some contracts. Paycor \$26k, Bonfire\$18k, Deal path \$32k, Adobe \$31k as well as new contracts Mimecast \$12k, Yardi Matrix \$4k
	Licenses & Fees	10,865	2,518	(8,347)	-76.82%	
	Expendable Equipment	22,275	56,000	33,725	151.40%	Increase due to adding additional office furniture to Texas Street.
	Temporary \ Contract Labor	5,000	22,000	17,000	340.00%	Increase due to projection of contract labor for set-up and breakdown for events at @The Six.
	Meetings	21,500	20,700	(800)	-3.72%	
	Computer Maintenance	258,250	250,468	(7,782)	-3.01%	Decrease due to reduction in contract with Global/Laserfiche Docs Sys. To 9mths and Vintage IT to 3mths.
	Community Events & Sponsorships	28,500	28,500	-	0.00%	
	Cell Phone	46,080	47,640	1,560	3.39%	Increase due to additional lines added.

	Professional Services	1,490,704	1,615,418	124,714	8.37%	Increase due to new professional services which include Imbue, NDC, Yardi PM, S&P Consultant, Ojala and CSG.
	Automobile Lease	43,193	16,193	(27,000)	-62.51%	Decrease due to reduction in fleet
	Employee Engagement & Service Awards	87,500	77,200	(10,300)	-11.77%	Slight decrease due to staff levels
	<b>Subtotal Sundry Expenses</b>	<b>2,800,518</b>	<b>2,967,814</b>	<b>167,296</b>	<b>6%</b>	
	Advertising	7,210	5,500	(1,710)	-23.72%	Slight decrease due to the demand of needing advertisement
	<b>Total Administrative Expenses</b>	<b>9,602,748</b>	<b>9,960,607</b>	<b>357,859</b>	<b>3.73%</b>	
	<b>Tenant Services:</b>					
	Tenant Services Contract Cost	-	156,000	156,000	100.00%	Increase due to tenant services efforts
	<b>Total Tenant Services</b>	<b>-</b>	<b>156,000</b>	<b>156,000</b>	<b>0.00%</b>	
	<b>Utilities:</b>					
	Water	15,750	25,000	9,250	58.73%	City of FW
	Electricity	135,450	114,500	(20,950)	-15.47%	TXU/Reliant Energy
	Gas	13,125	17,600	4,475	34.10%	Atmos
	Other (Meter Reading)	-	-	-	0.00%	
	<b>Total Utilities</b>	<b>164,325</b>	<b>157,100</b>	<b>(7,225)</b>	<b>-4.40%</b>	
	<b>Maintenance Materials:</b>					
	Materials	-	-	-	0.00%	Increase due to need of Misc Materials
	Gasoline	22,100	6,500	(15,600)	-70.59%	Reduction in Fleet
	Uniforms	2,250	3,000	750	33.33%	Cintas Corp
	HVAC Supplies	5,250	750	(4,500)	-85.71%	Grainger, Home Depot
	Other Supplies	12,525	13,200	675	5.39%	
	<b>Maintenance Contracts:</b>					
	Grounds, landscaping	75,346	85,000	9,654	12.81%	Lawn care Services for 1407,Admin,Parking lot and @the six ( Superior Landcare)
	Auto Maintenance	12,500	2,200	(10,300)	-82.40%	Reduction in Fleet (Enterprise Fleet)
	Other Maintenance	11,306	12,510	1,204	10.65%	Sierra Shred, Home depot, other supplies stores
	Elevator	8,493	9,600	1,107	13.03%	Slight increase in contract with American Elevator
	Air & Heat	107,500	14,622	(92,878)	-86.40%	Decrease due to air condition repairs being completed. (Texas Airsystems)
	Garbage Collection	15,254	7,608	(7,646)	-50.13%	Decrease due to one time fees being paid and we are now on a monthly contract.(Waste Connections)
	Fire Alarm	14,000	26,000	12,000	85.71%	Increase due to adding service to @ The six. includes Cintas fire protection quarterly and semi-annual service for 1201,1407,300 Beach
	Pest Control	-	2,880	2,880	0.00%	Arrow Exterminators Pest Control for 1201, 1407 & Beach
	Burglar Alarm	8,000	11,512	3,512	43.89%	Mthly Services at 1201,1407,300 Beach and @the six plus any misc. repairs
	Janitorial Services	54,522	100,459	45,937	84.25%	CTJ Maintenance service 1201,1407,300 Beach and @the six
	File Storage	10,135	17,515	7,380	72.81%	Off site Storage ( Access)
	Locks & Keys	-	1,450	1,450	0.00%	Increase due to need of supplies
	<b>Total Maintenance Expenses</b>	<b>359,945</b>	<b>314,805</b>	<b>(45,140)</b>	<b>-12.54%</b>	
	<b>Protective Services:</b>					
	Contract Costs-Security	70,000	70,000	-	0.00%	Sentry Force Security
	<b>Total Protective Services</b>	<b>70,000</b>	<b>70,000</b>	<b>-</b>	<b>0.00%</b>	
	<b>General Expenses:</b>					

	Liability Insurance	42,000	59,589	17,589	41.88%	Increase due to insurance cost
	Property Insurance	65,533	82,373	16,841	25.70%	Increase due to insurance cost
	Automobile Insurance	13,994	79,690	65,696	469.46%	Increase due to insurance cost
	Other Insurance coverage	4,000	66,575	62,575	1564.36%	Increase due to insurance cost
	<b>Subtotal - Insurance</b>	<b>125,527</b>	<b>288,227</b>	<b>162,699</b>	<b>129.61%</b>	
	<b>Total General Expenses</b>	<b>125,527</b>	<b>288,227</b>	<b>162,699</b>	<b>129.61%</b>	
	<b>TOTAL OPERATING EXPENSES</b>	<b>10,322,544</b>	<b>10,946,739</b>	<b>624,194</b>	<b>6%</b>	
	<b>Nonoperating Expenses:</b>					
	Extraordinary Maintenance	-	375,000	375,000	0.00%	ADA improvements and Connect Track Repair (Board Room)
	Capital Expenditures	180,000	-	(180,000)	-100.00%	
	<b>Total Nonoperating Expenses</b>	<b>180,000</b>	<b>375,000</b>	<b>195,000</b>	<b>108.33%</b>	
<b>TOTAL EXPENSES</b>	<b>Total Expenses</b>	<b>10,502,544</b>	<b>11,321,739</b>	<b>819,193</b>	<b>8%</b>	
<b>INCOME (LOSS)</b>	<b>Net Income</b>	<b>(0)</b>	<b>0</b>	<b>(0)</b>		
TRANSFER FROM/(TO) OTHER SOURCES		<b>0</b>	<b>(0)</b>	<b>0</b>		
TRANSFER FROM AMPs		-	-	-		
<b>NET</b>		<b>-</b>	<b>-</b>	<b>-</b>		

Beginning Unrestricted Net Assets

Ending Unrestricted Net Assets

% of Deficit to Beginning Reserve