

Baytown Housing Authority
Regular Meeting

AGENDA NOTICE

"Public notice of a regular meeting of the Board of Commissioners of the Housing Authority of the City of Baytown, Texas concerning business pertaining to the Authority will be held at the office of the Housing Authority located at 1805 Cedar Bayou Rd., Baytown, Texas, commencing at 5:30 p.m. on the 16th day of October 2023.

The Baytown Housing Authority offers accommodations for persons accessing its facilities, as required by the Americans with Disabilities Act. If you require special accommodation, please contact the Baytown Housing Authority office for assistance. Hearing impaired may contact TDD/TTY at 1-800-545-1833, extension 926.

- I. Call to Order
- II. General Public Comments
- III. Resident Comments
- IV. Approval of Minutes from the meeting on: July 5, 2023; August 21, 2023; August 28, 2023
- V. Discuss and consider approval of Resolution(s):
Resolution 2023-2024-8 – approval of 2024 Fair Market Rents

Executive Session:

In accordance with Chapter 551 of the Texas Government Code, the Board may go into Executive (closed) session to:

Consult with its attorney (§551.071)
Discuss Real Estate transaction (§551.072)
Deliberation regarding prospective gifts or donation (§551.073)
Discuss personnel matters (§551.074)
Deliberation regarding security devices (§551.076)
Discuss economic development negotiations (§551.087)

- VI. Confirmation of next Board Meeting: November 20, 2023
- VII. Adjourn

I, the undersigned, Joyce Young, secretary/assistant secretary of the Housing Authority of the City of Baytown, Texas do herewith certify that on the 12th day of October 2023. I did post the above following agenda notice on a board at a place convenient to the public in the city hall of the City of Baytown, Texas as required by chapter 551 of the Texas Government Code, as amended.

Witness my hand and seal of said Housing Authority the 12th day of
October, 2023. Posted Time: 5:00 pm

Joyce Young
Secretary/Assistant Secretary of the Housing Authority of the City of Baytown



**RESOLUTION TO APPROVE
2024 Fair Market Rents
RESOLUTION #2023/2024 - 8**

BE IT RESOLVED by the Commissioners of the Housing Authority of the City of Baytown, Texas that the Board of Commissioners of the Baytown Housing Authority hereby approves the 2024 Fair Market Rents at 110%.

CERTIFICATE

I, Joyce Young, the duly appointed Executive Director of the Housing Authority of the City of Baytown, do hereby certify that the above Resolution is a true copy of the Resolution passed by the said Authority at a Regular Meeting on the 23rd day of October 2023.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

Executive Director/Secretary

“I certify this is a true and correct statement.”

There being a quorum, a motion was made by _____ and seconded by _____ to approve Resolution 2023/2024-8, which approves the 2024 Fair Market Rents at 110%.

Board Chairman / Vice-Chairman

2024 Payment Standards HCV

Bedroom size	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
2024 FMR	\$ 1,180.00	\$ 1,248.00	\$ 1,492.00	\$ 1,971.00	\$ 2,533.00	

110% of FMRs

Payment Standards

Effective 1/1/2024



FY 2024 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2024 Houston-The Woodlands-Sugar Land, TX HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2024 & Final FY 2023 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2024 FMR	\$1,073	\$1,135	\$1,357	\$1,792	\$2,303
FY 2023 FMR	\$1,030	\$1,095	\$1,307	\$1,722	\$2,226

Harris County, TX is part of the Houston-The Woodlands-Sugar Land, TX HUD Metro FMR Area, which consists of the following counties: Chambers County, TX; Fort Bend County, TX; Galveston County, TX; Harris County, TX; Liberty County, TX; Montgomery County, TX; and Waller County, TX. All information here applies to the entirety of the Houston-The Woodlands-Sugar Land, TX HUD Metro FMR Area.

Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

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

- Calculate the Base Rent:** HUD uses 2017-2021 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2024, provided the estimate is statistically reliable. For FY2024, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2017-2021 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2024 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2024.

HOUSING AUTHORITY OF THE CITY OF BAYTOWN

MINUTES OF THE BHA BOARD SPECIAL MEETING

HELD ON JULY 5TH, 2023

On the 5th day of July, 2023 at 5:30 pm the board met in person at 1805 Cedar Bayou Road Baytown, Texas 77520. Upon roll call the following members of the body were present:

BOARD MEMBERS PRESENT

Fran Parent-Chairperson
Beth Thompson- Vice Chairperson
Grace Coronado-Commissioner
BJ Simon- Commissioner
Tammy Guidry-Commissioner

MEMBERS ABSENT

NONE

OTHERS PRESENT

Tawanda Bailey

Item I – Call to Order- There being a quorum the BHA Board meeting was called to order at 5:31 pm

Item II- General Public Comments- None

Item III- Resident Comments-None

Item IV- Approval of the Minutes- Motion was made by BJ Simon and 2nd by Grace Coronado Motion carried.

PUBLIC HEARING-

- a. Stone Brook Apartments
- b. Marina Club Apartments
- c. Bay Oaks Apartments
- d. Providence Apartments
- e. Standard Eastpoint Apartments
- f. Bayview Apartments

Item V- Discuss and approval of Resolution 2022-2023-23

Resolution 23 to approve 2023 Utility Allowances. Motion was made by BJ Simon and 2nd by Beth Thompson. Motion carried.

Item VI- Discuss and approval of Resolution 2022-2023-24

Resolution 24 to approve 2023 Income Limits. Motion was made by Tammy Guidry and 2nd by Grace Coronado. Motion carried.

HOUSING AUTHORITY OF THE CITY OF BAYTOWN

MINUTES OF THE BHA SPECIAL BOARD MEETING

HELD ON August 21st, 2023

On the 21st day of August 2023 at 5:30 pm the board met in person at 1805 Cedar Bayou Road Baytown, Texas 77520. Upon roll call the following members of the body were present:

BOARD MEMBERS PRESENT

Beth Thompson-Vice Chairperson

Grace Coronado-Commissioner

Tammy Guidry- Commissioner

BJ Simon- Commissioner

MEMBERS ABSENT

Fran Parent- Chairperson

OTHERS PRESENT

Tawanda Bailey

Randall B. Strong/Attorney

Item I – Call to Order- There being a quorum the BHA Board meeting was called to order at 5:38 pm

Item II- General Public Comments- Chambers County Commissioner Ryan Dagley and Baytown City Manager Jason Reynolds requested to speak regarding the Chambers Commons proposal.

Item III- Resident Comments-None

Item IV- Approval of the Minutes- Motion was made by Tammy Guidry and 2nd by BJ Simon to approve the minutes of July 5th and August 7th. Motion carried.

Item V- Approval of Resolutions:

Resolution 2023-2024-1-Approval of COL for staff. Motion was made by Grace Coronado and 2nd by Tammy Guidry. Motion carried.

Resolution 2023-2024-2- Approval of the Operating Budget. Motion was made by Tammy Guidry and 2nd by Grace Coronado. Motion carried.

Resolution 2023-2024-3-Approval to write off bad debts. Motion was made by Grace Coronado and 2nd by Tammy Guidry. Motion carried.

Resolution 2023-2024-4-Approval to write off checks over 90 days. Motion was made by Tammy Guidry and 2nd by BJ Simon. Motion carried.

HOUSING AUTHORITY OF THE CITY OF BAYTOWN

MINUTES OF THE BHA BOARD MEETING

HELD ON AUGUST 28TH, 2023

On the 28th day of August, 2023 at 5:30 pm the board met in person at 1805 Cedar Bayou Road Baytown, Texas 77520. Upon roll call the following members of the body were present:

BOARD MEMBERS PRESENT

Fran Parent-Chairperson
Beth Thompson-Vice Chairperson
BJ Simon-Commissioner
Grace Coronado-Commissioner
Tammy Guidry-Commissioner

MEMBERS ABSENT

N/A

OTHERS PRESENT

Greg Poole-Superintendent/BHISD
Clint Pipes-Trustee/BHISD
Randy Dagley-Chambers County
Commissioner
Nathan Brandimarte-Attorney
Jason Reynolds-City Manager/Baytown

OTHERS PRESENT

Tawanda Bailey

Item I – Call to Order- There being a quorum the BHA Board meeting was called to order at 5:38 pm

Item II- General Public Comments- We had five guests sign up. We had two guests who spoke to the board. The first guest to speak was Chambers County Commissioner Randy Dagley. He attended the board meeting to express his concerns with the Chambers Commons project and how the loss of the tax revenue for the BHISD and the county would cause a substantial financial burden. He appealed to the board to strongly consider the county's request to rescind the original resolution.

The second speaker was Mr. Greg Poole, Superintendent for the BHISD who also explained that he had been approached by this developer to build Market rate units which was an accepted project. His concern was that the loss of the tax revenue from this PFC project would cause a strain on the community. He asked the board to consider the request to rescind the resolution and end the PFC project.

Item III- Resident Comments-None

Item IV- Approval of the Minutes- BHA board had no minutes to approve at this meeting.

Baytown Housing Authority
Balance Sheet Summary Report
August 31, 2023

	Public Housing AMP 1	Public Housing AMP 2	BHA Community Services	Section 8	DHAP like	Lincoln Courts	Subtotal	Elimination	Total
ASSETS									
Cash	1,238,863	-	657,775	490,657	1,412,969	9,294	3,809,559	-	3,809,559
Accounts Receivable	19,207	-	-	5,941	-	15,625	40,773	-	40,773
Interfund Receivables	(10,201)	-	25,500	5,010.77	2,720	8,488	31,518	(31,518)	-
Other Current Assets	7,845	-	-	1,505	-	1,371	10,720	-	10,720
Fixed Assets	3,847,337	-	27,380	30,664	232,442	404,331	4,542,154	-	4,542,154
Note Receivable	-	-	-	-	-	-	-	-	-
Total Assets	5,103,052	-	710,655	533,778	1,648,131	439,109	8,434,724	(31,518)	8,403,207
LIABILITIES									
Accounts Payable	-	-	-	-	-	(83)	(83)	-	(83)
Interfund Payables	-	(8,930)	-	(4,063)	-	(24,651)	(37,644)	31,518	(6,126)
Other Current Liabilities	(73,856)	-	-	(46,562)	(60,674)	(18,362)	(199,455)	-	(199,455)
Non-Current Liabilities	-	-	-	(62,469)	-	-	(62,469)	-	(62,469)
Total Liabilities	(73,856)	(8,930)	-	(113,094)	(60,674)	(43,096)	(299,650)	31,518	(268,132)
EQUITY									
Net Investment in Capital Assets	(3,847,337)	-	(27,380)	(65,951)	(232,442)	(404,331)	(4,577,441)	-	(4,577,441)
Restricted Net Assets	-	-	-	(9,079)	-	-	(9,079)	-	(9,079)
Unrestricted Net Assets	(1,181,859)	8,930	(683,275)	(345,654)	(1,355,015)	8,318	(3,548,555)	-	(3,548,555)
Total Equity	(5,029,196)	8,930	(710,655)	(420,684)	(1,587,457)	(396,013)	(8,135,075)	-	(8,135,075)

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Baytown Housing Authority
 Interfund & Long-Term OIG Interfund Schedule
 August 31, 2023

Interfunds	LIPH	HCV	EHV	Lincoln Ct	DHAP	Alexander HAP	Revolving	BHA Comm Services	Alexander LIHTC	
LIPH	-	-	-	-	-	-	(3,499.29)	-	(8,930.00)	(12,429.29)
HCV	-	-	-	-	-	-	(947.71)	-	-	(947.71)
EHV	-	-	-	-	-	-	-	-	-	-
Lincoln Ct	-	-	-	-	-	-	(9,337.40)	25,500.00	-	16,162.60
DHAP	-	-	-	-	-	-	(2,719.66)	-	-	(2,719.66)
Alexander HAP	-	-	-	-	-	-	-	-	8,930.00	8,930.00
Revolving	3,499.29	947.71	-	9,337.40	2,719.66	-	-	1,125.98	-	17,630.04
BHA Comm Services	-	-	-	(25,500.00)	-	-	(1,125.98)	-	-	(26,625.98)
Alexander LIHTC	8,930.00	-	-	-	-	(8,930.00)	-	-	-	-
	12,429.29	947.71	-	(16,162.60)	2,719.66	(8,930.00)	(17,630.04)	26,625.98	-	-

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**BHA Public Housing
Operating Statement
Two Months Ending 08/31/2023**

Program: Public Housing Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
REVENUE								
Dwelling Rent	25,523.00	22,983.33	2,539.67	48,993.00	45,966.67	3,026.33	275,800.00	(226,807.00)
Dwelling Rent - Other	3,265.34	966.66	2,298.68	5,697.40	1,933.34	3,764.06	11,600.00	(5,902.60)
Operating Subsidy	40,615.56	26,666.67	13,948.89	85,325.56	53,333.33	31,992.23	320,000.00	(234,674.44)
Capital Grants	11,846.80	25,516.67	(13,669.87)	64,349.42	51,033.33	13,316.09	306,200.00	(241,850.58)
Other Revenue	34,138.59	300.00	33,838.59	34,298.59	600.00	33,698.59	3,600.00	30,698.59
Interest	954.63	298.33	656.30	1,908.05	596.67	1,311.38	3,580.00	(1,671.95)
TOTAL REVENUE	116,343.92	76,731.66	39,612.26	240,572.02	153,463.34	87,108.68	920,780.00	(680,207.98)
706500.000 ROSS grant	(5,620.26)	0.00	(5,620.26)	(11,236.22)	0.00	(11,236.22)	0.00	(11,236.22)
EXPENDITURES								
ADMINISTRATIVE								
Administrative Salaries	20,681.92	14,558.33	(6,123.59)	34,672.86	29,116.67	(5,556.19)	174,700.00	140,027.14
Audit Fees	0.00	833.33	833.33	0.00	1,666.67	1,666.67	10,000.00	10,000.00
Administrative - Other	2,993.16	1,758.33	(1,234.83)	4,320.74	3,516.67	(804.07)	21,100.00	16,779.26
Administrative Benefits	6,611.89	5,041.67	(1,570.22)	12,373.98	10,083.33	(2,290.65)	60,500.00	48,126.02
Office Expenses	5,129.55	4,016.66	(1,112.89)	8,464.52	8,033.34	(431.18)	48,200.00	39,735.48
Legal	130.00	33.33	(96.67)	259.00	66.67	(192.33)	400.00	141.00
Office Rent	717.13	491.67	(225.46)	1,141.89	983.33	(158.56)	5,900.00	4,758.11
Compensated Absences	0.00	700.00	700.00	0.00	1,400.00	1,400.00	8,400.00	8,400.00
TOTAL ADMINISTRATIVE	36,263.65	27,433.32	(8,830.33)	61,232.99	54,866.68	(6,366.31)	329,200.00	267,967.01
TENANT SERVICES								
Tenant Services - Other	590.62	658.33	67.71	1,394.98	1,316.67	(78.31)	7,900.00	6,505.02
TOTAL TENANT SERVICES	590.62	658.33	67.71	1,394.98	1,316.67	(78.31)	7,900.00	6,505.02
UTILITIES								
Water	5,109.99	1,733.33	(3,376.66)	5,181.92	3,466.67	(1,715.25)	20,800.00	15,618.08
Electricity	4,656.27	4,341.66	(314.61)	9,060.43	8,683.34	(377.09)	52,100.00	43,039.57
Gas	393.04	766.67	373.63	870.76	1,533.33	662.57	9,200.00	8,329.24
Sewer	6,464.06	2,483.33	(3,980.73)	6,545.82	4,966.67	(1,579.15)	29,800.00	23,254.18
TOTAL UTILITIES	16,623.36	9,324.99	(7,298.37)	21,658.93	18,650.01	(3,008.92)	111,900.00	90,241.07
MAINTENANCE & OPERATIONS								
Maintenance Salaries	10,577.46	9,758.33	(819.13)	17,305.01	19,516.67	2,211.66	117,100.00	99,794.99
Materials	3,235.46	2,508.33	(727.13)	10,363.98	5,016.67	(5,347.31)	30,100.00	19,736.02
Contract Costs	7,541.71	19,633.33	12,091.62	16,766.92	39,266.67	22,499.75	235,600.00	218,833.08
Maintenance Benefits	2,500.18	2,158.33	(341.85)	5,303.21	4,316.67	(986.54)	25,900.00	20,596.79
TOTAL MAINTENANCE & OPERATIONS	23,854.81	34,058.32	10,203.51	49,739.12	68,116.68	18,377.56	408,700.00	358,960.88
OTHER GENERAL								
Protective Services	286.40	391.67	105.27	650.70	783.33	132.63	4,700.00	4,049.30
TOTAL OTHER GENERAL	286.40	391.67	105.27	650.70	783.33	132.63	4,700.00	4,049.30
INSURANCE								
Property	0.00	3,283.33	3,283.33	10,541.70	6,566.67	(3,975.03)	39,400.00	28,858.30
Liability	0.00	175.00	175.00	504.52	350.00	(154.52)	2,100.00	1,595.48
Workmen's Compensation	0.00	200.00	200.00	576.45	400.00	(176.45)	2,400.00	1,823.55
Insurance - Other	0.00	25.00	25.00	63.22	50.00	(13.22)	300.00	236.78
TOTAL INSURANCE	0.00	3,683.33	3,683.33	11,685.89	7,366.67	(4,319.22)	44,200.00	32,514.11
NON-OPERATING								
Extraordinary Maintenance	4,088.46	908.33	(3,180.13)	61,109.07	1,816.67	(59,292.40)	10,900.00	(50,209.07)
TOTAL NON-OPERATING	4,088.46	908.33	(3,180.13)	61,109.07	1,816.67	(59,292.40)	10,900.00	(50,209.07)
TOTAL EXPENDITURES	81,707.30	76,458.29	(5,249.01)	207,471.68	152,916.71	(54,554.97)	917,500.00	710,028.32
SURPLUS	29,016.36	273.37	(28,742.99)	21,864.12	546.63	(21,317.49)	3,280.00	(18,584.12)

BHA Lincoln Courts
Operating Statement
Two Months Ending 08/31/2023
Program: Lincoln Courts Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
REVENUE								
Dwelling Rent	14,420.00	14,091.67	328.33	28,503.89	28,183.33	320.56	169,100.00	(140,596.11)
Dwelling Rent - Other	160.00	383.33	(223.33)	710.00	766.67	(56.67)	4,600.00	(3,890.00)
Other Revenue	125.14	25.00	100.14	140.14	50.00	90.14	300.00	(159.86)
TOTAL REVENUE	14,705.14	14,500.00	205.14	29,354.03	29,000.00	354.03	174,000.00	(144,645.97)
EXPENDITURES								
ADMINISTRATIVE								
Administrative Salaries	4,317.59	3,300.00	(1,017.59)	7,280.57	6,600.00	(680.57)	39,600.00	32,319.43
Auditing Fees	0.00	141.67	141.67	0.00	283.33	283.33	1,700.00	1,700.00
Administrative Benefits	1,209.80	1,150.00	(59.80)	2,301.39	2,300.00	(1.39)	13,800.00	11,498.61
Office Expenses	1,098.11	650.01	(448.10)	3,445.94	1,299.99	(2,145.95)	7,800.00	4,354.06
Legal	0.00	133.33	133.33	0.00	266.67	266.67	1,600.00	1,600.00
Training	342.92	75.00	(267.92)	394.59	150.00	(244.59)	900.00	505.41
Travel	0.00	16.67	16.67	12.00	33.33	21.33	200.00	188.00
Office Rent	119.54	83.33	(36.21)	190.36	166.67	(23.69)	1,000.00	809.64
Administrative Other	117.50	125.00	7.50	235.00	250.00	15.00	1,500.00	1,265.00
TOTAL ADMINISTRATIVE	7,205.46	5,675.01	(1,530.45)	13,859.85	11,349.99	(2,509.86)	68,100.00	54,240.15
UTILITIES								
Water	1,529.80	600.00	(929.80)	1,541.80	1,200.00	(341.80)	7,200.00	5,658.20
Electricity	363.86	333.34	(30.52)	758.54	666.66	(91.88)	4,000.00	3,241.46
Gas	298.51	783.33	484.82	654.02	1,566.67	912.65	9,400.00	8,745.98
Sewer	1,607.40	583.33	(1,024.07)	1,621.04	1,166.67	(454.37)	7,000.00	5,378.96
TOTAL UTILITIES	3,799.57	2,300.00	(1,499.57)	4,575.40	4,600.00	24.60	27,600.00	23,024.60
MAINTENANCE & OPERATIONS								
Maintenance Salaries	1,867.65	1,708.33	(159.32)	3,055.92	3,416.67	360.75	20,500.00	17,444.08
Maintenance Materials	401.45	716.67	315.22	1,042.00	1,433.33	391.33	8,600.00	7,558.00
Contract Costs	2,145.12	3,050.02	904.90	4,463.95	6,099.98	1,636.03	36,600.00	32,136.05
Maintenance Benefits	413.41	375.00	(38.41)	874.96	750.00	(124.96)	4,500.00	3,625.04
TOTAL MAINTENANCE & OPERATIONS	4,827.63	5,850.02	1,022.39	9,436.83	11,699.98	2,263.15	70,200.00	60,763.17
INSURANCE								
Property	0.00	583.33	583.33	1,860.30	1,166.67	(693.63)	7,000.00	5,139.70
Liability	0.00	33.33	33.33	84.10	66.67	(17.43)	400.00	315.90
Workmen's Compensation	0.00	33.33	33.33	96.08	66.67	(29.41)	400.00	303.92
Insurance Other	0.00	0.00	0.00	10.55	0.00	(10.55)	0.00	(10.55)
TOTAL INSURANCE	0.00	649.99	649.99	2,051.03	1,300.01	(751.02)	7,800.00	5,748.97
NON-OPERATING								
Extraordinary Maintenance	0.00	275.00	275.00	0.00	550.00	550.00	3,300.00	3,300.00
TOTAL NON-OPERATING	0.00	275.00	275.00	0.00	550.00	550.00	3,300.00	3,300.00
TOTAL EXPENDITURES	15,832.66	14,750.02	(1,082.64)	29,923.11	29,499.98	(423.13)	177,000.00	147,076.69
SURPLUS	(1,127.52)	(250.02)	(877.50)	(569.08)	(499.98)	(69.10)	(3,000.00)	2,430.92

**BHA Housing Choice Voucher
Operating Statement
Two Months Ending 08/31/2023
Program: Section 8 Voucher Project: Consolidated**

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
REVENUE								
Housing Assistance Payments	648,668.00	629,191.67	19,476.33	1,298,918.00	1,258,383.33	40,534.67	7,550,300.00	(6,251,382.00)
Administrative Fee	66,736.59	54,766.67	11,969.92	121,345.65	109,533.33	11,812.32	657,200.00	(535,854.35)
Port-In HAP	0.00	44,808.33	(44,808.33)	0.00	89,616.67	(89,616.67)	537,700.00	(537,700.00)
Port-In Administrative Fee	0.00	2,240.42	(2,240.42)	0.00	4,480.83	(4,480.83)	26,885.00	(26,885.00)
Fraud Recovery	259.00	583.34	(324.34)	601.00	1,166.66	(565.66)	7,000.00	(6,399.00)
Other Revenue	422.50	58.33	364.17	422.50	116.67	305.83	700.00	(277.50)
TOTAL REVENUE	716,086.09	731,648.76	(15,562.67)	1,421,287.15	1,463,297.49	(42,010.34)	8,779,785.00	(7,358,497.85)
EXPENDITURES								
ADMINISTRATIVE								
Administrative Salaries	38,578.43	30,108.33	(8,470.10)	64,876.26	60,216.67	(4,659.59)	361,306.00	296,423.74
Auditing Fees	0.00	1,800.00	1,800.00	0.00	3,600.00	3,600.00	21,600.00	21,600.00
Administrative Benefits	12,972.00	12,458.33	(513.67)	24,622.26	24,916.67	294.41	149,500.00	124,877.74
Office Expenses	10,253.25	8,358.32	(1,894.93)	14,499.18	16,716.68	2,217.50	100,300.00	85,800.82
Training	2,018.07	533.33	(1,484.74)	2,365.06	1,066.67	(1,298.39)	6,400.00	4,034.94
Travel	0.00	75.00	75.00	52.45	150.00	97.55	900.00	847.55
Office Rent	1,553.78	1,066.67	(487.11)	2,474.10	2,133.33	(340.77)	12,800.00	10,325.90
Administrative Other	2,359.53	1,841.66	(517.87)	5,170.97	3,683.34	(1,487.63)	22,100.00	16,929.03
TOTAL ADMINISTRATIVE	67,735.06	56,241.64	(11,493.42)	114,060.28	112,483.36	(1,576.92)	674,900.00	560,839.72
UTILITIES								
Water	197.52	150.00	(47.52)	353.37	300.00	(53.37)	1,800.00	1,446.63
Electricity	785.20	691.67	(93.53)	1,542.51	1,383.33	(159.18)	8,300.00	6,757.49
Gas	43.04	58.33	15.29	86.33	116.67	30.34	700.00	613.67
Sewer	218.49	0.00	(218.49)	395.64	0.00	(395.64)	0.00	(395.64)
TOTAL UTILITIES	1,244.25	900.00	(344.25)	2,377.85	1,800.00	(577.85)	10,800.00	8,422.15
MAINTENANCE & OPERATIONS								
Maintenance Materials	19.85	183.33	163.48	85.09	366.67	281.58	2,200.00	2,114.91
Contract Costs	251.48	500.00	248.52	649.74	1,000.00	350.26	6,000.00	5,350.26
TOTAL MAINTENANCE & OPERATIONS	271.33	683.33	412.00	734.83	1,366.67	631.84	8,200.00	7,465.17
INSURANCE								
Liability	0.00	375.00	375.00	1,093.13	750.00	(343.13)	4,500.00	3,406.87
Workmen's Compensation	0.00	441.67	441.67	1,248.97	883.33	(365.64)	5,300.00	4,051.03
Insurance Other	0.00	50.00	50.00	136.98	100.00	(36.98)	600.00	463.02
TOTAL INSURANCE	0.00	866.67	866.67	2,479.08	1,733.33	(745.75)	10,400.00	7,920.92
NON-OPERATING								
Housing Assistance Payments	702,146.28	713,708.32	11,562.04	1,383,930.85	1,427,416.68	43,485.83	8,564,500.00	7,180,569.15
TOTAL NON-OPERATING	702,146.28	713,708.32	11,562.04	1,383,930.85	1,427,416.68	43,485.83	8,564,500.00	7,180,569.15
TOTAL EXPENDITURES	771,396.92	772,399.96	1,003.04	1,503,582.89	1,544,800.04	41,217.15	9,268,800.00	7,765,217.11
SURPLUS	(55,310.83)	(40,751.20)	(14,559.63)	(82,295.74)	(81,502.55)	(793.19)	(489,015.00)	406,719.26

Baytown Housing Authority

Operating Statement

Two Months Ending 08/31/2023

Program: BHA Community Services Project: Consolidated

	Period	Period	Period	YTD	YTD	YTD	Annual	Remaining
	Amount	Budget	Variance	Amount	Budget	Variance	Budget	Budget
71500.010 Other rev	(352,500.00)	0.00	(352,500.00)	(402,500.00)	0.00	(402,500.00)	0.00	(402,500.00)
91100.010 Admin salaries	0.00	0.00	0.00	45,459.96	0.00	(45,459.96)	0.00	(45,459.96)
91600.060 Office Expenses Other	320.00	0.00	(320.00)	452.91	0.00	(452.91)	0.00	(452.91)
91710.010 Staff training	0.00	0.00	0.00	8,000.00	0.00	(8,000.00)	0.00	(8,000.00)
93100.010 Water	1,177.12	0.00	(1,177.12)	1,177.12	0.00	(1,177.12)	0.00	(1,177.12)
SURPLUS	(353,997.12)	0.00	353,997.12	(457,589.99)	0.00	457,589.99	0.00	457,589.99