

	76 - BLI	2022 Actual FDS Amt.	2023 Actual FDS Amt.	2024 Actual FDS Amt.	2022 - 2024 Average Amt.	2022 - 2024 Average -PUM	2025 Budget Rev. Amount	Change from Average Amount & 2025 Budget	2026 Budget p/ Change	PHA/HA Est. 2026 Adjustments	2026 Adjusted Budget Amount	% of Income	2026 Adjusted PUM
INCOME													
OPERATING REVENUES													
703.000 Dwelling Rental Income	\$ 121,109.00	\$ 122,231.00	\$ 142,868.00	\$ 128,736.00	\$ 214.56	\$ -	\$ 3,300.00	(38.010909)	\$ -	\$ 3,300.00	\$ 3,300.00	1.2373%	\$ 5.50
703.010 Retroactive Rents/ Pymts - Chg off Accts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
704.000 Other Tenant Revenue	\$ 5,219.00	\$ 308.00	\$ 4,182.00	\$ 3,236.33	\$ 5.39	\$ 2,200.00	\$ 2,400.00	(0.348472)	\$ 2,200.00	\$ -	\$ 2,200.00	0.8248%	\$ 3.67
704.020 Excess Utility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
TOTAL OPERATING REVENUES	\$ 126,328.00	\$ 122,539.00	\$ 147,050.00	\$ 131,972.33	\$ 219.95	\$ 2,200.00	\$ 5,700.00	(22.153041)	\$ 2,200.00	\$ -	\$ 5,500.00	2.0621%	\$ 9.17
OTHER REVENUES													
711.000 Investment Income - Unrestricted	\$ 1,042.00	\$ 706.00	\$ 113.00	\$ 620.33	\$ 1.03	\$ 100.00	\$ 100.00	(5.203333)	\$ -	\$ 100.00	\$ 100.00	0.0375%	\$ 0.17
706.XXX CFP Operating Grants	\$ 17,836.00	\$ -	\$ -	\$ 5,945.33	\$ 9.91	\$ -	\$ -	-	\$ 6,000.00	\$ (6,000.00)	\$ -	0.0000%	\$ -
715.XXX Wiaved PILOT Income	\$ -	\$ -	\$ 1,107.00	\$ 369.00	\$ 0.62	\$ -	\$ -	-	\$ 400.00	\$ (400.00)	\$ -	0.0000%	\$ -
715.000 Other Revenue	\$ 162.00	\$ 225.00	\$ 157,604.00	\$ 52,663.67	\$ 87.77	\$ 1,000.00	\$ 1,000.00	(51.663667)	\$ -	\$ 1,000.00	\$ 1,000.00	0.3749%	\$ 1.67
716.000 Gain on the Sale of Fixed Assets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
TOTAL OTHER REVENUES	\$ 19,040.00	\$ 931.00	\$ 158,824.00	\$ 59,598.33	\$ 99.33	\$ 1,100.00	\$ 1,100.00	(53.180303)	\$ 6,400.00	\$ -	\$ 1,100.00	0.4124%	\$ 1.83
OPERATING SUBSIDY													
706.000 Operating Subsidy	\$ 248,437.00	\$ 240,537.00	\$ 238,461.00	\$ 242,478.33	\$ 404.13	\$ 328,700.00	\$ 376,200.00	0.355454	\$ 328,700.00	\$ (68,580.00)	\$ 260,120.00	97.5255%	\$ 433.53
706.001 Operating Subsidy (Other)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
TOTAL OPERATING SUBSIDY	\$ 248,437.00	\$ 240,537.00	\$ 238,461.00	\$ 242,478.33	\$ 404.13	\$ 328,700.00	\$ 376,200.00	0.355454	\$ 328,700.00	\$ -	\$ 260,120.00	97.5255%	\$ 433.53
TOTAL INCOME	\$ 393,805.00	\$ 364,007.00	\$ 544,335.00	\$ 434,049.00	\$ 723.41	\$ 337,300.00	\$ 383,000.00	(0.133287)	\$ 337,300.00	\$ -	\$ 266,720.00	100.0000%	\$ 444.53



	2022 Actual FDS Amt.	2023 Actual FDS Amt.	2024 Actual FDS Amt.	2022 - 2024 Average Amt.	2022 - 2024 Average -PUM	2025 Budget Rev. Amount	Change from Average Amount & 2025 Budget	2026 Budget p/ Change	PHA/HA Est. 2026 Adjustments	2026 Adjusted Budget Amount	% of Income	2026 Adjusted PUM
76 - BLI												
ORDINARY MAINTENANCE SALARY & MATERIALS												
941.000 Maintenance Salaries	\$ 27,155.00	\$ 27,206.00	\$ 31,994.00	\$ 28,785.00	\$ 47.98	\$ -	-	\$ 28,800.00	\$ (28,800.00)	\$ -	0.0000%	\$ -
942.000 Maintenance Operating Materials	\$ 110,942.00	\$ 70,828.00	\$ 65,844.00	\$ 82,538.00	\$ 137.56	\$ 5,000.00	(15.507600)	\$ -	\$ 5,000.00	\$ 5,000.00	1.8746%	\$ 8.33
942.001 Maintenance Operating Mat. Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
943.000 Ordinary Maint. and Operations Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
943.010 Garbage/Trash Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
943.020 Heating & Cooling	\$ 8,114.00	\$ 20,986.00	\$ 21,388.00	\$ 16,829.33	\$ 28.05	\$ -	-	\$ 16,900.00	\$ (16,900.00)	\$ -	0.0000%	\$ -
943.030 Uniform - Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
943.040 Equipment Repairs & Maint. Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
943.050 Landscaping/Grounds	\$ 18,074.00	\$ 62,133.00	\$ 79,912.00	\$ 53,373.00	\$ 88.96	\$ -	-	\$ 53,400.00	\$ (53,400.00)	\$ -	0.0000%	\$ -
943.060 Unit Turnaround	\$ -	\$ 6,000.00	\$ -	\$ 2,000.00	\$ 3.33	\$ -	-	\$ 2,000.00	\$ (2,000.00)	\$ -	0.0000%	\$ -
943.070 Electrical	\$ 4,005.00	\$ 3,584.00	\$ 1,487.00	\$ 3,025.33	\$ 5.04	\$ -	-	\$ 3,100.00	\$ (3,100.00)	\$ -	0.0000%	\$ -
943.080 Maint. Contract Plumbing	\$ 4,794.00	\$ 7,380.00	\$ 8,917.00	\$ 7,030.33	\$ 11.72	\$ -	-	\$ 7,100.00	\$ (7,100.00)	\$ -	0.0000%	\$ -
943.090 Maint. Extermination	\$ 650.00	\$ 660.00	\$ 2,135.00	\$ 1,148.33	\$ 1.91	\$ -	-	\$ 1,200.00	\$ (1,200.00)	\$ -	0.0000%	\$ -
943.100 Janitorial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
943.110 Routine Maintenance	\$ 1,278.00	\$ 1,560.00	\$ 3,258.00	\$ 2,032.00	\$ 3.39	\$ -	0.796800	\$ 3,700.00	\$ (3,700.00)	\$ -	0.0000%	\$ -
943.120 Maint. Contract Misc.	\$ 14,292.00	\$ 11,117.00	\$ 51,222.00	\$ 25,543.67	\$ 42.57	\$ 10,000.00	-	\$ 25,600.00	\$ (15,600.00)	\$ 10,000.00	3.7493%	\$ 16.67
945.000 Employee Benefit Cont.-Maint	\$ 7,072.00	\$ 4.00	\$ 2,081.00	\$ 3,052.33	\$ 5.09	\$ -	-	\$ 3,100.00	\$ (3,100.00)	\$ -	0.0000%	\$ -
TOTAL ORDINARY MAINTENANCE	\$ 196,376.00	\$ 211,458.00	\$ 268,238.00	\$ 225,357.33	\$ 375.60	\$ 15,000.00	(14.023822)	\$ 144,900.00	\$ -	\$ 15,000.00	5.6239%	\$ 25.00
GENERAL EXPENSES INSURANCE												
961.001 Property Insurance	\$ 42,561.00	\$ 57,423.00	\$ 66,749.00	\$ 55,577.67	\$ 92.63	\$ 62,600.00	0.112178	\$ 61,900.00	\$ 100.00	\$ 62,000.00	23.2454%	\$ 103.33
961.002 Liability Insurance	\$ 1,433.00	\$ 1,635.00	\$ 2,338.00	\$ 1,802.00	\$ 3.00	\$ 1,800.00	(0.001111)	\$ 1,800.00	\$ -	\$ 1,800.00	0.6749%	\$ 3.00
961.003 Workers Compensation Insurance	\$ 430.00	\$ 535.00	\$ 638.00	\$ 534.33	\$ 0.89	\$ 200.00	(1.671667)	\$ (400.00)	\$ 600.00	\$ 200.00	0.0750%	\$ 0.33
961.040 Other Insurance Expense	\$ 315.00	\$ 330.00	\$ 250.00	\$ 298.33	\$ 0.50	\$ -	-	\$ 300.00	\$ (300.00)	\$ -	0.0000%	\$ -
961.041 Bond Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00	1.000000	\$ -	\$ 100.00	\$ 100.00	0.0375%	\$ 0.17
961.042 Auto Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200.00	1.000000	\$ -	\$ 2,200.00	\$ 2,200.00	0.8248%	\$ 3.67
TOTAL INSURANCE	\$ 44,739.00	\$ 59,923.00	\$ 69,975.00	\$ 58,212.33	\$ 97.02	\$ 66,900.00	0.129860	\$ 63,600.00	\$ -	\$ 66,300.00	24.8575%	\$ 110.50
OTHER GENERAL EXPENSES												
962.000 Other General Expenses	\$ -	\$ 600.00	\$ -	\$ 200.00	\$ 0.33	\$ 3,200.00	0.937500	\$ 400.00	\$ 2,800.00	\$ 3,200.00	1.1998%	\$ 5.33
962.001 Employee Benefit Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 5,100.00	\$ (5,100.00)	\$ -	0.0000%	\$ -
962.100 Comensated Absences	\$ 8,578.00	\$ 4,357.00	\$ 2,072.00	\$ 5,002.33	\$ 8.34	\$ -	-	\$ 12,900.00	\$ (12,900.00)	\$ -	0.0000%	\$ -
963.000 Payment In Lieu of Taxes	\$ 12,024.00	\$ 11,413.00	\$ 15,098.00	\$ 12,845.00	\$ 21.41	\$ -	-	\$ 1,200.00	\$ 800.00	\$ 2,000.00	0.7499%	\$ 3.33
964.000 Bad Debt - Tenant Rents	\$ 4,970.00	\$ 360.00	\$ 4,565.00	\$ 3,298.33	\$ 5.50	\$ 2,000.00	(0.649167)	\$ -	\$ -	\$ -	0.0000%	\$ -
965.000 Bad Debt - Mortgages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
966.000 Bad Debt - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
968.000 Severance Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
TOTAL OTHER GENERAL EXPENSES	\$ 25,572.00	\$ 16,730.00	\$ 21,735.00	\$ 21,345.67	\$ 35.58	\$ 5,200.00	(3.104936)	\$ 19,600.00	\$ -	\$ 5,200.00	1.9496%	\$ 8.67
TOTAL GENERAL EXPENSES	\$ 70,311.00	\$ 76,653.00	\$ 91,710.00	\$ 79,558.00	\$ 132.60	\$ 72,100.00	(0.103440)	\$ 83,200.00	\$ -	\$ 71,500.00	26.8071%	\$ 119.17
TOTAL ROUTINE EXPENSES	\$ 411,820.00	\$ 455,488.00	\$ 489,068.00	\$ 452,125.33	\$ 753.56	\$ 252,300.00	(0.792015)	\$ 373,400.00	\$ -	\$ 252,700.00	94.7436%	\$ 421.00



76 - BLI												
NON-ROUTINE EXPENDITURES - EXTRAORDINARY												
971.000 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	-	\$ -
972.000 Casualty Loss Non-Capitalized	\$ -	\$ -	\$ 160,629.00	\$ 53,543.00	\$ 89.24	\$ 20,000.00	(1.677150)	\$ -	\$ 20,000.00	\$ 20,000.00	7.4985%	\$ 33.33
TOTAL EXTRAORDINARY MAINTENANCE	\$ -	\$ -	\$ 160,629.00	\$ 53,543.00	\$ 89.24	\$ 20,000.00	(1.677150)	\$ -	\$	\$ 20,000.00	7.4985%	\$ 33.33
NON-ROUTINE EXPENSES -Other												
CAPITAL EXPENDITURES												
974.000 Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	0.0000%	\$ -
999.020 Replacement of Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	0.0000%	\$ -
999.040 Betterments & Additions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	0.0000%	\$ -
TOTAL CAPITAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	0.0000%	\$ -
TOTAL NON-ROUTINE EXPENSES	\$ 411,820.00	\$ 455,488.00	\$ 160,629.00	\$ 53,543.00	\$ 89.24	\$ 20,000.00	(1.677150)	\$ -	\$	\$ 20,000.00	7.4985%	\$ 33.33
TOTAL EXPENSES	\$ 411,820.00	\$ 455,488.00	\$ 649,697.00	\$ 505,668.33	\$ 842.80	\$ 272,300.00	(0.857027)	\$ 373,400.00	\$	\$ 272,700.00	102.2421%	\$ 454.33
SURPLUS	\$ (18,015.00)	\$ (91,481.00)	\$ (105,362.00)	\$ (71,619.33)	\$ (119.39)	\$ 110,700.00	1.646968	\$ (36,100.00)	\$	\$ (5,980.00)	-2.2421%	\$ (9.80)
Provision for and Estimated or Actual Operating Reserve at Fiscal Year End												
Operating reserve at End of previous fiscal year -2024 actual per Audited FDS			\$ 862.00									
Provision for Operating Reserve - Previous Budget Year (Check One)			☒ Estimated for FYE ☐ Actual for FYE 110,700.00									
Operating reserve at End of Previous Budget Year (Check one)			☒ Estimated for FYE ☐ Actual for FYE 111,562.00									
Provision for Operating Reserve - Requested Budget Year Estimated for FYE			(5,980.00)									
Operating Reserve at End of Requested Budget Year Estimated for FYE			105,582.00									



TEXAS CITY HOUSING AUTHORITY
2026 HOUSING ASSISTANCE PAYMENTS AND ADMINISTRATIVE (S8)
OPERATING BUDGET

PUM (Based on Actuals / FDS Audited)	2022 Actual FDS Amt.		2023 Actual FDS Amt.		2024 Actual FDS Amt.		2024 - 2024 Amount Average		2022 - 2024 PUM Average		2025 Budget Rev. Amount		Change from Average Amount & 2025 Budget		2026 Budgeted Amount		PHA/HA Est. 2026 Adjustments		2026 Adjusted Budget Amount		% of Income		2026 Adjusted PUM	
	9171		9321		9039		9177																9321	
INCOME																								
GRANT & FEE REVENUE																								
706.010 HAP Fees Earned	\$	7,535,409.00	\$	8,164,346.00	\$	7,955,879.00	\$	7,885,211.33	\$	859.24	\$	9,610,900.00	0.179555	\$	9,301,100.00	\$	98,900.00	\$	9,400,000.00	\$	77.9080%	\$	1,008.48	
706.020 Administrative Fees Earned	\$	769,183.00	\$	763,280.00	\$	715,193.00	\$	749,218.67	\$	81.64	\$	785,100.00	0.045703	\$	783,500.00	\$	1,600.00	\$	785,100.00	\$	6.5070%	\$	84.23	
706.020 Administrative Fees (CARES)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	-	\$	-	\$	-	\$	-	\$	0.0000%	\$	-	
TOTAL GRANT & FEE REVENUE	\$	8,304,592.00	\$	8,927,626.00	\$	8,671,072.00	\$	8,634,430.00	\$	940.88	\$	10,396,000.00	0.169447	\$	10,084,600.00	\$	-	\$	10,185,100.00	\$	84.4150%	\$	1,092.70	
OTHER REVENUE																								
711.020 Interest Income	\$	3,566.00	\$	3,564.00	\$	3,905.00	\$	3,678.33	\$	0.40	\$	1,300.00	(1,829,487)	\$	(3,100.00)	\$	4,400.00	\$	1,300.00	\$	0.0108%	\$	0.14	
714.010 HAP Fraud Recovery	\$	14,859.00	\$	12,352.00	\$	28,773.00	\$	18,661.33	\$	2.03	\$	85,300.00	0.781227	\$	33,300.00	\$	46,700.00	\$	80,000.00	\$	0.6630%	\$	8.58	
714.020 Admin Fraud Recovery	\$	14,859.00	\$	12,352.00	\$	28,774.00	\$	18,661.67	\$	2.03	\$	85,300.00	0.781223	\$	33,300.00	\$	46,700.00	\$	80,000.00	\$	0.6630%	\$	8.58	
715.000 Other Revenue	\$	465.00	\$	76.00	\$	-	\$	180.33	\$	0.02	\$	-	-	\$	200.00	\$	(200.00)	\$	-	\$	0.0000%	\$	-	
715.001 Management Fee Income	\$	-	\$	-	\$	-	\$	-	\$	-	\$	48,000.00	1.000000	\$	-	\$	48,000.00	\$	48,000.00	\$	0.3978%	\$	5.15	
715.010 Port HAP Reimbursements	\$	790,208.00	\$	1,106,770.00	\$	1,426,874.00	\$	1,107,950.67	\$	120.73	\$	1,788,600.00	0.380549	\$	1,529,600.00	\$	-	\$	1,529,600.00	\$	12.6775%	\$	164.10	
715.020 Port Admin Fees Earned	\$	75,853.00	\$	149,244.00	\$	152,340.00	\$	125,812.33	\$	13.71	\$	206,300.00	0.390149	\$	174,900.00	\$	(33,390.00)	\$	141,510.00	\$	1.1728%	\$	15.18	
716.000 Gain On Sale of Fixed Assets	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	-	\$	-	\$	-	\$	-	\$	0.0000%	\$	-	
TOTAL OTHER REVENUE	\$	899,810.00	\$	1,284,358.00	\$	1,640,666.00	\$	1,274,944.67	\$	138.92	\$	2,214,800.00	0.424352	\$	1,768,200.00	\$	-	\$	1,880,410.00	\$	15.5850%	\$	201.74	
TOTAL INCOME	\$	9,204,402.00	\$	10,211,984.00	\$	10,311,738.00	\$	9,909,374.67	\$	1,079.80	\$	12,610,800.00	0.214215	\$	11,852,800.00	\$	-	\$	12,065,510.00	\$	100.0000%	\$	1,294.44	



TEXAS CITY HOUSING AUTHORITY
2026 HOUSING ASSISTANCE PAYMENTS AND ADMINISTRATIVE (\$8)
OPERATING BUDGET

PUM (Based on Actuals / FDS Audited)												
	2022 Actual FDS Amt.	2023 Actual FDS Amt.	2024 Actual FDS Amt.	2024 - 2024 Amount Average	2022 - 2024 PUM Average	2025 Budget Rev. Amount	Change from Average Amount & 2025 Budget	2026 Budgeted Amount	PHA/HA Est. 2026 Adjustments	2026 Adjusted Budget Amount	% of Income	2026 Adjusted PUM
	9171	9321	9039	9177								9321
MAINTENANCE & REPAIRS												
941.000 Maint. Operating-Labor	\$ -	\$ -	\$ -	\$ -	-	11,000.00	1.000000	\$ -	\$ -	\$ -	0.0000%	\$ -
942.000 Maint. Operating-Materials	\$ -	\$ -	\$ -	\$ -	-	4,600.00	1.000000	\$ -	5,000.00	5,000.00	0.0414%	\$ 0.54
942.001 Maint. Operating-Materials (Fuel)	\$ -	\$ -	\$ -	\$ -	-	5,600.00	1.000000	\$ -	6,000.00	6,000.00	0.0497%	\$ 0.64
943.010 Garbage/Trash Removal	\$ -	\$ -	\$ -	\$ -	-	-	-	\$ -	\$ -	\$ -	0.0000%	\$ -
943.020 Heating & Cooling	\$ -	\$ -	\$ -	\$ -	-	1,100.00	1.000000	\$ -	2,000.00	2,000.00	0.0166%	\$ 0.21
943.030 Uniforms - Maint.	\$ -	\$ -	\$ -	\$ -	-	-	-	\$ -	\$ -	\$ -	0.0000%	\$ -
943.040 Equipment Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	-	1,000.00	1.000000	\$ -	1,000.00	1,000.00	0.0083%	\$ 0.11
943.050 Landscaping/Grounds	\$ -	\$ -	\$ -	\$ -	-	-	-	\$ -	\$ -	\$ -	0.0000%	\$ -
943.060 Unit Turnaround	\$ -	\$ -	\$ -	\$ -	-	-	-	\$ -	\$ -	\$ -	0.0000%	\$ -
943.070 Electrical	\$ -	\$ -	\$ -	\$ -	-	-	-	\$ -	\$ -	\$ -	0.0000%	\$ -
943.080 Maint. Contract Plumbing	\$ -	\$ -	\$ -	\$ -	-	-	-	\$ -	\$ -	\$ -	0.0000%	\$ -
943.090 Maint. Extermination	\$ -	\$ -	\$ -	\$ -	-	-	-	\$ -	\$ -	\$ -	0.0000%	\$ -
943.100 Janitorial	\$ -	\$ -	\$ -	\$ -	-	-	-	\$ -	\$ -	\$ -	0.0000%	\$ -
943.110 Routine Maintenance	\$ -	\$ -	\$ -	\$ -	-	-	-	\$ -	\$ -	\$ -	0.0000%	\$ -
943.120 Maint. Contract Misc.	\$ -	\$ -	\$ -	\$ -	-	400.00	1.000000	\$ -	500.00	500.00	0.0041%	\$ 0.05
945.000 Employee Benefit Cont.-Maint	\$ -	\$ -	\$ -	\$ -	-	800.00	1.000000	\$ -	1,000.00	1,000.00	0.0083%	\$ 0.11
945.000 Employee Benefit Cont.-Maint	\$ -	\$ -	\$ -	\$ -	-	200.00	1.000000	\$ -	500.00	500.00	0.0041%	\$ 0.05
TOTAL MAINTENANCE & REPAIRS	\$ -	\$ -	\$ -	\$ -	-	24,700.00	1.000000	\$ -	\$ -	16,000.00	0.1326%	\$ 1.72
PROTECTIVE SERVICES												
953.000 Protective Services Other	\$ -	\$ -	\$ -	\$ -	-	-	-	\$ -	\$ -	\$ -	0.0000%	\$ -
TOTAL PROTECTIVE SERVICES	\$ -	\$ -	\$ -	\$ -	-	-	-	\$ -	\$ -	\$ -	0.0000%	\$ -
GENERAL EXPENDITURES												
INSURANCE PREMIUMS												
961.010 Property Insurance	\$ -	\$ -	\$ -	\$ -	-	10,900.00	1.000000	\$ -	11,000.00	11,000.00	0.0912%	\$ 1.18
961.020 Liability Insurance	\$ -	\$ -	\$ -	\$ -	-	1,800.00	1.000000	\$ -	2,000.00	2,000.00	0.0166%	\$ 0.21
961.030 Workers Compensation Insurance	\$ 2,991.00	\$ 2,915.00	\$ 3,317.00	\$ 3,074.33	0.34	3,400.00	0.095784	\$ 3,400.00	\$ -	3,400.00	0.0282%	\$ 0.36
961.040 Other Insurance Expense	\$ -	\$ 1,909.00	\$ 2,115.00	\$ 1,341.33	0.15	-	-	\$ 1,400.00	(1,400.00)	\$ -	0.0000%	\$ -
961.041 Bond Insurance	\$ 218.00	\$ -	\$ -	\$ 72.67	0.01	300.00	0.757778	\$ 200.00	300.00	500.00	0.0041%	\$ 0.05
961.042 Auto Insurance	\$ 1,549.00	\$ -	\$ -	\$ 516.33	0.06	2,000.00	0.741833	\$ 900.00	\$ -	2,500.00	0.0207%	\$ 0.27
TOTAL INSURANCE PREMIUMS	\$ 4,758.00	\$ 4,824.00	\$ 5,432.00	\$ 5,004.67	0.56	18,400.00	0.728007	\$ 5,900.00	\$ -	19,400.00	0.1608%	\$ 2.08
OTHER GENERAL EXPENDITURES												
962.000 Other General Expenses	\$ 7,154.00	\$ 7,331.00	\$ 12,559.00	\$ 9,014.67	0.98	4,000.00	(1.253667)	\$ (2,300.00)	6,300.00	4,000.00	0.0332%	\$ 0.43
962.002 Port Out Admin Fee's	\$ -	\$ -	\$ -	\$ -	-	23,700.00	1.000000	\$ -	23,700.00	23,700.00	0.1964%	\$ 2.54
962.010 Compensated Absences	\$ 48,611.00	\$ 24,662.00	\$ 18,647.00	\$ 30,640.00	3.34	45,000.00	0.319111	\$ 40,500.00	4,500.00	45,000.00	0.3730%	\$ 4.83
966.000 Bad Debt - Other	\$ -	\$ 10,585.00	\$ 15,771.00	\$ 8,785.33	0.96	12,000.00	0.267889	\$ 11,200.00	800.00	12,000.00	0.0995%	\$ 1.29
TOTAL OTHER GENERAL EXPENDITURES	\$ 55,765.00	\$ 42,578.00	\$ 46,977.00	\$ 48,440.00	5.28	84,700.00	0.428099	\$ 49,400.00	\$ -	84,700.00	0.7020%	\$ 8.66
TOTAL GENERAL EXPENDITURES	\$ 60,523.00	\$ 47,402.00	\$ 52,409.00	\$ 53,444.67	5.84	103,100.00	0.481623	\$ 55,300.00	\$ -	104,100.00	0.8628%	\$ 10.74
TOTAL OPERATING EXPENDITURES	\$ 739,273.00	\$ 731,549.00	\$ 895,672.00	\$ 788,831.33	85.97	1,071,700.00	0.263944	\$ 924,800.00	\$ -	1,067,300.00	8.8459%	\$ 114.08
OTHER EXPENDITURES												
EXTRAORDINARY MAINTENANCE												
971.000 Extraordinary Maintenance	\$ -	\$ 884.00	\$ -	\$ 294.67	0.03	-	-	300.00	(300.00)	\$ -	0.0000%	\$ -
TOTAL EXTRAORDINARY MAINTENANCE	\$ -	\$ 884.00	\$ -	\$ 294.67	0.03	-	-	300.00	\$ -	\$ -	0.0000%	\$ -



TEXAS CITY HOUSING AUTHORITY
2026 HOUSING ASSISTANCE PAYMENTS AND ADMINISTRATIVE (58)
OPERATING BUDGET

PUM (Based on Actuals / FDS Audited)									
OTHER EXPENDITURES									
2022 Actual FDS Amt.	2023 Actual FDS Amt.	2024 Actual FDS Amt.	2024 - 2024 Amount Average	2022 - 2024 PUM Average	2025 Budget Rev. Amount	Change from Average Amount & 2025 Budget	2026 Budgeted Amount	PHA/HA Est. 2026 Adjustments	2026 Adjusted Budget Amount
9171	9321	9039	9177						
\$ 7,530,865.00	\$ 8,119,176.00	\$ 8,048,400.00	\$ 7,899,480.33	\$ 860.79	\$ 9,400,000.00	0.159630	\$ 9,160,500.00	\$ 239,500.00	\$ 9,400,000.00
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -
\$ 792,036.00	\$ 1,105,383.00	\$ 1,439,450.00	\$ 1,112,289.67	\$ 121.20	\$ 1,820,000.00	0.388852	\$ 1,544,900.00	\$ (15,300.00)	\$ 1,529,600.00
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -
\$ 8,322,901.00	\$ 9,224,559.00	\$ 9,487,850.00	\$ 9,011,770.00	\$ 981.99	\$ 11,220,000.00	0.196812	\$ 10,705,400.00		\$ 10,929,600.00
\$ 9,062,174.00	\$ 9,956,992.00	\$ 10,383,522.00	\$ 9,800,896.00	\$ 1,067.99	\$ 12,291,700.00	0.202641	\$ 11,630,500.00		\$ 11,996,900.00
\$ 142,228.00	\$ 254,992.00	\$ (71,784.00)	\$ 108,478.67	\$ 11.81	\$ 319,100.00	0.660048	\$ 222,300.00		\$ 68,610.00
\$	\$	\$	\$	\$	\$	\$	\$	\$	\$

Provision for and Estimated or Actual Operating Reserve at Fiscal Year End	
Total reserve (UNP/RNP) at End of previous fiscal year -2024 actual per Audited FDS	\$ 1,658,492.00
Provision for Reserves (UNP/RNP) - Previous Budget Year (Check One)	
☒ Estimated for FYE	
☐ Actual for FYE	319,100.00
Reserves (UNP/RNP) at End of Previous Budget Year (Check one)	
☒ Estimated for FYE	\$ 1,977,592.00
☐ Actual for FYE	
Provision for Reserves (UNP/RNP) - Requested Budget Year Estimated for FYE	
	68,610.00
Reserves (UNP/RNP) at End of Requested Budget Year Estimated for FYE	
	2,046,202.00



TEXAS CITY HOUSING AUTHORITY
2026 SCATTERED SITES (SS)
OPERATING BUDGET

	2022 Actual FDS Amt.	2023 Actual FDS Amt.	2024 Actual FDS Amt.	2022 - 2024 Average Amt.	2022 - 2024 Average -PUM	2025 Budget Rev. Amount	Change from Average Amount & 2025 Budget	2026 Budget p/ Change	PHA/HA Est. 2026 Adjustments	2026 Adjusted Budget Amount	% of Income	2026 Adjusted PUM
INCOME												
OPERATING REVENUES												
703.000 Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 863,000.00	1.000000	\$ -	\$ 863,000.00	\$ 863,000.00	98.6173%	\$ 1,438.33
703.010 Retroactive Rents/ Pymts - Chg off Accts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
704.000 Other Tenant Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,900.00	1.000000	\$ -	\$ 11,900.00	\$ 11,900.00	1.3598%	\$ 19.83
704.020 Excess Utility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
TOTAL OPERATING REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 874,900.00	1.000000	\$ -	\$ -	\$ 874,900.00	99.9771%	\$ 1,458.17
OTHER REVENUES												
711.000 Investment Income - Unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
706.XXX CFP Operating Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
715.XXX Wiaved PILOT Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
715.000 Other Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200.00	1.000000	\$ -	\$ 200.00	\$ 200.00	0.0229%	\$ 0.33
716.000 Gain on the Sale of Fixed Assets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
TOTAL OTHER REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200.00	1.000000	\$ -	\$ -	\$ 200.00	0.0229%	\$ 0.33
TOTAL INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 875,100.00	1.000000	\$ -	\$ -	\$ 875,100.00	100.0000%	\$ 1,458.50



76 - BLJ	2022 Actual FDS Amt.	2023 Actual FDS Amt.	2024 Actual FDS Amt.	2022 - 2024 Average Amt.	2022 - 2024 Average -PUM	2025 Budget Rev. Amount	Change from Average Amount & 2025 Budget	2026 Budget p/ Change	PHA/HA Est. 2026 Adjustments	2026 Adjusted Budget Amount	% of Income	2026 Adjusted PUM
EXPENSES												
GENERAL ADMINISTRATION												
911.000 Administrative Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,500.00	1.000000	\$ -	\$ 92,000.00	\$ 92,000.00	10.5131%	\$ 153.33
912.000 Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	1.000000	\$ -	\$ 5,000.00	\$ 5,000.00	0.5714%	\$ 8.33
913.000 Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,000.00	1.000000	\$ -	\$ 48,000.00	\$ 48,000.00	5.4851%	\$ 80.00
914.000 Advertising & Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
915.000 Employee Benefit Cont.-Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,500.00	1.000000	\$ -	\$ 11,500.00	\$ 11,500.00	1.3141%	\$ 19.17
916.000 Office Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
916.001 Telephone/Internet/Cable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00	1.000000	\$ -	\$ 2,000.00	\$ 2,000.00	0.2285%	\$ 3.33
916.002 Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	1.000000	\$ -	\$ 600.00	\$ 600.00	0.0686%	\$ 1.00
916.003 Court Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
916.004 Membership Dues & Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	1.000000	\$ -	\$ 500.00	\$ 500.00	0.0571%	\$ 0.83
916.006 Fee Accounting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00	1.000000	\$ -	\$ 2,000.00	\$ 2,000.00	0.2285%	\$ 3.33
916.007 Contract Office Help	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
916.008 Alarm Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00	1.000000	\$ -	\$ 100.00	\$ 100.00	0.0114%	\$ 0.17
916.009 Service Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400.00	1.000000	\$ -	\$ 400.00	\$ 400.00	0.0457%	\$ 0.67
916.010 Computer Support	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
916.011 Postage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	1.000000	\$ -	\$ 500.00	\$ 500.00	0.0571%	\$ 0.83
916.013 Contract Office Help	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,000.00	1.000000	\$ -	\$ 24,000.00	\$ 24,000.00	2.7425%	\$ 40.00
916.015 Answering Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100.00	1.000000	\$ -	\$ 1,100.00	\$ 1,100.00	0.1257%	\$ 1.83
916.016 Training	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200.00	1.000000	\$ -	\$ 2,200.00	\$ 2,200.00	0.2514%	\$ 3.67
917.000 Legal Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
918.000 Travel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
919.000 Misc. Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,600.00	1.000000	\$ -	\$ 13,600.00	\$ 13,600.00	1.5541%	\$ 22.67
919.020 Bid Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
919.025 Background Checks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
919.030 Bank Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
TOTAL GENERAL ADMINISTRATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 147,000.00	1.000000	\$ -	\$ 203,500.00	\$ 203,500.00	23.2545%	\$ 339.17
TOTAL ADMINISTRATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 147,000.00	1.000000	\$ -	\$ 203,500.00	\$ 203,500.00	23.2545%	\$ 339.17
TENANT SERVICES												
920.000 Asset Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
924.000 Tenant Services - Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
924.001 Relocation Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	1.000000	\$ -	\$ 5,000.00	\$ 5,000.00	0.5714%	\$ 8.33
924.003 Employee Benefit Contrib. -Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
924.004 Tenant Services-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
TOTAL TENANT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	1.000000	\$ -	\$ 5,000.00	\$ 5,000.00	0.5714%	\$ 8.33
UTILITIES												
931.000 Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200.00	1.000000	\$ -	\$ 200.00	\$ 200.00	0.0229%	\$ 0.33
932.000 Electricity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300.00	1.000000	\$ -	\$ 1,300.00	\$ 1,300.00	0.1486%	\$ 2.17
933.000 Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00	1.000000	\$ -	\$ 2,500.00	\$ 2,500.00	0.2857%	\$ 4.17
935.000 Utility Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
936.000 Sewer for Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200.00	1.000000	\$ -	\$ 200.00	\$ 200.00	0.0229%	\$ 0.33
938.000 Other Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	1.000000	\$ -	\$ 500.00	\$ 500.00	0.0571%	\$ 0.83
TOTAL UTILITIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,700.00	1.000000	\$ -	\$ 4,700.00	\$ 4,700.00	0.5371%	\$ 7.00



	2022 Actual FDS Amt.	2023 Actual FDS Amt.	2024 Actual FDS Amt.	2022 - 2024 Average Amt.	2022 - 2024 Average -PUM	2025 Budget Rev. Amount	Change from Average Amount & 2025 Budget	2026 Budget p/ Change	PHA/HA Est. 2026 Adjustments	2026 Adjusted Budget Amount	% of Income	2026 Adjusted PUM
76 - BLJ												
ORDINARY MAINTENANCE SALARY & MATERIALS												
941.000 Maintenance Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,000.00	1.000000	\$ -	\$ 50,000.00	\$ 50,000.00	5.7136%	\$ 83.33
942.000 Maintenance Operating Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,100.00	1.000000	\$ -	\$ 36,100.00	\$ 36,100.00	4.1252%	\$ 60.17
942.001 Maintenance Operating Mat. Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
943.000 Ordinary Maint. and Operations Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
943.010 Garbage/Trash Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	1.000000	\$ -	\$ 600.00	\$ 600.00	0.0686%	\$ 1.00
943.020 Heating & Cooling	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,500.00	1.000000	\$ -	\$ 25,500.00	\$ 25,500.00	2.9140%	\$ 42.50
943.030 Uniform - Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00	1.000000	\$ -	\$ 100.00	\$ 100.00	0.0114%	\$ 0.17
943.040 Equipment Repairs & Maint. Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00	1.000000	\$ -	\$ 300.00	\$ 300.00	0.0343%	\$ 0.50
943.050 Landscaping/Grounds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,900.00	1.000000	\$ -	\$ 27,900.00	\$ 27,900.00	3.1882%	\$ 46.50
943.060 Unit Turnaround	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,700.00	-	\$ -	\$ 34,700.00	\$ 34,700.00	3.9653%	\$ 57.83
943.070 Electrical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.000000	\$ -	\$ -	\$ -	0.0000%	\$ -
943.080 Maint. Contract Plumbing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500.00	1.000000	\$ -	\$ 5,500.00	\$ 5,500.00	0.6285%	\$ 9.17
943.090 Maint. Extermination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,100.00	-	\$ -	\$ 3,100.00	\$ 3,100.00	0.3542%	\$ 5.17
943.100 Janitorial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.000000	\$ -	\$ -	\$ -	0.0000%	\$ -
943.110 Routine Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000.00	1.000000	\$ -	\$ 120,000.00	\$ 120,000.00	13.7127%	\$ 200.00
943.120 Maint. Contract Misc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,900.00	1.000000	\$ -	\$ 5,900.00	\$ 5,900.00	0.6742%	\$ 9.83
945.000 Employee Benefit Cont.-Maint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500.00	-	\$ -	\$ 3,500.00	\$ 3,500.00	0.4000%	\$ 5.83
TOTAL ORDINARY MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 295,200.00	1.000000	\$ -	\$ -	\$ 313,200.00	35.7902%	\$ 522.00
GENERAL EXPENSES INSURANCE												
961.001 Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00	1.000000	\$ -	\$ 50,000.00	\$ 50,000.00	5.7136%	\$ 83.33
961.002 Liability Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00	1.000000	\$ -	\$ 2,000.00	\$ 2,000.00	0.2285%	\$ 3.33
961.003 Workers Compensation Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200.00	1.000000	\$ -	\$ 200.00	\$ 200.00	0.0229%	\$ 0.33
961.040 Other Insurance Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	1.000000	\$ -	\$ 1,000.00	\$ 1,000.00	0.1143%	\$ 1.67
961.041 Bond Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00	1.000000	\$ -	\$ 100.00	\$ 100.00	0.0114%	\$ 0.17
961.042 Auto Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00	1.000000	\$ -	\$ 100.00	\$ 100.00	0.0114%	\$ 0.17
TOTAL INSURANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,400.00	1.000000	\$ -	\$ -	\$ 53,400.00	6.1022%	\$ 89.00
OTHER GENERAL EXPENSES												
962.000 Other General Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	1.000000	\$ -	\$ 500.00	\$ 500.00	0.0571%	\$ 0.83
962.001 Employee Benefit Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.000000	\$ -	\$ -	\$ -	0.0000%	\$ -
962.100 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000.00	1.000000	\$ -	\$ 8,000.00	\$ 8,000.00	0.9142%	\$ 13.33
963.000 Payment In Lieu of Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
964.000 Bad Debt - Tenant Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,900.00	1.000000	\$ -	\$ 1,900.00	\$ 1,900.00	0.2171%	\$ 3.17
965.000 Bad Debt - Mortgages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
966.000 Bad Debt - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
968.000 Severance Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	\$ -
TOTAL OTHER GENERAL EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,400.00	1.000000	\$ -	\$ -	\$ 10,400.00	1.1884%	\$ 17.33
TOTAL GENERAL EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,800.00	1.000000	\$ -	\$ -	\$ 63,800.00	7.2906%	\$ 106.33
TOTAL ROUTINE EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 515,700.00	1.000000	\$ -	\$ -	\$ 590,200.00	67.4437%	\$ 982.83



	2022 Actual FDS Amt.	2023 Actual FDS Amt.	2024 Actual FDS Amt.	2022 - 2024 Average Amt.	2022 - 2024 Average -PUM	2025 Budget Rev. Amount	Change from Average Amount & 2025 Budget	2026 Budget p/ Change	PHA/HA Est. 2026 Adjustments	2026 Adjusted Budget Amount	% of Income	2026 Adjusted PUM
76 - BLJ												
NON-ROUTINE EXPENDITURES - EXTRAORDINARY												
971.000 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	1.000000	\$ -	\$ 5,000.00	\$ 5,000.00	0.5714%	8.33
972.000 Casualty Loss Non-Capitalized	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	-
TOTAL EXTRAORDINARY MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	1.000000	\$ -	\$ -	\$ 5,000.00	0.5714%	8.33
NON-ROUTINE EXPENSES -Other												
CAPITAL EXPENDITURES												
974.000 Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	-
999.020 Replacement of Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	-
999.040 Betterments & Additions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	-
TOTAL CAPITAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0000%	-
TOTAL NON-ROUTINE EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	1.000000	\$ -	\$ 5,000.00	\$ 5,000.00	0.5714%	8.33
TOTAL EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 520,700.00	1.000000	\$ -	\$ 595,200.00	\$ 595,200.00	68.0151%	991.17
SURPLUS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 354,400.00	1.000000	\$ -	\$ 279,900.00	\$ 279,900.00	31.9849%	467.33

Provision for and Estimated or Actual Operating Reserve at Fiscal Year End	
Operating reserve at End of previous fiscal year -2024 actual per Audited FDS	\$ -
Provision for Operating Reserve - Previous Budget Year (Check One)	
☒ Estimated for FYE ☐ Actual for FYE	354,400.00
Operating reserve at End of Previous Budget Year (Check one)	
☒ Estimated for FYE ☐ Actual for FYE	\$ 354,400.00
Provision for Operating Reserve - Requested Budget Year Estimated for FYE	279,900.00
Operating Reserve at End of Requested Budget Year Estimated for FYE	634,300.00



**U.S. Department of Housing
and Urban Development**

Schedule of All Positions and Salaries

OMB Approval No. 2577-0026 (Exp. 10/31/2009)

See back page for instructions and Public Reporting Burden Statement

Name of Housing Authority			Locality			Fiscal Year End											
TEXAS CITY HOUSING AUTHORITY			817 SECOND AVE. NORTH, TEXAS CITY, 77590			12/31/2026											
Position Title and Name By Organization Unit and Function			Present Salary Rate		Requested Budget Year		Allocation of Salaries By Program										
			Per Pay Period PBC	(1a)	Salary Rate Per Pay Period	No. Pay Periods	Annual Salaries	Management	Mgmt. %	Section 8 Programs (7)	HCV %	Capital Fund (8)	Other Programs	RD %	ROSS Program (10)	ROSS %	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)		
EXECUTIVE DIRECTOR - BENJAMIN DAVIS	AN-T	\$ 5,971.35	24	\$143,328.00	\$42,998.40	30%	\$100,329.60	70%	\$0.00	0%	\$0.00	0%	\$0.00	0%	0%		
SENIOR POLICY ADVISOR -GEORGE FULLER	AN-T	\$ 1,043.46	24	\$25,056.00	\$2,505.60	10%	\$22,550.40	90%	\$0.00	0%	\$0.00	0%	\$0.00	0%	0%		
ASSISTANT DIRECTOR - DENISE HART	AN-T	\$ 4,397.79	24	\$105,552.00	\$10,555.20	10%	\$94,996.80	90%	\$0.00	0%	\$0.00	0%	\$0.00	0%	0%		
HCV OCCUPANCY SPECIALIST -BAILEY ALLEN	A-T	\$ 2,203.22	24	\$52,896.00	\$5,289.60	10%	\$47,606.40	90%	\$0.00	0%	\$0.00	0%	\$0.00	0%	0%		
HCV OCCUPANCY SPECIALIST -KOURTNEY ALLEN	A-T	\$ 2,182.03	24	\$52,392.00	\$5,239.20	10%	\$47,152.80	90%	\$0.00	0%	\$0.00	0%	\$0.00	0%	0%		
HOS INSPECTOR -BRANDON A. ARCHER	A-T	\$ 2,182.03	24	\$52,392.00	\$5,239.20	10%	\$47,152.80	90%	\$0.00	0%	\$0.00	0%	\$0.00	0%	0%		
HOUSING PROGRAMS COORD. -SALLY COSTON	A-T	\$ 2,620.80	24	\$62,904.00	\$6,290.40	10%	\$56,613.60	90%	\$0.00	0%	\$0.00	0%	\$0.00	0%	0%		
QUALITY CONTROL SPECIALIST -BARBARA JAMES	A-T	\$ 1,154.14	24	\$27,720.00	\$2,772.00	10%	\$24,948.00	90%	\$0.00	0%	\$0.00	0%	\$0.00	0%	0%		
HCV OCCUPANCY SPECIALIST -AMBER N. WOODDE	A-T	\$ 2,203.22	24	\$52,896.00	\$5,289.60	10%	\$47,606.40	90%	\$0.00	0%	\$0.00	0%	\$0.00	0%	0%		
CLERK -KAYLA POLITE	A-T	\$ 1,560.00	24	\$37,440.00	\$3,744.00	10%	\$33,696.00	90%	\$0.00	0%	\$0.00	0%	\$0.00	0%	0%		
MAINTENANCE LABORER -ANGEL ORTIZ	M	\$ 2,080.00	24	\$49,920.00	\$49,920.00	100%	\$0.00	0%	\$0.00	0%	\$0.00	0%	\$0.00	0%	0%		
RECEPTIONIST -VACANT	A-T	\$ 852.50	24	\$20,472.00	\$2,047.20	10%	\$18,424.80	90%	\$0.00	0%	\$0.00	0%	\$0.00	0%	0%		
				\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00				
Total Admin Salaries - Non Technical	3			\$273,936.00	\$56,059.20	20%	\$217,876.80	80%	\$0.00	0%	\$0.00	0%	\$0.00	0%	0%		
Total Admin Salaries - Technical	8			\$359,112.00	\$35,911.20	10%	\$323,200.80	90%	\$0.00	0%	\$0.00	0%	\$0.00	0%	0%		
Total Maintenance Salaries	1			\$49,920.00	\$49,920.00	100%	\$0.00	0%	\$0.00	0%	\$0.00	0%	\$0.00	0%	0%		
Total Tenant Service Salaries	0			\$0.00	\$0.00	#DIV/0!	\$0.00	#DIV/0!	\$0.00	#DIV/0!	\$0.00	#DIV/0!	\$0.00	#DIV/0!	0%		
Utilities Labor	0			\$0.00	\$0.00	0%	\$0.00	0%	\$0.00	0%	\$0.00	0%	\$0.00	0%	0%		
Other	0			\$0.00	\$0.00	0%	\$0.00	0%	\$0.00	0%	\$0.00	0%	\$0.00	0%	0%		
Totals				\$682,968.00	\$141,890.40	21%	\$541,077.60	79%	\$0.00	0%	\$0.00	0%	\$0.00	0%	0%		
To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.															Executive Director or Designated Official		Date
WARNING: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012: 31 U.S.C. 3729, 3802)																	