

FORT WORTH HOUSING SOLUTIONS
HOUSING CHOICE VOUCHER, MAINSTREAM, MOD REHAB, VASH, & EHV PROGRAMS
2025 REVISED ASSISTED HOUSING BUDGET - SUMMARY

INCOME	2025 ORIGINAL BUDGET	2025 REVISED BUDGET	YTD MONTH VARIANCE		EXPLANATIONS
			Incr/(Decr) \$	Inc./((Decr) %	
Admin Fees Earned HCV	6,656,089	6,176,318	(479,771)	-7.21%	This decrease is mainly due to reduction in anticipated leasing causing fewer units under contract.
HAP Revenue	82,268,128	76,009,313	(6,258,815)	-7.61%	This decrease is mainly due to reduction in anticipated leasing causing fewer units under contract.
Other Income	87,000	101,000	14,000	16.09%	The increase is mainly related to the receipt of more Portable income than anticipated.
TOTAL INCOME	89,011,217	82,286,631	(6,724,586)	-7.55%	
EXPENSES	2025 ORIGINAL BUDGET	2025 REVISED BUDGET	YTD MONTH VARIANCE		EXPLANATIONS
			Incr/(Decr) \$	Inc./((Decr) %	
Administrative Expenses	6,237,984	5,675,704	(562,284)	-9.01%	A decrease is due to the net of various expenses mainly because of salary savings resulting from the RIF and the retirement incentive savings and professional services.
Maintenance Expenses	207,773	205,378	(2,395)	-1.15%	The decrease is primarily attributable to reduced gas usage resulting from fewer drivers
General Expenses	3,800	3,800	-	0.00%	
HAP Expense	81,906,128	74,981,163	(6,924,965)	-8.45%	A decrease is mainly due to reduction in anticipated leasing causing fewer units under contract.
Total Operating Expenses	88,355,685	80,866,046	(7,489,644)	-8.48%	
Non-operating Expenses	15,000	15,000	-	0.00%	
TOTAL EXPENSES	88,370,685	80,881,046	(7,489,644)	-8.48%	
NET INCOME (LOSS)	640,532	1,405,585	765,058	119.44%	The increase to Net Income is mainly due to the reduction in overall expenses.
Fund Transfer To Other Sources	-	-	-		
Fund Transfer From CoCC	-	-	-		
NET	640,532	1,405,585	765,058		

FORT WORTH HOUSING SOLUTIONS
HOUSING CHOICE VOUCHER, MAINSTREAM, MOD REHAB, VASH, & EHV PROGRAMS
2025 REVISED ASSISTED HOUSING BUDGET - DETAIL

8	Account Name	2025 Budget Request	2025 Revised Budget	YTD MONTH VARIANCE		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
	HAP Revenue	82,268,128	76,009,313	(6,258,815)	-7.61%	A decrease is mainly due to reduction in anticipated leasing causing fewer units under contract.
	Admin Fees Earned Assisted Housing	6,656,089	6,176,318	(479,771)	-7.21%	A decrease is mainly due to reduction in anticipated leasing causing fewer units under contract.
	TOTAL INCOME	89,011,217	82,286,631	(6,724,586)	-7.55%	
OPERATING EXPENSES						
	Administrative Salaries	2,463,333	1,845,582	(617,750)	-25.08%	A decrease is due to salary savings resulting from the RIF and the retirement savings.
	Compensated Absence	197,067	183,665	(13,402)	-6.80%	A decrease is due to salary savings resulting from the RIF and the retirement savings.
	Benefits	122,901	367,554	244,653	199.06%	An increase due to retirement and RIF severances
	FICA	188,458	172,941	(15,516)	-8.23%	A decrease is due to salary savings resulting from the RIF and the retirement savings.
	Workers Comp	14,780	14,780	(0)	0.00%	
	SUI	4,871	4,871	0	0.00%	
	Retirement	246,174	168,348	(77,826)	-31.61%	A decrease is due to salary savings resulting from the RIF and the retirement savings.
	Health Insurance	490,778	456,166	(34,612)	-7.05%	A decrease is due to salary savings resulting from the RIF and the retirement savings.
	Life Insurance	30,794	30,794	(0)	0.00%	
	WAP	930	930	0	0.04%	
	Insurance Consultant	21,649	21,649	(0)	0.00%	
	Car Allowance	-	5,919	5,919	100.00%	Increase due to reallocation of salary percentage.
	Wellness Program	-	23,615	23,615	100.00%	Increase due to reallocation of salary percentage.
	FSA	-	-	-	0.00%	

	Subtotal	3,833,958	3,296,815	(484,920)	-14.01%	
	Sundry:					
	Legal expense	10,000	14,688	4,688	46.88%	Increase due to additional legal fees regarding a Conciliation Agreement that was not anticipated.
	Staff Training	8,000	5,000	(3,001)	-37.51%	A decrease due to reclassification of expenses to other programs.
	Travel	20,000	20,000	-	0.00%	Includes travel expense for: PHADA Conference in Denver, NAHRO National, National Homeless Conference, THA, & Nspire Inspections.
	Audit	122,000	133,553	11,553	9.47%	Slight increase due to a higher contract amount.
	Publications & Memberships	16,640	9,416	(7,224)	-43.41%	Decrease due to HMIS Software Fees less than expected.
	Telephone	42,399	17,055	(25,344)	-59.78%	Decrease due to the number of lines (landlines).
	Postage	26,512	21,511	(5,000)	-18.86%	Decrease is related to less reliance on paper communication methods
	Forms, etc.	300	300	-	0.00%	
	Office Supplies	21,437	8,458	(12,979)	-60.55%	A decrease in office supplies due to less items ordered than projected.
	Machine Rental- Xerox	23,214	21,872	(1,342)	-5.78%	
	Other	-	8,463	8,463	100.00%	
	ACFR, Annual & Other Reports	-	-	-	0.00%	
	Mileage	2,000	807	(1,193)	-59.65%	Decrease due to less drivers and reduction in NTTA fees.
	Computer Software/Supplies	36,726	96,019	59,292	161.44%	An increase due to unexpected continue usage of Laserfish
	Portable Expenses	41,239	57,256	16,017	38.84%	An expected increase of Administrative Fees for portable expenses.
	Expendable Equipment	10,275	10,275	-	0.00%	Expenses Includes: iPad cases, TV & mount, LG monitor..
	Temporary \ Contract Labor	15,000	48,666	33,666	224.44%	An increase due to hiring of temps to cover vacant position due to the retirement incentives.
	Applicant Screening	1,745	1,745	-	0.00%	
	Computer Maintenance	275,000	140,648	(134,352)	-48.86%	Reduction due to no longer using Vintage services.
	Cell Phone	14,400	21,093	6,693	46.48%	Increase due to additional cell phone lines.
	Professional Services	135,000	3,000	(132,000)	-97.78%	Reduction due to reallocation of CVR Strategic Planning
	Automobile Lease	10,000	10,000	-	0.00%	
	Subtotal Sundry Expenses	831,888	649,824	(182,064)	-21.89%	
	Management Fee	1,081,458	1,235,264	153,806	14.22%	Decrease due to reduction in leasing activity, these fees are 20% of the Admin Revenue received.
	Bookkeeping Fee	542,908	493,802	(49,106)	-9.05%	Decrease due to reduction in leasing activity, these fees are calculated at \$7.50 per leased unit.
	Total Administrative Expenses	6,237,988	5,675,704	(562,284)	-9.01%	

	Maintenance Materials:					
	Gasoline	10,000	2,181	(7,819)	-78.19%	An expected decrease of gas usage due to fewer drives in the Inspection Department.
	Maintenance Contracts:					
	Auto Maintenance	-	5,424	5,424	100.00%	Increase due to reallocation of Enterprise Auto Maintenance expense.
	Other Maintenance	3,685	3,685	0	0.00%	
	Safety Fees & Inspections	62,088	62,088	-	0.00%	
	Work Number	132,000	132,000	-	0.00%	Carahsoft Technology- (Equifax)
	Total Maintenance Expenses	207,773	205,378	(2,395)	-1.15%	
	General Expenses:					
	Automobile Insurance	3,800	3,800	-	0.00%	
	Subtotal - Insurance	3,800	3,800	-	0.00%	
	Collection Losses	-	-	-	0.00%	
	Total General Expenses	3,800	3,800	-	0.00%	
	Housing Assistance Payment:					
	Housing Assistance Pmts	80,152,315	73,387,882	(6,764,433)	-8.44%	A decrease is mainly due to reduction in anticipated leasing causing fewer units under contract.
	Utility Assistance Pmts	1,303,813	1,184,709	(119,104)	-9.14%	A decrease is mainly due to reduction in anticipated leasing causing fewer units under contract.
	HAP-FSS Escrow Vouchers	450,000	408,573	(41,427)	-9.21%	A decrease is mainly due to reduction in anticipated leasing causing fewer units under contract.
	Equipment Replacement	-	-	-	0.00%	
	TOTAL HAP	81,906,128	74,981,163	(6,924,965)	-8.45%	
	TOTAL OPERATING EXPENSES	88,355,689	80,866,046	(7,489,644)	-8.48%	
	Casualty Loss	15,000	15,000	-	0.00%	
	Capital Expenditures	-	-	-	0.00%	
	Total Nonoperating Expenses	15,000	15,000	-	-	
	TOTAL EXPENSES	88,370,689	80,881,046	(7,489,644)	-8.48%	
	INCOME (LOSS)	640,532	1,405,585	765,058	119.44%	
	TRANSFER FROM/(TO) OTHER SOURCES		-	-		
	TRANSFER FROM AMPs	-	-	-	0.00%	
	NET	640,532	1,405,585	765,058	-	