FORT WORTH HOUSING SOLUTIONS
CENTRAL OFFICE COST CENTER BUDGET - SUMMARY
2027 OPERATING BUDGET

INCOME	2026 ORIGINAL BUDGET	YTD BUDGET	YTD ACTUAL	2027 BUDGET REQUEST	2026 Original Vs. 2027 Budget		BUDGET VARIANCE EXPLANATIONS
					Incr/(Decr) $	Inc/(Decr) %	
Management Fees	2,006,276	1,003,138	2,080,805	1,903,602	(102,674)	-5%	The decrease reflects lower than anticipated administrative fees resulting from the projected reduction in 2027 HAP revenue.
Distribution from Discretionary	9,180,261	4,590,131	2,758,153	9,144,154	(36,107)	0%	$36K Projected decrease due to a reduction in overall expenses.
Interest	40,000	20,000	5,234	20,000	(20,000)	-50%	Decrease mainly due to lower amount held in General Fund Texpool bank account.
Other Income	72,703	36,351	70,140	208	(72,495)	-100%	Donations, Insurance proceeds, Payroll Processing fees, Rebates
Rental of Office Space	22,499	11,250	7,500	67,200	44,701	199%	Commercial space (Beach st, HHI)
TOTAL INCOME	**11,321,739**	**5,660,869**	**4,921,832**	**11,135,164**	**(186,575)**		

EXPENSES	2026 ORIGINAL BUDGET	YTD MONTH BUDGET	YTD MONTH ACTUAL	2027 BUDGET REQUEST	YTD MONTH VARIANCE		BUDGET VARIANCE EXPLANATIONS
					Incr/(Decr) $	Inc/(Decr) %	
Administrative Expense	9,960,607	4,980,303	4,371,043	9,461,849	(498,758)	-5%	Decrease due to the net of various expenses including a decrease in Admin.Salaries, Professional Services, Legal, Expendable Equipment & Other, and an increase in other expenses that include donation to cover Thrive salary expenses, Community Events and Machine Rental, and Computer Software.
Tenant Services	156,000	78,000	-	-	(156,000)	-100%	Tenant Services expenses were moved to the Thrive Budget.
Utilities	157,100	78,550	107,559	180,665	23,565	15%	Increase mainly due to projected increased based on current data.
Maintenance	314,805	157,403	151,377	526,827	212,022	67%	The increase in Maintenance expenses is primarily driven by the anticipated increase in additions of $100k due to various maintenance expenses to 1407 TX st, and $80K to Beach st.
Protective Services	70,000	35,000	24,570	-	(70,000)	-100%	Decrease due to not expecting off duty protectives services for Cowan covered by FWHS
General Expense	288,227	144,113	115,320	275,823	(12,404)	-4%	The decrease is due to changes in insurance coverage, as we are no longer participating in the TML insurance program.
Total Operating Expenses	**10,946,739**	**5,473,369**	**4,769,869**	**10,445,164**	**(501,575)**		
Non-operating Expenses	375,000	187,500	151,963	690,000	315,000	84%	The increase is attributable to the addition of acoustic treatments, sound mitigation measures, and a permanent audio system for the community room, as well as the build-out of the commercial space for HH1
TOTAL EXPENSES	**11,321,739**	**5,660,869**	**4,921,832**	**11,135,164**	**(186,575)**		
NET INCOME	**0**	**0**	**-**	**-**			
Fund Transfer From/(To) Other Sources	(0)	0	-	-			
NET	**-**	**0**	**-**	**-**	**-**		

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FORT WORTH HOUSING SOLUTIONS
HOUSING CHOICE VOUCHER, MOD REHAB, & EHV PROGRAMS
2027 ASSISTED HOUSING BUDGET - SUMMARY

INCOME	2026 ORIGINAL BUDGET	YTD ACTUAL	2026 ANNUALIZED PROJECTION	2027 BUDGET REQUEST	2026 Original Vs. 2027 Budget		EXPLANATIONS
					Incr/(Decr) $	Inc./(Decr) %	
Admin Fees Earned HCV	6,155,196	2,509,617	5,019,234	6,155,521	325	0.01%	We anticipate maintaining a steady leasing pace and a consistent rate of unit occupancy
HAP Revenue	74,880,289	36,234,788	72,469,576	74,110,402	(769,887)	-1.03%	The decrease reflects an annualized projection that was revised to better align with guidance provided in the 2026 HUD notice.
Other Income	101,000	125,934	251,868	211,600	110,600	109.50%	The increase is mainly due to projection of an increase of $9k in portable income, an increase in fraud recovery of $101k
TOTAL INCOME	**81,136,485**	**38,870,339**	**77,740,678**	**80,477,523**	**(658,962)**	**-0.81%**	

EXPENSES	2026 ORIGINAL REQUEST	YTD - ACTUAL	2026 ANNUALIZED PROJECTION	2027 BUDGET REQUEST	YTD MONTH VARIANCE		EXPLANATIONS
					Incr/(Decr) $	Inc./(Decr) %	
Administrative Expenses	5,720,137	2,256,943	4,513,887	5,370,930	(349,207)	-6.10%	The decrease primarily reflects salary and benefit savings from the elimination of the Inspections Department, as well as lower projected computer maintenance and professional services costs.
Maintenance Expenses	201,581	94,831	189,662	187,334	(14,247)	-7.07%	Decrease driven by projected Carahsoft expenses, which fluctuates based on actual usage.
Total Tenant Services	10,000	-	-	-	(10,000)	100.00%	Barrier removal expenses reclassified to various grants.
HAP Expense	74,797,732	35,360,299	70,720,598	74,110,402	(687,330)	-0.92%	The decrease is primarily due to lower anticipated leasing activity, resulting in fewer units under contract.
Total Operating Expenses	**80,729,450**	**37,712,073**	**75,424,147**	**79,668,666**	**(1,060,784)**	**-1.31%**	
Non-operating Expenses	-	-	-	-	-	**0.00%**	
TOTAL EXPENSES	**80,729,450**	**37,712,073**	**75,424,147**	**79,668,666**	**(1,060,784)**	**-1.31%**	
NET INCOME (LOSS)	**407,035**	**1,158,266**	**2,316,531**	**808,857**	**401,822**	**98.72%**	
Fund Transfer To Other Sources	**(407,035)**	**(1,158,266)**	**(2,316,531)**	**-**	**(401,822)**		
Fund Transfer From CoCC	**-**	**-**	**-**	**-**	**-**		
NET	**-**	**-**	**-**	**808,857**	**0**		

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