AGENDA

A Regular Board Meeting for:
SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
will be held at the
Municipal Plaza B Room
114 W Commerce St., San Antonio, TX 78205
and virtually via ZOOM:
https://us02web.zoom.us/j/88070033634?pwd=SnRLdUR6MVhpNFp1TzlUUnhaZzhvQT09
DIAL-IN NUMBER: 1-346-248-7799 Meeting ID: 880 7003 3634 & PASSWORD: 396957 On Friday, April 10, 2026, beginning at 2:00 p.m., or immediately following the adjournment of the San Antonio Housing Trust Foundation board meeting.

NOTICE: *A quorum of the board of directors will be physically located **114 W Commerce St., San Antonio, TX 78205** at 2:00 p.m. One or more of the Directors may attend this meeting by video conference pursuant to the requirements set forth in the Texas Open Meetings Act. An electronic copy of the agenda packet may be accessed at the San Antonio Housing Trust website under the CALENDAR/Board Meeting date page prior to the meeting.*

NOTICE: *This meeting of the Board, being held for the reasons listed below, is authorized in accordance with the Texas Government Code, Sections 551.001 - 551.146. Verification of Notice of Meeting and Agenda are on file in the Office of the Executive Director.*

1. Call to Order and Roll Call
2. Discussion and possible action to approve minutes of **February 20, 2026**, and **March 7, 2026.**
3. **Public Comment** – Interested speakers will have 3 minutes each to address the Board on agenda items or housing policy related matters.
4. Briefing, discussion, and possible action to approve the amended the San Antonio Housing Trust Public Facility Corporation **FY 2026 Operating and Capital budget**.
5. **Executive Session:** Closed session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase and value of real property for the development of affordable housing and community revitalization.
6. Adjournment.

Executive Session. The San Antonio Housing Trust reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073

(deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development). *ANY ITEM DISCUSSED IN EXECUTIVE SESSION MAY BE ACTED ON IN OPEN SESSION*

Attendance by Other Elected or Appointed Officials: It is possible that members of City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or committees may not deliberate or take action on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretative services must be made 48 hours prior to this meeting. Please contact Lauren Cardona, for concerns or requests, at (210) 735-2772.

Posted on: April 6, 2026 at 3:30 pm

San Antonio Housing Trust Public Facility Corporation

Agenda Item 2

This item includes the approval of minutes from the **February 20, 2026, and March 7,2026** meetings.

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

2026 OFFICIAL MEETING MINUTES

DATE: February 20, 2026

TIME AND PLACE: The Public Facility Corporation met in session at 2:12 p.m., via Zoom and in person at 114 W. Commerce St., Municipal Plaza B Room, San Antonio, TX 78205.

PRESENT: Antoinette Brumfield, Eric Cooper, Jordan Ghawi, Councilmember Jalen McKee-Rodriguez. Councilmember Edward Mungia, Christina Martinez, Marinella Murillo, Jane Paccione, Mark Carmona, and Councilmember Phyllis Viagran

ABSENT: Councilmember Teri Castillo, Councilmember Dr. Sukh Kaur, Rachell Hathaway

1. STAFF/VISITORS PRESENT: Pedro Alanis- Executive Director San Antonio Housing Trust; Nicole Collazo- Director of Operations San Antonio Housing Trust; Lauren Bejaran Cardona- San Antonio Housing Trust; Tom Roth- Director of Development San Antonio Housing Trust; Seema Kairam- San Antonio Housing Trust; Summer Greathouse- Bracewell; Clarissa M. Rodriguez- DNRBS&Z; Sabine Miramontes-Somers - SEFLA Languages Interpreter; Melissa Wilson- Civic Initiatives; Dawn Rose- Civic Initiatives

2. **CALL TO ORDER AND ROLL CALL:** The meeting was called to order by Vice President Jane Paccione, and the roll was called by Michelle Barnes.

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE MINUTES OF JANUARY 23, 2026

Councilmember Mungia motioned, and Councilmember McKee-Rodriguez seconded to approve
the minutes of January 23, 2026.
Ayes: 5 Nays: 0 Abstained: 0
The motion passed.

4. CITIZENS TO BE HEARD - INTERESTED SPEAKERS WILL HAVE 3 MINUTES EACH TO ADDRESS THE BOARD ON AGENDA ITEMS OR HOUSING POLICY RELATED MATTERS.
None.
No action taken.

5. BRIEFING, DISCUSSION AND POSSIBLE ACTION TO APPROVE A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION AUTHORIZING ISSUANCE OF A REQUEST FOR QUALIFICATIONS (RFQ) FOR PROFESSIONAL CONSULTING SERVICES RELATED TO THE STABILIZATION OF STRUCTURES WITHIN THE PROJECT DC AREA; AUTHORIZING THE ASSISTANT SECRETARY TO EXECUTE RELATED DOCUMENTS; AND PROVIDING FOR RELATED MATTERS.

Pedro Alanis briefed the Board on Items #4 regarding the RFQ for professional consulting services. He also discussed the public meetings on March 19 and 21 for Project DC. Pedro Alanis discussed the importance of having an experienced consulting team vetted to federal procurement standards and in place to address the preservation work that's required.

6. MINUTES COMMISSION ACTION:

Councilmember Viagran motioned; and Councilmember McKee-Rodriguez seconded to approve

Ayes: 5 Nays: 0 Abstained: 0

The motion passed.

7. Vice President Jane Paccione convened the San Antonio Housing Trust Public Facility Corporation into Executive Session at 3:05 p.m.

Executive Session. The San Antonio Housing Trust reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development). ANY ITEM DISCUSSED IN EXECUTIVE SESSION MAY BE ACTED ON IN OPEN SESSION

Executive Session adjourned at 3:50 pm. *No action taken*

8. Adjournment

Vice President Jane Paccione adjourned the meeting. There being no further business; the meeting was adjourned at 3:51 p.m.

A Joint Board Retreat Workshop of the:
SAN ANTONIO HOUSING TRUST FOUNDATION, INC.;
SAN ANTONIO HOUSING TRUST;
SAN ANTONIO HOUSING TRUST FINANCE CORPORATION; AND
SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
BOARD OF DIRECTORS

DATE: March 7, 2026

TIME AND PLACE: The Combined Board Entities met in session at 12:10 p.m. in person at 118 N. Medina., San Antonio, TX 78207.

PRESENT FOR ALL FOUR (4) ENTITIES: Antoinette Brumfield, Councilmember Dr. Sukh Kaur, Councilmember Teri Castillo, Councilmember Edward Mungia, Eric Cooper, Jane Paccione, Councilmember Jalen McKee-Rodriguez, Mark Carmona, Christina Martinez, Jordan Ghawi, Dr. Adriana Rocha Garcia, Councilmember Phyllis Viagran, and Marinella Murillo

ABSENT: None

STAFF/VISITORS PRESENT:
Pedro Alanis- Executive Director- San Antonio Housing Trust; Nicole Collazo- San Antonio Housing Trust, Lauren Bejaran Cardona- San Antonio Housing Trust; Tom Roth- Director of Development San Antonio Housing Trust; Seema Kairam- San Antonio Housing Trust; Matias Allende- San Antonio Housing Trust; Sophia Zulich- San Antonio Housing Trust; Jessica Kuehne- San Antonio Housing Trust; John Hernandez- San Antonio Housing Trust; Michelle Barnes- San Antonio Housing Trust; Susan Snowden- Darkhorse CPA; Ashley Price- Darkhorse CPA; Clarissa Rodriguez- Denton Navarro Rocha Bernal & Zech, P.C.; Summer Greathouse- Bracewell; Levi Stoneking- Bracewell

1. CALL TO ORDER AND ROLL CALL: The meeting was called to order by Vice President Jane Paccione, and the roll for each of the four (4) entities was called by Michelle Barnes.

2. BOARD OF DIRECTORS RETREAT: The Boards received information and updates, as well as engaged in discussions regarding:

a. The organizational structure, governance, operations, programs, and projects of the four corporations, including corporate formation, governing documents, and regulatory requirements.

b. Annual reporting, construction activities, and financial status of the corporations.

c. Strategic planning discussions, including organizational strengths, opportunities, and future direction.

d. Legislative and policy overview and relevant developments affecting the corporations.

e. Governance matters, including committee assignments and scheduling of future meetings.

NONE.
No action taken.

3. CONSIDERATION AND POSSIBLE ACTION REGARDING THE ELECTION OF OFFICERS OF

THE SAN ANTONIO HOUSING TRUST FOUNDATION, INC.; SAN ANTONIO HOUSING TRUST; SAN ANTONIO HOUSIN TRUST FINANACE CORPORATION; AND SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION.

Public Facility Corporation/Finance Corporation Officers:

President: Jane Paccione (self-nominated; motion passed)

Vice President: Councilwoman Sukh Kaur (motion by Councilmember Castillo; second by Jordan Ghawi; passed)

Secretary: Jordan Ghawi (motion by Councilmember Castillo; second by Jane Paccione; passed)

Treasurer: Councilwoman Viagran (motion by Councilmember Castillo; second by Jane Paccione; passed)

MINUTES COMMISSION ACTION:
Councilmember Castillo motioned, and Jordan Ghawi seconded to approve the election of officers for the San Antonio Housing Trust Public Facility Corporation and San Antonio Housing Trust Finance Corporation.

Ayes: 7 Nays: 0 Abstained: 0
The motion passed.

Foundation/Trust Officers:

President: Jane (self-nominated; motion passed)

Vice President: Councilwoman Sukh Kaur (motion by Councilmember Castillo; second by Jordan Ghawi; passed)

Secretary: Dr. Adriana Rocha Garcia (motion by Councilmember Castillo; second by Jane Paccione; passed)

Treasurer: Councilwoman Viagran (motion by Councilmember Castillo; second by Jane Paccione; passed)

MINUTES COMMISSION ACTION:
Councilmember Castillo motioned, and Jane Paccione seconded to approve the election of officers for the San Antonio Housing Trust Foundation and San Antonio Housing Trust.
Ayes: 11 Nays: 0 Abstained: 0
The motion passed.

The Board discussed the proposed committee assignments for the Governance and Policy Committee and the Finance and Audit Committee:

Governance and Policy:
Councilmember Teri Castillo
Councilmember Jalen McKee-Rodriguez
Eric Cooper
Dr. Adriana Rocha Garcia
Christina Martinez

Finance and Audit:
Councilmember Phyllis Viagran
Councilmember Dr. Sukh Kaur
Jordan Ghawi
Antoinette Brumfield
Marinella Murillo

President Jane Paccione will choose to solidify the new committee members to be announced.

4. Vice President Jane Paccione convened the San Antonio Housing Trust All Entities into Executive Session at 4:40 p.m.

Executive Session. The San Antonio Housing Trust reserves the right to adjourn into

Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development). ANY ITEM DISCUSSED IN EXECUTIVE SESSION MAY BE ACTED ON IN OPEN SESSION

Executive Session adjourned at 5:00 pm. *No action taken*

5. ADJOURNMENT

Vice President Jane Paccione adjourned the meeting. There being no further business, the meeting was adjourned at 5:00 p.m.

San Antonio Housing Trust Public Facility Corporation
Agenda Item 3

Public Comment

Interested speakers will have 3 minutes each to address the Board on agenda items or housing policy related matters; a total of 15 minutes will be provided. Instructions to sign up for Public Comment via Zoom video conference.

To sign up for Public Comment please call 210-735-2772 24 hours prior to this meeting to place your name on the list.

Los oradores interesados tendrán 3 minutos cada uno para dirigirse a la Junta sobre temas de la agenda o asuntos relacionados con la polí ca de vivienda; Se proporcionará un total de 15 minutos.

Para inscribirse en Comentario Público, llame al 210-735-2772 24 horas antes de esta reunión para incluir su nombre en la lista.

San Antonio Housing Trust Public Facility Corporation
Agenda Item 4

Briefing, discussion, and possible action to approve an amendment to the Fiscal Year 2026 PFC Operating and Capital Budgets.

Background
Staff conducted a mid-year review of revenues and expenditures to assess financial performance and alignment with operational and project-related activities. Due to increased development activity, property-related transactions, and programmatic support, adjustments to the FY 2026 Operating Budget and Capital Budgets are necessary to reflect both mid-year priorities and updated revenue and expenditure projections.

Operating Budget Summary

Revenues
Total projected revenues are increasing from $5.68 million to $7.42 million, representing a $1.74 million increase. This change reflects higher-than-expected bond issuer fees and sales tax rebates, partnership management fees and deferred developer fees. These are partially offset by reductions in developer fees, incentive management fees, net cash flow fees, and sponsor loan revenue driven by current performance levels. Our portfolio is sitting at approximately 90% physical occupancy and 82% economic occupancy. Projections also assume no additional revenue from closings for the remainder of FY 2026.

Expenses
Operating expenses reflect increased investment in project and programming activity from $2.81 million to $4.22 million, representing a $1.41 million increase. This reflects an increase in administrative funding to the Foundation of $234,574, recognition of the $750,000 in ROC USA grant funding that will expend this year, payroll increases associated with the 1% COLA and 2 new FTE positions, increased audit services, and expanded office rental costs. This also includes three new programmatic efforts for communications consultant ($100,000), the creation of a missing middle financial toolkit ($75,000), and coordination to host a missing middle workshop ($35,000).

Non-Operating Activity & Net Position
Non-operating activity has no changes to interest income. Income tax expenses have been reduced by $75,000. The budget also lowers the Capital Budget requirement by $99k for PFC projects and recognizes the board approved PFC capital loan expense of $1,525,388 to the Foundation as well as prior year 111 W. Travis loan funds of $331k. Together this results in a $1.02 million increase in non-operating expenses. ***However, due to the increased revenue and additional operating and programming expenses we have a projected net income of $0 for the fiscal year.***

Capital Budget Summary

Revenues
The FY 2026 Capital Budget Revenues shows a net reduction of $36,022.98 due to timing associated with TIRZ reimbursements. This results in an amended FY 2026 PFC Capital Revenue

budget of $1,205,253. Total forecast for capital revenues increased from $27.72 million to approximately $28.54 million from FY 2024 through FY 2030 sourced from the following:

- City of San Antonio CDBG - $5,000,000
- City of San Antonio General Fund - $1,000,000
- City of San Antonio Inner City TIRZ - $2,916,000
- City of San Antonio Westside TIRZ - $1,435,000
- City of San Antonio Inner City Incentive Fund - $350,000
- Other (Piknik) - $52,420
- PFC Operating Funds - $17,793,052

Expenses

Overall, capital expenses are projected to decrease by approximately $238k to $3.48 million. The specific changes in budgetary expenses are cited below. Total forecasted capital expenditures are approximately $28.5 million from FY 2024 through FY 2030 on the following

- Acquisition - $21,702,007
- Predevelopment - $4,366,253
- Development - $1,302,725
- Operating costs - $1,175,485

Capital Project Specific Amendments

VIDA Master Plan: Staff recommends an increase of $8,333 to cover the cost of tax credit consultation.

Judy at VIDA: Staff recommend reducing the FY 2026 Budget from $650,000 to $565,690 to reflect a predevelopment expense that hit the FY 2025 Budget of $84,310. There was no change to the overall total.

Julian at VIDA: Staff recommend creating a new capital budget to reflect Phase III of the VIDA Development. We anticipate a FY 2026 Capital Budget of $100,000 and $550,000 in FY 2027. This added $650k to the overall Capital Budget total.

Jane at VIDA: Staff recommend reducing the FY 2026 Budget from $650,000 to $100,000 to reflect the timeframe of expenditure for this Phase II VIDA project. There was no change to the overall total.

Project DC Master Plan: Staff recommends supporting additional scope regarding the Homeless Response Action Plan by $75,000 to 8th and Home for additional collaboration with Continuum of Care Homeless Response System Advisory Committee, additional work group session, and stakeholder partnership meetings through the end of June 2026. The proposed change in expenses in this FY 2026 budget is from $731,075 to $832,000. However, the overall Capital Budget remains the same at $960,000.

421 Medina, staff recommends adding funding for legal costs for Union Pacific negotiations, aligning legal and security budgets with actuals, increasing landscaping and clean up costs, updating insurance based on current quotes, adding solar-powered security lighting and other pre-development costs. The proposed change in expenses in this FY 2026 budget is from $169,119 to $290,664. However, the overall capital budget remains the same at $5.64 million.

811 W. Houston Project: Staff recommend reducing legal expenses and property tax projections, while increasing maintenance costs to include $250/month for garbage services and increasing the fencing budget to $2,200 annually beginning in FY 2026. The proposed change in expenses in this FY 2026 budget is from $68,943.48 to $79,991.81. However, the overall capital budget remains the same at $4.28 million.

900 W. Houston Project: Staff recommend increasing maintenance and landscaping budgets to support site activation. The proposed change in this budget is from $914,628.69 to $917,628.69, an increase of $3,000. However, we have increased the operating budget from FY 2027 - FY 2030 each year from $109k to $135k due to anticipated usage of the building to support Project DC community engagement efforts. This results in a proposed change in the overall Capital Budget is from $5.53 million to $5.63 million.

Buena Vista Project: Staff recommend increasing the legal budget to support structuring a partnership with Thrive, along with enhancing security measures due to site constraints, including the building currently being uninsurable. Proposed improvements include fencing, surveillance cameras, and the addition of power and Wi-Fi infrastructure. The proposed change in this budget is from $102,262.00 to $151,265.80, an increase of $49,003.80. However, the overall capital budget remains the same at $761k.

Midcrown Project: Staff recommend decreasing the FY2026 budget from $100,572.12 to $40,625.00, a decrease of $59,947.12. Staff will reassess our predevelopment contribution to the project once we identify our future development partner and negotiate terms likely as part of our FY 2027 PFC Capital Budget.

Warren Street Project: Staff recommend shifting predevelopment costs to FY 2027, reducing procurement costs by transitioning functions in-house, and increasing the demolition budget to $150,000 to include contingency. Demolition is proposed to begin in FY 2026 to advance project readiness. The proposed change in this budget is from $156,111 to $217,783, an increase of $61,672.

Overall Impact

The proposed amendments represent a strategic realignment of capital budgets to reflect current project conditions, improve readiness, mitigate risk, and support execution across the PFC portfolio. These updates reallocate and refine funding to align with evolving project scopes, timelines, and operational realities, ensuring that projects remain financially viable, compliant, and positioned for timely advancement.

Recommendation
Staff recommend approval of the amended FY 2026 Operating Budget and Capital Budgets to align with current financial performance and anticipated operational needs.

Attachment:
FY 2026 PFC Amended Operating Budget
FY 2026 PFC Amended Capital Budget
Resolution

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

RESOLUTION PFC26-0410-04

A RESOLUTION APPROVING A BUDGET AMENDMENT FOR THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION, FOR FISCAL YEAR 2026, TO REFLECT UPDATED REVENUES, EXPENDITURES, AND OPERATIONAL PRIORITIES; AND ADDRESSING RELATED MATTERS

WHEREAS, on (DATE), the San Antonio Housing Trust Public Facility Corporation (sometimes "SAHTPFC") adopted its Fiscal Year 2026 Operating Budget, setting forth the revenues and expenses necessary to support and carry out its mission; and

WHEREAS, upon review and assessment of the actual performance against prior projections of SAHTPFC operations, staff has determined that a budget amendment is warranted to better align expenditures with current program activity to reflect updated revenue reflections and reallocate funds based on operational needs; and

WHEREAS, the San Antonio Housing Trust Public Facility Corporation Board of Directors finds this budget adjustment, as more specifically provided by Exhibit A, to be in the public interest and will improve the ability of the SAHTPFC to support the community.

NOW THEREFORE, BE IT RESOLVED BY THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION, THAT:

Section 1. The above Recitals are true and correct and are a material part of this Resolution and are incorporated herein for all purposes.

Section 2. The Board of Directors for the San Antonio Housing Trust Public Facility Corporation does hereby approve the mid-year budget amendment as recommended by the Executive Director for Fiscal Year 2026, as more specifically indicated in Exhibit A.

Section 3. If any section, subsection, clause, phrase or provision of this Article, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Resolution, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

Section 4. This Resolution shall be cumulative of all provisions of the San Antonio Housing Trust Public Facility Corporation, except where the provisions of this Resolution are in direct conflict with the provisions of such Resolution, in which event the conflicting provisions of such Resolution are hereby repealed.

Section 5. That it is officially found, determined and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 6. This Resolution shall take effect immediately from and after its passage and the publication of the caption hereof, as provided by law.

PASSED and APPROVED this the ___ day of April 2026.

SIGNED:

_____
Jane Paccione, President

ATTEST:

_____
Jordan Ghawi, Secretary

SAN ANTONIO HOUSING TRUST

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORP
FY 2026 Proposed Mid-Year Budget Amendment
Budget Amendment #PFC26-001

	OPERATING BUDGET		
	FY 2026 Adopted Budget	**Proposed Amendment**	**FY 2026 Amended Budget**
OPERATING REVENUES			
Fee Income			
Annual Issuer Fees	72,300.00	15,050.00	87,350.00
Application Fees	60,000.00	-	60,000.00
Asset Management Fees	399,110.97	(4,522.70)	394,588.27
Bond Issuer Fees	-	1,449,000.00	1,449,000.00
Deferred Developer Fees	172,616.21	71,605.24	244,221.45
Developer Fees	3,072,650.75	(1,444,894.88)	1,627,755.87
Incentive Management Fees	171,909.00	(7,658.55)	164,250.45
Net Cash Flow Fees	445,089.48	(392,366.88)	52,722.60
Partnership Management Fees	5,422.00	296,494.00	301,916.00
Sales Tax Savings	521,151.00	989,635.00	1,510,786.00
Sponsor Loan	522,399.25	(149,294.36)	373,104.89
Structuring Fee	-	750,000.00	750,000.00
Supervisory Management Fees	19,923.96	(7,909.55)	12,014.41
Total Fee Income	5,462,572.62	1,565,137.32	7,027,709.94
Distribution Income from Cash Flow	178,034.17	182,867.55	360,901.72
Interest Income - Loans	37,500.00	-	37,500.00
TOTAL REVENUES	**5,678,106.79**	**1,748,004.87**	**7,426,111.66**
OPERATING EXPENSES			
Administrative Fees	1,410,151.70	234,574.16	1,644,725.86
Grants to Others			
Culturingua	75,000.00	-	75,000.00
Mission Trail Community Assoc. (ROC USA)	-	750,000.00	750,000.00
Total Grants to Others	75,000.00	750,000.00	825,000.00
Payroll Expenses			
Allowance - Auto	15,000.05	41.20	15,041.25
Allowance - Telephone	1,500.20	205.33	1,705.53
Insurance - Dental	4,999.86	-	4,999.86
Insurance - Health	61,500.00	2,136.25	63,636.25
Payroll Tax Expense	58,123.51	1,603.17	59,726.68
Retirement Plan Expense	86,063.07	(8,204.88)	77,858.19
Salaries & Wages	716,798.39	22,233.85	739,032.24
Tuition Reimbursement	2,000.00	(2,000.00)	-
Total Payroll Expense	945,985.08	16,014.92	962,000.00

SAN ANTONIO HOUSING TRUST

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORP
FY 2026 Proposed Mid-Year Budget Amendment
Budget Amendment #PFC26-001

	OPERATING BUDGET		
	FY 2026 Adopted Budget	Proposed Amendment	FY 2026 Amended Budget
OPERATING EXPENSES (Continued)			
Professional Services			
Accounting & CFO Services	148,200.00	-	148,200.00
Audit Services	20,000.00	80,507.50	100,507.50
Compliance Monitoring Services	125,000.00	-	125,000.00
Legal Services	30,000.00	-	30,000.00
Marketing and Public Relations	-	100,000.00	100,000.00
Other Consulting Services			
Financial Toolkit Set-up - Infill	-	75,000.00	75,000.00
Missing Middle Workshop	-	35,000.00	35,000.00
Other Professional Services	50,000.00	-	50,000.00
Total Professional Services	373,200.00	290,507.50	663,707.50
Properties Expense			
Filing Fees	500.00	-	500.00
Other	1,500.00	-	1,500.00
Total Properties Expense	2,000.00	-	2,000.00
Rent Expense			
Facilities Rent (Cash Basis)	-	65,238.50	65,238.50
Tenant Operating Costs (CAM)	-	54,032.22	54,032.22
Total Rent Expense	-	119,270.72	119,270.72
Subscriptions			
Software Licenses	7,500.00	2,147.95	9,647.95
Total Subscriptions	7,500.00	2,147.95	9,647.95
TOTAL EXPENSES	**2,813,836.78**	**1,412,515.25**	**4,226,352.03**
INCOME (LOSS)	**2,864,270.01**	**335,489.62**	**3,199,759.63**
NONOPERATING REVENUES (EXPENSES)			
Interest Income			
Interest Income - Investing	225,000.00	-	225,000.00
Interest Income - Operating	200,000.00	-	200,000.00
Total Interest Income	425,000.00	-	425,000.00
Income Tax Expense	(125,000.00)	75,000.00	(50,000.00)
Transfers Out - Capital Projects	(2,480,877.02)	(200,021.64)	(2,680,898.66)
Transfers Out - Capital Projects - Foundation		(1,525,388.36)	(1,525,388.36)
Use of Prior Year Equity - REL loan to Foundation	-	631,527.39	631,527.39
NET NONOPERATING REVENUES (EXPENSES)	**(2,180,877.02)**	**(1,018,882.61)**	**(3,199,759.63)**
NET INCOME	**$ 683,392.99**	**$ (683,392.99)**	**$ -**

SAN ANTONIO HOUSING TRUST

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORP
FY 2026 Proposed Mid-Year Budget Amendment
Budget Amendment #PFC26-001

OPERATING BUDGET		
FY 2026 Adopted Budget	**Proposed Amendment**	**FY 2026 Amended Budget**

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORP
FY 2026 Proposed Mid-Year Budget Amendment
Budget Amendment #PFC26-002

	CAPITAL BUDGET			
	FY 2026 Adopted Budget	Proposed Amendment	FY 2026 Amended Budget	FY 2024 - 2030 Proposed Budget
REVENUES				
Capital Contributions				
City of San Antonio - CDBG	$ 874,628.69	$ -	$ 874,628.69	$ 5,000,000.00
City of San Antonio - General Fund	-	-	-	1,000,000.00
City of San Antonio - Inner City TIRZ	100,572.12	(59,947.12)	40,625.00	2,916,000.00
City of San Antonio - Inner City Incentive Fund (ICIF)	-	-	-	350,000.00
City of San Antonio - Westside TIRZ	226,075.86	23,924.14	250,000.00	1,435,000.00
Other Funding Sources	40,000.00	-	40,000.00	52,419.35
Total Capital Contributions	1,241,276.67	(36,022.98)	1,205,253.69	10,753,419.35
TOTAL REVENUES	**1,241,276.67**	**(36,022.98)**	**1,205,253.69**	**10,753,419.35**
EXPENSES				
Capital Projects				
VIDA Master Plan	179,440.23	8,333.00	187,773.23	4,798,323.71
Jane at VIDA	650,000.00	(550,000.00)	100,000.00	650,000.00
Julian at VIDA	-	100,000.00	100,000.00	650,000.00
Judy at VIDA	650,000.00	(84,310.00)	565,690.00	650,000.00
Project DC Master Plan	731,075.86	100,924.14	832,000.00	960,000.00
421 Medina	169,119.55	121,545.03	290,664.58	5,642,066.69
811 W. Houston	68,943.48	11,048.33	79,991.81	4,284,413.59
911 W. Houston	914,628.69	3,000.00	917,628.69	5,638,279.75
1600 Buena Vista	102,262.00	49,003.80	151,265.80	761,336.11
Midcrown	100,572.12	(59,947.12)	40,625.00	2,916,000.00
217 Warren	156,111.76	61,671.78	217,783.54	1,596,052.34
Total Capital Projects	3,722,153.69	(238,731.04)	3,483,422.65	28,546,472.19
TOTAL EXPENSES	**3,722,153.69**	**(238,731.04)**	**3,483,422.65**	**28,546,472.19**
INCOME (LOSS)	**(2,480,877.02)**	**202,708.06**	**(2,278,168.96)**	**(17,793,052.84)**
NONOPERATING REVENUES (EXPENSES)				
Transfers In - Operating Funds	2,480,877.02	(202,708.06)	2,278,168.96	17,793,052.84
NET NONOPERATING REVENUES (EXPENSES)	**2,480,877.02**	**(202,708.06)**	**2,278,168.96**	**17,793,052.84**
NET INCOME	**$ -**	**$ -**	**$ -**	**$ -**

PUBLIC FACILITY CORPORATION
Multi-Year Capital Budget
As of March 5, 2026

	CONSOLIDATED CAPITAL BUDGET								
	Actuals To Date	Multi-Year Capital Budget							
		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Funding Sources									
City of San Antonio - CDBG	$ 4,125,371.31	$ -	$ 4,125,371.31	$ 874,628.69	$ -	$ -	$ -	$ -	$ 5,000,000.00
City of San Antonio - General Fund	1,000,000.00	1,000,000.00	-	-	-	-	-	-	1,000,000.00
City of San Antonio - Inner City TIRZ	2,597,007.35	2,522,571.50	57,956.38	40,625.00	237,477.72	57,369.40	-	-	2,916,000.00
City of San Antonio - Inner City Incentive Fund (ICIF)	350,000.00	350,000.00	-	-	-	-	-	-	350,000.00
City of San Antonio - Westside TIRZ	1,435,000.00	1,185,000.00	-	250,000.00	-	-	-	-	1,435,000.00
Other Funding Sources	42,419.35	-	12,419.35	40,000.00	-	-	-	-	52,419.35
SAHTPFC - Transfer of Operating Funds	5,214,182.82	1,432,254.60	3,881,882.37	2,278,168.96	2,388,150.64	1,468,818.83	3,448,324.34	2,895,453.10	17,793,052.84
Total Funding Sources	**$ 14,763,980.83**	**$ 6,489,826.10**	**$ 8,077,629.41**	**$ 3,483,422.65**	**$ 2,625,628.36**	**$ 1,526,188.23**	**$ 3,448,324.34**	**$ 2,895,453.10**	**$ 28,546,472.19**
Capital Project Costs									
Acquisition Costs	$ 13,759,877.91	$ 6,489,826.10	$ 7,186,933.52	$ 464,355.89	$ 753,349.42	$ 1,066,863.06	$ 3,038,171.88	$ 2,702,507.96	$ 21,702,007.83
Pre-Development Costs	875,761.27	-	831,367.30	1,460,632.96	1,506,027.35	289,521.38	247,349.98	31,355.00	4,366,253.97
Development Costs	-	-	-	1,174,725.02	128,000.00	-	-	-	1,302,725.02
Operating Costs	128,341.65	-	59,328.59	383,708.78	238,251.59	169,803.79	162,802.48	161,590.14	1,175,485.37
Total Capital Project Costs	**$ 14,763,980.83**	**$ 6,489,826.10**	**$ 8,077,629.41**	**$ 3,483,422.65**	**$ 2,625,628.36**	**$ 1,526,188.23**	**$ 3,448,324.34**	**$ 2,895,453.10**	**$ 28,546,472.19**

PUBLIC FACILITY CORPORATION
Multi-Year Capital Budget
As of March 5, 2026

Cash at closing	$ 1,200,565.73						Purchase Price	$ 3,385,604.25

	VIDA MASTER PLAN							
	Actuals	Multi-Year Capital Budget						
	To Date	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Funding Sources									
SAHTPFC - Transfer of Operating Funds	$ 2,011,798.23	$ 1,342,901.35	$ 693,292.35	$ 187,773.23	$ 394,958.51	$ 378,744.01	$ 1,800,654.26	$ -	$ 4,798,323.71
Total Funding Sources	**2,011,798.23**	**1,342,901.35**	**693,292.35**	**187,773.23**	**394,958.51**	**378,744.01**	**1,800,654.26**	**-**	**4,798,323.71**
Capital Project Costs									
Acquisition Costs	1,613,105.76	1,342,901.35	305,494.66	177,787.23	393,255.92	376,990.34	1,798,847.98	-	4,395,277.48
Pre-Development Costs	398,692.47	-	387,797.69	8,333.00	-	-	-	-	396,130.69
Operating Costs	-	-	-	1,653.00	1,702.59	1,753.67	1,806.28	-	6,915.54
Total Capital Project Costs	**$ 2,011,798.23**	**$ 1,342,901.35**	**$ 693,292.35**	**$ 187,773.23**	**$ 394,958.51**	**$ 378,744.01**	**$ 1,800,654.26**	**$ -**	**$ 4,798,323.71**

PUBLIC FACILITY CORPORATION
Multi-Year Capital Budget
As of March 5, 2026

	JUDY AT VIDA								
	Actuals To Date	Multi-Year Capital Budget							
		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Funding Sources									
SAHTPFC - Transfer of Operating Funds	$ 84,310.00	$ -	$ 84,310.00	$ 565,690.00	$ -	$ -	$ -	$ -	$ 650,000.00
Total Funding Sources	**$ 84,310.00**	**$ -**	**$ 84,310.00**	**$ 565,690.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 650,000.00**
Capital Project Costs									
Pre-Development Costs	$ 84,310.00	$ -	$ 84,310.00	$ 24,500.00	$ -	$ -	$ -	$ -	$ 108,810.00
Development Costs	-	-	-	541,190.00	-	-	-	-	541,190.00
Total Capital Project Costs	**$ 84,310.00**	**$ -**	**$ 84,310.00**	**$ 565,690.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 650,000.00**

PUBLIC FACILITY CORPORATION
Multi-Year Capital Budget
As of March 5, 2026

	JULIAN AT VIDA								
	Actuals To Date	Multi-Year Capital Budget							
		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Funding Sources									
SAHTPFC - Transfer of Operating Funds	$ -	$ -	$ -	$ 100,000.00	$ 550,000.00	$ -	$ -	$ -	$ 650,000.00
Total Funding Sources	**$ -**	**$ -**	**$ -**	**$ 100,000.00**	**$ 550,000.00**	**$ -**	**$ -**	**$ -**	**$ 650,000.00**
Capital Project Costs									
Pre-Development Costs	$ -	$ -	$ -	$ 100,000.00	$ 550,000.00	$ -	$ -	$ -	$ 650,000.00
Total Capital Project Costs	**$ -**	**$ -**	**$ -**	**$ 100,000.00**	**$ 550,000.00**	**$ -**	**$ -**	**$ -**	**$ 650,000.00**

PUBLIC FACILITY CORPORATION
Multi-Year Capital Budget
As of March 5, 2026

	JANE AT VIDA								
	Actuals To Date	Multi-Year Capital Budget							
		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Funding Sources									
SAHTPFC - Transfer of Operating Funds	$ -	$ -	$ -	$ 100,000.00	$ 550,000.00	$ -	$ -	$ -	$ 650,000.00
Total Funding Sources	**$ -**	**$ -**	**$ -**	**$ 100,000.00**	**$ 550,000.00**	**$ -**	**$ -**	**$ -**	**$ 650,000.00**
Capital Project Costs									
Pre-Development Costs	$ -	$ -	$ -	$ 100,000.00	$ 550,000.00	$ -	$ -	$ -	$ 650,000.00
Total Capital Project Costs	**$ -**	**$ -**	**$ -**	**$ 100,000.00**	**$ 550,000.00**	**$ -**	**$ -**	**$ -**	**$ 650,000.00**

PUBLIC FACILITY CORPORATION
Multi-Year Capital Budget
As of March 5, 2026

	PROJECT DC - MASTER PLAN								
	Actuals To Date	Multi-Year Capital Budget							
		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Funding Sources									
City of San Antonio - Westside TIRZ	$ 250,000.00	$ -	$ -	$ 250,000.00	$ -	$ -	$ -	$ -	$ 250,000.00
SAHTPFC - Transfer of Operating Funds	3,781.55	-	-	582,000.00	128,000.00	-	-	-	710,000.00
Total Funding Sources	**$ 253,781.55**	**$ -**	**$ -**	**$ 832,000.00**	**$ 128,000.00**	**$ -**	**$ -**	**$ -**	**$ 960,000.00**
Capital Project Costs									
Pre-Development Costs	$ 253,781.55	$ -	$ -	$ 832,000.00	$ -	$ -	$ -	$ -	$ 832,000.00
Development Costs	-	-	-	-	128,000.00	-	-	-	128,000.00
Total Capital Project Costs	**$ 253,781.55**	**$ -**	**$ -**	**$ 832,000.00**	**$ 128,000.00**	**$ -**	**$ -**	**$ -**	**$ 960,000.00**

PUBLIC FACILITY CORPORATION
Multi-Year Capital Budget
As of March 5, 2026

		Cash at closing	$ 1,426,620.82					Purchase Price	$ 4,200,000.00
421 MEDINA STREET									
	Actuals	**Multi-Year Capital Budget**							
	To Date	**FY 2024**	**FY 2025**	**FY 2026**	**FY 2027**	**FY 2028**	**FY 2029**	**FY 2030**	**TOTAL**
Funding Sources									
SAHTPFC - Transfer of Operating Funds	$ 1,808,093.85	$ -	$ 1,731,849.59	$ 290,664.58	$ 251,705.56	$ 574,803.00	$ 578,176.00	$ 2,214,867.96	5,642,066.69
Total Funding Sources	**$ 1,808,093.85**	**$ -**	**$ 1,731,849.59**	**$ 290,664.58**	**$ 251,705.56**	**$ 574,803.00**	**$ 578,176.00**	**$ 2,214,867.96**	**$ 5,642,066.69**
Capital Project Costs									
Acquisition Costs	$ 1,771,372.99	$ -	$ 1,699,909.17	$ 179,361.00	$ 179,361.00	$ 452,361.00	$ 452,361.00	$ 2,204,867.96	$ 5,168,221.13
Pre-Development Costs	4,390.68	-	3,686.42	61,313.58	62,344.56	112,442.00	115,815.00	-	355,601.56
Operational Costs	32,330.18	-	28,254.00	49,990.00	10,000.00	10,000.00	10,000.00	10,000.00	118,244.00
Total Capital Project Costs	**$ 1,808,093.85**	**$ -**	**$ 1,731,849.59**	**$ 290,664.58**	**$ 251,705.56**	**$ 574,803.00**	**$ 578,176.00**	**$ 2,214,867.96**	**$ 5,642,066.69**

PUBLIC FACILITY CORPORATION
Multi-Year Capital Budget
As of March 5, 2026

	$ 2,564,353.25	Cash at closing						Purchase Price	$ 3,478,326.95
	811 W. HOUSTON								
	Actuals	Multi-Year Capital Budget							
	To Date	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Funding Sources									
City of San Antonio - General Fund	$ 1,000,000.00	$ 1,000,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000,000.00
City of San Antonio - Inner City Incentive Fund (ICIF)	350,000.00	350,000.00	-	-	-	-	-	-	350,000.00
City of San Antonio - Westside TIRZ	1,185,000.00	1,185,000.00	-	-	-	-	-	-	1,185,000.00
SAHTPFC - Transfer of Operating Funds	226,808.99	89,353.25	405,515.90	79,991.81	147,246.27	235,984.58	791,321.78	-	1,749,413.59
Total Funding Sources	**$ 2,761,808.99**	**$ 2,624,353.25**	**$ 405,515.90**	**$ 79,991.81**	**$ 147,246.27**	**$ 235,984.58**	**$ 791,321.78**	**$ -**	**$ 4,284,413.59**
Capital Project Costs									
Acquisition Costs	$ 2,755,035.90	$ 2,624,353.25	$ 112,295.22	$ 58,593.48	$ 140,416.20	$ 137,949.60	$ 690,286.80	$ -	$ 3,763,894.55
Pre-Development Costs	6,773.09	-	293,220.68	21,398.33	6,830.07	98,034.98	101,034.98	-	520,519.04
Total Capital Project Costs	**$ 2,761,808.99**	**$ 2,624,353.25**	**$ 405,515.90**	**$ 79,991.81**	**$ 147,246.27**	**$ 235,984.58**	**$ 791,321.78**	**$ -**	**$ 4,284,413.59**

PUBLIC FACILITY CORPORATION
Multi-Year Capital Budget
As of March 5, 2026

Cash at closing	$ 4,145,490.48							Purchase Price	$ 4,000,000.00
911 W. HOUSTON									
	Actuals	**Multi-Year Capital Budget**							
	To Date	**FY 2024**	**FY 2025**	**FY 2026**	**FY 2027**	**FY 2028**	**FY 2029**	**FY 2030**	**TOTAL**
Funding Sources									
City of San Antonio - CDBG	$ 4,125,371.31	$ -	$ 4,125,371.31	$ 874,628.69	$ -	$ -	$ -	$ -	$ 5,000,000.00
Other Funding Sources - Rent (PikNik)	42,419.35	-	12,419.35	40,000.00	-	-	-	-	52,419.35
SAHTPFC - Transfer of Operating Funds	58,808.01	-	41,500.40	3,000.00	135,340.00	135,340.00	135,340.00	135,340.00	585,860.40
Total Funding Sources	**$ 4,226,598.67**	**$ -**	**$ 4,179,291.06**	**$ 917,628.69**	**$ 135,340.00**	**$ 135,340.00**	**$ 135,340.00**	**$ 135,340.00**	**$ 5,638,279.75**
Capital Project Costs									
Acquisition Costs	$ 4,166,790.48	$ -	$ 4,166,790.48	$ -	$ -	$ -	$ -	$ -	$ 4,166,790.48
Pre-Development Costs	3,080.92	-	1,393.08	158,606.92	2,000.00	2,000.00	2,000.00	2,000.00	168,000.00
Development Costs	-	-	-	633,535.02	-	-	-	-	633,535.02
Operational Costs	56,727.27	-	11,107.50	125,486.75	133,340.00	133,340.00	133,340.00	133,340.00	669,954.25
Total Capital Project Costs	**$ 4,226,598.67**	**$ -**	**$ 4,179,291.06**	**$ 917,628.69**	**$ 135,340.00**	**$ 135,340.00**	**$ 135,340.00**	**$ 135,340.00**	**$ 5,638,279.75**

PUBLIC FACILITY CORPORATION
Multi-Year Capital Budget
As of March 5, 2026

Cash at closing	$ 486,340.25								
	1600 BUENA VISTA								
	Actuals	Multi-Year Capital Budget							
	To Date	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Funding Sources									
SAHTPFC - Transfer of Operating Funds	$ 603,751.18	$ -	$ 541,022.31	$ 151,265.80	$ 69,048.00	$ -	$ -	$ -	$ 761,336.11
Total Funding Sources	**$ 603,751.18**	**$ -**	**$ 541,022.31**	**$ 151,265.80**	**$ 69,048.00**	**$ -**	**$ -**	**$ -**	**$ 761,336.11**
Capital Project Costs									
Acquisition Costs	$ 532,458.81	$ -	$ 532,458.81	$ -	$ -	$ -	$ -	$ -	$ 532,458.81
Pre-Development Costs	53,777.32	-	8,563.50	116,481.13	-	-	-	-	125,044.63
Operational Costs	17,515.05	-	-	34,784.67	69,048.00	-	-	-	103,832.67
Total Capital Project Costs	**$ 603,751.18**	**$ -**	**$ 541,022.31**	**$ 151,265.80**	**$ 69,048.00**	**$ -**	**$ -**	**$ -**	**$ 761,336.11**

PUBLIC FACILITY CORPORATION
Multi-Year Capital Budget
As of March 6, 2026

Cash at closing	$ 2,434,687.62	Purchase Price	$ 2,500,000.00

MIDCROWN

	Actuals To Date	Multi-Year Capital Budget						
		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Funding Sources									
City of San Antonio - Inner City TIRZ	$ 2,597,007.35	$ 2,522,571.50	$ 57,956.38	$ 40,625.00	$ 237,477.72	$ 57,369.40	$ -	$ -	$ 2,916,000.00
Total Funding Sources	**$ 2,597,007.35**	**$ 2,522,571.50**	**$ 57,956.38**	**$ 40,625.00**	**$ 237,477.72**	**$ 57,369.40**	**$ -**	**$ -**	**$ 2,916,000.00**
Capital Project Costs									
Acquisition Costs	$ 2,522,571.50	$ 2,522,571.50	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,522,571.50
Pre-Development Costs	67,600.40	-	52,395.93	33,000.00	229,852.72	49,744.40	-	-	364,993.05
Operational Costs	6,835.45	-	5,560.45	7,625.00	7,625.00	7,625.00	-	-	28,435.45
Total Capital Project Costs	**$ 2,597,007.35**	**$ 2,522,571.50**	**$ 57,956.38**	**$ 40,625.00**	**$ 237,477.72**	**$ 57,369.40**	**$ -**	**$ -**	**$ 2,916,000.00**

PUBLIC FACILITY CORPORATION
Multi-Year Capital Budget
As of March 6, 2026

Cash at closing	$ 330,773.80								
		217 WARREN STREET							
	Actuals	Multi-Year Capital Budget							
	To Date	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Funding Sources									
SAHTPFC - Transfer of Operating Funds	$ 416,831.01	$ -	$ 384,391.82	$ 217,783.54	$ 161,852.30	$ 143,947.24	$ 142,832.30	$ 545,245.14	$ 1,596,052.34
Total Funding Sources	**$ 416,831.01**	**$ -**	**$ 384,391.82**	**$ 217,783.54**	**$ 161,852.30**	**$ 143,947.24**	**$ 142,832.30**	**$ 545,245.14**	**$ 1,596,052.34**
Capital Project Costs									
Acquisition Costs	$ 398,542.47	$ -	$ 369,985.18	$ 48,614.18	$ 40,316.30	$ 99,562.12	$ 96,676.10	$ 497,640.00	$ 1,152,793.88
Pre-Development Costs	3,354.84	-	-	5,000.00	105,000.00	27,300.00	28,500.00	29,355.00	195,155.00
Operational Costs	14,933.70	-	14,406.64	164,169.36	16,536.00	17,085.12	17,656.20	18,250.14	248,103.46
Total Capital Project Costs	**$ 416,831.01**	**$ -**	**$ 384,391.82**	**$ 217,783.54**	**$ 161,852.30**	**$ 143,947.24**	**$ 142,832.30**	**$ 545,245.14**	**$ 1,596,052.34**