

SHERMAN HOUSING AUTHORITY	
March 31, 2027 Fiscal Year End Draft Budget	
	2026 - 27 Draft Budget
Revenue	
Tenant Rental Revenue	\$1,159,910.29
Tenant Revenue - Excess Utilities + Other	\$82,694.91
Investment Income	\$32,000.00
CFP Capital Grants	\$797,206.03
CFP Operating Grants	\$454,684.15
City of Sherman CDBG	\$3,000.00
Total Revenue	\$2,573,082.96
Expenditures	
Wages	\$811,067.71
Employee Benefits	\$315,018.70
Office Expenses	\$17,500.00
Maintenance Operations Expenses	\$325,000.00
Staff Training	\$32,500.00
Utility Expenses	\$500,000.00
Protective Services	\$46,000.00
Resident Services	\$17,500.00
Other Operations Expenses	\$145,000.00
Other Required Expenses	\$325,000.00
Total Expenditures	\$2,514,586.41
Net Revenue	\$58,496.55



2001 North Hoard Avenue | P.O. Box 2147
Sherman, Texas 75091-2147

Phone: 903.893.3139

Fax: 903.893.9064

March 18, 2026

Budget Impact Statement (Non-Taxing)

This proposed budget does not impose, increase, or affect any property taxes.

The Housing Authority is not a taxing entity and does not have the authority to levy property taxes. Funding is derived from federal sources, rental income, and other program-related revenues. Adoption of this budget will not impact the property tax obligations of residents or the public.

The following table compares the property tax bill attributable to the Sherman Housing Authority for a median-valued homestead property for (1) the current fiscal year, (2) if the Sherman Housing Authority budget is adopted as proposed:

	2025 SHA Rate as Adopted	2026 SHA Rate as Proposed
Tax Rate	\$0.00	\$0.00
*SHA is not a taxing jurisdiction and therefore does not assess taxes on the median-valued homestead property		
Median-valued homestead property	\$252,000	\$299,000
Sherman Housing Authority Tax Bill	\$0.00	\$0.00