

HACA Agency Wide Budget 2023 Approved 12/14/2022	RAD PBV Developments				Housing Choice Voucher	Central Office Cost Center	Resident Services (Edgington Center, FSS, For Youthful Hand, Hillcrest Enrichment Program, Community Health Workers)	Other HACA Properties
	Central Avl	South Avl	West Avl	North Avl				
Units	330	274	416	409				
Revenue					Revenue	Revenue	Revenue	Revenue
Tenant Rent	905,000	926,440	1,158,000	1,385,000	HAP Funds for Vouchers 30,505,300	RAD Overhead Fees 1,400,000	Nondwelling Rental 39,700	Tenant Rent 15,225
Housing Assistance Payments	1,804,069	2,126,700	3,094,975	3,014,654	HAP Funds - MTW 355,000	HCV Mgmt/Book Fees 715,000	Management/Resident Surcharge Fees 41,000	Interest Income 17,000
Gross Potential Rental Revenue	2,709,069	3,053,140	4,252,975	4,399,654	Subtotal HAP 30,860,300	Other Mgmt/Book Fees 291,000	Non Government Grant 1,575,013.00	Other Income 335,000
Vacancy Loss Allowance	(81,270)	(91,590)	(127,590)	(131,990)	HCPV Admin Funds 2,641,400	Nondwelling Rental 200	FSS/ROSS (HUD/Government Grant) 300,000	Grant Income -
Other Tenant Charges	43,470	42,268	138,492	88,450				
Subtotal Rental Revenue	2,671,269	3,003,818	4,263,877	4,356,114	Other Grant Income 50,550	Other Income 135,650	Donation 2,160	
Grant Income	-	-	1,970,286	-	Fraud Recovery/Other 10,000	Grant Income	Other Income - Strategic Reserve Account 819,200.00	
Other Revenue	101,930	1,500	2,135	4,510	Gross Revenue 33,562,250	Gross Revenue 2,541,850	Gross Revenue 2,777,073	Gross Revenue 367,225
Effective Gross Income	2,773,199	3,005,318	6,236,298	4,360,624				
Expenses					Expenses	Expenses	Expenses	Expenses
Administrative					Administrative	Administrative	Administrative	Administrative
Administrative Salaries	220,000	300,000	294,000	195,000	Administrative Salaries 1,086,255	Administrative Salaries 1,100,000	Administrative Salaries 876,800	Administrative Salaries -
Employee Benefits	77,000	105,000	102,900	68,250	Employee Benefits 380,190	Employee Benefits 385,000	Employee Benefits 306,880	Employee Benefits -
RAD Overhead Fee	133,560	300,380	426,390	435,610	Mgmt/Book Fees 693,730	Office Expense 297,700	Office Expense 231,661	Office Expense 1,800
Other Admin Expenses	243,870	251,270	356,590	388,760	Office Expense 861,310	Other Admin Expense 163,500	Other Admin Expense 3,000	Other Admin Expense -
Subtotal	674,430	956,650	1,179,880	1,087,620	Other Admin Expense 26,000	Subtotal 1,946,200	Subtotal 1,418,341	Subtotal 1,800
Tenant Services					Tenant Services	Tenant Services	Tenant Services	Tenant Services
Salaries	30,900	6,000	8,180	-	Tenant Services Contract Costs 400	Salaries 9,000	Salaries 637,100	Salaries -
Employee Benefits	19,471	1,467	3,820	-	Security/Utility Deposit Assistance - EHV 12,000	Employee Benefits 3,150	Employee Benefits 44,000	Employee Benefits -
Resident Participation	9,900	8,220	12,480	12,270	Other 20,000	Other 6,000	Other 44,300	Other -
Resident Surcharged	-	500	20,000	20,500	Subtotal 3,047,485	Subtotal 18,150	Subtotal 725,400	Subtotal -
Other/Youth Stipends	350	15,000	44,100	28,800				
Subtotal	60,621	31,187	88,580	61,570				
Utilities					Utilities	Utilities	Utilities	Utilities
Electricity	223,100	235,000	470,000	535,000	Electricity -	Electricity 22,000	Electricity 25,600	Electricity 380
Gas	46,300	260,000	315,000	258,000	Gas -	Gas 100	Gas 5,800	Gas 2,000
Water/Sewer	193,800	311,000	323,650	483,500	Water/Sewer -	Water/Sewer 16,700	Water/Sewer 5,600	Water/Sewer 1,365
Trash/Other	91,200	37,000	86,400	42,200	Solar/Other -	Solar/Other 24,125	Solar/Other 9,950	Solar/Other 800
Subtotal	554,400	843,000	1,195,050	1,318,700	Subtotal -	Subtotal 62,925	Subtotal 46,950	Subtotal 4,545
Maintenance and Operations					Maintenance	Maintenance	Maintenance	Maintenance
Maintenance Labor	85,000	85,000	245,000	185,000	Maintenance Labor 55,000.00	Maintenance Labor 65,000	Maintenance Labor 86,500	Maintenance Labor -
Employee Benefits	29,750	29,750	85,750	64,750	Employee Benefits 8,000.00	Employee Benefits 22,750	Employee Benefits 30,280	Employee Benefits -
Maintenance Materials and Vehicle	252,920	109,500	321,400	373,600	Maintenance Materials and Vehicles 54,500	Maintenance Materials and Vehicles 132,725	Headstart Buildings 75,000.00	Maintenance Materials -
Maintenance Contracts	717,000	624,500	2,806,600	988,700	Maintenance Contracts 79,650	Maintenance Contracts 191,800	Edgington Center Building 122,600.00	Maintenance Contracts 14,080
Subtotal	1,084,670	848,750	3,458,750	1,612,050	Subtotal 134,150	Subtotal 412,275	Fleet 120,000.00	Subtotal 14,080
Protective Services					Other Items	Other Items	Other Items	Other Items
Protective Service Salary	126,600				HAP/UAP Payments 30,070,000		Maintenance Materials 39,025	
Employee Benefit Contribution	70,000						Maintenance Contracts 78,950	
Subtotal	166,900						Subtotal 552,355	
Taxes/Insurance/Other					Taxes/Insurance/Other	Taxes/Insurance/Other	Taxes/Insurance/Other	Taxes/Insurance/Other
Insurance	107,000	110,700	142,000	151,500	Insurance 24,700	Insurance 47,000	Insurance 26,600	Insurance 1,600
General Expenses	1,610	2,500	3,000	1,060	General Expenses 5,000	General Expenses 5,000	General Expenses 100	General Expenses -
Compensated Absences	3,000	5,210	3,000	5,000	Compensated Absences 4,400	Compensated Absences 3,000	Compensated Absences 2,000	Compensated Absences 500
Payment in Lieu of Taxes	5,700	4,500	1,500	5,500				
Bad Debt	23,000	31,600	90,000	26,500				
Subtotal	140,310	154,510	239,500	189,560	Subtotal 34,100	Subtotal 55,000	Subtotal 28,700	Subtotal 2,100
Total Operating Expenses	2,681,331	2,874,597	6,161,760	4,269,500	Total Operating Expenses 33,318,135	Total Operating Expenses 2,494,550	Total Operating Expenses 2,771,746	Total Operating Expenses 22,525
Operating Income	91,868	130,721	74,538	91,124	244,115	47,300	5,327	365,125
Other Items/Non-Operating					Other Items	Other Items	Other Items	Other Items
Replacement Reserve Deposits	(78,000)	(120,000)	(120,000)	(72,000)				Woodfin RR Deposits (8,224)
Casualty Loss Expense	(11,750)	(7,000)	(21,000)	(20,000)				
Proceeds from Insurer	35,000	40,000	124,553	35,000				
Net Operating Income	37,118	43,721	58,091	34,124	Net Operating Income 244,115	Net Operating Income 47,300	Net Operating Income 5,327	Net Operating Income 336,476