

Abilene Housing Authority

Operating Budget



For the Year Ended September 30, 2026 (Revision #1)

Low Rent Operating Budget

PHA Name	Abilene Housing Authority		
Address	1149 ES 11th, Abilene, Texas 79602		
City, State	Abilene, Texas		
HA Code	TX327	Built Date	
Fiscal Year Ending	9/30/2026	Date of Last Renovation	6/28/2024
Type of Budget (Original, Revision #)	Revision #1	Average Bedroom Size	2.20
ACC Units	212	Occupancy Type (family, senior, mixed)	Mixed, Elderly
Unit Months Available (UMAs)	2,544	Building Type (high-rise, garden, etc.)	Duplex, Quads
Estimated Occupancy Rate	97%	Anticipated Number of Turnovers	72

FDS Line #	Account Title	Operating Fund	Capital Fund	Total Project Budget
Operating Income:				
11220	Gross Potential Rent	811,720		811,720
11230	Less: Vacancy Loss Rent	(22,460)		(22,460)
70300	Net Tenant Rental Revenue	789,260		789,260
11240	Gross Potential Subsidy	719,296		719,296
11260	Less: Subsidy Loss - Vacancy	-		-
11250	Less: Subsidy Loss - Proration	(69,242)		(69,242)
70600	Net Operating Subsidy	650,054		650,054
70600	HUD PHA Operating Grant-CFP		6,290	6,290
70400	Other Tenant Charges	48,500		48,500
70400	Excess Utilities	-		-
71100	Investment Income	500		500
71400	Fraud Recovery	-		-
71500	Non-Dwelling Rent	-		-
71500	Other Income	10,000		10,000
70000	Total Operating Income	1,498,314	6,290	1,504,604

Operating Expenditures:				
<u>Administrative</u>				
91100	Administrative Salaries	322,339	-	322,339
91500	Employee Benefits - Administrative	85,000	-	85,000
91200	Auditing Fees	6,460		6,460
91300	Management Fees	-		-
91900A	Accounting Fees	10,500		10,500
91400	Advertising and Marketing	6,890		6,890
91600	Office Expenses	116,550		116,550
91700	Legal Expense	32,300		32,300
91800	Travel	200		200
91900	Other Administrative Costs	71,500		71,500
91000	Total Administrative	651,739	-	651,739

92000	Asset Management Fees	-		-
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<u>Tenant Services</u>				
92100	Tenant Services - Salaries	57,500	-	57,500
92300	Employee Benefits - Tenant Services	10,000	-	10,000
92200	Relocation Costs	-		-
92400	Tenant Services-Other	5,000		5,000
92500	Total Tenant Services	72,500	-	72,500

<u>Utilities</u>				
93100	Water	99,800		99,800
93200	Electricity	14,400		14,400
93300	Gas	26,000		26,000
93400	Fuel	-		-
93600	Sewer	54,680		54,680

FDS Line #	Account Title	Operating Fund	Capital Fund	Total Project Budget
93800	Other	-		-
93000	Total Utilities	194,880	-	194,880

<u>Maintenance</u>				
94100	Labor	195,530	-	195,530
94500	Employee Benefits - Maintenance	45,000	-	45,000
94200	Maintenance Materials	200,000	-	200,000
	Maint. Contract:			
94300-010	Garbage and Trash Removal Contracts	35,650		35,650
94300-020	Heating & Cooling Contracts	7,600		7,600
94300-030	Snow Removal Contracts	-		-
94300-040	Elevator Maintenance	-		-
94300-050	Landscape & Grounds Contracts	61,000		61,000
94300-060	Unit Turnaround Contract	3,500		3,500
94300-070	Electrical Contracts	1,500		1,500
94300-080	Plumbing Contracts	21,000		21,000
94300-090	Extermination Contracts	41,000		41,000
94300-100	Janitorial Contracts	34,100		34,100
94300-110	Routine Maintenance Contracts	79,000		79,000
94300-120	Other Misc. Contract Costs	79,490		79,490
94000	Total Maintenance	804,370	-	804,370

<u>Protective Services</u>				
95100	Protective Services - Labor	-	-	-
95500	Employee Benefits - Protective Services	-	-	-
95200	Protective Services Contract Costs	-		-
95300	Protective Service Other	15,500		15,500
95000	Total Protective Services	15,500	-	15,500

<u>Insurance</u>				
96110	Property	235,160		235,160
96120	General Liability	2,800		2,800
96130	Worker's Comp.	1,350		1,350
96140	Other Insurance	37,000		37,000
96100	Total Insurance Expense	276,310	-	276,310

<u>General Expenses</u>				
96200	Other General Expense	30		30
96210	Compensated Absences	2,980		2,980
96300	Payments In Lieu of Taxes	-		-
96400	Bad Debt-Tenants	22,650		22,650
96800	Severance Expense			-
96000	Total General Expenses	25,660	-	25,660

96900	Total Operating Expenditures	2,040,959	-	2,040,959
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97000	Cash Flow from Operations	(542,645)	6,290	(536,355)
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<u>Other Financial Items-Sources & (Uses)</u>				
10010	Operating Transfers In	671,310		671,310
10020	Operating Transfers Out		(6,290)	(6,290)
70610	HUD Grants-Capital Contributions			-
11020/96710	Debt Service Payment (Principal & Interest)			-
97100	Extraordinary Maintenance	-	-	-
	Capital Expenditures	(584,960)		(584,960)
	Other Items (PYA)			-
	Total Other Financial Items	86,350	(6,290)	80,060

10000	Net Cash Flow	(456,295)	-	(456,295)
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Low Rent Operating Budget (PUM Basis)

PHA Name	Abilene Housing Authority		
Address	1149 ES 11th		
City, State	Abilene, Texas		
HA Code	TX327	Built Date	1/0/1900
Fiscal Year Ending	9/30/2026	Date of Last Renovation	6/28/2024
Type of Budget (Original, Revision #)	Revision #1	Average Bedroom Size	2.20
ACC Units	212	Occupancy Type (family, senior, mixed)	Mixed, Elderly
Unit Months Available (UMAs)	2,544	Building Type (high-rise, garden, etc.)	Duplex, Quads
Estimated Occupancy Rate	97%	Anticipated Number of Turnovers	72
Estimated Unit Months Leased	2,468		

FDS Line #	Account Title	Total Project Budget	PUM
Operating Income:			
11220	Gross Potential Rent	811,720	328.94
11230	Less: Vacancy Loss	(22,460)	(9.10)
70300	Net Tenant Rental Revenue	789,260	319.84
11240	Gross Potential Subsidy	719,296	291.49
11260	Less: Vacancy Loss	-	0.00
11250	Less: Proration Amount	(69,242)	(28.06)
70600	Net Operating Subsidy	650,054	263.43
70600	HUD PHA Operating Grant-CFP	6,290	2.55
70400	Other Tenant Charges	48,500	19.65
70400	Excess Utilities	-	0.00
71100	Investment Income	500	0.20
71400	Fraud Recovery	-	0.00
71500	Non-Dwelling Rent	-	0.00
71500	Other Income	10,000	4.05
70000	Total Operating Income	1,504,604	609.72

Operating Expenditures:			
<u>Administrative</u>			
91100	Administrative Salaries	322,339	130.62
91500	Employee Benefits - Administrative	85,000	34.45
91200	Auditing Fees	6,460	2.62
91300	Management Fees	-	0.00
91310	Bookkeeping Fees	10,500	4.26
91400	Advertising and Marketing	6,890	2.79
91600	Office Expenses	116,550	47.23
91700	Legal Expense	32,300	13.09
91800	Travel	200	0.08
91900	Other Administrative Costs	71,500	28.97
91000	Total Administrative	651,739	264.11

92000	Asset Management Fees	-	0.00
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<u>Tenant Services</u>			
92100	Tenant Service Salaries	57,500	23.30
92300	Employee Benefits - Tenant Services	10,000	4.05
92200	Relocation Costs	-	0.00
92400	Tenant Services-Other	5,000	2.03
92500	Total Tenant Services	72,500	29.38

<u>Utilities</u>			
93100	Water	99,800	40.44
93200	Electricity	14,400	5.84
93300	Gas	26,000	10.54
93400	Fuel	-	0.00
93600	Sewer	54,680	22.16
93800	Other	-	0.00
93000	Total Utilities	194,880	78.97

FDS Line #	Account Title	Total Project Budget	PUM
	<u>Maintenance</u>		
94100	Labor	195,530	79.24
94500	Employee Benefits - Maintenance	45,000	18.24
94200	Maintenance Materials	200,000	81.05
	Maint. Contract:		
94300-010	Garbage and Trash Removal Contracts	35,650	14.45
94300-020	Heating & Cooling Contracts	7,600	3.08
94300-030	Snow Removal Contracts	-	0.00
94300-040	Elevator Maintenance	-	0.00
94300-050	Landscape & Grounds Contracts	61,000	24.72
94300-060	Unit Turnaround Contract	3,500	1.42
94300-070	Electrical Contracts	1,500	0.61
94300-080	Plumbing Contracts	21,000	8.51
94300-090	Extermination Contracts	41,000	16.61
94300-100	Janitorial Contracts	34,100	13.82
94300-110	Routine Maintenance Contracts	79,000	32.01
94300-120	Other Misc. Contract Costs	79,490	32.21
94000	Total Maintenance	804,370	325.96
	<u>Protective Services</u>		
95100	Protective Services - Labor	-	0.00
95500	Employee Benefits - Protective Services	-	0.00
95200	Protective Services Contract Costs	-	0.00
95300	Protective Service Other	15,500	6.28
95000	Total Protective Services	15,500	6.28
	<u>Insurance</u>		
96110	Property	235,160	95.30
96120	General Liability	2,800	1.13
96130	Worker's Comp.	1,350	0.55
96140	Other Insurance	37,000	14.99
96100	Total Insurance Expense	276,310	111.97
	<u>General Expenses</u>		
96200	Other General Expense	30	0.01
96210	Compensated Absences	2,980	1.21
96300	Payments In Lieu of Taxes	-	0.00
96400	Bad Debt-Tenants	22,650	9.18
96800	Severance Expense	-	0.00
96000	Total General Expenses	25,660	10.40
96900	Total Operating Expenditures	2,040,959	827.08
97000	Cash Flow from Operations	(536,355)	(217.35)
	<u>Other Financial Items-Sources & (Uses)</u>		
10010	Operating Transfers In	671,310	272.04
10020	Operating Transfers Out	(6,290)	(2.55)
70610	HUD Grants-Capital Contributions	-	0.00
11020/96710	Debt Service Payment (Principal & Interest)	-	0.00
97100	Extraordinary Maintenance	-	0.00
	Capital Expenditures	(584,960)	(237.05)
	Other Items (PYA)	-	0.00
	Total Other Financial Items	80,060	32.44
10000	Net Cash Flow	(456,295)	(184.91)

PHA Name: *Abilene Housing Authority*
FYE: *9/30/2026*

Nonroutine Maintenance (FDS Line # 97100)

Total Nonroutine Maintenance

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Total Capital Expenditures

584,960		584,960
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