HOUSING AUTHORITY OF CARBON-EMERY COUNTY
BUDGET 2027-2028

PUBLIC HOUSING

	FY 2027-2028 Budget	FY 2026-2027 as of 9/30/26	FY 2026-2027 Budget	Variance	FY 2025-2026 Actuals	FY 2025-2026 Budget	Variance
INCOME							
Dwelling Rental	463,000.00	231,322.00	425,000.00	(193,678.00)	453,332.00	310,000.00	143,332.00
Other Tenant Revenue	27,000.00	14,431.96	25,000.00	(10,568.04)	26,381.00	16,000.00	10,381.00
Operating Subsidy	413,298.00	153,042.28	377,553.00	(224,510.72)	400,276.00	360,000.00	40,276.00
Interest Income	200.00	57.10	200.00	(142.90)	152.61	20.00	132.61
Other Income	2,000.00	1,145.88	2,000.00	(854.12)	2,302.14	800.00	1,502.14
CFP Grants - 2026	439,166.00	35,808.18	425,544.00	(389,735.82)	366,656.75	391,214.00	(24,557.25)
Laundry Machine Income	2,000.00	1,230.00	2,000.00	(770.00)	1,710.00	2,500.00	(790.00)
TOTAL INCOME	**1,346,664.00**	**437,037.40**	**1,257,297.00**	**(820,259.60)**	**1,250,810.50**	**1,080,534.00**	**170,276.50**
OPERATING EXPENSES							
Administrative Salaries	192,000.00	90,623.26	181,000.00	90,376.74	158,257.03	183,000.00	24,742.97
Compensated Absences	35,000.00	-	42,000.00	42,000.00	32,395.59	-	(32,395.59)
Legal Expense	8,000.00	3,271.88	6,000.00	2,728.12	3,288.78	4,000.00	711.22
Staff Training	3,000.00	1,240.95	3,000.00	1,759.05	2,429.02	4,000.00	1,570.98
Travel	8,500.00	1,532.17	7,500.00	5,967.83	8,252.43	4,000.00	(4,252.43)
Fee Accountant	10,000.00	2,835.00	12,000.00	9,165.00	8,635.00	6,000.00	(2,635.00)
Auditing Fees	22,000.00	19,430.00	18,000.00	(1,430.00)	21,105.00	15,000.00	(6,105.00)
Employee Benefit - Admin	165,000.00	79,581.08	155,000.00	75,418.92	115,553.87	180,000.00	64,446.13
Sundry - Other Admin Expenses	1,000.00	336.00	1,000.00	664.00	853.57	1,500.00	646.43
Office Expenses	7,800.00	2,791.39	6,000.00	3,208.61	7,274.31	6,000.00	(1,274.31)
Advertising & Marketing	400.00	-	450.00	450.00	126.63	450.00	323.37
Postage	4,800.00	2,185.40	3,800.00	1,614.60	4,312.54	3,500.00	(812.54)
Computer Support	25,000.00	27,414.74	41,000.00	13,585.26	39,304.70	4,000.00	(35,304.70)
Telephone	9,800.00	4,857.64	8,500.00	3,642.36	8,661.28	6,200.00	(2,461.28)
Membership Dues	1,200.00	814.41	200.00	(614.41)	217.13	1,000.00	782.87
Admin Contract Costs	7,000.00	4,129.54	4,000.00	(129.54)	4,614.76	2,200.00	(2,414.76)
TOTAL ADMINISTRATIVE EXPENSES	**500,500.00**	**241,043.46**	**489,450.00**	**248,406.54**	**415,281.64**	**420,850.00**	**5,568.36**
Water	58,300.00	23,104.67	53,000.00	29,895.33	57,373.25	45,000.00	(12,373.25)
Electricity	30,000.00	12,959.93	30,000.00	17,040.07	28,429.86	40,000.00	11,570.14
Gas	17,000.00	3,572.38	17,000.00	13,427.62	15,633.47	14,500.00	(1,133.47)
Other Utilities Expense-Sewer	42,000.00	19,788.94	44,000.00	24,211.06	47,929.19	38,000.00	(9,929.19)
TOTAL UTILITIES EXPENSE	**147,300.00**	**59,425.92**	**144,000.00**	**84,574.08**	**149,365.77**	**137,500.00**	**(11,865.77)**
Maintenance Labor	186,000.00	86,213.53	205,000.00	118,786.47	172,276.03	132,575.00	(39,701.03)
Maintenance Temp Labor	4,500.00	3,316.22	-	(3,316.22)	2,263.05	-	(2,263.05)
Employee Benefits - Maint	140,000.00	60,725.94	154,000.00	93,274.06	138,548.42	-	(138,548.42)
Maintenance Materials	85,000.00	44,985.16	75,000.00	30,014.84	91,163.85	52,000.00	(39,163.85)
Contract Costs - Misc Maint	5,000.00	9,764.95	17,000.00	7,235.05	15,768.70	5,000.00	(10,768.70)
Snow Removal Contract	5,500.00	-	-	-	-	1,500.00	1,500.00

HOUSING AUTHORITY OF CARBON-EMERY COUNTY
BUDGET 2027-2028

PUBLIC HOUSING

	FY 2027-2028 Budget	FY 2026-2027 as of 9/30/26	FY 2026-2027 Budget	Variance	FY 2025-2026 Actuals	FY 2025-2026 Budget	Variance
Unit Turnaround	8,500.00	4,225.00	7,000.00	2,775.00	6,210.00	7,500.00	1,290.00
Plumbing Contract	3,000.00	361.21	3,000.00	2,638.79	2,472.57	4,000.00	1,527.43
Electrical Contract	4,000.00	-	4,000.00	4,000.00	3,877.63	-	(3,877.63)
Extermination Contract	2,500.00	1,478.00	2,500.00	1,022.00	1,320.00	2,000.00	680.00
Janitorial Contract	10,400.00	5,200.00	9,600.00	4,400.00	8,150.00	4,800.00	(3,350.00)
Lanscaping Contract	29,000.00	-	-	-	152.19	-	(152.19)
Garbage & Trash Removal	28,800.00	11,365.70	26,000.00	14,634.30	27,163.68	18,000.00	(9,163.68)
TOTAL ROUTINE MAINTENANCE EXPENSE	**512,200.00**	**227,635.71**	**503,100.00**	**275,464.29**	**469,366.12**	**227,375.00**	**(241,991.12)**
Property Insurance	24,500.00	11,505.60	23,500.00	11,994.40	23,011.14	20,500.00	(2,511.14)
Liability Insurance	8,500.00	3,873.60	7,500.00	3,626.40	7,747.14	15,200.00	7,452.86
Workers Compensation Insurance	7,800.00	3,594.72	9,600.00	6,005.28	7,189.42	8,500.00	1,310.58
All Other Insurances	5,000.00	2,368.38	3,900.00	1,531.62	4,736.77	2,700.00	(2,036.77)
Bank Charges	800.00	-	800.00	800.00	-	-	-
Collection Loss	20,000.00	(160.00)	5,000.00	5,160.00	32,781.54	5,000.00	(27,781.54)
TOTAL GENERAL EXPENSE	**66,600.00**	**21,182.30**	**50,300.00**	**29,117.70**	**75,466.01**	**51,900.00**	**(23,566.01)**
TOTAL OPERATING EXPENSES	**1,226,600.00**	**549,287.39**	**1,186,850.00**	**637,562.61**	**1,109,479.54**	**837,625.00**	**(271,854.54)**
NON-ROUTINE EXPENSES							
Flooring	26,000.00	11,696.00	-	(11,696.00)	22,130.81	-	(22,130.81)
Appliances	8,000.00	6,657.91	-	(6,657.91)	7,156.30	-	(7,156.30)
Security Cameras & Equip	8,000.00	2,641.41	3,000.00	358.59	6,359.44	-	(6,359.44)
Office Furniture & Equip	7,000.00	601.78	-	(601.78)	26,694.72	-	(26,694.72)
Maint Equip & Tools	5,000.00	-	-	-	1,216.17	-	(1,216.17)
Unit Upgrades	20,000.00	601.78	-	(601.78)	22,999.91	-	(22,999.91)
Landscape Upgrades	46,000.00	-	-	-	42,783.75	-	(42,783.75)
TOTAL NON-ROUTINE EXPENSE	**120,000.00**	**22,198.88**	**3,000.00**	**(19,198.88)**	**129,341.10**	**-**	**(129,341.10)**
TOTAL EXPENSE	**1,346,600.00**	**571,486.27**	**1,189,850.00**	**618,363.73**	**1,238,820.64**	**837,625.00**	**(401,195.64)**

HOUSING AUTHORITY OF CARBON-EMERY COUNTY
BUDGET 2027-2028

RURAL DEVELOPMENT

	FY 2027-2028 Budget	FY 2026-2027 as of 9/30/26	FY 2026-2027 Budget	Variance	FY 2025-2026 Actuals	FY 2025-2026 Budget	Variance
INCOME							
Dwelling Rental	79,000.00	39,651.00	72,000.00	(32,349.00)	77,008.06	62,222.00	14,786.06
Other Tenant Revenue	8,000.00	5,631.50	5,000.00	631.50	4,347.72	1,200.00	3,147.72
Operating Subsidy-Rental Assistance	33,240.00	26,604.00	32,000.00	(5,396.00)	50,791.15	9,500.00	41,291.15
Interest Income	200.00	17.83	200.00	(182.17)	29.11	50.00	(20.89)
Other Income	1,500.00	2,065.89	14,500.00	(12,434.11)	1,004.00	-	1,004.00
Laundry Machine Income	1,200.00	720.00	1,000.00	(280.00)	1,226.00	250.00	976.00
TOTAL INCOME	**123,140.00**	**74,690.22**	**124,700.00**	**(50,009.78)**	**134,406.04**	**73,222.00**	**61,184.04**
OPERATING EXPENSES							
Administrative Salaries	9,000.00	4,057.73	8,500.00	4,442.27	7,131.13	3,800.00	(3,331.13)
Compensated Absences	-	-		-	1,113.93	-	(1,113.93)
Legal Expense	3,000.00	2,792.38	2,500.00	(292.38)	3,539.98	150.00	(3,389.98)
Staff Training	240.00	5.07	300.00	294.93	41.13	-	(41.13)
Travel	-	21.97	-	(21.97)	38.93	-	(38.93)
Fee Accountant	2,000.00	515.00	2,000.00	1,485.00	1,850.50	2,200.00	349.50
Auditing Fees	3,000.00	870.00	750.00	(120.00)	2,820.00	400.00	(2,420.00)
Employee Benefit - Admin	8,000.00	3,563.32	7,500.00	3,936.68	5,177.90	7,000.00	1,822.10
Sundry - Other Admin Expenses	5,200.00	4,314.00	1,500.00	(2,814.00)	5,599.78	50.00	(5,549.78)
Office Expenses	600.00	98.05	500.00	401.95	927.29	500.00	(427.29)
Advertising & Marketing	100.00	-	100.00	100.00	5.67	75.00	69.33
Postage	200.00	97.86	150.00	52.14	192.99	100.00	(92.99)
Computer Support	2,000.00	1,539.14	2,000.00	460.86	622.94	450.00	(172.94)
Telephone	1,320.00	644.36	1,300.00	655.64	1,286.34	750.00	(536.34)
Membership Dues	25.00	26.65	-	(26.65)	8.83	25.00	16.17
Admin Contract Costs	400.00	277.52	1,500.00	1,222.48	386.49	-	(386.49)
TOTAL ADMINISTRATIVE EXPENSE	**35,085.00**	**18,823.05**	**28,600.00**	**9,776.95**	**30,743.83**	**15,500.00**	**(15,243.83)**
Water	13,000.00	5,294.00	15,000.00	9,706.00	11,255.52	15,000.00	3,744.48
Electricity	23,000.00	7,347.14	23,000.00	15,652.86	22,557.35	21,000.00	(1,557.35)
Gas	-	33.08	-	(33.08)	-	-	-
Other Utilities Expense-Sewer	6,120.00	2,540.00	6,500.00	3,960.00	6,010.48	6,000.00	(10.48)
TOTAL UTILITIES EXPENSE	**42,120.00**	**15,214.22**	**44,500.00**	**29,285.78**	**39,823.35**	**42,000.00**	**2,176.65**
Maintenance Labor	6,480.00	2,768.95	6,500.00	3,731.05	5,328.15	1,000.00	(4,328.15)
Maintenance Temp Labor	-	-	-	-	-	-	-
Employee Benefits - Maint	4,600.00	1,845.57	4,800.00	2,954.43	4,285.13	-	(4,285.13)
Maintenance Materials	7,000.00	3,174.88	7,000.00	3,825.12	12,248.00	5,000.00	(7,248.00)
Contract Costs - Misc Maint	1,500.00	1,490.86	3,500.00	2,009.14	1,948.56	8,000.00	6,051.44
Snow Removal Contract	1,500.00	-	1,500.00	1,500.00	-	1,500.00	1,500.00

HOUSING AUTHORITY OF CARBON-EMERY COUNTY
BUDGET 2027-2028

RURAL DEVELOPMENT

	FY 2027-2028 Budget	FY 2026-2027 as of 9/30/26	FY 2026-2027 Budget	Variance	FY 2025-2026 Actuals	FY 2025-2026 Budget	Variance
Unit Turnaround	800.00	1,375.00	1,000.00	(375.00)	450.00	1,000.00	550.00
Plumbing Contract	500.00	205.00	1,000.00	795.00	210.00	250.00	40.00
Electrical Contract	-	-	-	-	-	-	-
Extermination Contract	1,000.00	690.00	1,500.00	810.00	870.00	-	(870.00)
Janitorial Contract	3,500.00	-	-	-	-	-	-
Lanscaping Contract	-	-	-	-	-	-	-
Garbage & Trash Removal	1,152.00	461.75	1,100.00	638.25	1,136.33	2,000.00	863.67
TOTAL ROUTINE MAINTENANCE EXPENSE	**28,032.00**	**12,012.01**	**27,900.00**	**15,887.99**	**26,476.17**	**18,750.00**	**(7,726.17)**
Property Insurance	2,000.00	1,548.24	3,500.00	1,951.76	3,096.45	3,200.00	103.55
Liability Insurance	400.00	173.46	500.00	326.54	346.88	2,100.00	1,753.12
Workers Compensation Insurance	350.00	160.98	200.00	39.02	321.90	575.00	253.10
All Other Insurances	200.00	-	200.00	200.00	146.09	75.00	(71.09)
Bank Charges	-	-	-	-	-	-	-
Collection Loss	7,500.00	-	1,500.00	1,500.00	8,734.66	-	(8,734.66)
TOTAL GENERAL EXPENSE	**10,450.00**	**1,882.68**	**5,900.00**	**4,017.32**	**12,645.98**	**5,950.00**	**(6,695.98)**
TOTAL OPERATING EXPENSE	**115,687.00**	**47,931.96**	**106,900.00**	**58,968.04**	**109,689.33**	**82,200.00**	**(27,489.33)**
NON-ROUTINE EXPENSES							
Flooring	2,500.00	-	-	-	-	-	-
Appliances	1,200.00	-	-	-	-	-	-
Security Cameras & Equip	1,500.00	2,469.94	1,000.00	(1,469.94)	-	-	-
Office Furniture & Equip	500.00	-	-	-	-	-	-
Maint Equip & Tools	-	-	-	-	-	-	-
Unit Upgrades	-	-	-	-	-	-	-
Landscape Upgrades	1,500.00	-	-	-	-	-	-
TOTAL NON-ROUTINE EXPENSE	**7,200.00**	**2,469.94**	**1,000.00**	**(1,469.94)**	**-**	**-**	**-**
TOTAL EXPENSE	**122,887.00**	**50,401.90**	**107,900.00**	**57,498.10**	**109,689.33**	**82,200.00**	**(27,489.33)**

HOUSING AUTHORITY OF CARBON-EMERY COUNTY
BUDGET 2027-2028

SECTION 8

	FY 2027-2028 Budget	FY 2026-2027 as of 9/30/26	FY 2026-2027 Budget	Variance	FY 2025-2026 Actuals	FY 2025-2026 Budget	Variance
INCOME							
HCV - HAP Revenue	1,285,000.00	692,457.00	1,305,500.00	(613,043.00)	1,338,261.92	972,000.00	366,261.92
HCV - Admin Revenue	258,000.00	136,703.00	264,000.00	(127,297.00)	333,886.00	192,000.00	141,886.00
EHV - HAP Revenue	-	16,137.00	40,000.00	(23,863.00)	43,296.00	25,000.00	18,296.00
EHV - Admin Revenue	-	3,785.00	5,000.00	(1,215.00)	13,479.00	15,000.00	(1,521.00)
Fraud Recovery	500.00	128.10	500.00	(371.90)	1,000.00	-	1,000.00
Portability Revenue	2,000.00	1,969.56	-	1,969.56	-	-	-
TOTAL INCOME	**1,545,500.00**	**851,179.66**	**1,615,000.00**	**(763,820.34)**	**1,729,922.92**	**1,204,000.00**	**525,922.92**
EXPENSES							
Administrative Salaries HCV	82,000.00	35,453.34	82,000.00	46,546.66	70,888.82	72,000.00	1,111.18
Administrative Salaries EHV	-	5,124.24	-	(5,124.24)	-	-	-
Legal Expense	1,000.00	198.75	-	(198.75)	821.75	-	(821.75)
Staff Training	3,000.00	379.42	3,500.00	3,120.58	2,861.70	2,000.00	(861.70)
Travel	2,000.00	-	3,000.00	3,000.00	1,673.84	-	(1,673.84)
Fee Accountant	3,200.00	950.00	4,500.00	3,550.00	3,165.00	5,700.00	2,535.00
Auditing Fees	9,000.00	8,700.00	7,500.00	(1,200.00)	7,575.00	4,600.00	(2,975.00)
Employee Benefits - Admin	68,000.00	31,613.10	60,000.00	28,386.90	51,779.45	75,000.00	23,220.55
Admin Benefits - EHV	-	4,020.20	-	(4,020.20)	-	-	-
Sundry - Other Admin Expenses	1,000.00	-	250.00	250.00	59.49	1,000.00	940.51
Office Expenses	4,500.00	3,977.85	3,500.00	(477.85)	3,919.48	3,000.00	(919.48)
Advertising & Marketing	100.00	-	200.00	200.00	56.70	100.00	43.30
Postage	2,800.00	1,070.36	2,000.00	929.64	1,931.10	400.00	(1,531.10)
Computer Support	8,000.00	11,414.91	14,000.00	2,585.09	4,917.10	1,500.00	(3,417.10)
Telephone	4,500.00	2,190.25	2,800.00	609.75	3,070.42	700.00	(2,370.42)
Membership Dues	300.00	266.56	-	(266.56)	88.34	500.00	411.66
Admin Contract Costs	5,000.00	1,952.91	3,000.00	1,047.09	6,536.32	-	(6,536.32)
HCV - HAP Payments	1,260,000.00	564,197.73	1,300,000.00	735,802.27	1,304,277.38	-	(1,304,277.38)
HCV - HAP Payments - Utilities	5,000.00	2,380.00	18,000.00	15,620.00	14,077.00	-	(14,077.00)
EHV - HAP Payments	-	12,241.00	36,000.00	23,759.00	43,196.00	-	(43,196.00)
EHV - HAP Payments - Utilities	-	-	300.00	300.00	100.00	-	(100.00)
HAP Port Ins	2,000.00	1,764.00	-	(1,764.00)	-	-	-
TOTAL ADMINISTRATIVE EXPENSES	**1,461,400.00**	**687,894.62**	**1,540,550.00**	**852,655.38**	**1,520,994.89**	**166,500.00**	**(1,354,494.89)**
Property Insurance	10,000.00	9,904.50	9,800.00	(104.50)	7,342.70	-	(7,342.70)
Liability Insurance	3,000.00	2,918.38	4,000.00	1,081.62	3,468.88	-	(3,468.88)
Workers Compensation Insurance	-	-	-	-	3,219.15	5,500.00	2,280.85
All Other Insurances	2,000.00	1,649.51	1,700.00	50.49	1,460.90	900.00	(560.90)
Bank Charges	550.00	444.76	1,800.00	1,355.24	349.00	-	(349.00)
Collection Loss	-	-	-	-	-	-	-
TOTAL GENERAL EXPENSE	**15,550.00**	**14,917.15**	**17,300.00**	**2,382.85**	**15,840.63**	**6,400.00**	**(9,440.63)**
TOTAL EXPENSES	**1,476,950.00**	**702,811.77**	**1,557,850.00**	**855,038.23**	**1,536,835.52**	**172,900.00**	**(1,363,935.52)**