

Housing Authority of the County of Salt Lake
Db a Housing Connect
Budget Summary
Fiscal Year 2021 (July 2020-June 2021)

Account Description	Account Number	Annual Budget 2021
REVENUE		
DWELLING RENT-SUBSIDIZED	311000	1,173,371.00
GROSS POTENTIAL RENT	311021	2,219,422.00
CONCESSIONS	311121	0.00
VACANCY LOSS	311122	(79,366.00)
GAIN/LOSS TO LEASE	311123	(25,814.00)
ADMINISTRATION INCOME	320001	0.00
MANAGEMENT INCOME	320002	223,569.00
ACCOUNTING SRVS INCOME	320003	1,200.00
SERVICE FEE INCOME	320004	180.00
MAINTENANCE INCOME	320005	15,780.00
DEVELOPERS FEE	320006	1,138,622.00
FUNDING INCOME	320007	0.00
MANAGEMENT FEE	320008	892,405.00
ACCOUNTING FEE	320009	283,695.00
ASSET MANAGEMENT FEE	320010	48,120.00
FEE FOR SERVICE	320011	558,821.00
INTEREST INCOME-GENERAL	330010	158,386.00
INTEREST INCOME-ADMIN	330011	8,059.00
INTEREST INCOME-HAP	330012	0.00
INTEREST INCOME-BK POOL	330030	3,294.00
INTEREST INC-RESTRICTED	330040	1,610.00
HUD PHA GRANTS/SUBSIDY	340100	30,457,198.00
SEC 8-ADMIN-EARN	340101	2,752,334.00
OTHER GRANTS	340110	4,644,274.00
OTHER GRANTS-ADMIN-EARN	340111	2,169,109.00
FRAUD RCVRY-RETAINED	345000	175,000.00
CAS LOSSES-INS REIMB	348004	0.00
DONATIONS	348005	0.00
GAIN/LOSS ON FIXED ASSETS	349001	0.00
ADMIN FEE-EARNED-PORT	350099	10,000.00
GAIN/LOSS-INVESTMENTS	362000	0.00
LATE FEE CHARGES	369001	39,715.00
INTERNET FEE	369002	0.00
LAUNDRY SRVS INCOME	369004	13,016.00
PET CHARGES	369006	3,179.00
LEASE INITIATION FEE	369007	0.00
APPLICATION FEE	369008	0.00
STORAGE FEE	369009	1,680.00
NON REFUNDABLE SEC DEP	369010	0.00

RENTAL-SPRINT	369011	0.00
OTHER TENANT CHARGES	369012	18,756.00
RENTAL-MI MEXICO	369013	0.00
RENTAL-LDS CHURCH	369015	18,600.00
RENTAL-HOI	369033	504.00
RENTAL-LITERACY ACTION	369037	7,800.00
RENTAL-OTHER	369049	0.00
MISC INCOME	369099	54,844.00
Total Revenue		46,987,363.00

EXPENSES		
ADMIN EXP-SEC 8-PORT	410299	10,000.00
P/R-ADMIN	411000	3,262,185.00
P/R-SUPPORTIVE SRVS	411003	829,135.00
P/R-TEMP SRVS	411005	0.00
P/R-UNEMPLOYMENT	411006	2,484.00
ADMIN BENEFIT-MED	411210	542,588.00
SPT SRV BENEFIT-MED	411213	225,706.00
ADMIN BENEFIT-RETIRE	411220	522,244.00
SPT SRV BENEFIT-RETIRE	411223	139,643.00
ADMIN BENEFIT-TAXES	411240	241,901.00
SPT SRV BENEFIT-TAXES	411243	63,443.00
SPT SRV BENEFIT-OTHER	411293	18,238.00
ADMIN BENEFIT-OTHER	411299	69,712.00
LEGAL EXPENSE	413000	14,006.00
LEGAL EXPENSE-COLLECTED	413010	(7,204.00)
TRAINING-STAFF	414000	67,836.00
TRAINING-TUITION REIMBURSE	414001	2,069.00
TRAVEL	415000	70,129.00
MILEAGE REIMBURSEMENT	415001	17,592.00
ACCOUNTING FEES	417000	0.00
AUDIT FEES	417100	22,000.00
MGT SRVS-DIRECT	417210	0.00
MGT SRVS-INDIRECT-HOI	417222	0.00
MANAGEMENT FEE	417251	992,114.00
ACCOUNTING FEE	417252	283,696.00
ASSET MANAGEMENT FEE	417253	48,120.00
OFFICE OVERHEAD	418000	74,912.00
ADVERTISING	419001	6,916.00
BANK FEES	419002	33,936.00
MEALS/FOOD	419003	26,888.00
COMPUTER EXPENSE	419004	97,540.00
COPIES	419005	13,025.00
DONATIONS	419006	3,000.00
DUES/MEMBERSHIPS	419007	12,084.00
EMPLOYEE RECOGNITION	419008	14,414.00

EQUIPMENT RENTAL	419009	0.00
FEES/LICENSES	419010	45,367.00
OFFICE EQP-EXPD	419011	20,051.00
OFFICE EQP-REPAIR/MAIN	419012	1,248.00
OFFICE MAINT-CONTRACT	419013	82,021.00
PRINTERS/PRINTER SUPPLIES	419014	11,868.00
POSTAGE	419015	51,030.00
PRINTING	419016	4,414.00
PROFESSIONAL SERVICES	419017	844,053.00
SUBSCRIPTN/PUBLICATN	419018	1,338.00
SUPPLIES	419019	24,032.00
TELEPHONE	419020	60,937.00
TELEPHONE-LONG DISTANCE	419021	1,599.00
TELEPHONE-MOBILE	419022	21,105.00
PROGRAM SUPPLIES	419024	520.00
PUBLIC RELATIONS	419025	250.00
PROMOTION	419026	1,100.00
STORAGE RENTAL	419027	0.00
BACKGROUND/CREDIT REPORTS	419028	6,882.00
Total Administration		8,898,167.00

TENANT-TRANSPORTATION	419057	0.00
TENANT-STIPENDS	419062	3,001.00
TENANT-PROFESSIONAL SR	419065	0.00
TENANT-OTHER EXPENSES	419066	0.00
TENANT EMPLOYMENT	419067	5,000.00
TENANT-INTERNET	419068	0.00
P/R-FSS COORDINATOR	421000	146,810.00
FSS BENEFIT-MED	422201	25,192.00
FSS BENEFIT-RETIRE	422202	25,155.00
FSS BENEFIT-TAXES	422204	11,231.00
FSS BENEFIT-OTHER	422299	3,230.00
Total Tenant Services		219,619.00

UTILITIES-WATER	431000	155,058.00
UTILITIES-SEWER	431100	165,321.00
UTILITIES-ELECTRICITY	432000	154,134.00
UTILITIES-GAS	433000	60,301.00
Total Utilities		534,814.00

MAINT-SALARIES	441000	565,825.00
MAINT-TEMP SRVS	441005	0.00
TENANT CHARGES	441010	(40,040.00)
MATERIALS-GENERAL	442000	139,070.00
MAINT-CLOTHING	442001	2,364.00
MATERIALS-WATER HEATERS	442002	10,400.00

MATERIALS-FURNACES	442003	10,662.00
MATERIALS-GROUNDS	442004	8,905.00
MAINT-COST VARIANCE	442010	0.00
MAINT-PHYSICAL CNT VAR	442011	0.00
MAINT-OBSOLETE INVENTORY	442012	0.00
MAINT-APPLIANCES	442500	30,720.00
MAINT-TOOLS	442501	7,701.00
DWELLING FURNITUR/EQUIP	442502	0.00
MAINT-EQUIP RENTAL	442503	1,875.00
MAINT-CONTRACT COST OCCUPIED UNITS	443000	0.00
CONTRACT-GRAFFITI	443001	0.00
CONTRACT-COMMON AREAS	443002	10,500.00
CONTRACT-MOWING	443003	162,235.00
CONTRACT-VEHICLE GAS	443004	35,610.00
CONTRACT-VEHICLE AND EQUIP	443005	14,140.00
CONTRACT-LOCKSMITH	443006	6,752.00
CONTRACT-BACKFLOW	443007	2,452.00
CONTRACT-POOL	443008	1,000.00
CONTRACT-PREV MAINT	443009	79,642.00
CONTRACT-HVAC	443010	36,680.00
CONTRACT-SPRINKLER REPAIRS	443011	11,460.00
CONTRACT-TREE TRIMMING/REMOVAL	443012	9,415.00
CONTRACT-GROUNDS MISC	443013	6,250.00
CONTRACT-SNOW REMOVAL-SHOVEL	443020	11,670.00
CONTRACT-SNOW REMOVAL-PLOW	443021	11,114.00
CONTRACT-PORTER	443022	47,009.00
CONTRACT-ELEVATOR	443030	12,000.00
CONTRACT-NON-UNIT PAINTING	443038	0.00
CONTRACT-EXTERIOR BUILDING MAINTENANCE	443039	19,620.00
CONTRACT-OCCUPIED-MISC	443040	11,918.00
CONTRACT-OCCUPIED-FLOORING REPLACEMENT	443041	4,155.00
CONTRACT-OCCUPIED-UNIT CLEANING	443042	370.00
CONTRACT-OCCUPIED-UNIT PAINTING	443043	4,800.00
CONTRACT-OCCUPIED-FLOORING MAINTENANCE	443044	110.00
CONTRACT-OCCUPIED-FLOORING CLEANING	443045	120.00
CONTRACT-VACANCY-MISC	443050	63,808.00
CONTRACT-VACANCY-FLOORING REPLACEMENT	443051	36,350.00
CONTRACT-VACANCY-UNIT CLEANING	443052	18,280.00
CONTRACT-VACANCY-UNIT PAINTING	443053	94,507.00
CONTRACT-VACANCY-FLOORING MAINTENANCE	443054	1,490.00
CONTRACT-VACANCY-FLOORING CLEANING	443055	13,975.00
CONTRACT-CARPENTRY	443056	1,375.00
CONTRACT-ELECTRICAL	443060	4,670.00
CONTRACT-SEWERLINE CLEANING	443070	15,350.00
CONTRACT-PLUMBING	443071	7,364.00
CONTRACT-EXTERMINATION	443080	56,307.00
CONTRACT-JANITORIAL	443090	42,600.00

CONTRACT-GARBAGE	443100	64,365.00
VEHICLE LEASE	443200	133,118.00
MAINT BENEFIT-MED	443310	146,751.00
MAINT BENEFIT-RETIRE	443320	89,464.00
MAINT BENEFIT-TAXES	443340	39,404.00
MAINT BENEFIT-OTHER	443399	11,331.00
Total Maintenance		2,077,013.00

CONTRACT-LAW ENFORCEMENT	448001	19,000.00
CONTRACT SECURITY	448002	56,000.00
Total Protective Services Expense		75,000.00

PROPERTY INSURANCE	451001	149,164.00
FIDELITY BOND INSURANCE	451002	1,732.00
LIABILITY INSURANCE	451003	30,172.00
AUTO INSURANCE	451004	13,439.00
LAND LEASE	452400	0.00
PROPERTY TAXES	452500	0.00
COLLECTION LOSS-FRAUD	457000	60,000.00
BAD DEBT-TENANT RENT	457002	56,173.00
BAD DEBT-MORTGAGES	457003	0.00
INTEREST EXPENSE	458000	23,280.00
MORTGAGE BOND INT EXP	458009	229,560.00
INTEREST EXP-BANK POOL	458088	2,516.00
LATE FEES	458500	0.00
CAS LOSSES-LABOR	462010	0.00
CAS LOSSES-MATERIALS	462020	0.00
CAS LOSSES-CONTRACTS	462030	41,295.00
HSG ASST PMT-RENTAL	471501	31,155,615.00
HSG ASST PMT-UTILITIES	471502	151,392.00
HSG ASST PMT-DAMAGES	471503	0.00
HSG ASST PMT-FSS ESCROW	471505	175,824.00
HSG ASST PMT-SEC DEPOSITS	471506	85,000.00
HSG ASST PMT-LANDLORD INCENTIVE	471508	0.00
HSG ASST PMT-PORT-OUT	471598	229,800.00
HSG ASST PMT-PORT-IN	471599	0.00
CONTRACT RENT	471600	0.00
Total General Expense		32,404,962.00

DEPR EXP-BLDG	480007	1,139,983.00
DEPR EXP-EQP-DWELL	480008	0.00
DEPR EXP-EQP-ADMIN	480009	41,445.00
DEPR EXP-SITE IMPV	480010	107,658.00
AMORTIZATION EXPENSE	490001	0.00
Total Depreciation/Amortization		1,289,086.00

Total Expenses		45,498,661.00
Net Income/(Loss)		1,488,702.00
Add Back Depreciation		1,289,086.00
Net Income/(Loss) Before Capital Items		2,777,788.00
Principal Payments		244,828.00
Capitalized Items/Required Reserves		930,518.00
Net Income		1,602,458.00