

Waynesville Housing Authority | Low-Income

	19-20 Year End Actuals	Budget 20-21	30-Apr-21 Current	Budgeted 21-22
Income				
5120 · Dwelling Rent	346,318.44	280,000.00	207,324.64	340,000.00
5121 · Excess Utilities	16,710.90	15,000.00	12,741.96	1,500.00
5125 · Operating Subsidy	207,490.00	245,000.00	149,708.00	245,000.00
5126 · Operating Subsidy Cares Act	5,086.79	25,000.00	6,545.73	15,000.00
5410 · Interest Income	44.31	20.00	22.04	35.00
5411 · Restricted Interest Income	1.63	2.00	0.50	2.00
5600 · Other Income	3,807.57		1,022.42	-
5601 · Appropriation of Fund Balance				189,925.00
5800 · Transfer from CFP - Capital	221,532.15			
Total Income		565,022.00	377,365.29	791,462.00
Expense				
6310 · Non-Technical Wages	49,301.03	70,000.00	44,008.18	70,350.00
6311 · Office Supplies	1,796.92		13,946.30	15,000.00
6312 · Staff Training	1,194.50	25,000.00	524.50	5,000.00
6315 · Legal Expense	4,896.90	5,000.00	275.00	7,000.00
6330 · Manager Wages	14,281.05	7,000.00		37,500.00
6350 · Audit Expense	9,912.50	9,500.00	9,431.50	10,000.00
6360 · Telephone Expense	11,903.83	6,000.00	3,189.76	6,000.00
6370 · Collection Costs/Fees	9,572.24	10,000.00	7,641.49	13,500.00
6380 · Membership Dues & Fees	874.24	1,000.00	349.48	1,000.00
6390 · Misc. Admin. Expenses	5,956.54	25,000.00	18,520.60	11,037.00
6391 · Accounting Expense	9,535.00	14,000.00	8,800.00	13,500.00
6450 · Electricity	112,827.33	135,000.00	73,164.30	135,000.00
6451 · Water	22,010.43	20,000.00	12,248.56	23,000.00
6453 · Landfill Fee	2,467.50	3,000.00		5,000.00
6470 · Garbage and Trash Removal	12,324.68	11,000.00	6,663.91	12,000.00
6540 · Maintenance Wages	17,429.47	20,000.00	14,396.96	15,000.00
6541 · Maint- Material	16,231.29	35,000.00	12,965.93	38,000.00
6542 · Maint - Contract	67,291.39	88,873.00	57,300.93	98,000.00
6543 · Furn & fixture replacement	7,347.29	10,000.00	1,373.38	12,000.00
6560 · Payroll Expenses	25,820.02	-	33.62	-
6620 · Depreciation - Bldg	189,923.56		101,230.47	189,925.00
6710 · Bad Debts	6,957.98			
6715 · Payroll Taxes	7,784.20	5,500.00	5,989.66	8,000.00
6720 · Health Insurance	29,465.89	31,164.00	13,603.58	29,500.00
6725 · Property & Liability Insurance	15,974.75	16,400.00	16,331.00	17,000.00
6727 · Workers Compensation Insurance	4,808.88	3,000.00	2,942.79	5,000.00
6730 · Retirement Benefits	6,610.44	6,585.00	3,748.80	6,650.00
6750 · Advertising	2,167.20	1,500.00	580.50	1,500.00
6900 · Toshiba Copies Lease Payments	5,857.20	5,500.00	2,423.36	6,000.00
7190 · Gain/Loss of Disposal of Assets	62861.24			
Total Expense	735,385.49	565,022.00	431,684.56	791,462.00

Waynesville Housing Authority | Waynesville Tower

	19-20 Year End Actuals	Budget 20-21	30-Apr-21 Current	Budgeted 21-22
Income				
5120 · Dwelling Rent & 5125 Oper Sub	207303.00	468792.00	118840.65	478524.00
5125 · Operating Subsidy	241426.00		129421.00	
5190 · Laundry & Vending Income	2081.45	2000.00	571.50	2000.00
5410 · Interest Income	18.51	30.00	9.42	20.00
5411 · Restricted Interest Income	3799.72	4000.00	817.07	1000.00
5600 · Other Income	30.00	0.00	2645.40	0.00
5601 · Appropriation of Fund Balance		96100.00		65000.00
5700 · Transfer from Reserve		60000.00	251124.99	
5900 · Transfer From Tower				
Vacancy Loss		-8000.00		-8000.00
Total Income	454658.68	622922.00	503430.03	538544.00
Expense				
6310 · Non-Technical Wages	14369.25	22386.00	14691.55	23300.00
6311 · Office Supplies	1828.92	2000.00	1460.61	2034.00
6312 · Staff Training	1696.50	5000.00	1224.50	3300.00
6315 · Legal Expense	3442.50	4000.00		4000.00
6316 · Vending Maching Services	1550.78	2000.00	203.43	2000.00
6330 · Manager Wages	29543.96	42848.00	11900.00	37500.00
6350 · Audit Expense	9912.50	10000.00	9431.50	10000.00
6360 · Telephone Expense	6211.02	5000.00	3840.29	6600.00
6370 · Collection Costs/Fees	4234.62	4000.00	3512.70	4500.00
6390 · Misc Admin. Expenses	1772.97	5000.00	815.38	3000.00
6391 · Accounting Expense	8535.00	13200.00	4400.00	13500.00
6450 · Electricity	49955.69	60000.00	27334.49	50000.00
6451 · Water	8496.96	8500.00	3986.66	7000.00
6452 · Gas	215.10	250.00	131.09	250.00
6453 · Landfill Fee	1627.50	3000.00		3000.00
6470 · Garbage and Trash Removal	3257.31	3000.00	1724.00	3500.00
6539 · Capital Expenditures		60000.00		
6540 · Maintenance Wages	28903.29	25634.00	9315.60	12600.00
6541 · Maint- Material	27201.19	27000.00	15839.93	28000.00
6542 · Maint - Contract	75412.88	30000.00	64690.87	90000.00
6543 · Furn and Fixture Replacement	2543.79	10000.00	5433.09	10000.00
6545 · Extraordinary Maint	4062.57	10000.00	438974.61	
6550 · Elevator Maintenance	7648.56	12500.00	4805.92	10000.00
6560 · Payroll Expenses	18226.26	0.00		0.00
6620 · Depreciation - Bldg	61215.10	96100.00	35383.30	65000.00
6710 · Bad Debt	-796.00			
6714 · Payroll Taxes	6871.53	5775.00	2719.64	4350.00
6720 · Health Insurance	20632.92	12720.00	10645.68	17500.00
6725 · Property & Liability Insurance	10605.00	11000.00	10799.00	11000.00
6727 · Workers Compensation Insurance	1841.87	2500.00	1261.21	3000.00
6730 · Retirement Benefits	7225.64	3209.00	3279.23	1750.00
6750 · Advertising	774.00	1000.00	193.50	1000.00
6900 · Toshiba Copies Lease Payments	3745.87	3500.00	1297.00	3700.00
7190 · Gain/Loss on Disposal of Assets	1161.27			
8000 · Transfer to Reserve		46160.00	23079.96	46160.00
8100 · Transfer to Operation		0.00	61863.00	
8200 · Transfer to Original Loan	60562.68	61000.00	35328.23	61000.00
Total Expense	484489.00	608282.00	809565.97	538544.00