

Housing Authority of the City of Beaumont

Budget FY 2026

Account Name	Public Housing				Mixed Finance						Other Programs			GRAND TOTAL
	Tracewood	Scattered Sites	Grandpine	TOTAL	Regent I	Pointe North	Trinity	Century	Crossing	TOTAL	COCC	HCV	TOTAL	
INCOME														
Tenant Rent	177,600	217,500	320,900	716,000	-	-	-	-	-	-	2,900	-	2,900	718,900
Tenant Based Subsidy	344,600	204,600	376,700	925,900	336,639	334,666	180,000	432,000	187,941	1,471,246	6,400	-	6,400	2,403,546
Utility Reimbursement Recovery -PHA	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Concessions	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Laundry and Vending	-	-	500	500	-	-	-	-	-	-	-	-	-	500
Cleaning Fee	3,900	1,400	-	5,300	-	-	-	-	-	-	-	-	-	5,300
Damages	3,400	6,000	-	9,400	-	-	-	-	-	-	-	-	-	9,400
Late Charges	9,200	7,900	300	17,400	-	-	-	-	-	-	-	-	-	17,400
Legal Fees - Tenant	2,500	500	-	3,000	-	-	-	-	-	-	-	-	-	3,000
NSF Charges	100	-	-	100	-	-	-	-	-	-	-	-	-	100
Tenant Owed Utilities	-	-	20,900	20,900	-	-	-	-	-	-	-	-	-	20,900
Misc.Tenant Income	3,800	2,800	500	7,100	-	-	-	-	-	-	-	-	-	7,100
Tenant Payment Agreement (TPA) Rent	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HUD PHA Operating Grants/Subsidy	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Section 8 HAP Earned	-	-	-	-	-	-	-	-	-	-	-	16,957,800	16,957,800	16,957,800
Section 8 Admin. Fee Income	-	-	-	-	-	-	-	-	-	-	-	1,687,400	1,687,400	1,687,400
Section 8 PSS Grant Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Port-In Admin Fees Earned	-	-	-	-	-	-	-	-	-	-	-	201,100	201,100	201,100
Port-In HAP Earned	-	-	-	-	-	-	-	-	-	-	-	161,000	161,000	161,000
Investment Income - Unrestricted	700	309,200	22,700	332,600	-	-	-	-	-	-	5,600	-	5,600	338,200
Management Fee Income	-	-	-	-	-	-	-	-	-	-	866,500	-	866,500	866,500
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Other Income	100	300	-	400	-	-	-	-	-	-	114,500	-	114,500	114,900
CFP Mgt Fee-Eliminate	-	-	-	-	-	-	-	-	-	-	350,000	-	350,000	350,000
Operating Transfers IN	-	-	-	-	215,437	207,821	-	-	207,821	631,079	-	-	-	631,079
Front Line Serv Income-Eliminate	-	-	-	-	-	-	-	-	-	-	28,490	-	28,490	28,490
Other Fees (Non-PHA)	-	-	-	-	-	-	-	-	-	-	360,000	-	360,000	360,000
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	183,400	-	183,400	183,400
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	28,100	-	28,100	28,100
Operating Reserve	220,000	-	105,000	325,000	-	-	-	-	-	-	-	-	-	325,000
TOTAL INCOME	765,900	750,200	847,500	2,363,600	552,076	542,487	180,000	432,000	395,762	2,102,325	1,945,890	19,007,300	20,953,190	25,419,115
EXPENSES														
ADMINISTRATIVE EXPENSES														
Administrative Salaries	187,600	122,500	132,600	442,700	-	-	-	-	-	-	816,176	532,038	1,348,214	1,790,914
Employee Benefit Contribution-Admin	24,500	7,900	8,600	41,000	-	-	-	-	-	-	121,800	65,000	186,800	227,800
Criminal Background Checks	-	-	-	-	-	-	-	-	-	-	-	160,500	160,500	160,500
General Legal Expense	800	1,300	-	2,100	-	-	-	-	-	-	8,900	-	8,900	11,000
Staff Training	300	300	500	1,100	-	-	-	-	-	-	2,100	15,000	17,100	18,200
Admin Education	-	-	-	-	-	-	-	-	-	-	9,500	-	9,500	9,500
Travel	4,800	3,700	-	8,500	-	-	-	-	-	-	18,300	17,900	36,200	44,700
Accounting Fees	-	-	-	-	-	-	-	-	-	-	194,000	-	194,000	194,000
Auditing Fees	4,800	4,700	5,200	14,700	-	-	-	-	-	-	5,800	7,100	12,900	27,600
Port Out Admin Fee Paid	-	-	-	-	-	-	-	-	-	-	-	43,100	43,100	43,100
Management Fee	48,100	37,100	60,800	146,000	-	-	-	-	-	-	-	368,400	368,400	514,400
Marketing	-	-	-	-	-	-	-	-	-	-	100	-	100	100
Front Line Serv Cost-Eliminate	927	3,461	1,360	5,747	-	-	-	-	-	-	-	22,742	22,742	28,490
Bookkeeping Fees	6,400	4,900	8,100	19,400	-	-	-	-	-	-	-	164,000	164,000	183,400
Asset Mgmt Fee	9,200	7,600	11,300	28,100	-	-	-	-	-	-	-	-	-	28,100
Consultants	-	-	-	-	-	-	-	-	-	-	24,700	600	25,300	25,300
Membership and Fees	100	-	-	100	-	-	-	-	-	-	12,900	3,100	16,000	16,100
Advertising	-	-	-	-	-	-	-	-	-	-	100	-	100	100
Office Supplies	3,700	600	2,700	7,000	-	-	-	-	-	-	9,900	4,800	14,700	21,700
Fuel-Administrative	-	-	-	-	-	-	-	-	-	-	200	-	200	200
Computer Parts	4,800	300	3,000	8,100	-	-	-	-	-	-	42,500	2,400	44,900	53,000
Telephone	2,900	2,600	3,700	9,200	-	-	-	-	-	-	3,500	33,800	37,300	46,500
Postage	2,900	3,200	4,000	10,100	-	-	-	-	-	-	7,200	9,100	16,300	26,400
Software License Fees	22,500	21,800	22,800	67,100	-	-	-	-	-	-	9,800	40,800	50,600	117,700
Copiers	-	-	400	400	-	-	-	-	-	-	5,800	4,400	10,200	10,600
Software	4,100	4,100	4,100	12,300	-	-	-	-	-	-	4,300	10,900	15,200	27,500
Internet	2,800	4,000	3,100	9,900	-	-	-	-	-	-	10,200	8,100	18,300	28,200
Cell Phones/Pagers	3,700	2,200	2,900	8,800	-	-	-	-	-	-	14,000	16,400	30,400	39,200
Small Office Equipment	-	-	-	-	-	-	-	-	-	-	600	-	600	600
Bank Fees	100	200	200	500	-	-	-	-	-	-	-	5,000	5,000	5,500
Other Misc Admin Expenses	2,500	1,900	2,100	6,500	-	-	-	-	-	-	40,100	8,100	48,200	54,700
Sundry	-	-	-	-	-	-	-	-	-	-	37,000	1,000	38,000	38,000
Eviction & Collection Cost	3,600	600	900	5,100	-	-	-	-	-	-	-	-	-	5,100
Outside Services	200	200	300	700	-	-	-	-	-	-	-	8,800	8,800	9,500
Credit Card expense	-	-	-	-	-	-	-	-	-	-	106,900	-	106,900	106,900
Computer Repairs/Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-
IT Services	1,400	1,400	1,400	4,200	-	-	-	-	-	-	17,600	3,100	20,700	24,900
TOTAL ADMINISTRATIVE EXPENSES	342,727	236,561	280,060	859,347	-	-	-	-	-	-	1,523,976	1,556,181	3,080,156	3,939,504

TENANT SERVICES														
Tenant Services Salaries	-	-	60,815	60,815							-	-	-	60,815
Employee Benefit Contributions-Tenant Svcs.	-	-	7,600	7,600							-	-	-	7,600
Tenant Services FICA	-	-	4,400	4,400							-	-	-	4,400
Tenant Services SUTA	-	-	200	200							-	-	-	200
Other Tenant Svcs.	-	-	700	700							2,500	-	2,500	3,200
Tenant Services Contract Costs	-	-	-	-							900	-	900	900
Tenant Relocation	-	-	-	-							-	-	-	-
TOTAL TENANT SERVICES EXPENSES	-	-	73,715	73,715	-	-	-	-	-	-	3,400	-	3,400	77,115
UTILITY EXPENSES														
Water	37,400	2,800	38,600	78,800							600	-	600	79,400
Electricity	9,700	3,200	53,100	66,000							56,800	11,500	68,300	134,300
Electricity-Vacant Units	-	-	-	-							-	-	-	-
Garbage/Trash Removal	8,400	2,400	11,700	22,500							2,600	1,500	4,100	26,600
Utility Billing Expense	-	400	-	400							-	-	-	400
Sewer	32,100	1,800	32,100	66,000							500	-	500	66,500
TOTAL UTILITY EXPENSES	87,600	10,600	135,500	233,700	-	-	-	-	-	-	60,500	13,000	73,500	307,200
MAINTENANCE AND OPERATIONAL EXPENSES														
Maintenance Salaries	79,500	115,100	114,000	308,600							24,460	13,171	37,631	346,231
Maintenance Labor-Grounds	-	-	9,700	9,700							-	-	-	9,700
Maintenance - Temporary Labor	-	-	-	-							-	-	-	-
Employee Benefit Contribution-Maint.	9,300	13,800	15,600	38,700							3,000	1,700	4,700	43,400
Maintenance Uniforms	2,900	1,300	1,500	5,700							800	-	800	6,500
Maintenance Travel/Training	500	-	-	500							300	-	300	800
Vehicle Gas, Oil, Grease	300	1,500	-	1,800							1,800	200	2,000	3,800
Supplies-Grounds	-	100	100	200							100	-	100	300
Supplies-Appliance	2,600	-	4,100	6,700							-	-	-	6,700
Supplies-Decorating	-	-	-	-							200	-	200	200
Supplies-Electrical	400	300	4,900	5,600							7,100	-	7,100	12,700
Supplies-Exterminating	800	-	800	1,600							-	-	-	1,600
Supplies-Janitorial/Cleaning	800	-	1,600	2,400							3,300	-	3,300	5,700
Supplies-Maint/Repairs	2,300	1,400	4,600	8,300							7,100	-	7,100	15,400
Supplies-Plumbing	500	100	700	1,300							-	-	-	1,300
Tools and Equipment	800	100	-	900							100	600	700	1,600
Maintenance Paper/Supplies	100	200	-	300							-	-	-	300
Maintenance & Operating Material	25,200	15,500	1,300	42,000							1,500	100	1,600	43,600
Garbage & Trash Removal	100	-	-	100							-	-	-	100
Supplies - HVAC	4,900	2,500	2,600	10,000							-	-	-	10,000
Contract-Alarm/Extinguisher	-	-	-	-							100	-	100	100
Contract-Building Repairs	2,100	13,900	3,100	19,100							2,100	-	2,100	21,200
Contract-Electrical	3,200	900	1,100	5,200							3,400	-	3,400	8,600
Contract-Pest Control	5,900	15,100	6,400	27,400							200	-	200	27,600
Contract-Floor Covering	10,900	5,800	3,400	20,100							-	-	-	20,100
Contract-Landscaping/Grounds	16,600	23,400	42,400	82,400							6,700	75,300	82,000	164,400
Contract-Plumbing	6,600	11,500	6,400	24,500							200	-	200	24,700
Contract-Window Covering	-	200	800	1,000							-	-	-	1,000
Contract-HVAC	-	-	100	100							300	-	300	400
Contract-Vehicle Maintenance	-	-	-	-							-	-	-	-
Contract-Elevator Monitoring	-	-	-	-							3,200	-	3,200	3,200
Contract-Alarm Monitoring	800	100	200	1,100							7,100	-	7,100	8,200
Contract-IT Contracts	800	700	900	2,400							1,100	1,100	2,200	4,600
Unit Turnaround	16,700	26,700	1,200	44,600							-	-	-	44,600
Contract-Fee For Service	300	400	200	900							900	-	900	1,800
Contract Costs-Other	6,800	7,400	-	14,200							-	-	-	14,200
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	201,700	258,000	227,700	687,400	-	-	-	-	-	-	75,060	92,171	167,231	854,631
GENERAL EXPENSES														
Insurance	34,200	31,000	43,400	108,600							31,600	20,800	52,400	161,000
Property Insurance	23,000	20,800	28,700	72,500							23,600	14,000	37,600	110,100
Liability Insurance	-	-	-	-							3,200	-	3,200	3,200
Employee Health Benefits	12,300	10,200	11,100	33,600							29,000	27,900	56,900	90,500
Admin Life Insurance	2,600	1,600	1,900	6,100							11,200	6,500	17,700	23,800
Maint Life Insurance	1,000	1,100	600	2,700							300	100	400	3,100
Admin Dental Insurance	700	500	500	1,700							3,000	2,300	5,300	7,000
Maint Dental Insurance	300	400	200	900							-	100	100	1,000
Admin Medical Insurance	19,900	13,100	14,000	47,000							94,000	63,900	157,900	204,900
Maint Medical Insurance	9,200	11,600	5,400	26,200							200	1,600	1,800	28,000
Admin FICA	12,900	8,400	9,100	30,400							60,400	36,500	96,900	127,300
Maint FICA	5,700	6,400	3,300	15,400							1,800	900	2,700	18,100
Admin SUTA	400	300	300	1,000							2,300	1,500	3,800	4,800
Maint SUTA	200	300	100	600							100	-	100	700
Tenant Services Medical Insurance	-	-	7,400	7,400							-	-	-	7,400
Tenant Services Dental Insurance	-	-	300	300							-	-	-	300
Tenant Services Life Insurance	-	-	800	800							-	-	-	800
Worker's Compensation	300	400	500	1,200							800	900	1,700	2,900
Bad Debt-Other	-	-	-	-							-	-	-	-
Security/Law Enforcement	100	-	-	100							-	-	-	100
Other General Expense	-	-	-	-	215,437	207,821	-	-	207,821	631,079	-	-	-	1,471,246
Subsidy Pass Through	-	-	-	-	336,639	334,666	180,000	432,000	187,941	1,471,246	-	-	-	1,471,246
Interest Expense-Bond 1	1,032	1,174	1,397	3,603							1,804	8,550	10,354	13,957
Gain/Loss on Sale of Fixed Assets	-	-	-	-							-	(11,600)	(11,600)	(11,600)
TOTAL GENERAL EXPENSES	123,832	107,274	128,997	360,103	552,076	542,487	180,000	432,000	395,762	2,102,325	263,304	173,950	437,254	2,268,603

HOUSING ASSISTANCE PAYMENTS														
Housing Assistance Payments	-	-	-	-							-	15,331,800	15,331,800	15,331,800
Tenant Utility Payments-Voucher	-	-	-	-							-	215,900	215,900	215,900
Tenant Utility Payments-Public Housing	7,000	13,600	-	20,600							-	-	-	20,600
Port Out HAP Payments	-	-	-	-							-	1,052,700	1,052,700	1,052,700
FSS Escrow Payments	1,900	-	-	1,900							-	78,400	78,400	80,300
Homeownership Payments	-	-	-	-							-	600	600	600
Operating Transfers OUT	-	-	-	-							-	-	-	-
TOTAL HOUSING ASSISTANCE PAYMENTS	8,900	13,600	-	22,500	-	-	-	-	-	-	-	16,679,400	16,679,400	16,701,900
TOTAL EXPENSES	764,759	626,035	845,971	2,236,765	552,076	542,487	180,000	432,000	395,762	2,102,325	1,926,240	18,514,701	20,440,942	24,148,953
NET INCOME	1,141	124,165	1,529	126,835	-	-	-	-	-	-	19,650	492,599	512,248	1,270,162