

Waco Housing Authority 2026 Budget

9/4/2025 19:01	Central		Kate Ross		Estella Maxey		Total
Income							
Dwelling Rental	\$ -		\$ 765,500		\$ 524,900		\$ 1,290,400
Excess Utilities/Mart Mgt Fee COCC	\$ 27,200		\$ 90,500		\$ 32,300		\$ 150,000
Section 8 Admin. Fees (20%)	\$ 445,500		\$ -		\$ -		\$ 445,500
Capital Fund Program (CFP)	\$ 220,700		\$ 119,200		\$ 101,500		\$ 441,400
CFP - Operating Income (1406)	\$ -		\$ 298,700		\$ 254,600		\$ 553,300
Interest on Investments	\$ 19,400		\$ 114,600		\$ 200,800		\$ 334,800
Time Warner Commissions	\$ -		\$ 6,700		\$ 4,900		\$ 11,600
Other Income	\$ 2,400		\$ 51,900		\$ 28,700		\$ 83,000
Mgt Fees - Non-Profits (26%)	\$ 674,800		\$ -		\$ -		\$ 674,800
Mgt/ Bkkpg/ Adm Fees - Sites	\$ 510,700		\$ -		\$ -		\$ 510,700
HUD Operating Subsidy	\$ -		\$ 1,377,200		\$ 1,868,900		\$ 3,246,100
Total Income	\$ 1,900,700		\$ 2,824,300		\$ 3,016,600		\$ 7,741,600
Expenses	Central		Kate Ross		Estella Maxey		
Description	800		101		102		Total
Administrative Salaries	\$ 1,295,600		\$ 385,400		\$ 324,500		\$ 2,005,500
Legal Expense	\$ 3,000		\$ 1,000		\$ 2,000		\$ 6,000
Staff Training	\$ 18,150		\$ 4,200		\$ 7,000		\$ 29,350
Travel-Conventions & Meetings	\$ 14,650		\$ 7,000		\$ 10,800		\$ 32,450
Auditing Fees	\$ 1,200		\$ 4,800		\$ 4,100		\$ 10,100
Membership Dues	\$ 6,500		\$ 400		\$ 400		\$ 7,300
Telephone & Telegraph	\$ 8,400		\$ 6,100		\$ 5,900		\$ 20,400
Postage Expense	\$ 5,600		\$ 5,500		\$ 4,200		\$ 15,300
Publications	\$ 1,500		\$ 450		\$ 300		\$ 2,250
Pre-emplmt.Phys./Drug Screen	\$ 200		\$ 450		\$ 700		\$ 1,350
Citation Court Cost	\$ -		\$ 16,600		\$ 8,000		\$ 24,600
Employee Annual Drivers License Check	\$ 100		\$ 100		\$ 200		\$ 400
Office Supply	\$ 11,500		\$ 4,200		\$ 2,200		\$ 17,900
Contract Employee	\$ -		\$ 10,000		\$ 15,000		\$ 25,000
Equipment Rental	\$ -		\$ 2,400		\$ 3,000		\$ 5,400
Copier Supplies & Services	\$ 2,600		\$ 2,000		\$ 1,600		\$ 6,200
Admin. Contracts-Software Maint.	\$ 62,000		\$ 74,000		\$ 82,800		\$ 218,800
Office Equipment & Furniture	\$ 4,600		\$ 1,700		\$ 2,700		\$ 9,000
Computer Equipment	\$ 1,000		\$ 2,300		\$ 2,300		\$ 5,600
Criminal Background Check	\$ -		\$ 2,300		\$ 2,100		\$ 4,400
Writ of Possession	\$ -		\$ 5,500		\$ 1,200		\$ 6,700
Uniform Expense	\$ -		\$ 3,700		\$ 3,700		\$ 7,400
PH FSS Escrow Funding	\$ -		\$ 3,000		\$ 5,000		\$ 8,000
Tenant Services Salaries	\$ -		\$ 229,200		\$ 199,000		\$ 428,200
Tenant Services Recreation, Etc.	\$ -		\$ 11,000		\$ 13,400		\$ 24,400
Resident Council	\$ -		\$ 3,000		\$ 1,500		\$ 4,500
Ten.Serv.Contract, Training, & Other	\$ -		\$ 17,000		\$ 10,800		\$ 27,800
Water	\$ 4,700		\$ 104,700		\$ 122,500		\$ 231,900
Electricity	\$ 20,000		\$ 206,500		\$ 185,000		\$ 411,500
Gas	\$ 2,100		\$ 113,300		\$ 93,200		\$ 208,600
Sewer	\$ 3,700		\$ 144,800		\$ 174,000		\$ 322,500
Maintenance & OP Labor	\$ -		\$ 281,900		\$ 204,500		\$ 486,400
Paint & Accessories	\$ -		\$ 5,400		\$ 3,200		\$ 8,600
Auto Parts & Materials	\$ 2,800		\$ 7,100		\$ 5,000		\$ 14,900
Plumbing Supplies	\$ -		\$ 17,100		\$ 7,800		\$ 24,900
Hardware	\$ -		\$ 1,200		\$ 700		\$ 1,900
Small Tools	\$ -		\$ 1,000		\$ 400		\$ 1,400
Electrical Supplies	\$ -		\$ 9,700		\$ 5,800		\$ 15,500

Edwina Viera
 VP of Financial Services
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A/C Parts	\$ -	\$ 8,000	\$ 4,800	\$ 12,800
Hot Water Heaters	\$ -	\$ 3,500	\$ 3,500	\$ 7,000
Janitorial Supplies	\$ 1,400	\$ 3,400	\$ 3,700	\$ 8,500
Building Supplies	\$ -	\$ 6,600	\$ 6,700	\$ 13,300
Appliance-New	\$ -	\$ 10,900	\$ 13,800	\$ 24,700
Maintenance Temporary Labor	\$ -	\$ 20,000	\$ 15,000	\$ 35,000
Auto Repair-Contracts	\$ 1,700	\$ 4,200	\$ 1,300	\$ 7,200
Equip. Repair-Contracts	\$ -	\$ 200	\$ 600	\$ 800
A/C Repair-Contracts	\$ 5,000	\$ 9,700	\$ 6,600	\$ 21,300
Electric Repair-Contract	\$ 1,000	\$ 5,600	\$ 7,500	\$ 14,100
Garbage Pickup-Contract	\$ 4,500	\$ 56,700	\$ 49,900	\$ 111,100
Cathodic Protection Contract	\$ -	\$ 3,200	\$ 2,300	\$ 5,500
Pest Control Contract	\$ 1,500	\$ 2,100	\$ 8,000	\$ 11,600
Miscellaneous Contract	\$ -	\$ 600	\$ 400	\$ 1,000
Building Repair-Contract	\$ 1,000	\$ 17,000	\$ 5,900	\$ 23,900
Janitorial Contract	\$ 27,000	\$ 5,200	\$ 5,200	\$ 37,400
Plumbing Contract	\$ 1,000	\$ 26,000	\$ 24,600	\$ 51,600
Lock & Key Contract	\$ -	\$ 1,900	\$ 1,000	\$ 2,900
Grounds Contract	\$ 3,900	\$ 41,400	\$ 52,000	\$ 97,300
Site Inspection Contract	\$ -	\$ 8,800	\$ 7,700	\$ 16,500
Contract-Alarm/Extinguisher	\$ -	\$ 7,000	\$ 7,000	\$ 14,000
Protective Services Contract Cost	\$ -	\$ 118,000	\$ 121,800	\$ 239,800
Workers' Compensation Insurance	\$ 3,700	\$ 12,800	\$ 10,900	\$ 27,400
General Liab. Insurance	\$ -	\$ 1,300	\$ 1,100	\$ 2,400
Automobile Insurance	\$ 3,100	\$ 8,700	\$ 7,500	\$ 19,300
Public Officials Insurance	\$ -	\$ 2,400	\$ 2,100	\$ 4,500
Flood Insurance	\$ -	\$ 20,500	\$ -	\$ 20,500
Public Employee Dishonesty	\$ 100	\$ 100	\$ 100	\$ 300
Cyber Liability	\$ 1,600	\$ -	\$ -	\$ 1,600
Fire & Extended Coverage	\$ 200	\$ 164,000	\$ 144,800	\$ 309,000
FICA-Employer	\$ 79,600	\$ 54,200	\$ 46,300	\$ 180,100
Medicare-Employer	\$ 18,500	\$ 12,600	\$ 10,800	\$ 41,900
Uemployment Insurance (TEC)	\$ 2,400	\$ 5,200	\$ 4,500	\$ 12,100
Pension-Employer	\$ 96,300	\$ 60,300	\$ 51,500	\$ 208,100
Health Insurance-Employer	\$ 73,100	\$ 73,000	\$ 64,100	\$ 210,200
Dental Insurance-Employer	\$ 6,300	\$ 4,700	\$ 3,800	\$ 14,800
Long Term Disability -Employer	\$ 5,700	\$ 3,800	\$ 3,300	\$ 12,800
Collection Losses	\$ -	\$ 43,500	\$ 11,600	\$ 55,100
Asset Management Fee	\$ -	\$ 34,600	\$ 30,000	\$ 64,600
Property Management Fees	\$ -	\$ 213,600	\$ 186,700	\$ 400,300
Bookkeeping Fees	\$ -	\$ 24,400	\$ 21,400	\$ 45,800
CFP Management Fees	\$ -	\$ 119,200	\$ 101,500	\$ 220,700
Total Expenses	\$ 1,808,500	\$ 2,914,900	\$ 2,567,800	\$ 7,291,200
Net Profit/Loss	\$ 92,200	\$ (90,600)	\$ 448,800	\$ 450,400

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