



Cost Center - 204 Housing Admin

Reporting Period - 8/2008

Fiscal Months To Date - 2

Account Description	Total Fiscal Budget	Monthly Budget	Monthly Income and Expenses For 8/2008	Monthly Variance Amount	Monthly Var %	YTD Budget	2009 YTD Income and Expense	YTD Variance Amount	YTD Var %	Remaining Budget
REVENUE										
Public Housing Management Fees	667,070	55,590	56,615.25	1,025.25	2%	111,180	113,135.49	1,955.49	2%	553,934.51
Public Housing Bookkeeping Fees	127,370	10,610	10,727.99	117.99	1%	21,220	21,437.99	217.99	1%	105,932.01
Public Housing Asset Management Fee	161,100	0	13,468.00	13,468.00	0%	26,860	26,936.00	76.00	0%	134,164.00
Other Program Management Fees	130,620	10,890	11,312.66	422.66	4%	21,780	22,634.92	854.92	4%	107,985.08
Other Program Bookkeeping Fees	1,480	120	390.00	270.00	225%	240	786.00	546.00	228%	694.00
Housing Choice Voucher Program Management Fees	161,060	13,420	12,590.40	-829.60	-6%	26,840	25,137.60	-1,702.40	-6%	135,922.40
Housing Choice Voucher Program Bookkeeping Fees	100,670	8,390	7,869.00	-521.00	-6%	16,780	15,711.00	-1,069.00	-6%	84,959.00
Capital Fund Administrative Fee	105,240	0	0.00	0.00	0%	0	0.00	0.00	0%	105,240.00
Fee For Specialized Service - Pest Control	106,830	8,900	8,969.82	69.82	1%	17,800	14,425.16	-3,374.84	-19%	92,404.84
Fee For Specialized Service - Interior Painting	387,780	32,320	32,447.06	127.06	0%	64,640	53,868.42	-10,771.58	-17%	333,911.58
Fee For Specialized Service - HVAC	187,660	15,640	12,555.00	-3,085.00	-20%	31,280	20,413.50	-10,866.50	-35%	167,246.50
Fee For Specialized Service - Plumbing	305,370	25,450	12,628.92	-12,821.08	-50%	50,900	25,368.62	-25,531.38	-50%	280,001.38
Fee For Specialized Service - Concrete Sidewalks	105,770	8,810	2,912.00	-5,898.00	-67%	17,620	4,564.00	-13,056.00	-74%	101,206.00
Fee For Specialized Service - Bulky Debris Pickup	53,370	4,450	3,904.43	-545.57	-12%	8,900	7,407.49	-1,492.51	-17%	45,962.51
Interest Income	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Other Income	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
TOTAL REVENUE	2,601,390	208,020	186,390.53	-21,629.47	-10%	416,040	351,826.19	-64,213.81	-15%	2,249,563.81

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable

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Account Description	Total Fiscal Budget	Monthly Budget	Monthly Income and Expenses For 8/2008	Monthly Variance Amount	Monthly Var %	YTD Budget	2009 YTD Income and Expense	YTD Variance Amount	YTD Var %	Remaining Budget
EXPENSES										
Administrative Salaries	444,440	34,190	35,469.03	-1,279.03	-4%	68,380	60,156.87	8,223.13	12%	384,283.13
Compensated Absences	36,260	0	0.00	0.00	0%	0	0.00	0.00	0%	36,260.00
Administrative Benefits: General	133,340	10,260	10,833.34	-573.34	-6%	20,520	20,990.51	-470.51	-2%	112,349.49
Legal Fees	6,120	510	3,416.60	-2,906.60	-570%	1,020	3,416.60	-2,396.60	-235%	2,703.40
Staff Training	6,980	290	331.90	-41.90	-14%	440	331.90	108.10	25%	6,648.10
Travel / Meetings	31,530	200	175.00	25.00	13%	3,760	3,337.96	422.04	11%	28,192.04
Audit	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Computer Support	500	40	0.00	40.00	100%	80	0.00	80.00	100%	500.00
Telephone	14,500	1,210	1,330.87	-120.87	-10%	2,420	1,393.73	1,026.27	42%	13,106.27
Office Supplies and Furnishings	4,520	380	287.98	92.02	24%	760	287.98	472.02	62%	4,232.02
Advertising and Marketing	740	60	159.36	-99.36	-166%	120	159.36	-39.36	-33%	580.64
Other Administrative Expenses (Sundry)	18,680	1,560	3,344.65	-1,784.65	-114%	3,120	3,404.65	-284.65	-9%	15,275.35
Administrative Expense	697,610	48,700	55,348.73	-6,648.73	-14%	100,620	93,479.56	7,140.44	7%	604,130.44
Water	2,740	230	266.53	-36.53	-16%	460	284.32	175.68	38%	2,455.68
Electricity	15,530	1,290	1,556.60	-266.60	-21%	2,580	1,658.40	921.60	36%	13,871.60
Gas	13,560	270	50.35	219.65	81%	540	53.32	486.68	90%	13,506.68
Sewer	1,520	130	162.71	-32.71	-25%	260	170.81	89.19	34%	1,349.19
Other utilities expense	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Utilities	33,350	1,920	2,036.19	-116.19	-6%	3,840	2,166.85	1,673.15	44%	31,183.15
Maintenance Salaries	671,080	51,620	39,837.38	11,782.62	23%	103,240	67,028.79	36,211.21	35%	604,051.21
Maintenance Benefits: General	257,820	19,830	15,381.14	4,448.86	22%	39,660	30,289.19	9,370.81	24%	227,530.81
Materials	75,440	6,290	11,073.81	-4,783.81	-76%	12,580	20,580.79	-8,000.79	-64%	54,859.21
Garbage and Trash Disposal	1,050	90	37.50	52.50	58%	180	37.50	142.50	79%	1,012.50
Contract Costs	82,000	6,830	1,018.50	5,811.50	85%	13,660	1,018.50	12,641.50	93%	80,981.50
Maintenance	1,087,390	84,660	67,348.33	17,311.67	20%	169,320	118,954.77	50,365.23	30%	968,435.23
Insurance : Property	3,320	0	0.00	0.00	0%	0	0.00	0.00	0%	3,320.00
Insurance: General Liability	110	0	0.00	0.00	0%	0	0.00	0.00	0%	110.00
Insurance: Fidelity	1,440	0	0.00	0.00	0%	0	0.00	0.00	0%	1,440.00
Insurance: Worker's Compensation	33,390	0	0.00	0.00	0%	0	0.00	0.00	0%	33,390.00
Insurance: Other	9,780	0	0.00	0.00	0%	0	0.00	0.00	0%	9,780.00
General Expense	48,040	0	0.00	0.00	0%	0	0.00	0.00	0%	48,040.00

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Account Description	Total Fiscal Budget	Monthly Budget	Monthly Income and Expenses For 8/2008	Monthly Variance Amount	Monthly Var %	YTD Budget	2009 YTD Income and Expense	YTD Variance Amount	YTD Var %	Remaining Budget
Other General Expense	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Casualty Losses	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
TOTAL EXPENSES	1,866,390	135,280	124,733.25	10,546.75	8%	273,780	214,601.18	59,178.82	22%	1,651,788.82
Net Income Before Operating Transfer to Public Housing Operations	735,000	72,740	61,657.28	-11,082.72	-15%	142,260	137,225.01	-5,034.99	-4%	597,774.99
Operating Transfer to Public Housing Operations										
Net Income	735,000	72,740	61,657.28	-11,082.72	-15%	142,260	137,225.01	-5,034.99	-4%	597,774.99
Replacement Reserve for Central Office Computer / Software Systems										
Replacement Reserve for Central Office / Supportive Maintenance Equipment										
Replacement Reserve for Supportive Maintenance Vehicles										
Reserve for Contingencies										
NET INCOME, NET OF RESERVES	735,000	72,740	61,657.28	-11,082.72	-15%	142,260	137,225.01	-5,034.99	-4%	597,774.99

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