



Cost Center - 204 Housing Admin

Reporting Period - 9/2008

Fiscal Months To Date - 3

Account Description	Total Fiscal Budget	Monthly Budget	Monthly Income and Expenses For 9/2008	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	56,757.73	1,167.73	2%	166,770	169,893.22	3,123.22	2%	497,176.78
Public Housing Bookkeeping Fees	127,370	10,610	10,754.99	144.99	1%	31,830	32,192.98	362.98	1%	95,177.02
Public Housing Asset Management Fee	161,100	0	13,468.00	13,468.00	0%	40,290	40,404.00	114.00	0%	120,696.00
Other Program Management Fees	130,620	10,890	11,293.46	403.46	4%	32,670	33,928.38	1,258.38	4%	96,691.62
Other Program Bookkeeping Fees	1,480	120	378.00	258.00	215%	360	1,164.00	804.00	223%	316.00
Housing Choice Voucher Program Management Fees	161,060	13,420	12,806.40	-613.60	-5%	40,260	37,944.00	-2,316.00	-6%	123,116.00
Housing Choice Voucher Program Bookkeeping Fees	100,670	8,390	8,004.00	-386.00	-5%	25,170	23,715.00	-1,455.00	-6%	76,955.00
Capital Fund Administrative Fee	105,240	105,240	105,235.00	-5.00	0%	105,240	105,235.00	-5.00	0%	5.00
Fee For Specialized Service - Pest Control	106,830	8,900	10,246.23	1,346.23	15%	26,700	24,671.39	-2,028.61	-8%	82,158.61
Fee For Specialized Service - Interior Painting	387,780	32,320	34,751.68	2,431.68	8%	96,960	88,620.10	-8,339.90	-9%	299,159.90
Fee For Specialized Service - HVAC	187,660	15,640	10,695.00	-4,945.00	-32%	46,920	31,108.50	-15,811.50	-34%	156,551.50
Fee For Specialized Service - Plumbing	305,370	25,450	5,760.56	-19,689.44	-77%	76,350	31,129.18	-45,220.82	-59%	274,240.82
Fee For Specialized Service - Concrete Sidewalks	105,770	8,810	10,780.00	1,970.00	22%	26,430	15,344.00	-11,086.00	-42%	90,426.00
Fee For Specialized Service - Bulky Debris Pickup	53,370	4,450	3,940.92	-509.08	-11%	13,350	11,348.41	-2,001.59	-15%	42,021.59
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	313,260	294,871.97	-18,388.03	-6%	729,300	646,698.16	-82,601.84	-11%	1,954,691.84

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable

Account Description	Total Fiscal Budget	Monthly Budget	Monthly Income and Expenses For 9/2008	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	35,843.53	-1,653.53	-5%	102,570	96,000.40	6,569.60	6%	348,439.60
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	10,194.27	65.73	1%	30,780	31,184.78	-404.78	-1%	102,155.22
Legal Fees	6,120	510	2,588.00	-2,078.00	-407%	1,530	6,004.60	-4,474.60	-292%	115.40
Staff Training	6,980	850	24.05	825.95	97%	1,290	355.95	934.05	72%	6,624.05
Travel / Meetings	31,530	7,830	3,253.10	4,576.90	58%	11,590	6,591.06	4,998.94	43%	24,938.94
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%	120	0.00	120.00	100%	500.00
Telephone	14,500	1,210	1,527.89	-317.89	-26%	3,630	2,921.62	708.38	20%	11,578.38
Office Supplies and Furnishings	4,520	380	1,084.46	-704.46	-185%	1,140	1,372.44	-232.44	-20%	3,147.56
Advertising and Marketing	740	60	0.00	60.00	100%	180	159.36	20.64	11%	580.64
Other Administrative Expenses (Sundry)	18,680	1,560	1,844.89	-284.89	-18%	4,680	5,249.54	-569.54	-12%	13,430.46
Administrative Expense	697,610	56,890	56,360.19	529.81	1%	157,510	149,839.75	7,670.25	5%	547,770.25
Water	2,740	230	263.40	-33.40	-15%	690	547.72	142.28	21%	2,192.28
Electricity	15,530	1,290	1,329.32	-39.32	-3%	3,870	2,987.72	882.28	23%	12,542.28
Gas	13,560	270	46.01	223.99	83%	810	99.33	710.67	88%	13,460.67
Sewer	1,520	130	155.03	-25.03	-19%	390	325.84	64.16	16%	1,194.16
Other utilities expense	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Utilities	33,350	1,920	1,793.76	126.24	7%	5,760	3,960.61	1,799.39	31%	29,389.39
Maintenance Salaries	671,080	51,620	43,970.00	7,650.00	15%	154,860	110,998.79	43,861.21	28%	560,081.21
Maintenance Benefits: General	257,820	19,890	17,808.48	2,081.52	10%	59,550	48,097.67	11,452.33	19%	209,722.33
Materials	75,440	6,290	6,008.01	281.99	4%	18,870	26,588.80	-7,718.80	-41%	48,851.20
Garbage and Trash Disposal	1,050	90	234.40	-144.40	-160%	270	271.90	-1.90	-1%	778.10
Contract Costs	82,000	6,830	9,685.14	-2,855.14	-42%	20,490	10,703.64	9,786.36	48%	71,296.36
Maintenance	1,087,390	84,720	77,706.03	7,013.97	8%	254,040	196,660.80	57,379.20	23%	890,729.20
Insurance : Property	3,320	830	829.77	0.23	0%	830	829.77	0.23	0%	2,490.23
Insurance: General Liability	110	30	27.48	2.52	8%	30	27.48	2.52	8%	82.52
Insurance: Fidelity	1,440	360	331.26	28.74	8%	360	331.26	28.74	8%	1,108.74
Insurance: Worker's Compensation	33,390	8,350	10,946.43	-2,596.43	-31%	8,350	10,946.43	-2,596.43	-31%	22,443.57
Insurance: Other	9,780	2,450	1,917.63	532.37	22%	2,450	1,917.63	532.37	22%	7,862.37
General Expense	48,040	12,020	14,052.57	-2,032.57	-17%	12,020	14,052.57	-2,032.57	-17%	33,987.43

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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	155,550	149,912.55	5,637.45	4%	429,330	364,513.73	64,816.27	15%	1,501,876.27
Net Income Before Operating Transfer to Public Housing Operations	735,000	157,710	144,959.42	-12,750.58	-8%	299,970	282,184.43	-17,785.57	-6%	452,815.57
Operating Transfer to Public Housing Operations										
Net Income	735,000	157,710	144,959.42	-12,750.58	-8%	299,970	282,184.43	-17,785.57	-6%	452,815.57
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	157,710	144,959.42	-12,750.58	-8%	299,970	282,184.43	-17,785.57	-6%	452,815.57

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