



Cost Center - 204 Housing Admin

Reporting Period - 10/2008

Fiscal Months To Date - 4

Account Description	Total Fiscal Budget	Monthly Budget	Monthly Income and Expenses For 10/2008	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	56,773.57	1,183.57	2%	222,360	226,666.79	4,306.79	2%	440,403.21
Public Housing Bookkeeping Fees	127,370	10,610	10,757.99	147.99	1%	42,440	42,950.97	510.97	1%	84,419.03
Public Housing Asset Management Fee	161,100	13,430	13,444.00	14.00	0%	53,720	53,848.00	128.00	0%	107,252.00
Other Program Management Fees	130,620	10,890	11,283.86	393.86	4%	43,560	45,212.24	1,652.24	4%	85,407.76
Other Program Bookkeeping Fees	1,480	120	372.00	252.00	210%	480	1,536.00	1,056.00	220%	-56.00
Housing Choice Voucher Program Management Fees	161,060	13,420	12,859.20	-560.80	-4%	53,680	50,803.20	-2,876.80	-5%	110,256.80
Housing Choice Voucher Program Bookkeeping Fees	100,670	8,390	8,037.00	-353.00	-4%	33,560	31,752.00	-1,808.00	-5%	68,918.00
Capital Fund Administrative Fee	105,240	0	0.00	0.00	0%	105,240	105,235.00	-5.00	0%	5.00
Fee For Specialized Service - Pest Control	106,830	8,900	9,057.26	157.26	2%	35,600	33,728.65	-1,871.35	-5%	73,101.35
Fee For Specialized Service - Interior Painting	387,780	32,320	52,392.80	20,072.80	62%	129,280	141,012.90	11,732.90	9%	246,767.10
Fee For Specialized Service - HVAC	187,660	15,640	9,741.75	-5,898.25	-38%	62,560	40,850.25	-21,709.75	-35%	146,809.75
Fee For Specialized Service - Plumbing	305,370	25,450	23,319.19	-2,130.81	-8%	101,800	54,448.37	-47,351.63	-47%	250,921.63
Fee For Specialized Service - Concrete Sidewalks	105,770	8,810	26,600.00	17,790.00	202%	35,240	41,944.00	6,704.00	19%	63,826.00
Fee For Specialized Service - Bulky Debris Pickup	53,370	4,450	4,944.40	494.40	11%	17,800	16,292.81	-1,507.19	-8%	37,077.19
Interest Income	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Other Income	0	0	38,408.40	38,408.40	0%	0	38,408.40	38,408.40	0%	-38,408.40
TOTAL REVENUE	2,601,390	208,020	277,991.42	69,971.42	34%	937,320	924,689.58	-12,630.42	-1%	1,676,700.42

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable

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EXPENSES										
Administrative Salaries	444,440	51,280	51,264.40	15.60	0%	153,850	147,264.80	6,585.20	4%	297,175.20
Compensated Absences	36,260	0	0.00	0.00	0%	0	0.00	0.00	0%	36,260.00
Administrative Benefits: General	133,340	15,390	13,542.14	1,847.86	12%	46,170	44,726.92	1,443.08	3%	88,613.08
Legal Fees	6,120	510	475.00	35.00	7%	2,040	6,479.60	-4,439.60	-218%	-359.60
Staff Training	6,980	810	795.09	14.91	2%	2,100	1,151.04	948.96	45%	5,828.96
Travel / Meetings	31,530	200	1,236.09	-1,036.09	-518%	11,790	7,827.15	3,962.85	34%	23,702.85
Audit	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Computer Support	500	40	78.40	-38.40	-96%	160	78.40	81.60	51%	421.60
Telephone	14,500	1,210	1,594.16	-384.16	-32%	4,840	4,515.78	324.22	7%	9,984.22
Office Supplies and Furnishings	4,520	380	108.35	271.65	71%	1,520	1,480.79	39.21	3%	3,039.21
Advertising and Marketing	740	60	0.00	60.00	100%	240	159.36	80.64	34%	580.64
Other Administrative Expenses (Sundry)	18,680	1,560	2,723.10	-1,163.10	-75%	6,240	7,972.64	-1,732.64	-28%	10,707.36
Administrative Expense	697,610	71,440	71,816.73	-376.73	-1%	228,950	221,656.48	7,293.52	3%	475,953.52
Water	2,740	230	228.63	1.37	1%	920	776.35	143.65	16%	1,963.65
Electricity	15,530	1,290	1,529.13	-239.13	-19%	5,160	4,516.85	643.15	12%	11,013.15
Gas	13,560	270	67.94	202.06	75%	1,080	167.27	912.73	85%	13,392.73
Sewer	1,520	130	51.88	78.12	60%	520	377.72	142.28	27%	1,142.28
Other utilities expense	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Utilities	33,350	1,920	1,877.58	42.42	2%	7,680	5,838.19	1,841.81	24%	27,511.81
Maintenance Salaries	671,080	77,430	74,612.26	2,817.74	4%	232,290	185,611.05	46,678.95	20%	485,468.95
Maintenance Benefits: General	257,820	29,690	24,434.75	5,255.25	18%	89,240	72,532.42	16,707.58	19%	185,287.58
Materials	75,440	6,290	7,996.53	-1,706.53	-27%	25,160	34,585.33	-9,425.33	-37%	40,854.67
Garbage and Trash Disposal	1,050	90	117.20	-27.20	-30%	360	389.10	-29.10	-8%	660.90
Contract Costs	82,000	6,830	5,200.58	1,629.42	24%	27,320	15,904.22	11,415.78	42%	66,095.78
Maintenance	1,087,390	120,330	112,361.32	7,968.68	7%	374,370	309,022.12	65,347.88	17%	778,367.88
Insurance : Property	3,320	0	0.00	0.00	0%	830	829.77	0.23	0%	2,490.23
Insurance: General Liability	110	0	0.00	0.00	0%	30	27.48	2.52	8%	82.52
Insurance: Fidelity	1,440	0	0.00	0.00	0%	360	331.26	28.74	8%	1,108.74
Insurance: Worker's Compensation	33,390	0	0.00	0.00	0%	8,350	10,946.43	-2,596.43	-31%	22,443.57
Insurance: Other	9,780	0	0.00	0.00	0%	2,450	1,917.63	532.37	22%	7,862.37
General Expense	48,040	0	0.00	0.00	0%	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	193,690	186,055.63	7,634.37	4%	623,020	550,569.36	72,450.64	12%	1,315,820.64
Net Income Before Operating Transfer to Public Housing Operations	735,000	14,330	91,935.79	77,605.79	542%	314,300	374,120.22	59,820.22	19%	360,879.78
Operating Transfer to Public Housing Operations										
Net Income	735,000	14,330	91,935.79	77,605.79	542%	314,300	374,120.22	59,820.22	19%	360,879.78
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	14,330	91,935.79	77,605.79	542%	314,300	374,120.22	59,820.22	19%	360,879.78

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