



Cost Center - 204 Housing Admin

Reporting Period - 11/2008

Fiscal Months To Date - 5

Account Description	Total Fiscal Budget	Monthly Budget	Monthly Income and Expenses For 11/2008	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	56,916.04	1,326.04	2%	277,950	283,582.83	5,632.83	2%	383,487.17
Public Housing Bookkeeping Fees	127,370	10,610	10,784.99	174.99	2%	53,050	53,735.96	685.96	1%	73,634.04
Public Housing Asset Management Fee	161,100	13,430	13,444.00	14.00	0%	67,150	67,292.00	142.00	0%	93,808.00
Other Program Management Fees	130,620	10,890	11,274.26	384.26	4%	54,450	56,486.50	2,036.50	4%	74,133.50
Other Program Bookkeeping Fees	1,480	120	366.00	246.00	205%	600	1,902.00	1,302.00	217%	-422.00
Housing Choice Voucher Program Management Fees	161,060	13,420	12,921.60	-498.40	-4%	67,100	63,724.80	-3,375.20	-5%	97,335.20
Housing Choice Voucher Program Bookkeeping Fees	100,670	8,390	8,076.00	-314.00	-4%	41,950	39,828.00	-2,122.00	-5%	60,842.00
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	9,249.58	349.58	4%	44,500	42,978.23	-1,521.77	-3%	63,851.77
Fee For Specialized Service - Interior Painting	387,780	32,320	33,557.92	1,237.92	4%	161,600	174,570.82	12,970.82	8%	213,209.18
Fee For Specialized Service - HVAC	187,660	15,640	6,626.25	-9,013.75	-58%	78,200	47,476.50	-30,723.50	-39%	140,183.50
Fee For Specialized Service - Plumbing	305,370	25,450	22,045.22	-3,404.78	-13%	127,250	76,493.59	-50,756.41	-40%	228,876.41
Fee For Specialized Service - Concrete Sidewalks	105,770	8,810	19,194.00	10,384.00	118%	44,050	61,138.00	17,088.00	39%	44,632.00
Fee For Specialized Service - Bulky Debris Pickup	53,370	4,450	2,663.77	-1,786.23	-40%	22,250	18,956.58	-3,293.42	-15%	34,413.42
Interest Income	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Other Income	0	0	3,013.90	3,013.90	0%	0	41,422.30	41,422.30	0%	-41,422.30
TOTAL REVENUE	2,601,390	208,020	210,133.53	2,113.53	1%	1,145,340	1,134,823.11	-10,516.89	-1%	1,466,566.89

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable

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Account Description	Total Fiscal Budget	Monthly Budget	Monthly Income and Expenses For 11/2008	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	33,930.15	259.85	1%	188,040	181,194.95	6,845.05	4%	263,245.05
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	10,099.66	160.34	2%	56,430	54,826.58	1,603.42	3%	78,513.42
Legal Fees	6,120	510	0.00	510.00	100%	2,550	6,479.60	-3,929.60	-154%	-359.60
Staff Training	6,980	1,850	0.00	1,850.00	100%	3,950	1,151.04	2,798.96	71%	5,828.96
Travel / Meetings	31,530	7,440	1,836.86	5,603.14	75%	19,230	9,664.01	9,565.99	50%	21,865.99
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%	200	78.40	121.60	61%	421.60
Telephone	14,500	1,210	328.15	881.85	73%	6,050	4,843.93	1,206.07	20%	9,656.07
Office Supplies and Furnishings	4,520	380	166.61	213.39	56%	1,900	1,647.40	252.60	13%	2,872.60
Advertising and Marketing	740	60	0.00	60.00	100%	300	159.36	140.64	47%	580.64
Other Administrative Expenses (Sundry)	18,680	1,560	3,116.93	-1,556.93	-100%	7,800	11,089.57	-3,289.57	-42%	7,590.43
Administrative Expense	697,610	57,500	49,478.36	8,021.64	14%	286,450	271,134.84	15,315.16	5%	426,475.16
Water	2,740	230	249.60	-19.60	-9%	1,150	1,025.95	124.05	11%	1,714.05
Electricity	15,530	1,290	893.30	396.70	31%	6,450	5,410.15	1,039.85	16%	10,119.85
Gas	13,560	1,080	704.75	375.25	35%	2,160	872.02	1,287.98	60%	12,687.98
Sewer	1,520	130	123.12	6.88	5%	650	500.84	149.16	23%	1,019.16
Other utilities expense	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Utilities	33,350	2,730	1,970.77	759.23	28%	10,410	7,808.96	2,601.04	25%	25,541.04
Maintenance Salaries	671,080	51,620	51,294.84	325.16	1%	283,910	236,905.89	47,004.11	17%	434,174.11
Maintenance Benefits: General	257,820	19,830	20,711.87	-881.87	-4%	109,070	93,244.29	15,825.71	15%	164,575.71
Materials	75,440	6,290	12,858.60	-6,568.60	-104%	31,450	47,443.93	-15,993.93	-51%	27,996.07
Garbage and Trash Disposal	1,050	90	115.96	-25.96	-29%	450	505.06	-55.06	-12%	544.94
Contract Costs	82,000	6,830	63.05	6,766.95	99%	34,150	15,967.27	18,182.73	53%	66,032.73
Maintenance	1,087,390	84,660	85,044.32	-384.32	0%	459,030	394,066.44	64,963.56	14%	693,323.56
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	144,890	136,493.45	8,396.55	6%	767,910	687,062.81	80,847.19	11%	1,179,327.19
Net Income Before Operating Transfer to Public Housing Operations	735,000	63,130	73,640.08	10,510.08	17%	377,430	447,760.30	70,330.30	19%	287,239.70
Operating Transfer to Public Housing Operations										
Net Income	735,000	63,130	73,640.08	10,510.08	17%	377,430	447,760.30	70,330.30	19%	287,239.70
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	63,130	73,640.08	10,510.08	17%	377,430	447,760.30	70,330.30	19%	287,239.70

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