



Cost Center - 204 Housing Admin

Reporting Period - 1/2009

Fiscal Months To Date - 7

Account Description	Total Fiscal Budget	Monthly Budget	Monthly Income and Expenses For 1/2009	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	56,836.88	1,246.88	2%	389,130	397,525.75	8,395.75	2%	269,544.25
Public Housing Bookkeeping Fees	127,370	10,610	10,769.99	159.99	2%	74,270	75,326.94	1,056.94	1%	52,043.06
Public Housing Asset Management Fee	161,100	13,430	13,444.00	14.00	0%	94,010	94,180.00	170.00	0%	66,920.00
Other Program Management Fees	130,620	10,890	11,279.06	389.06	4%	76,230	79,049.42	2,819.42	4%	51,570.58
Other Program Bookkeeping Fees	1,480	120	369.00	249.00	208%	840	2,643.00	1,803.00	215%	-1,163.00
Housing Choice Voucher Program Management Fees	161,060	13,420	13,420.80	0.80	0%	93,940	90,292.80	-3,647.20	-4%	70,767.20
Housing Choice Voucher Program Bookkeeping Fees	100,670	8,390	8,388.00	-2.00	0%	58,730	56,433.00	-2,297.00	-4%	44,237.00
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	6,049.84	-2,850.16	-32%	62,300	53,574.19	-8,725.81	-14%	53,255.81
Fee For Specialized Service - Interior Painting	387,780	32,320	24,389.18	-7,930.82	-25%	226,240	227,792.62	1,552.62	1%	159,987.38
Fee For Specialized Service - HVAC	187,660	15,640	4,208.25	-11,431.75	-73%	109,480	57,148.50	-52,331.50	-48%	130,511.50
Fee For Specialized Service - Plumbing	305,370	25,450	22,599.12	-2,850.88	-11%	178,150	141,410.67	-36,739.33	-21%	163,959.33
Fee For Specialized Service - Concrete Sidewalks	105,770	8,810	6,160.00	-2,650.00	-30%	61,670		16,184.00	26%	27,916.00
Fee For Specialized Service - Bulky Debris Pickup	53,370	4,450	4,962.64	512.64	12%	31,150		-2,268.14	-7%	24,488.14
Interest Income	0	0	0.00	0.00	0%	0		0.00	0%	0.00
Other Income	0	0	0.00	0.00	0%	0		168,619.39	0%	-168,619.39
TOTAL REVENUE	2,601,390	208,020	182,876.76	-25,143.24	-12%	1,561,380	1,655,967.14	94,587.14	6%	945,422.86

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable

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EXPENSES										
Administrative Salaries	444,440	34,190	39,174.60	-4,984.60	-15%	256,420	266,596.06	-10,176.06	-4%	177,843.94
Compensated Absences	36,260	0	0.00	0.00	0%	0	4,601.01	-4,601.01	0%	31,658.99
Administrative Benefits: General	133,340	10,260	12,185.33	-1,925.33	-19%	76,950	79,580.37	-2,630.37	-3%	53,759.63
Legal Fees	6,120	510	794.00	-284.00	-56%	3,570	11,085.42	-7,515.42	-211%	-4,965.42
Staff Training	6,980	290	0.00	290.00	100%	4,390	1,631.04	2,758.96	63%	5,348.96
Travel / Meetings	31,530	200	549.96	-349.96	-175%	19,630	12,027.91	7,602.09	39%	19,502.09
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%	280	78.40	201.60	72%	421.60
Telephone	14,500	1,210	1,345.25	-135.25	-11%	8,470	7,194.00	1,276.00	15%	7,306.00
Office Supplies and Furnishings	4,520	380	173.50	206.50	54%	2,660	1,820.90	839.10	32%	2,699.10
Advertising and Marketing	740	60	0.00	60.00	100%	420	159.36	260.64	62%	580.64
Other Administrative Expenses (Sundry)	18,680	1,560	2,385.84	-825.84	-53%	10,920	14,106.48	-3,186.48	-29%	4,573.52
Administrative Expense	697,610	48,700	56,608.48	-7,908.48	-16%	383,710	398,880.95	-15,170.95	-4%	298,729.05
Water	2,740	230	252.96	-22.96	-10%	1,610	1,523.91	86.09	5%	1,216.09
Electricity	15,530	1,290	1,239.23	50.77	4%	9,030	7,734.40	1,295.60	14%	7,795.60
Gas	13,560	4,750	2,434.24	2,315.76	49%	9,620	5,421.20	4,198.80	44%	8,138.80
Sewer	1,520	130	122.08	7.92	6%	910	731.10	178.90	20%	788.90
Other utilities expense	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Utilities	33,350	6,400	4,048.51	2,351.49	37%	21,170	15,410.61	5,759.39	27%	17,939.39
Maintenance Salaries	671,080	51,620	52,154.61	-534.61	-1%	387,150	351,481.85	35,668.15	9%	319,598.15
Maintenance Benefits: General	257,820	19,830	22,023.99	-2,193.99	-11%	148,730	137,508.69	11,221.31	8%	120,311.31
Materials	75,440	6,290	4,825.10	1,464.90	23%	44,030	52,094.22	-8,064.22	-18%	23,345.78
Garbage and Trash Disposal	1,050	90	70.32	19.68	22%	630	575.38	54.62	9%	474.62
Contract Costs	82,000	6,830	6,697.02	132.98	2%	47,810	32,851.37	14,958.63	31%	49,148.63
Maintenance	1,087,390	84,660	85,771.04	-1,111.04	-1%	628,350	574,511.51	53,838.49	9%	512,878.49
Insurance : Property	3,320	0	0.00	0.00	0%	1,660	1,659.57	0.43	0%	1,660.43
Insurance: General Liability	110	0	0.00	0.00	0%	60	54.97	5.03	8%	55.03
Insurance: Fidelity	1,440	0	0.00	0.00	0%	720	662.55	57.45	8%	777.45
Insurance: Worker's Compensation	33,390	0	0.00	0.00	0%	16,700	21,892.86	-5,192.86	-31%	11,497.14
Insurance: Other	9,780	0	0.00	0.00	0%	4,900	3,835.26	1,064.74	22%	5,944.74
General Expense	48,040	0	0.00	0.00	0%	24,040	28,105.21	-4,065.21	-17%	19,934.79

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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	139,760	146,428.03	-6,668.03	-5%	1,057,270	1,016,908.28	40,361.72	4%	849,481.72
Net Income Before Operating Transfer to Public Housing Operations	735,000	68,260	36,448.73	-31,811.27	-47%	504,110	639,058.86	134,948.86	27%	95,941.14
Operating Transfer to Public Housing Operations										
Net Income	735,000	68,260	36,448.73	-31,811.27	-47%	504,110	639,058.86	134,948.86	27%	95,941.14
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	68,260	36,448.73	-31,811.27	-47%	504,110	639,058.86	134,948.86	27%	95,941.14

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