



Cost Center - 204 Housing Admin

Reporting Period - 2/2009

Fiscal Months To Date - 8

Account Description	Total Fiscal Budget	Monthly Budget	Monthly Income and Expenses For 2/2009	Monthly Variance Amount	Monthly Var %	YTD Budget	2009 YTD Income and Expense	YTD Variance Amount	YTD Var %	Remaining Budget
<b>REVENUE</b>										
Public Housing Management Fees	667,070	55,590	56,361.94	771.94	1%	444,720	453,887.69	9,167.69	2%	213,182.31
Public Housing Bookkeeping Fees	127,370	10,610	10,680.00	70.00	1%	84,880	86,006.94	1,126.94	1%	41,363.06
Public Housing Asset Management Fee	161,100	13,430	13,444.00	14.00	0%	107,440	107,624.00	184.00	0%	53,476.00
Other Program Management Fees	130,620	10,890	11,279.06	389.06	4%	87,120	90,328.48	3,208.48	4%	40,291.52
Other Program Bookkeeping Fees	1,480	120	369.00	249.00	208%	960	3,012.00	2,052.00	214%	-1,532.00
Housing Choice Voucher Program Management Fees	161,060	13,420	13,521.60	101.60	1%	107,360	103,814.40	-3,545.60	-3%	57,245.60
Housing Choice Voucher Program Bookkeeping Fees	100,670	8,390	8,451.00	61.00	1%	67,120	64,884.00	-2,236.00	-3%	35,786.00
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	6,906.61	-1,993.39	-22%	71,200	60,480.80	-10,719.20	-15%	46,349.20
Fee For Specialized Service - Interior Painting	387,780	32,320	30,772.48	-1,547.52	-5%	258,560	258,565.10	5.10	0%	129,214.90
Fee For Specialized Service - HVAC	187,660	15,640	4,998.75	-10,641.25	-68%	125,120	62,147.25	-62,972.75	-50%	125,512.75
Fee For Specialized Service - Plumbing	305,370	25,450	44,644.34	19,194.34	75%	203,600	186,055.01	-17,544.99	-9%	119,314.99
Fee For Specialized Service - Concrete Sidewalks	105,770	8,810	11,984.00	3,174.00	36%	70,480		19,358.00	27%	15,932.00
Fee For Specialized Service - Bulky Debris Pickup	53,370	4,450	5,400.52	950.52	21%	35,600		-1,317.62	-4%	19,087.62
Interest Income	0	0	0.00	0.00	0%	0		0.00	0%	0.00
Other Income	0	0	3,160.01	3,160.01	0%	0		171,779.40	0%	-171,779.40
<b>TOTAL REVENUE</b>	<b>2,601,390</b>	<b>208,020</b>	<b>221,973.31</b>	<b>13,953.31</b>	<b>7%</b>	<b>1,769,400</b>	<b>1,877,940.45</b>	<b>108,540.45</b>	<b>6%</b>	<b>723,449.55</b>

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable

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Account Description	Total Fiscal Budget	Monthly Budget	Monthly Income and Expenses For 2/2009	Monthly Variance Amount	Monthly Var %	YTD Budget	2009 YTD Income and Expense	YTD Variance Amount	YTD Var %	Remaining Budget
<b>EXPENSES</b>										
Administrative Salaries	444,440	34,190	37,081.99	-2,891.99	-8%	290,610	303,678.05	-13,068.05	-4%	140,761.95
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	11,637.36	-1,377.36	-13%	87,210	91,217.73	-4,007.73	-5%	42,122.27
Legal Fees	6,120	510	358.00	152.00	30%	4,080	11,443.42	-7,363.42	-180%	-5,323.42
Staff Training	6,980	150	168.75	-18.75	-13%	4,540	1,799.79	2,740.21	60%	5,180.21
Travel / Meetings	31,530	200	50.85	149.15	75%	19,830	12,078.76	7,751.24	39%	19,451.24
Audit	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Computer Support	500	40	64.35	-24.35	-61%	320	142.75	177.25	55%	357.25
Telephone	14,500	1,210	1,317.05	-107.05	-9%	9,680	8,511.05	1,168.95	12%	5,988.95
Office Supplies and Furnishings	4,520	380	876.91	-496.91	-131%	3,040	2,697.81	342.19	11%	1,822.19
Advertising and Marketing	740	60	0.00	60.00	100%	480	159.36	320.64	67%	580.64
Other Administrative Expenses (Sundry)	18,680	1,560	2,133.49	-573.49	-37%	12,480	16,239.97	-3,759.97	-30%	2,440.03
<b>Administrative Expense</b>	<b>697,610</b>	<b>48,560</b>	<b>53,688.75</b>	<b>-5,128.75</b>	<b>-11%</b>	<b>432,270</b>	<b>452,569.70</b>	<b>-20,299.70</b>	<b>-5%</b>	<b>245,040.30</b>
Water	2,740	230	249.60	-19.60	-9%	1,840	1,773.51	66.49	4%	966.49
Electricity	15,530	1,290	1,191.58	98.42	8%	10,320	8,925.98	1,394.02	14%	6,604.02
Gas	13,560	2,710	2,942.67	-232.67	-9%	12,330	8,363.87	3,966.13	32%	5,196.13
Sewer	1,520	130	123.12	6.88	5%	1,040	854.22	185.78	18%	665.78
Other utilities expense	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
<b>Utilities</b>	<b>33,350</b>	<b>4,360</b>	<b>4,506.97</b>	<b>-146.97</b>	<b>-3%</b>	<b>25,530</b>	<b>19,917.58</b>	<b>5,612.42</b>	<b>22%</b>	<b>13,432.42</b>
Maintenance Salaries	671,080	51,620	55,714.95	-4,094.95	-8%	438,770	407,196.80	31,573.20	7%	263,883.20
Maintenance Benefits: General	257,820	19,830	23,228.91	-3,398.91	-17%	168,560	160,737.60	7,822.40	5%	97,082.40
Materials	75,440	6,290	9,181.37	-2,891.37	-46%	50,320	61,275.59	-10,955.59	-22%	14,164.41
Garbage and Trash Disposal	1,050	90	152.99	-62.99	-70%	720	728.37	-8.37	-1%	321.63
Contract Costs	82,000	6,830	3,559.09	3,270.91	48%	54,640	36,410.46	18,229.54	33%	45,589.54
<b>Maintenance</b>	<b>1,087,390</b>	<b>84,660</b>	<b>91,837.31</b>	<b>-7,177.31</b>	<b>-8%</b>	<b>713,010</b>	<b>666,348.82</b>	<b>46,661.18</b>	<b>7%</b>	<b>421,041.18</b>
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
<b>General Expense</b>	<b>48,040</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0%</b>	<b>24,040</b>	<b>28,105.21</b>	<b>-4,065.21</b>	<b>-17%</b>	<b>19,934.79</b>

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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
<b>TOTAL EXPENSES</b>	<b>1,866,390</b>	<b>137,580</b>	<b>150,033.03</b>	<b>-12,453.03</b>	<b>-9%</b>	<b>1,194,850</b>	<b>1,166,941.31</b>	<b>27,908.69</b>	<b>2%</b>	<b>699,448.69</b>
Net Income Before Operating Transfer to Public Housing Operations	735,000	70,440	71,940.28	1,500.28	2%	574,550	710,999.14	136,449.14	24%	24,000.86
Operating Transfer to Public Housing Operations										
Net Income	735,000	70,440	71,940.28	1,500.28	2%	574,550	710,999.14	136,449.14	24%	24,000.86
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										
<b>NET INCOME, NET OF RESERVES</b>	<b>735,000</b>	<b>70,440</b>	<b>71,940.28</b>	<b>1,500.28</b>	<b>2%</b>	<b>574,550</b>	<b>710,999.14</b>	<b>136,449.14</b>	<b>24%</b>	<b>24,000.86</b>

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