



Cost Center - 204 Housing Admin

Reporting Period - 3/2009

Fiscal Months To Date - 9

Account Description	Total Fiscal Budget	Monthly Budget	Monthly Income and Expenses For 3/2009	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	55,601.99	11.99	0%	500,310	509,489.68	9,179.68	2%	157,580.32
Public Housing Bookkeeping Fees	127,370	10,610	10,536.00	-74.00	-1%	95,490	96,542.94	1,052.94	1%	30,827.06
Public Housing Asset Management Fee	161,100	13,430	13,412.00	-18.00	0%	120,870	121,036.00	166.00	0%	40,064.00
Other Program Management Fees	130,620	10,890	11,279.06	389.06	4%	98,010	101,607.54	3,597.54	4%	29,012.46
Other Program Bookkeeping Fees	1,480	120	369.00	249.00	208%	1,080	3,381.00	2,301.00	213%	-1,901.00
Housing Choice Voucher Program Management Fees	161,060	13,420	13,540.80	120.80	1%	120,780	117,355.20	-3,424.80	-3%	43,704.80
Housing Choice Voucher Program Bookkeeping Fees	100,670	8,390	8,463.00	73.00	1%	75,510	73,347.00	-2,163.00	-3%	27,323.00
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	6,382.05	-2,517.95	-28%	80,100	66,862.85	-13,237.15	-17%	39,967.15
Fee For Specialized Service - Interior Painting	387,780	32,320	37,818.98	5,498.98	17%	290,880	296,384.08	5,504.08	2%	91,395.92
Fee For Specialized Service - HVAC	187,660	15,640	2,464.50	-13,175.50	-84%	140,760	64,611.75	-76,148.25	-54%	123,048.25
Fee For Specialized Service - Plumbing	305,370	25,450	19,203.07	-6,246.93	-25%	229,050	205,258.08	-23,791.92	-10%	100,111.92
Fee For Specialized Service - Concrete Sidewalks	105,770	8,810	11,620.00	2,810.00	32%	79,290		22,168.00	28%	4,312.00
Fee For Specialized Service - Bulky Debris Pickup	53,370	4,450	7,954.82	3,504.82	79%	40,050		2,187.20	5%	11,132.80
Interest Income	0	0	0.00	0.00	0%	0		0.00	0%	0.00
Other Income	0	0	40.55	40.55	0%	0		171,819.95	0%	-171,819.95
TOTAL REVENUE	2,601,390	208,020	198,685.82	-9,334.18	-4%	1,977,420	2,076,626.27	99,206.27	5%	524,763.73

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable

Account Description	Total Fiscal Budget	Monthly Budget	Monthly Income and Expenses For 3/2009	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	35,584.22	-1,394.22	-4%	324,800	339,262.27	-14,462.27	-4%	105,177.73
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	12,329.49	-2,069.49	-20%	97,470	103,547.22	-6,077.22	-6%	29,792.78
Legal Fees	6,120	510	294.00	216.00	42%	4,590	11,737.42	-7,147.42	-156%	-5,617.42
Staff Training	6,980	420	-8.00	428.00	102%	4,960	1,791.79	3,168.21	64%	5,188.21
Travel / Meetings	31,530	200	2,510.02	-2,310.02	-1,155%	20,030	14,588.78	5,441.22	27%	16,941.22
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%	360	142.75	217.25	60%	357.25
Telephone	14,500	1,210	1,331.71	-121.71	-10%	10,890	9,842.76	1,047.24	10%	4,657.24
Office Supplies and Furnishings	4,520	380	458.93	-78.93	-21%	3,420	3,156.74	263.26	8%	1,363.26
Advertising and Marketing	740	60	119.88	-59.88	-100%	540	279.24	260.76	48%	460.76
Other Administrative Expenses (Sundry)	18,680	1,560	851.63	708.37	45%	14,040	17,091.60	-3,051.60	-22%	1,588.40
Administrative Expense	697,610	48,830	53,471.88	-4,641.88	-10%	481,100	506,041.58	-24,941.58	-5%	191,568.42
Water	2,740	230	246.37	-16.37	-7%	2,070	2,019.88	50.12	2%	720.12
Electricity	15,530	1,290	1,199.76	90.24	7%	11,610	10,125.74	1,484.26	13%	5,404.26
Gas	13,560	270	6,555.18	-6,285.18	-2,328%	12,600	14,919.05	-2,319.05	-18%	-1,359.05
Sewer	1,520	130	118.66	11.34	9%	1,170	972.88	197.12	17%	547.12
Other utilities expense	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Utilities	33,350	1,920	8,119.97	-6,199.97	-323%	27,450	28,037.55	-587.55	-2%	5,312.45
Maintenance Salaries	671,080	51,620	53,882.51	-2,262.51	-4%	490,390	461,079.31	29,310.69	6%	210,000.69
Maintenance Benefits: General	257,820	19,830	22,766.40	-2,936.40	-15%	188,390	183,504.00	4,886.00	3%	74,316.00
Materials	75,440	6,290	133,546.94	-127,256.94	-2,023%	56,610	194,822.53	-138,212.53	-244%	-119,382.53
Garbage and Trash Disposal	1,050	90	70.32	19.68	22%	810	798.69	11.31	1%	251.31
Contract Costs	82,000	6,830	2,480.36	4,349.64	64%	61,470	38,890.82	22,579.18	37%	43,109.18
Maintenance	1,087,390	84,660	212,746.53	-128,086.53	-151%	797,670	879,095.35	-81,425.35	-10%	208,294.65
Insurance : Property	3,320	830	387.00	443.00	53%	2,490	2,046.57	443.43	18%	1,273.43
Insurance: General Liability	110	30	14.37	15.63	52%	90	69.34	20.66	23%	40.66
Insurance: Fidelity	1,440	360	452.83	-92.83	-26%	1,080	1,115.38	-35.38	-3%	324.62
Insurance: Worker's Compensation	33,390	8,350	10,946.43	-2,596.43	-31%	25,050	32,839.29	-7,789.29	-31%	550.71
Insurance: Other	9,780	2,450	1,931.40	518.60	21%	7,350	5,766.66	1,583.34	22%	4,013.34
General Expense	48,040	12,020	13,732.03	-1,712.03	-14%	36,060	41,837.24	-5,777.24	-16%	6,202.76

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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	147,430	288,070.41	-140,640.41	-95%	1,342,280	1,455,011.72	-112,731.72	-8%	411,378.28
Net Income Before Operating Transfer to Public Housing Operations	735,000	60,590	-89,384.59	-149,974.59	-248%	635,140	621,614.55	-13,525.45	-2%	113,385.45
Operating Transfer to Public Housing Operations										
Net Income	735,000	60,590	-89,384.59	-149,974.59	-248%	635,140	621,614.55	-13,525.45	-2%	113,385.45
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	60,590	-89,384.59	-149,974.59	-248%	635,140	621,614.55	-13,525.45	-2%	113,385.45

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