



Cost Center - 205 Executive Mgt

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
<b>REVENUE</b>										
Public Housing Management Fees	466,950	38,910	39,741.49	831.49	2%	155,640	158,666.72	3,026.72	2%	308,283.28
Public Housing Bookkeeping Fees	89,160	7,430	7,530.60	100.60	1%	29,720	30,065.70	345.70	1%	59,094.30
Public Housing Asset Management Fee	112,770	9,400	9,410.80	10.80	0%	37,600	37,693.60	93.60	0%	75,076.40
Other Program Management Fees	91,440	7,620	7,898.70	278.70	4%	30,480	31,648.56	1,168.56	4%	59,791.44
Other Program Bookkeeping Fees	1,030	90	260.40	170.40	189%	360	1,075.20	715.20	199%	-45.20
Housing Choice Voucher Program Management Fees	112,740	9,400	9,001.44	-398.56	-4%	37,600	35,562.24	-2,037.76	-5%	77,177.76
Housing Choice Voucher Program Bookkeeping Fees	70,470	5,870	5,625.90	-244.10	-4%	23,480	22,226.40	-1,253.60	-5%	48,243.60
Capital Fund Administrative Fee	73,680	0	0.00	0.00	0%	73,680	73,680.00	0.00	0%	0.00
Fee For Specialized Service - Pest Control	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Fee For Specialized Service - Interior Painting	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Fee For Specialized Service - HVAC	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Fee For Specialized Service - Plumbing	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Fee For Specialized Service - Concrete Sidewalks	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Fee For Specialized Service - Bulky Debris Pickup	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Interest Income	13,860	1,160	586.67	-573.33	-49%	4,640	1,994.59	-2,645.41	-57%	11,865.41
Other Income	0	0	-14.45	-14.45	0%	0	38.58	38.58	0%	-38.58
<b>TOTAL REVENUE</b>	<b>1,032,100</b>	<b>79,880</b>	<b>80,041.55</b>	<b>161.55</b>	<b>0%</b>	<b>393,200</b>	<b>392,651.59</b>	<b>-548.41</b>	<b>0%</b>	<b>639,448.41</b>

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable

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
<b>EXPENSES</b>										
Administrative Salaries	772,150	89,090	86,443.65	2,646.35	3%	267,290	241,696.31	25,593.69	10%	530,453.69
Compensated Absences	35,310	0	0.00	0.00	0%	0	0.00	0.00	0%	35,310.00
Administrative Benefits: General	201,720	23,280	19,965.47	3,314.53	14%	69,840	64,624.38	5,215.62	7%	137,095.62
Legal Fees	1,210	100	12,059.18	-11,959.18	-11,959%	400	12,059.18	-11,659.18	-2,915%	-10,849.18
Staff Training	1,510	210	885.95	-675.95	-322%	520	2,128.77	-1,608.77	-309%	-618.77
Travel / Meetings	57,200	5,390	6,201.71	-811.71	-15%	24,810	19,129.32	5,680.68	23%	38,070.68
Audit	3,590	0	1,794.00	-1,794.00	0%	0	1,794.00	-1,794.00	0%	1,796.00
Computer Support	7,200	600	234.99	365.01	61%	2,400	996.97	1,403.03	58%	6,203.03
Telephone	14,420	1,200	1,180.15	19.85	2%	4,800	3,544.12	1,255.88	26%	10,875.88
Office Supplies and Furnishings	12,620	1,050	0.00	1,050.00	100%	4,200	1,933.52	2,266.48	54%	10,686.48
Advertising and Marketing	730	60	48.40	11.60	19%	240	48.40	191.60	80%	681.60
Other Administrative Expenses (Sundry)	100,000	8,330	4,034.19	4,295.81	52%	33,320	19,678.81	13,641.19	41%	80,321.19
<b>Administrative Expense</b>	<b>1,207,660</b>	<b>129,310</b>	<b>132,847.69</b>	<b>-3,537.69</b>	<b>-3%</b>	<b>407,820</b>	<b>367,633.78</b>	<b>40,186.22</b>	<b>10%</b>	<b>840,026.22</b>
Water	2,180	180	196.45	-16.45	-9%	720	605.48	114.52	16%	1,574.52
Electricity	18,350	1,530	1,754.51	-224.51	-15%	6,120	5,671.97	448.03	7%	12,678.03
Gas	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Sewer	880	70	68.00	2.00	3%	280	204.92	75.08	27%	675.08
Other utilities expense	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
<b>Utilities</b>	<b>21,410</b>	<b>1,780</b>	<b>2,018.96</b>	<b>-238.96</b>	<b>-13%</b>	<b>7,120</b>	<b>6,482.37</b>	<b>637.63</b>	<b>9%</b>	<b>14,927.63</b>
Maintenance Salaries	1,370	160	60.80	99.20	62%	490	1,483.86	-993.86	-203%	-113.86
Maintenance Benefits: General	470	50	12.43	37.57	75%	170	575.64	-405.64	-239%	-105.64
Materials	11,390	950	62.72	887.28	93%	3,800	662.89	3,137.11	83%	10,727.11
Garbage and Trash Disposal	650	50	120.95	-70.95	-142%	200	362.85	-162.85	-81%	287.15
Contract Costs	41,200	3,430	3,300.67	129.33	4%	13,720	10,204.69	3,515.31	26%	30,995.31
<b>Maintenance</b>	<b>55,080</b>	<b>4,640</b>	<b>3,557.57</b>	<b>1,082.43</b>	<b>23%</b>	<b>18,380</b>	<b>13,289.93</b>	<b>5,090.07</b>	<b>28%</b>	<b>41,790.07</b>
Insurance : Property	2,850	0	0.00	0.00	0%	710	711.87	-1.87	0%	2,138.13
Insurance: General Liability	30	0	0.00	0.00	0%	10	8.16	1.84	18%	21.84
Insurance: Fidelity	670	0	0.00	0.00	0%	170	228.33	-58.33	-34%	441.67
Insurance: Worker's Compensation	5,120	0	0.00	0.00	0%	1,280	1,772.43	-492.43	-38%	3,347.57
Insurance: Other	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
<b>General Expense</b>	<b>8,670</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0%</b>	<b>2,170</b>	<b>2,720.79</b>	<b>-550.79</b>	<b>-25%</b>	<b>5,949.21</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>1,292,820</b>	<b>135,730</b>	<b>138,424.22</b>	<b>-2,694.22</b>	<b>-2%</b>	<b>435,490</b>	<b>390,126.87</b>	<b>45,363.13</b>	<b>10%</b>	<b>902,693.13</b>
Net Income Before Operating Transfer to Public Housing Operations	-260,720	-55,850	-58,382.67	-2,532.67	5%	-42,290	2,524.72	44,814.72	-106%	-263,244.72
Operating Transfer to Public Housing Operations										
<b>Net Income</b>	<b>-260,720</b>	<b>-55,850</b>	<b>-58,382.67</b>	<b>-2,532.67</b>	<b>5%</b>	<b>-42,290</b>	<b>2,524.72</b>	<b>44,814.72</b>	<b>-106%</b>	<b>-263,244.72</b>
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>-260,720</b>	<b>-55,850</b>	<b>-58,382.67</b>	<b>-2,532.67</b>	<b>5%</b>	<b>-42,290</b>	<b>2,524.72</b>	<b>44,814.72</b>	<b>-106%</b>	<b>-263,244.72</b>

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