



Cost Center - All Cost Centers

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
<b>REVENUE</b>										
Public Housing Management Fees	1,667,680	138,980	142,092.21	3,112.21	2%	972,860	993,814.29	20,954.29	2%	673,865.71
Public Housing Bookkeeping Fees	318,420	26,530	26,924.99	394.99	1%	185,710	188,317.47	2,607.47	1%	130,102.53
Public Housing Asset Management Fee	402,760	33,570	33,610.00	40.00	0%	234,990	235,450.00	460.00	0%	167,310.00
Other Program Management Fees	326,560	27,220	28,197.65	977.65	4%	190,540	197,623.55	7,083.55	4%	128,936.45
Other Program Bookkeeping Fees	3,690	320	922.51	602.51	188%	2,240	6,607.50	4,367.50	195%	-2,917.50
Housing Choice Voucher Program Management Fees	402,660	33,550	33,552.00	2.00	0%	234,850	225,732.00	-9,118.00	-4%	176,928.00
Housing Choice Voucher Program Bookkeeping Fees	251,670	20,980	20,970.00	-10.00	0%	146,860	141,082.53	-5,777.47	-4%	110,587.47
Capital Fund Administrative Fee	263,130	0	0.00	0.00	0%	263,130	263,125.00	-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	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	-2,268.14	-7%	24,488.14
Interest Income	13,860	1,160	1,700.40	540.40	47%	8,120	2,105.03	2,105.03	26%	3,634.97
Other Income	0	0	-1,019.60	-1,019.60	0%	0	200,119.40	200,119.40	0%	-200,119.40
<b>TOTAL REVENUE</b>	<b>4,797,210</b>	<b>377,880</b>	<b>355,319.19</b>	<b>-22,560.81</b>	<b>-6%</b>	<b>2,908,290</b>	<b>3,048,758.61</b>	<b>140,468.61</b>	<b>5%</b>	<b>1,748,451.39</b>

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable

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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
<b>EXPENSES</b>										
Administrative Salaries	2,214,680	170,370	164,423.78	5,946.22	3%	1,277,770	1,170,779.42	106,990.58	8%	1,043,900.58
Compensated Absences	84,710	0	0.00	0.00	0%	0	6,156.47	-6,156.47	0%	78,553.53
Administrative Benefits: General	674,910	51,920	48,656.96	3,263.04	6%	389,400	344,761.80	44,638.20	11%	330,148.20
Legal Fees	7,910	660	1,341.23	-681.23	-103%	4,620	24,421.55	-19,801.55	-429%	-16,511.55
Staff Training	17,550	860	0.00	860.00	100%	12,350	8,624.68	3,725.32	30%	8,925.32
Travel / Meetings	106,730	650	739.07	-89.07	-14%	65,910	53,705.67	12,204.33	19%	53,024.33
Audit	3,590	3,590	0.00	3,590.00	100%	3,590	1,794.00	1,796.00	50%	1,796.00
Computer Support	27,700	2,300	1,049.86	1,250.14	54%	16,100	5,586.00	10,514.00	65%	22,114.00
Telephone	48,720	4,060	3,840.04	219.96	5%	28,420	21,157.43	7,262.57	26%	27,562.57
Office Supplies and Furnishings	27,780	2,330	1,248.04	1,081.96	46%	16,310	8,111.41	8,198.59	50%	19,668.59
Advertising and Marketing	1,970	160	0.00	160.00	100%	1,120	250.64	869.36	78%	1,719.36
Other Administrative Expenses (Sundry)	139,140	11,600	13,959.91	-2,359.91	-20%	81,200	60,655.59	20,544.41	25%	78,484.41
<b>Administrative Expense</b>	<b>3,355,390</b>	<b>248,500</b>	<b>235,258.89</b>	<b>13,241.11</b>	<b>5%</b>	<b>1,896,790</b>	<b>1,706,004.66</b>	<b>190,785.34</b>	<b>10%</b>	<b>1,649,385.34</b>
Water	6,970	580	610.66	-30.66	-5%	4,060	4,062.82	-2.82	0%	2,907.18
Electricity	47,730	3,980	4,399.78	-419.78	-11%	27,860	26,463.49	1,396.51	5%	21,266.51
Gas	29,920	10,480	4,511.72	5,968.28	57%	21,250	9,835.81	11,414.19	54%	20,084.19
Sewer	3,070	250	235.01	14.99	6%	1,810	1,442.39	367.61	20%	1,627.61
Other utilities expense	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
<b>Utilities</b>	<b>87,690</b>	<b>15,290</b>	<b>9,757.17</b>	<b>5,532.83</b>	<b>36%</b>	<b>54,980</b>	<b>41,804.51</b>	<b>13,175.49</b>	<b>24%</b>	<b>45,885.49</b>
Maintenance Salaries	672,450	51,730	52,223.70	-493.70	-1%	387,970	353,614.34	34,355.66	9%	318,835.66
Maintenance Benefits: General	258,290	19,870	22,041.96	-2,171.96	-11%	149,020	138,297.15	10,722.85	7%	119,992.85
Materials	88,910	7,410	4,948.53	2,461.47	33%	51,870	52,599.50	-729.50	-1%	36,310.50
Garbage and Trash Disposal	1,800	150	160.89	-10.89	-7%	1,050	1,193.95	-143.95	-14%	606.05
Contract Costs	129,690	10,800	9,604.49	1,195.51	11%	75,600	59,155.53	16,444.47	22%	70,534.47
<b>Maintenance</b>	<b>1,151,140</b>	<b>89,960</b>	<b>88,979.57</b>	<b>980.43</b>	<b>1%</b>	<b>665,510</b>	<b>604,860.47</b>	<b>60,649.53</b>	<b>9%</b>	<b>546,279.53</b>
Insurance : Property	6,620	0	0.00	0.00	0%	3,300	3,309.02	-9.02	0%	3,310.98
Insurance: General Liability	170	0	0.00	0.00	0%	100	87.43	12.57	13%	82.57
Insurance: Fidelity	3,360	0	0.00	0.00	0%	1,680	1,650.82	29.18	2%	1,709.18
Insurance: Worker's Compensation	48,420	0	0.00	0.00	0%	24,200	30,669.30	-6,469.30	-27%	17,750.70
Insurance: Other	10,800	0	0.00	0.00	0%	5,420	4,406.76	1,013.24	19%	6,393.24
<b>General Expense</b>	<b>69,370</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0%</b>	<b>34,700</b>	<b>40,123.33</b>	<b>-5,423.33</b>	<b>-16%</b>	<b>29,246.67</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>4,663,590</b>	<b>353,750</b>	<b>333,995.63</b>	<b>19,754.37</b>	<b>6%</b>	<b>2,651,980</b>	<b>2,392,792.97</b>	<b>259,187.03</b>	<b>10%</b>	<b>2,270,797.03</b>
Net Income Before Operating Transfer to Public Housing Operations	133,620	24,130	21,323.56	-2,806.44	-12%	256,310	655,965.64	399,655.64	156%	-522,345.64
Operating Transfer to Public Housing Operations										
Net Income	133,620	24,130	21,323.56	-2,806.44	-12%	256,310	655,965.64	399,655.64	156%	-522,345.64
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>133,620</b>	<b>24,130</b>	<b>21,323.56</b>	<b>-2,806.44</b>	<b>-12%</b>	<b>256,310</b>	<b>655,965.64</b>	<b>399,655.64</b>	<b>156%</b>	<b>-522,345.64</b>

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