

**VINELAND HOUSING AUTHORITY  
PROJECTED BUDGET  
FOR THE YEAR ENDING SEPTEMBER 30, 2012  
CONSOLIDATED**

2012 VHA CONSOLIDATED BUDGET 4/26/2012

	BUDGET FOR 9/30/2011	TWELVE MONTHS ENDED 9-30-11	PROJECTED BUDGET FOR 9/30/2012
<b>OPERATING RECEIPTS:</b>			
DWELLING RENTAL	2,300,000.00	2,304,998.00	2,300,000.00
EXCESS UTILITIES	5,000.00	3,403.00	3,000.00
<b>TOTAL RENTAL INCOME</b>	<b>2,305,000.00</b>	<b>2,308,401.00</b>	<b>2,303,000.00</b>
INTEREST INCOME	50,000.00	49,435.00	40,000.00
MANAGEMENT FEE	763,860.00	742,749.00	750,000.00
ASSET MANAGEMENT FEE	72,000.00	72,000.00	72,000.00
BOOKKEEPING FEE	79,500.00	79,320.00	79,500.00
CAPITAL FUND PROGRAM	220,000.00	190,537.00	149,500.00
ROSS GRANT	0.00	0.00	62,500.00
FSS GRANT	0.00	0.00	53,800.00
CONGREGATE SERVICE	125,000.00	112,403.00	110,400.00
OTHER AUTHORITIES	185,000.00	317,750.00	300,000.00
RENTAL INCOME	120,000.00	151,693.00	150,000.00
OTHER INCOME	50,000.00	95,301.00	90,000.00
SECTION 8	2,400,000.00	2,372,522.00	2,400,000.00
OPERATING SUBSIDY*	1,504,265.00	1,415,844.00	1,253,580.00
<b>TOTAL OPERATING RECEIPTS</b>	<b>7,874,625.00</b>	<b>7,907,955.00</b>	<b>7,814,280.00</b>
<b>OPERATING EXPENDITURES:</b>			
<b>ADMINISTRATION:</b>			
ADMINISTRATIVE SALARIES	929,890.00	987,030.00	987,030.00
INSPECTION FEES	36,000.00	35,398.00	33,000.00
LEGAL & LITIGATION	35,000.00	34,236.00	37,000.00
STAFF TRAINING	16,000.00	17,304.00	15,000.00
TRAVEL	16,000.00	8,029.00	10,000.00
ACCOUNTING	65,000.00	65,000.00	65,000.00
AUDITING	42,200.00	46,899.00	45,200.00
PORT OUT ADMIN FEES	4,000.00	2,877.00	3,000.00
TELEPHONE	25,000.00	33,704.00	32,500.00
COMPUTER SERVICES	25,000.00	41,711.00	45,000.00
CONSULTANTS	7,000.00	10,729.00	10,000.00
FORMS, STATIONARY, ETC.	21,000.00	16,355.00	12,500.00
POSTAGE	10,000.00	16,442.00	15,000.00
MISCELLANEOUS	20,000.00	17,577.00	18,500.00
MEMBERSHIP DUES/FEES	4,500.00	2,383.00	3,000.00
ADVERTISING	3,000.00	2,162.00	1,000.00
PUBLICATIONS	6,000.00	5,576.00	5,000.00
COPIER SUPPLIES	1,500.00	4,994.00	4,500.00
MANAGEMENT FEES-OPERATING	476,860.00	467,583.00	470,000.00
MANAGEMENT FEES-SECTION 8	41,000.00	40,512.00	41,000.00
ASSET MANAGEMENT FEE	72,000.00	72,000.00	72,000.00
BOOKKEEPING FEE	79,500.00	79,320.00	79,500.00
<b>TOTAL ADMINISTRATION EXP.</b>	<b>1,936,450.00</b>	<b>2,007,821.00</b>	<b>2,004,730.00</b>
<b>TENANT SERVICES</b>			
SALARIES-HOMEWORK BASED	82,500.00	53,098.00	40,000.00
SALARIES-CONGREGATE SERVICE	63,000.00	55,352.00	42,350.00
MEALS	18,000.00	15,718.00	15,000.00
OTHER TENANT SERVICES	27,000.00	40,363.00	33,500.00
<b>TOTAL TENANT SERVICES</b>	<b>190,500.00</b>	<b>164,531.00</b>	<b>130,850.00</b>
<b>UTILITIES:</b>			
WATER	57,000.00	67,174.00	57,000.00
ELECTRIC	738,000.00	708,344.00	722,000.00
GAS	178,000.00	171,503.00	216,000.00
SEWER	178,000.00	189,295.00	195,000.00
<b>TOTAL UTILITIES EXPENSE</b>	<b>1,151,000.00</b>	<b>1,136,316.00</b>	<b>1,190,000.00</b>
<b>ORDINARY MAINT. AND OPER.:</b>			
MAINTENANCE LABOR	404,710.00	445,088.00	375,010.00
MATERIALS & CONTRACT COSTS	311,000.00	416,950.00	340,040.00
GAS-VEHICLES	15,000.00	19,994.00	20,000.00
REPAIRS-VEHICLES	20,000.00	21,694.00	23,000.00
RENT EXPENSE	45,000.00	45,000.00	45,000.00
EXTERMINATION	45,000.00	50,468.00	45,000.00
TRASH REMOVAL	70,000.00	56,213.00	60,000.00
<b>TOTAL ORD. MAINT. &amp; OPER.</b>	<b>910,710.00</b>	<b>1,055,407.00</b>	<b>908,050.00</b>
<b>PROTECTIVE SERVICES:</b>			
CONTRACT COSTS	65,000.00	91,254.00	0.00
<b>TOTAL PROTECTIVE SERVICES</b>	<b>65,000.00</b>	<b>91,254.00</b>	<b>0.00</b>
<b>GENERAL EXPENSES:</b>			
INSURANCE	200,000.00	185,547.00	190,000.00
PAYMENTS IN LIEU OF TAXES	124,800.00	131,874.00	116,300.00
EMPLOYEE BENEFITS	820,030.00	792,577.00	848,970.00
COMPENSATED ABSENCES	5,000.00	0.00	5,000.00
HAP-HOUSING ASSISTANCE PAYMENTS	2,400,000.00	2,317,433.00	2,400,000.00
OTHER GENERAL EXPENSES	5,000.00	12,925.00	13,000.00
<b>TOTAL GENERAL EXPENSES</b>	<b>3,554,830.00</b>	<b>3,440,356.00</b>	<b>3,573,270.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>7,808,490.00</b>	<b>7,895,685.00</b>	<b>7,806,900.00</b>
<b>PROFIT (LOSS)</b>	<b>66,135.00</b>	<b>12,270.00</b>	<b>7,380.00</b>