

VINELAND HOUSING AUTHORITY
PROJECTED BUDGET
FOR THE YEAR ENDING SEPTEMBER 30, 2013
CONSOLIDATED

2013 Budget Consolidated.xls 08/07/12

	BUDGET		PROJECTED
	FOR	CURRENT YR	BUDGET
	09/30/12	ANNUALIZED	FOR
			09/30/13
OPERATING RECEIPTS			
DWELLING RENTAL	2,300,000.00	2,345,706.00	2,350,000.00
EXCESS UTILITIES	3,000.00	3,508.00	3,500.00
TOTAL RENTAL INCOME	2,303,000.00	2,349,214.00	2,353,500.00
INTEREST INCOME	40,000.00	46,146.00	40,000.00
MANAGEMENT FEE	750,000.00	710,002.00	710,000.00
ASSET MANAGEMENT FEE	72,000.00	72,000.00	72,000.00
BOOKKEEPING FEE	79,500.00	78,374.00	79,000.00
CAPITAL FUND PROGRAM	149,500.00	103,478.00	115,000.00
ROSS GRANT	62,500.00	78,000.00	78,000.00
FSS GRANT	53,800.00	47,296.00	47,000.00
CONGREGATE SERVICE	110,400.00	110,698.00	110,000.00
OTHER AUTHORITIES	300,000.00	451,436.00	425,000.00
RENTAL INCOME	150,000.00	158,268.00	155,000.00
OTHER INCOME	90,000.00	94,060.00	92,500.00
SECTION 8	2,400,000.00	1,983,406.00	2,000,000.00
OPERATING SUBSIDY*	1,253,580.00	1,340,866.00	1,252,150.00
TOTAL OPERATING RECEIPTS	7,814,280.00	7,623,244.00	7,529,150.00
OPERATING EXPENDITURES			
ADMINISTRATION			
ADMINISTRATIVE SALARIES	987,030.00	930,262.00	1,070,700.00
INSPECTION FEES	33,000.00	33,000.00	33,000.00
LEGAL & LITIGATION	37,000.00	29,298.00	35,000.00
STAFF TRAINING	15,000.00	6,968.00	8,500.00
TRAVEL	10,000.00	4,306.00	7,000.00
ACCOUNTING	65,000.00	65,000.00	65,000.00
AUDITING	45,200.00	45,200.00	47,500.00
PORT OUT ADMIN FEES	3,000.00	2,362.00	3,000.00
TELEPHONE	32,500.00	28,182.00	30,000.00
COMPUTER SERVICES	45,000.00	32,350.00	47,500.00
CONSULTANTS	10,000.00	18,840.00	20,000.00
FORMS, STATIONARY, ETC.	12,500.00	4,436.00	7,500.00
POSTAGE	15,000.00	11,844.00	13,500.00
MISCELLANEOUS	18,500.00	19,604.00	21,500.00
MEMBERSHIP DUES/FEES	3,000.00	1,578.00	2,500.00
ADVERTISING	1,000.00	578.00	1,000.00
PUBLICATIONS	5,000.00	4,038.00	5,000.00
COPIER SUPPLIES	4,500.00	4,660.00	5,000.00
MANAGEMENT FEES-OPERATING	470,000.00	474,340.00	475,000.00
MANAGEMENT FEES-SECTION 8	41,000.00	39,000.00	40,000.00
ASSET MANAGEMENT FEE	72,000.00	72,000.00	72,000.00
BOOKKEEPING FEE	79,500.00	78,374.00	79,500.00
TOTAL ADMINISTRATION EXP.	2,004,730.00	1,906,220.00	2,089,700.00
TENANT SERVICES			
SALARIES-HOMEWORK BASED & SUMMER	40,000.00	17,822.00	25,000.00
SALARIES-CONGREGATE SERVICE	42,350.00	22,708.00	38,000.00
MEALS	15,000.00	18,876.00	20,000.00
OTHER TENANT SERVICES	33,500.00	26,032.00	30,000.00
TOTAL TENANT SERVICES	130,850.00	85,438.00	113,000.00
UTILITIES			
WATER	57,000.00	68,146.00	70,000.00
ELECTRIC	722,000.00	632,776.00	675,000.00
GAS	216,000.00	191,844.00	200,000.00
SEWER	195,000.00	194,782.00	195,000.00
TOTAL UTILITIES EXPENSE	1,190,000.00	1,087,548.00	1,140,000.00
ORDINARY MAINT. AND OPER.			
MAINTENANCE LABOR	375,010.00	408,884.00	440,560.00
MATERIALS & CONTRACT COSTS	340,040.00	351,964.00	365,000.00
GAS-VEHICLES	20,000.00	14,974.00	20,000.00
REPAIRS-VEHICLES	23,000.00	17,040.00	20,000.00
RENT EXPENSE	45,000.00	45,000.00	45,000.00
EXTERMINATION	45,000.00	31,358.00	35,000.00
TRASH REMOVAL	60,000.00	56,714.00	75,550.00
TOTAL ORD. MAINT. & OPER.	908,050.00	925,934.00	1,001,110.00
GENERAL EXPENSES			
INSURANCE	190,000.00	187,348.00	190,000.00
PAYMENTS IN LIEU OF TAXES	116,300.00	141,806.00	121,350.00
EMPLOYEE BENEFITS	848,970.00	768,696.00	805,150.00
COMPENSATED ABSENCES	5,000.00	5,000.00	5,000.00
HAP-HOUSING ASSISTANCE PAYMENTS	2,400,000.00	2,216,060.00	2,000,000.00
OTHER GENERAL EXPENSES	13,000.00	13,000.00	13,000.00
TOTAL GENERAL EXPENSES	3,573,270.00	3,331,910.00	3,134,500.00
TOTAL OPERATING EXPENSES	7,806,900.00	7,337,050.00	7,478,310.00
PROFIT (LOSS)	7,380.00	286,194.00	50,840.00