

HOUSING AUTHORITY OF THE CITY OF VINELAND
PROJECTED BUDGET - CONSOLIDATED
FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2018

	<u>ANNUAL BUDGET 9-30-17</u>	<u>CURRENT YEAR ANNUALIZED</u>	<u>PROJECTED BUDGET FOR 9-30-2018</u>
<u>INCOME</u>			
DWELLING RENTAL	2,422,000	2,377,890	2,380,000
EXCESS UTILITIES	3,600	3,260	3,600
INTEREST ON GEN FUND INVEST.	11,000	11,164	11,000
PROPERTY MANAGEMENT FEES-PH	478,300	480,190	480,000
ASSET MANAGEMENT FEES-PH	72,000	72,000	72,000
BOOKKEEPING FEES-PH	54,000	54,000	54,000
SECTION 8 ADMIN FEES FROM HUD	206,420	199,430	327,090
SECTION 8 MGMT FEES TO COCC	55,010	57,552	58,000
SECTION 7 BOOKKEEPING FEES TO COCC	34,380	35,970	36,000
BUENA ADMIN FEES TO COCC	0		9,000
OAKVIEW MANAGEMENT FEES	91,140	88,072	0
MELROSE MANAGEMENT FEES TO S8	13,240	12,778	0
BUENA-RAD FEES	35,050	0	0
MELROSE-SERVICE FEES	46,470	29,264	31,710
CAPITAL FUNDS-OPERATIONS	206,650	149,504	192,500
CAPITAL FUNDS-ADMINISTRATION	35,000	0	77,000
CAPITAL FUNDS-MGMT IMPROVEMENTS	0	0	52,400
CAPITAL FUNDS-RAD	0	0	40,000
ROSS GRANT	82,000	82,000	75,160
FSS GRANT-PH	69,000	69,000	69,000
SHELTER PLUS CARE GRANT	3,120	0	0
CONGREGATE SERVICE	109,660	103,884	102,600
OTHER PROPERTY MANAGEMENT INC	43,580	50,214	108,610
RENTAL INCOME	93,000	112,208	94,000
RENTAL INCOME-TARKILN OFFICE	7,800	0	13,200
OTHER	65,000	76,100	102,000
OPERATING SUBSIDY	1,227,450	1,160,600	1,029,400
TOTAL INCOME	5,464,870	5,225,080	5,418,270

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<u>EXPENSES</u>			
ADMINISTRATION:			
ADMINISTRATIVE SALARIES	796,880	744,758	780,940
PAYROLL TAXES	65,740	60,622	62,480
HEALTH BENEFITS	320,610	240,266	252,000
PENSION BENEFITS	102,590	103,192	117,140
INSPECTION FEES	48,000	47,624	75,000
LEGAL-GABAGE	17,500	16,704	17,500
LEGAL-OTHER	15,000	14,514	15,000
STAFF TRAINING	17,500	1,664	4,000
TRAVEL	2,500	104	1,000
ACCOUNTING	65,000	65,000	65,000
AUDITING	50,000	50,000	46,600
PORT OUT ADMIN FEES	4,000	3,218	3,500
TELEPHONE	33,000	35,408	35,000
COMPUTER SERVICES	66,000	97,882	95,000
CONSULTANTS	45,000	33,180	35,000
FORMS, STATIONARY, ETC	6,500	7,242	7,500
POSTAGE	12,500	12,528	12,500
MISCELLANEOUS	32,000	25,134	25,000
MEMBERSHIP DUES/FEES	750	698	750
ADVERTISING	2,000	2,582	2,600
PUBLICATIONS	1,500	2,200	2,200
COPIER SUPPLIES	10,000	7,086	7,000
MANAGEMENT FEES	545,760	537,744	548,000
ASSET MANAGEMENT FEE	72,000	72,000	72,000
BOOKKEEPING FEES	89,910	89,970	90,000
TOTAL ADMINISTRATION EXPENSES	2,422,240	2,271,320	2,372,710
TENANT SERVICES:			
SALARIES-CONGREGATE SERVICES	50,650	35,600	37,000
PAYROLL TAXES	2,900	2,898	2,960
HEALTH BENEFITS	500	1,484	1,560
PENSION EXPENSE	600	608	500
MEALS	44,000	39,556	40,000
OTHER	10,000	12,250	12,500
TOTAL TENANT SERVICES	108,650	92,396	94,520

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UTILITIES:			
WATER	75,000	79,280	80,000
ELECTRIC	550,000	549,372	550,000
GAS	197,000	234,992	185,000
SEWER	208,000	202,832	205,000
TOTAL UTILITIES EXPENSE	1,030,000	1,066,476	1,020,000
ORDINARY MAINTENANCE AND OPERATIONS:			
MAINTENANCE LABOR	402,970	339,030	402,970
PAYROLL TAXES	33,250	27,598	32,240
HEALTH BENEFITS	133,790	178,066	187,000
PENSION EXPENSE	71,710	71,100	60,450
MATERIALS	200,000	205,022	218,000
CONTRACT COSTS	280,000	240,770	255,000
GAS-VEHICLES	12,500	14,214	15,000
REPAIRS-VEHICLES	25,000	16,506	17,500
RENT EXPENSE	45,000	45,000	45,000
EXTERMINATION	20,000	22,556	23,000
TRASH REMOVAL	65,000	51,270	52,000
TOTAL ORDINARY MAINT. & OPERATIONS	1,289,220	1,211,132	1,308,160
GENERAL EXPENSES:			
INSURANCE	213,000	203,256	205,000
PAYMENTS IN LIEU OF TAXES	139,560	134,676	140,260
COMPENSATED ABSENCES	24,000	24,000	24,000
FSS ESCROW-PH	12,000	24,444	25,000
RETIREE HEALTH BENEFITS	201,070	210,460	221,000
OTHER GENERAL EXPENSES	13,500	13,850	6,000
TOTAL GENERAL EXPENSES	603,130	610,686	621,260
TOTAL OPERATING EXPENSES	5,453,240	5,252,010	5,416,650
PROFIT (LOSS) EXCLUDING HAP	11,630	(26,930)	1,620
HAP REVENUES	3,568,160	3,882,620	4,130,000
HAP EXPENSES	(3,568,160)	(3,848,336)	(4,130,000)
GRAND TOTAL PROFIT (LOSS)	11,630	(26,930)	1,620