

## Housing Authority of the City of Columbia, Missouri

Agency Wide Budget / Fiscal Year End - September 30, 2009

Description	Total AMPs	Central Office Cost Center	Housing Choice Vouchers	SPC	TBRA	VA	ROSS GRANTS	CHALIS	Elimination	Total
Net tenant rental revenue	\$ 1,011,673							\$ 23,994		\$ 1,035,667
Excess Utilites	57,075									57,075
<b>1</b> Non-Dwelling Rentals	87,970								(31,800)	56,170
Other Income	5,100							30,000		35,100
Laundry Income	47,400									47,400
Other Income-Work Orders	27,700									27,700
<b>Total tenant revenue</b>	<b>1,236,918</b>	-	-	-	-	-	-	<b>53,994</b>	<b>(31,800)</b>	<b>1,259,112</b>
Housing assistance payments			4,897,783	200,000	100,000	166,000				5,363,783
Ongoing administrative fees earned			474,415	16,000	5,500	33,156				529,070
<b>HUD PHA operating grants</b>	<b>2,615,815</b>	-	<b>5,372,198</b>	<b>216,000</b>	<b>105,500</b>	<b>199,156</b>	-	-	-	<b>8,508,669</b>
<b>Capital grants</b>	<b>318,370</b>									<b>318,370</b>
Management Fees PHA	-	363,296						2,700	(363,296)	2,700
Management Fees CFP		107,288							(107,288)	-
Management Fees HCV		121,800							(121,800)	-
Management Fees CHALIS		9,605							(9,605)	-
Asset Management Fee	-	86,280							(86,280)	-
Book-Keeping Fees PHA	-	70,993							(70,993)	-
Book-Keeping Fees HCV	-	24,000							(24,000)	-
Fees for Service	-	65,000							(65,000)	-
<b>Total Fee Revenue</b>	-	<b>848,262</b>	-	-	-	-	-	<b>2,700</b>	<b>(848,262)</b>	<b>2,700</b>
Other government grants	-		40,318				170,672	430,209		641,199
Investment income - unrestricted	10,000		3,000							13,000
Investment income - restricted		-	12,000							12,000
Fraud recovery-unrestricted			5,000							5,000
Fraud recovery-restricted			5,000							5,000
<b>Total Other Revenue</b>	<b>10,000</b>	-	<b>65,318</b>	-	-	-	<b>170,672</b>	<b>430,209</b>	-	<b>676,199</b>
<b>Total Revenue</b>	<b>\$ 4,181,103</b>	<b>\$ 848,262</b>	<b>\$ 5,437,516</b>	<b>\$ 216,000</b>	<b>\$ 105,500</b>	<b>\$ 199,156</b>	<b>\$ 170,672</b>	<b>\$ 486,903</b>	<b>\$ (880,062)</b>	<b>\$ 10,765,050</b>
<b>2</b> Administrative salaries	278,153	426,577	151,283	8,553	2,053	15,395				882,014
FICA/MEDICARE	21,279	32,633	11,573	-	-	-	-			65,485
Employee-Health Ins.	46,536	68,333	25,832	654	157	1,178				142,689
Employee-Retirement	18,080	27,728	9,833	2,923	702	5,261				64,527
Auditing fees	20,000	3,000	7,000	-	-	-		200		30,200
Management Fee	363,296		108,000	6,000	1,800	6,000		9,605	(494,701)	-
Management Fees CFP	107,288								(107,288)	-
Accounting/Book-Keeping Fees	70,993	26,400	24,000	-	-	-		200	(94,993)	26,600
Rent	-		30,000					1,800	(31,800)	-
Advertising and Marketing	5,000	500	1,000	-	-	-		38,541		45,041
Office Supplies	9,600	12,000	7,500	556	133	1,001	3,000	3,041		36,831
Telephone	14,200	3,600	2,000	-	-	-		185		19,985
Publications	-	900	250	-	-	-				1,150
Postage	6,400	3,000	10,000	-	-	-		240		19,640
Computer/IT Expense	33,000	30,000	10,000	-	-	-	10,000			83,000
Memberships & Dues	2,485	1,800	1,250	-	-	-		250		5,785
Office Furniture	-	1,500	2,500	-	-	-				4,000
Office Equipment & Maintenance Contracts	5,500	3,870	4,800	-	-	-				14,170
Legal Expense	6,750	5,000	500	-	-	-		550		12,800
Staff Training	20,000	12,000	10,750	-	-	-		4,000		46,750

**Housing Authority of the City of Columbia, Missouri**  
Agency Wide Budget / Fiscal Year End - September 30, 2009

Description	Total AMPs	Central Office Cost Center	Housing Choice Vouchers	SPC	TBRA	VA	ROSS GRANTS	CHALIS	Elimination	Total
Travel	3,120	5,000	5,000	-	-	-		16,080		29,200
Travel - CEO		5,000	-	-	-	-				5,000
Travel - Commissioners		5,000	-	-	-	-				5,000
Sundry, Miscellaneous	6,750	10,000	4,200	-	-			30,180		51,130
Inspections			85,000			3,000				88,000
<b>Total Operating-Administrative</b>	<b>1,038,429</b>	<b>683,841</b>	<b>512,271</b>	<b>18,686</b>	<b>4,845</b>	<b>31,835</b>	<b>13,000</b>	<b>104,872</b>	<b>(728,782)</b>	<b>1,678,997</b>
<b>Asset Management Fee</b>	<b>86,280</b>								<b>(86,280)</b>	<b>-</b>
Tenant services - salaries	58,084						72,871	168,115		299,070
FICA/MEDICARE	4,443						5,575	12,861		22,879
Employee-Health Ins.	5,125						7,690	12,041		24,856
Employee-Retirement	3,775						4,737	10,927		19,440
Resident Participation Funds	13,694									13,694
<b>3 Tenant Services - Other</b>	<b>10,000</b>						<b>66,800</b>	<b>125,523</b>		<b>202,323</b>
<b>Total Tenant Services</b>	<b>95,121</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>157,672</b>	<b>329,468</b>	<b>-</b>	<b>582,261</b>
Water	94,450	375								94,825
Electricity	336,100	5,500								341,600
Gas	301,900	2,200								304,100
Sewer	46,600	175								46,775
Other utilities expense (TV cable)	27,600									27,600
<b>4 Total Utilities</b>	<b>806,650</b>	<b>8,250</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,220</b>	<b>-</b>	<b>816,120</b>
<b>5 Maintenance - labor</b>	<b>439,868</b>	<b>82,196</b>								<b>522,064</b>
FICA/MEDICARE	33,650	6,288								39,938
Employee-Health Ins.	77,561	12,789								90,350
Employee-Retirement	28,591	5,343								33,934
<b>6 Front Line Services between AMPs</b>	<b>-</b>									<b>-</b>
Maintenance - Materials	355,255	1,800								357,055
Maintenance - Tools & Equipment	14,500	-								14,500
Maintenance - Gasoline	25,500	3,500								29,000
Maintenance- Garbage and Trash Removal Contracts	69,800	320								70,120
Maintenance- Heating & Cooling Contracts	49,800								(34,000)	15,800
Maintenance- Snow Removal Contracts	800									800
Maintenance- Elevator Maintenance Contracts	33,000									33,000
Maintenance- Landscape & Grounds Contracts	49,600	900								50,500
<b>7 Maint.- Unit Turnaround/Restoration Contracts</b>	<b>57,000</b>									<b>57,000</b>
Maintenance- Electrical Contracts	18,000								(5,000)	13,000
Maintenance- Plumbing Contracts	34,750								(1,000)	33,750
Maintenance- Extermination Contracts	33,242	150								33,392
Maintenance - Janitorial Contracts	24,000	7,200								31,200
Maintenance - Misc Contracts	49,917	3,800						5,725	(25,000)	34,442
Maintenance-Vehicles	13,500	2,250								15,750
Maintenance-Annual Inspections	7,412									7,412
<b>Total Maintenance</b>	<b>1,415,747</b>	<b>126,536</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,725</b>	<b>(65,000)</b>	<b>1,483,008</b>
Protective services - labor	125,689									125,689
Protective services - other	2,000									2,000
FICA/MEDICARE	9,615									9,615
Employee-Health Ins.	11,678									11,678
Employee-Retirement	8,170									8,170
<b>Total Protective Services</b>	<b>157,152</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>157,152</b>

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Description	Total AMPs	Central Office Cost Center	Housing Choice Vouchers	SPC	TBRA	VA	ROSS GRANTS	CHALIS	Elimination	Total
Property Insurance	97,500	-								97,500
Liability Insurance	35,700	6,000	5,500					3,000		50,200
Workmen's Compensation	27,054	15,263	4,538	257	62	462		5,043		52,679
All other Insurance	9,600	2,000						850		12,450
<b>8 Total insurance Premiums</b>	<b>169,854</b>	<b>23,263</b>	<b>10,038</b>	<b>257</b>	<b>62</b>	<b>462</b>	<b>-</b>	<b>8,893</b>	<b>-</b>	<b>212,829</b>
Other general expenses	-									-
Compensated absences	-									-
Payments in lieu of taxes	40,800									40,800
Real Estate Taxes								5,000		5,000
Bad debt - tenant rents	37,700									37,700
<b>Total Other General Expenses</b>	<b>78,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,000</b>	<b>-</b>	<b>83,500</b>
<b>Total Operating Expenses</b>	<b>\$ 3,847,733</b>	<b>\$ 841,890</b>	<b>\$ 522,310</b>	<b>\$ 18,943</b>	<b>\$ 4,906</b>	<b>\$ 32,297</b>	<b>\$ 170,672</b>	<b>\$ 455,178</b>	<b>\$ (880,062)</b>	<b>\$ 5,013,867</b>
<b>Excess Revenue Over Operating Expenses</b>	<b>\$ 333,370</b>	<b>\$ 6,372</b>	<b>\$ 4,915,206</b>	<b>\$ 197,057</b>	<b>\$ 100,594</b>	<b>\$ 166,859</b>	<b>\$ (0)</b>	<b>\$ 31,725</b>	<b>\$ -</b>	<b>\$ 5,751,183</b>
Extraordinary maintenance	15,000									15,000
Casualty losses- Non-capitalized	-									-
Depreciation expense	-									-
Fraud losses	-									-
<b>Total Other</b>	<b>15,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15,000</b>
<b>9 Operating transfer in</b>	<b>214,575</b>									<b>214,575</b>
Operating transfer out	(214,575)									(214,575)
Inter AMP Excess Cash Transfer In	119,793									119,793
Inter AMP Excess Cash Transfer Out*	(119,793)									(119,793)
<b>Total other financing sources (uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Excess (Deficiency) of Revenue Over (Under) Expenditures</b>	<b>\$ 318,370</b>	<b>\$ 6,372</b>	<b>\$ 4,915,206</b>	<b>\$ 197,057</b>	<b>\$ 100,594</b>	<b>\$ 166,859</b>	<b>\$ (0)</b>	<b>\$ 31,725</b>	<b>\$ -</b>	<b>\$ 5,736,183</b>
<b>Housing Assistance Payments</b>	<b>-</b>	<b>-</b>	<b>5,220,000</b>	<b>200,000</b>	<b>100,000</b>	<b>166,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,686,000</b>
Land Purchases	-									-
Building Enhancements	267,370									267,370
Replacement Reserves		5,000						1,500		6,500
Furniture & Equipment-Dwelling Purchases	-									-
Furniture & Equipment-Non-Dwelling Purchases	24,000									24,000
Furniture & Equipment-Administrative Purchases	-									-
Leasehold Improvements Purchases	5,000									5,000
Vehicles	22,000									22,000
<b>Total Assets Additions</b>	<b>318,370</b>	<b>5,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,500</b>	<b>-</b>	<b>324,870</b>
<b>Net Change in Cash</b>	<b>\$ (0)</b>	<b>\$ 1,372</b>	<b>\$ (304,794)</b>	<b>\$ (2,943)</b>	<b>\$ 594</b>	<b>\$ 859</b>	<b>\$ (0)</b>	<b>\$ 30,225</b>	<b>\$ -</b>	<b>\$ (274,687)</b>
<b>Beginning Cash</b>	<b>\$ 641,289</b>	<b>\$ 333,061</b>	<b>\$ 734,385</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500</b>	<b>\$ -</b>	<b>\$ 1,714,235</b>
<b>Ending Cash</b>	<b>\$ 641,289</b>	<b>\$ 334,433</b>	<b>\$ 429,591</b>	<b>\$ 2,057</b>	<b>\$ 594</b>	<b>\$ 859</b>	<b>\$ (0)</b>	<b>\$ 30,725</b>	<b>\$ -</b>	<b>\$ 1,439,548</b>