

Jackson Housing Commission			
Operating Budget - Chalet Terrace			
For Period Ending March 31, 2014	Annual	Adjustment	New Budgeted Amount
Rent Revenue	277,800		277800
Vacancy Lost (3%)	-8,334		-8334
Net Rental Income	269,466		269466
Operating Subsidy (95% Pro-Ration)	515,100		515100
Rental/Fee Income	784,566		784566
Other Income	15,000		15000
Operating Income	799,566		799566
Administrative Salaries	97,651	-48000	49,651
Management Fee	114,300	-10000	104300
Bookkeeping Fee	6,500	-5000	1500
Telecommunications	7,700	-7700	0
Staff Training	7,900	-7000	900
Legal	3,000		3000
Auditing Fees	2,250		2250
Employee benefits - Admin	45,016	5500	50516
Office Supplies	2,750	8000	10750
Postage	1,200	-1200	0
City Admin Fees	10,000	-10000	0
Insurance	22,000	11900	33900
PILOT	14,300		14300
Retirees Health Insurance	25,209		25209
Other Administrative Expenses	9,500	8000	17500
Administrative Expense	369,277		369277
Salaries - Maintenance	78,305	20000	98305
Employee benefits - Maintenance	42,174	55000	97174
Maintenance Salaries and Benefits	120,479		120479
Contract Costs, Training and Other	20,000	-10000	10000
Tenant Services Expense	20,000		20000
Water	50,000		50000
Electricity	70,000		70000
Gas	44,000		44000
Fuel	0		0
Labor	0		0
Other utilities expense	0		0
Utilities Expense	164,000		164000

Maintenance Materials	40,000		40000
Contract Costs	55,000	-5000	50000
Service Contract	4,500	-4500	0
Ordinary Maintenance & Operation Expense	<u>99,500</u>		<u>99500</u>
Operating Expenditures	773,255	0	773255
Net Income (Loss)	<u>26,311</u>		<u>26311</u>

Jackson Housing Commission			
Operating Budget - Reed Manor			
For Period Ending March 31, 2014	Annual	Adjustment	New Budgeted Amount
Rent Revenue	550000		550000
Vacancy Lost (3%)	-16500		-16500
Net Rental Income	533500		533500
Operating Subsidy (95% Pro-Ration)	525000		525000
Rental/Fee Income	1058500		1058500
Other Income	34000		34000
Operating Income	1092500		1092500
Administrative Salaries	59408	-9600	49808
Management Fee	265500	-58000	207500
Bookkeeping Fee	4500	-2000	2500
Telecommunications	7500	-7500	0
Staff Training	5500	-5500	0
Legal	5000		5000
Auditing Fees	2300		2300
Employee benefits - Admin	29331	43000	72331
Office Supplies	5500		5500
Postage	1200		1200
City Admin Fees	10000	-10000	0
PILOT	29150		29150
Insurance	22000		22000
Retirees Health Insurance	4160		4160
Other Administrative Expenses	5000		5000
Administrative Expense	461451		461451
Salaries - Maintenance	176063	-36000	140063
Employee benefits - Maintenance	75255	51100	126355
Maintenance Salaries and Benefits	273121		273121
Contract Costs, Training and Other	15000	-12000	3000
Tenant Services Expense	15000		15000
Water	57000	-4000	53000
Electricity	160000		160000
Gas	45000		45000
Fuel	0		0
Labor	0		0
Other utilities expense	0		0
Utilities Expense	262000		262000

Maintenance Materials	40000	8000	48000
Contract Costs	45000	42500	87500
Service Contract	4500		4500
Ordinary Maintenance & Operation Expense	<u>89500</u>		<u>89500</u>
Operating Expenditures	1073867	0	1073867
Net Income (Loss)	<u>18633</u>		<u>18633</u>

Jackson Housing Commission			
Operating Budget - Shahan Blackstone			
For Period Ending March 31, 2014	Annual	Adjustment	New Budgeted Amount
Rent Revenue	115000		115000
Vacancy Lost (3%)	-3450		-3450
Net Rental Income	111550		111550
Operating Subsidy (95% Pro-Ration)	455000		455000
Rental/Fee Income	566550		566550
Other Income	16000		16000
Operating Income	582550		582550
Administrative Salaries	67014	-42000	25014
Management Fee	110000	-60000	50000
Bookkeeping Fee	6500		6500
Telecommunications	7500	-7500	0
Staff Training	1000		1000
Legal	1000	3500	4500
Auditing Fees	2000		2000
Employee benefits - Admin	43356		43356
Office Supplies	5000	11200	16200
Postage	1200	-1200	0
City Admin Fees	0		0
Insurance	22000	25000	47000
PILOT	11550		11550
Retirees Health Insurance	17556		17556
Other Administrative Expenses	9000	-3000	6000
Administrative Expense	310089		310089
Salaries - Maintenance	77621	11000	88621
Employee benefits - Maintenance	41996	63000	104996
Maintenance Salaries and Benefits	119617		119617
Contract Costs, Training and Other	10000		10000
Tenant Services Expense	10000		10000
Water	48000		48000
Electricity	4000		4000
Gas	2000		2000
			0
			0
			0
Utilities Expense	54000		54000

Maintenance Materials	30000		30000
Contract Costs	30000		30000
Service Contract	4500		4500
Ordinary Maintenance & Operation Expense	<u>64500</u>		<u>64500</u>
Operating Expenditures	552792	0	552792
Net Income (Loss)	<u>29758</u>		<u>29758</u>

Jackson Housing Commission			
Operating Budget - COCC			
For Period Ending March 31, 2014	Annual	Adjustment	New Budgeted Amount
Management Fee	543,300	-181500	361,800
Other Revenue	10,000		10,000
Rental/Fee Income	<u>553,300</u>	<u>-181500</u>	<u>371,800</u>
Administrative Salaries	247,083	-87815	159,268
Employee benefits - Admin	86,551	118215	204,766
Membership and Dues	1,500	-1500	-
Telecommunications	5,000	-5000	-
Audit Fees	4,000	-2000	2,000
Staff Travel	3,000		3,000
Accounting Fees	30,550	-19000	11,550
Sundry	5,000	-2000	3,000
Legal Expense	6,000		6,000
Postage	1,200	-900	300
Office Supplies	3,000		3,000
Insurance	5,000		5,000
Other Administrative Expenses	3,000		3,000
Operating Expenditures	<u>400,883</u>	<u>0</u>	<u>400,884</u>
Net Income (Loss)	<u>152,417</u>		<u>(29,084)</u>

Jackson Housing Commission			
Operating Budget - Section 8			
For Period Ending March 31, 2014	Annual	Adjustment	New Budgeted Amount
Housing Assistance Revenue	2,364,000		
Administration Fees	215,700		
Port-In HAP	21,951		
Port-In Admin	600		
Fraud Recovery	1,500		
Operating Income	2,603,751		
Administrative Salaries	96,344		
Employee benefits - Admin	14,007		
Management Fee	36,000		
Administrative Expense	146,351		
Housing Assisted Payments	2,485,951		
General Expense	2,485,951		
Operating Expenditures	2,632,303		
Net Income (Loss)	(28,552)		