

The Housing Authority of the City of Fort Pierce, Florida

Central Office Cost Center Budget-Fee for Service

BUDGET

July 1, 2016 - June 30, 2017

2017

REVENUE		REVENUE
390001	Public Housing - Management Fees	\$ 599,999
390021	Public Housing - Bookkeeping Fees	\$ 73,345
390011	Public Housing - Asset Management Fees	\$ 99,240
390003	Capital Fund Program - Management Fees	\$ 115,830
390004	Fees For Service - IT	\$ 91,148
390005	Fees For Service - TA Collection	\$ 12,450
390002	HCV Program - Management Fees	\$ 90,540
390022	HCV Program - Bookkeeping Fees	\$ 50,300
390024	HCV Program - Inspection Fees	\$ -
390007	TBRA Program - Management Fees	\$ 720
390031	Fees For Service - Appliance	\$ 98,840
390032	Fees For Service - Carpentry	\$ 63,972
390033	Fees For Service - Electric	\$ 13,319
390034	Fees For Service - HVAC	\$ 164,951
390035	Fees For Service - Plumbing	\$ 230,956
390036	Fees For Service - General/Routine	\$ 629,350
390037	Fees For Service - Preventive Maintenance/Inspections	\$ 58,900
390019	Fees For Service - Unit Turns	\$ 384,020
369000	Other Income	\$ 3,000
Total	Revenue	\$ 2,780,880
EXPENSES		Expenses
411000	Administrative Salaries	\$ 563,587
454000	Administrative Benefits	\$ 186,371
413000	Legal Expense	\$ 5,500
417100	Audit Costs	\$ 1,500
417000	Accounting/Financial Consulting	\$ 21,000
419002	Telephone	\$ 27,489
419003	Office Supplies	\$ 20,000
419004	Postage	\$ 3,000
419005	Advertise/Publication/Membership	\$ 18,500
419008	Sundry - Other	\$ 64,000
419010	Emphasys Software Support	\$ 13,132
419010	Computer Equipment/Supplies	\$ 6,000
419011	Temporary Staffing	\$ 2,000
Total	Administrative Expense	\$ 932,080
431000	Water	\$ 500
432000	Electricity	\$ 12,000
439000	Sewer	\$ 600
Total	Utilities	\$ 13,100
441000	Maintenance Salaries	\$ 673,920
454000	Maintenance Benefits	\$ 275,936
441000	Maintenance OT	\$ 30,000
442001	Maintenance Gasoline	\$ 15,000
442000	Maintenance Materials	\$ 2,500
443004	Maintenance Contract Costs - Auto	\$ 11,940
443000	Maintenance Contract Costs - Other	\$ 18,980
443013	Maintenance Contract Costs - Uniforms	\$ 6,300
439100	Garbage	\$ 1,600
Total	Maintenance	\$ 1,036,176
451000	Other Insurance	\$ 35,251
451001	Property Insurance	\$ 2,711
451002	Commercial Liability	\$ -
451003	Workers' Comp Insurance	\$ 27,723
453000	Accrued Terminal Leave	\$ 2,548
459000	Other General Expenses - Storm Water COCC	\$ 1,000
462000	Casualty Loss	\$ 500
xxxxxx	Transfer of COCC funds for PH offset	\$ -
Total	General Expense	\$ 69,733
	Total Expenses	\$ 2,051,089
	Net Income (Loss)	\$ 729,791

The Housing Authority of the City of Fort Pierce, Florida
Section 8 Housing Choice Voucher Program Budget-Fee for Service
July 1, 2016 - June 30, 2017

BUDGET
2017

REVENUE			
802601	HUD Funding for Administrative Costs	\$	595,215
802600	HUD Funding for HAP Payments	\$	5,577,375
802602	HUD FSS	\$	-
361000	Interest Income	\$	11
330099	Portability Income	\$	2,903
330001	Fraud Recovery Income	\$	6,000
330003	HAP Fraud Recovery	\$	6,000
330004	Escrow forfeits (HAP NRA)	\$	2,826
369001	Other Income	\$	-
282500	Other Income - HAP Reserves/2016 EST	\$	113,702
Total	Revenue	\$	6,304,032

EXPENSES			
411000	Administrative Salaries	\$	193,321
411000	Administrative Overtime	\$	1,000
454000	Administrative Benefits	\$	72,445
413000	Legal	\$	1,000
415000	Travel/Meeting	\$	1,000
417100	Audit Fees	\$	18,500
419002	Telephone	\$	6,000
419003	Office Supplies	\$	10,000
419004	Postage	\$	5,000
419008	Administrative Expenses Other	\$	21,269
419010	Emphasys Software Support	\$	6,876
419010	Computer Hardware	\$	4,000
451002	Liability Insurance	\$	13,436
451003	Workers' Comp Insurance	\$	4,077
459099	Port Admin Expense	\$	23,685
490002	Management Fees to Central Office	\$	90,540
490022	Bookkeeping Fees to Central Office	\$	50,300
490004	IT Fees to Central Office	\$	18,703
Total	Expenses from Administrative Fees	\$	541,152
471500	Housing Assistance Payments Expense	\$	5,762,880
Total	Housing Assistance Payments	\$	5,762,880
	Total Expenses	\$	6,304,032
	Net Income (Loss)	\$	0

The Housing Authority of the City of Fort Pierce, Florida

AMPS Budget-Fee for Service
July 1, 2016 - June 30, 2017

BUDGET
2017

		Totals, Low-Rent	ANNUAL BUDGET AMP 1	ANNUAL BUDGET AMP 2	ANNUAL BUDGET AMP 3
Units		827	284	259	284
% Occupancy		98%	98%	98%	98%
Unit Months Occupancy		9,726	3,340	3,046	3,340
REVENUE					
311000	Dwelling Rentals	\$ 1,556,353	\$ 806,148	\$ 393,509	\$ 356,696
312000	Excess Utilities	\$ 188,828	\$ -	\$ 120,437	\$ 68,391
319000	Non-dwelling Rentals (Office Rent)	\$ 44,346	\$ 24,225	\$ 5,400	\$ 14,721
802000	PH Operating Subsidy 7/2015-12/2015	\$ 2,501,576	\$ 547,174	\$ 980,472	\$ 973,930
802000	Proration (unfunded) 13%	\$ (306,694)	\$ (67,084)	\$ (120,206)	\$ (119,404)
802000	PH Operating Subsidy 1/2016-6/2016	\$ 2,501,576	\$ 547,174	\$ 980,472	\$ 973,930
802000	Proration (unfunded) 13%	\$ (306,694)	\$ (67,084)	\$ (120,206)	\$ (119,404)
XXXXX	Transfer of Funds from COCC	\$ -			
369002	Other Income AMP Reserves	\$ 255,029	\$ 143,638	\$ 17,297	\$ 94,094
369000	Other Income	\$ 61,168	\$ 6,953	\$ 31,929	\$ 22,286
Total	Revenue	\$ 6,495,488	\$ 1,941,144	\$ 2,289,104	\$ 2,265,240
EXPENSES					
411000	Administrative Salaries	\$ 312,310	\$ 81,162	\$ 109,105	\$ 122,043
454000	Administrative Benefits	\$ 119,255	\$ 29,444	\$ 42,327	\$ 47,484
413000	Legal	\$ 33,099	\$ 7,557	\$ 15,072	\$ 10,470
414000	Staff Training	\$ 6,000	\$ 960	\$ 2,340	\$ 2,700
415000	Travel	\$ 25,000	\$ 4,000	\$ 9,750	\$ 11,250
417100	Audit	\$ 33,940	\$ 5,430	\$ 13,237	\$ 15,273
490001	Management Fees	\$ 582,685	\$ 200,099	\$ 182,486	\$ 200,099
490021	Bookkeeping Fees	\$ 72,945	\$ 25,050	\$ 22,845	\$ 25,050
419002	Telephone	\$ 40,892	\$ 21,875	\$ 9,267	\$ 9,750
419003	Office Supplies	\$ 13,150	\$ 3,327	\$ 4,645	\$ 5,178
419008	Administrative Other	\$ 33,100	\$ 9,100	\$ 13,000	\$ 11,000
419010	Emphasys Software Support	\$ 11,711	\$ 1,875	\$ 4,650	\$ 5,186
419010	Computer Equipment/Supplies	\$ 3,800	\$ 500	\$ 2,200	\$ 1,100
490005	TA Collection Fees	\$ 12,450	\$ 2,000	\$ 5,000	\$ 5,450
490004	IT Fees	\$ 71,500	\$ 15,000	\$ 30,000	\$ 26,500
423000	Tenant Services	\$ 9,000	\$ 4,000	\$ 2,500	\$ 2,500
Total	Administrative	\$ 1,380,837	\$ 411,379	\$ 468,424	\$ 501,033
431000	Water	\$ 207,412	\$ 63,281	\$ 90,821	\$ 53,310
432000	Electricity	\$ 780,710	\$ 299,700	\$ 283,420	\$ 197,590
433000	Gas	\$ 136,053	\$ 34,100	\$ 73,380	\$ 28,573
439000	Sewer	\$ 256,269	\$ 67,636	\$ 116,133	\$ 72,500
Total	Utilities	\$ 1,380,444	\$ 464,717	\$ 563,754	\$ 351,973

	Totals, Low-Rent	ANNUAL BUDGET AMP 1	ANNUAL BUDGET AMP 2	ANNUAL BUDGET AMP 3
441000 Maintenance Salaries	\$ 152,693	\$ 24,431	\$ 59,550	\$ 68,712
454000 Maintenance Benefits	\$ 67,936	\$ 10,870	\$ 26,495	\$ 30,571
442000 Maintenance Materials	\$ 387,620	\$ 97,539	\$ 129,000	\$ 161,081
443001 Maintenance Contracts - Lawn	\$ 170,000	\$ 37,003	\$ 54,814	\$ 78,183
443002 Maintenance Contracts - Exterminating	\$ 55,000	\$ 18,333	\$ 18,333	\$ 18,334
443003 Maintenance Contracts - Elevators	\$ 30,000	\$ 30,000	\$ -	\$ -
443006 Maintenance Contracts - Unit Cleaning	\$ 38,700	\$ 11,310	\$ 11,130	\$ 16,260
443011 Maintenance Contracts - Plumbing/Heat	\$ 14,256	\$ 6,792	\$ 3,851	\$ 3,613
443000 Maintenance Contracts - Other	\$ 485,768	\$ 171,041	\$ 151,272	\$ 163,455
580000 Interest Expense - EPC 5th 3rd	\$ 34,366	\$ 5,499	\$ 13,403	\$ 15,465
443031 Maintenance Fees - Appliance	\$ 97,647	\$ 54,870	\$ 20,365	\$ 22,412
443032 Maintenance Fees - Carpentry	\$ 62,472	\$ 10,128	\$ 34,887	\$ 17,457
443033 Maintenance Fees - Electric	\$ 12,019	\$ 3,049	\$ 3,906	\$ 5,064
443034 Maintenance Fees - HVAC	\$ 162,951	\$ 45,414	\$ 54,514	\$ 63,023
443035 Maintenance Fees - Plumbing	\$ 228,956	\$ 46,142	\$ 73,434	\$ 109,380
443036 Maintenance Fees - Routine	\$ 622,350	\$ 206,956	\$ 208,520	\$ 206,874
443037 Maintenance Fees - PM Inspections	\$ 58,900	\$ 17,670	\$ 19,437	\$ 21,793
443019 Maintenance Fees - Unit Turns	\$ 378,020	\$ 63,400	\$ 148,100	\$ 166,520
448000 Protection Service	\$ 53,000	\$ 8,480	\$ 20,670	\$ 23,850
439100 Garbage	\$ 131,064	\$ 49,953	\$ 51,690	\$ 29,421
Total Maintenance	\$ 3,243,718	\$ 918,879	\$ 1,103,371	\$ 1,221,468
451000 Other Insurance	\$ 8,845	\$ 1,927	\$ 3,212	\$ 3,706
451001 Property Insurance	\$ 155,279	\$ 30,430	\$ 61,928	\$ 62,921
451002 Liability Insurance	\$ 33,630	\$ 10,227	\$ 11,243	\$ 12,160
451003 Workers' Comp Insurance	\$ 8,969	\$ 2,039	\$ 3,261	\$ 3,669
452000 PILOT	\$ 45,568	\$ 33,568	\$ -	\$ 12,000
453000 Accrued Terminal Leave	\$ 2,000	\$ 666	\$ 667	\$ 667
457000 Bad Debt Expense	\$ 59,446	\$ 5,396	\$ 16,000	\$ 38,050
459000 Other General Expenses - Storm Water	\$ 33,012	\$ 12,395	\$ 11,529	\$ 9,088
461000 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -
462000 Casualty Loss	\$ 44,500	\$ 15,440	\$ 14,635	\$ 14,425
Total General Expenses	\$ 391,249	\$ 112,088	\$ 122,475	\$ 156,686
Total Expenses, excl. Asset Management	\$ 6,396,248	\$ 1,907,064	\$ 2,258,024	\$ 2,231,160
490011 Asset Management Fees	\$ 99,240	\$ 34,080	\$ 31,080	\$ 34,080
Total Expenses	\$ 6,495,488	\$ 1,941,144	\$ 2,289,104	\$ 2,265,240
Net Income (Loss)	\$ 0	\$ 0	\$ 0	\$ 0

ORANGE AVENUE PROPERTIES

July 1, 2016 - June 30, 2017

BUDGET
2017

Units		18
% Occupancy		95%
Unit Months Occupancy		205
REVENUE		
311000 Dwelling Rentals	\$	91,542
369000 Other Income	\$	400
Total Revenue	\$	91,942
EXPENSES		
411000 Administrative Salaries	\$	22,750
454000 Administrative Benefits	\$	8,347
413000 Legal	\$	1,000
490001 Management Fees	\$	12,282
419000 Sundry	\$	100
Total Administrative	\$	44,479
431000 Water	\$	1,380
432000 Electricity	\$	2,359
433000 Gas	\$	1,567
439000 Sewer	\$	2,286
439100 Garbage	\$	2,492
Total Utilities	\$	10,084
442000 Maintenance Materials - Other	\$	1,600
443000 Maintenance Contracts - Other	\$	16,000
443031 Maintenance Fees - Appliance	\$	893
443032 Maintenance Fees - Carpentry	\$	1,000
443033 Maintenance Fees - Electric	\$	300
443034 Maintenance Fees - HVAC	\$	1,000
443035 Maintenance Fees - Plumbing	\$	1,000
443036 Maintenance Fees - Routine	\$	4,500
443019 Maintenance Fees - Unit Turns	\$	5,000
Total Maintenance	\$	31,293
451001 Property Insurance	\$	2,403
451002 Liability Insurance	\$	785
457000 Bad Debt Expense	\$	1,000
459000 Other General Expenses - Storm Water	\$	560
Total General Expenses	\$	4,748
Total Expenses	\$	90,604
Current Net Income (Loss)	\$	1,338