

The Housing Authority of the City of Fort Pierce, Florida
Central Office Cost Center Budget-Fee for Service
July 1, 2017 - June 30, 2018

BUDGET
2018

REVENUE			
390001	Public Housing - Management Fees	\$	599,970
390021	Public Housing - Bookkeeping Fees	\$	72,941
390011	Public Housing - Asset Management Fees	\$	99,240
390003	Capital Fund Program - Management Fees	\$	-
390004	Fees For Service - IT	\$	86,500
390005	Fees For Service - TA Collection	\$	12,824
390002	HCV Program - Management Fees	\$	84,780
390022	HCV Program - Bookkeeping Fees	\$	47,100
390031	Fees For Service - Appliance	\$	38,891
390032	Fees For Service - Carpentry	\$	82,274
390033	Fees For Service - Electric	\$	6,748
390034	Fees For Service - HVAC	\$	162,517
390035	Fees For Service - Plumbing	\$	195,778
390036	Fees For Service - General/Routine	\$	845,120
390037	Fees For Service - Preventive Maintenance/Inspections	\$	58,900
390019	Fees For Service - Unit Turns	\$	196,600
369000	Other Income	\$	100
Total	Revenue	\$	2,590,283
EXPENSES			
411000	Administrative Salaries	\$	613,911
454000	Administrative Benefits	\$	211,284
413000	Legal Expense	\$	6,410
417100	Audit Costs	\$	1,500
417000	Accounting/Financial Consulting	\$	30,560
419002	Telephone	\$	11,000
419003	Office Supplies	\$	20,000
419004	Postage	\$	2,385
419005	Advertise/Publication/Membership	\$	18,500
419008	Sundry - Other	\$	75,000
419010	Emphasys Software Support	\$	9,000
419010	Computer Equipment/Supplies	\$	5,248
419011	Temporary Staffing	\$	2,000
Total	Administrative	\$	1,006,798
431000	Water	\$	500
432000	Electricity	\$	11,000
439000	Sewer	\$	675
Total	Utilities	\$	12,175
441000	Maintenance Salaries	\$	647,130
454000	Maintenance Benefits	\$	279,026
441000	Maintenance OT	\$	3,500
442001	Maintenance Gasoline	\$	15,000
442000	Maintenance Materials	\$	2,500
443004	Maintenance Contract Costs - Auto	\$	5,000
443000	Maintenance Contract Costs - Other	\$	17,000
443013	Maintenance Contract Costs - Uniforms	\$	6,600
439100	Garbage	\$	1,600
Total	Maintenance	\$	977,356
451000	Other Insurance	\$	38,339
451001	Property Insurance	\$	2,800
451002	Commercial Liability	\$	-
451003	Workers' Comp Insurance	\$	28,000
453000	Accrued Terminal Leave	\$	2,500
459000	Other General Expenses - Storm Water COCC	\$	1,000
462000	Casualty Loss	\$	500
xxxxxxx	Transfer of COCC funds for PH offset	\$	-
Total	General Expenses	\$	73,139
	Total Expenses	\$	2,069,468
	Net Income (Loss)	\$	520,815

The Housing Authority of the City of Fort Pierce, Florida
AMPS Budget-Fee for Service
July 1, 2017 - June 30, 2018

BUDGET
2018

		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	\$ 1,587,354	\$ 839,039	\$ 414,383	\$ 333,932
312000	Excess Utilities	\$ 162,522	\$ -	\$ 102,936	\$ 59,586
319000	Non-Dwelling Rentals (Office Rent)	\$ 21,072	\$ 960	\$ 5,400	\$ 14,712
802000	PH Operating Subsidy 7/2017-12/2017	\$ 2,532,385	\$ 522,634	\$ 996,980	\$ 1,012,771
802000	Proration (unfunded) 13%	\$ (327,156)	\$ (67,942)	\$ (129,607)	\$ (129,607)
802000	PH Operating Subsidy 1/2018-6/2018	\$ 2,532,385	\$ 522,634	\$ 996,980	\$ 1,012,771
802000	Proration (unfunded) 13%	\$ (327,156)	\$ (67,942)	\$ (129,607)	\$ (129,607)
XXXXX	Transfer of Funds from COCC	\$ -	\$ -	\$ -	\$ -
369002	Other Income AMP Reserves	\$ -	\$ -	\$ -	\$ -
369000	Other Income	\$ 61,171	\$ 6,953	\$ 31,929	\$ 22,289
Total	Revenue	\$ 6,242,577	\$ 1,756,336	\$ 2,289,394	\$ 2,196,847
EXPENSES					
411000	Administrative Salaries	\$ 326,675	\$ 71,006	\$ 123,439	\$ 132,230
454000	Administrative Benefits	\$ 137,963	\$ 29,065	\$ 52,633	\$ 56,265
413000	Legal	\$ 34,158	\$ 10,228	\$ 13,530	\$ 10,400
414000	Staff Training	\$ 6,000	\$ 960	\$ 2,340	\$ 2,700
415000	Travel	\$ 25,000	\$ 4,000	\$ 9,750	\$ 11,250
417100	Audit	\$ 23,487	\$ 3,758	\$ 9,160	\$ 10,569
490001	Management Fees	\$ 582,656	\$ 200,090	\$ 182,476	\$ 200,090
490021	Bookkeeping Fees	\$ 72,942	\$ 25,049	\$ 22,844	\$ 25,049
419002	Telephone	\$ 37,600	\$ 21,000	\$ 7,600	\$ 9,000
419003	Office Supplies	\$ 21,198	\$ 5,764	\$ 6,710	\$ 8,724
419008	Administrative Other	\$ 25,675	\$ 9,225	\$ 7,250	\$ 9,200
419010	Emphasys Software Support	\$ 10,000	\$ 1,600	\$ 3,900	\$ 4,500
419010	Computer Equipment/Supplies	\$ 3,800	\$ 500	\$ 2,200	\$ 1,100
490005	TA Collection Fees	\$ 12,824	\$ 2,052	\$ 5,001	\$ 5,771
490004	IT Fees	\$ 71,500	\$ 15,000	\$ 30,000	\$ 26,500
423000	Tenant Services	\$ 13,000	\$ 4,000	\$ 2,500	\$ 6,500
Total	Administrative	\$ 1,404,478	\$ 403,297	\$ 481,333	\$ 519,848
431000	Water	\$ 205,808	\$ 67,084	\$ 89,785	\$ 48,939
432000	Electricity	\$ 694,606	\$ 288,189	\$ 240,785	\$ 165,632
433000	Gas	\$ 131,604	\$ 32,803	\$ 62,301	\$ 36,500
439000	Sewer	\$ 246,470	\$ 67,100	\$ 113,100	\$ 66,270
Total	Utilities	\$ 1,278,488	\$ 455,176	\$ 505,971	\$ 317,341

	TOTALS, LOW-RENT	ANNUAL BUDGET AMP 1	ANNUAL BUDGET AMP 2	ANNUAL BUDGET AMP 3
441000 Maintenance Salaries	\$ 124,218	\$ 19,875	\$ 48,445	\$ 55,898
454000 Maintenance Benefits	\$ 59,115	\$ 9,458	\$ 23,055	\$ 26,602
442000 Maintenance Materials	\$ 277,684	\$ 106,836	\$ 97,944	\$ 72,904
443001 Maintenance Contracts - Lawn	\$ 154,635	\$ 33,150	\$ 51,285	\$ 70,200
443002 Maintenance Contracts - Exterminating	\$ 24,770	\$ 4,936	\$ 9,908	\$ 9,926
443003 Maintenance Contracts - Elevators	\$ 17,624	\$ 17,624	\$ -	\$ -
443006 Maintenance Contracts - Unit Cleaning	\$ 30,760	\$ 11,200	\$ 11,200	\$ 8,360
443011 Maintenance Contracts - Plumbing/Heat	\$ 6,044	\$ 292	\$ 4,358	\$ 1,394
443000 Maintenance Contracts - Other	\$ 461,210	\$ 127,394	\$ 255,574	\$ 78,242
580000 Interest Expense - EPC 5th 3rd	\$ 21,339	\$ 3,414	\$ 8,322	\$ 9,603
443031 Maintenance Fees - Appliance	\$ 36,991	\$ 27,430	\$ 4,224	\$ 5,337
443032 Maintenance Fees - Carpentry	\$ 79,614	\$ 20,940	\$ 24,596	\$ 34,078
443033 Maintenance Fees - Electric	\$ 6,048	\$ 3,984	\$ 704	\$ 1,360
443034 Maintenance Fees - HVAC	\$ 158,517	\$ 40,421	\$ 61,756	\$ 56,340
443035 Maintenance Fees - Plumbing	\$ 194,278	\$ 56,096	\$ 50,664	\$ 87,518
443036 Maintenance Fees - Routine	\$ 835,995	\$ 278,986	\$ 270,448	\$ 286,561
443037 Maintenance Fees - PM Inspections	\$ 58,900	\$ 17,670	\$ 19,437	\$ 21,793
443019 Maintenance Fees - Unit Turns	\$ 188,600	\$ 48,000	\$ 94,200	\$ 46,400
448000 Protection Service	\$ 53,000	\$ 8,480	\$ 20,670	\$ 23,850
439100 Garbage	\$ 120,568	\$ 46,733	\$ 47,228	\$ 26,607
Total Maintenance	\$ 2,909,910	\$ 882,919	\$ 1,104,018	\$ 922,973
451000 Other Insurance	\$ 8,608	\$ 1,992	\$ 3,308	\$ 3,308
451001 Property Insurance	\$ 155,786	\$ 30,930	\$ 62,428	\$ 62,428
451002 Liability Insurance	\$ 35,230	\$ 10,728	\$ 11,742	\$ 12,760
451003 Workers' Comp Insurance	\$ 9,183	\$ 2,087	\$ 3,339	\$ 3,757
452000 PILOT	\$ 41,687	\$ 32,628	\$ -	\$ 9,059
453000 Accrued Terminal Leave	\$ 2,000	\$ 665	\$ 668	\$ 667
457000 Bad Debt Expense	\$ 50,017	\$ 8,000	\$ 25,077	\$ 16,940
459000 Other General Expenses - Storm Water	\$ 38,056	\$ 12,467	\$ 14,459	\$ 11,130
462000 Casualty Loss	\$ 44,500	\$ 15,440	\$ 14,635	\$ 14,425
Total General Expenses	\$ 385,067	\$ 114,937	\$ 135,656	\$ 134,474
Total Expenses, excl. Asset Management	\$ 5,977,943	\$ 1,856,329	\$ 2,226,978	\$ 1,894,636
490011 Asset Management Fees	\$ 99,240	\$ 34,080	\$ 31,080	\$ 34,080
Total Expenses	\$ 6,077,183	\$ 1,890,409	\$ 2,258,058	\$ 1,928,716
Net Income (Loss)	\$ 165,394	\$ (134,073)	\$ 31,336	\$ 268,131

The Housing Authority of the City of Fort Pierce, Florida
Section 8 Housing Choice Voucher Program Budget-Fee for Service
July 1, 2017 - June 30, 2018

BUDGET
2018

REVENUE		
802601	HUD Funding for Administrative Costs	\$ 557,183
802600	HUD Funding for HAP Payments	\$ 5,454,774
361000	Interest Income	\$ 20
330099	Portability Income	\$ 13,462
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/2017EST	\$ 14,859
Total	Revenue	\$ 6,055,124

EXPENSES		
411000	Administrative Salaries	\$ 199,439
411000	Administrative Overtime	\$ 3,000
454000	Administrative Benefits	\$ 78,153
413000	Legal	\$ 1,000
415000	Travel/Meeting	\$ 1,000
417100	Audit Fees	\$ 8,500
419002	Telephone	\$ 6,300
419003	Office Supplies	\$ 13,000
419004	Postage	\$ 5,000
419008	Administrative Expenses Other	\$ 74,172
419010	Emphasys Software Support	\$ 6,876
419010	Computer Hardware	\$ 4,000
451002	Liability Insurance	\$ 15,000
451003	Workers' Comp Insurance	\$ 4,077
459099	Port Admin Expense	\$ 29,000
490002	Management Fees to Central Office	\$ 84,780
490022	Bookkeeping Fees to Central Office	\$ 47,100
490004	IT Fees to Central Office	\$ 15,000
Total	Expenses from Administrative Fees	\$ 595,397

471500	Housing Assistance Payments Expense	\$ 5,463,600
Total	Housing Assistance Payments	\$ 5,463,600
	Total Expenses	\$ 6,058,997
	Net Income (Loss)	\$ (3,873)

The Housing Authority of the City of Fort Pierce, Florida
Affordable Housing Program - Orange Avenue Properties
July 1, 2017 - June 30, 2018

BUDGET
2018

Units	18
% Occupancy	95%
Unit Months Occupancy	205

REVENUE	
311000 Dwelling Rentals	\$ 91,542
369000 Other Income	\$ 500
Total Revenue	\$ 92,042

EXPENSES	
411000 Administrative Salaries	\$ 15,751
454000 Administrative Benefits	\$ 6,159
413000 Legal	\$ 3,360
490001 Management Fees	\$ 12,282
419000 Sundry	\$ 330
Total Administrative	\$ 37,882

431000 Water	\$ 1,562
432000 Electricity	\$ 1,602
433000 Gas	\$ 1,243
439000 Sewer	\$ 1,990
439100 Garbage	\$ 1,661
Total Utilities	\$ 8,058

442000 Maintenance Materials - Other	\$ 1,600
443000 Maintenance Contracts - Other	\$ 10,000
443031 Maintenance Fees - Appliance	\$ 1,600
443032 Maintenance Fees - Carpentry	\$ 1,960
443033 Maintenance Fees - Electric	\$ 200
443034 Maintenance Fees - HVAC	\$ 3,000
443035 Maintenance Fees - Plumbing	\$ 500
443036 Maintenance Fees - Routine	\$ 5,800
443019 Maintenance Fees - Unit Turns	\$ 5,000
Total Maintenance	\$ 29,660

451001 Property Insurance	\$ 1,780
451002 Liability Insurance	\$ 550
457000 Bad Debt Expense	\$ 5,000
459000 Other General Expenses - Storm Water	\$ 560
Total General Expenses	\$ 7,890

Total Expenses	\$ 83,490
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Net Income (Loss)	\$ 8,552
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