



Berkeley Housing Authority

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Office of the Executive Director

Item 6A

MEMORANDUM

Date: November 10, 2010
To: BHA Finance Committee
From: Tia M. Ingram, Executive Director
Subject: Finance Report: Period Ending September 30, 2010

1. Budget Variance Report: Year to Date Revenues/Expenditures (Attachment 1)

A. Revenues: Modest positive variance in revenues.

- a. Budget assumed lease up at 95% for the year. In actuality we have been at over 100% lease-up since July 1st. The result is an additional \$33,202 in Administrative Fee for the quarter ending September 30, 2010 (as adjusted to date). Of which, \$26,535 represents earned administrative fees for April through June 2010 (prior year adjustment).
- b. Additional adjustments from HUD of earned Administrative Fee in the amount of \$37,194 for July through September 2010 may be received in the following months. Note-these figures are always subject to change as families are in the process of porting in or porting out of the jurisdiction.

B. Expenditures: There are four significant positive or negative variances this month to report; expenditures are consistent with projections.

- a. Housing Assistance Payments (HAP) paid to owners show a significant increase (approximately \$2.5m) over budget. This is the result of increase in the number of assisted families (over 100% of the ACC units in the first quarter, and an average of 98% of the ACC units for the fiscal year) and higher per unit HAP cost. The good news is we have restricted HAP reserve (that can only be used for rental subsidy payments) available to cover the increase in cost; and the higher HAP payments could positively impact our funding for the next calendar year - based on the new HUD formula mentioned in 2.B. Staff is also closely monitoring utilization and the reserve balance to ensure that we do not exceed our budget authority.
- b. Actual administrative fees paid to other housing authorities during the first quarter of the fiscal year is \$9,700 higher than anticipated because more families have exercised "outgoing" portability (99) than anticipated in the budget (85).

- c. Thus far our office utility expense has been 36% less than budgeted. We are mindful that we are entering the period when our utility expense is greatest (due to changes in weather), and are making efforts to regulate the heating system to heat the office to a comfortable level for all employees, and thus minimize the use of individual electrical space heaters.
- d. Unfortunately, we find ourselves responding to three potential eviction cases (BHA owned rental units) that require legal assistance. Although the September report does not reflect the increase in legal fees, we are anticipating that this cost will go up in the future months. We are also foregoing rental income on two of the three units while the cases are being pursued; given the income source (and amounts) it is not likely that we will recover attorney fees.

2. Significant Developments (Prior 30 Days)

- A. Port-outs in Non-Paid status. As part of our ongoing effort to reconcile our utilization and reflect actual leasing (within and outside the jurisdiction) we discovered at least 30 port-out contracts with an "end payment" date that has elapsed. Upon further review, we learned that the system had automatically stopped processing payment because the receiving public housing authority (PHA) (in the jurisdiction where the family is residing) has not processed the required annual recertification and/or has not submitted the required "certification" (HUD Port form 52665) to BHA for processing. The total amount potentially due to the receiving PHA for rental subsidy (through October 2010) is \$138,000 and \$11,000 in administrative fees. We confirmed current "certification" for the households (as processed by the receiving PHA) in HUD's Voucher Management System (where program utilization is tracked). This means that (a) the family has been/is housed, (b) the receiving PHA has paid the appropriate landlord, (c) BHA has earned the associated administrative fee for these clients, and (d) the receiving PHA has earned reimbursement/payment (absent the fact that they failed to provide timely evidence of the certification). Accordingly, we processed retroactive payment to the receiving PHA on November 1, 2010. We are working with the receiving PHAs to confirm the current status and payment for each household, and will reconcile our records accordingly. Moving forward, we have modified our procedures to run this report monthly, and follow up with other PHAs in a more timely manner.
- B. Revised HUD Formula for Housing Assistance Payments (HAP). On October 18, 2010, HUD issued the 2011 HCV "Get Ready" letter revising the formula for determining HAP funding for the next calendar year. Under the new guidance, HUD will use HAP payments processed in 2010 calendar year (January through December 2010), as the basis for projecting HAP cost for calendar year 2011. The timing of this notice is especially critical, given item 2A above. This will allow us to make payment to the receiving PHA for which BHA has port outs (upon submission of the 52665); retain the Administrative Fee earned for the units; reflect the full cost of the retro payments during the last quarter of the year, and thus, positively impact our HAP funding for calendar year 2011.
- C. Managed Portability. On October 15, 2010, we issued notice of our intent to cease "absorbing" and begin "managing" all incoming portable contracts effective November

1, 2010. Notice was mailed to all California Housing Authorities; posted on BHA website; and posted in the lobby of the Office. Managing port-ins (rather than “absorbing”) is required now that we are fully leased. This means that we will continue to receive incoming clients (a requirement); perform all the required actions (unit inspections, family eligibility, payments to landlord) yet only receive 80% of the administrative fee (the remaining 20% of the fee must be retained by the initial PHA). We retain the ability to absorb any individual contract with 60-day notice.

- D. We are effectively managing our unit inspection cost in hopes to avoid a contract amendment (increased spending authority):
- a. We are not issuing new vouchers, thus the demand for “initial” inspections (those for new contracts, versus the annual inspection required for every assisted family) is limited to clients porting into the jurisdiction, or current participants moving within the jurisdiction. If the typical pattern holds, movement will be reduced significantly until May/June 2011.
 - b. We are minimizing our cost for “no-shows” by reviewing the inspection list prior to sending the list to our contract for scheduling to ensure that any client that has moved, or has given notice to move, is omitted. We are continuing to provide day-before reminder calls to encourage the family to have someone 18 or older present to allow the inspector access; and we use our S8 Newsletter to stress the importance of cooperating with the inspection. We are omitting an average of 3 inspections per month.
- E. Long-Term Financial Strategy. At the October 14, 2010 Board meeting, the Finance Committee, in the context of discussions regarding the public housing disposition project, was asked to begin examining the long-term financial feasibility of the Authority, short-term during the transition period, and long-term as a “Section 8” only Authority. Staff proposes that any financial assistance the City is able to provide for consultant services to study BHA operations for greater operational efficiencies, also include a review of the financial viability of the Authority. In the meantime, for the two week pay-period beginning Monday, November 1st, staff is recording how their time is allocated by project. This project may be extended, or repeated after the holidays.

3. Budget Balancing Measures (\$103,000)

- A. In discussion with the City’s Human Resources Director, we determined that an attorney, not a labor negotiator, would be appropriate for executing a side letter to achieve the desired cost savings and modifications to the work schedule for employees desired. We are utilizing existing counsel (Goldfarb and Lipman) for the project; the estimated cost is \$5,000. By letter dated October 12, 2010, Local 1021 and Local One were invited to “meet and confer” around employee furlough days, office closures, and other measures necessary to constrain cost, and thus avoid layoffs.
- B. The additional \$62,559 (\$65,000 - \$2,441) in Capital Fund monies that HUD has approved for use in operations has been factored into the budget, and is reflected in lines 14 and 86 (“Capital Fund Available for Capital Improvement and Betterment and Additions – Public Housing”).

4. Fiscal Year 2010-11 Challenges

- A. **Portability.** Over the past two years we relied on other Housing Authorities to “manage” (not absorb) our outgoing portable clients to assist us in achieving and maintaining at least 95% program utilization. Now that we are full leased (over leased since July) we need to start planning to reduce the program size. We are attempting to be strategic in this approach as reduction in HAP payment this next quarter will reduce our program funding for next year, yet we must be certain to not exceed annual budget authority or allowable unit months for the fiscal year.
- a. This month we have negotiated agreement with Alameda City Housing Authority to absorb the 5 contracts they are managing (effective December 1st).
 - b. We are working with officials at the Oakland Housing Authority to schedule absorption of the approximate 89 contracts they are currently managing by March 1, 2011.
- B. **Maintaining Lease-Up.** As of September 30, 2010, BHA’s program utilization is a positive 1,864 units or 101.2% of BHA’s Annual Contribution Contract units (ACC, our contract with HUD). We are not currently processing vouchers from the Section 8 Wait List.

Attachments:

- A. Balance Sheet: As of September 2010
- B. Budget Status Report: All Programs, September 2010
- C. Budget Status Report: Section 8, September 2010
- D. Budget Status Report: Moderate Rehabilitation, September 2010
- E. Budget Status Report: LIPH, September 2010
- F. Budget Status Report: RHCP, September 2010

ATTACHMENT A

**Balance Sheet
As of September 30, 2010**

<u>Assets</u>	<u>Total Amount</u>	<u>101 Voucher/FSS</u>	<u>102 Mod Rehab.</u>	<u>201 LIPH</u>	<u>202 RHCP</u>	<u>501 Security Deposit Loan</u>
Current Assets						
Cash & Equivalents	\$ 2,960,878.96	\$ 1,997,964.99	\$ 326,775.48	\$ 342,865.20	\$ 171,667.74	\$ 121,605.55
A/R - Tenants	\$ 49,697.19	\$ 97.85	\$ 0.00	\$ 17,636.42	\$ 789.68	\$ 31,173.24
A/R - Federal Govn	\$ 0.47	\$ 0.00	\$ 0.00	\$ 0.47	\$ 0.00	\$ 0.00
A/R - Intercompany	\$ 59,211.08	\$ 57,634.22	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,576.86
Prepaid Expenses	\$ 53,702.97	\$ 20,404.63	\$ 1,405.82	\$ 23,679.51	\$ 8,213.01	\$ 0.00
A/R - Other	\$ 15,895.35	\$ 895.35	\$ 0.00	\$ 15,000.00	\$ 0.00	\$ 0.00
Total Current Assets	\$ 3,139,386.02	\$ 2,076,997.04	\$ 328,181.30	\$ 399,181.60	\$ 180,670.43	\$ 154,355.65
Fixed Assets						
Land	\$ 2,579,621.00	\$ 0.00	\$ 0.00	\$ 2,506,125.00	\$ 73,496.00	\$ 0.00
Structures & Equipment	\$ 7,076,691.66	\$ 196,205.73	\$ 13,515.00	\$ 5,762,829.47	\$ 1,104,141.46	\$ 0.00
Depreciation	\$ (4,346,807.51)	\$ (194,512.00)	\$ (13,515.00)	\$ (3,211,348.79)	\$ (927,431.72)	\$ 0.00
Net Assets	\$ 5,309,505.15	\$ 1,693.73	\$ 0.00	\$ 5,057,605.68	\$ 250,205.74	\$ 0.00
TOTAL ASSETS	\$ 8,448,891.17	\$ 2,078,690.77	\$ 328,181.30	\$ 5,456,787.28	\$ 430,876.17	\$ 154,355.65
<u>Liabilities and Net Assets</u>						
Liability						
Current Liability						
A/P - Other	\$ 82,226.16	\$ 17,128.39	\$ 537.70	\$ 34,692.24	\$ 4,924.65	\$ 24,943.18
A/P - City of Berkeley	\$ 347,310.88	\$ 96,451.38	\$ 10,256.95	\$ 12,326.14	\$ 3,276.41	\$ 225,000.00
A/P - HUD	\$ 136,910.00	\$ 0.00	\$ 136,910.00	\$ 0.00	\$ 0.00	\$ 0.00
A/P - Intercompany	\$ 59,211.08	\$ 0.00	\$ 8.81	\$ 15,711.20	\$ 41,980.80	\$ 1,510.27
Accrued Liabilities - Current	\$ 17,504.00	\$ 12,738.08	\$ 1,026.87	\$ 3,466.28	\$ 272.77	\$ 0.00
Tenant Security Deposit	\$ 18,479.00	\$ 0.00	\$ 0.00	\$ 15,920.00	\$ 2,559.00	\$ 0.00
Debt Obligations - Current	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Total Current Liability	\$ 661,641.12	\$ 126,317.85	\$ 148,740.33	\$ 82,115.86	\$ 53,013.63	\$ 251,453.45
Non Current Liability						
Debt Obligations - Non Current	\$ 1,279,689.00	\$ 0.00	\$ 0.00	\$ 516,000.00	\$ 763,689.00	\$ 0.00
Accrued Liabilities - Non Current	\$ 91,840.00	\$ 66,834.24	\$ 5,387.75	\$ 18,186.83	\$ 1,431.18	\$ 0.00
Total Non Current Liability	\$ 1,371,529.00	\$ 66,834.24	\$ 5,387.75	\$ 534,186.83	\$ 765,120.18	\$ 0.00
Total Liability	\$ 2,033,170.12	\$ 193,152.09	\$ 154,128.08	\$ 616,302.69	\$ 818,133.81	\$ 251,453.45
Net Assets						
Net Assets - Restricted	\$ 5,638,259.94	\$ 1,489,997.14		\$ 4,556,905.68	\$ (408,642.88)	\$ 0.00
Net Assets- Unrestricted	\$ 777,461.11	\$ 395,541.54	\$ 174,053.22	\$ 283,578.91	\$ 21,385.24	\$ (97,097.80)
Total Net Assets	\$ 6,415,721.05	\$ 1,885,538.68	\$ 174,053.22	\$ 4,840,484.59	\$ (387,257.64)	\$ (97,097.80)
Total Liability and Net Assets	\$ 8,448,891.17	\$ 2,078,690.77	\$ 328,181.30	\$ 5,456,787.28	\$ 430,876.17	\$ 154,355.65

BHA: BUDGET COMPARISON - ALL PROGRAMS
FY2011 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
For the Period Ending September 30, 2010

DESCRIPTION	MONTH ENDING - 09/30/2010				YEAR - TO - DATE				PROJECTED FY2011		
	FY2011		FY2011		FY2011		FY2011		FY2011		
	BUDGET	MTD	BUDGET	MTD	BUDGET	YTD	ACTUAL	OCT - JUNE ESTIMATE	ANNUAL	INCREASE (DECREASE)	
(a)	(b)	(c)	(d)	(e)	(f)	(g) = (e+f)	(h)	(i)	(j) = (g-h)	%	
HOUSING ASSISTANCE PAYMENTS (HAP)											
HAP Received from HUD	\$ 20,706,406	\$ 1,725,534	\$ 1,659,024	\$ 66,510	\$ 5,081,344	\$ 5,178,602	\$ 85,258	\$ 16,480,094	\$ 21,561,438	\$ 855,032	4%
Less HAP Paid to Owners	20,878,893	1,739,908	2,012,554	272,647	5,855,284	5,219,723	635,561	17,584,963	23,440,247	2,561,354	12%
HAP Surplus (Deficit)	(172,487)	(14,374)	(353,530)	(339,157)	(43,122)	(773,940)	(730,819)	(1,104,869)	(1,878,809)	(1,706,322)	
Use of Excess HAP Reserve	\$ 172,487	\$ 14,374	\$ 353,530	\$ 339,157	\$ 43,122	\$ 773,940	\$ 730,819	\$ 1,104,869	\$ 1,878,809	\$ 1,706,322	
Net HAP Surplus (Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
OPERATING & CAPITAL IMPROVEMENT REVENUE - OTHER											
Administrative Fees (GS & MOD REHAB)	2,018,649	168,221	174,867	6,646	504,662	537,864	33,202	1,554,304	2,092,168	73,519	4%
Operating Subsidy (LIPH & RHCP)	182,704	15,225	32,085	16,870	46,676	66,361	19,685	116,343	182,704	-	0%
Asset Repositioning Fee (LIPH)	67,084	5,580	-	(5,590)	16,771	-	(16,771)	67,084	67,084	-	0%
Rent Charges (LIPH & RHCP)	214,609	17,884	20,037	2,153	53,652	63,110	9,458	151,499	214,609	-	0%
Capital Fund/ARRA Available for Operations	262,000	21,833	-	(21,833)	65,500	-	(65,500)	262,000	262,000	-	0%
Capital Fund/ARRA Available for Capital Improvements	65,000	5,417	-	(5,417)	16,250	-	(16,250)	62,559	62,559	(2,441)	-4%
Other Revenue - CDBG	120,000	10,000	-	(10,000)	30,000	-	(30,000)	120,000	120,000	-	0%
Miscellaneous Income (Interest)	18,350	1,529	1,870	341	4,588	6,388	1,801	11,962	18,350	-	0%
Total Operating & Capital Improvement Revenue - Other	2,948,396	245,700	228,969	(16,831)	737,099	673,723	(63,376)	2,345,751	3,019,474	71,078	2%
OPERATING EXPENSES											
ADMINISTRATION											
Salaries	1,098,440	91,537	79,273	(12,264)	274,610	230,679	(43,931)	872,639	1,103,318	4,878	0%
Employee Benefits	595,034	49,586	43,069	(6,517)	148,759	112,734	(36,025)	483,684	596,418	1,384	0%
Legal Expense - Outside Counsel	200,000	16,667	12,960	(3,706)	50,000	48,388	(1,612)	151,612	200,000	0	0%
Staff Training	7,200	600	-	(600)	1,800	-	(1,800)	7,200	7,200	-	0%
Travel/Transportation	8,171	681	5	(676)	2,043	257	(1,786)	7,914	8,171	-	0%
Office Rent (includes \$4,800 for record retention storage)	129,000	10,750	9,700	(1,050)	32,250	29,370	(2,880)	99,630	129,000	-	0%
Audit Fees	22,000	1,893	9,975	8,142	5,500	19,975	14,475	2,025	22,000	(0)	0%
Administrative fees to other PHA on Port out	79,917	6,660	13,485	6,825	19,979	29,702	9,722	70,440	100,141	20,224	25%
Publications & Subscriptions	852	71	-	(71)	213	-	(213)	852	852	-	0%
Memberships & Dues	3,583	299	-	(299)	898	1,141	243	2,452	3,593	-	0%
Telephone	9,000	750	605	(1,445)	2,250	1,201	(1,049)	7,799	9,000	-	0%
Office Supplies	20,400	2,000	944	(1,056)	6,000	4,741	(1,259)	19,259	24,000	-	0%
Postage	9,000	1,700	1,519	(181)	5,100	3,019	(2,081)	17,381	20,400	-	0%
Printing & Reproduction	1,200	100	-	(100)	2,250	1,601	(649)	3,399	9,000	-	0%
Equipment maintenance	9,307	776	942	(166)	2,327	2,509	182	6,798	9,307	-	0%
Equipment Lease	4,500	375	-	(375)	1,125	388	(737)	4,112	4,500	-	0%
Advertising	6,000	500	361	(139)	1,500	1,222	(278)	4,778	6,000	-	0%
Messenger/delivery service	17,000	1,417	635	(781)	4,250	2,455	(1,794)	14,544	17,000	-	0%
Consultants - General Consultants	21,000	1,750	31	(1,719)	5,250	5,156	(94)	18,844	21,000	-	0%
Software Maintenance	138,854	11,571	8,511	(3,060)	34,714	29,940	(4,773)	106,914	138,854	-	0%
Inspection											

BHA: BUDGET COMPARISON - ALL PROGRAMS
FY2011 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
For the Period Ending September 30, 2010

DESCRIPTION	MONTH ENDING - 09/30/2010				YEAR - TO - DATE				PROJECTED FY2011					
	FY2011		FY2011		FY2011		FY2011		FY2011		FY2011		FY2011	
	BUDGET	MTD	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	OCT - JUNE ESTIMATE	YTD	YTD	ANNUAL	INCREASE (DECREASE)	INCREASE (DECREASE)
	(a)	(b)	(c)	(d)	(e)	(f)	(g) = (e+f)	(h)	(i)	(j)	(k) = (g-a)	(l)	(m)	(n)
45 Other Sundry Items (Includes Bank/FDIC Fees)	12,599	1,050	762	3,150	2,423	2,423	2,423	10,176	10,176	12,599	2,423	12,599	2,423	0%
46 Interest	27,135	2,261	-	6,784	(26)	(26)	(26)	27,163	27,163	27,135	27,163	27,135	27,163	0%
48 Total Administrative Expenses	2,444,202	203,684	184,465	611,051	526,874	526,874	526,874	1,943,815	1,943,815	2,470,669	526,874	2,470,669	26,467	1%
49														
50 DISPOSITION EXPENSES														
51 Relocation Consultant	165,000	13,750	-	41,250	-	-	-	165,000	165,000	165,000	165,000	165,000	-	0%
52 Development Consultant	18,920	1,577	-	4,730	-	-	-	18,920	18,920	18,920	18,920	18,920	-	0%
53 Project Manager	68,400	5,700	-	17,100	10,283	10,283	10,283	68,400	68,400	68,400	68,400	68,400	-	0%
54 Specialized Legal Services	19,800	1,650	-	4,950	-	-	-	19,800	19,800	19,800	19,800	19,800	-	0%
55														
56 Total Disposition Expenses	272,120	22,677	-	68,030	10,283	10,283	10,283	261,837	261,837	272,120	10,283	272,120	-	0%
57 UTILITIES														
58 Water	4,000	333	48	1,000	93	93	93	3,907	3,907	4,000	93	4,000	-	0%
59 Electricity & Gas	18,000	1,500	938	4,500	2,893	2,893	2,893	15,107	15,107	18,000	2,893	18,000	-	0%
60 Sewage Reimb	3,528	294	289	882	1,389	1,389	1,389	507	507	3,528	2,139	3,528	-	0%
61 Refuse	48,000	4,000	11,322	12,000	11,322	11,322	11,322	36,678	36,678	48,000	11,322	48,000	-	0%
62														
63 Total Utilities	73,528	6,127	12,726	18,382	16,024	16,024	16,024	57,504	57,504	73,528	16,024	73,528	-	0%
64 ORDINARY MAINTENANCE														
65 Facilities maintenance (Includes \$14,000 for Office Maintenan	164,400	13,700	13,663	41,100	42,154	42,154	42,154	123,300	123,300	164,400	42,154	164,400	1,054	1%
66 Mgmt Contract	33,000	2,750	2,750	8,250	8,251	8,251	8,251	24,750	24,750	33,000	8,251	33,000	-	0%
67 Total Ordinary Maintenance	197,400	16,450	16,413	49,350	50,404	50,404	50,404	148,050	148,050	198,400	50,354	198,400	1,054	1%
68 GENERAL EXPENSES														
69 Insurance	41,457	3,455	3,431	10,364	10,661	10,661	10,661	31,983	31,983	42,644	10,661	42,644	1,187	3%
70 Collection losses														
71 Other General Expenses (Stipends)	2,629	219	100	657	300	300	300	2,329	2,329	2,629	300	2,629	-	0%
72														
73 Total General Expenses	44,086	3,674	3,531	11,022	10,961	10,961	10,961	34,312	34,312	45,273	10,961	45,273	1,187	3%
74														
75 Total Operating Expenses	3,031,336	252,611	217,135	757,834	614,547	614,547	614,547	2,445,517	2,445,517	3,060,064	614,547	3,060,064	28,728	1%
76 OTHER NON-ROUTINE EXPENSES														
77 Betterment & Additions-Public Housing	65,000	5,417	-	16,250	-	-	-	16,250	16,250	-	-	-	(65,000)	-100%
78 Total Non-Routine Expenses	65,000	5,417	-	16,250	-	-	-	16,250	16,250	-	-	-	(65,000)	-100%
79														
80 DEBT SERVICE														
81 Total Expenses	151,000	12,583	-	37,750	-	-	-	151,000	151,000	151,000	151,000	151,000	-	-
82														
83 Total Expenses	3,247,336	270,611	217,135	811,934	614,547	614,547	614,547	2,596,517	2,596,517	3,211,064	614,547	3,211,064	(36,272)	
84														
85 Operating Surplus (Deficit)	(288,940)	(24,912)	11,734	(74,735)	59,177	59,177	59,177	(250,767)	(250,767)	(191,590)	59,177	(191,590)	107,350	
86														
87 Use of Operating Reserve/Other Funds	288,940	24,912	-	74,735	-	-	-	250,767	250,767	191,590	-	191,590	-	
88														
89 Net Operating Surplus (Deficit)	-	0	11,734	-	59,177	59,177	59,177	-	-	-	-	-	-	
90														
91														
92														
93														
94														

BHA: BUDGET COMPARISON - SECTION 8													ATTACHMENT C		
FY2011 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses															
For the Period Ending September 30, 2010															
DESCRIPTION	MONTH ENDING - 09/30/2010			YEAR - TO - DATE			FY2011			PROJECTED FY2011					
	FY2011 MTD BUDGET	MTD ACTUAL	INCREASE (DECREASE)	FY2011 YTD BUDGET	FY2011 YTD ACTUAL	INCREASE (DECREASE)	FY2011 OCT - JUNE BUDGET	FY2011 OCT - JUNE ACTUAL	INCREASE (DECREASE)	FY2011 ANNUAL BUDGET	FY2011 ANNUAL ACTUAL	INCREASE (DECREASE)			
(a)	(b)	(c)	(b-c)	(d)	(e)	(d-e)	(f)	(g)	(g-f)	(g)	(g-f)	(g-f)			
			%			%			%			%			
1 Housing Assistance Payments (HAP)															
2 HAP Received from HUD	\$ 20,080,774	\$ 1,673,398	\$ (14,374)	\$ 5,020,194	\$ 4,977,072	\$ (43,122)	\$ 15,958,734	\$ 20,935,806	\$ 855,032	\$ 20,935,806	\$ 855,032	4%			
3 Less HAP Paid to Owners	20,253,261	1,987,039	279,268	5,063,315	5,713,487	650,172	17,101,128	22,814,615	2,561,354	22,814,615	2,561,354	13%			
4 HAP Surplus (Deficit)	\$ (172,487)	\$ (308,015)	\$ (293,642)	\$ (43,122)	\$ (736,415)	\$ (693,294)	\$ (1,142,394)	\$ (1,878,809)	\$ (1,706,322)	\$ (1,878,809)	\$ (1,706,322)				
5 Use of Excess HAP Reserve	\$ 172,487	\$ 308,015	\$ 293,642	\$ 43,122	\$ 736,415	\$ 693,294	\$ 1,142,394	\$ 1,878,809	\$ 1,706,322	\$ 1,878,809	\$ 1,706,322				
6 Net HAP surplus (Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
7															
8 OPERATING & CAPITAL IMPROVEMENT REVENUE															
9 Administrative Fees (S8)	1,895,251	157,938	174,867	473,813	516,882	43,069	1,451,887	1,968,770	73,519	1,968,770	73,519	4%			
17 Miscellaneous Income	12,000	1,000	1,304	3,000	4,560	1,560	7,440	12,000	-	12,000	-	0%			
Total Operating & Capital Improvement Revenue	\$ 1,907,251	\$ 158,938	\$ 176,171	\$ 476,813	\$ 521,442	\$ 44,630	\$ 1,459,327	\$ 1,980,770	\$ 73,519	\$ 1,980,770	\$ 73,519	4%			
18															
19															
20 OPERATING EXPENSES															
21 ADMINISTRATION															
22 Salaries	904,466	75,372	62,583	226,117	181,596	(44,521)	718,394	889,990	(4,476)	889,990	(4,476)	0%			
23 Employee Benefits	489,168	40,764	33,706	122,292	88,499	(33,793)	397,378	485,876	(3,292)	485,876	(3,292)	-1%			
24 Legal Expense - Outside Counsel	120,991	10,833	9,108	32,498	37,576	5,078	97,493	135,069	5,078	135,069	5,078	4%			
25 Staff Training	1,512	126	(126)	378	378	(378)	1,512	1,512	-	1,512	-	0%			
26 Travel/Transportation	7,435	620	5	1,859	127	(1,731)	7,308	7,435	-	7,435	-	0%			
27 Office Rent (includes \$4,800 for record retention storage)	117,390	9,783	8,827	29,348	26,481	(2,867)	90,909	117,390	-	117,390	-	0%			
29 Audit Fees	17,600	1,467	9,077	4,400	18,177	13,777	(1,881)	(1,881)	16,296	16,296	16,296	-7%			
30 Administrative fees to other PHA on Port out	79,917	6,660	13,485	19,379	29,702	9,722	70,440	100,141	20,224	100,141	20,224	25%			
31 Publications & Subscriptions	774	65	(65)	194	147	(194)	774	774	-	774	-	0%			
32 Memberships & Dues	3,269	272	(272)	817	1,038	221	2,231	3,269	-	3,269	-	0%			
33 Telephone	8,190	683	605	2,048	1,201	(846)	6,989	8,190	-	8,190	-	0%			
34 Office Supplies	21,751	1,813	859	5,438	4,314	(1,124)	17,437	21,751	-	21,751	-	0%			
35 Postage	18,564	1,547	1,382	4,641	2,747	(1,894)	15,817	18,564	-	18,564	-	0%			
36 Printing & Reproduction	8,190	683	(683)	2,048	1,457	(591)	6,793	8,190	-	8,190	-	0%			
37 Equipment maintenance	1,092	91	(91)	273	273	-	1,092	1,092	-	1,092	-	0%			
38 Equipment Lease	8,470	706	857	2,118	2,283	166	6,187	8,470	-	8,470	-	0%			
39 Advertising	4,085	341	(341)	1,024	353	(671)	3,742	4,085	-	4,085	-	0%			
40 Messenger/delivery service	5,480	455	353	1,365	1,187	(178)	4,273	5,460	-	5,460	-	0%			
41 Consultants - General Consultants	11,220	935	594	2,805	2,270	(535)	8,950	11,220	-	11,220	-	0%			
43 Software Maintenance	8,460	705	1,564	2,115	4,992	2,577	3,768	8,460	-	8,460	-	0%			
44 Inspection	131,570	10,964	8,511	32,893	29,940	(2,953)	101,630	131,570	-	131,570	-	0%			
45 Other Sundry Items	11,466	956	762	2,867	2,394	(473)	9,072	11,466	-	11,466	-	0%			
Total Administrative Expenses	\$ 1,990,050	\$ 165,838	\$ 152,279	\$ 497,513	\$ 436,034	\$ (61,479)	\$ 1,570,248	\$ 2,006,281	\$ 16,231	\$ 2,006,281	\$ 16,231	1%			
57															
58 UTILITIES															
59 Water	80	7	(7)	20	-	(20)	80	80	-	80	-	0%			
60 Electricity & Gas	16,380	1,365	829	4,095	2,517	(1,578)	13,863	16,380	-	16,380	-	0%			

BHA: BUDGET COMPARISON - MODERATE REHABILITATION PROGRAM
FY2011 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
For the Period Ending September 30, 2010

DESCRIPTION	MONTH ENDING - 09/30/2010										YEAR - TO - DATE				PROJECTED FY2011			ATTACHMENT D	
	FY2011 BUDGET		FY2011 MTD		FY2011 BUDGET		FY2011 YTD		FY2011 BUDGET		FY2011 YTD		FY2011 BUDGET		FY2011 ANNUAL		INCREASE (DECREASE)		%
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)				
1 Housing Assistance Payments (HAP)																			
2 HAP Received from HUD	625,632	\$ 52,136	\$ -	\$ (52,136)	-100%	\$ 156,408	\$ 104,272	\$ (52,136)	-33%	\$ 521,360	\$ 625,632	\$ -	0%						
3 Less HAP Paid to Owners	825,632	\$ 52,136	\$ 45,515	(6,621)	-13%	\$ 156,408	\$ 141,797	\$ (14,611)	-9%	\$ 483,835	\$ 625,632	\$ -	0%						
4 HAP Surplus (Deficit)			\$ (45,515)	\$ (45,515)															
5 Use of Excess HAP Reserve																			
6 Net HAP Surplus (Deficit)			\$ (45,515)	\$ (45,515)															
7																			
8 OPERATING & CAPITAL IMPROVEMENT REVENUE																			
9 Administrative Fees (MOD REHAB)	123,398	\$ 10,283	\$ -	(10,283)	-100%	\$ 30,850	\$ 20,982	\$ (9,868)	-32%	\$ 102,416	\$ 123,398	\$ -	0%						
17 Miscellaneous Income (Interest)	1,000	\$ 83	\$ 8	(75)	-90%	\$ 250	\$ 25	\$ (225)	-90%	\$ 975	\$ 1,000	\$ -	0%						
18 Total Operating & Capital Improvement Revenue	\$ 124,398	\$ 10,967	\$ 8	\$ (10,359)	-100%	\$ 31,100	\$ 21,007	\$ (10,093)	-32%	\$ 103,391	\$ 124,398	\$ -	0%						
19																			
20 OPERATING EXPENSES																			
21 ADMINISTRATION																			
22 Salaries	55,544	\$ 4,629	\$ 6,787	2,158	47%	\$ 13,886	\$ 20,195	\$ 6,309	45%	\$ 44,090	\$ 64,286	\$ 8,742	16%						
23 Employee Benefits	30,094	\$ 2,508	\$ 3,578	1,070	49%	\$ 7,524	\$ 9,469	\$ 1,946	26%	\$ 24,443	\$ 39,912	\$ 3,818	13%						
24 Legal Expense - Outside Counsel	14,009	\$ 1,167	\$ 500	(667)	-57%	\$ 3,502	\$ 2,065	\$ (1,438)	-41%	\$ 10,507	\$ 12,571	\$ (1,438)	-10%						
25 Staff Training	960	\$ 30	\$ -	(30)	-100%	\$ 90	\$ -	\$ (90)	-100%	\$ 360	\$ 360	\$ -	0%						
26 Travel/Transportation	409	\$ 34	\$ 0	(34)	-99%	\$ 102	\$ 7	\$ (95)	-98%	\$ 402	\$ 409	\$ -	0%						
27 Office Rent (includes \$4,800 for record retention storage)	6,450	\$ 538	\$ 485	(53)	-10%	\$ 1,613	\$ 1,455	\$ (158)	-10%	\$ 4,995	\$ 6,450	\$ -	0%						
29 Audit Fees	2,420	\$ 202	\$ 499	297	147%	\$ 605	\$ 999	\$ 394	65%	\$ 1,421	\$ 2,420	\$ -	0%						
31 Publications & Subscriptions	43	\$ 4	\$ -	(4)	-100%	\$ 11	\$ -	\$ (11)	-100%	\$ 43	\$ 43	\$ -	0%						
32 Memberships & Dues	180	\$ 15	\$ -	(15)	-100%	\$ 45	\$ 57	\$ 12	27%	\$ 123	\$ 180	\$ 57	31%						
33 Telephone	450	\$ 38	\$ -	(38)	-100%	\$ 113	\$ -	\$ (113)	-100%	\$ 450	\$ 450	\$ -	0%						
34 Office Supplies	1,289	\$ 107	\$ 47	(60)	-56%	\$ 322	\$ 237	\$ (85)	-26%	\$ 1,052	\$ 1,289	\$ -	0%						
35 Postage	1,020	\$ 85	\$ 76	(9)	-11%	\$ 255	\$ 151	\$ (104)	-41%	\$ 869	\$ 1,020	\$ -	0%						
36 Printing & Reproduction	450	\$ 38	\$ -	(38)	-100%	\$ 119	\$ 80	\$ (32)	-25%	\$ 370	\$ 450	\$ -	0%						
37 Equipment maintenance	60	\$ 5	\$ -	(5)	-100%	\$ 15	\$ -	\$ (15)	-100%	\$ 60	\$ 60	\$ -	0%						
38 Equipment Lease	465	\$ 39	\$ 47	8	21%	\$ 116	\$ 125	\$ 9	8%	\$ 340	\$ 465	\$ -	0%						
39 Advertising	225	\$ 19	\$ -	(19)	-100%	\$ 56	\$ 19	\$ (37)	-66%	\$ 206	\$ 225	\$ -	0%						
40 Messenger/delivery service	300	\$ 25	\$ 4	(21)	-83%	\$ 75	\$ 20	\$ (55)	-74%	\$ 280	\$ 300	\$ -	0%						
41 Consultants - General Consultants	850	\$ 71	\$ 23	(48)	-88%	\$ 213	\$ 103	\$ (109)	-51%	\$ 747	\$ 850	\$ -	0%						
43 Software Maintenance	1,200	\$ 100	\$ 86	(14)	-12%	\$ 300	\$ 258	\$ (42)	-14%	\$ 942	\$ 1,200	\$ -	0%						
44 Inspection	5,784	\$ 482	\$ -	(482)	-100%	\$ 1,446	\$ -	\$ (1,446)	-100%	\$ 5,784	\$ 5,784	\$ -	0%						
45 Other Sundry Items	630	\$ 53	\$ -	(53)	-100%	\$ 158	\$ -	\$ (158)	-100%	\$ 630	\$ 630	\$ -	0%						
46 Interest																			
46 Total Administrative Expenses	\$ 122,232	\$ 10,186	\$ 12,132	\$ 1,946	19%	\$ 30,558	\$ 35,241	\$ 4,683	15%	\$ 98,114	\$ 133,354	\$ 11,122	9%						
57 UTILITIES																			
51 Water																			
53 Electricity & Gas	900	\$ 75	\$ -	(75)	-8%	\$ 225	\$ -	\$ (225)	-100%	\$ 900	\$ 900	\$ -	0%						

BHA: BUDGET COMPARISON - LOW INCOME PUBLIC REPORT (LIPH)														ATTACHMENT E	
FY2011 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses															
For the Period Ending September 30, 2010															
DESCRIPTION	MONTH ENDING - 09/30/2010			YEAR - TO - DATE			PROJECTED FY2011			PROJECTED FY2011					
	FY2011 BUDGET	FY2011 MTD	FY2011 INCREASE (DECREASE)	FY2011 YTD BUDGET	FY2011 YTD ACTUAL	FY2011 INCREASE (DECREASE)	FY2011 OCT- JUNE BUDGET	FY2011 OCT- JUNE BUDGET	FY2011 ANNUAL (g) = (e+f)	FY2011 ANNUAL (g) = (e+f)	FY2011 INCREASE (DECREASE)	FY2011 INCREASE (DECREASE)	%	%	
(1)	(a)	(b)	(b-c)	(d)	(e)	(d-e)	(f)	(f)	(g)	(g)	(g-a)	(g-a)			
OPERATING & CAPITAL IMPROVEMENT REVENUE															
Operating Subsidy (LIPH)	131,074	17,134	6,211	32,769	51,400	18,632	79,674	131,074	131,074				57%	0%	
Asset Repositioning Fee (LIPH)	67,084		(5,590)	16,771		(16,771)	67,084	67,084	67,084				-100%	0%	
Rent Charges (LIPH)	148,318	15,362	3,002	37,080	48,012	10,933	100,306	148,318	148,318				29%	0%	
Capital Fund/ARRA Available for Operations	262,000	21,933	(21,833)	65,500		(65,500)	262,000	262,000	262,000						
Capital Fund/ARRA Available for Capital Improvements	65,000	5,417	(5,417)	16,250		(16,250)	62,559	62,559	62,559					(2,441)	
Other Revenue - CDBG	120,000	10,000	(10,000)	30,000		(30,000)	120,000	120,000	120,000				-100%	0%	
Miscellaneous Income (Interest)	4,600	383	107	1,150	1,597	447	3,003	4,600	4,600				39%	0%	
Total Operating & Capital Improvement Revenue	799,076	66,506	(33,520)	199,519	101,009	(98,510)	694,626	796,635	796,635				-49%	0%	
OPERATING & CAPITAL IMPROVEMENT REVENUE - OTHER															
ADMINISTRATION															
Salaries	108,971	9,081	(1,257)	27,243	22,772	(4,471)	86,716	109,489	109,489				-16%	0%	
Employee Benefits	59,661	4,972	(405)	14,915	11,642	(3,273)	48,714	60,357	60,357				-22%	1%	
Legal Expense - Outside Counsel	45,191	3,766	(1,075)	11,298	6,987	(4,311)	35,505	42,492	42,492				-38%	-6%	
Staff Training	5,256	438	(438)	1,314		(1,314)	5,256	5,256	5,256				-100%	0%	
Travel/Transportation	245	20	0	61	99	38	146	245	245				62%	0%	
Office Rent (includes \$4,800 for record retention storage)	3,870	323	(32)	968	1,092	125	2,778	3,870	3,870				13%	0%	
Audit Fees	1,320	110	189	330	589	259	2,025	2,624	2,624				82%	99%	
Publications & Subscriptions	26	2	(2)	7		(7)	26	26	26				-100%	0%	
Memberships & Dues	108	9	(9)	27	34	7	74	108	108				27%	0%	
Telephone	270	23	(23)	68	68		270	270	270				-100%	0%	
Office Supplies	720	60	(32)	180	142	(38)	578	720	720				-21%	0%	
Postage	612	51	(5)	153	91	(62)	521	612	612				-41%	0%	
Printing & Reproduction	270	23	(23)	68	48	(19)	222	270	270				-29%	0%	
Equipment maintenance	36	3	(3)	9		(9)	36	36	36				-100%	0%	
Equipment Lease	279	23	5	70	75	6	204	279	279				8%	0%	
Advertising	135	11	(11)	34	12	(22)	123	135	135				-66%	0%	
Messenger/delivery service	180	15	(12)	45	12	(33)	168	180	180				-74%	0%	
Consultants - General Consultants	4,760	397	(383)	1,190	62	(1,128)	4,698	4,760	4,760				-95%	0%	
Software Maintenance	11,100	925	(873)	2,775	155	(2,620)	10,945	11,100	11,100				-94%	0%	
Inspection	1,220	102	(102)	305		(305)	1,220	1,220	1,220				-100%	0%	
Other Sundry Items	377	31	(31)	94	29	(65)	348	377	377				-69%	0%	
Interest	27,135	2,261	(2,261)	6,784	(24)	(6,808)	27,159	27,135	27,135				-100%	0%	
	\$ 271,742	\$ 22,645	\$ (6,803)	\$ 67,936	\$ 43,927	\$ (24,108)	\$ 227,793	\$ 271,560	\$ 271,560				-35%	0%	
DISPOSITION EXPENSES															
Relocation Consultant	165,000	13,750	(13,750)	41,250		(41,250)	165,000	165,000	165,000				-100%	0%	
Development Consultant	18,920	1,577	(1,577)	4,730		(4,730)	18,920	18,920	18,920				-100%	0%	
Project Manager	68,400	5,700	(5,700)	17,100	10,283	(6,817)	58,117	68,400	68,400				-40%	0%	
Specialized Legal Services	19,800	1,650	(1,650)	4,950		(4,950)	19,800	19,800	19,800				-100%	0%	
Total Disposition Expenses	\$ 272,120	\$ 22,677	\$ (22,677)	\$ 68,030	\$ 10,283	\$ (57,747)	\$ 261,837	\$ 272,120	\$ 272,120				-85%	0%	
UTILITIES															

BHA: BUDGET COMPARISON - RENTAL HOUSING AND CONSTRUCTION PROGRAM (RHCP)														ATTACHMENT F	
FY2011 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses															
For the Period Ending September 30, 2010															
DESCRIPTION	MONTH ENDING - 09/30/2010			YEAR - TO - DATE			PROJECTED FY2011			PROJECTED FY2011					
	FY2011 BUDGET	FY2011 MTD BUDGET	FY2011 MTD ACTUAL	FY2011 YTD BUDGET	FY2011 YTD ACTUAL	FY2011 YTD INCREASE (DECREASE)	FY2011 OCT - JUNE BUDGET	FY2011 OCT - JUNE ACTUAL	FY2011 OCT - JUNE INCREASE (DECREASE)	FY2011 ANNUAL BUDGET	FY2011 ANNUAL ACTUAL	FY2011 ANNUAL INCREASE (DECREASE)	%		
(1)	(a)	(b)	(c)	(d)	(e)	(f-g)	(f)	(g-h)	(i-j)	(k)	(l-m)	(n-o)	(p-q)		
8 OPERATING & CAPITAL IMPROVEMENT REVENUE															
10 Operating Subsidy (RHCP)	51,630	4,303	14,961	12,908	14,961	10,659	36,669	51,630	16%	36,669	51,630	14%	0%		
12 Rent Charges (RHCP)	66,291	5,524	4,675	16,573	15,098	(849)	51,193	66,291	-9%	51,193	66,291	11%	0%		
17 Miscellaneous Income (Interest)	750	63	68	188	207	6	543	750	10%	543	750	13%	0%		
Total Operating & Capital Improvement Revenue	118,671	9,889	19,704	29,668	30,266	9,815	88,405	118,671	2%	88,405	118,671	13%	0%		
19															
20 OPERATING & CAPITAL IMPROVEMENT REVENUE - OTHER															
21 ADMINISTRATION															
22 Salaries	29,459	2,455	2,080	7,365	6,116	(375)	23,438	29,459	-17%	23,438	29,459	13%	0%		
23 Employee Benefits	16,111	1,343	1,218	4,028	3,124	(235)	13,149	16,111	-22%	13,149	16,111	15%	0%		
24 Legal Expense - Outside Counsel	10,809	901	661	2,702	1,761	(240)	8,107	9,868	-35%	8,107	9,868	18%	0%		
25 Staff Training	72	6	-	18	-	(6)	72	72	-100%	72	72	100%	0%		
26 Travel/Transportation	82	7	0	21	24	(7)	58	82	15%	58	82	71%	0%		
27 Office Rent (includes \$4,800 for record retention storage)	660	55	100	323	342	(11)	948	1,290	6%	948	1,290	13%	0%		
28 Audit Fees	9	1	-	2	2	(1)	9	9	-100%	9	9	100%	0%		
31 Publications & Subscriptions	36	3	-	9	11	(3)	25	36	27%	25	36	40%	0%		
32 Memberships & Dues	90	8	-	23	-	(8)	90	90	-100%	90	90	100%	0%		
33 Telephone	240	20	9	60	47	(13)	193	240	-53%	193	240	80%	0%		
34 Office Supplies	204	17	15	51	30	(11)	174	204	-11%	174	204	85%	0%		
35 Postage	90	8	-	23	16	(8)	74	90	-100%	74	90	82%	0%		
36 Printing & Reproduction	12	1	-	3	-	(1)	12	12	-100%	12	12	100%	0%		
37 Equipment maintenance	93	8	9	23	25	2	68	93	8%	68	93	79%	0%		
38 Equipment Lease	45	4	-	11	4	(4)	41	45	-100%	41	45	91%	0%		
39 Advertising	60	5	1	15	4	(4)	56	60	-74%	56	60	93%	0%		
40 Messenger/delivery service	170	14	5	43	21	(10)	149	170	-8%	149	170	88%	0%		
41 Consultants - General Consultants	240	20	17	60	52	(3)	188	240	-14%	188	240	78%	0%		
43 Software Maintenance	280	23	-	70	-	(23)	280	280	-100%	280	280	100%	0%		
44 Inspection	126	11	-	32	-	(11)	126	126	-100%	126	126	100%	0%		
45 Other Sundry Items					(4)		4			4					
46 Interest															
48 Total Administrative Expenses	60,178	5,015	4,212	15,045	11,772	(803)	47,721	59,493	-22%	47,721	59,493	88%	-1%		
51 UTILITIES															
53 Water	720	60	-	180	-	(60)	720	720	-100%	720	720	100%	0%		
54 Electricity & Gas	180	15	18	45	50	3	130	180	5%	130	180	56%	0%		
55 Gas															
57 Sewage Reimbursement	3,528	294	115	882	215	(179)	3,313	3,528	667	3,313	3,528	94%	0%		
58 Refuse	8,640	720	1,839	2,160	1,859	(301)	6,781	8,640	(301)	6,781	8,640	79%	0%		
59 Total Utilities	13,068	1,089	1,993	3,267	2,124	(904)	10,944	13,068	-35%	10,944	13,068	84%	0%		
61 ORDINARY MAINTENANCE															
65 Facilities maintenance (includes \$14,000 for Office Maintenance)	28,765	2,987	1,849	7,191	5,374	(548)	21,574	28,765	-25%	21,574	28,765	75%	-6%		
66 Mgmt Contract	6,270	523	523	1,568	1,568	-	4,703	6,270	0%	4,703	6,270	76%	0%		
E.25 Total Ordinary Maintenance	35,035	2,920	2,372	8,759	6,941	(548)	26,276	33,217	-21%	26,276	33,217	75%	-5%		

BHA: BUDGET COMPARISON - RENTAL HOUSING AND CONSTRUCTION PROGRAM (RHCP)															ATTACHMENT F	
FY2011 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses																
For the Period Ending September 30, 2010																
DESCRIPTION	MONTH ENDING - 09/30/2010			YEAR - TO - DATE			YEAR - TO - DATE			PROJECTED FY2011						
	FY2011 BUDGET	FY2011 MTD BUDGET	FY2011 MTD ACTUAL	FY2011 YTD BUDGET	FY2011 YTD ACTUAL	FY2011 YTD INCREASE (DECREASE)	FY2011 YTD BUDGET	FY2011 YTD ACTUAL	FY2011 YTD INCREASE (DECREASE)	FY2011 OCT - JUNE BUDGET	FY2011 OCT - JUNE ACTUAL	FY2011 INCREASE (DECREASE)	FY2011 INCREASE (DECREASE)			
(1)	(a)	(b)	(c)	(d)	(e)	(d-e)	(f)	(g)	(g - e)	(f)	(g - f)	(g - e)	(g - e)			
						%			%			%				
76 GENERAL EXPENSE																
77 Insurance	10,364	\$ 864	\$ 875	\$ 2,591	\$ 2,665	\$ 74	\$ 7,996	\$ 10,861	\$ 287	\$ -	\$ -	\$ 297	\$ 297		3%	
80 Collection losses		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		0%	
81 Other General Expenses (Stipends)	26	\$ 2	\$ -	\$ 7	\$ -	\$ (7)	\$ 26	\$ 26	\$ -	\$ -	\$ -	\$ -	\$ -		0%	
82 Total General Expenses	10,390	\$ 866	\$ 875	\$ 2,598	\$ 2,665	\$ 68	\$ 8,022	\$ 10,887	\$ 297	\$ -	\$ -	\$ 297	\$ 297		3%	
83 Total Operating Expenses	118,671	\$ 9,889	\$ 9,451	\$ 29,668	\$ 23,502	\$ (6,165)	\$ 92,963	\$ 116,465	\$ (2,206)	\$ -	\$ -	\$ (2,206)	\$ (2,206)		-2%	
90 Debt Service		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
91 Total Expenses	\$ 118,671	\$ 9,889	\$ 9,451	\$ 29,668	\$ 23,502	\$ (6,165)	\$ 92,963	\$ 116,465	\$ (2,206)	\$ -	\$ -	\$ (2,206)	\$ (2,206)			
92 Operating Surplus (Deficit)	\$ -	\$ -	\$ 10,253	\$ -	\$ 6,763	\$ 6,763	\$ (4,557)	\$ 2,206	\$ 2,206	\$ -	\$ -	\$ -	\$ -			
93 Use of Operating Reserve/Other Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
94 Net Operating Surplus (Deficit)	\$ -	\$ -	\$ 10,253	\$ -	\$ 6,763	\$ 6,763	\$ (4,557)	\$ 2,206	\$ 2,206	\$ -	\$ -	\$ -	\$ -			