

NORTH BERGEN HOUSING AUTHORITY
HOUSING PROGRAMS
BUDGET TO ACTUAL REPORT
4/30/2019

ACCOUNT NAME	PHA- ACTUAL Y-T-D	SEC 8 EXISTING ACTUAL Y-T-D	TOTAL	BUDGET Y-T-D	VARIANCE	12 MONTH BUDGET
DWELLING RENT	\$3,527,602	\$0	\$3,527,602	\$3,478,775	\$48,827	\$4,174,530
EXCESS UTILITIES	57,764	0	57,764	53,125	4,639	63,750
INTEREST INCOME	21,257	2,688	23,945	17,667	6,278	21,200
TENANT CHARGES	0	0	0	8,333	(8,333)	10,000
OTHER INCOME	438,919	57,720	496,639	481,383	15,256	577,660
MANAGEMENT FEES	722,412	0	722,412	714,775	7,637	857,730
SECTION 8 PAYMENTS-HUD	0	3,548,999	3,548,999	3,622,533	(73,534)	4,347,040
OPERATING SUBSIDY-PHA	2,605,285	0	2,605,285	2,541,133	64,152	3,049,360
TOTAL INCOME	\$7,373,239	\$3,609,407	\$10,982,646	\$10,917,725	\$64,921	\$13,101,270
ADMIN. SALARIES	\$1,252,818	\$193,862	\$1,446,680	\$1,478,258	\$31,578	\$1,773,910
LEGAL	325,610	0	325,610	125,000	(200,610)	150,000
TRAVEL & TRAINING	15,185	0	15,185	36,667	21,482	44,000
AUDITING	8,517	5,650	14,167	14,167	0	17,000
ACCOUNTING	52,900	21,800	74,700	75,000	300	90,000
MANAGEMENT FEES	722,411	0	722,411	714,775	(7,636)	857,730
SUNDRY	325,457	20,372	345,829	275,000	(70,829)	330,000
TOTAL ADMIN.	\$2,702,898	\$241,684	\$2,944,582	\$2,718,867	(\$225,715)	\$3,262,640
TENANT SERVICES SALARY	\$68,968	\$0	\$68,968	\$99,233	\$30,265	\$119,080
TENANT SERVICES MATERIALS	0	0	0	0	0	0
TENANT SERVICES CONTRACTS	35,543	0	35,543	20,833	(14,710)	25,000
TOTAL TENANT SRV.	\$104,511	\$0	\$104,511	\$120,067	\$15,556	\$144,080
WATER	\$221,018	\$0	\$221,018	\$248,948	\$27,930	\$298,738
ELECTRIC	582,807	0	582,807	763,930	181,123	916,716
GAS	284,749	0	284,749	303,298	18,549	363,957
SEWER	230,767	0	230,767	275,000	44,233	330,000
LABOR	0	0	0	0	0	0
TOTAL UTILITIES	\$1,319,341	\$0	\$1,319,341	\$1,591,176	\$271,835	\$1,909,411
MAINTENANCE LABOR	\$0	\$0	\$0	\$0	\$0	\$0
MAINTENANCE MATERIALS	291,985	0	291,985	250,000	(41,985)	300,000
CONTRACT COSTS	945,581	0	945,581	833,333	(112,248)	1,000,000
TOTAL MAINTENANCE	\$1,237,566	\$0	\$1,237,566	\$1,083,333	(\$154,233)	\$1,300,000
PROTECTIVE SERVICES	\$452,293	\$0	\$452,293	\$477,167	\$24,874	\$572,600
INSURANCE	\$155,045	\$12,066	\$167,111	\$212,500	\$45,389	\$255,000
PILOT	226,603	0	226,603	194,075	(32,528)	232,890
EMPLOYEE BENEFIT CONTR.	1,061,127	48,378	1,109,505	1,093,825	(15,680)	1,312,590
COLLECTION LOSSES	10,000	0	10,000	10,000	0	12,000
OTHER GENERAL EXPENSE	-	9,323	9,323	13,333	4,010	16,000
TOTAL GENERAL	\$1,452,775	\$69,767	\$1,522,542	\$1,523,733	\$1,192	\$1,828,480
EXTRAORDINARY MAINT.	\$0	\$0	\$0	\$0	\$0	\$0
PRIOR YR. ADJUSTMENT	0	0	0	0	0	0
HOUSING ASST. PAYMENTS	0	3,252,540	3,252,540	3,364,033	111,493	4,036,840
EQUIPMENT	58,951	0	58,951	33,333	(25,618)	40,000
TOTAL NONROUTINE	\$58,951	\$3,252,540	\$3,311,491	\$3,397,367	\$85,876	\$4,076,840
TOTAL EXPENDITURES	\$7,328,334	\$3,563,991	\$10,892,325	\$10,911,709	\$19,384	\$13,094,051
RESIDUAL RECEIPTS	\$44,905	\$45,416	\$90,321	\$6,016	\$84,305	\$7,219
RESERVE JULY 1ST, 2018	(\$2,314,177)	(\$910,827)	(\$3,225,004)			
RESERVE APRIL 30TH, 2019	(\$2,269,272)	(\$865,411)	(\$3,134,683)			