

NORTH BERGEN HOUSING AUTHORITY
HOUSING PROGRAMS
BUDGET TO ACTUAL REPORT
5/31/2024

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	\$5,003,003	\$0	\$5,003,003	\$4,834,390	\$168,613	\$5,273,880
EXCESS UTILITIES	62,852	0	62,852	62,828	24	68,540
INTEREST INCOME	88,047	25,107	113,154	123,411	(10,257)	134,630
TENANT CHARGES	0	0	0	9,167	(9,167)	10,000
OTHER INCOME	766,728	73,887	840,615	1,009,067	(168,452)	1,100,800
MANAGEMENT FEES	905,819	0	905,819	883,043	22,776	963,320
SECTION 8 PAYMENTS-HUD	0	7,484,176	7,484,176	7,851,250	(367,074)	8,565,000
OPERATING SUBSIDY-PHA	3,619,574	0	3,619,574	3,666,667	(47,093)	4,000,000
TOTAL INCOME	\$10,446,023	\$7,583,170	\$18,029,193	\$18,439,823	(\$410,630)	\$20,116,170
ADMIN. SALARIES	\$2,417,372	\$285,562	\$2,702,934	\$1,893,934	(\$809,000)	\$2,066,110
LEGAL	303,115	0	303,115	297,917	(5,198)	325,000
TRAVEL & TRAINING	51,759	0	51,759	43,083	(8,676)	47,000
AUDITING	17,417	4,584	22,001	22,000	(1)	24,000
ACCOUNTING	68,100	28,900	97,000	99,000	2,000	108,000
MANAGEMENT FEES	905,819	0	905,819	883,043	(22,776)	963,320
SUNDRY	426,361	46,518	472,879	548,167	75,288	598,000
TOTAL ADMIN.	\$4,189,943	\$365,564	\$4,555,507	\$3,787,144	(\$768,363)	\$4,131,430
TENANT SERVICES SALARY	\$233,593	\$0	\$233,593	\$162,699	(\$70,894)	\$177,490
TENANT SERVICES MATERIALS	0	0	0	0	0	0
TENANT SERVICES CONTRACTS	50,400	0	50,400	27,500	(22,900)	30,000
TOTAL TENANT SRV.	\$283,993	\$0	\$283,993	\$190,199	(\$93,794)	\$207,490
WATER	\$314,934	\$0	\$314,934	\$622,692	\$307,758	\$679,300
ELECTRIC	915,010	0	915,010	972,033	57,023	1,060,400
GAS	374,614	0	374,614	471,992	97,378	514,900
SEWER	315,418	0	315,418	183,333	(132,085)	200,000
LABOR	0	0	0	0	0	0
TOTAL UTILITIES	\$1,919,976	\$0	\$1,919,976	\$2,250,050	\$330,074	\$2,454,600
MAINTENANCE LABOR	\$0	\$0	\$0	\$0	\$0	\$0
MAINTENANCE MATERIALS	418,616	0	418,616	440,000	21,384	480,000
CONTRACT COSTS	1,671,753	0	1,671,753	1,397,917	(273,836)	1,525,000
TOTAL MAINTENANCE	\$2,090,369	\$0	\$2,090,369	\$1,837,917	(\$252,452)	\$2,005,000
PROTECTIVE SERVICES	\$822,114	\$0	\$822,114	\$790,167	(\$31,947)	\$862,000
INSURANCE	\$378,618	\$13,494	\$392,112	\$362,083	(\$30,029)	\$395,000
PILOT	314,588	0	314,588	264,715	(49,873)	288,780
EMPLOYEE BENEFIT CONTR.	1,464,307	119,180	1,583,487	1,464,375	(119,112)	1,597,500
COLLECTION LOSSES	11,000	0	11,000	11,000	0	12,000
OTHER GENERAL EXPENSE	22,393	15,444	37,837	16,500	(21,337)	18,000
TOTAL GENERAL	\$2,190,906	\$148,118	\$2,339,024	\$2,118,673	(\$220,351)	\$2,311,280
EXTRAORDINARY MAINT.	\$0	\$0	\$0	\$0	\$0	\$0
PRIOR YR. ADJUSTMENT	0	0	0	0	0	0
HOUSING ASST. PAYMENTS	45,723	6,938,835	6,984,558	7,333,333	348,775	8,000,000
EQUIPMENT	0	0	0	45,833	45,833	50,000
TOTAL NONROUTINE	\$45,723	\$6,938,835	\$6,984,558	\$7,379,167	\$394,609	\$8,050,000
TOTAL EXPENDITURES	\$11,543,024	\$7,452,517	\$18,995,541	\$18,353,317	(\$642,224)	\$20,021,800
RESIDUAL RECEIPTS	(\$1,097,001)	\$130,653	(\$966,348)	\$86,506	(\$1,052,853)	\$94,370
RESERVE JULY 1ST, 2023	(\$10,682,513)	(\$1,421,055)	(\$12,103,568)			
RESERVE MAY 31TH, 2024	(\$11,779,514)	(\$1,290,402)	(\$13,069,916)			