

## Clay Center Housing Authority Profit & Loss Budget vs. Actual

03/31/19

March 2019

Accrual Basis

|  | Jan - Dec 19               | Budget            | % of Budget  |
|--|----------------------------|-------------------|--------------|
| <b>Income</b>                                |                            |                   |              |
| 4101000 · Rental                             | 40,558.56                  | 201,232.00        | 20.2%        |
| 4101200 · Section 8                          | 27,762.00                  | 117,368.00        | 23.7%        |
| 4105000 · Vacancy                            | 0.00                       | -63,720.00        | 0.0%         |
| 4235000 · Cable TV                           | 3,014.18                   | 13,800.00         | 21.8%        |
| 4410000 · Late Fee Charge                    | 150.00                     |                   |              |
| 4420000 · Utilities Fee                      | 2,015.99                   | 8,280.00          | 24.3%        |
| 4500007 · Collections                        | 0.00                       |                   |              |
| 4500009 · Maintenance Material Cost          | 24.34                      | 486.00            | 5.0%         |
| 4500010 · Lockout Fee                        | 25.00                      |                   |              |
| 4700100 · Interest Income                    | 119.36                     | 150.00            | 79.6%        |
| 4700500 · Miscellaneous Non-Tenant Income    | 1,624.37                   | 7,349.00          | 22.1%        |
| 4701311 · Laundry Income                     | 1,255.25                   | 5,500.00          | 22.8%        |
| 4701312 · Vending Machine Income             | 1,341.70                   | 5,366.00          | 25.0%        |
| <b>Total Income</b>                          | <b>77,890.75</b>           | <b>295,811.00</b> | <b>26.3%</b> |
| <b>Expense</b>                               |                            |                   |              |
| 5110000 · Maintenance Labor                  | 16,094.46                  | 59,108.00         | 27.2%        |
| 5120000 · Custodial Costs                    | 2,302.87                   | 9,699.00          | 23.7%        |
| 5130000 · Administrative Payroll             | 20,842.95                  | 79,789.00         | 26.1%        |
| 514000 · Workmens Compensation               | 525.51                     | 3,142.00          | 16.7%        |
| 5201000 · Materials                          | 1,199.22                   | 2,000.00          | 60.0%        |
| 5205000 · Contract Costs                     | 713.25 <sup>1</sup>        |                   |              |
| 5210000 · Landscaping                        | 754.87                     | 800.00            | 94.4%        |
| 5214000 · Exterminator/Pest                  | 726.00                     | 3,000.00          | 24.2%        |
| 5225000 · Elevator Repair                    | 2,186.63                   | 5,167.00          | 42.3%        |
| 5230000 · HVAC Services & Repairs            | 78.91                      | 600.00            | 13.2%        |
| 5235001 · Plumbing                           | 0.00                       | 600.00            | 0.0%         |
| 5235003 · Snow Removal                       | 726.00 <sup>2</sup>        | 250.00            | 290.4%       |
| 5305000 · Water                              | 1,446.86                   | 5,500.00          | 26.3%        |
| 5310000 · Trash Removal                      | 720.00                     | 3,200.00          | 22.5%        |
| 5315000 · Gas                                | 2,168.69 <sup>3</sup>      | 5,600.00          | 38.7%        |
| 5320000 · Electric                           | 11,841.43                  | 52,000.00         | 22.8%        |
| 5340001 · Sewer                              | 570.00                     | 2,000.00          | 28.5%        |
| 5405000 · Advertising                        | 1,593.55                   | 7,920.00          | 20.1%        |
| 5505000 · Bank Fees                          | 63.00                      | 220.00            | 28.6%        |
| 5515000 · Sundry Administrative              |                            |                   |              |
| 5520002 · Office Expense                     | 230.69                     | 1,000.00          | 23.1%        |
| 5520003 · Telephone Expense                  | 271.85                     | 1,400.00          | 19.4%        |
| 5520004 · Industry Organizations Expense     | 0.00                       | 330.00            | 0.0%         |
| 5520005 · Software & Web Subscriptions       | 1,434.82                   | 2,000.00          | 71.7%        |
| 5520006 · Cable TV Contract                  | 2,662.86                   | 10,800.00         | 24.7%        |
| 5520008 · Certification/Inspection Fees      | 160.00                     | 1,200.00          | 13.3%        |
| 5515000 · Sundry Administrative - Other      | 20.00                      | 2,200.00          | 0.9%         |
| <b>Total 5515000 · Sundry Administrative</b> | <b>4,780.22</b>            | <b>18,930.00</b>  | <b>25.3%</b> |
| 5520000 · Travel Expense                     | 0.00                       | 400.00            | 0.0%         |
| 5520001 · Training Expense                   | 0.00                       | 800.00            | 0.0%         |
| 5610000 · Legal Services                     | 2,643.64                   |                   |              |
| 5612000 · Auditing Services                  | 0.00                       | 4,500.00          | 0.0%         |
| 5615000 · Property & Liability Insurance     | 4,456.05                   | 18,564.00         | 24.0%        |
| 6001000 · Miscellaneous Expenditures         | 51.11                      |                   |              |
| 7002000 · Vending Supplies                   | 514.97                     | 2,050.00          | 25.1%        |
| 7002001 · Vending Sales Tax                  | 84.34                      | 400.00            | 21.1%        |
| 7002002 · Laundry Lease                      | 426.23                     | 1,704.00          | 25.0%        |
| <b>Total Expense</b>                         | <b>77,510.76</b>           | <b>287,943.00</b> | <b>26.9%</b> |
| <b>Net Income</b>                            | <b>379.99 <sup>4</sup></b> | <b>7,868.00</b>   | <b>4.8%</b>  |

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1. This was an unexpected replacement of a motor to the main building entrance door along with a file drawer lock malfunction.  
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2. What a winter!  
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3. This number is where it should be for this time of year but need to point out that, while natural gas prices are still low, they are higher than a few years ago and we are still paying lower prices because of hedging.  
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4. This figure is due to a combination of a year with little expected net income due to holding units vacant for construction and an abnormally cold winter resulting in higher labor, snow removal, and utility costs.  
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