

Cambridge Housing Authority
Consolidated Budget FY 2012

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
	Public Housing							Vouchers					Other Programs				Total Operating	Planning and Development/	Block Grant	Elimination	CHA Total		
	Federal (96% proration)	State	Roosevelt Towers	Putnam School	Aberdeen/Hammond/Woodbridge	Lincoln way, Jackson Gardens	Total Public Housing	MTW Vouchers (97% Proration)	Mainstream	Other Leased Housing	MRVP	Total Vouchers	Jefferson Park Daycare	Managing Agent	Tenant Services	Total Other Programs	Central Office Total		Total Capital	Block Grant	Fee/Reserve Elimination		
HUD/DHCD Unit Count:	2344	109	77	33	25		2588	2150	200	137	189	2676						5264					
Project ID:	62-62	20-20	44-44	27-27	680/689			76-76	73-73		35-35												
Operating Revenues																							
1 Dwelling Rent	\$9,845,645	\$533,652	\$350,000	\$143,000			\$10,872,297					\$0						\$10,872,297	\$0			\$10,872,297	
2 Shelter Rent -- HUD Section 8	\$0		\$600,000	\$259,700			\$859,700					\$0						\$859,700				\$859,700	
3 Excess Utilities	\$11,849		\$0	\$0			\$11,849					\$0						\$11,849				\$11,849	
4 Non-dwelling Rent	\$225,390		\$29,024	\$12,000	\$60,000		\$326,414					\$0	\$7,217		\$7,217			\$333,631				\$333,631	
5 Non-Utility Subsidy/HAP Budget	\$4,315,652		\$0	\$0		\$16,052	\$4,331,705	34,262,801	1,978,015	1,120,311	1,285,000	\$38,646,127			\$253,614	\$253,614		\$43,231,446	\$0			\$43,231,446	
6 Utility Subsidy	\$6,377,519		\$0	\$0			\$6,402,696					\$0						\$6,402,696	\$0			\$6,402,696	
7 Subsidy - DHCD		\$415,793					\$152,276					\$0						\$568,069	\$0			\$568,069	
8 Vacancy Loss	(\$261,047)	(\$32,019)	(\$10,500)	(\$2,860)			(\$306,427)					\$0						(\$306,427)	\$0			(\$306,427)	
9 Tenant Revenue	\$27,799	\$3,000	\$0	\$0			\$30,799					\$0						\$30,799				\$30,799	
10 Interest on Investments	\$38,318		\$242	\$500			\$39,060	38,000	275	275	150	\$38,700						\$77,760				\$77,760	
11 Other Operating Receipts	\$74,018		\$4,765	\$1,260			\$80,043	14,400				\$14,400		\$152,805	\$475,391	\$628,196		\$722,639	\$20,000			\$742,639	
12 Other Revenue -- Retained							\$0					\$0						\$0				\$0	
13 Admin Fee Subsidy (HCV)							\$0		241,680	143,062	70,000	\$454,742						\$454,742				\$454,742	
14 Capial funding/Grants							\$0					\$0						\$0				\$0	
15 HAP/Other Reserve							\$0					\$0						\$0				\$0	
16 Fees for service							\$0					\$0				\$5,068,618		\$5,068,618				(\$4,763,339)	
17 Total Operating Revenues	20,655,141	920,426	973,531	413,600	60,000	193,506	23,216,204	34,315,201	2,219,970	1,263,648	1,355,150	39,153,969	7,217	152,805	729,005	889,027	5,068,618	68,327,818	0	20,000		(4,763,339)	63,584,479
Operating Expenditures																							
18 Administrative Salaries	\$1,358,028	\$69,868	\$68,740	\$30,266	\$0		\$1,526,903	918,709	85,461	58,541	80,761	\$1,143,472		\$75,229	\$75,229	\$2,161,070		\$4,906,674	\$1,278,534	\$146,739		\$6,331,947	
19 Administrative Salaries - OT	\$67,901	\$3,493	\$3,437	\$1,513	\$0		\$76,345					\$0						\$76,345				\$76,345	
20 Other Admin. Expenses	\$4,254,541	\$328,668	\$135,052	\$46,699	\$25,250	\$193,506	\$4,983,716	1,640,202	128,255	62,985	121,201	\$1,952,644		\$27,111	\$729,005	\$756,116	\$1,134,213	\$8,826,688	\$915,332	\$800,000	(\$3,162,444)	\$7,379,576	
21 Total Tenant Services	\$562,220	\$4,561	\$10,222	\$3,381			\$580,385	273,946				\$273,946						\$854,331				\$854,331	
22 Total Utilities	\$4,535,666	\$196,745	\$241,576	\$56,123			\$5,030,110					\$0	\$655		\$655	\$13,457		\$5,044,221				\$5,044,221	
23 Maintenance Labor	\$2,273,958	\$140,133	\$79,537	\$59,124			\$2,552,752					\$0			\$0	\$692,925		\$3,245,676				\$3,245,676	
24 Maintenance Labor -- OT	\$152,732	\$9,809	\$5,568	\$4,139			\$172,248					\$0			\$0			\$172,248				\$172,248	
25 Total Materials & Supplies	\$895,104	\$34,960	\$40,000	\$15,695			\$985,759					\$0				\$23,577		\$1,009,336				\$1,009,336	
26 Total Contract Costs	\$3,612,180	\$115,805	\$178,001	\$90,948	\$6,000		\$4,002,934					\$0	\$7,392		\$7,392	\$4,786		\$4,015,112			(\$1,104,448)	\$2,910,664	
27 Total Protective Services	\$0	\$0	\$100,839	\$39,972			\$140,811	14,155	1,317	783	1,244	\$17,500						\$17,500				\$17,500	
28 Short Term Debt	\$0	\$0	\$100,839	\$39,972			\$140,811					\$0						\$140,811				\$140,811	
29 Long Term Debt	\$382,039	\$0	\$0	\$0			\$382,039					\$0						\$382,039				\$382,039	
30 Insurance	\$377,261	\$13,226	\$8,940	\$3,383	\$2,563		\$405,371	14,026	1,305	776	1,233	\$17,341		\$3,790	\$3,790	\$13,647		\$440,148				\$440,148	
31 Payment in Lieu of Taxes	\$512,831	\$3,924	\$2,772		\$2,596		\$522,123					\$0						\$522,123				\$522,123	
32 Employee Benefits	\$1,351,094	\$78,079	\$55,130	\$33,155			\$1,517,457	334,690	31,134	21,327	29,422	\$416,572		\$35,850	\$35,850	\$997,992		\$2,967,871	\$435,631	\$54,103		\$3,457,606	
33 HAP Expense							\$0	27,638,708	1,976,199	1,119,503	1,285,000	\$32,019,410						\$32,019,410				\$32,019,410	
34 Provision for Capital Reserve	\$318,000	\$16,350	\$11,550	\$4,950	\$3,750		\$354,600					\$0						\$354,600				\$354,600	
35 Debt Service -- Interest				\$12,000			\$12,000					\$0						\$43,245				\$43,245	
36 Total General	\$2,941,225	\$111,578	\$210,475	\$93,460	\$8,909		\$3,365,647	\$27,987,424	\$2,008,638	\$1,141,606	\$1,315,655	\$32,453,323	\$0	\$39,640	\$0	\$39,640	\$1,011,638	\$36,870,248	\$435,631	\$54,103	\$0	\$37,359,983	
37 Total Operating Expenditures	20,653,555	1,015,622	972,609	401,347	40,159	193,506	23,276,798	30,834,437	2,223,671	1,263,915	1,518,861	35,840,885	7,392	142,635	729,005	879,032	5,041,665	65,038,380	2,629,497	1,000,842	(4,266,892)	(212,767)	64,401,827
38 Net Operating Income	1,587	(95,196)	922	12,253	19,841	0	(60,593)	3,480,764	(3,701)	(268)	(163,711)	3,313,084	(176)	10,170	0	9,994	26,953	3,289,438	(2,629,497)	(980,842)	(496,447)	(817,348)	
39 Asset Management Fee	\$254,400	\$13,080	\$9,240	\$3,960	\$3,000		\$283,680					\$0						\$283,680				(\$283,680)	
40 Cash Flow from Operations	(252,813)	(108,276)	(8,318)	8,293	16,841	0	(344,273)	3,480,764	(3,701)	(268)	(163,711)	3,313,084	(176)	10,170	0	9,994	26,953	3,005,758	(2,629,497)	(980,842)	(212,767)	(817,348)	
41 Funded through Reserves -- Ops	\$300,000		\$8,318	\$0	\$0		\$308,318		\$3,701	\$268		\$3,969			\$0	\$0		\$312,287				\$312,287	
42 Other Funds/prior yr. set aside							\$0					\$0			\$0			\$0	\$2,159,497				\$2,159,497
43 Funded from Block Grant -- Ops		\$109,000		\$0			\$109,000				\$164,000	\$164,000			\$0	\$0		\$273,000			(\$273,000)	\$0	
44 (Transfer to) Block Grant -- Ops	\$0		\$0	\$0			\$0	(\$3,400,000)				(\$3,400,000)			\$0	\$0		(\$3,400,000)	\$0	\$3,400,000		\$0	
45 Net Income/(Deficit) from Operations	47,187	724	0	8,293	16,841	0	73,045	80,764	(0)	0	289	81,053	(176)	10,170	0	9,994	26,953	191,045	(470,000)	2,146,158	(212,767)	1,654,436	
46 Capital Equipment and Building Improvements																							
47 Capital Equipment	\$214,920		\$0	\$20,000			\$234,920					\$0				\$22,000		\$256,920				\$256,920	
48 Building Improvements/ MOD Projects	\$1,339,533	\$35,000	\$60,000	\$38,000	\$6,000		\$1,478,533					\$0						\$1,478,533	\$12,946,106	\$3,746,583		\$18,171,222	
49 Total Cap Equipment and Bldg Improvements	1,554,453	35,000	60,000	58,000	6,000	0	1,713,453	0	0	0	0	0	0	0	0	22,000	0	1,735,453	12,946,106	3,746,583	0	18,428,142	
50 Other Funds/prior yr. set aside							\$0					\$0						\$0				\$0	
51 Funded from CFP/ARRA/State MOD							\$0					\$0						\$0	\$13,416,106				\$13,416,106
52 Funded from/(Transfer to) Block Grant -- Cap	\$0						\$0					\$0						\$0	\$0			\$0	
53 Net Cash Flow Aft Capital/Before reserves/avail	(1,																						