

DENTON HOUSING AUTHORITY
OPERATING BUDGET COMPARISONS
FY OCTOBER 2013 - SEPTEMBER 2014

	<u>Section 8</u> 2013-2014	<u>Heritage Oaks</u> 2013-2014	<u>Management Fund</u> 2013-2014	<u>Program Totals</u> 2013-2014
<u>Income</u>				
Operating Income		\$ 516,753.00		\$ 516,753.00
Management Fees			\$ 45,636.00	\$ 45,636.00
Developer Fee			\$ 50,000.00	\$ 50,000.00
Rental Properties			\$ 27,000.00	\$ 27,000.00
Section 8 Rents			\$ 96,000.00	\$ 96,000.00
Other Income		\$ 3,000.00		\$ 3,000.00
Admin Fees Earned S/8	\$ 849,483.00			\$ 849,483.00
Fraud pymts.	\$ 15,000.00			\$ 15,000.00
Port. Admin. Fees	\$ 15,000.00			\$ 15,000.00
Interest Income	\$ 150.00	\$ 500.00	\$ 200.00	\$ 850.00
Total Income	\$ 879,633.00	\$ 520,253.00	\$ 218,836.00	\$ 1,618,722.00
<u>Expenses</u>				
<u>Administration</u>				
Salaries	\$ 546,563.38	\$ 128,581.44	\$ 30,786.08	\$ 705,930.90
Legal	\$ -	\$ 1,000.00	\$ 20,000.00	\$ 21,000.00
Staff Training	\$ 5,000.00	\$ 1,000.00	\$ 2,000.00	\$ 8,000.00
Travel	\$ 7,000.00	\$ 2,500.00	\$ 5,000.00	\$ 14,500.00
Accounting/Audit	\$ 24,000.00	\$ 8,000.00	\$ 6,000.00	\$ 38,000.00
Sundry	\$ 110,000.00	\$ 25,000.00	\$ 15,000.00	\$ 150,000.00
Total Administration	\$ 692,563.38	\$ 166,081.44	\$ 78,786.08	\$ 937,430.90
<u>Tenant Services</u>				
Program Services	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00
Total Tenant Services	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00
<u>Utilities</u>				
Water	\$ -	\$ 12,000.00	\$ 5,000.00	\$ 17,000.00
Electricity	\$ -	\$ 15,000.00	\$ 18,000.00	\$ 33,000.00
Gas	\$ -	\$ 5,000.00		\$ 5,000.00
Other	\$ -	\$ 15,000.00	\$ 2,000.00	\$ 17,000.00
Total Utilities	\$ -	\$ 47,000.00	\$ 25,000.00	\$ 72,000.00
<u>Maintenance</u>				
Salaries	\$ -	\$ 79,994.72	\$ 12,074.92	\$ 92,069.64
Materials	\$ 5,000.00	\$ 25,000.00	\$ 10,000.00	\$ 40,000.00
Contract Costs	\$ 5,000.00	\$ 50,000.00	\$ 40,000.00	\$ 95,000.00
Security Contract	\$ -	\$ 500.00	\$ 2,000.00	\$ 2,500.00
Total Maintenance	\$ 10,000.00	\$ 155,494.72	\$ 64,074.92	\$ 229,569.64
<u>General</u>				
Insurance	\$ 9,000.00	\$ 7,000.00	\$ 6,000.00	\$ 22,000.00
Employee Benefits	\$ 124,832.81	\$ 46,154.83	\$ 9,027.08	\$ 180,014.72
Other General Expenses	\$ 1,000.00	\$ 100.00	\$ 1,000.00	\$ 2,100.00
Mgmt Fees 7%	\$ -	\$ 36,173.00	\$ -	\$ 36,173.00
Collection Loss 7%	\$ -	\$ 25,837.00	\$ -	\$ 25,837.00
Total General	\$ 134,832.81	\$ 115,264.83	\$ 16,027.08	\$ 266,124.72
<u>Nonroutine Items</u>				
Replacement of Equip.	\$ 2,000.00	\$ 5,000.00	\$ 1,000.00	\$ 8,000.00
Payment/Office Bldg.	\$ 96,000.00	\$ -	\$ -	\$ 96,000.00
Total Nonroutine Items	\$ 98,000.00	\$ 5,000.00	\$ 1,000.00	\$ 104,000.00
Total Operating Expenses	\$ 935,396.19	\$ 493,840.99	\$ 184,888.08	\$ 1,614,125.26
Net Operating Income	\$ (55,763.19)	\$ 26,412.01	\$ 33,947.92	\$ 4,596.74

DENTON HOUSING AUTHORITY
OPERATING BUDGET COMPARISONS
FY OCTOBER 2014- SEPTEMBER 2015

	Section 8	Management Fund	Heritage Oaks	Pecan Place	Program Totals
Income					
Operating Income			\$ 766,200.00	\$ 139,968.00	\$ 906,168.00
Management Fees		\$ 52,905.00			\$ 52,905.00
Developer Fee		\$ -			\$ -
Rental Properties		\$ 36,000.00			\$ 36,000.00
Section 8 Rents		\$ 96,000.00			\$ 96,000.00
Other Income			\$ 1,000.00	\$ 100.00	\$ 1,100.00
Admin Fees Earned S/8	\$ 967,511.00				\$ 967,511.00
Fraud pymts.	\$ 5,000.00				\$ 5,000.00
Port. Admin. Fees	\$ 60,000.00				\$ 60,000.00
Interest Income	\$ 100.00	\$ 100.00	\$ 500.00	\$ 30.00	\$ 730.00
Total Income	\$ 1,032,611.00	\$ 185,005.00	\$ 767,700.00	\$ 140,098.00	\$ 2,125,414.00
Expenses					
Administration					
Salaries	\$ 528,471.37	\$ 19,000.44	\$ 110,567.13	\$ 25,313.04	\$ 683,351.98
Legal	\$ -	\$ 5,000.00	\$ 1,000.00	\$ 1,000.00	\$ 7,000.00
Office Expenses	\$ 186,000.00	\$ 19,000.00	\$ 25,000.00	\$ 9,000.00	\$ 239,000.00
Travel	\$ 8,000.00	\$ 5,000.00	\$ 7,000.00	\$ 1,500.00	\$ 21,500.00
Audit	\$ 12,000.00	\$ 3,500.00	\$ 4,000.00	\$ 2,500.00	\$ 22,000.00
Other Admin	\$ 38,000.00	\$ 10,000.00	\$ 9,000.00	\$ 3,000.00	\$ 60,000.00
Total Administration	\$ 772,471.37	\$ 61,500.44	\$ 156,567.13	\$ 42,313.04	\$ 1,032,851.98
Tenant Services					
Program Services	\$ -	\$ -	\$ 6,000.00	\$ 500.00	\$ 6,500.00
Total Tenant Services	\$ -	\$ -	\$ 6,000.00	\$ 500.00	\$ 6,500.00
Utilities					
Water	\$ -	\$ 6,000.00	\$ 12,000.00	\$ 3,000.00	\$ 21,000.00
Electricity	\$ -	\$ 17,000.00	\$ 20,000.00	\$ 7,000.00	\$ 44,000.00
Gas	\$ -	\$ -	\$ 7,000.00	\$ 4,000.00	\$ 11,000.00
Other	\$ -	\$ 3,000.00	\$ 20,000.00	\$ 3,000.00	\$ 26,000.00
Total Utilities	\$ -	\$ 26,000.00	\$ 59,000.00	\$ 17,000.00	\$ 102,000.00
Maintenance					
Salaries	\$ -	\$ 14,577.43	\$ 117,535.88	\$ 12,555.00	\$ 144,668.31
Materials	\$ 5,000.00	\$ 10,000.00	\$ 45,000.00	\$ 2,500.00	\$ 62,500.00
Contract Costs	\$ 25,000.00	\$ 40,000.00	\$ 60,000.00	\$ 20,000.00	\$ 145,000.00
Security Contract	\$ -	\$ 2,500.00	\$ 1,000.00	\$ 550.00	\$ 4,050.00
Total Maintenance	\$ 30,000.00	\$ 67,077.43	\$ 223,535.88	\$ 35,605.00	\$ 356,218.31
General					
Insurance	\$ 9,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 30,000.00
Employee Benefits	\$ 126,625.94	\$ 7,710.23	\$ 53,087.36	\$ 3,083.39	\$ 190,506.92
Other General Expenses	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ 2,000.00
Mgmt Fees 7%	\$ -	\$ -	\$ 42,084.00	\$ 9,798.00	\$ 51,882.00
Collection Loss 7%	\$ -	\$ -	\$ 38,310.00	\$ 6,998.00	\$ 45,308.00
Total General	\$ 136,625.94	\$ 15,710.23	\$ 140,481.36	\$ 26,879.39	\$ 319,696.92

DENTON HOUSING AUTHORITY
OPERATING BUDGET COMPARISONS
FY OCTOBER 2014- SEPTEMBER 2015

Nonroutine Items					
Replacement of Equip.	\$ 2,000.00	\$ 3,000.00	\$ 10,000.00	\$ 5,000.00	\$ 20,000.00
Payment/Office Bldg.	\$ -	\$ -	\$ -	\$ -	\$ -
Total Nonroutine Items	\$ 2,000.00	\$ 3,000.00	\$ 10,000.00	\$ 5,000.00	\$ 20,000.00
Total Operating Expenses	\$ 941,097.31	\$ 173,288.10	\$ 595,584.37	\$ 127,297.43	\$ 1,837,267.21
Net Operating Income	\$ 91,513.69	\$ 11,716.90	\$ 172,115.63	\$ 12,800.57	\$ 288,146.79

DENTON HOUSING AUTHORITY
OPERATING BUDGET COMPARISONS
FY OCTOBER 2015- SEPTEMBER 2016

	Section 8	Management Fund	Heritage Oaks	Pecan Place	Program Totals
Income					
Operating Income			\$ 667,800.00	\$ 139,968.00	\$ 807,768.00
Management Fees		\$ 56,544.00			\$ 56,544.00
Developer Fee		\$ 80,000.00			\$ 80,000.00
Rental Properties		\$ 36,000.00			\$ 36,000.00
Section 8 Rents		\$ 126,000.00			\$ 126,000.00
Other Income			\$ 1,000.00	\$ 100.00	\$ 1,100.00
Admin Fees Earned S/8	\$ 1,010,807.00				\$ 1,010,807.00
Fraud pymts.	\$ 2,000.00				\$ 2,000.00
Port. Admin. Fees	\$ 10,000.00				\$ 10,000.00
Interest Income	\$ 100.00	\$ 100.00	\$ 400.00	\$ 30.00	\$ 630.00
Total Income	\$ 1,022,907.00	\$ 298,644.00	\$ 669,200.00	\$ 140,098.00	\$ 2,130,849.00
Expenses					
Administration					
Salaries	\$ 597,204.35	\$ 18,720.60	\$ 114,352.37	\$ 25,859.97	\$ 756,137.29
Legal	\$ -	\$ 10,000.00	\$ 1,000.00	\$ 500.00	\$ 11,500.00
Office Expenses	\$ 203,500.00	\$ 31,800.00	\$ 27,000.00	\$ 10,500.00	\$ 272,800.00
Travel	\$ 17,000.00	\$ 10,000.00	\$ 7,000.00	\$ 1,400.00	\$ 35,400.00
Audit	\$ 12,000.00	\$ 3,500.00	\$ 4,000.00	\$ 2,500.00	\$ 22,000.00
Other Admin	\$ 43,000.00	\$ 9,500.00	\$ 11,000.00	\$ 5,500.00	\$ 69,000.00
Total Administration	\$ 872,704.35	\$ 83,520.60	\$ 164,352.37	\$ 46,259.97	\$ 1,166,837.29
Tenant Services					
Program Services	\$ -	\$ -	\$ 6,000.00	\$ 1,200.00	\$ 7,200.00
Total Tenant Services	\$ -	\$ -	\$ 6,000.00	\$ 1,200.00	\$ 7,200.00
Utilities					
Water	\$ -	\$ 7,500.00	\$ 18,000.00	\$ 3,000.00	\$ 28,500.00
Electricity	\$ -	\$ 18,000.00	\$ 17,000.00	\$ 7,000.00	\$ 42,000.00
Gas	\$ -	\$ -	\$ 8,500.00	\$ 4,500.00	\$ 13,000.00
Other	\$ -	\$ 3,000.00	\$ 23,000.00	\$ 3,000.00	\$ 29,000.00
Total Utilities	\$ -	\$ 28,500.00	\$ 66,500.00	\$ 17,500.00	\$ 112,500.00
Maintenance					
Salaries	\$ -	\$ 15,014.76	\$ 124,982.37	\$ 12,931.67	\$ 152,928.80
Materials	\$ 5,000.00	\$ 10,000.00	\$ 50,000.00	\$ 3,500.00	\$ 68,500.00
Contract Costs	\$ 5,000.00	\$ 53,500.00	\$ 90,000.00	\$ 20,000.00	\$ 168,500.00
Security Contract	\$ -	\$ 3,500.00	\$ 3,000.00	\$ 2,000.00	\$ 8,500.00
Total Maintenance	\$ 10,000.00	\$ 82,014.76	\$ 267,982.37	\$ 38,431.67	\$ 398,428.80
General					
Insurance	\$ 8,411.00	\$ 5,000.00	\$ 13,000.00	\$ 2,330.00	\$ 28,741.00
Employee Benefits	\$ 189,391.30	\$ 10,581.48	\$ 82,464.90	\$ 9,287.41	\$ 291,725.09
Other General Expenses	\$ 1,000.00	\$ 5,000.00	\$ -	\$ -	\$ 6,000.00
Mgmt Fees 7%	\$ -	\$ -	\$ 46,746.00	\$ 9,798.00	\$ 56,544.00
Collection Loss 7%	\$ -	\$ -	\$ -	\$ 2,799.00	\$ 2,799.00
Total General	\$ 198,802.30	\$ 20,581.48	\$ 142,210.90	\$ 24,214.41	\$ 385,809.09
Nonroutine Items					
Property Belt & Improv	\$ 3,000.00	\$ 10,000.00	\$ 18,000.00	\$ 3,000.00	\$ 34,000.00
Replacement of Equip.	\$ -	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
Total Nonroutine Items	\$ 3,000.00	\$ 20,000.00	\$ 18,000.00	\$ 3,000.00	\$ 44,000.00
Total Operating Expenses	\$ 1,084,506.65	\$ 234,616.84	\$ 665,045.64	\$ 130,606.05	\$ 2,114,775.19
Net Operating Income	\$ (61,599.65)	\$ 64,027.16	\$ 4,154.36	\$ 9,491.95	\$ 16,073.81

**Denton Housing Authority
2016-17 Budget**

	SECTION 8	HERITAGE OAKS	MANAGEMENT FUND	PECAN PLACE	TOTAL
	2016-17	2016-17	2016-17	2016-17	2016-17
	Budget	Budget	Budget	Budget	Budget
INCOME					
Net Tenant Rental Income		760,200		160,260	920,460
Tenant Revenue - Other		1,500		200	1,700
Management Fees	0	0	63,399	0	63,399
Bond Issuance (Veranda)			162,000		162,000
Annual Income (Veranda)			27,000		27,000
Ojala - Developer Fee			566,000		566,000
Bond Issuance (Ojala)			464,000		464,000
Annual Income (Ojala)			46,000		46,000
Rental Properties			33,600		33,600
Section 8 Rents			126,000		126,000
Other Revenue	0	2,500	0	0	2,500
Admin Fees Earned S8	1,167,885				1,167,885
Admin Fees Earned VASH	8,006				8,006
Admin Mobility Fee	40,000				40,000
Fraud Recovery	2,000				2,000
Port Admin Earned	10,000				10,000
Interest Income	800	1,500	300	10	2,610
Total Operating Income	1,228,691	765,700	1,488,299	160,470	3,643,160
EXPENSES					
Administration					
Salaries	634,178	137,250	217,231	27,502	1,016,161
Salaries-Maintenance	0	145,455	38,164	17,740	201,359
Employee Benefits	256,179	126,581	62,136	9,823	454,719
Legal	0	1,000	50,000	500	51,500
Advertising & Mrktg	500	0	0	0	500
Office Expense	202,000	26,500	30,500	14,000	273,000
Travel	17,000	7,000	10,000	1,400	35,400
Audit	12,750	2,550	1,360	340	17,000
Other Admin	46,195	14,300	96,260	5,240	161,995
Total Admin Expense	1,168,802	460,636	505,651	76,545	2,211,634
Tenant Services					
Tenant Services Exp	0	6,000	0	1,200	7,200
Total Tenant Svc. Expense	0	6,000	0	1,200	7,200
Utilities					
Water	0	15,000	5,000	3,000	23,000
Electricity	0	15,000	17,000	7,000	39,000
Gas	0	6,000	0	3,000	9,000
Sewer	0	21,000	2,000	3,500	26,500
Total Utility Expense	0	57,000	24,000	16,500	97,500
Maintenance					
Materials	3,000	52,000	8,000	7,000	70,000
Contract Costs	5,000	115,500	38,600	19,500	178,600
Security contract	0	2,600	5,500	3,600	11,700

Denton Housing Authority
2016-17 Budget

	SECTION 8	HERITAGE OAKS	MANAGEMENT FUND	PECAN PLACE	TOTAL
	2016-17	2016-17	2016-17	2016-17	2016-17
	Budget	Budget	Budget	Budget	Budget
<u>Other General Expenses</u>					
Property Tax	0	0	4,800	0	4,800
Insurance	8,900	13,450	4,700	2,850	29,900
Other General Expense	10,000	0	5,000	0	15,000
Management Fee Expense	0	53,599	0	9,800	63,399
Vacancy Loss		38,010		3,205	41,215
Total General Expense	18,900	105,059	14,500	15,855	154,314
<u>Non-Routine Items</u>					
Replacement of Eqpt.	3,000	5,000	10,000	3,000	21,000
Property Betterment	0	10,000	10,000	0	20,000
Total Non-Routine Items	3,000	15,000	20,000	3,000	41,000
Total Operating Expense	1,198,702	813,795	616,251	143,201	2,771,949
Net Operating Income (Loss)	29,990	-48,095	872,048	17,269	871,212
<u>From Capital Budget</u>					
Vehicle Replacement	30,000	0	30,000	0	60,000
Sidewalk Repair	0	20,000	0	0	20,000
Tree Removal	0	15,000	0	0	15,000
Parking Lot Repair	0	6,000	0	0	6,000
Drainage	0	50,000	0	0	50,000
Windows	0	0	0	0	0
Landscaping	0	0	10,000	0	10,000
Downtown Parking Repair	0	0	5,000	0	5,000
Hope Building Repairs	0	0	15,000	0	15,000
Carpet/Flooring	0	0	0	20,000	20,000
Porch Repair	0	0	0	0	0
Total From Capital Budget	30,000	91,000	60,000	20,000	201,000
Net Income (Loss)	-10	-139,095	812,048	-2,731	670,212

**Denton Housing Authority
2017-18 BUDGET**

	SECTION 8	HERITAGE OAKS	MANAGEMENT FUND	PECAN PLACE	TOTAL
INCOME					
Net Tenant Rental Income		759,600		172,800	932,400
Tenant Revenue - Other		1,500		200	1,700
Rental Properties			33,600		33,600
Section 8 Rents			126,000		126,000
Heritage Oaks/PP Mgmt Fee			65,668		65,668
Asset Mgmt Fee (Ren Ct)			150,000		150,000
Veranda Bond Issuer Fee			27,000		27,000
Veranda Developer Fee			743,193		743,193
Other Revenue	0	2,500	0		2,500
Admin Fees Earned S8	978,299				978,299
Port Admin Earned	25,000				25,000
Interest Income	300	1,500	600	10	2,410
Total Operating Income	1,003,599	765,100	1,146,061	173,010	3,087,770
EXPENSES					
Administration					
Salaries	414,689	70,226	210,644	22,026	717,585
Salaries - Allocated	182,841	66,165		7,314	256,320
Salaries-Maintenance	0	112,128	32,378	18,425	162,930
Employee Benefits	248,173	113,392	83,658	11,792	457,015
Legal	0	1,000	50,000	500	51,500
Advertising & Mrktg	500	600	1,000	0	2,100
Office Expense	189,800	20,400	32,900	9,200	252,300
Travel	12,000	2,500	10,000	1,400	25,900
Audit	8,500	2,550	6,460	340	17,850
Other Admin	36,700	5,800	119,340	2,300	164,140
Total Admin Expense	1,093,203	394,760	546,379	73,297	2,107,640
Tenant Services					
Tenant Services Exp	0	6,000	0	2,300	8,300
Total Tenant Svc. Expense	0	6,000	0	2,300	8,300
Utilities					
Water	0	15,000	5,000	3,000	23,000
Electricity	0	15,000	17,000	8,500	40,500
Gas	0	6,000	0	3,000	9,000
Sewer	0	21,000	2,000	3,500	26,500
Total Utility Expense	0	57,000	24,000	18,000	99,000
Maintenance					
Materials	3,000	52,000	8,000	7,000	70,000
Contract Costs	5,000	120,000	38,100	18,500	181,600
Security contract	0	2,600	5,500	3,600	11,700
Total Maint Expense	8,000	174,600	51,600	29,100	263,300
Other General Expenses					
Property Tax	0	0	2,400	0	2,400
Insurance	5,265	20,354	8,290	3,398	37,306
Other General Expense	25,628	0	5,500	0	31,128
Management Fee Expense	0	53,557	0	12,111	65,668
Vacancy Loss		37,980		3,456	41,436
Total General Expense	30,892	111,891	16,190	18,965	177,938

**Denton Housing Authority
2017-18 BUDGET**

	SECTION 8	HERITAGE OAKS	MANAGEMENT FUND	PECAN PLACE	TOTAL
<u>Non-Routine Items</u>					
Replacement of Eqpt.	3,000	5,000	10,000	3,000	21,000
Property Betterment	0	10,000	10,000	3,000	23,000
Total Non-Routine Items	3,000	15,000	20,000	6,000	44,000
Total Operating Expense	1,135,096	759,251	658,169	147,662	2,700,178
Net Operating Income (Loss)	-131,497	5,849	487,892	25,348	387,592
<u>From Capital Budget</u>					
Vehicle Replacement	0	0	0	0	0
Sidewalk Repair	0	10,000	0	0	10,000
Tree Removal	0	15,000	0	0	15,000
Parking Lot Repair	0	6,000	0	0	6,000
Drainage	0	50,000	0	0	50,000
Main Bldg Repairs	0	0	10,000	0	10,000
Hope Building Repairs	0	0	10,000	0	10,000
Total From Capital Budget	0	81,000	20,000	0	101,000
<u>Supportive Services Programs</u>			250,000		250,000
Net Income (Loss)	-131,497	-75,151	217,892	25,348	36,592