

North Attleboro HOUSING AUTHORITY
 BUDGET F/Y/E **06/30/21**

new CAP 977,706
 net change 0
 available 3,249

SUMMARY OF NON-UTILITY
 LINE-ITEM CHANGES 260 UNITS
 PROJECT: **19702 4001** 3120 UNIT MONTHS

ACCOUNT NUMBER	DESCRIPTION	FY 2020 ACTUAL EXPENSES	FY 2020 APPROVED BUDGET	FY 2021 SUBMITTED BUDGET	LINE ITEM CHANGE	% CHANGE	% TOTAL
4110	ADMINISTRATIVE SALARIES	162,068	163,015	165,918	2,903	1.78%	17.03%
4120	COMPENSATED ABSENCES	12,423	0	0	0	0.00%	0.00%
4130	LEGAL EXPENSE	13,016	6,000	15,000	9,000	150.00%	1.54%
4140	MEMBERS COMPENSATION	3,638	1,818	2,031	213	11.72%	0.21%
4150	TRAVEL	799	3,315	3,315	0	0.00%	0.34%
4170	ACCOUNTING FEES	12,490	12,490	12,862	372	2.98%	1.32%
4171	AUDITING FEES	8,756	9,386	12,072	2,686	28.62%	1.24%
4190	ADMINISTRATIVE OTHER	49,174	68,122	68,122	0	0.00%	6.99%
4191	RESIDENT SERVICES	971	979	979	0	0.00%	0.10%
4410	MAINTENANCE LABOR	288,664	283,992	289,897	5,905	2.08%	29.75%
4420	MAINTENANCE MATERIALS	71,082	62,000	75,800	13,800	22.26%	7.78%
4430	MAINTENANCE CONTRACTUAL	90,075	108,000	93,225	(14,775)	-13.68%	9.57%
4510	INSURANCE	50,142	48,809	57,133	8,324	17.05%	5.86%
4520	PILOT	10,242	10,312	10,312	0	0.00%	1.06%
4540	EMPLOYEE BENEFITS	170,466	162,597	167,791	5,194	3.19%	17.22%
	TOTALS	<u>944,006</u>	<u>940,835</u>	<u>974,457</u>	<u>33,622</u>	3.57%	100.00% 0.00

NON-UTILITY EXPENSES	974,457	MAXIMUM OPERATING RESERVE (1/2 of Total Operating Expenses less DHCD Costs)	690,607
UTILITIES	<u>406,756</u>	MINIMUM OPERATING RESERVE	130,000
TOTAL OPERATING EXPENSES	1,381,213	35% of Max	241,712
INCOME	<u>1,292,376</u>	ACTUAL FY 2020 OPERATING RESERVE	<u>409,171</u>
NET INCOME BEFORE SUBSIDY	(88,837)	\$167,459 over MINIMUM	59.25% of MAXIMUM
SUBSIDY TO BE EARNED	203,121	PROV. for OPERATING RESERVE	0
NON-ROUTINE	<u>134,802</u>	NET INCOME	<u>(20,518)</u>
NET INCOME	<u>(20,518)</u>	PROJECTED FY 2021 OPERATING RESERVE	<u>388,653</u>
		\$146,941 over MINIMUM	56.28% of MAXIMUM

09-Dec-20

North Attleboro HOUSING AUTHORITY
 BUDGET F/Y/E **06/30/21**

income 149,258
 expenses 130,896
 net income 52,826

SUMMARY OF NON-UTILITY
 LINE-ITEM CHANGES
 PROJECT **19702 689-1**

12 UNITS
 144 UNIT MONTHS

ACCOUNT NUMBER	DESCRIPTION	FY 2020 ACTUAL EXPENSES	FY 2020 APPROVED BUDGET	FY 2021 SUBMITTED BUDGET	LINE ITEM CHANGE	% CHANGE
4110	ADMINISTRATIVE SALARIES	7,916	7,998	8,149	151	1.89%
4120	COMPENSATED ABSENCES	553	0	0	0	0.00%
4130	LEGAL EXPENSE	22	0	0	0	0.00%
4140	MEMBERS COMPENSATION	0	0	0	0	0.00%
4150	TRAVEL	36	883	883	0	0.00%
4170	ACCOUNTING FEES	2,885	2,885	2,969	84	2.91%
4171	AUDITING FEES	230	230	384	154	66.96%
4190	ADMINISTRATIVE OTHER	2,064	2,595	2,595	0	0.00%
4230	RESIDENT SERVICES	0	0	0	0	0.00%
4410	MAINTENANCE LABOR	16,318	15,427	15,755	328	2.13%
4420	MAINTENANCE MATERIALS	2,336	4,200	4,200	0	0.00%
4430	MAINTENANCE CONTRACTU/	7,056	10,200	9,200	(1,000)	-9.80%
4510	INSURANCE	2,458	2,318	2,708	390	16.82%
4520	PILOT	0	869	869	0	0.00%
4540	EMPLOYEE BENEFITS	8,803	8,463	8,724	261	3.08%
4580	DEBT SERVICE (Sect. 8 ONLY)	39,996	39,996	39,996	0	
	TOTALS	<u>90,673</u>	<u>96,064</u>	<u>96,432</u>	<u>368</u>	0.38%

NON-UTILITY EXPENSES	96,432	MAXIMUM OPERATING RESERVE	65,448
UTILITIES	<u>34,464</u>	(1/2 of Total Operating Expenses less DHCD Costs)	
TOTAL OPERATING EXPENSES	130,896	MINIMUM OPERATING RESERVE	6,000
INCOME	<u>149,258</u>	ACTUAL FY 2020 OPERATING RESERVE	142,893
NET INCOME BEFORE SUBSIDY	18,362	\$136,893 over MINIMUM	218.33% of MAXIMUM
SUBSIDY TO BE EARNED	0	PROV. for OPERATING RESERVE	0
NON-ROUTINE	<u>20,000</u>	NET INCOME	<u>(1,638)</u>
NET INCOME	<u>(1,638)</u>	PROJECTED FY 2021 OPERATING RESERVE	<u>141,255</u>
		\$135,255 over MINIMUM	215.83% of MAXIMUM

09-Dec-20

North Attleboro HOUSING AUTHORITY
BUDGET F/Y/E 06/30/21
SECTION 8 PROGRAM

	<u>ACTUAL</u> FY 2020 Col A.	<u>Budget</u> FY 2020 Col A.	<u>Budget</u> FY 2021 Col A.
<u>CALCULATION OF ADMIN FEE</u>			
NUMBER OF UNITS	104	104	104
UNITS UNDER LEASE	97	102	102
UNIT MONTHS UNDER LEASE	1169	1224	1224
PER UNIT FEE APPLICABLE	<u>\$96.60</u>	<u>\$91.74</u>	<u>\$93.44</u>
ADMIN FEES EARNED	112,925	112,290	114,371
<u>CALCULATION OF INTEREST INCOME</u>			
AVERAGE CASH BALANCE	160,000	142,000	225,000
INTEREST RATE	<u>0.37%</u>	<u>0.42%</u>	<u>0.05%</u>
TOTAL INTEREST	592	596	113
<u>OTHER INCOME</u>			
MOBILITIES	2,183	2,400	1,200
CARES ACT FUNDS			33,343
HARD- TO -HOUSE	0	0	0
AUDIT	0	0	0
FRAUD RECOVERY	344	0	0
FSS COORDINATOR	<u>0</u>	<u>0</u>	<u>0</u>
	2,527	2,400	34,543
<u>TOTAL INCOME AVAILABLE</u>	<u>116,044</u>	<u>115,286</u>	<u>149,027</u>
ACCOUNT NUMBER	DESCRIPTION		
4110	ADMINISTRATIVE SALARIES	27,375	26,662
4120	COMPENSATED ABSENCES	1,943	0
4130	LEGAL EXPENSE	0	0
4150	TRAVEL	1,293	4,301
4170	ACCOUNTING FEES	4,425	4,425
4171	AUDITING FEES	1,994	1,994
4190	ADMINISTRATIVE OTHER	75,638	68,819
4190.COVID	ADMINISTRATIVE OTHER (COVID)		20,006
4510	INSURANCE	1,202	884
4540	EMPLOYEE BENEFITS	9,979	9,003
4590	MOBILITY FEES	<u>0</u>	<u>0</u>
	TOTALS	<u>123,849</u>	<u>116,088</u>
TOTAL OPERATING EXPENSES		123,849	116,088
INCOME		116,044	115,286
NET INCOME BEFORE NON-ROUTINE		(7,805)	(802)
PRIOR YR ADJUSTMENTS		0	0
NON-ROUTINE		0	0
NET INCOME		(7,805)	(802)
ACTUAL FY 2020 OPERATING RESERVE		<u>109,287</u>	<u>109,287</u>
PROJECTED FY 2021 OPERATING RESERVE			<u>117,327</u>

North Attleboro HOUSING AUTHORITY
 SCHEDULE OF NON-ROUTINE MAINTENANCE
 BUDGETS 06/30/21 0

09-Dec-20

		4001	689-1	MRVP	SEC 8 VP
EXTRAORDINARY MAINTENANCE	4610				
Hot Water Heaters		1,650			
Drain Pipe Cleanout		2,000			
Flooring		5,000			
Sprinkler System Flow Switches		2,000			
Apartment Turnover		11,000	3,000		
COVID CARES Act Funding		84,815			
Air Handlers / Dehumidifiers			5,000		
Bathroom Exhaust Fans			2,000		
Bathroom Heaters			2,000		
Replace House Heaters (Blower Units)			4,000		
Kitchen Counter Tops			4,000		
Dump Truck Bed		4,113			
Truck Hydraulic Repair		506			
Truck Engine / Chasis Repairs		1,903			
Misc Truck Repairs		3,000			
Camera System (South Washington & Circle Ct)		7,415			
Hallway Lighting (Elm Terrace)		2,600			
Utility Cart		1,700			
TOTAL	4610	<u>127,702</u>	<u>20,000</u>	<u>0</u>	<u>0</u>
NON-CAPITAL PURCHASES	4611				
Appliances		5,000			
Maintenance Equipment		2,100			
TOTAL	4611	<u>7,100</u>	<u>0</u>	<u>0</u>	<u>0</u>
REPLACEMENT OF EQUIPMENT	7520				
TOTAL	7520	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
SALE OF EQUIPMENT	7530	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
BETTERMENTS & ADDITIONS	7540				
			0		
TOTAL	7540	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL NONROUTINE EXPENSES		<u>134,802</u>	<u>20,000</u>	<u>0</u>	<u>0</u>