

Kansas City, Kansas Housing Authority											
Operating Budget - Project-Based											
For the Fiscal Year Ending March 31, 2016											
								01	02,05,11	03,06,12	07,10,15,21,25
Current Year Budget				Agency	COCC	Pub Hsg	Family	Juniper Gardens	Family North	Family South	Scattered Sites
Agency	COCC	Pub Hsg	Sec 8	Total	Total	Total	Total	51	52	53	54
DEMOGRAPHIC DATA											
Family / Elderly								F	F	F	F
Scattered Sites											
Age								08/31/62	07/31/63	01/31/67	10/31/68
Units			1,501	2,058		2,058	894	265	230	225	174
Bedrooms				3,434		3,434	2,312	540	635	656	481
Avg Bedroom Size				1.7		1.7	2.6	2.0	2.8	2.9	2.8
REVENUE											
Dwelling Rental Income	4,596,288		4,596,288	4,324,704		4,324,704	1,727,812	324,117	541,842	529,757	332,096
Excess Utilities											
Nondwelling Rental											
Interest Income	30,630	13,360	17,270	15,270	7,940	7,330	3,570		1,480	710	1,380
Other Income	365,754	51,970	313,784	363,561	45,000	317,661	170,375	53,007	44,166	41,492	31,710
Fee for Services - Central Office	2,414,200	2,414,200		2,025,544	2,025,544						
Management Fees	2,707,984	1,858,633	849,351	2,459,656	2,016,562	443,094	253,200	63,300	63,300	63,300	63,300
Total Operating Income	10,114,856	4,338,163	5,776,693	9,188,735	4,095,046	5,092,789	2,154,957	440,424	650,788	635,259	428,486
HUD Contributions (Operations)	7,916,149		7,245,969	670,180	8,132,199	7,382,554	4,192,258	1,238,843	1,113,304	1,126,416	713,695
Total Income	18,031,005	4,338,163	13,022,662	670,180	17,320,934	4,095,046	12,475,343	6,347,215	1,679,267	1,764,092	1,761,675
EXPENSES											
Administrative Salaries											
Salaries - Administration/Operations	313,997	258,224	55,773		243,420	243,420					
Salaries - Finance	368,721	282,226	86,495		365,765	279,270	86,495	37,574	11,138	9,667	9,456
Salaries - Property Mgmt	405,117	276,672	128,445		350,944	226,975	123,969	53,852	15,963	13,855	13,553
Salaries - Housing Mgmt	934,515	112,759	821,756		896,624	148,269	748,354	379,396	168,253	92,947	60,930
Salaries - Elderly Services	59,937		59,937		59,937		59,937				
Salaries - Section 8	303,210			303,210	307,518						
Salaries - Total Administrative	2,385,497	929,881	1,152,406	303,210	2,224,208	897,935	1,018,756	470,822	195,353	116,468	83,940
Legal Expense	31,400	10,000	20,400	1,000	69,720	43,053	23,103	12,695	5,835	2,553	2,067
Staff Training	7,929	5,663	1,133	1,133	6,795	4,530	1,133	1,133	1,133		
Board Training	14,100	14,100			14,100	14,100					
Travel	4,720	1,345	3,300	75	5,336	1,345	3,916	1,646	100	233	871
Auditing Fees	24,000	2,400	19,600	2,000	21,000	2,000	18,000	7,818	2,318	2,012	1,967

Kansas City, Kansas Housing Auth					
Operating Budget - <i>Project-Based</i>					
For the Fiscal Year Ending March 31,					
		04	14,16,17,18	13,20,22,24	
	Elderly	Wyandotte	Elderly East	Elderly West	Sec 8
	Totals	55	56	57	HCV
DEMOGRAPHIC DATA					
Family / Elderly		E	E	E	
Scattered Sites					
Age		04/30/69	08/31/74	08/31/76	
Units	1,164	302	484	378	1,501
Bedrooms	1,122	242	479	401	
Avg Bedroom Size	1.0	0.8	1.0	1.1	
REVENUE					
Dwelling Rental Income	2,596,892	601,864	1,104,500	890,528	
Excess Utilities					
Nondwelling Rental					
Interest Income	3,760		3,080	680	
Other Income	147,286	37,384	64,502	45,400	900
Fee for Services - Central Office					
Management Fees	189,894	63,300	63,300	63,294	
Total Operating Income	2,937,832	702,548	1,235,382	999,902	900
HUD Contributions (Operations)	3,190,296	1,067,161	1,300,241	822,894	749,645
Total Income	6,128,128	1,769,709	2,535,623	1,822,796	750,545
Administrative Salaries					
Salaries - Administration/Operations					
Salaries - Finance	48,922	12,693	20,342	15,887	
Salaries - Property Mgmt	70,117	18,192	29,155	22,770	
Salaries - Housing Mgmt	368,959	101,792	147,792	119,375	
Salaries - Elderly Services	59,937	15,551	24,922	19,464	
Salaries - Section 8					307,518
Salaries - Total Administrative	547,934	148,227	222,212	177,496	307,518
Legal Expense	10,407	4,699	4,277	1,431	3,564
Staff Training					1,133
Board Training					
Travel	2,270		1,663	607	75
Auditing Fees	10,182	2,641	4,234	3,307	1,000

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									01	02,05,11	03,06,12	07,10,15,21,25
	Current Year Budget				Agency	COCC	Pub Hsg	Family	Juniper Gardens	Family North	Family South	Scattered Sites
	Agency	COCC	Pub Hsg	Sec 8	Total	Total	Total	Total	51	52	53	54
Data Processing Costs	41,336	27,676	11,680	1,980	40,163	25,984	12,299	4,962	795	2,736	1,431	
Office Supplies	42,000	3,323	25,567	13,110	42,000	6,664	26,006	13,976	5,331	3,314	2,666	2,666
Court Costs												
Postage	39,999	3,164	24,349	12,486	40,000	6,347	24,768	13,311	5,077	3,156	2,539	2,539
Printing	27,000	2,136	16,436	8,428	27,000	4,284	16,718	8,985	3,427	2,130	1,714	1,714
Telephone	123,751	41,460	81,211	1,080	98,048	34,860	62,108	24,174	10,164	6,730	3,920	3,360
Advertising	6,200	6,000		200	6,200	6,000						
Publications	1,500	1,000		500	800	500						
Membership Dues & Fees	9,500	752	5,783	2,965	9,500	1,507	5,882	3,161	1,206	750	603	603
Fiscal Agent Fees												
Other Sundry	24,500	24,000		500	26,442	25,000	1,192	507	146	190	75	96
Management Fees	1,768,574		1,430,736	337,838	1,738,259		1,411,439	599,050	150,307	166,008	159,771	122,964
Total Administrative Expenses	2,166,508	143,019	1,640,195	383,294	2,145,362	176,175	1,606,563	691,418	185,839	189,811	177,623	138,145
Total Administration Expenses	4,552,005	1,072,900	2,792,601	686,504	4,369,571	1,074,110	2,625,318	1,162,240	381,192	306,279	261,563	213,205
Tenant Service Salaries	23,920		23,920		23,920		23,920					
Tenant Service Materials												
Tenant Service Contract Costs	16,604		16,604		16,269		16,269	7,052	2,014	1,825	1,798	1,415
Resident Ass'n Cost	24,907		24,907		24,370		24,370	10,554	3,021	2,737	2,684	2,112
Total Tenant Service Expenses	65,431		65,431		64,559		64,559	17,606	5,035	4,562	4,482	3,528
Water	729,372		729,372		422,214	4,242	417,972	317,110	121,461	94,872	34,028	66,748
Electricity	1,192,078		1,192,078		1,284,203	21,443	1,262,760	246,603	27,408	27,779	188,440	2,976
Gas	660,586		660,586		444,036	4,018	440,018	329,521	159,494	71,359	54,902	43,766
Other Utilities	451,105		451,105		308,862	1,050	307,812	241,369	73,109	107,384	23,576	37,299
Total Utilities Expenses	3,033,141		3,033,141		2,459,315	30,753	2,428,562	1,134,603	381,473	301,395	300,947	150,789
Maintenance Labor	3,069,506	1,627,903	1,441,603		3,033,244	1,602,190	1,431,054	232,717	42,625	126,622	25,629	37,841
Plumbing	120,000	111,827	8,173		97,278	85,124	12,154	2,251	33	163	404	1,651
Paint & Supplies	64,301	63,551	750		55,897	55,537	360	67			36	31
Glass, Windows, Doors	110,000	87,477	22,523		26,932	10,000	16,932	5,158	2,341	25	1,743	1,049
Janitorial Supplies	91,499	90,297	1,202		55,765	55,155	610	115		22	93	
Lawn Mowers/Tractors	3,400	3,400			2,000	2,000						
Lawn Supplies	7,400	5,500	1,900		3,420	2,200	1,220	1,070	151	503	384	32
Gas and Oil	58,000	57,240		760	59,000	58,000						

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For the Fiscal Year Ending March 31,					
		04	14,16,17,18	13,20,22,24	
	Elderly	Wyandotte	Elderly East	Elderly West	Sec 8
	Totals	55	56	57	HCV
Data Processing Costs	7,337	2,068	2,858	2,411	1,880
Office Supplies	12,029	5,331	2,666	4,032	9,330
Court Costs					
Postage	11,457	5,077	2,539	3,840	8,886
Printing	7,733	3,427	1,714	2,592	5,998
Telephone	37,934	8,174	15,744	14,016	1,080
Advertising					200
Publications					300
Membership Dues & Fees	2,721	1,206	603	912	2,110
Fiscal Agent Fees					
Other Sundry	685	173	297	215	250
Management Fees	812,389	187,258	351,179	273,952	326,820
Total Administrative Expenses	915,145	220,055	387,773	307,316	362,625
Total Administration Expenses	1,463,078	368,282	609,985	484,812	670,143
Tenant Service Salaries	23,920	6,206	9,946	7,768	
Tenant Service Materials					
Tenant Service Contract Costs	9,217	2,418	3,885	2,913	
Resident Ass'n Cost	13,815	3,620	5,826	4,370	
Total Tenant Service Expenses	46,953	12,244	19,657	15,051	
Water	100,863	59,187	20,674	21,001	
Electricity	1,016,157	461,187	359,624	195,346	
Gas	110,497	12,034	77,597	20,866	
Other Utilities	66,443	41,035	9,814	15,594	
Total Utilities Expenses	1,293,959	573,443	467,709	252,807	
Maintenance Labor	1,198,337	382,211	465,076	351,050	
Plumbing	9,903	6,622	607	2,674	
Paint & Supplies	293	33	152	108	
Glass, Windows, Doors	11,774	1,136	6,676	3,962	
Janitorial Supplies	495		229	266	
Lawn Mowers/Tractors					
Lawn Supplies	150	50	50	50	
Gas and Oil					1,000

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	Current Year Budget				Agency	COCC	Pub Hsg	Family	Juniper Gardens	Family North	Family South	Scattered Sites
	Agency	COCC	Pub Hsg	Sec 8	Total	Total	Total	Total	51	52	53	54
Trucks and Auto Parts	16,500	16,500			17,000	17,000						
Refrigerators/Ranges	33,053	31,900	1,153		26,800	26,000	800	600				600
Heating & A/C	39,000	22,935	16,065		58,881	38,000	20,881	8,488	2,817	732	4,264	675
Tools	28,788	25,703	3,085		11,815	10,000	1,815	249			13	236
Electrical	43,002	38,612	4,390		51,756	48,191	3,565	150		119	31	
Carpentry	30,473	29,700	773		31,037	25,000	6,037	2,297	2,175	15	14	93
Flooring	16,201	15,826	375		10,535	10,000	535					
Extermination	11,799	6,020	5,779		32,079	12,000	20,079	3,481		1,381		2,100
Expendable Equipment	207,875	111,119	95,356	1,400	145,508	48,038	96,070	61,750	25,815	12,145	11,645	12,145
Discounts Taken												
Other Materials	34,999	24,033	10,966		30,341	20,000	10,341	5,295	592	1,827	2,409	467
Total Material Expenses	916,290	741,640	172,490	2,160	716,044	522,245	191,399	90,971	33,924	16,932	21,036	19,079
Plumbing	61,890	500	61,390		51,706	500	51,206	6,612	438	2,872	500	2,802
Glass/Door Repair	14,685	800	13,885		12,181	500	11,681	2,006	100	100	500	1,306
Janitorial/Cleaning	5,159	1,000	4,159		40,012	2,361	37,651	26,732	5,000	7,000	10,000	4,732
Mower/Tractor Repair	600	600			300	300						
Automotive	16,200	15,000		1,200	14,200	13,000						
Appliances	1,500	500	1,000		500	500						
Heating & A/C	27,130	3,390	23,740		52,460	3,560	48,900	1,900	600	400	500	400
Tool/EQ Rent/Repair	8,967	7,000	1,967		11,505	11,505						
Electrical	19,300		19,300		17,981	1,181	16,800	4,700	2,800	200	200	1,500
Water Meter Repair												
Carpet Replacement	15,000		15,000		10,000		10,000					
Extermination	223,000	900	222,100		150,010	500	149,510	19,998	6,233	3,504	3,052	7,209
Elevator	50,000		50,000		49,647		49,647					
Garbage	73,540	23,000	50,540		63,400	21,700	41,700	8,200	3,000	1,600	1,600	2,000
Communications	9,095	5,000	3,995	100	10,538	9,000	1,438	158	30	50	78	
Typewriters												
Copier Maintenance	26,840	13,000	11,980	1,860	17,000	9,000	7,000	4,000	1,000	1,000	1,000	1,000
Computer Hardware	31,480	27,000	4,400	80	30,300	29,000	1,200	900	600	100	100	100
Other Office Maintenance	4,000	4,000			3,000	3,000						
Water Improvements	13,110	1,800	11,310		10,400	1,800	8,600					
Other Bldg Maintenance	159,790	5,000	154,790		178,953	3,000	175,953	124,116	52,279	22,279	27,279	22,279
Travel - Maintenance	6,090	1,000	5,090		4,645	1,000	3,645	1,153	800	250	103	
Other Grounds Maintenance	172,737	3,810	168,927		169,151	5,000	164,151	136,600	22,600	38,000	38,000	38,000

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For the Fiscal Year Ending March 31,					
		04	14,16,17,18	13,20,22,24	
	Elderly	Wyandotte	Elderly East	Elderly West	Sec 8 HCV
	Totals	55	56	57	
Trucks and Auto Parts					
Refrigerators/Ranges	200	200			
Heating & A/C	12,393	6,785	1,509	4,099	
Tools	1,566	100	601	865	
Electrical	3,415	827	2,478	110	
Carpentry	3,740	299	85	3,356	
Flooring	535	272	192	71	
Extermination	16,598	1,873	7,585	7,140	
Expendable Equipment	34,320	16,165	9,258	8,897	1,400
Discounts Taken					
Other Materials	5,046	899	2,718	1,429	
Total Material Expenses	100,428	35,261	32,140	33,027	2,400
Plumbing	44,594	5,424	27,806	11,364	
Glass/Door Repair	9,675	2,035	3,557	4,083	
Janitorial/Cleaning	10,919	845	2,737	7,337	
Mower/Tractor Repair					
Automotive					1,200
Appliances					
Heating & A/C	47,000	12,000	15,000	20,000	
Tool/EQ Rent/Repair					
Electrical	12,100	2,400	8,500	1,200	
Water Meter Repair					
Carpet Replacement	10,000		5,000	5,000	
Extermination	129,512	60,000	45,000	24,512	
Elevator	49,647	7,131	28,254	14,262	
Garbage	33,500	10,500	14,000	9,000	
Communications	1,280	200	280	800	100
Typewriters					
Copier Maintenance	3,000	1,000	1,000	1,000	1,000
Computer Hardware	300	100	100	100	100
Other Office Maintenance					
Water Improvements	8,600	1,218	4,382	3,000	
Other Bldg Maintenance	51,837	12,279	23,279	16,279	
Travel - Maintenance	2,492	100	1,192	1,200	
Other Grounds Maintenance	27,551	5,651	12,400	9,500	

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For the Fiscal Year Ending March 31, 2016												
									01	02,05,11	03,06,12	07,10,15,21,25
	Current Year Budget				Agency Total	COCC Total	Pub Hsg Total	Family Total	Juniper Gardens 51	Family North 52	Family South 53	Scattered Sites 54
	Agency	COCC	Pub Hsg	Sec 8								
Fee for Services - Central Office	2,414,200		2,414,200		2,025,544		2,025,544	1,963,983	466,528	685,683	394,952	416,820
Other Contract Costs	5,000	5,000			2,000	2,000						
Total Contract Expenses	3,359,313	118,300	3,237,773	3,240	2,928,433	121,407	2,804,626	2,301,058	562,008	763,038	477,864	498,148
Total Maintenance Expenses	7,345,109	2,487,843	4,851,866	5,400	6,677,721	2,245,842	4,427,079	2,624,746	638,557	906,592	524,529	555,068
Protective Services Labor												
Protective Services Materials												
Protective Services Contract	336,607	280	336,327		161,008	1,499	159,509	29,067	8,591	7,526	7,378	5,572
Total Prot Serv Expenses	336,607	280	336,327		161,008	1,499	159,509	29,067	8,591	7,526	7,378	5,572
Insurance	527,109	114,604	393,828	18,677	525,289	133,662	370,929	253,704	99,659	39,784	27,412	86,848
Terminal Leave Payments												
Employee Benefit Contributions	2,126,167	992,581	1,015,921	117,665	1,787,036	855,246	828,763	235,703	79,729	81,441	36,708	37,825
Collection Losses	157,230		157,230		95,230		95,230	75,290	49,760	11,780	3,530	10,220
Other General Expenses	29,990	4,190	4,300	21,500	26,150	4,300	4,170	1,180	400	410	180	190
Interest Expense on Notes Payable	719,490		719,490		698,325		698,325	299,658	66,493	110,824	66,653	55,688
Interest on Security Deposits	1,990		1,990		2,071		2,071	795	168	211	177	239
Total General Expenses	3,561,976	1,111,375	2,292,759	157,842	3,134,102	993,208	1,999,489	866,330	296,209	244,451	134,661	191,010
Total Routine Expenses	18,894,269	4,672,398	13,372,125	849,746	16,866,275	4,345,412	11,704,515	5,834,593	1,711,057	1,770,804	1,233,560	1,119,171
Net Income (Deficit)	18,894,269	4,672,398	13,372,125	849,746	16,866,275	4,345,412	11,704,515	5,834,593	1,711,057	1,770,804	1,233,560	1,119,171
	(863,264)	(334,235)	(349,463)	(179,566)	454,659	(250,366)	770,828	512,623	(31,790)	(6,712)	528,116	23,010
Unrestricted Net Assets (Reserve):												
FYE 03/31/2014 Balance					1,225,803	2,378,674	(1,152,871)	(465,604)	(1,494,237)	582,080	218,578	227,975
Projected Income/Deficit - FYE 03/31/2015					(595,381)	(261,253)	(154,561)	(211,765)	(134,903)	(188,108)	(28,964)	140,210
FYE 03/31/2015 Estimated Balance					630,422	2,117,421	(1,307,432)	(677,369)	(1,629,140)	393,972	189,614	368,185
Budgeted Income/Deficit - FYE 03/31/2016					454,659	(250,366)	770,828	512,623	(31,790)	(6,712)	528,116	23,010
Estimated Reserve - New Budget Year					1,085,081	1,867,055	(536,604)	(164,746)	(1,660,930)	387,260	717,730	391,195

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	04	14,16,17,18	13,20,22,24		
	Elderly	Wyandotte	Elderly East	Elderly West	Sec 8 HCV
	Totals	55	56	57	
Fee for Services - Central Office	61,561	5,000	31,857	24,704	
Other Contract Costs					
Total Contract Expenses	503,568	125,883	224,344	153,341	2,400
Total Maintenance Expenses	1,802,333	543,355	721,560	537,418	4,800
Protective Services Labor					
Protective Services Materials					
Protective Services Contract	130,442	78,879	28,125	23,437	
Total Prot Serv Expenses	130,442	78,879	28,125	23,437	
Insurance	117,226	34,546	43,375	39,304	20,698
Terminal Leave Payments					
Employee Benefit Contributions	593,060	179,790	233,591	179,679	103,026
Collection Losses	19,940	6,410	1,170	12,360	
Other General Expenses	2,990	910	1,180	900	17,680
Interest Expense on Notes Payable	398,667	100,644	172,495	125,528	
Interest on Security Deposits	1,276	257	484	535	
Total General Expenses		322,557	452,295	358,306	141,405
Total Routine Expenses		1,898,760	2,299,331	1,671,832	816,348
	5,869,923	1,898,760	2,299,331	1,671,832	816,348
Net Income (Deficit)	258,205	(129,051)	236,292	150,965	(65,803)
Unrestricted Net Assets (Reserve):					
FYE 03/31/2014 Balance	(687,267)	(1,387,281)	643,330	56,684	
Projected Income/Deficit - FYE 03/31/2015	57,204	(245,254)	177,430	125,028	(179,567)
FYE 03/31/2015 Estimated Balance	(630,063)	(1,632,535)	820,760	181,712	(179,567)
Budgeted Income/Deficit - FYE 03/31/2016	258,205	(129,051)	236,292	150,965	(65,803)
Estimated Reserve - New Budget Year	(371,858)	(1,761,586)	1,057,052	332,677	(245,370)