Operating Budget - CONSOLIDATED

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	Hawaii Public Housing Authority Total FY 2012 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	*Less: Vacancy Loss Rent*	
703000	Net Tenant Rental Revenue	15,995,106
11240	Gross Potential Subsidy	
11260	*Less: Subsidy Loss - Vacancy*	
11250	*Less: Subsidy Loss - Proration*	
706000	Net Operating Subsidy	16,836,515
706000	HUD PHA Operating Grant-CFP	22,202,820
704000	Other Tenant Charges	225,028
704000	Excess Utilities	9,696
711000	Investment Income	250,612
714000	Fraud Recovery	19,344
715000	Other Income	9,200,388
700000	**Total Operating Income**	**64,739,509**
Operating Expenditures:		
	Administrative	
911000	Administrative Salaries	6,900,679
915000	Employee Benefits - Administrative	2,898,286
912000	Auditing Fees	206,872
913000	Management Fees	3,245,506
913100	Bookkeeping Fees	575,976
914000	Advertising and Marketing	35,588
916000	Office Expenses	714,847
917000	Legal Expense	111,428
918000	Travel	207,443
919000	Other Administrative Costs	959,904
910000	**Total Administrative**	**15,856,528**
920000	**Asset Management Fees**	**757,885**
	Tenant Services	
921000	Tenant Services - Salaries	23,280
923000	Employee Benefits - Tenant Services	474
922000	Relocation Costs	17,702
924000	Tenant Services-Other	126,643
925000	**Total Tenant Services**	**168,099**
	Utilities	
931000	Water	2,078,651
932000	Electricity	3,173,102
933000	Gas	1,084,152
934000	Fuel	460,146
936000	Sewer	3,596,484
938000	Other	1,800
930000	**Total Utilities**	**10,394,335**
	Maintenance	
941000	Labor	4,998,323
945000	Employee Benefits - Maintenance	2,099,296
942000	Maintenance Materials	1,126,979
943002	Garbage and Trash Removal Contracts	988,581
943021-2	Heating & Cooling Contracts	74,291
943014	Elevator Maintenance	152,734
943026	Landscape & Grounds Contracts	61,142
943029	Unit Turnaround Contract	58,496
943018	Electrical Contracts	109,037
943017	Plumbing Contracts	135,272
943006	Extermination Contracts	98,651
943010	Janitorial Contracts	18,472
943025	Routine Maintenance Contracts	170,311
943000	Other Misc. Contract Costs	2,560,662
940000	**Total Maintenance**	**12,652,247**
	Protective Services	
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	1,203,637
953000	Protective Service Other	9,156
950000	**Total Protective Services**	**1,212,793**
	Insurance	
961100	Property	515,777
961200	General Liability	34,991
961300	Worker's Comp.	235,045
961400	Other Insurance	16,066
961000	**Total Insurance Expense**	**801,878**
	General Expenses	
962000	Other General Expense	19,670,032
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	42,192
964000	Bad Debt-Tenants	164,028
968000	Severance Expense	24,000
960000	**Total General Expenses**	**19,900,252**
969000	**Total Operating Expenditures**	**61,744,017**
970000	**Net Incom/(Loss)**	**2,995,492**

Hawaii Public Housing Authority
2012 Budget Submission - by AMPS
Total Year

	007 HCVP	State Rent Supplement 024	State Low Rent 318	30	31	32	33	34	35	37	38	39	40	43	44	45	46	49	50	SUBTOTAL	COCC	TOTAL AGENCY
Revenues	22,230,408	1,349,364	1,153,104	3,103,481	2,953,816	3,110,454	2,348,754	3,663,336	3,717,304	1,793,637	1,993,099	1,200,603	1,392,363	1,397,844	1,958,171	1,249,235	639,142	972,082	922,716	57,148,913	7,590,596	64,739,509
	1,200,790	486,267	(987,240)	(1,357,006)	(1,668,234)	333,885	(513,786)	(383,544)	(571,007)	(1,542,477)	266,882	(167,771)	46,903	(588,548)	(571,915)	(697,951)	(80,927)	13,697	56,089	(6,725,893)	(1,194,283)	(7,920,176)
Adjustment:																						
Depreciation			3,312	1,231,656	2,018,940	375,264	627,288	411,384	759,084	1,548,408	292,776	174,192	23,184	630,336	821,916	781,512				9,699,252	1,216,416	10,915,668
Net Income Before Depreciation	1,200,790	486,267	(983,928)	(125,350)	350,706	709,149	113,502	27,840	188,077	5,931	559,658	6,421	70,087	41,788	250,001	83,561	(80,927)	13,697	56,089	2,973,359	22,133	2,995,492

014-2

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 30
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 30 Total FY 2012 Budget
Operating Income:		
700000	Total Operating Income	3,103,481
Operating Expenditures:		
910000	Total Administrative	565,551
920000	Asset Management Fees	42,912
925000	Total Tenant Services	24,226
930000	Total Utilities	1,177,498
940000	Total Maintenance	1,090,286
950000	Total Protective Services	270,384
961000	Total Insurance Expense	57,974
960000	Total General Expenses	-
969000	Total Operating Expenditures	3,228,831
970000	Net Incom/(Loss)	(125,350)
	Total Other Financial Items	1,231,656
10000	Net Cash Flow	(1,357,006)

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 30
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 30 Total FY 2012 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	*Less: Vacancy Loss Rent*	
703000	Net Tenant Rental Revenue	1,677,780
11240	Gross Potential Subsidy	
11260	*Less: Subsidy Loss - Vacancy*	
11250	*Less: Subsidy Loss - Proration*	
706000	Net Operating Subsidy	1,093,289
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	54,980
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	277,432
700000	**Total Operating Income**	**3,103,481**
Operating Expenditures:		
	Administrative	
911000	Administrative Salaries	179,654
915000	Employee Benefits - Administrative	75,455
912000	Auditing Fees	5,114
913000	Management Fees	245,712
913100	Bookkeeping Fees	31,776
914000	Advertising and Marketing	-
916000	Office Expenses	23,928
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	3,912
910000	**Total Administrative**	**565,551**
920000	**Asset Management Fees**	**42,912**
	Tenant Services	
921000	Tenant Services - Salaries	22,152
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	2,074
925000	**Total Tenant Services**	**24,226**
	Utilities	
931000	Water	125,124
932000	Electricity	725,014
933000	Gas	23,028
934000	Fuel	-
936000	Sewer	304,332
938000	Other	-
930000	**Total Utilities**	**1,177,498**
	Maintenance	
941000	Labor	607,188
945000	Employee Benefits - Maintenance	255,019
942000	Maintenance Materials	60,032
943002	Garbage and Trash Removal Contracts	75,000
943021-2	Heating & Cooling Contracts	6,396
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	25,332
943017	Plumbing Contracts	8,448
943006	Extermination Contracts	3,024
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	49,847
940000	**Total Maintenance**	**1,090,286**
	Protective Services	
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	270,384
953000	Protective Service Other	-
950000	**Total Protective Services**	**270,384**
	Insurance	
961100	Property	35,855
961200	General Liability	3,563
961300	Worker's Comp.	16,579
961400	Other Insurance	1,978
961000	**Total Insurance Expense**	**57,974**
	General Expenses	
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	**Total General Expenses**	**-**
969000	**Total Operating Expenditures**	**3,228,831**
970000	**Net Incom/(Loss)**	**(125,350)**

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 31
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 31 Total FY 2012 Budget
Operating Income:		
700000	Total Operating Income	2,953,816
Operating Expenditures:		
910000	Total Administrative	482,052
920000	Asset Management Fees	44,760
925000	Total Tenant Services	2,074
930000	Total Utilities	604,356
940000	Total Maintenance	826,098
950000	Total Protective Services	434,400
961000	Total Insurance Expense	55,218
960000	Total General Expenses	154,152
969000	Total Operating Expenditures	2,603,110
970000	Net Incom/(Loss)	350,706
	Total Other Financial Items	2,018,940
10000	Net Cash Flow	(1,668,234)

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 31
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 31 Total FY 2012 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	*Less: Vacancy Loss Rent*	
703000	Net Tenant Rental Revenue	1,080,420
11240	Gross Potential Subsidy	
11260	*Less: Subsidy Loss - Vacancy*	
11250	*Less: Subsidy Loss - Proration*	
706000	Net Operating Subsidy	1,430,116
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	-
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	443,280
700000	**Total Operating Income**	**2,953,816**
Operating Expenditures:		
	Administrative	
911000	Administrative Salaries	143,575
915000	Employee Benefits - Administrative	60,302
912000	Auditing Fees	5,115
913000	Management Fees	225,456
913100	Bookkeeping Fees	29,148
914000	Advertising and Marketing	-
916000	Office Expenses	18,456
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	-
910000	**Total Administrative**	**482,052**
920000	**Asset Management Fees**	**44,760**
	Tenant Services	
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	2,074
925000	**Total Tenant Services**	**2,074**
	Utilities	
931000	Water	214,068
932000	Electricity	80,280
933000	Gas	-
934000	Fuel	-
936000	Sewer	310,008
938000	Other	-
930000	**Total Utilities**	**604,356**
	Maintenance	
941000	Labor	456,951
945000	Employee Benefits - Maintenance	191,919
942000	Maintenance Materials	27,936
943002	Garbage and Trash Removal Contracts	146,292
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	-
943017	Plumbing Contracts	-
943006	Extermination Contracts	-
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	3,000
940000	**Total Maintenance**	**826,098**
	Protective Services	
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	434,400
953000	Protective Service Other	-
950000	**Total Protective Services**	**434,400**
	Insurance	
961100	Property	36,842
961200	General Liability	2,615
961300	Worker's Comp.	14,935
961400	Other Insurance	826
961000	**Total Insurance Expense**	**55,218**
	General Expenses	
962000	Other General Expense	28,236
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	125,916
968000	Severance Expense	-
960000	**Total General Expenses**	**154,152**
969000	**Total Operating Expenditures**	**2,603,110**
970000	**Net Incom/(Loss)**	**350,706**

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 32
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 32 Total FY 2012 Budget
Operating Income:		
700000	Total Operating Income	3,110,454
Operating Expenditures:		
910000	Total Administrative	498,625
920000	Asset Management Fees	43,680
925000	Total Tenant Services	4,474
930000	Total Utilities	855,888
940000	Total Maintenance	853,801
950000	Total Protective Services	73,833
961000	Total Insurance Expense	46,008
960000	Total General Expenses	24,996
969000	Total Operating Expenditures	2,401,305
970000	Net Incom/(Loss)	709,149
	Total Other Financial Items	441,264
10000	Net Cash Flow	267,885

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 32
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 32 Total FY 2012 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	*Less: Vacancy Loss Rent*	
703000	Net Tenant Rental Revenue	1,267,008
11240	Gross Potential Subsidy	
11260	*Less: Subsidy Loss - Vacancy*	
11250	*Less: Subsidy Loss - Proration*	
706000	Net Operating Subsidy	1,729,425
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	39,768
704000	Excess Utilities	-
711000	Investment Income	120
714000	Fraud Recovery	-
715000	Other Income	74,133
700000	**Total Operating Income**	**3,110,454**
Operating Expenditures:		
	Administrative	
911000	Administrative Salaries	110,928
915000	Employee Benefits - Administrative	46,590
912000	Auditing Fees	5,115
913000	Management Fees	247,812
913100	Bookkeeping Fees	32,040
914000	Advertising and Marketing	-
916000	Office Expenses	48,876
917000	Legal Expense	200
918000	Travel	100
919000	Other Administrative Costs	6,964
910000	**Total Administrative**	**498,625**
920000	**Asset Management Fees**	**43,680**
	Tenant Services	
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	4,474
925000	**Total Tenant Services**	**4,474**
	Utilities	
931000	Water	241,212
932000	Electricity	85,104
933000	Gas	148,248
934000	Fuel	-
936000	Sewer	381,324
938000	Other	-
930000	**Total Utilities**	**855,888**
	Maintenance	
941000	Labor	452,508
945000	Employee Benefits - Maintenance	190,053
942000	Maintenance Materials	54,012
943002	Garbage and Trash Removal Contracts	-
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	145,492
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	-
943017	Plumbing Contracts	-
943006	Extermination Contracts	-
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	11,736
940000	**Total Maintenance**	**853,801**
	Protective Services	
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	73,833
953000	Protective Service Other	-
950000	**Total Protective Services**	**73,833**
	Insurance	
961100	Property	35,952
961200	General Liability	2,442
961300	Worker's Comp.	7,019
961400	Other Insurance	595
961000	**Total Insurance Expense**	**46,008**
	General Expenses	
962000	Other General Expense	24,996
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	**Total General Expenses**	**24,996**
969000	**Total Operating Expenditures**	**2,401,305**
970000	**Net Incom/(Loss)**	**709,149**

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 33
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	0
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 33 Total FY 2012 Budget
Operating Income:		
700000	Total Operating Income	2,348,754
Operating Expenditures:		
910000	Total Administrative	471,466
920000	Asset Management Fees	57,252
925000	Total Tenant Services	5,074
930000	Total Utilities	773,424
940000	Total Maintenance	872,359
950000	Total Protective Services	-
961000	Total Insurance Expense	55,676
960000	Total General Expenses	-
969000	Total Operating Expenditures	2,235,251
970000	Net Incom/(Loss)	113,502
	Total Other Financial Items	628,404
10000	Net Cash Flow	(514,902)

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 33
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	0
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 33 Total FY 2012 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	*Less: Vacancy Loss Rent*	
703000	Net Tenant Rental Revenue	1,115,796
11240	Gross Potential Subsidy	
11260	*Less: Subsidy Loss - Vacancy*	
11250	*Less: Subsidy Loss - Proration*	
706000	Net Operating Subsidy	1,232,622
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	-
704000	Excess Utilities	-
711000	Investment Income	60
714000	Fraud Recovery	-
715000	Other Income	276
700000	**Total Operating Income**	**2,348,754**
Operating Expenditures:		
	Administrative	
911000	Administrative Salaries	115,476
915000	Employee Benefits - Administrative	48,500
912000	Auditing Fees	5,114
913000	Management Fees	257,544
913100	Bookkeeping Fees	33,300
914000	Advertising and Marketing	-
916000	Office Expenses	7,128
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	4,404
910000	**Total Administrative**	**471,466**
920000	**Asset Management Fees**	**57,252**
	Tenant Services	
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	5,074
925000	**Total Tenant Services**	**5,074**
	Utilities	
931000	Water	213,348
932000	Electricity	33,492
933000	Gas	119,004
934000	Fuel	-
936000	Sewer	407,580
938000	Other	-
930000	**Total Utilities**	**773,424**
	Maintenance	
941000	Labor	472,008
945000	Employee Benefits - Maintenance	198,243
942000	Maintenance Materials	38,844
943002	Garbage and Trash Removal Contracts	-
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	-
943017	Plumbing Contracts	-
943006	Extermination Contracts	-
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	163,264
940000	**Total Maintenance**	**872,359**
	Protective Services	
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	**Total Protective Services**	**-**
	Insurance	
961100	Property	36,842
961200	General Liability	2,543
961300	Worker's Comp.	15,672
961400	Other Insurance	620
961000	**Total Insurance Expense**	**55,676**
	General Expenses	
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	**Total General Expenses**	**-**
969000	**Total Operating Expenditures**	**2,235,251**
970000	**Net Incom/(Loss)**	**113,502**

014.10

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 34
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 34 Total FY 2012 Budget
Operating Income:		
700000	Total Operating Income	3,663,336
Operating Expenditures:		
910000	Total Administrative	970,383
920000	Asset Management Fees	69,960
925000	Total Tenant Services	6,208
930000	Total Utilities	1,164,828
940000	Total Maintenance	1,246,971
950000	Total Protective Services	94,588
961000	Total Insurance Expense	81,058
960000	Total General Expenses	1,500
969000	Total Operating Expenditures	3,635,496
970000	Net Incom/(Loss)	27,840
	Total Other Financial Items	411,384
10000	Net Cash Flow	(383,544)

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 34
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 34 Total FY 2012 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	*Less: Vacancy Loss Rent*	
703000	Net Tenant Rental Revenue	1,572,636
11240	Gross Potential Subsidy	
11260	*Less: Subsidy Loss - Vacancy*	
11250	*Less: Subsidy Loss - Proration*	
706000	Net Operating Subsidy	1,920,404
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	22,200
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	148,096
700000	**Total Operating Income**	**3,663,336**
Operating Expenditures:		
	Administrative	
911000	Administrative Salaries	331,164
915000	Employee Benefits - Administrative	139,089
912000	Auditing Fees	5,115
913000	Management Fees	392,568
913100	Bookkeeping Fees	50,748
914000	Advertising and Marketing	-
916000	Office Expenses	38,247
917000	Legal Expense	7,316
918000	Travel	-
919000	Other Administrative Costs	6,136
910000	**Total Administrative**	**970,383**
920000	**Asset Management Fees**	**69,960**
	Tenant Services	
921000	Tenant Services - Salaries	1,128
923000	Employee Benefits - Tenant Services	474
922000	Relocation Costs	-
924000	Tenant Services-Other	4,606
925000	**Total Tenant Services**	**6,208**
	Utilities	
931000	Water	139,656
932000	Electricity	477,132
933000	Gas	113,532
934000	Fuel	-
936000	Sewer	434,508
938000	Other	-
930000	**Total Utilities**	**1,164,828**
	Maintenance	
941000	Labor	538,812
945000	Employee Benefits - Maintenance	226,301
942000	Maintenance Materials	166,045
943002	Garbage and Trash Removal Contracts	61,612
943021-2	Heating & Cooling Contracts	41,490
943014	Elevator Maintenance	3,750
943026	Landscape & Grounds Contracts	2,000
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	29,775
943017	Plumbing Contracts	42,000
943006	Extermination Contracts	15,824
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	117,968
943000	Other Misc. Contract Costs	1,394
940000	**Total Maintenance**	**1,246,971**
	Protective Services	
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	94,588
953000	Protective Service Other	-
950000	**Total Protective Services**	**94,588**
	Insurance	
961100	Property	57,583
961200	General Liability	3,279
961300	Worker's Comp.	19,590
961400	Other Insurance	606
961000	**Total Insurance Expense**	**81,058**
	General Expenses	
962000	Other General Expense	1,500
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	**Total General Expenses**	**1,500**
969000	**Total Operating Expenditures**	**3,635,496**
970000	**Net Incom/(Loss)**	**27,840**

014-12

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 35
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 35 Total FY 2012 Budget
Operating Income:		
700000	Total Operating Income	3,717,304
Operating Expenditures:		
910000	Total Administrative	723,433
920000	Asset Management Fees	70,440
925000	Total Tenant Services	32,818
930000	Total Utilities	1,288,836
940000	Total Maintenance	1,051,248
950000	Total Protective Services	256,812
961000	Total Insurance Expense	81,641
960000	Total General Expenses	24,000
969000	Total Operating Expenditures	3,529,228
970000	Net Incom/(Loss)	188,077
	Total Other Financial Items	759,084
10000	Net Cash Flow	(571,007)

014-13

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 35
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 35 Total FY 2012 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	*Less: Vacancy Loss Rent*	
703000	Net Tenant Rental Revenue	1,671,228
11240	Gross Potential Subsidy	
11260	*Less: Subsidy Loss - Vacancy*	
11250	*Less: Subsidy Loss - Proration*	
706000	Net Operating Subsidy	1,969,456
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	756
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	75,864
700000	**Total Operating Income**	**3,717,304**
Operating Expenditures:		
	Administrative	
911000	Administrative Salaries	167,880
915000	Employee Benefits - Administrative	70,510
912000	Auditing Fees	5,115
913000	Management Fees	390,444
913100	Bookkeeping Fees	50,484
914000	Advertising and Marketing	-
916000	Office Expenses	27,528
917000	Legal Expense	7,092
918000	Travel	-
919000	Other Administrative Costs	4,380
910000	**Total Administrative**	**723,433**
920000	**Asset Management Fees**	**70,440**
	Tenant Services	
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	32,818
925000	**Total Tenant Services**	**32,818**
	Utilities	
931000	Water	135,360
932000	Electricity	466,920
933000	Gas	4,716
934000	Fuel	249,672
936000	Sewer	432,168
938000	Other	-
930000	**Total Utilities**	**1,288,836**
	Maintenance	
941000	Labor	536,280
945000	Employee Benefits - Maintenance	225,238
942000	Maintenance Materials	84,444
943002	Garbage and Trash Removal Contracts	39,564
943021-2	Heating & Cooling Contracts	7,200
943014	Elevator Maintenance	3,492
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	-
943017	Plumbing Contracts	1,860
943006	Extermination Contracts	31,200
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	121,970
940000	**Total Maintenance**	**1,051,248**
	Protective Services	
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	248,616
953000	Protective Service Other	8,196
950000	**Total Protective Services**	**256,812**
	Insurance	
961100	Property	57,977
961200	General Liability	3,561
961300	Worker's Comp.	19,192
961400	Other Insurance	911
961000	**Total Insurance Expense**	**81,641**
	General Expenses	
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	24,000
968000	Severance Expense	-
960000	**Total General Expenses**	**24,000**
969000	**Total Operating Expenditures**	**3,529,228**
970000	**Net Incom/(Loss)**	**188,077**

014-14

NO AMP 36

014-15

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 37
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 37 Total FY 2012 Budget
Operating Income:		
700000	Total Operating Income	1,793,637
Operating Expenditures:		
910000	Total Administrative	694,066
920000	Asset Management Fees	47,520
925000	Total Tenant Services	19,605
930000	Total Utilities	341,997
940000	Total Maintenance	633,425
950000	Total Protective Services	-
961000	Total Insurance Expense	51,092
960000	Total General Expenses	-
969000	Total Operating Expenditures	1,787,706
970000	Net Incom/(Loss)	5,931
	Total Other Financial Items	1,548,408
10000	Net Cash Flow	(1,542,477)

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 37
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 37 Total FY 2012 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	*Less: Vacancy Loss Rent*	
703000	Net Tenant Rental Revenue	809,030
11240	Gross Potential Subsidy	
11260	*Less: Subsidy Loss - Vacancy*	
11250	*Less: Subsidy Loss - Proration*	
706000	Net Operating Subsidy	887,696
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	32,607
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	64,304
700000	**Total Operating Income**	**1,793,637**
Operating Expenditures:		
	Administrative	
911000	Administrative Salaries	327,348
915000	Employee Benefits - Administrative	137,486
912000	Auditing Fees	5,115
913000	Management Fees	183,024
913100	Bookkeeping Fees	32,208
914000	Advertising and Marketing	-
916000	Office Expenses	2,247
917000	Legal Expense	2,754
918000	Travel	3,499
919000	Other Administrative Costs	385
910000	**Total Administrative**	**694,066**
920000	**Asset Management Fees**	**47,520**
	Tenant Services	
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	2,002
924000	Tenant Services-Other	17,603
925000	**Total Tenant Services**	**19,605**
	Utilities	
931000	Water	85,000
932000	Electricity	139,999
933000	Gas	37,000
934000	Fuel	14,998
936000	Sewer	65,000
938000	Other	-
930000	**Total Utilities**	**341,997**
	Maintenance	
941000	Labor	276,252
945000	Employee Benefits - Maintenance	116,026
942000	Maintenance Materials	85,008
943002	Garbage and Trash Removal Contracts	100,000
943021-2	Heating & Cooling Contracts	4,945
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	8,626
943029	Unit Turnaround Contract	20,000
943018	Electrical Contracts	2,299
943017	Plumbing Contracts	1,485
943006	Extermination Contracts	1,727
943010	Janitorial Contracts	1,727
943025	Routine Maintenance Contracts	10,000
943000	Other Misc. Contract Costs	5,330
940000	**Total Maintenance**	**633,425**
	Protective Services	
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	**Total Protective Services**	**-**
	Insurance	
961100	Property	39,116
961200	General Liability	2,252
961300	Worker's Comp.	8,453
961400	Other Insurance	1,272
961000	**Total Insurance Expense**	**51,092**
	General Expenses	
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	**Total General Expenses**	**-**
969000	**Total Operating Expenditures**	**1,787,706**
970000	**Net Incom/(Loss)**	**5,931**

014-17

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 38
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 38 Total FY 2012 Budget
Operating Income:		
700000	Total Operating Income	1,993,099
Operating Expenditures:		
910000	Total Administrative	513,171
920000	Asset Management Fees	38,520
925000	Total Tenant Services	2,074
930000	Total Utilities	361,373
940000	Total Maintenance	477,677
950000	Total Protective Services	-
961000	Total Insurance Expense	40,265
960000	Total General Expenses	360
969000	Total Operating Expenditures	1,433,441
970000	Net Incom/(Loss)	559,658
	Total Other Financial Items	292,776
10000	Net Cash Flow	266,882

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 38
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 38 Total FY 2012 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	*Less: Vacancy Loss Rent*	
703000	Net Tenant Rental Revenue	541,512
11240	Gross Potential Subsidy	
11260	*Less: Subsidy Loss - Vacancy*	
11250	*Less: Subsidy Loss - Proration*	
706000	Net Operating Subsidy	1,435,807
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	7,476
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	8,304
700000	**Total Operating Income**	**1,993,099**
Operating Expenditures:		
	Administrative	
911000	Administrative Salaries	172,572
915000	Employee Benefits - Administrative	72,480
912000	Auditing Fees	5,115
913000	Management Fees	210,132
913100	Bookkeeping Fees	27,156
914000	Advertising and Marketing	-
916000	Office Expenses	15,192
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	10,524
910000	**Total Administrative**	**513,171**
920000	**Asset Management Fees**	**38,520**
	Tenant Services	
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	2,074
925000	**Total Tenant Services**	**2,074**
	Utilities	
931000	Water	119,148
932000	Electricity	105,845
933000	Gas	73,332
934000	Fuel	-
936000	Sewer	63,048
938000	Other	-
930000	**Total Utilities**	**361,373**
	Maintenance	
941000	Labor	260,184
945000	Employee Benefits - Maintenance	109,277
942000	Maintenance Materials	79,776
943002	Garbage and Trash Removal Contracts	3,948
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	7,608
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	-
943017	Plumbing Contracts	2,568
943006	Extermination Contracts	-
943010	Janitorial Contracts	1,884
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	12,432
940000	**Total Maintenance**	**477,677**
	Protective Services	
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	**Total Protective Services**	**-**
	Insurance	
961100	Property	31,707
961200	General Liability	2,550
961300	Worker's Comp.	5,368
961400	Other Insurance	641
961000	**Total Insurance Expense**	**40,265**
	General Expenses	
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	360
968000	Severance Expense	-
960000	**Total General Expenses**	**360**
969000	**Total Operating Expenditures**	**1,433,441**
970000	**Net Incom/(Loss)**	**559,658**

014-19

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 39
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 39 Total FY 2012 Budget
Operating Income:		
700000	Total Operating Income	1,200,603
Operating Expenditures:		
910000	Total Administrative	355,408
920000	Asset Management Fees	-
925000	Total Tenant Services	3,142
930000	Total Utilities	414,676
940000	Total Maintenance	393,851
950000	Total Protective Services	-
961000	Total Insurance Expense	27,105
960000	Total General Expenses	-
969000	Total Operating Expenditures	1,194,182
970000	Net Incom/(Loss)	6,421
	Total Other Financial Items	174,192
10000	Net Cash Flow	(167,771)

014-20

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 39
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 39 Total FY 2012 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	*Less: Vacancy Loss Rent*	
703000	Net Tenant Rental Revenue	660,000
11240	Gross Potential Subsidy	
11260	*Less: Subsidy Loss - Vacancy*	
11250	*Less: Subsidy Loss - Proration*	
706000	Net Operating Subsidy	535,623
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	-
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	4,980
700000	**Total Operating Income**	**1,200,603**
Operating Expenditures:		
	Administrative	
911000	Administrative Salaries	142,404
915000	Employee Benefits - Administrative	59,810
912000	Auditing Fees	5,114
913000	Management Fees	94,680
913100	Bookkeeping Fees	12,252
914000	Advertising and Marketing	-
916000	Office Expenses	28,476
917000	Legal Expense	4,872
918000	Travel	5,472
919000	Other Administrative Costs	2,328
910000	**Total Administrative**	**355,408**
920000	**Asset Management Fees**	**-**
	Tenant Services	
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	3,142
925000	**Total Tenant Services**	**3,142**
	Utilities	
931000	Water	60,000
932000	Electricity	215,000
933000	Gas	50,000
934000	Fuel	-
936000	Sewer	89,676
938000	Other	-
930000	**Total Utilities**	**414,676**
	Maintenance	
941000	Labor	187,112
945000	Employee Benefits - Maintenance	78,587
942000	Maintenance Materials	53,000
943002	Garbage and Trash Removal Contracts	44,988
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	11,000
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	10,404
943017	Plumbing Contracts	8,760
943006	Extermination Contracts	-
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	-
940000	**Total Maintenance**	**393,851**
	Protective Services	
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	**Total Protective Services**	**-**
	Insurance	
961100	Property	19,358
961200	General Liability	1,880
961300	Worker's Comp.	4,955
961400	Other Insurance	913
961000	**Total Insurance Expense**	**27,105**
	General Expenses	
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	**Total General Expenses**	**-**
969000	**Total Operating Expenditures**	**1,194,182**
970000	**Net Incom/(Loss)**	**6,421**

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 40
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 40 Total FY 2012 Budget
Operating Income:		
700000	Total Operating Income	1,392,363
Operating Expenditures:		
910000	Total Administrative	192,564
920000	Asset Management Fees	20,400
925000	Total Tenant Services	2,074
930000	Total Utilities	491,972
940000	Total Maintenance	486,768
950000	Total Protective Services	75,000
961000	Total Insurance Expense	53,498
960000	Total General Expenses	-
969000	Total Operating Expenditures	1,322,276
970000	Net Incom/(Loss)	70,087
	Total Other Financial Items	23,184
10000	Net Cash Flow	46,903

014-22

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 40
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 40 Total FY 2012 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	*Less: Vacancy Loss Rent*	
703000	Net Tenant Rental Revenue	765,000
11240	Gross Potential Subsidy	
11260	*Less: Subsidy Loss - Vacancy*	
11250	*Less: Subsidy Loss - Proration*	
706000	Net Operating Subsidy	610,000
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	3,624
704000	Excess Utilities	624
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	13,115
700000	**Total Operating Income**	**1,392,363**
Operating Expenditures:		
	Administrative	
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	4,668
913000	Management Fees	70,512
913100	Bookkeeping Fees	15,300
914000	Advertising and Marketing	-
916000	Office Expenses	2,908
917000	Legal Expense	2,000
918000	Travel	-
919000	Other Administrative Costs	97,176
910000	**Total Administrative**	**192,564**
920000	**Asset Management Fees**	**20,400**
	Tenant Services	
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	2,074
925000	**Total Tenant Services**	**2,074**
	Utilities	
931000	Water	100,000
932000	Electricity	7,000
933000	Gas	180,000
934000	Fuel	-
936000	Sewer	204,972
938000	Other	-
930000	**Total Utilities**	**491,972**
	Maintenance	
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	29,076
943002	Garbage and Trash Removal Contracts	73,668
943021-2	Heating & Cooling Contracts	300
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	6,180
943017	Plumbing Contracts	3,528
943006	Extermination Contracts	360
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	1,068
943000	Other Misc. Contract Costs	372,588
940000	**Total Maintenance**	**486,768**
	Protective Services	
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	75,000
953000	Protective Service Other	-
950000	**Total Protective Services**	**75,000**
	Insurance	
961100	Property	25,356
961200	General Liability	-
961300	Worker's Comp.	28,116
961400	Other Insurance	26
961000	**Total Insurance Expense**	**53,498**
	General Expenses	
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	**Total General Expenses**	**-**
969000	**Total Operating Expenditures**	**1,322,276**
970000	**Net Incom/(Loss)**	**70,087**

014-23

NO AMP 41

014-24

NO MU 42

STATE ONLY

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 43
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 43 Total FY 2012 Budget
Operating Income:		
700000	Total Operating Income	1,397,844
Operating Expenditures:		
910000	Total Administrative	361,783
920000	Asset Management Fees	130,104
925000	Total Tenant Services	2,074
930000	Total Utilities	300,000
940000	Total Maintenance	549,269
950000	Total Protective Services	-
961000	Total Insurance Expense	12,826
960000	Total General Expenses	-
969000	Total Operating Expenditures	1,356,056
970000	Net Incom/(Loss)	41,788
	Total Other Financial Items	630,336
10000	Net Cash Flow	(588,548)

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 43
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 43 Total FY 2012 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	*Less: Vacancy Loss Rent*	
703000	Net Tenant Rental Revenue	603,941
11240	Gross Potential Subsidy	
11260	*Less: Subsidy Loss - Vacancy*	
11250	*Less: Subsidy Loss - Proration*	
706000	Net Operating Subsidy	784,267
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	1,457
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	8,179
700000	**Total Operating Income**	**1,397,844**
Operating Expenditures:		
	Administrative	
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	5,114
913000	Management Fees	136,356
913100	Bookkeeping Fees	17,640
914000	Advertising and Marketing	-
916000	Office Expenses	26,905
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	175,768
910000	**Total Administrative**	**361,783**
920000	**Asset Management Fees**	**130,104**
	Tenant Services	
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	2,074
925000	**Total Tenant Services**	**2,074**
	Utilities	
931000	Water	80,000
932000	Electricity	150,000
933000	Gas	30,000
934000	Fuel	-
936000	Sewer	40,000
938000	Other	-
930000	**Total Utilities**	**300,000**
	Maintenance	
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	66,855
943002	Garbage and Trash Removal Contracts	75,000
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	2,000
943017	Plumbing Contracts	12,204
943006	Extermination Contracts	10,000
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	383,210
940000	**Total Maintenance**	**549,269**
	Protective Services	
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	**Total Protective Services**	**-**
	Insurance	
961100	Property	12,826
961200	General Liability	-
961300	Worker's Comp.	-
961400	Other Insurance	-
961000	**Total Insurance Expense**	**12,826**
	General Expenses	
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	**Total General Expenses**	**-**
969000	**Total Operating Expenditures**	**1,356,056**
970000	**Net Incom/(Loss)**	**41,788**

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 44
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 44 Total FY 2012 Budget
Operating Income:		
700000	Total Operating Income	1,958,171
Operating Expenditures:		
910000	Total Administrative	315,178
920000	Asset Management Fees	31,200
925000	Total Tenant Services	2,074
930000	Total Utilities	603,262
940000	Total Maintenance	667,813
950000	Total Protective Services	-
961000	Total Insurance Expense	46,451
960000	Total General Expenses	42,192
969000	Total Operating Expenditures	1,708,170
970000	Net Incom/(Loss)	250,001
	Total Other Financial Items	821,916
10000	Net Cash Flow	(571,915)

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 44
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 44 Total FY 2012 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	*Less: Vacancy Loss Rent*	
703000	Net Tenant Rental Revenue	722,940
11240	Gross Potential Subsidy	
11260	*Less: Subsidy Loss - Vacancy*	
11250	*Less: Subsidy Loss - Proration*	
706000	Net Operating Subsidy	1,223,268
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	-
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	11,963
700000	**Total Operating Income**	**1,958,171**
Operating Expenditures:		
	Administrative	
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	5,114
913000	Management Fees	104,340
913100	Bookkeeping Fees	19,596
914000	Advertising and Marketing	-
916000	Office Expenses	15,336
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	170,792
910000	**Total Administrative**	**315,178**
920000	**Asset Management Fees**	**31,200**
	Tenant Services	
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	2,074
925000	**Total Tenant Services**	**2,074**
	Utilities	
931000	Water	104,182
932000	Electricity	89,424
933000	Gas	41,004
934000	Fuel	193,104
936000	Sewer	175,548
938000	Other	-
930000	**Total Utilities**	**603,262**
	Maintenance	
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	64,500
943002	Garbage and Trash Removal Contracts	85,056
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	9,576
943029	Unit Turnaround Contract	29,928
943018	Electrical Contracts	13,032
943017	Plumbing Contracts	13,032
943006	Extermination Contracts	4,992
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	447,697
940000	**Total Maintenance**	**667,813**
	Protective Services	
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	**Total Protective Services**	**-**
	Insurance	
961100	Property	32,807
961200	General Liability	-
961300	Worker's Comp.	13,644
961400	Other Insurance	-
961000	**Total Insurance Expense**	**46,451**
	General Expenses	
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	42,192
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	**Total General Expenses**	**42,192**
969000	**Total Operating Expenditures**	**1,708,170**
970000	**Net Incom/(Loss)**	**250,001**

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 45
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 45 Total FY 2012 Budget
Operating Income:		
700000	Total Operating Income	1,249,235
Operating Expenditures:		
910000	Total Administrative	325,643
920000	Asset Management Fees	27,120
925000	Total Tenant Services	2,074
930000	Total Utilities	326,895
940000	Total Maintenance	462,089
950000	Total Protective Services	-
961000	Total Insurance Expense	21,853
960000	Total General Expenses	-
969000	Total Operating Expenditures	1,165,675
970000	Net Incom/(Loss)	83,561
	Total Other Financial Items	789,034
10000	Net Cash Flow	(705,473)

014-30

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 45
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 45 Total FY 2012 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	*Less: Vacancy Loss Rent*	
703000	Net Tenant Rental Revenue	808,384
11240	Gross Potential Subsidy	
11260	*Less: Subsidy Loss - Vacancy*	
11250	*Less: Subsidy Loss - Proration*	
706000	Net Operating Subsidy	409,745
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	14,292
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	16,814
700000	**Total Operating Income**	**1,249,235**
Operating Expenditures:		
	Administrative	
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	4,938
913000	Management Fees	57,562
913100	Bookkeeping Fees	20,220
914000	Advertising and Marketing	-
916000	Office Expenses	75,103
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	167,820
910000	**Total Administrative**	**325,643**
920000	**Asset Management Fees**	**27,120**
	Tenant Services	
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	2,074
925000	**Total Tenant Services**	**2,074**
	Utilities	
931000	Water	95,025
932000	Electricity	42,234
933000	Gas	19,636
934000	Fuel	-
936000	Sewer	170,000
938000	Other	-
930000	**Total Utilities**	**326,895**
	Maintenance	
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	61,502
943002	Garbage and Trash Removal Contracts	81,533
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	2,499
943017	Plumbing Contracts	2,499
943006	Extermination Contracts	11,300
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	302,756
940000	**Total Maintenance**	**462,089**
	Protective Services	
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	**Total Protective Services**	**-**
	Insurance	
961100	Property	-
961200	General Liability	3,420
961300	Worker's Comp.	14,473
961400	Other Insurance	3,960
961000	**Total Insurance Expense**	**21,853**
	General Expenses	
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	**Total General Expenses**	**-**
969000	**Total Operating Expenditures**	**1,165,675**
970000	**Net Incom/(Loss)**	**83,561**

014-31

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 46
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 46 Total FY 2012 Budget
Operating Income:		
700000	Total Operating Income	639,142
Operating Expenditures:		
910000	Total Administrative	219,991
920000	Asset Management Fees	66,600
925000	Total Tenant Services	3,198
930000	Total Utilities	158,910
940000	Total Maintenance	253,290
950000	Total Protective Services	-
961000	Total Insurance Expense	10,328
960000	Total General Expenses	7,752
969000	Total Operating Expenditures	720,069
970000	Net Incom/(Loss)	(80,927)
	Total Other Financial Items	19,200
10000	Net Cash Flow	(100,127)

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 46
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 46 Total FY 2012 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	*Less: Vacancy Loss Rent*	
703000	Net Tenant Rental Revenue	235,171
11240	Gross Potential Subsidy	
11260	*Less: Subsidy Loss - Vacancy*	
11250	*Less: Subsidy Loss - Proration*	
706000	Net Operating Subsidy	378,891
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	16,848
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	8,232
700000	**Total Operating Income**	**639,142**
Operating Expenditures:		
	Administrative	
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	5,115
913000	Management Fees	58,920
913100	Bookkeeping Fees	7,620
914000	Advertising and Marketing	-
916000	Office Expenses	6,780
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	141,556
910000	**Total Administrative**	**219,991**
920000	**Asset Management Fees**	**66,600**
	Tenant Services	
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	700
924000	Tenant Services-Other	2,498
925000	**Total Tenant Services**	**3,198**
	Utilities	
931000	Water	40,000
932000	Electricity	64,338
933000	Gas	32,000
934000	Fuel	1,772
936000	Sewer	19,000
938000	Other	1,800
930000	**Total Utilities**	**158,910**
	Maintenance	
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	30,000
943002	Garbage and Trash Removal Contracts	10,000
943021-2	Heating & Cooling Contracts	4,970
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	5,644
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	636
943017	Plumbing Contracts	14,232
943006	Extermination Contracts	3,000
943010	Janitorial Contracts	912
943025	Routine Maintenance Contracts	12,000
943000	Other Misc. Contract Costs	171,896
940000	**Total Maintenance**	**253,290**
	Protective Services	
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	**Total Protective Services**	**-**
	Insurance	
961100	Property	10,176
961200	General Liability	-
961300	Worker's Comp.	-
961400	Other Insurance	152
961000	**Total Insurance Expense**	**10,328**
	General Expenses	
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	7,752
968000	Severance Expense	-
960000	**Total General Expenses**	**7,752**
969000	**Total Operating Expenditures**	**720,069**
970000	**Net Incom/(Loss)**	**(80,927)**

014-33

NO AMP 47

014-34

NO AMP 48

014-35

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 49
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 49 Total FY 2012 Budget
Operating Income:		
700000	Total Operating Income	972,082
Operating Expenditures:		
910000	Total Administrative	226,561
920000	Asset Management Fees	18,000
925000	Total Tenant Services	3,082
930000	Total Utilities	338,688
940000	Total Maintenance	357,238
950000	Total Protective Services	-
961000	Total Insurance Expense	14,816
960000	Total General Expenses	-
969000	Total Operating Expenditures	958,385
970000	Net Incom/(Loss)	13,697
	Total Other Financial Items	-
10000	Net Cash Flow	13,697

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 49
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 49 Total FY 2012 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	*Less: Vacancy Loss Rent*	
703000	Net Tenant Rental Revenue	423,756
11240	Gross Potential Subsidy	
11260	*Less: Subsidy Loss - Vacancy*	
11250	*Less: Subsidy Loss - Proration*	
706000	Net Operating Subsidy	524,650
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	15,648
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	8,028
700000	**Total Operating Income**	**972,082**
Operating Expenditures:		
	Administrative	
911000	Administrative Salaries	80,280
915000	Employee Benefits - Administrative	33,718
912000	Auditing Fees	5,115
913000	Management Fees	86,316
913100	Bookkeeping Fees	11,160
914000	Advertising and Marketing	-
916000	Office Expenses	8,964
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	1,008
910000	**Total Administrative**	**226,561**
920000	**Asset Management Fees**	**18,000**
	Tenant Services	
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	3,082
925000	**Total Tenant Services**	**3,082**
	Utilities	
931000	Water	40,512
932000	Electricity	148,572
933000	Gas	41,880
934000	Fuel	-
936000	Sewer	107,724
938000	Other	-
930000	**Total Utilities**	**338,688**
	Maintenance	
941000	Labor	108,996
945000	Employee Benefits - Maintenance	45,778
942000	Maintenance Materials	82,044
943002	Garbage and Trash Removal Contracts	37,044
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	9,792
943029	Unit Turnaround Contract	8,568
943018	Electrical Contracts	2,196
943017	Plumbing Contracts	8,004
943006	Extermination Contracts	5,100
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	49,716
940000	**Total Maintenance**	**357,238**
	Protective Services	
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	**Total Protective Services**	**-**
	Insurance	
961100	Property	14,816
961200	General Liability	-
961300	Worker's Comp.	-
961400	Other Insurance	-
961000	**Total Insurance Expense**	**14,816**
	General Expenses	
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	**Total General Expenses**	**-**
969000	**Total Operating Expenditures**	**958,385**
970000	**Net Incom/(Loss)**	**13,697**

014-37

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 50
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 50 Total FY 2012 Budget
Operating Income:		
700000	Total Operating Income	922,716
Operating Expenditures:		
910000	Total Administrative	206,573
920000	Asset Management Fees	14,160
925000	Total Tenant Services	19,606
930000	Total Utilities	234,492
940000	Total Maintenance	367,314
950000	Total Protective Services	-
961000	Total Insurance Expense	17,482
960000	Total General Expenses	7,000
969000	Total Operating Expenditures	866,627
970000	Net Incom/(Loss)	56,089
	Total Other Financial Items	37,000
10000	Net Cash Flow	19,089

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 50
Fiscal Year Ending	6/30/2012
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 50 Total FY 2012 Budget
Operating Income:		
11220	Gross Potential Rent	-
11230	*Less: Vacancy Loss Rent*	
703000	Net Tenant Rental Revenue	245,220
11240	Gross Potential Subsidy	
11260	*Less: Subsidy Loss - Vacancy*	
11250	*Less: Subsidy Loss - Proration*	
706000	Net Operating Subsidy	671,256
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	6,156
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	84
700000	**Total Operating Income**	**922,716**
Operating Expenditures:		
	Administrative	
911000	Administrative Salaries	71,808
915000	Employee Benefits - Administrative	30,159
912000	Auditing Fees	5,115
913000	Management Fees	78,564
913100	Bookkeeping Fees	10,164
914000	Advertising and Marketing	-
916000	Office Expenses	7,745
917000	Legal Expense	1,650
918000	Travel	-
919000	Other Administrative Costs	1,368
910000	**Total Administrative**	**206,573**
920000	**Asset Management Fees**	**14,160**
	Tenant Services	
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	15,000
924000	Tenant Services-Other	4,606
925000	**Total Tenant Services**	**19,606**
	Utilities	
931000	Water	82,056
932000	Electricity	24,516
933000	Gas	28,032
934000	Fuel	-
936000	Sewer	99,888
938000	Other	-
930000	**Total Utilities**	**234,492**
	Maintenance	
941000	Labor	110,304
945000	Employee Benefits - Maintenance	46,328
942000	Maintenance Materials	60,703
943002	Garbage and Trash Removal Contracts	48,124
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	3,000
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	12,500
943017	Plumbing Contracts	11,780
943006	Extermination Contracts	3,000
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	26,575
943000	Other Misc. Contract Costs	45,000
940000	**Total Maintenance**	**367,314**
	Protective Services	
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	**Total Protective Services**	**-**
	Insurance	
961100	Property	11,655
961200	General Liability	-
961300	Worker's Comp.	5,827
961400	Other Insurance	-
961000	**Total Insurance Expense**	**17,482**
	General Expenses	
962000	Other General Expense	1,000
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	6,000
968000	Severance Expense	-
960000	**Total General Expenses**	**7,000**
969000	**Total Operating Expenditures**	**866,627**
970000	**Net Incom/(Loss)**	**56,089**

014-39

HAWAII PUBLIC HOUSING AUTHORITY
BUDGET FISCAL YEAR 2011-2012

I. Introduction

Pursuant to §356D-2, Hawaii Revised Statutes, *"(a) There is established the Hawaii public housing authority to be placed within the department of human services for administrative purposes only. The authority shall be a public body and a body corporate and politic."*

The HPHA's Board of Directors consists of eleven members, of whom nine are public members appointed by the Governor. Public members shall be appointed from each of the counties of Honolulu, Hawaii, Maui, and Kauai. One public member shall be an advocate for low-income or homeless persons. One public member shall be a person with a disability or an advocate for persons with disabilities. As required by federal statutes, at least one public member shall be a person who is directly assisted by the authority under the federal low-rent public housing or federal section 8 tenant-based housing assistance payments program while serving on the board. The Director of the Department of Human Services and the Governor's Appointee are ex-officio voting members.

Presently, the HPHA administers the following major programs:

- **Federal and State Public Housing Programs**
  The HPHA operates and manages 69 federal public housing developments with 5,300 units housing approximately 15,000 authorized residents throughout Hawaii with funds received from the United States Department of Housing and Urban Development (HUD), and 864 state public housing units developed with State funds housing approximately 2,600 authorized residents.

- **Federal and State Rent Subsidy Programs**
  The HPHA administers two federally funded rental assistance programs:
  - ✓ 1,800 Section 8 Housing Choice Voucher Program,
  - ✓ 140 Veterans Affairs Supportive Housing Program (VASH); and
  - ✓ State funded rental supplement assistance program, subsidizing monthly rental payments to qualified households.

II. Budget Assumptions

The Hawaii Public Housing Authority (HPHA) is required to prepare and present an annual budget to the Board of Directors for approval. The budget must be prepared based on requirements of the U.S. Department of Housing and Urban Development (HUD).

Fiscal Year 2011-2012 represents the first year of full compliance with asset

management as defined by HUD's Asset Management model which requires federal public housing to adopt a business model similar to multi-family housing, with project-based budgeting, project-based accounting and project-based management.

Major expenditures such as capital expenditures are separately budgeted and funded by capital dollars from the State and HUD and are not paid for by the AMPs through operations. The asset is depreciated and reflected in each associated AMP's profit and loss once it is placed into service. Thus, the profitability of the AMP is analyzed prior to depreciation expense as this is a non-cash item.

In order to prepare such a budget, certain assumptions have to be made at the beginning of the budget cycle and moving forward these assumptions are adjusted to meet a realistic goal. The following budget assumptions were used by all offices in the preparation of their budgets.

a. HUD's Public Housing Operating Subsidy is estimated to be prorated at 93% for fiscal year 2011-2012 funding. Fiscal year 2010-2011 funding was 103% of fiscal year 2009-2010 funding. Due to existing Federal Government emphasis on budget reduction, a conservative approach was taken and 92% proration was used in the subsidy projections for fiscal year 2011-2012.

b. Projects should include all vacant positions in their budgets; this includes State projects. Currently the salary budgeted does not include the proposed 5% annual salary reduction and would be adjusted with the issuance of an executive order.

c. Operating expenses reflect a 3% increase from fiscal year 2010-2011 expenditures except for utilities which reflect a 5% increase.

d. Tenant rental revenues will be projected by taking into consideration prior year's occupancy rate, the economy and any renovations / construction that will increase or reduce the availability of rental units. Taking these various factors into consideration the AMPs rental revenues are projected at 97% collection rate and 97% occupancy rate.

e. Employee benefits are estimated at 42% of salaries and wages. It should be noted that currently in fiscal year 2010-2011 the rate is 38.8%. Also the privately managed AMPS should reflect a lower rate between 20% to 22% of gross salaries and wages (based on their current contract agreements). The employee benefit rate for the HPHA is issued at the State level by the Department of Budget and Finance.

f. Insurance cost is estimated to increase by 3%. Insurance costs are

negotiated by the State's Risk Management Office and allocated to State agencies based on their inventory of physical assets.

g. The FMO Staff estimated management, accounting and asset management fees, based on HUD's recommended formula utilizing occupied units, average occupancy and HUD's supplied rates.

h. Rates for per Diem for interisland travel is $20 for same day travel and $90 per 24-hour day. For out of state travel, the current rate is $145 per 24-hour day. Per diem rates are fixed in the collective bargaining agreements of the HGEA and UPW, and are not discretionary.

III. Budget Overview 2010-2011

Revenue Budget

The fiscal year 2010-2011 revenue budget totaled $87,354,600. As Chart 1 illustrates the HPHA's largest sources of revenue includes subsidies from HUD to operate the Section 8 Housing Choice Voucher Program in the amount of $19,477,200, federal operating subsidies from the Department of Housing and Urban Development (HUD) in the amount of $41,381,924 million, and rental income from the HPHA's tenants in the amount of $15,568,860 million. Other revenue sources consist of, categorical grants (EDI, EPA) and other miscellaneous revenue.

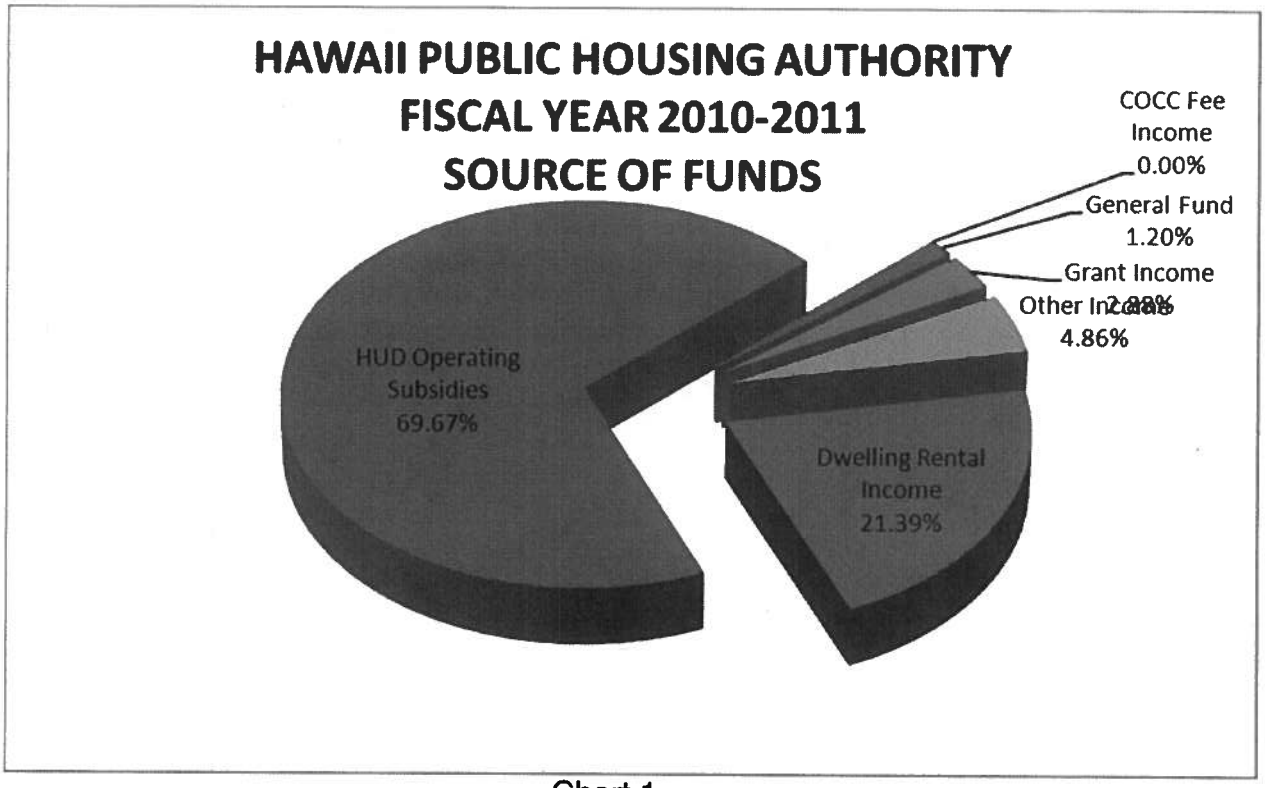


Chart 1

Expense Budget

The fiscal year 2010-2011 expense budget totaled $97,741,944, which is approximately twelve percent (12%) more than the Authority's fiscal year 2009-2010 expense budget of $85,836,810. The primary contributor to this increase, is the increase in utilities, specifically sewer and water. As Chart 2 below shows, the most significant portion of the HPHA's budget is the Section 8 Housing Assistance Payments, which accounts for nearly forty-four point forty-one percent (44.41%) or $ 43,406,100 of the Authority's budget. The second largest component of the HPHA's fiscal year 2010-2011 expense budget is Administrative expenses which accounts for fifteen point sixty-one percent (15.61%) or $15,254,112. The third largest component of the HPHA's expenditures is Maintenance expenses in the amount of $15,166,548 or fifteen point fifty-two percent (15.52%) of the budget. Other current expenses included supplies, leases, fee-for-service and security contracts.

It should be noted from fiscal year 2009 forward all salaries, step increases and new hires were frozen. With the start of the Abercrombie administration there was a limited (non-general funded) lifting of the hiring freeze.

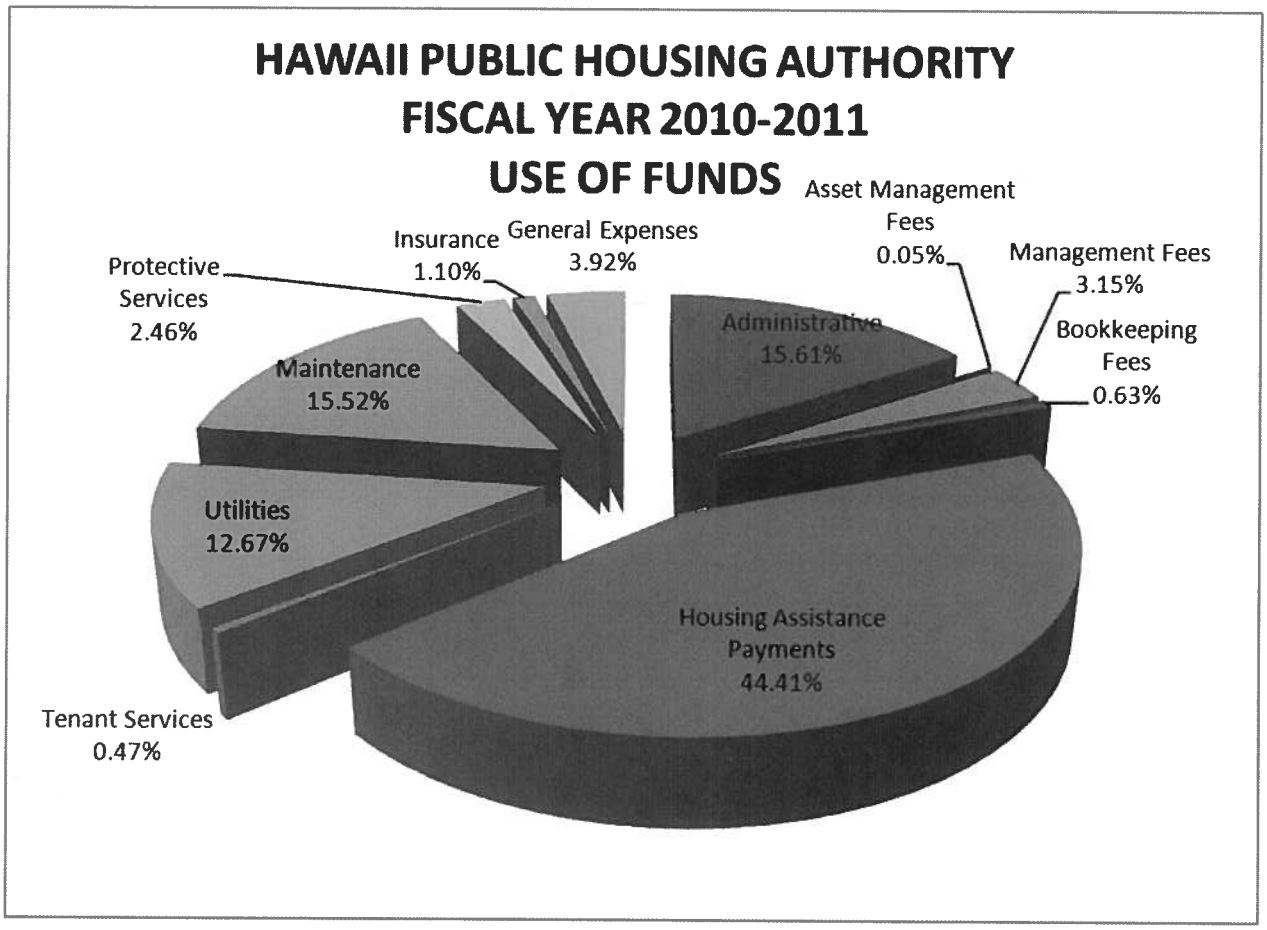


Chart 2

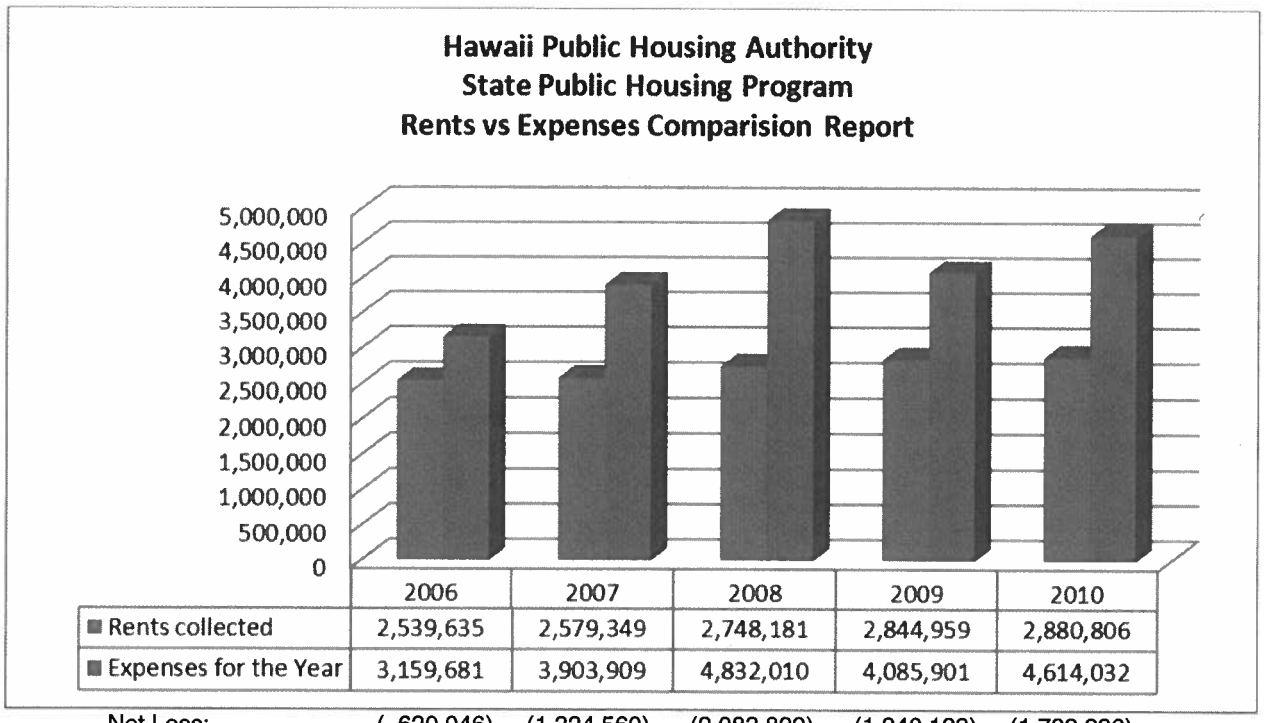
IV. Fiscal Year-2012 Operating Budget

a. Federal Low Income Public Housing Program

Overall the HPHA's operating expenses have increased by a sixth of a percent (0.06%) since fiscal year 2006 while HUD operating subsidies have decreased twenty percent (20%). the Authority is still highly dependent on the budgetary actions of HUD and Congress.

b. State Public Housing Program

The annual budgeted operating costs of the State developments are approximately four million six hundred eighty-six thousand twelve dollars ($4,686,012.00). The State units managed and maintained by the HPHA will realize a shortfall for fiscal year 2010-2011 of approximately three million two hundred thirty-nine thousand five hundred seventy-eight dollars ($3,239,578.00). Unlike Federal units, the State units do not receive subsidy, thus contributing to running operating shortfall, as rents are income based and represent 30% of a tenant's income.



	2006	2007	2008	2009	2010
Rents collected	2,539,635	2,579,349	2,748,181	2,844,959	2,880,806
Expenses for the Year	3,159,681	3,903,909	4,832,010	4,085,901	4,614,032
Net Loss:	(620,046)	(1,324,560)	(2,083,829)	(1,240,132)	(1,733,226)

Not unlike previous years, the State Capital Improvement Program (CIP) appropriation for fiscal year 2011-2013 CIP provides no allocation for project staff time to oversee, monitor and/or review State projects. Typically, the Federal Capital Fund Program (CFP) allows up to 10% of

the overall allocation to be used for administrative purposes. The inability to allot for associated capital operational expenses will create a funding gap of approximately $9.0 million impacting operations. These funds will need to be made up from other sources. Most other state agencies and departments are provided the opportunity to tap their state capital appropriations for associated operational expenses by submitting requests for payments to DAGS for those associated operational expenses incurred by the agency/department staff. This is a concern because the HPHA received a major State CIP appropriation for fiscal biennium 2011-2013 to perform major capital repairs in State public housing projects.

c. Shortfall Reduction Actions

- State Housing. The Board tasked the Executive Director with increasing the rents to a minimum, breakeven for each development over a 3-5 year period. The phasing will occur as units become vacant and new tenants are placed. On average the rents will need to be at minimum approximately $550 dollars a month. Should this be put into place immediately approximately at least 50% of the tenants would need to be evicted. The phased plan includes the ability of a prospective tenant to have the means to pay a rent of $550. At minimum, there should be a component that provides residents with services that will increase income to meet the new rent requirements and/or assist with other elements of their housing
- A predominate source of tenant rents is fixed income, e.g., SSI, SSDI, and entitlement benefits. Approximately 47% of the households in the State Low rent properties pay $250 or less in rent. For elderly approximately 54% pay $250 or less in rent. The simple math suggests that to breakeven the rents would need to average $550 per month. Rent is income based. No more than 30% of income is paid toward rent. So increases in income are incremental at best.
- The HPHA is preparing to work with the legislature to secure some subsidy to assist with the shortfall.
- Work with the legislature to change the Statue, however, does not resolve the shortfall.
- The HPHA is evaluating the ability to use project base Section 8 vouchers at State housing units. This requires working with HUD to seek approval.
- The HPHA is also applying for grants that assist in providing supportive services to assist residents in increasing their income.
- Realistically, these activates will not produce results immediately however, the HPHA is undertaking these efforts to bridge the shortfall.
- Energy conservation measures will assist, however the full impact has not been quantified.

d. Capital Improvement Program

CIP. Without the ability to use CIP dollars to assist in covering associated costs, e.g., project management, for State capital projects, the HPHA will need to identify other resources to cover these costs. Currently the HPHA is covering these costs through the Central Office Cost Center (COCC). These are monies that are collected through rental activities.

- The HPHA is preparing to work with the Legislature on clarifying intent and working with B&F and DAGS for the methodology used by area divisions on the execution of the Legislative intent.

IV. Fiscal Biennium 2011-2013 Capital Plan

Capital Budget Summary

The capital budget provides funding for the rehabilitation and modernization of the HPHA's housing stock, including improvements to major utilities like water and sewer and site work, whereas, the operating budget provides funding for the day-to-day operation of the HPHA, which includes the operation of buildings and facilities, and salaries for employees. This distinction is important as these are two distinct and different budgets.

To provide a framework for future decisions regarding the property portfolio held by the HPHA we started a planning process that became the groundwork for the Capital Improvement Program (CIP) biennium request (2011-2013) to the legislature. This process started in July/August 2010 and the end result was presented to the Board at the October 2010 Board meeting.

The ongoing maintenance issues with the HPHA's properties were and are becoming critical and without a capital strategy and prioritization scale, the issues would continue to drain the staff and resources would continue to be shifted to address these issues. The practice of shifting capital dollars, from project to project, to cover critical capital needs ensures that the agency will always be in a defensive position in trying to maintain the health of its assets.

The framework for the capital planning process included the following participants:

- Construction Management
- Property Management
- Fiscal Office
- Procurement
- Executive Director and Executive Assistant
- Planning Office

The documents used to assess the properties were:

- Physical Needs Assessment conducted in 2008
- Capital repairs completed over the last 4 years

- Current planned modernization/repairs in process
- The impact of the ARRA fund infusion
- Assessment from the AMPs as to capital needs
- Other projects, e.g., LCCC, KPT, vacant units, elevators

The methodology used evaluated the asset itself and determining if the physical plant needed capital improvements. So the asset was evaluated on:

- Roofs
- Termite damage
- Hazardous material abatement
- Structural issues
- Accessibility concerns
- Site Improvements

It was determined that if an asset had issues with the roof that it was a waste of resources to plan interior improvements without first addressing the roof and/or termite issues. Without addressing the primary condition of the physical plant, the HPHA would continue to shift resources to resolve these issues thereby assuring a constant "fire fighting" mode. The priority scale used was:

- Health
- Safety
- Welfare

After the methodology was agreed upon each property was evaluated and priorities established. By using this as basis, the HPHA is in a better position to set its capital priorities in rank order and should a situation arise that requires funds to be shifted the HPHA can do so without upsetting the entire capital planning process. The next 12-14 months may find the HPHA still shifting resources to meet critical priorities given the long deferred maintenance cycle and the continued lack of funds; however it is anticipated that the HPHA is in a better to position to evaluate its risks and understand the impact of shifting resources. All this has to be balanced against the reality of funding availability.

Based on the implemented capital planning process and the Board of Director's concurrence, the HPHA received appropriations totaling $78.47 million in State capital funds for fiscal biennium 2011-2013. This is the largest state capital appropriation over the last 8 years for the HPHA. These appropriations are to be used to address the backlog of capital repairs. This is in addition to the projected annual federal capital grant of approximately $10 million dollars. The table below details the capital projects for Fiscal Year 2011/2013.

Project Title	FY 11/12	FY 12/13

Dry Standpipe, Raised Crosswalk and Site Improvements (Construction), Kuhio Park Terrace, Oahu	9,200,000	7,000,000
Remove Solar, Roof Replacement, Instant Hot Water System, Painting, Site Improvements (Design & Construction), Mayor Wright Homes, Oahu	5,600,000	
Physical Improvements Ph 2 (Construction), Palolo Valley Homes, Oahu	5,000,000	0
Master Plan for remaining demo parcel, Hawaii	100,000	0
Renovation of Existing Buildings (Design & Construction), Lanakila Homes, Hawaii	750,000	7,500,000
Major modernization, incl. roof replacement. Extensive termite damage (Construction), Hale Laulima, Oahu	0	5,000,000
ADA Compliance for Various State and Federal Projects (Construction), Statewide	10,000,000	10,000,000
Phase IB Abatement and Modernization Buildings 4, 5, 6 (Design & Construction), Puahala Homes, Oahu	105,00	1,900,000
Site & Dwelling Improvements Phase IV (Design & Construction), Kalihi Valley Homes, Oahu	700,000	7,000,000
Site Work and roof repairs (Design & Construction), Hauki Homes, Oahu	65,000	600,000
Spall Repair and Painting for 19 Buildings, Site Improvements, Interior Renovations (Design & Construction), Kaahumanu Homes, Oahu	2,350,000	1,800,000
Major renovations: roof replacement, interior repairs, exterior and site improvements (Construction), Pomaikai, Hawaii	2,000,000	0
Exterior improvements Paint, Roof repairs, Site Work (Design & Construction), David Malo Circle, Maui	1,800,000	0
TOTALS	$37,670,00	$40,800,000

The above projects will be prioritized and integrated into the existing project list and schedule as the HPHA has many projects underway.

Sale of HPHA Properties. In an effort to build capital reserves the HPHA received a total $9.9 million in net sale proceeds from the sale of two properties. In particular, the mixed finance redevelopment transaction of the two towers at Kuhio Park Terrace (KPT) and the Banyan Street Manor Apartments. These properties were identified as properties, whose sale, would bring resources into the HPHA as well as enhance and improve the quality of life for the tenants as the capital needs outstripped the resources of the HPHA. The proceeds from the sales are a step in the HPHA's strategy of building capital reserves. This will allow, over time, less dependency on federal and state resources.

V. CAPITAL PLAN 2011-2016 HIGHLIGHTS:

- **American Recovery and Reinvestment Act (ARRA).** The HPHA received a total of $16.24 million in federal stimulus funds, $ 13,108,477 million of which has already been expended for modernization work. Of the remaining $ 3,136,965, million that is obligated, $2,963,575 is to be used for rehabilitation and modernization projects.

- **Capital Backlog Initiative.** Due to aging infrastructure and a decline in federal resources, the Authority has experienced a backlog of capital repair work at its developments. In particular, HPHA estimates that it will cost approximately $350 million to address the current backlog of capital repairs. This figure was derived from the 2008 Physical Needs Assessment (PNA). The sale of the KPT Towers has reduced the capital backlog by approximately $160 million and this benchmarks the backlog figure at approximately $200 million or $37,000 per unit of repair and/or maintenance work. In the fiscal year 2010-2011 operating budget, the HPHA allocated $15.9 million for maintenance and repair work. In order to address this problem, the HPHA has received $78.47 million in State CIP funds for fiscal biennium 2011-2013, which will assist the HPHA to reduce the capital repair backlog.

- **Elevator Service and Safety Plan**. The HPHA initiated a plan that called for the modernization of 16 elevators serving 8 developments. The capital plan includes $11.34 million for the modernization of 16 elevators at 8 developments. To date, the Authority has completed 0 projects and 6 projects are currently being worked on with 6 to follow shortly.

- **Fair Housing and Americans with Disabilities Act (Section 504) Plan**. The HPHA is in the process of awarding a contract to conduct an assessment for compliance with the referenced subject and has also begun to incorporate ADA/UFAS compliance in the capital plan for various projects. This assessment will become the basis identifying and clarifying the capital improvements needed. The HPHA has already identified projects on its CIP request.

- **Energy Management**. The HPHA is preparing to engage in a energy services agreement Given the age of the buildings and the increasing costs of utilities the HPHA is evaluating energy efficiency improvements that can save money by reducing energy use. The HPHA is also looking to implement participation and education by working with tenants to identify better ways to reduce energy costs.

- **Lanakila Demolition and Replacement Housing**. In fiscal year 2012-13, after the culmination of over ten years of demolition and construction, the remaining portion of the Lanakila Homes project will be completely demolished and be redeveloped with 82 new units. This project utilized annually appropriated federal and state capital funds, state and federal

operating funds, as well as dedicated state capital funds and dedicated federal replacement housing funds.

V. Conversion to Asset Management

The concept of "asset management" reflects the way private, multifamily rental housing is managed. The September 19, 2005 HUD final rule requires public housing authorities (PHA) with 250 or more units (excluding Section 8 units) to convert to an asset management model, which means conducting budgeting, management, and accounting on a project-by-project basis (projects being "assets") instead of on a PHA-wide basis.

A HUD guidebook* says that one of the primary purposes of the new asset management rule is to give greater attention to the financial, physical, and management performance of each public housing project ("asset").

The Four Major Elements of Asset Management

a. **Project-based Funding.** The "old" system funds PHAs as a whole. The new system will have "project-based funding", meaning that PHAs will complete a separate subsidy form for each project. For example, if a PHA has 10 projects, then it will get funding based on those 10 projects...and the funds the formula allocates to an individual project can only be used by that project.

b. **Project-based Budgeting and Accounting.** PHAs will have to prepare a budget and a year-end financial statement for each project every year. However, HUD will not require all property management activities to be based at a property because sometimes it is better to base certain management activities at a central PHA location. Also, HUD will allow some specialized maintenance staff (e.g., electricians) to be based at a central PHA facility; and, HUD recognizes that sometimes it is better to contract out to private vendors (for example, landscaping, exterminating, and turnover painting).

c. **Project-based Management.** This means that day-to-day management services (such as rent collection and inspections) and routine maintenance services are handled by specific PHA staff who are assigned to a project, and who are usually based at a project. These project-based staff will have significant authority and responsibility over daily operations of the property.

d. **Project-based Performance Assessment.** HUD recently revised the Public Housing Assessment System (PHAS) to focus on project-based performance instead of PHA-wide performance. Each project will be evaluated on its physical condition, financial condition, and the

performance of management assigned to that project.

AMP Review

AMP	Properties	Projected Revenues	Projected Expenses	Projected Net Income/(Loss) for FY 2011-2012	Projected Net Income/Loss for FY 2010-2011
30 – Oahu	Puuwau Momi Hale Laulima Waipahu I – II Salt Lake	$3,103,481	$3,228,831	$(125,350)	$83,310
31 – Oahu # units547	Kalihi Valley Homes	$2,953,816	$2,603110	$350,706	$760,107
32 – Oahu # units 364	Mayor Wright Homes	$3,110,454	$2,401,305	$709,149	$1,007,797
33 – Oahu # units 373	Kaahumanu/ Kamehameha Homes	$2,348754	$2,235,251	$113,502	$474,766
34 – Oahu # units 583	Makua Alii Paoakalani Kalakaua	$3,663,336	$3,635,496	$27,840	$835,987
35 – Oahu # units 587	Punchbowl Homes Kalanihuia Makamae Pumehana Spencer House	$3,717,304	$3,529,228	$188,077	$767,107
37 – Hilo # units 394	Lanakila Homes 1/II/III/IV Punahele Homes Pomaikai Homes Pahala Hale Aloha o Puna Hale Olaloa Kauhale O Hankahi	$1,793,637	$1,787706	$5,931	$245,450
38 – Kauai # units 347	Kapaa Hale Hoolulu Eleele Homes Hui O Hanamaulu Kalaheo	$1,993,099	$1,433,441	$599,658	$860,340

014-52

AMP Shortfall Reduction Actions

There are two AMPs with projected shortfalls

AMP 30 projected shortfall is $(125,350). This is a State run AMP

- ✓ There will be 10 units returned to service in first quarter 2012 that were previously Type C units. The projected income is approximately $8,700. Conservatively using only 3 months (April, May June).
- ✓ Should the subsidy proration be 93% vs. the projected 92% that would increase the subsidy to income to $11,000.
- ✓ The AMP has requested additional positions, however unless the income is realized the positions will not be filled. Conservatively the positions are included in the budget at approximately $45,000.
- ✓ This will still leave the AMP at a deficit of approximately $(60,000).
- ✓ The first quarter of the new fiscal year will require careful monitoring of this AMP to make additional adjustments. This AMP experienced a spike in sewer and water increases, which contributed to the deficit. Measures will be taken to determine cost savings in these areas.

AMP 46 projected shortfall is $(80,927). This is a private run AMP:

- ✓ Should proration increase to 93% that would realize an additional $4,000 in operating subsidy.
- ✓ This AMP is experiencing vacancy as a result of Type C units. Additional revenue of returning approximately 5 units on line first quarter of 2012 is approximately $4,400. An additional 6 units are being used as relocation units for modernization efforts.
- ✓ First quarter of new fiscal year will require careful monitoring of utilities as an increase is anticipated; and careful monitoring of budgeted maintenance contracts will be monitored.
- ✓ These measures may still end in a deficit and adjustments will be made to minimize.