

MHA Combined = COCC, CVC, FER, HCB, JCP, MVP, RVE, RVW, SCT, ALP, SSBG, PEER

Budget Comparison

Period = Jan 2012

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
TENANT INCOME									
Rental Income									
Rent Income-Gross Potential	0.00	0.00	0.00	N/A	50.00	0.00	50.00	N/A	0.00
Tenant Rent	154,735.39	125,876.67	28,858.72	22.93	527,856.79	503,506.68	24,350.11	4.84	1,510,520.00
Total Rental Income	154,735.39	125,876.67	28,858.72	22.93	527,906.79	503,506.68	24,400.11	4.85	1,510,520.00
Other Tenant Income									
Laundry and Vending	0.00	500.00	-500.00	-100.00	-1,716.56	2,000.00	-3,716.56	-185.83	6,000.00
Damages	-240.99	25.00	-265.99	-1,063.96	687.17	100.00	587.17	587.17	300.00
NSF Charges	0.00	6.25	-6.25	-100.00	25.00	25.00	0.00	0.00	75.00
Tenant Owned Utilities	-171.40	601.67	-773.07	-128.49	-3,026.00	2,406.68	-5,432.68	-225.73	7,220.00
Misc.Tenant Income	372.00	220.84	151.16	68.45	-6,683.11	883.36	-7,566.47	-856.56	2,650.00
Assisted Living-Medicaid Waiver	0.00	0.00	0.00	N/A	24,000.00	0.00	24,000.00	N/A	0.00
Total Other Tenant Income	-40.39	1,353.76	-1,394.15	-102.98	13,286.50	5,415.04	7,871.46	145.36	16,245.00
NET TENANT INCOME	154,695.00	127,230.43	27,464.57	21.59	541,193.29	508,921.72	32,271.57	6.34	1,526,765.00
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	139,062.00	142,719.49	-3,657.49	-2.56	568,781.00	570,877.96	-2,096.96	-0.37	1,712,634.00
Other Grants	4,369.50	7,272.33	-2,902.83	-39.92	26,580.00	29,089.32	-2,509.32	-8.63	87,268.00
TOTAL GRANT INCOME	143,431.50	149,991.82	-6,560.32	-4.37	595,361.00	599,967.28	-4,606.28	-0.77	1,799,902.00
OTHER INCOME									
Interest Income	917.49	277.18	640.31	231.01	2,802.20	1,108.72	1,693.48	152.74	3,326.00
Investment Income	1.60	8.33	-6.73	-80.79	5.79	33.32	-27.53	-82.62	100.00
Property Mgmt Fee Income	32,121.54	31,724.17	397.37	1.25	127,890.12	126,896.68	993.44	0.78	380,690.00
Asset Mgmt Fee Income	4,980.00	4,960.00	20.00	0.40	19,920.00	19,840.00	80.00	0.40	59,520.00
Bookkeeping Fee Income	4,733.10	4,867.50	-134.40	-2.76	18,936.80	19,470.00	-533.20	-2.74	58,410.00
Program Mgmt Fee Income	7,306.77	11,675.00	-4,368.23	-37.42	32,337.30	46,700.00	-14,362.70	-30.76	140,100.00
Contract - Fee For Service Income	12,604.77	13,501.42	-896.65	-6.64	55,124.66	54,005.68	1,118.98	2.07	162,017.00
Lease Enforcement Fee For Service Income	4,931.35	3,592.25	1,339.10	37.28	21,421.99	14,369.00	7,052.99	49.08	43,107.00
Miscellaneous Other Income	17,835.68	2,823.83	15,011.85	531.61	41,141.75	11,295.32	29,846.43	264.24	33,886.00
Misc Other Income-Buck St Office Rental	5,050.00	5,037.50	12.50	0.25	19,049.34	20,150.00	-1,100.66	-5.46	60,450.00
Misc Other Income-Office Space Rental	3,477.00	0.00	3,477.00	N/A	13,827.25	0.00	13,827.25	N/A	0.00
Misc Income-Antenna Rental	5,577.76	4,572.50	1,005.26	21.98	23,862.04	18,290.00	5,572.04	30.46	54,870.00
TOTAL OTHER INCOME	99,537.06	83,039.68	16,497.38	19.87	376,319.24	332,158.72	44,160.52	13.30	996,476.00
TOTAL INCOME	397,663.56	360,261.93	37,401.63	10.38	1,512,873.53	1,441,047.72	71,825.81	4.98	4,323,143.00

EXPENSES

ADMINISTRATIVE

Administrative Salaries									
Administrative Salaries	38,672.83	44,844.50	6,171.67	13.76	169,024.66	179,378.00	10,353.34	5.77	538,134.00

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Employee Benefit-Health/Dental/Eye	11,269.65	10,585.17	-684.48	-6.47	45,849.02	42,340.68	-3,508.34	-8.29	127,022.00
Total Administrative Salaries	49,942.48	55,429.67	5,487.19	9.90	214,873.68	221,718.68	6,845.00	3.09	665,156.00
Legal Expense									
Criminal/Criminal Background Checks	1,188.69	233.33	-955.36	-409.45	2,196.19	933.32	-1,262.87	-135.31	2,800.00
General Legal Expense	6,552.58	2,554.17	-3,998.41	-156.54	15,347.08	10,216.68	-5,130.40	-50.22	30,650.00
Total Legal Expense	7,741.27	2,787.50	-4,953.77	-177.71	17,543.27	11,150.00	-6,393.27	-57.34	33,450.00
Other Admin Expenses									
Staff Training	3,312.75	1,316.67	-1,996.08	-151.60	4,527.75	5,266.68	738.93	14.03	15,800.00
Staff Travel	1,463.12	225.00	-1,238.12	-550.28	2,506.70	900.00	-1,606.70	-178.52	2,700.00
Accounting Fees	780.00	0.00	-780.00	N/A	12,500.00	0.00	-12,500.00	N/A	0.00
Auditing Fees	3,800.00	1,566.67	-2,233.33	-142.55	3,800.00	6,266.68	2,466.68	39.36	18,800.00
Licenses/Fees/Permits	0.00	429.17	429.17	100.00	4,006.00	1,716.68	-2,289.32	-133.36	5,150.00
Professional Fees/Services	0.00	421.67	421.67	100.00	2,184.00	1,686.68	-497.32	-29.49	5,060.00
Total Other Admin Expenses	9,355.87	3,959.18	-5,396.69	-136.31	29,524.45	15,836.72	-13,687.73	-86.43	47,510.00
Miscellaneous Admin Expenses									
Publications/Subscriptions	125.00	81.51	-43.49	-53.36	453.50	326.04	-127.46	-39.09	978.00
Membership Dues and Fees	158.36	250.00	91.64	36.66	1,928.61	1,000.00	-928.61	-92.86	3,000.00
Telephone	3,075.18	2,142.09	-933.09	-43.56	8,291.09	8,568.36	277.27	3.24	25,705.00
Office Supplies	-76.77	855.02	931.79	108.98	1,280.66	3,420.08	2,139.42	62.55	10,260.00
Copier and Supplies	1,709.12	765.01	-944.11	-123.41	4,921.29	3,060.04	-1,861.25	-60.82	9,180.00
Cell Phones/Pagers	1,546.90	1,169.17	-377.73	-32.31	4,617.02	4,676.68	59.66	1.28	14,030.00
Payroll Services	995.68	465.40	-530.28	-113.94	2,462.38	1,861.60	-600.78	-32.27	5,585.00
Postage/Express	87.36	466.66	379.30	81.28	1,924.34	1,866.64	-57.70	-3.09	5,600.00
Legal Ads	406.94	55.00	-351.94	-639.89	405.66	220.00	-185.66	-84.39	660.00
Internet	581.88	579.16	-2.72	-0.47	1,959.79	2,316.64	356.85	15.40	6,950.00
Answering Service/Voicemail	-708.45	320.83	1,029.28	320.82	477.99	1,283.32	805.33	62.75	3,850.00
Other Misc Admin Expenses	61.01	83.33	22.32	26.79	61.01	333.32	272.31	81.70	1,000.00
Employee Services	127.45	103.00	-24.45	-23.74	1,825.60	412.00	-1,413.60	-343.11	1,236.00
Commissioner Meetings	400.75	50.00	-350.75	-701.50	400.75	200.00	-200.75	-100.38	600.00
Commissioner Training	0.00	333.33	333.33	100.00	-0.62	1,333.32	1,333.94	100.05	4,000.00
Commissioner Travel	0.00	250.00	250.00	100.00	0.00	1,000.00	1,000.00	100.00	3,000.00
Sponsorships	0.00	16.67	16.67	100.00	0.00	66.68	66.68	100.00	200.00
Marketing/Promotions/Advertising	184.68	172.91	-11.77	-6.81	1,032.87	691.64	-341.23	-49.34	2,075.00
Bank/Credit Card Fees	61.69	12.83	-48.86	-380.83	171.58	51.32	-120.26	-234.33	154.00
Meetings / Seminars	0.00	83.33	83.33	100.00	13.00	333.32	320.32	96.10	1,000.00
Cable TV	149.76	56.00	-93.76	-167.43	448.82	224.00	-224.82	-100.37	672.00
Computer Hardware	0.00	279.17	279.17	100.00	50.00	1,116.68	1,066.68	95.52	3,350.00
Computer Software	0.00	41.67	41.67	100.00	39.95	166.68	126.73	76.03	500.00
Computer Supplies	0.00	75.42	75.42	100.00	0.00	301.68	301.68	100.00	905.00
Computer Support	3,551.45	1,241.66	-2,309.79	-186.02	9,292.14	4,966.64	-4,325.50	-87.09	14,900.00
Computer System Support	1,979.40	1,808.33	-171.07	-9.46	8,172.20	7,233.32	-938.88	-12.98	21,700.00
Property Mgmt Fee Expense	32,121.54	31,230.92	-890.62	-2.85	127,890.12	124,923.68	-2,966.44	-2.37	374,771.00
Asset Mgmt Fee Expense	4,980.00	4,994.17	14.17	0.28	19,920.00	19,976.68	56.68	0.28	59,930.00
Bookkeeping Fee Expense	3,637.50	3,217.57	-419.93	-13.05	14,482.50	12,870.28	-1,612.22	-12.53	38,611.00
Program Mgmt Fee Expense	1,410.48	0.00	-1,410.48	N/A	6,063.43	0.00	-6,063.43	N/A	0.00

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Contract - Fee For Service Expense	5,538.00	1,867.83	-3,670.17	-196.49	21,853.49	7,471.32	-14,382.17	-192.50	22,414.00
Total Miscellaneous Admin Expenses	62,104.91	53,067.99	-9,036.92	-17.03	240,439.17	212,271.96	-28,167.21	-13.27	636,816.00
TOTAL ADMINISTRATIVE EXPENSES	129,144.53	115,244.34	-13,900.19	-12.06	502,380.57	460,977.36	-41,403.21	-8.98	1,382,932.00
TENANT SERVICES									
Tenant Services Salaries	5,126.00	7,320.50	2,194.50	29.98	53,085.51	29,282.00	-23,803.51	-81.29	87,846.00
Tenant Services Overtime	0.00	0.00	0.00	N/A	632.77	0.00	-632.77	N/A	0.00
Employee Benefit-Health/Dental/Eye	4,188.17	1,208.34	-2,979.83	-246.61	21,862.84	4,833.36	-17,029.48	-352.33	14,500.00
Tenant Svcs - HCFC Activities-	1,408.34	2,225.33	816.99	36.71	7,222.93	8,901.32	1,678.39	18.86	26,704.00
Tenant Svcs - Food/Snacks	0.00	14.17	14.17	100.00	134.84	56.68	-78.16	-137.90	170.00
Tenant Svcs - Medical Supplies	81.21	0.83	-80.38	-9,684.34	10.94	3.32	-7.62	-229.52	10.00
Tenant Svcs - Personal Care Supplies	0.00	3.33	3.33	100.00	0.00	13.32	13.32	100.00	40.00
Tenant Svcs - Linen Supplies	0.00	1.67	1.67	100.00	20.00	6.68	-13.32	-199.40	20.00
Tenant Svcs - Recreation/Education	0.00	8.33	8.33	100.00	-11.00	33.32	44.32	133.01	100.00
Tenant Svcs - Monitoring Service	0.00	0.00	0.00	N/A	662.12	0.00	-662.12	N/A	0.00
Tenant Svcs - Moving Expenses	339.66	175.00	-164.66	-94.09	2,296.55	700.00	-1,596.55	-228.08	2,100.00
TOTAL TENANT SERVICES EXPENSES	11,143.38	10,957.50	-185.88	-1.70	85,917.50	43,830.00	-42,087.50	-96.02	131,490.00
Water & Sewer	26,109.66	25,212.16	-897.50	-3.56	62,967.52	100,848.64	37,881.12	37.56	302,546.00
Electricity	25,821.43	30,675.00	4,853.57	15.82	80,648.06	122,700.00	42,051.94	34.27	368,100.00
Electricity-Vacant Units	112.74	379.16	266.42	70.27	396.84	1,516.64	1,119.80	73.83	4,550.00
Gas	19,934.09	19,441.66	-492.43	-2.53	45,941.54	77,766.64	31,825.10	40.92	233,300.00
Gas-Vacant Units	35.05	0.00	-35.05	N/A	-620.39	0.00	620.39	N/A	0.00
TOTAL UTILITY EXPENSES	72,012.97	75,707.98	3,695.01	4.88	189,333.57	302,831.92	113,498.35	37.48	908,496.00
General Maint Expense									
Maintenance Fee For Service Expense	12,480.95	10,058.24	-2,422.71	-24.09	54,907.97	40,232.96	-14,675.01	-36.48	120,699.00
Maintenance Salaries	19,928.71	22,766.08	2,837.37	12.46	93,326.64	91,064.32	-2,262.32	-2.48	273,193.00
Maintenance Labor Overtime	2,616.36	1,791.68	-824.68	-46.03	12,519.40	7,166.72	-5,352.68	-74.69	21,500.00
Compensated Absences-Maintenance	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00
Employee Benefit-Health/Dental/Eye	4,966.48	6,472.09	1,505.61	23.26	20,320.80	25,888.36	5,567.56	21.51	77,665.00
Maint-On Call Service	0.00	48.33	48.33	100.00	0.00	193.32	193.32	100.00	580.00
Maintenance Uniforms	0.00	123.25	123.25	100.00	0.00	493.00	493.00	100.00	1,479.00
Maintenance Travel/Training	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
Vehicle Gas, Oil, Repairs, Supplies	4,498.33	691.67	-3,806.66	-550.36	4,351.54	2,766.68	-1,584.86	-57.28	8,300.00
Vehicle Title/Registration	0.00	33.16	33.16	100.00	75.00	132.64	57.64	43.46	398.00
Total General Maint Expense	44,490.83	42,134.50	-2,356.33	-5.59	185,501.35	168,538.00	-16,963.35	-10.06	505,614.00
Materials									
Materials-Electrical	202.24	337.51	135.27	40.08	1,921.52	1,350.04	-571.48	-42.33	4,050.00
Materials-Plumbing	48.97	825.00	776.03	94.06	3,331.21	3,300.00	-31.21	-0.95	9,900.00
Materials-Heating	1,422.44	1,083.35	-339.09	-31.30	2,467.64	4,333.40	1,865.76	43.06	13,000.00
Materials-Flooring	3,964.02	316.68	-3,647.34	-1,151.74	5,125.17	1,266.72	-3,858.45	-304.60	3,800.00
Materials-Paint	1,101.62	495.84	-605.78	-122.17	3,645.09	1,983.36	-1,661.73	-83.78	5,950.00
Materials-Janitorial/Cleaning	483.83	437.50	-46.33	-10.59	731.67	1,750.00	1,018.33	58.19	5,250.00
Materials-Lumber	1,399.47	217.51	-1,181.96	-543.40	2,328.14	870.04	-1,458.10	-167.59	2,610.00
Materials-Maint Paper/Supplies	0.00	9.17	9.17	100.00	0.00	36.68	36.68	100.00	110.00
Materials-Grounds	269.06	504.16	235.10	46.63	8,695.55	2,016.64	-6,678.91	-331.19	6,050.00

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Materials-Miscellaneous	1,039.39	297.92	-741.47	-248.88	7,148.70	1,191.68	-5,957.02	-499.88	3,575.00
Materials-Equipment Repairs	265.57	395.84	130.27	32.91	415.86	1,583.36	1,167.50	73.74	4,750.00
Materials-Appliance Parts	0.00	137.50	137.50	100.00	266.06	550.00	283.94	51.63	1,650.00
Materials-Safety Equipment	354.58	1,025.01	670.43	65.41	1,258.75	4,100.04	2,841.29	69.30	12,300.00
Materials-Hardware	114.45	313.34	198.89	63.47	283.37	1,253.36	969.99	77.39	3,760.00
Materials-Glass/Screens	1,410.85	204.16	-1,206.69	-591.05	3,392.44	816.64	-2,575.80	-315.41	2,450.00
Materials-Doors / Keys	433.13	425.00	-8.13	-1.91	2,256.68	1,700.00	-556.68	-32.75	5,100.00
Materials-Drywall/Plaster	0.00	16.67	16.67	100.00	0.00	66.68	66.68	100.00	200.00
Materials-Extermination/Pest Control	0.00	127.51	127.51	100.00	-4,400.00	510.04	4,910.04	962.68	1,530.00
Materials-Tools	3,922.83	43.75	-3,879.08	-8,866.47	4,157.28	175.00	-3,982.28	-2,275.59	525.00
Materials-Cabinets	0.00	133.33	133.33	100.00	0.00	533.32	533.32	100.00	1,600.00
Total Materials	16,432.45	7,346.75	-9,085.70	-123.67	43,025.13	29,387.00	-13,638.13	-46.41	88,160.00
Contract Costs									
Contract-Elevator Monitoring	2,637.71	2,533.34	-104.37	-4.12	12,950.79	10,133.36	-2,817.43	-27.80	30,400.00
Contract-Trash Removal	4,385.32	3,725.67	-659.65	-17.71	13,688.64	14,902.68	1,214.04	8.15	44,708.00
Contract-Extermination/Pest Control	6,150.00	5,357.50	-792.50	-14.79	22,147.90	21,430.00	-717.90	-3.35	64,290.00
Contract-Grounds	0.00	4,694.64	4,694.64	100.00	3,288.50	18,778.56	15,490.06	82.49	56,336.00
Contract-Unit Cleaning/Prep	0.00	400.00	400.00	100.00	0.00	1,600.00	1,600.00	100.00	4,800.00
Contract-Fire Alarm	4,056.54	3,338.34	-718.20	-21.51	4,171.64	13,353.36	9,181.72	68.76	40,060.00
Contract-Boilers	143.80	166.67	22.87	13.72	143.80	666.68	522.88	78.43	2,000.00
Contract-Floor Covering	811.80	83.33	-728.47	-874.20	811.80	333.32	-478.48	-143.55	1,000.00
Contract-HVAC	1,948.47	1,633.35	-315.12	-19.29	8,648.63	6,533.40	-2,115.23	-32.38	19,600.00
Contract-Janitorial/Cleaning	0.00	275.00	275.00	100.00	370.00	1,100.00	730.00	66.36	3,300.00
Contract-Alarm System Monitoring	0.00	298.35	298.35	100.00	110.00	1,193.40	1,083.40	90.78	3,580.00
Contract-Carpet Cleaning	0.00	16.67	16.67	100.00	0.00	66.68	66.68	100.00	200.00
Contract-Electrical	2,497.20	116.66	-2,380.54	-2,040.58	5,402.76	466.64	-4,936.12	-1,057.80	1,400.00
Contract-Plumbing	322.96	2,083.34	1,760.38	84.50	8,021.70	8,333.36	311.66	3.74	25,000.00
Contract-Roofing	275.00	393.75	118.75	30.16	475.00	1,575.00	1,100.00	69.84	4,725.00
Contract-Energy Audit	0.00	4,673.33	4,673.33	100.00	0.00	18,693.32	18,693.32	100.00	56,080.00
Contract-Human Resources	0.00	509.15	509.15	100.00	0.00	2,036.60	2,036.60	100.00	6,110.00
Contract Costs-Other	0.00	33.33	33.33	100.00	9,677.40	133.32	-9,544.08	-7,158.78	400.00
Total Contract Costs	23,228.80	30,332.42	7,103.62	23.42	89,908.56	121,329.68	31,421.12	25.90	363,989.00
TOTAL MAINTENACE EXPENSES	84,152.08	79,813.67	-4,338.41	-5.44	318,435.04	319,254.68	819.64	0.26	957,763.00
GENERAL EXPENSES									
Insurance	14,718.47	6,535.83	-8,182.64	-125.20	57,717.29	26,143.32	-31,573.97	-120.77	78,430.00
PILOT-Payments in Lieu of Taxes	5,609.68	5,301.00	-308.68	-5.82	22,438.72	21,204.00	-1,234.72	-5.82	63,612.00
Employee Benefits-Health/Dental/Optical	-2,104.50	9,736.08	11,840.58	121.62	-995.76	38,944.32	39,940.08	102.56	116,833.00
Employee Benefits-Pension	10,718.28	6,650.01	-4,068.27	-61.18	45,049.60	26,600.04	-18,449.56	-69.36	79,800.00
Employer Tax Expense	6,143.52	6,866.67	723.15	10.53	26,250.24	27,466.68	1,216.44	4.43	82,400.00
Security/Lease Enforcement Fee For Service	2,016.94	408.33	-1,608.61	-393.95	5,827.20	1,633.32	-4,193.88	-256.77	4,900.00
Lease Enforcement Fee For Service Expense	4,907.98	2,686.60	-2,221.38	-82.68	21,214.50	10,746.40	-10,468.10	-97.41	32,239.00
TOTAL GENERAL EXPENSES	42,010.37	38,184.52	-3,825.85	-10.02	177,501.79	152,738.08	-24,763.71	-16.21	458,214.00

HOUSING ASSISTANCE PAYMENTS

**MHA Combined = COCC, CVC, FER, HCB, JCP, MVP, RVE, RVW, SCT, ALP, SSBG, PEER
Budget Comparison**

Period = Jan 2012

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Housing Assistance Payments	0.00	191.00	191.00	100.00	0.00	764.00	764.00	100.00	2,292.00
URP-PH-Tenant Utility Reimbursement-Public H	44.00	0.00	-44.00	N/A	-30.00	0.00	30.00	N/A	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	44.00	191.00	147.00	76.96	-30.00	764.00	794.00	103.93	2,292.00
FINANCING EXPENSE									
Interest Expense-Ford	135.23	100.00	-35.23	-35.23	571.39	400.00	-171.39	-42.85	1,200.00
Interest Expense - Energy Performance Contra	2,874.53	0.00	-2,874.53	N/A	11,690.95	0.00	-11,690.95	N/A	0.00
TOTAL FINANCING EXPENSES	3,009.76	100.00	-2,909.76	-2,909.76	12,262.34	400.00	-11,862.34	-2,965.58	1,200.00
TOTAL EXPENSES	341,517.09	320,199.01	-21,318.08	-6.66	1,285,800.81	1,280,796.04	-5,004.77	-0.39	3,842,387.00
NET INCOME	56,146.47	40,062.92	16,083.55	40.15	227,072.72	160,251.68	66,821.04	41.70	480,756.00