

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

Budget Comparison

Period = Feb 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	105,064.25	125,876.67	-20,812.42	-16.53	630,331.04	629,383.35	947.69	0.15	1,510,520.00
Total Rental Income	105,064.25	125,876.67	-20,812.42	-16.53	630,381.04	629,383.35	997.69	0.16	1,510,520.00
Other Tenant Income									
Laundry and Vending	2,345.53	500.00	1,845.53	369.11	628.97	2,500.00	-1,871.03	-74.84	6,000.00
Damages	-42.00	25.00	-67.00	-268.00	645.17	125.00	520.17	416.14	300.00
NSF Charges	0.00	6.25	-6.25	-100.00	25.00	31.25	-6.25	-20.00	75.00
Tenant Owned Utilities	385.38	601.67	-216.29	-35.95	-2,640.62	3,008.35	-5,648.97	-187.78	7,220.00
Misc.Tenant Income	272.50	220.84	51.66	23.39	-6,410.61	1,104.20	-7,514.81	-680.57	2,650.00
Total Other Tenant Income	2,961.41	1,353.76	1,607.65	118.75	-7,752.09	6,768.80	-14,520.89	-214.53	16,245.00
NET TENANT INCOME	108,025.66	127,230.43	-19,204.77	-15.09	622,628.95	636,152.15	-13,523.20	-2.13	1,526,765.00
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	143,546.00	142,719.49	826.51	0.58	712,327.00	713,597.45	-1,270.45	-0.18	1,712,634.00
Other Grants	4,369.50	7,272.33	-2,902.83	-39.92	30,949.50	36,361.65	-5,412.15	-14.88	87,268.00
TOTAL GRANT INCOME	147,915.50	149,991.82	-2,076.32	-1.38	743,276.50	749,959.10	-6,682.60	-0.89	1,799,902.00
OTHER INCOME									
Interest Income	540.87	277.18	263.69	95.13	3,333.44	1,385.90	1,947.54	140.53	3,326.00
Investment Income	2.14	8.33	-6.19	-74.31	7.93	41.65	-33.72	-80.96	100.00
Property Mgmt Fee Income	31,790.40	31,724.17	66.23	0.21	159,680.52	158,620.85	1,059.67	0.67	380,690.00
Asset Mgmt Fee Income	4,980.00	4,960.00	20.00	0.40	24,900.00	24,800.00	100.00	0.40	59,520.00
Bookkeeping Fee Income	4,695.60	4,867.50	-171.90	-3.53	23,632.40	24,337.50	-705.10	-2.90	58,410.00
Program Mgmt Fee Income	12,416.55	11,675.00	741.55	6.35	44,753.85	58,375.00	-13,621.15	-23.33	140,100.00
Contract - Fee For Service Income	11,902.96	13,501.42	-1,598.46	-11.84	67,027.62	67,507.10	-479.48	-0.71	162,017.00
Lease Enforcement Fee For Service Income	6,495.86	3,592.25	2,903.61	80.83	27,917.85	17,961.25	9,956.60	55.43	43,107.00
Miscellaneous Other Income	3,964.39	2,823.83	1,140.56	40.39	45,106.14	14,119.15	30,986.99	219.47	33,886.00
Misc Other Income-Buck St Office Rental	5,191.40	5,037.50	153.90	3.06	24,240.74	25,187.50	-946.76	-3.76	60,450.00
Misc Other Income-Office Space Rental	3,477.00	0.00	3,477.00	N/A	17,304.25	0.00	17,304.25	N/A	0.00
Misc Income-Antenna Rental	750.00	4,572.50	-3,822.50	-83.60	24,612.04	22,862.50	1,749.54	7.65	54,870.00
TOTAL OTHER INCOME	86,207.17	83,039.68	3,167.49	3.81	462,516.78	415,198.40	47,318.38	11.40	996,476.00
TOTAL INCOME	342,148.33	360,261.93	-18,113.60	-5.03	1,828,422.23	1,801,309.65	27,112.58	1.51	4,323,143.00
EXPENSES									
ADMINISTRATIVE									
Administrative Salaries									
Administrative Salaries	36,939.85	44,844.50	7,904.65	17.63	205,964.51	224,222.50	18,257.99	8.14	538,134.00
Employee Benefit-Health/Dental/Eye	8,169.56	10,585.17	2,415.61	22.82	54,074.21	52,925.85	-1,148.36	-2.17	127,022.00

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Total Administrative Salaries	45,109.41	55,429.67	10,320.26	18.62	260,038.72	277,148.35	17,109.63	6.17	665,156.00
Legal Expense									
Criminal/Criminal Background Checks	860.50	233.33	-627.17	-268.79	3,056.69	1,166.65	-1,890.04	-162.01	2,800.00
General Legal Expense	6,574.50	2,554.17	-4,020.33	-157.40	21,622.58	12,770.85	-8,851.73	-69.31	30,650.00
Total Legal Expense	7,435.00	2,787.50	-4,647.50	-166.73	24,679.27	13,937.50	-10,741.77	-77.07	33,450.00
Other Admin Expenses									
Staff Training	353.50	1,316.67	963.17	73.15	4,881.25	6,583.35	1,702.10	25.85	15,800.00
Staff Travel	927.22	225.00	-702.22	-312.10	3,433.92	1,125.00	-2,308.92	-205.24	2,700.00
Accounting Fees	0.00	0.00	0.00	N/A	12,500.00	0.00	-12,500.00	N/A	0.00
Auditing Fees	0.00	1,566.67	1,566.67	100.00	3,800.00	7,833.35	4,033.35	51.49	18,800.00
Licenses/Fees/Permits	40.00	429.17	389.17	90.68	4,046.00	2,145.85	-1,900.15	-88.55	5,150.00
Professional Fees/Services	7,749.25	421.67	-7,327.58	-1,737.75	7,749.25	2,108.35	-5,640.90	-267.55	5,060.00
Total Other Admin Expenses	9,069.97	3,959.18	-5,110.79	-129.09	36,410.42	19,795.90	-16,614.52	-83.93	47,510.00
Miscellaneous Admin Expenses									
Publications/Subscriptions	127.40	81.51	-45.89	-56.30	580.90	407.55	-173.35	-42.53	978.00
Membership Dues and Fees	1,342.00	250.00	-1,092.00	-436.80	3,211.61	1,250.00	-1,961.61	-156.93	3,000.00
Telephone	3,754.03	2,142.09	-1,611.94	-75.25	11,373.56	10,710.45	-663.11	-6.19	25,705.00
Office Supplies	952.46	855.02	-97.44	-11.40	1,838.47	4,275.10	2,436.63	57.00	10,260.00
Copier and Supplies	458.07	765.01	306.94	40.12	5,098.72	3,825.05	-1,273.67	-33.30	9,180.00
Cell Phones/Pagers	1,705.05	1,169.17	-535.88	-45.83	6,049.15	5,845.85	-203.30	-3.48	14,030.00
Payroll Services	404.21	465.40	61.19	13.15	2,751.44	2,327.00	-424.44	-18.24	5,585.00
Postage/Express	1,188.28	466.66	-721.62	-154.64	3,114.42	2,333.30	-781.12	-33.48	5,600.00
Legal Ads	402.84	55.00	-347.84	-632.44	808.50	275.00	-533.50	-194.00	660.00
Internet	633.29	579.16	-54.13	-9.35	2,584.36	2,895.80	311.44	10.75	6,950.00
Answering Service/Voicemail	276.71	320.83	44.12	13.75	1,680.62	1,604.15	-76.47	-4.77	3,850.00
Other Misc Admin Expenses	0.00	83.33	83.33	100.00	61.01	416.65	355.64	85.36	1,000.00
Employee Services	662.70	103.00	-559.70	-543.40	2,478.21	515.00	-1,963.21	-381.21	1,236.00
Commissioner Meetings	0.00	50.00	50.00	100.00	400.75	250.00	-150.75	-60.30	600.00
Commissioner Training	3,325.00	333.33	-2,991.67	-897.51	3,324.38	1,666.65	-1,657.73	-99.46	4,000.00
Commissioner Travel	0.00	250.00	250.00	100.00	0.00	1,250.00	1,250.00	100.00	3,000.00
Sponsorships	0.00	16.67	16.67	100.00	0.00	83.35	83.35	100.00	200.00
Marketing/Promotions/Advertising	0.00	172.91	172.91	100.00	1,032.87	864.55	-168.32	-19.47	2,075.00
Bank/Credit Card Fees	100.00	12.83	-87.17	-679.42	271.58	64.15	-207.43	-323.35	154.00
Meetings / Seminars	1,966.00	83.33	-1,882.67	-2,259.29	1,966.00	416.65	-1,549.35	-371.86	1,000.00
Cable TV	229.35	56.00	-173.35	-309.55	638.43	280.00	-358.43	-128.01	672.00
Computer Hardware	0.00	279.17	279.17	100.00	50.00	1,395.85	1,345.85	96.42	3,350.00
Computer Software	0.00	41.67	41.67	100.00	39.95	208.35	168.40	80.83	500.00
Computer Supplies	0.00	75.42	75.42	100.00	0.00	377.10	377.10	100.00	905.00
Computer Support	3,729.91	1,241.66	-2,488.25	-200.40	13,300.24	6,208.30	-7,091.94	-114.23	14,900.00
Computer System Support	1,979.40	1,808.33	-171.07	-9.46	9,897.00	9,041.65	-855.35	-9.46	21,700.00
Property Mgnt Fee Expense	31,790.40	31,230.92	-559.48	-1.79	159,680.52	156,154.60	-3,525.92	-2.26	374,771.00
Asset Mgnt Fee Expense	4,980.00	4,994.17	14.17	0.28	24,900.00	24,970.85	70.85	0.28	59,930.00
Bookkeeping Fee Expense	3,600.00	3,217.57	-382.43	-11.89	18,082.50	16,087.85	-1,994.65	-12.40	38,611.00
Program Mgnt Fee Expense	941.84	0.00	-941.84	N/A	7,005.27	0.00	-7,005.27	N/A	0.00
Contract - Fee For Service Expense	6,142.50	1,867.83	-4,274.67	-228.86	27,995.99	9,339.15	-18,656.84	-199.77	22,414.00

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Total Miscellaneous Admin Expenses	70,691.44	53,067.99	-17,623.45	-33.21	310,216.45	265,339.95	-44,876.50	-16.91	636,816.00
TOTAL ADMINISTRATIVE EXPENSES	132,305.82	115,244.34	-17,061.48	-14.80	631,344.86	576,221.70	-55,123.16	-9.57	1,382,932.00
TENANT SERVICES									
Tenant Services Salaries	5,126.00	7,320.50	2,194.50	29.98	32,608.00	36,602.50	3,994.50	10.91	87,846.00
Employee Benefit-Health/Dental/Eye	541.66	1,208.34	666.68	55.17	4,708.28	6,041.70	1,333.42	22.07	14,500.00
Tenant Svcs - HCFC Activities-	4,010.42	2,225.33	-1,785.09	-80.22	11,233.35	11,126.65	-106.70	-0.96	26,704.00
Tenant Svcs - Food/Snacks	0.00	14.17	14.17	100.00	63.09	70.85	7.76	10.95	170.00
Tenant Svcs - Medical Supplies	0.00	0.83	0.83	100.00	81.21	4.15	-77.06	-1,856.87	10.00
Tenant Svcs - Personal Care Supplies	0.00	3.33	3.33	100.00	0.00	16.65	16.65	100.00	40.00
Tenant Svcs - Linen Supplies	0.00	1.67	1.67	100.00	0.00	8.35	8.35	100.00	20.00
Tenant Svcs - Recreation/Education	0.00	8.33	8.33	100.00	-11.00	41.65	52.65	126.41	100.00
Tenant Svcs - Moving Expenses	0.00	175.00	175.00	100.00	2,296.55	875.00	-1,421.55	-162.46	2,100.00
TOTAL TENANT SERVICES EXPENSES	9,678.08	10,957.50	1,279.42	11.68	50,979.48	54,787.50	3,808.02	6.95	131,490.00
Water & Sewer	26,057.16	25,212.16	-845.00	-3.35	89,024.68	126,060.80	37,036.12	29.38	302,546.00
Electricity	37,477.45	30,675.00	-6,802.45	-22.18	118,125.51	153,375.00	35,249.49	22.98	368,100.00
Electricity-Vacant Units	631.21	379.16	-252.05	-66.48	1,028.05	1,895.80	867.75	45.77	4,550.00
Gas	19,489.82	19,441.66	-48.16	-0.25	79,804.55	97,208.30	17,403.75	17.90	233,300.00
Gas-Vacant Units	527.62	0.00	-527.62	N/A	-92.77	0.00	92.77	N/A	0.00
TOTAL UTILITY EXPENSES	84,183.26	75,707.98	-8,475.28	-11.19	287,890.02	378,539.90	90,649.88	23.95	908,496.00
General Maint Expense									
Maintenance Fee For Service Expense	11,779.14	10,058.24	-1,720.90	-17.11	66,687.11	50,291.20	-16,395.91	-32.60	120,699.00
Maintenance Salaries	20,085.64	22,766.08	2,680.44	11.77	113,412.28	113,830.40	418.12	0.37	273,193.00
Maintenance Labor Overtime	4,342.86	1,791.68	-2,551.18	-142.39	16,862.26	8,958.40	-7,903.86	-88.23	21,500.00
Compensated Absences-Maintenance	0.00	125.00	125.00	100.00	0.00	625.00	625.00	100.00	1,500.00
Employee Benefit-Health/Dental/Eye	4,599.04	6,472.09	1,873.05	28.94	24,919.84	32,360.45	7,440.61	22.99	77,665.00
Maint-On Call Service	0.00	48.33	48.33	100.00	0.00	241.65	241.65	100.00	580.00
Maintenance Uniforms	735.88	123.25	-612.63	-497.06	735.88	616.25	-119.63	-19.41	1,479.00
Maintenance Travel/Training	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
Vehicle Gas, Oil, Repairs, Supplies	69.43	691.67	622.24	89.96	4,400.69	3,458.35	-942.34	-27.25	8,300.00
Vehicle Title/Registration	188.00	33.16	-154.84	-466.95	263.00	165.80	-97.20	-58.62	398.00
Total General Maint Expense	41,799.99	42,134.50	334.51	0.79	227,281.06	210,672.50	-16,608.56	-7.88	505,614.00
Materials									
Materials-Electrical	249.00	337.51	88.51	26.22	2,170.52	1,687.55	-482.97	-28.62	4,050.00
Materials-Plumbing	3,136.74	825.00	-2,311.74	-280.21	6,467.95	4,125.00	-2,342.95	-56.80	9,900.00
Materials-Heating	667.34	1,083.35	416.01	38.40	3,134.98	5,416.75	2,281.77	42.12	13,000.00
Materials-Flooring	4,118.32	316.68	-3,801.64	-1,200.47	9,243.49	1,583.40	-7,660.09	-483.77	3,800.00
Materials-Paint	52.06	495.84	443.78	89.50	3,697.15	2,479.20	-1,217.95	-49.13	5,950.00
Materials-Janitorial/Cleaning	3.62	437.50	433.88	99.17	735.29	2,187.50	1,452.21	66.39	5,250.00
Materials-Lumber	1,372.69	217.51	-1,155.18	-531.09	3,700.83	1,087.55	-2,613.28	-240.29	2,610.00
Materials-Maint Paper/Supplies	21.22	9.17	-12.05	-131.41	21.22	45.85	24.63	53.72	110.00
Materials-Grounds	0.00	504.16	504.16	100.00	8,695.55	2,520.80	-6,174.75	-244.95	6,050.00
Materials-Miscellaneous	290.06	297.92	7.86	2.64	7,438.76	1,489.60	-5,949.16	-399.38	3,575.00
Materials-Equipment Repairs	864.00	395.84	-468.16	-118.27	1,279.86	1,979.20	699.34	35.33	4,750.00
Materials-Appliance Parts	754.45	137.50	-616.95	-448.69	1,020.51	687.50	-333.01	-48.44	1,650.00

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Materials-Safety Equipment	145.15	1,025.01	879.86	85.84	1,403.90	5,125.05	3,721.15	72.61	12,300.00
Materials-Hardware	319.17	313.34	-5.83	-1.86	602.54	1,566.70	964.16	61.54	3,760.00
Materials-Glass/Screens	548.00	204.16	-343.84	-168.42	3,940.44	1,020.80	-2,919.64	-286.01	2,450.00
Materials-Doors / Keys	409.78	425.00	15.22	3.58	2,666.46	2,125.00	-541.46	-25.48	5,100.00
Materials-Drywall/Plaster	0.00	16.67	16.67	100.00	0.00	83.35	83.35	100.00	200.00
Materials-Extermination/Pest Control	61.41	127.51	66.10	51.84	-4,338.59	637.55	4,976.14	780.51	1,530.00
Materials-Tools	2,114.20	43.75	-2,070.45	-4,732.46	6,271.48	218.75	-6,052.73	-2,766.96	525.00
Materials-Cabinets	0.00	133.33	133.33	100.00	0.00	666.65	666.65	100.00	1,600.00
Total Materials	15,127.21	7,346.75	-7,780.46	-105.90	58,152.34	36,733.75	-21,418.59	-58.31	88,160.00
Contract Costs									
Contract-Elevator Monitoring	5,334.71	2,533.34	-2,801.37	-110.58	18,285.50	12,666.70	-5,618.80	-44.36	30,400.00
Contract-Trash Removal	0.00	3,725.67	3,725.67	100.00	13,688.64	18,628.35	4,939.71	26.52	44,708.00
Contract-Extermination/Pest Control	21,575.00	5,357.50	-16,217.50	-302.71	43,722.90	26,787.50	-16,935.40	-63.22	64,290.00
Contract-Grounds	0.00	4,694.64	4,694.64	100.00	3,288.50	23,473.20	20,184.70	85.99	56,336.00
Contract-Unit Cleaning/Prep	0.00	400.00	400.00	100.00	0.00	2,000.00	2,000.00	100.00	4,800.00
Contract-Fire Alarm	3,883.00	3,338.34	-544.66	-16.32	8,054.64	16,691.70	8,637.06	51.74	40,060.00
Contract-Boilers	632.99	166.67	-466.32	-279.79	776.79	833.35	56.56	6.79	2,000.00
Contract-Floor Covering	0.00	83.33	83.33	100.00	811.80	416.65	-395.15	-94.84	1,000.00
Contract-HVAC	5,783.20	1,633.35	-4,149.85	-254.07	14,431.83	8,166.75	-6,265.08	-76.71	19,600.00
Contract-Janitorial/Cleaning	0.00	275.00	275.00	100.00	370.00	1,375.00	1,005.00	73.09	3,300.00
Contract-Alarm System Monitoring	0.00	298.35	298.35	100.00	110.00	1,491.75	1,381.75	92.63	3,580.00
Contract-Carpet Cleaning	0.00	16.67	16.67	100.00	0.00	83.35	83.35	100.00	200.00
Contract-Electrical	3,035.67	116.66	-2,919.01	-2,502.15	8,438.43	583.30	-7,855.13	-1,346.67	1,400.00
Contract-Plumbing	4,130.02	2,083.34	-2,046.68	-98.24	12,151.72	10,416.70	-1,735.02	-16.66	25,000.00
Contract-Roofing	0.00	393.75	393.75	100.00	475.00	1,968.75	1,493.75	75.87	4,725.00
Contract-Painting	800.00	0.00	-800.00	N/A	800.00	0.00	-800.00	N/A	0.00
Contract-Energy Audit	0.00	4,673.33	4,673.33	100.00	0.00	23,366.65	23,366.65	100.00	56,080.00
Contract-Human Resources	0.00	509.15	509.15	100.00	0.00	2,545.75	2,545.75	100.00	6,110.00
Contract Costs-Other	0.00	33.33	33.33	100.00	9,677.40	166.65	-9,510.75	-5,707.02	400.00
Total Contract Costs	45,174.59	30,332.42	-14,842.17	-48.93	135,083.15	151,662.10	16,578.95	10.93	363,989.00
TOTAL MAINTENACE EXPENSES	102,101.79	79,813.67	-22,288.12	-27.93	420,516.55	399,068.35	-21,448.20	-5.37	957,763.00
GENERAL EXPENSES									
Insurance	14,634.04	6,535.83	-8,098.21	-123.90	72,351.33	32,679.15	-39,672.18	-121.40	78,430.00
PILOT-Payments in Lieu of Taxes	5,609.68	5,301.00	-308.68	-5.82	28,048.40	26,505.00	-1,543.40	-5.82	63,612.00
Employee Benefits-Health/Dental/Optical	-15,158.34	9,736.08	24,894.42	255.69	-21,829.98	48,680.40	70,510.38	144.84	116,833.00
Employee Benefits-Pension	10,718.28	6,650.01	-4,068.27	-61.18	53,547.93	33,250.05	-20,297.88	-61.05	79,800.00
Employer Tax Expense	6,263.88	6,866.67	602.79	8.78	29,787.59	34,333.35	4,545.76	13.24	82,400.00
Security/Lease Enforcement Fee For Service	2,016.95	408.33	-1,608.62	-393.95	7,844.15	2,041.65	-5,802.50	-284.21	4,900.00
Lease Enforcement Fee For Service Expense	6,461.81	2,686.60	-3,775.21	-140.52	27,676.31	13,433.00	-14,243.31	-106.03	32,239.00
TOTAL GENERAL EXPENSES	30,546.30	38,184.52	7,638.22	20.00	197,425.73	190,922.60	-6,503.13	-3.41	458,214.00
HOUSING ASSISTANCE PAYMENTS									
Housing Assistance Payments	0.00	191.00	191.00	100.00	0.00	955.00	955.00	100.00	2,292.00
URP-PH-Tenant Utility Reimbursement-Public H	44.00	0.00	-44.00	N/A	14.00	0.00	-14.00	N/A	0.00

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

Period = Feb 2012

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TOTAL HOUSING ASSISTANCE PAYMENTS	44.00	191.00	147.00	76.96	14.00	955.00	941.00	98.53	2,292.00
FINANCING EXPENSE									
Interest Expense-Ford	130.08	100.00	-30.08	-30.08	701.47	500.00	-201.47	-40.29	1,200.00
Interest Expense - Energy Performance Contra	2,874.53	0.00	-2,874.53	N/A	14,565.48	0.00	-14,565.48	N/A	0.00
TOTAL FINANCING EXPENSES	3,004.61	100.00	-2,904.61	-2,904.61	15,266.95	500.00	-14,766.95	-2,953.39	1,200.00
TOTAL EXPENSES	361,863.86	320,199.01	-41,664.85	-13.01	1,603,437.59	1,600,995.05	-2,442.54	-0.15	3,842,387.00
NET INCOME	-19,715.53	40,062.92	-59,778.45	-149.21	224,984.64	200,314.60	24,670.04	12.32	480,756.00