

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

Budget Comparison

Period = Apr 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	134,125.00	125,876.67	8,248.33	6.55	900,552.04	881,136.69	19,415.35	2.20	1,510,520.00
Total Rental Income	134,125.00	125,876.67	8,248.33	6.55	900,602.04	881,136.69	19,465.35	2.21	1,510,520.00
Other Tenant Income									
Laundry and Vending	272.74	500.00	-227.26	-45.45	901.71	3,500.00	-2,598.29	-74.24	6,000.00
Damages	0.00	25.00	-25.00	-100.00	645.17	175.00	470.17	268.67	300.00
NSF Charges	0.00	6.25	-6.25	-100.00	25.00	43.75	-18.75	-42.86	75.00
Tenant Owned Utilities	-82.19	601.67	-683.86	-113.66	-2,481.72	4,211.69	-6,693.41	-158.92	7,220.00
Misc.Tenant Income	25.00	220.84	-195.84	-88.68	-6,315.61	1,545.88	-7,861.49	-508.54	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	215.55	1,353.76	-1,138.21	-84.08	16,774.55	9,476.32	7,298.23	77.02	16,245.00
NET TENANT INCOME	134,340.55	127,230.43	7,110.12	5.59	917,376.59	890,613.01	26,763.58	3.01	1,526,765.00
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	142,052.66	142,719.49	-666.83	-0.47	997,929.66	999,036.43	-1,106.77	-0.11	1,712,634.00
Other Grants	7,403.50	7,272.33	131.17	1.80	42,722.50	50,906.31	-8,183.81	-16.08	87,268.00
TOTAL GRANT INCOME	149,456.16	149,991.82	-535.66	-0.36	1,040,652.16	1,049,942.74	-9,290.58	-0.88	1,799,902.00
OTHER INCOME									
Interest Income	887.79	277.18	610.61	220.29	5,490.61	1,940.26	3,550.35	182.98	3,326.00
Investment Income	2.20	8.33	-6.13	-73.59	12.43	58.31	-45.88	-78.68	100.00
Property Mgmt Fee Income	32,187.78	31,724.17	463.61	1.46	224,056.08	222,069.19	1,986.89	0.89	380,690.00
Asset Mgmt Fee Income	4,980.00	4,960.00	20.00	0.40	34,860.00	34,720.00	140.00	0.40	59,520.00
Bookkeeping Fee Income	4,740.60	4,867.50	-126.90	-2.61	33,113.60	34,072.50	-958.90	-2.81	58,410.00
Program Mgmt Fee Income	12,521.55	11,675.00	846.55	7.25	73,268.62	81,725.00	-8,456.38	-10.35	140,100.00
Contract - Fee For Service Income	13,233.01	13,501.42	-268.41	-1.99	100,781.51	94,509.94	6,271.57	6.64	162,017.00
Lease Enforcement Fee For Service Income	7,368.69	3,592.25	3,776.44	105.13	45,288.58	25,145.75	20,142.83	80.10	43,107.00
Miscellaneous Other Income	3,936.54	2,823.83	1,112.71	39.40	55,307.98	19,766.81	35,541.17	179.80	33,886.00
Misc Other Income-Buck St Office Rental	5,191.40	5,037.50	153.90	3.06	34,764.94	35,262.50	-497.56	-1.41	60,450.00
Misc Other Income-Office Space Rental	4,677.00	0.00	4,677.00	N/A	25,458.25	0.00	25,458.25	N/A	0.00
Misc Income-Antenna Rental	5,727.76	4,572.50	1,155.26	25.27	39,045.32	32,007.50	7,037.82	21.99	54,870.00
TOTAL OTHER INCOME	95,454.32	83,039.68	12,414.64	14.95	671,447.92	581,277.76	90,170.16	15.51	996,476.00
TOTAL INCOME	379,251.03	360,261.93	18,989.10	5.27	2,629,476.67	2,521,833.51	107,643.16	4.27	4,323,143.00

EXPENSES

ADMINISTRATIVE

Administrative Salaries									
Administrative Salaries	36,463.68	44,844.50	8,380.82	18.69	302,987.14	313,911.50	10,924.36	3.48	538,134.00

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Employee Benefit-Health/Dental/Eye	2,795.65	10,585.17	7,789.52	73.59	61,561.17	74,096.19	12,535.02	16.92	127,022.00
Total Administrative Salaries	39,259.33	55,429.67	16,170.34	29.17	364,548.31	388,007.69	23,459.38	6.05	665,156.00
Legal Expense									
Criminal/Criminal Background Checks	216.00	233.33	17.33	7.43	3,487.69	1,633.31	-1,854.38	-113.54	2,800.00
General Legal Expense	4,299.50	2,554.17	-1,745.33	-68.33	32,489.08	17,879.19	-14,609.89	-81.71	30,650.00
Total Legal Expense	4,515.50	2,787.50	-1,728.00	-61.99	35,976.77	19,512.50	-16,464.27	-84.38	33,450.00
Other Admin Expenses									
Staff Training	702.50	1,316.67	614.17	46.65	6,083.75	9,216.69	3,132.94	33.99	15,800.00
Staff Travel	1,164.98	225.00	-939.98	-417.77	5,434.21	1,575.00	-3,859.21	-245.03	2,700.00
Admin Exp Wildwood HA	0.00	0.00	0.00	N/A	903.39	0.00	-903.39	N/A	0.00
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	10,966.69	7,166.69	65.35	18,800.00
Licenses/Fees/Permits	296.00	429.17	133.17	31.03	4,342.00	3,004.19	-1,337.81	-44.53	5,150.00
Professional Fees/Services	750.00	421.67	-328.33	-77.86	10,683.25	2,951.69	-7,731.56	-261.94	5,060.00
Total Other Admin Expenses	2,913.48	3,959.18	1,045.70	26.41	43,746.60	27,714.26	-16,032.34	-57.85	47,510.00
Miscellaneous Admin Expenses									
Publications/Subscriptions	0.00	81.51	81.51	100.00	580.90	570.57	-10.33	-1.81	978.00
Membership Dues and Fees	0.00	250.00	250.00	100.00	3,270.61	1,750.00	-1,520.61	-86.89	3,000.00
Telephone	3,013.41	2,142.09	-871.32	-40.68	17,815.28	14,994.63	-2,820.65	-18.81	25,705.00
Office Supplies	-36.01	855.02	891.03	104.21	4,559.51	5,985.14	1,425.63	23.82	10,260.00
Copier and Supplies	674.64	765.01	90.37	11.81	6,776.32	5,355.07	-1,421.25	-26.54	9,180.00
Cell Phones/Pagers	1,614.21	1,169.17	-445.04	-38.06	9,386.82	8,184.19	-1,202.63	-14.69	14,030.00
Payroll Services	404.72	465.40	60.68	13.04	4,495.99	3,257.80	-1,238.19	-38.01	5,585.00
Postage/Express	516.65	466.66	-49.99	-10.71	4,173.55	3,266.62	-906.93	-27.76	5,600.00
Legal Ads	0.00	55.00	55.00	100.00	1,240.40	385.00	-855.40	-222.18	660.00
Internet	526.10	579.16	53.06	9.16	3,821.51	4,054.12	232.61	5.74	6,950.00
Answering Service/Voicemail	260.40	320.83	60.43	18.84	1,528.26	2,245.81	717.55	31.95	3,850.00
Other Misc Admin Expenses	0.00	83.33	83.33	100.00	561.01	583.31	22.30	3.82	1,000.00
Employee Services	-10.09	103.00	113.09	109.80	2,515.50	721.00	-1,794.50	-248.89	1,236.00
Commissioner Meetings	0.00	50.00	50.00	100.00	400.75	350.00	-50.75	-14.50	600.00
Commissioner Training	0.00	333.33	333.33	100.00	2,902.36	2,333.31	-569.05	-24.39	4,000.00
Commissioner Travel	1,173.62	250.00	-923.62	-369.45	1,173.62	1,750.00	576.38	32.94	3,000.00
Sponsorships	0.00	16.67	16.67	100.00	0.00	116.69	116.69	100.00	200.00
Marketing/Promotions/Advertising	0.00	172.91	172.91	100.00	1,132.87	1,210.37	77.50	6.40	2,075.00
Bank/Credit Card Fees	4.93	12.83	7.90	61.57	310.70	89.81	-220.89	-245.95	154.00
Meetings / Seminars	803.00	83.33	-719.67	-863.64	2,301.85	583.31	-1,718.54	-294.62	1,000.00
Cable TV	70.29	56.00	-14.29	-25.52	898.28	392.00	-506.28	-129.15	672.00
Computer Hardware	0.00	279.17	279.17	100.00	2,523.33	1,954.19	-569.14	-29.12	3,350.00
Computer Software	0.00	41.67	41.67	100.00	39.95	291.69	251.74	86.30	500.00
Computer Supplies	0.00	75.42	75.42	100.00	0.00	527.94	527.94	100.00	905.00
Computer Support	7,392.13	1,241.66	-6,150.47	-495.34	25,743.08	8,691.62	-17,051.46	-196.18	14,900.00
Computer System Support	1,979.40	1,808.33	-171.07	-9.46	14,110.40	12,658.31	-1,452.09	-11.47	21,700.00
Wildwood HA misc	1,592.50	0.00	-1,592.50	N/A	1,637.50	0.00	-1,637.50	N/A	0.00
Property Mgmt Fee Expense	32,187.78	31,230.92	-956.86	-3.06	224,056.08	218,616.44	-5,439.64	-2.49	374,771.00
Asset Mgmt Fee Expense	4,980.00	4,994.17	14.17	0.28	34,860.00	34,959.19	99.19	0.28	59,930.00

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Bookkeeping Fee Expense	3,645.00	3,217.57	-427.43	-13.28	25,372.50	22,522.99	-2,849.51	-12.65	38,611.00
Program Mgmt Fee Expense	1,061.84	0.00	-1,061.84	N/A	9,780.95	0.00	-9,780.95	N/A	0.00
Contract - Fee For Service Expense	9,516.00	1,867.83	-7,648.17	-409.47	43,446.49	13,074.81	-30,371.68	-232.29	22,414.00
Total Miscellaneous Admin Expenses	71,370.52	53,067.99	-18,302.53	-34.49	451,416.37	371,475.93	-79,940.44	-21.52	636,816.00
TOTAL ADMINISTRATIVE EXPENSES	118,058.83	115,244.34	-2,814.49	-2.44	895,688.05	806,710.38	-88,977.67	-11.03	1,382,932.00
TENANT SERVICES									
Tenant Services Salaries	7,452.00	7,320.50	-131.50	-1.80	70,789.51	51,243.50	-19,546.01	-38.14	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	1,208.34	1,208.34	0.00	0.00	24,861.28	8,458.38	-16,402.90	-193.92	14,500.00
Tenant Svcs - HCFC Activities-	1,012.52	2,225.33	1,212.81	54.50	14,445.87	15,577.31	1,131.44	7.26	26,704.00
Tenant Svcs - Food/Snacks	-2.06	14.17	16.23	114.54	332.78	99.19	-233.59	-235.50	170.00
Tenant Svcs - Medical Supplies	-12.53	0.83	13.36	1,609.64	-1.59	5.81	7.40	127.37	10.00
Tenant Svcs - Personal Care Supplies	0.00	3.33	3.33	100.00	0.00	23.31	23.31	100.00	40.00
Tenant Svcs - Linen Supplies	-20.00	1.67	21.67	1,297.60	0.00	11.69	11.69	100.00	20.00
Tenant Svcs - Recreation/Education	0.00	8.33	8.33	100.00	-11.00	58.31	69.31	118.86	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	0.00	175.00	175.00	100.00	2,296.55	1,225.00	-1,071.55	-87.47	2,100.00
TOTAL TENANT SERVICES EXPENSES	9,638.27	10,957.50	1,319.23	12.04	114,008.29	76,702.50	-37,305.79	-48.64	131,490.00
Water & Sewer	25,587.67	25,212.16	-375.51	-1.49	140,670.71	176,485.12	35,814.41	20.29	302,546.00
Electricity	21,413.32	30,675.00	9,261.68	30.19	166,143.74	214,725.00	48,581.26	22.62	368,100.00
Electricity-Vacant Units	213.49	379.16	165.67	43.69	1,358.59	2,654.12	1,295.53	48.81	4,550.00
Gas	12,409.13	19,441.66	7,032.53	36.17	113,018.13	136,091.62	23,073.49	16.95	233,300.00
Gas-Vacant Units	0.00	0.00	0.00	N/A	76.50	0.00	-76.50	N/A	0.00
TOTAL UTILITY EXPENSES	59,623.61	75,707.98	16,084.37	21.25	421,267.67	529,955.86	108,688.19	20.51	908,496.00
General Maint Expense									
Maintenance Fee For Service Expense	12,768.69	10,058.24	-2,710.45	-26.95	99,790.95	70,407.68	-29,383.27	-41.73	120,699.00
Maintenance Salaries	20,431.25	22,766.08	2,334.83	10.26	164,303.21	159,362.56	-4,940.65	-3.10	273,193.00
Maintenance Labor Overtime	3,067.32	1,791.68	-1,275.64	-71.20	24,690.90	12,541.76	-12,149.14	-96.87	21,500.00
Compensated Absences-Maintenance	0.00	125.00	125.00	100.00	0.00	875.00	875.00	100.00	1,500.00
Employee Benefit-Health/Dental/Eye	580.00	6,472.09	5,892.09	91.04	27,507.82	45,304.63	17,796.81	39.28	77,665.00
Maint-On Call Service	0.00	48.33	48.33	100.00	0.00	338.31	338.31	100.00	580.00
Maintenance Uniforms	0.00	123.25	123.25	100.00	735.88	862.75	126.87	14.71	1,479.00
Maintenance Travel/Training	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
Vehicle Gas, Oil, Repairs, Supplies	2,343.13	691.67	-1,651.46	-238.76	7,237.74	4,841.69	-2,396.05	-49.49	8,300.00
Vehicle Title/Registration	0.00	33.16	33.16	100.00	295.00	232.12	-62.88	-27.09	398.00
Total General Maint Expense	39,190.39	42,134.50	2,944.11	6.99	324,561.50	294,941.50	-29,620.00	-10.04	505,614.00
Materials									
Materials-Electrical	1,295.57	337.51	-958.06	-283.86	3,518.79	2,362.57	-1,156.22	-48.94	4,050.00
Materials-Plumbing	332.00	825.00	493.00	59.76	9,906.75	5,775.00	-4,131.75	-71.55	9,900.00
Materials-Heating	2,005.77	1,083.35	-922.42	-85.15	5,140.75	7,583.45	2,442.70	32.21	13,000.00
Materials-Flooring	300.50	316.68	16.18	5.11	12,193.99	2,216.76	-9,977.23	-450.08	3,800.00
Materials-Paint	1,308.51	495.84	-812.67	-163.90	7,414.23	3,470.88	-3,943.35	-113.61	5,950.00
Materials-Janitorial/Cleaning	2,179.24	437.50	-1,741.74	-398.11	3,026.21	3,062.50	36.29	1.18	5,250.00
Materials-Lumber	998.93	217.51	-781.42	-359.26	7,031.96	1,522.57	-5,509.39	-361.85	2,610.00

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Materials-Maint Paper/Supplies	0.00	9.17	9.17	100.00	21.22	64.19	42.97	66.94	110.00
Materials-Grounds	0.00	504.16	504.16	100.00	8,695.55	3,529.12	-5,166.43	-146.39	6,050.00
Materials-Miscellaneous	474.30	297.92	-176.38	-59.20	8,872.56	2,085.44	-6,787.12	-325.45	3,575.00
Materials-Equipment Repairs	0.00	395.84	395.84	100.00	3,329.86	2,770.88	-558.98	-20.17	4,750.00
Materials-Appliance Parts	0.00	137.50	137.50	100.00	1,095.41	962.50	-132.91	-13.81	1,650.00
Materials-Safety Equipment	117.25	1,025.01	907.76	88.56	1,695.25	7,175.07	5,479.82	76.37	12,300.00
Materials-Hardware	7.65	313.34	305.69	97.56	746.09	2,193.38	1,447.29	65.98	3,760.00
Materials-Glass/Screens	0.00	204.16	204.16	100.00	3,940.44	1,429.12	-2,511.32	-175.72	2,450.00
Materials-Doors / Keys	1,483.50	425.00	-1,058.50	-249.06	5,791.69	2,975.00	-2,816.69	-94.68	5,100.00
Materials-Drywall/Plaster	0.00	16.67	16.67	100.00	0.00	116.69	116.69	100.00	200.00
Materials-Extermination/Pest Control	350.00	127.51	-222.49	-174.49	-3,988.59	892.57	4,881.16	546.87	1,530.00
Materials-Tools	74.39	43.75	-30.64	-70.03	7,958.63	306.25	-7,652.38	-2,498.74	525.00
Materials-Cabinets	0.00	133.33	133.33	100.00	0.00	933.31	933.31	100.00	1,600.00
Total Materials	10,927.61	7,346.75	-3,580.86	-48.74	86,390.79	51,427.25	-34,963.54	-67.99	88,160.00
Contract Costs									
Contract-Elevator Monitoring	4,957.71	2,533.34	-2,424.37	-95.70	25,880.92	17,733.38	-8,147.54	-45.94	30,400.00
Contract-Trash Removal	3,848.12	3,725.67	-122.45	-3.29	26,387.68	26,079.69	-307.99	-1.18	44,708.00
Contract-Extermination/Pest Control	17,060.50	5,357.50	-11,703.00	-218.44	63,154.65	37,502.50	-25,652.15	-68.40	64,290.00
Contract-Grounds	0.00	4,694.64	4,694.64	100.00	3,288.50	32,862.48	29,573.98	89.99	56,336.00
Contract-Unit Cleaning/Prep	0.00	400.00	400.00	100.00	0.00	2,800.00	2,800.00	100.00	4,800.00
Contract-Fire Alarm	0.00	3,338.34	3,338.34	100.00	8,054.64	23,368.38	15,313.74	65.53	40,060.00
Contract-Boilers	0.00	166.67	166.67	100.00	776.79	1,166.69	389.90	33.42	2,000.00
Contract-Floor Covering	1,986.96	83.33	-1,903.63	-2,284.45	2,798.76	583.31	-2,215.45	-379.81	1,000.00
Contract-HVAC	4,260.50	1,633.35	-2,627.15	-160.84	21,110.46	11,433.45	-9,677.01	-84.64	19,600.00
Contract-Janitorial/Cleaning	0.00	275.00	275.00	100.00	370.00	1,925.00	1,555.00	80.78	3,300.00
Contract-Alarm System Monitoring	0.00	298.35	298.35	100.00	110.00	2,088.45	1,978.45	94.73	3,580.00
Contract-Carpet Cleaning	0.00	16.67	16.67	100.00	0.00	116.69	116.69	100.00	200.00
Contract-Electrical	0.00	116.66	116.66	100.00	8,438.43	816.62	-7,621.81	-933.34	1,400.00
Contract-Plumbing	706.82	2,083.34	1,376.52	66.07	14,455.21	14,583.38	128.17	0.88	25,000.00
Contract-Roofing	0.00	393.75	393.75	100.00	2,100.00	2,756.25	656.25	23.81	4,725.00
Contract-Painting	0.00	0.00	0.00	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	32,713.31	32,713.31	100.00	56,080.00
Contract-Human Resources	0.00	509.15	509.15	100.00	0.00	3,564.05	3,564.05	100.00	6,110.00
Contract Costs-Other	0.00	33.33	33.33	100.00	10,426.90	233.31	-10,193.59	-4,369.12	400.00
Total Contract Costs	32,820.61	30,332.42	-2,488.19	-8.20	188,152.94	212,326.94	24,174.00	11.39	363,989.00
TOTAL MAINTENACE EXPENSES	82,938.61	79,813.67	-3,124.94	-3.92	599,105.23	558,695.69	-40,409.54	-7.23	957,763.00
GENERAL EXPENSES									
Insurance	15,634.04	6,535.83	-9,098.21	-139.21	102,619.41	45,750.81	-56,868.60	-124.30	78,430.00
PILOT-Payments in Lieu of Taxes	5,609.68	5,301.00	-308.68	-5.82	39,267.76	37,107.00	-2,160.76	-5.82	63,612.00
Employee Benefits-Health/Dental/Optical	-1,365.71	9,736.08	11,101.79	114.03	-23,466.03	68,152.56	91,618.59	134.43	116,833.00
Employee Benefits-Pension	14,291.04	6,650.01	-7,641.03	-114.90	91,876.95	46,550.07	-45,326.88	-97.37	79,800.00
Employer Tax Expense	6,292.28	6,866.67	574.39	8.36	48,312.47	48,066.69	-245.78	-0.51	82,400.00
Security/Lease Enforcement Fee For Service	2,266.97	408.33	-1,858.64	-455.18	14,181.10	2,858.31	-11,322.79	-396.14	4,900.00
Lease Enforcement Fee For Service Expense	7,096.29	2,686.60	-4,409.69	-164.14	44,502.24	18,806.20	-25,696.04	-136.64	32,239.00

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

Budget Comparison

Period = Apr 2012

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TOTAL GENERAL EXPENSES	49,824.59	38,184.52	-11,640.07	-30.48	317,293.90	267,291.64	-50,002.26	-18.71	458,214.00
HOUSING ASSISTANCE PAYMENTS									
Housing Assistance Payments	0.00	191.00	191.00	100.00	0.00	1,337.00	1,337.00	100.00	2,292.00
URP-PH-Tenant Utility Reimbursement-Public H	28.00	0.00	-28.00	N/A	86.00	0.00	-86.00	N/A	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	28.00	191.00	163.00	85.34	86.00	1,337.00	1,251.00	93.57	2,292.00
FINANCING EXPENSE									
Interest Expense-Ford	119.68	100.00	-19.68	-19.68	946.04	700.00	-246.04	-35.15	1,200.00
Interest Expense - Energy Performance Contra	2,874.53	0.00	-2,874.53	N/A	20,314.54	0.00	-20,314.54	N/A	0.00
TOTAL FINANCING EXPENSES	2,994.21	100.00	-2,894.21	-2,894.21	21,260.58	700.00	-20,560.58	-2,937.23	1,200.00
TOTAL EXPENSES	323,106.12	320,199.01	-2,907.11	-0.91	2,368,709.72	2,241,393.07	-127,316.65	-5.68	3,842,387.00
NET INCOME	56,144.91	40,062.92	16,081.99	40.14	260,766.95	280,440.44	-19,673.49	-7.02	480,756.00