

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

Budget Comparison

Period = Jun 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	-2,563.50	0.00	-2,563.50	N/A	0.00
Tenant Rent	136,220.50	125,876.67	10,343.83	8.22	1,168,395.97	1,132,890.03	35,505.94	3.13	1,510,520.00
Total Rental Income	136,220.50	125,876.67	10,343.83	8.22	1,165,832.47	1,132,890.03	32,942.44	2.91	1,510,520.00
Other Tenant Income									
Laundry and Vending	0.00	500.00	-500.00	-100.00	3,558.97	4,500.00	-941.03	-20.91	6,000.00
Damages	0.00	25.00	-25.00	-100.00	645.17	225.00	420.17	186.74	300.00
NSF Charges	0.00	6.25	-6.25	-100.00	25.00	56.25	-31.25	-55.56	75.00
Tenant Owned Utilities	6,390.00	601.67	5,788.33	962.04	4,572.11	5,415.03	-842.92	-15.57	7,220.00
Misc.Tenant Income	191.00	220.84	-29.84	-13.51	-6,154.61	1,987.56	-8,142.17	-409.66	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	6,581.00	1,353.76	5,227.24	386.13	26,646.64	12,183.84	14,462.80	118.70	16,245.00
NET TENANT INCOME	142,801.50	127,230.43	15,571.07	12.24	1,192,479.11	1,145,073.87	47,405.24	4.14	1,526,765.00
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	142,051.00	142,719.49	-668.49	-0.47	1,282,034.00	1,284,475.41	-2,441.41	-0.19	1,712,634.00
Other Grants	7,403.50	7,272.33	131.17	1.80	57,529.50	65,450.97	-7,921.47	-12.10	87,268.00
TOTAL GRANT INCOME	149,454.50	149,991.82	-537.32	-0.36	1,339,563.50	1,349,926.38	-10,362.88	-0.77	1,799,902.00
OTHER INCOME									
Interest Income	884.86	277.18	607.68	219.24	7,288.72	2,494.62	4,794.10	192.18	3,326.00
Investment Income	2.26	8.33	-6.07	-72.87	17.00	74.97	-57.97	-77.32	100.00
CPM - Property Mgmt Fee Income	12,888.00	0.00	12,888.00	N/A	24,852.00	0.00	24,852.00	N/A	0.00
Property Mgmt Fee Income	32,452.70	31,724.17	728.53	2.30	288,564.10	285,517.53	3,046.57	1.07	380,690.00
Asset Mgmt Fee Income	4,980.00	4,960.00	20.00	0.40	44,820.00	44,640.00	180.00	0.40	59,520.00
Bookkeeping Fee Income	4,770.60	4,867.50	-96.90	-1.99	42,609.80	43,807.50	-1,197.70	-2.73	58,410.00
Program Mgmt Fee Income	14,069.05	11,675.00	2,394.05	20.51	101,503.38	105,075.00	-3,571.62	-3.40	140,100.00
Contract - Fee For Service Income	20,727.41	13,501.42	7,225.99	53.52	139,774.27	121,512.78	18,261.49	15.03	162,017.00
Lease Enforcement Fee For Service Income	3,155.60	3,592.25	-436.65	-12.16	51,284.22	32,330.25	18,953.97	58.63	43,107.00
Miscellaneous Other Income	3,030.04	2,823.83	206.21	7.30	62,556.70	25,414.47	37,142.23	146.15	33,886.00
Misc Other Income-Buck St Office Rental	5,191.40	5,037.50	153.90	3.06	45,147.74	45,337.50	-189.76	-0.42	60,450.00
Misc Other Income-Office Space Rental	3,477.00	0.00	3,477.00	N/A	33,612.25	0.00	33,612.25	N/A	0.00
Misc Income-Antenna Rental	5,777.94	4,572.50	1,205.44	26.36	50,601.20	41,152.50	9,448.70	22.96	54,870.00
TOTAL OTHER INCOME	111,406.86	83,039.68	28,367.18	34.16	892,631.38	747,357.12	145,274.26	19.44	996,476.00
TOTAL INCOME	403,662.86	360,261.93	43,400.93	12.05	3,424,673.99	3,242,357.37	182,316.62	5.62	4,323,143.00

EXPENSES

ADMINISTRATIVE

Administrative Salaries

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Administrative Salaries	22,613.67	44,844.50	22,230.83	49.57	364,699.64	403,600.50	38,900.86	9.64	538,134.00
Employee Benefit-Health/Dental/Eye	6,308.41	10,585.17	4,276.76	40.40	75,403.84	95,266.53	19,862.69	20.85	127,022.00
Total Administrative Salaries	28,922.08	55,429.67	26,507.59	47.82	440,103.48	498,867.03	58,763.55	11.78	665,156.00
Legal Expense									
Criminal/Criminal Background Checks	613.00	233.33	-379.67	-162.72	4,299.45	2,099.97	-2,199.48	-104.74	2,800.00
General Legal Expense	4,136.00	2,554.17	-1,581.83	-61.93	39,605.08	22,987.53	-16,617.55	-72.29	30,650.00
Total Legal Expense	4,749.00	2,787.50	-1,961.50	-70.37	43,904.53	25,087.50	-18,817.03	-75.01	33,450.00
Other Admin Expenses									
Staff Training	0.00	1,316.67	1,316.67	100.00	6,484.18	11,850.03	5,365.85	45.28	15,800.00
Staff Travel	3,103.03	225.00	-2,878.03	-1,279.12	11,509.90	2,025.00	-9,484.90	-468.39	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	22,984.00	1,566.67	-21,417.33	-1,367.06	26,784.00	14,100.03	-12,683.97	-89.96	18,800.00
Licenses/Fees/Permits	0.00	429.17	429.17	100.00	4,686.00	3,862.53	-823.47	-21.32	5,150.00
Professional Fees/Services	1,185.00	421.67	-763.33	-181.03	13,668.25	3,795.03	-9,873.22	-260.16	5,060.00
Total Other Admin Expenses	27,272.03	3,959.18	-23,312.85	-588.83	76,535.72	35,632.62	-40,903.10	-114.79	47,510.00
Miscellaneous Admin Expenses									
Publications/Subscriptions	0.00	81.51	81.51	100.00	580.90	733.59	152.69	20.81	978.00
Membership Dues and Fees	1,000.00	250.00	-750.00	-300.00	4,270.61	2,250.00	-2,020.61	-89.80	3,000.00
Telephone	2,308.86	2,142.09	-166.77	-7.79	22,756.61	19,278.81	-3,477.80	-18.04	25,705.00
Office Supplies	-484.36	855.02	1,339.38	156.65	4,139.48	7,695.18	3,555.70	46.21	10,260.00
Copier and Supplies	1,710.60	765.01	-945.59	-123.60	10,124.12	6,885.09	-3,239.03	-47.04	9,180.00
Cell Phones/Pagers	1,556.65	1,169.17	-387.48	-33.14	12,441.32	10,522.53	-1,918.79	-18.24	14,030.00
Payroll Services	418.73	465.40	46.67	10.03	5,334.64	4,188.60	-1,146.04	-27.36	5,585.00
Postage/Express	23.48	466.66	443.18	94.97	5,931.68	4,199.94	-1,731.74	-41.23	5,600.00
Legal Ads	33.32	55.00	21.68	39.42	1,298.66	495.00	-803.66	-162.36	660.00
Internet	538.37	579.16	40.79	7.04	4,898.25	5,212.44	314.19	6.03	6,950.00
Answering Service/Voicemail	240.44	320.83	80.39	25.06	2,006.70	2,887.47	880.77	30.50	3,850.00
Other Misc Admin Expenses	1,625.00	83.33	-1,541.67	-1,850.08	2,186.01	749.97	-1,436.04	-191.48	1,000.00
Employee Services	0.00	103.00	103.00	100.00	2,515.50	927.00	-1,588.50	-171.36	1,236.00
Commissioner Meetings	0.00	50.00	50.00	100.00	545.53	450.00	-95.53	-21.23	600.00
Commissioner Training	0.00	333.33	333.33	100.00	2,902.36	2,999.97	97.61	3.25	4,000.00
Commissioner Travel	0.00	250.00	250.00	100.00	5,688.93	2,250.00	-3,438.93	-152.84	3,000.00
Sponsorships	0.00	16.67	16.67	100.00	100.00	150.03	50.03	33.35	200.00
Marketing/Promotions/Advertising	0.00	172.91	172.91	100.00	1,132.87	1,556.19	423.32	27.20	2,075.00
Bank/Credit Card Fees	7.60	12.83	5.23	40.76	318.30	115.47	-202.83	-175.66	154.00
Meetings / Seminars	1,350.00	83.33	-1,266.67	-1,520.06	3,717.85	749.97	-2,967.88	-395.73	1,000.00
Cable TV	110.06	56.00	-54.06	-96.54	1,118.40	504.00	-614.40	-121.90	672.00
Computer Hardware	124.19	279.17	154.98	55.51	4,960.20	2,512.53	-2,447.67	-97.42	3,350.00
Computer Software	0.00	41.67	41.67	100.00	39.95	375.03	335.08	89.35	500.00
Computer Supplies	0.00	75.42	75.42	100.00	0.00	678.78	678.78	100.00	905.00
Computer Support	3,727.99	1,241.66	-2,486.33	-200.24	34,968.89	11,174.94	-23,793.95	-212.92	14,900.00
Computer System Support	1,998.17	1,808.33	-189.84	-10.50	18,244.22	16,274.97	-1,969.25	-12.10	21,700.00
Caring, Inc. misc	614.08	0.00	-614.08	N/A	-2,643.25	0.00	2,643.25	N/A	0.00
Wildwood HA misc	66.35	0.00	-66.35	N/A	4,940.06	0.00	-4,940.06	N/A	0.00

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Property Mgmt Fee Expense	32,452.70	31,230.92	-1,221.78	-3.91	288,564.10	281,078.28	-7,485.82	-2.66	374,771.00
Asset Mgmt Fee Expense	4,980.00	4,994.17	14.17	0.28	44,820.00	44,947.53	127.53	0.28	59,930.00
Bookkeeping Fee Expense	3,675.00	3,217.57	-457.43	-14.22	32,677.50	28,958.13	-3,719.37	-12.84	38,611.00
Program Mgmt Fee Expense	941.84	0.00	-941.84	N/A	11,784.63	0.00	-11,784.63	N/A	0.00
Contract - Fee For Service Expense	0.00	1,867.83	1,867.83	100.00	59,325.99	16,810.47	-42,515.52	-252.91	22,414.00
Total Miscellaneous Admin Expenses	59,019.07	53,067.99	-5,951.08	-11.21	591,691.01	477,611.91	-114,079.10	-23.89	636,816.00
TOTAL ADMINISTRATIVE EXPENSES	119,962.18	115,244.34	-4,717.84	-4.09	1,152,234.74	1,037,199.06	-115,035.68	-11.09	1,382,932.00
TENANT SERVICES									
Tenant Services Salaries	7,452.00	7,320.50	-131.50	-1.80	85,693.51	65,884.50	-19,809.01	-30.07	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	27,277.96	10,875.06	-16,402.90	-150.83	14,500.00
Tenant Svcs - HCFC Activities-	2,208.34	2,225.33	16.99	0.76	20,266.72	20,027.97	-238.75	-1.19	26,704.00
Tenant Svcs - Food/Snacks	0.00	14.17	14.17	100.00	332.78	127.53	-205.25	-160.94	170.00
Tenant Svcs - Medical Supplies	0.00	0.83	0.83	100.00	-1.59	7.47	9.06	121.29	10.00
Tenant Svcs - Personal Care Supplies	305.36	3.33	-302.03	-9,069.97	305.36	29.97	-275.39	-918.89	40.00
Tenant Svcs - Linen Supplies	0.00	1.67	1.67	100.00	0.00	15.03	15.03	100.00	20.00
Tenant Svcs - Recreation/Education	0.00	8.33	8.33	100.00	-546.50	74.97	621.47	828.96	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	78.19	175.00	96.81	55.32	2,640.09	1,575.00	-1,065.09	-67.62	2,100.00
TOTAL TENANT SERVICES EXPENSES	11,252.23	10,957.50	-294.73	-2.69	137,263.22	98,617.50	-38,645.72	-39.19	131,490.00
Water & Sewer	25,490.82	25,212.16	-278.66	-1.11	191,645.37	226,909.44	35,264.07	15.54	302,546.00
Electricity	23,729.49	30,675.00	6,945.51	22.64	210,370.10	276,075.00	65,704.90	23.80	368,100.00
Electricity-Vacant Units	53.10	379.16	326.06	86.00	1,462.51	3,412.44	1,949.93	57.14	4,550.00
Gas	8,573.09	19,441.66	10,868.57	55.90	130,494.22	174,974.94	44,480.72	25.42	233,300.00
Gas-Vacant Units	54.27	0.00	-54.27	N/A	274.19	0.00	-274.19	N/A	0.00
TOTAL UTILITY EXPENSES	57,900.77	75,707.98	17,807.21	23.52	534,246.39	681,371.82	147,125.43	21.59	908,496.00
General Maint Expense									
Maintenance Fee For Service Expense	20,339.75	10,058.24	-10,281.51	-102.22	138,396.05	90,524.16	-47,871.89	-52.88	120,699.00
Maintenance Salaries	23,761.51	22,766.08	-995.43	-4.37	209,757.18	204,894.72	-4,862.46	-2.37	273,193.00
Maintenance Labor Overtime	3,712.71	1,791.68	-1,921.03	-107.22	31,025.87	16,125.12	-14,900.75	-92.41	21,500.00
Compensated Absences-Maintenance	0.00	125.00	125.00	100.00	0.00	1,125.00	1,125.00	100.00	1,500.00
Employee Benefit-Health/Dental/Eye	2,240.54	6,472.09	4,231.55	65.38	33,793.03	58,248.81	24,455.78	41.98	77,665.00
Maint-On Call Service	0.00	48.33	48.33	100.00	0.00	434.97	434.97	100.00	580.00
Maintenance Uniforms	0.00	123.25	123.25	100.00	735.88	1,109.25	373.37	33.66	1,479.00
Maintenance Travel/Training	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
Vehicle Gas, Oil, Repairs, Supplies	1,301.69	691.67	-610.02	-88.20	9,262.81	6,225.03	-3,037.78	-48.80	8,300.00
Vehicle Title/Registration	0.00	33.16	33.16	100.00	295.00	298.44	3.44	1.15	398.00
Total General Maint Expense	51,356.20	42,134.50	-9,221.70	-21.89	423,265.82	379,210.50	-44,055.32	-11.62	505,614.00
Materials									
Materials-Electrical	47.99	337.51	289.52	85.78	3,688.89	3,037.59	-651.30	-21.44	4,050.00
Materials-Plumbing	104.97	825.00	720.03	87.28	10,230.63	7,425.00	-2,805.63	-37.79	9,900.00
Materials-Heating	967.09	1,083.35	116.26	10.73	10,017.15	9,750.15	-267.00	-2.74	13,000.00
Materials-Flooring	0.00	316.68	316.68	100.00	12,193.99	2,850.12	-9,343.87	-327.84	3,800.00
Materials-Paint	22.60	495.84	473.24	95.44	7,436.83	4,462.56	-2,974.27	-66.65	5,950.00

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Materials-Janitorial/Cleaning	217.04	437.50	220.46	50.39	3,581.31	3,937.50	356.19	9.05	5,250.00
Materials-Lumber	0.00	217.51	217.51	100.00	7,031.96	1,957.59	-5,074.37	-259.22	2,610.00
Materials-Maint Paper/Supplies	0.00	9.17	9.17	100.00	21.22	82.53	61.31	74.29	110.00
Materials-Grounds	0.00	504.16	504.16	100.00	8,695.55	4,537.44	-4,158.11	-91.64	6,050.00
Materials-Miscellaneous	482.50	297.92	-184.58	-61.96	9,501.29	2,681.28	-6,820.01	-254.36	3,575.00
Materials-Equipment Repairs	0.00	395.84	395.84	100.00	3,329.86	3,562.56	232.70	6.53	4,750.00
Materials-Appliance Parts	0.00	137.50	137.50	100.00	1,095.41	1,237.50	142.09	11.48	1,650.00
Materials-Safety Equipment	103.13	1,025.01	921.88	89.94	1,902.41	9,225.09	7,322.68	79.38	12,300.00
Materials-Hardware	1.92	313.34	311.42	99.39	790.28	2,820.06	2,029.78	71.98	3,760.00
Materials-Glass/Screens	0.00	204.16	204.16	100.00	3,940.44	1,837.44	-2,103.00	-114.45	2,450.00
Materials-Doors / Keys	10.74	425.00	414.26	97.47	5,808.04	3,825.00	-1,983.04	-51.84	5,100.00
Materials-Drywall/Plaster	0.00	16.67	16.67	100.00	0.00	150.03	150.03	100.00	200.00
Materials-Extermination/Pest Control	0.00	127.51	127.51	100.00	-3,988.59	1,147.59	5,136.18	447.56	1,530.00
Materials-Tools	0.00	43.75	43.75	100.00	8,050.63	393.75	-7,656.88	-1,944.60	525.00
Materials-Cabinets	0.00	133.33	133.33	100.00	0.00	1,199.97	1,199.97	100.00	1,600.00
Total Materials	1,957.98	7,346.75	5,388.77	73.35	93,327.30	66,120.75	-27,206.55	-41.15	88,160.00
Contract Costs									
Contract-Elevator Monitoring	2,637.71	2,533.34	-104.37	-4.12	31,300.14	22,800.06	-8,500.08	-37.28	30,400.00
Contract-Trash Removal	3,839.70	3,725.67	-114.03	-3.06	34,072.79	33,531.03	-541.76	-1.62	44,708.00
Contract-Extermination/Pest Control	10,988.20	5,357.50	-5,630.70	-105.10	85,957.85	48,217.50	-37,740.35	-78.27	64,290.00
Contract-Grounds	0.00	4,694.64	4,694.64	100.00	3,288.50	42,251.76	38,963.26	92.22	56,336.00
Contract-Unit Cleaning/Prep	0.00	400.00	400.00	100.00	0.00	3,600.00	3,600.00	100.00	4,800.00
Contract-Fire Alarm	1,230.13	3,338.34	2,108.21	63.15	9,284.77	30,045.06	20,760.29	69.10	40,060.00
Contract-Boilers	345.00	166.67	-178.33	-107.00	1,121.79	1,500.03	378.24	25.22	2,000.00
Contract-Floor Covering	0.00	83.33	83.33	100.00	2,798.76	749.97	-2,048.79	-273.18	1,000.00
Contract-HVAC	575.20	1,633.35	1,058.15	64.78	22,675.34	14,700.15	-7,975.19	-54.25	19,600.00
Contract-Janitorial/Cleaning	0.00	275.00	275.00	100.00	370.00	2,475.00	2,105.00	85.05	3,300.00
Contract-Alarm System Monitoring	0.00	298.35	298.35	100.00	110.00	2,685.15	2,575.15	95.90	3,580.00
Contract-Carpet Cleaning	0.00	16.67	16.67	100.00	0.00	150.03	150.03	100.00	200.00
Contract-Electrical	0.00	116.66	116.66	100.00	8,438.43	1,049.94	-7,388.49	-703.71	1,400.00
Contract-Plumbing	6,846.20	2,083.34	-4,762.86	-228.62	22,176.32	18,750.06	-3,426.26	-18.27	25,000.00
Contract-Roofing	0.00	393.75	393.75	100.00	2,350.00	3,543.75	1,193.75	33.69	4,725.00
Contract-Painting	0.00	0.00	0.00	N/A	8,590.00	0.00	-8,590.00	N/A	0.00
Contract-Energy Audit	0.00	4,673.33	4,673.33	100.00	0.00	42,059.97	42,059.97	100.00	56,080.00
Contract-Human Resources	0.00	509.15	509.15	100.00	0.00	4,582.35	4,582.35	100.00	6,110.00
Contract Costs-Other	-131.00	33.33	164.33	493.04	12,265.60	299.97	-11,965.63	-3,988.94	400.00
Total Contract Costs	26,331.14	30,332.42	4,001.28	13.19	244,800.29	272,991.78	28,191.49	10.33	363,989.00
TOTAL MAINTENACE EXPENSES	79,645.32	79,813.67	168.35	0.21	761,393.41	718,323.03	-43,070.38	-6.00	957,763.00
GENERAL EXPENSES									
Insurance	14,634.05	6,535.83	-8,098.22	-123.90	131,887.50	58,822.47	-73,065.03	-124.21	78,430.00
PILOT-Payments in Lieu of Taxes	5,609.68	5,301.00	-308.68	-5.82	50,487.12	47,709.00	-2,778.12	-5.82	63,612.00
Employee Benefits-Health/Dental/Optical	202.15	9,736.08	9,533.93	97.92	-24,273.99	87,624.72	111,898.71	127.70	116,833.00
Employee Benefits-Pension	14,291.04	6,650.01	-7,641.03	-114.90	120,459.03	59,850.09	-60,608.94	-101.27	79,800.00
Employer Tax Expense	6,343.88	6,866.67	522.79	7.61	61,224.27	61,800.03	575.76	0.93	82,400.00

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

Period = Jun 2012

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Security/Lease Enforcement Fee For Service	4,205.94	408.33	-3,797.61	-930.03	20,732.97	3,674.97	-17,058.00	-464.17	4,900.00
Lease Enforcement Fee For Service Expense	3,155.60	2,686.60	-469.00	-17.46	50,497.88	24,179.40	-26,318.48	-108.85	32,239.00
TOTAL GENERAL EXPENSES	48,442.34	38,184.52	-10,257.82	-26.86	411,014.78	343,660.68	-67,354.10	-19.60	458,214.00
HOUSING ASSISTANCE PAYMENTS									
Housing Assistance Payments	0.00	191.00	191.00	100.00	0.00	1,719.00	1,719.00	100.00	2,292.00
URP-PH-Tenant Utility Reimbursement-Public H	28.00	0.00	-28.00	N/A	142.00	0.00	-142.00	N/A	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	28.00	191.00	163.00	85.34	142.00	1,719.00	1,577.00	91.74	2,292.00
FINANCING EXPENSE									
Interest Expense-Ford	109.08	100.00	-9.08	-9.08	1,169.52	900.00	-269.52	-29.95	1,200.00
Interest Expense - Energy Performance Contra	2,874.53	0.00	-2,874.53	N/A	26,063.60	0.00	-26,063.60	N/A	0.00
TOTAL FINANCING EXPENSES	2,983.61	100.00	-2,883.61	-2,883.61	27,233.12	900.00	-26,333.12	-2,925.90	1,200.00
TOTAL EXPENSES	320,214.45	320,199.01	-15.44	0.00	3,023,527.66	2,881,791.09	-141,736.57	-4.92	3,842,387.00
NET INCOME	83,448.41	40,062.92	43,385.49	108.29	401,146.33	360,566.28	40,580.05	11.25	480,756.00