

# Riverview West (1rvw) Budget Comparison

Period = Jun 2012

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>INCOME</b>									
<b>TENANT INCOME</b>									
Rental Income									
Rent Income-Gross Potential	0.00	0.00	0.00	N/A	-242.00	0.00	-242.00	N/A	0.00
Tenant Rent	26,029.00	25,114.50	914.50	3.64	227,998.58	226,030.50	1,968.08	0.87	301,374.00
Total Rental Income	<u>26,029.00</u>	<u>25,114.50</u>	<u>914.50</u>	<u>3.64</u>	<u>227,756.58</u>	<u>226,030.50</u>	<u>1,726.08</u>	<u>0.76</u>	<u>301,374.00</u>
Other Tenant Income									
Laundry and Vending	0.00	125.00	-125.00	-100.00	743.03	1,125.00	-381.97	-33.95	1,500.00
Tenant Owned Utilities	2,540.00	125.00	2,415.00	1,932.00	2,988.67	1,125.00	1,863.67	165.66	1,500.00
Misc.Tenant Income	30.00	116.67	-86.67	-74.29	-199.62	1,050.03	-1,249.65	-119.01	1,400.00
Total Other Tenant Income	<u>2,570.00</u>	<u>366.67</u>	<u>2,203.33</u>	<u>600.90</u>	<u>3,532.08</u>	<u>3,300.03</u>	<u>232.05</u>	<u>7.03</u>	<u>4,400.00</u>
NET TENANT INCOME	<u>28,599.00</u>	<u>25,481.17</u>	<u>3,117.83</u>	<u>12.24</u>	<u>231,288.66</u>	<u>229,330.53</u>	<u>1,958.13</u>	<u>0.85</u>	<u>305,774.00</u>
<b>GRANT INCOME</b>									
HUD PHA Operating Grants/Subsidy	27,940.00	29,718.00	-1,778.00	-5.98	256,797.00	267,462.00	-10,665.00	-3.99	356,616.00
TOTAL GRANT INCOME	<u>27,940.00</u>	<u>29,718.00</u>	<u>-1,778.00</u>	<u>-5.98</u>	<u>256,797.00</u>	<u>267,462.00</u>	<u>-10,665.00</u>	<u>-3.99</u>	<u>356,616.00</u>
<b>OTHER INCOME</b>									
Interest Income	2.80	4.17	-1.37	-32.85	19.80	37.53	-17.73	-47.24	50.00
Miscellaneous Other Income	66.00	8.33	57.67	692.32	864.00	74.97	789.03	1,052.46	100.00
Misc Other Income-Office Space Rental	240.00	0.00	240.00	N/A	3,360.00	0.00	3,360.00	N/A	0.00
TOTAL OTHER INCOME	<u>308.80</u>	<u>12.50</u>	<u>296.30</u>	<u>2,370.40</u>	<u>4,243.80</u>	<u>112.50</u>	<u>4,131.30</u>	<u>3,672.27</u>	<u>150.00</u>
<b>TOTAL INCOME</b>	<b><u>56,847.80</u></b>	<b><u>55,211.67</u></b>	<b><u>1,636.13</u></b>	<b><u>2.96</u></b>	<b><u>492,329.46</u></b>	<b><u>496,905.03</u></b>	<b><u>-4,575.57</u></b>	<b><u>-0.92</u></b>	<b><u>662,540.00</u></b>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
Administrative Salaries									
Administrative Salaries	1,889.87	1,738.58	-151.29	-8.70	22,642.58	15,647.22	-6,995.36	-44.71	20,863.00
Employee Benefit-Health/Dental/Eye	337.78	431.42	93.64	21.71	4,545.80	3,882.78	-663.02	-17.08	5,177.00
Total Administrative Salaries	<u>2,227.65</u>	<u>2,170.00</u>	<u>-57.65</u>	<u>-2.66</u>	<u>27,188.38</u>	<u>19,530.00</u>	<u>-7,658.38</u>	<u>-39.21</u>	<u>26,040.00</u>
Legal Expense									
Criminal/Criminal Background Checks	40.00	58.33	18.33	31.42	603.59	524.97	-78.62	-14.98	700.00
General Legal Expense	108.00	208.33	100.33	48.16	1,835.86	1,874.97	39.11	2.09	2,500.00
Total Legal Expense	<u>148.00</u>	<u>266.66</u>	<u>118.66</u>	<u>44.50</u>	<u>2,439.45</u>	<u>2,399.94</u>	<u>-39.51</u>	<u>-1.65</u>	<u>3,200.00</u>
Other Admin Expenses									
Staff Training	0.00	166.67	166.67	100.00	607.91	1,500.03	892.12	59.47	2,000.00
Staff Travel	22.48	0.00	-22.48	N/A	337.08	0.00	-337.08	N/A	0.00
Accounting Fees	0.00	0.00	0.00	N/A	2,440.24	0.00	-2,440.24	N/A	0.00
Auditing Fees	4,381.60	291.67	-4,089.93	-1,402.25	4,381.60	2,625.03	-1,756.57	-66.92	3,500.00
Licenses/Fees/Permits	0.00	133.33	133.33	100.00	1,127.79	1,199.97	72.18	6.02	1,600.00
Professional Fees/Services	0.00	0.00	0.00	N/A	3,874.63	0.00	-3,874.63	N/A	0.00

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Total Other Admin Expenses	4,404.08	591.67	-3,812.41	-644.35	12,769.25	5,325.03	-7,444.22	-139.80	7,100.00
Miscellaneous Admin Expenses									
Publications/Subscriptions	0.00	10.00	10.00	100.00	0.00	90.00	90.00	100.00	120.00
Membership Dues and Fees	0.00	0.00	0.00	N/A	132.67	0.00	-132.67	N/A	0.00
Telephone	314.75	400.00	85.25	21.31	2,492.85	3,600.00	1,107.15	30.75	4,800.00
Office Supplies	0.00	41.67	41.67	100.00	358.17	375.03	16.86	4.50	500.00
Copier and Supplies	207.51	54.17	-153.34	-283.07	1,117.71	487.53	-630.18	-129.26	650.00
Cell Phones/Pagers	165.22	116.67	-48.55	-41.61	1,388.83	1,050.03	-338.80	-32.27	1,400.00
Payroll Services	25.76	33.33	7.57	22.71	319.92	299.97	-19.95	-6.65	400.00
Postage/Express	1.43	37.50	36.07	96.19	476.75	337.50	-139.25	-41.26	450.00
Legal Ads	0.00	5.00	5.00	100.00	403.86	45.00	-358.86	-797.47	60.00
Internet	53.60	75.00	21.40	28.53	424.92	675.00	250.08	37.05	900.00
Answering Service/Voicemail	20.61	20.00	-0.61	-3.05	306.76	180.00	-126.76	-70.42	240.00
Other Misc Admin Expenses	359.40	0.00	-359.40	N/A	359.40	0.00	-359.40	N/A	0.00
Employee Services	0.00	7.00	7.00	100.00	84.37	63.00	-21.37	-33.92	84.00
Marketing/Promotions/Advertising	0.00	1.25	1.25	100.00	65.92	11.25	-54.67	-485.96	15.00
Bank/Credit Card Fees	0.00	0.00	0.00	N/A	14.33	0.00	-14.33	N/A	0.00
Cable TV	39.77	37.50	-2.27	-6.05	318.04	337.50	19.46	5.77	450.00
Computer Hardware	0.00	12.50	12.50	100.00	1,977.96	112.50	-1,865.46	-1,658.19	150.00
Computer Support	200.00	83.33	-116.67	-140.01	3,158.75	749.97	-2,408.78	-321.18	1,000.00
Computer System Support	166.51	125.00	-41.51	-33.21	1,486.11	1,125.00	-361.11	-32.10	1,500.00
Property Mgnt Fee Expense	6,623.00	6,259.25	-363.75	-5.81	58,746.01	56,333.25	-2,412.76	-4.28	75,111.00
Asset Mgnt Fee Expense	1,000.00	1,000.00	0.00	0.00	9,000.00	9,000.00	0.00	0.00	12,000.00
Bookkeeping Fee Expense	750.00	709.33	-40.67	-5.73	6,652.50	6,383.97	-268.53	-4.21	8,512.00
Program Mgnt Fee Expense	24.00	0.00	-24.00	N/A	336.00	0.00	-336.00	N/A	0.00
Contract - Fee For Service Expense	0.00	898.00	898.00	100.00	17,364.12	8,082.00	-9,282.12	-114.85	10,776.00
<b>Total Miscellaneous Admin Expenses</b>	<b>9,951.56</b>	<b>9,926.50</b>	<b>-25.06</b>	<b>-0.25</b>	<b>106,985.95</b>	<b>89,338.50</b>	<b>-17,647.45</b>	<b>-19.75</b>	<b>119,118.00</b>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>16,731.29</b>	<b>12,954.83</b>	<b>-3,776.46</b>	<b>-29.15</b>	<b>149,383.03</b>	<b>116,593.47</b>	<b>-32,789.56</b>	<b>-28.12</b>	<b>155,458.00</b>
<b>TENANT SERVICES</b>									
Tenant Svcs - HCFC Activities-	606.25	550.00	-56.25	-10.23	5,041.66	4,950.00	-91.66	-1.85	6,600.00
Tenant Svcs - Food/Snacks	0.00	0.00	0.00	N/A	28.99	0.00	-28.99	N/A	0.00
Tenant Svcs - Medical Supplies	0.00	0.00	0.00	N/A	21.33	0.00	-21.33	N/A	0.00
Tenant Svcs - Moving Expenses	78.19	0.00	-78.19	N/A	303.54	0.00	-303.54	N/A	0.00
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>684.44</b>	<b>550.00</b>	<b>-134.44</b>	<b>-24.44</b>	<b>5,395.52</b>	<b>4,950.00</b>	<b>-445.52</b>	<b>-9.00</b>	<b>6,600.00</b>
Water & Sewer	5,008.33	5,000.00	-8.33	-0.17	35,059.33	45,000.00	9,940.67	22.09	60,000.00
Electricity	5,940.08	7,083.33	1,143.25	16.14	41,004.21	63,749.97	22,745.76	35.68	85,000.00
Gas	1,467.40	4,250.00	2,782.60	65.47	26,001.86	38,250.00	12,248.14	32.02	51,000.00
<b>TOTAL UTILITY EXPENSES</b>	<b>12,415.81</b>	<b>16,333.33</b>	<b>3,917.52</b>	<b>23.98</b>	<b>102,065.40</b>	<b>146,999.97</b>	<b>44,934.57</b>	<b>30.57</b>	<b>196,000.00</b>
General Maint Expense									
Maintenance Fee For Service Expense	2,104.31	208.33	-1,895.98	-910.08	10,061.66	1,874.97	-8,186.69	-436.63	2,500.00
Maintenance Salaries	2,035.98	2,064.00	28.02	1.36	20,756.96	18,576.00	-2,180.96	-11.74	24,768.00
Maintenance Labor Overtime	857.78	416.67	-441.11	-105.87	6,308.12	3,750.03	-2,558.09	-68.22	5,000.00
Compensated Absences-Maintenance	0.00	41.67	41.67	100.00	0.00	375.03	375.03	100.00	500.00
Employee Benefit-Health/Dental/Eye	299.23	595.42	296.19	49.74	4,230.23	5,358.78	1,128.55	21.06	7,145.00

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Maintenance Uniforms	0.00	24.00	24.00	100.00	105.13	216.00	110.87	51.33	288.00
Vehicle Gas, Oil, Repairs, Supplies	278.14	41.67	-236.47	-567.48	868.44	375.03	-493.41	-131.57	500.00
Vehicle Title/Registration	0.00	4.00	4.00	100.00	69.50	36.00	-33.50	-93.06	48.00
<b>Total General Maint Expense</b>	<b>5,575.44</b>	<b>3,395.76</b>	<b>-2,179.68</b>	<b>-64.19</b>	<b>42,400.04</b>	<b>30,561.84</b>	<b>-11,838.20</b>	<b>-38.74</b>	<b>40,749.00</b>
<b>Materials</b>									
Materials-Electrical	0.00	25.00	25.00	100.00	325.49	225.00	-100.49	-44.66	300.00
Materials-Plumbing	0.00	83.33	83.33	100.00	692.50	749.97	57.47	7.66	1,000.00
Materials-Heating	0.00	41.67	41.67	100.00	299.99	375.03	75.04	20.01	500.00
Materials-Flooring	0.00	16.67	16.67	100.00	0.00	150.03	150.03	100.00	200.00
Materials-Paint	0.00	54.17	54.17	100.00	367.35	487.53	120.18	24.65	650.00
Materials-Janitorial/Cleaning	0.00	83.33	83.33	100.00	2,216.87	749.97	-1,466.90	-195.59	1,000.00
Materials-Maint Paper/Supplies	0.00	4.17	4.17	100.00	0.00	37.53	37.53	100.00	50.00
Materials-Grounds	0.00	170.83	170.83	100.00	31.68	1,537.47	1,505.79	97.94	2,050.00
Materials-Miscellaneous	52.64	37.50	-15.14	-40.37	2,672.58	337.50	-2,335.08	-691.88	450.00
Materials-Equipment Repairs	0.00	66.67	66.67	100.00	0.00	600.03	600.03	100.00	800.00
Materials-Appliance Parts	0.00	8.33	8.33	100.00	534.40	74.97	-459.43	-612.82	100.00
Materials-Safety Equipment	0.00	66.67	66.67	100.00	236.65	600.03	363.38	60.56	800.00
Materials-Hardware	0.00	4.17	4.17	100.00	75.88	37.53	-38.35	-102.18	50.00
Materials-Glass/Screens	0.00	8.33	8.33	100.00	0.00	74.97	74.97	100.00	100.00
Materials-Doors / Keys	0.00	37.50	37.50	100.00	0.00	337.50	337.50	100.00	450.00
Materials-Extermination/Pest Control	0.00	66.67	66.67	100.00	-3,800.00	600.03	4,400.03	733.30	800.00
Materials-Tools	0.00	2.08	2.08	100.00	962.52	18.72	-943.80	-5,041.67	25.00
<b>Total Materials</b>	<b>52.64</b>	<b>777.09</b>	<b>724.45</b>	<b>93.23</b>	<b>4,615.91</b>	<b>6,993.81</b>	<b>2,377.90</b>	<b>34.00</b>	<b>9,325.00</b>
<b>Contract Costs</b>									
Contract-Elevator Monitoring	659.43	741.67	82.24	11.09	9,893.36	6,675.03	-3,218.33	-48.21	8,900.00
Contract-Trash Removal	714.70	559.00	-155.70	-27.85	4,195.09	5,031.00	835.91	16.62	6,708.00
Contract-Extermination/Pest Control	6,158.20	1,061.67	-5,096.53	-480.05	40,241.20	9,555.03	-30,686.17	-321.15	12,740.00
Contract-Grounds	0.00	586.83	586.83	100.00	425.00	5,281.47	4,856.47	91.95	7,042.00
Contract-Fire Alarm	0.00	300.00	300.00	100.00	2,979.00	2,700.00	-279.00	-10.33	3,600.00
Contract-Boilers	0.00	0.00	0.00	N/A	624.99	0.00	-624.99	N/A	0.00
Contract-HVAC	0.00	0.00	0.00	N/A	3,674.09	0.00	-3,674.09	N/A	0.00
Contract-Plumbing	6,846.20	625.00	-6,221.20	-995.39	11,036.63	5,625.00	-5,411.63	-96.21	7,500.00
Contract-Roofing	0.00	0.00	0.00	N/A	200.00	0.00	-200.00	N/A	0.00
Contract-Painting	0.00	0.00	0.00	N/A	1,240.00	0.00	-1,240.00	N/A	0.00
Contract-Energy Audit	0.00	666.67	666.67	100.00	0.00	6,000.03	6,000.03	100.00	8,000.00
Contract-Human Resources	0.00	33.33	33.33	100.00	0.00	299.97	299.97	100.00	400.00
Contract Costs-Other	0.00	0.00	0.00	N/A	3,012.60	0.00	-3,012.60	N/A	0.00
<b>Total Contract Costs</b>	<b>14,378.53</b>	<b>4,574.17</b>	<b>-9,804.36</b>	<b>-214.34</b>	<b>77,521.96</b>	<b>41,167.53</b>	<b>-36,354.43</b>	<b>-88.31</b>	<b>54,890.00</b>
<b>TOTAL MAINTENACE EXPENSES</b>	<b>20,006.61</b>	<b>8,747.02</b>	<b>-11,259.59</b>	<b>-128.72</b>	<b>124,537.91</b>	<b>78,723.18</b>	<b>-45,814.73</b>	<b>-58.20</b>	<b>104,964.00</b>
<b>GENERAL EXPENSES</b>									
Insurance	2,553.83	1,333.33	-1,220.50	-91.54	20,271.92	11,999.97	-8,271.95	-68.93	16,000.00
PILOT-Payments in Lieu of Taxes	743.57	741.67	-1.90	-0.26	6,692.13	6,675.03	-17.10	-0.26	8,900.00
Employee Benefits-Health/Dental/Optical	0.00	165.83	165.83	100.00	-1,270.76	1,492.47	2,763.23	185.14	1,990.00
Employee Benefits-Pension	1,140.67	350.00	-790.67	-225.91	8,848.36	3,150.00	-5,698.36	-180.90	4,200.00

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Employer Tax Expense	391.24	541.67	150.43	27.77	4,386.61	4,875.03	488.42	10.02	6,500.00
Security/Lease Enforcement Fee For Service	0.00	8.33	8.33	100.00	2,701.23	74.97	-2,626.26	-3,503.08	100.00
Lease Enforcement Fee For Service Expense	450.80	312.17	-138.63	-44.41	6,751.90	2,809.53	-3,942.37	-140.32	3,746.00
<b>TOTAL GENERAL EXPENSES</b>	<b>5,280.11</b>	<b>3,453.00</b>	<b>-1,827.11</b>	<b>-52.91</b>	<b>48,381.39</b>	<b>31,077.00</b>	<b>-17,304.39</b>	<b>-55.68</b>	<b>41,436.00</b>
<b>FINANCING EXPENSE</b>									
Interest Expense - Energy Performance Contract	640.21	0.00	-640.21	N/A	5,804.83	0.00	-5,804.83	N/A	0.00
<b>TOTAL FINANCING EXPENSES</b>	<b>640.21</b>	<b>0.00</b>	<b>-640.21</b>	<b>N/A</b>	<b>5,804.83</b>	<b>0.00</b>	<b>-5,804.83</b>	<b>N/A</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>55,758.47</b>	<b>42,038.18</b>	<b>-13,720.29</b>	<b>-32.64</b>	<b>435,568.08</b>	<b>378,343.62</b>	<b>-57,224.46</b>	<b>-15.12</b>	<b>504,458.00</b>
<b>NET INCOME</b>	<b>1,089.33</b>	<b>13,173.49</b>	<b>-12,084.16</b>	<b>-91.73</b>	<b>56,761.38</b>	<b>118,561.41</b>	<b>-61,800.03</b>	<b>-52.12</b>	<b>158,082.00</b>