

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

Budget Comparison

Period = Oct 2012

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
TENANT INCOME									
Rental Income									
Tenant Rent	135,145.00	122,879.84	12,265.16	9.98	135,145.00	122,879.84	12,265.16	9.98	1,474,558.00
Total Rental Income	135,145.00	122,879.84	12,265.16	9.98	135,145.00	122,879.84	12,265.16	9.98	1,474,558.00
Other Tenant Income									
Laundry and Vending	0.00	83.33	-83.33	-100.00	0.00	83.33	-83.33	-100.00	1,000.00
NSF Charges	50.00	0.00	50.00	N/A	50.00	0.00	50.00	N/A	0.00
Tenant Owned Utilities	78.24	666.67	-588.43	-88.26	78.24	666.67	-588.43	-88.26	8,000.00
Misc. Tenant Income	90.00	0.00	90.00	N/A	90.00	0.00	90.00	N/A	0.00
Total Other Tenant Income	218.24	750.00	-531.76	-70.90	218.24	750.00	-531.76	-70.90	9,000.00
NET TENANT INCOME	135,363.24	123,629.84	11,733.40	9.49	135,363.24	123,629.84	11,733.40	9.49	1,483,558.00
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	141,813.00	136,444.76	5,368.24	3.93	141,813.00	136,444.76	5,368.24	3.93	1,637,337.00
Other Grants	-1,698.50	0.00	-1,698.50	N/A	-1,698.50	0.00	-1,698.50	N/A	0.00
Capital Fund Grants	0.00	4,369.50	-4,369.50	-100.00	0.00	4,369.50	-4,369.50	-100.00	52,434.00
TOTAL GRANT INCOME	140,114.50	140,814.26	-699.76	-0.50	140,114.50	140,814.26	-699.76	-0.50	1,689,771.00
OTHER INCOME									
Interest Income	635.19	500.00	135.19	27.04	635.19	500.00	135.19	27.04	6,000.00
Investment Income	2.52	8.33	-5.81	-69.75	2.52	8.33	-5.81	-69.75	100.00
CPM - Property Mgmt Fee Income	13,288.00	0.00	13,288.00	N/A	13,288.00	0.00	13,288.00	N/A	0.00
Property Mgmt Fee Income	31,922.86	31,724.17	198.69	0.63	31,922.86	31,724.17	198.69	0.63	380,690.00
Asset Mgmt Fee Income	4,980.00	4,960.00	20.00	0.40	4,980.00	4,960.00	20.00	0.40	59,520.00
Bookkeeping Fee Income	4,642.80	4,867.50	-224.70	-4.62	4,642.80	4,867.50	-224.70	-4.62	58,410.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	12,899.63	17,169.08	-4,269.45	-24.87	12,899.63	17,169.08	-4,269.45	-24.87	206,029.00
Contract - Fee For Service Income	19,610.00	21,152.08	-1,542.08	-7.29	19,610.00	21,152.08	-1,542.08	-7.29	253,825.00
Lease Enforcement Fee For Service Income	2,366.70	2,378.00	-11.30	-0.48	2,366.70	2,378.00	-11.30	-0.48	28,536.00
Fraud Recovery - S8 HAP	0.00	1,581.50	-1,581.50	-100.00	0.00	1,581.50	-1,581.50	-100.00	18,978.00
Miscellaneous Other Income	6,288.57	2,066.67	4,221.90	204.29	6,288.57	2,066.67	4,221.90	204.29	24,800.00
Misc Other Income-Buck St Office Rental	5,191.40	5,037.50	153.90	3.06	5,191.40	5,037.50	153.90	3.06	60,450.00
Misc Other Income-Office Space Rental	3,504.90	3,477.00	27.90	0.80	3,504.90	3,477.00	27.90	0.80	41,724.00
Misc Income-Antenna Rental	5,777.94	5,700.00	77.94	1.37	5,777.94	5,700.00	77.94	1.37	68,400.00
TOTAL OTHER INCOME	111,110.51	100,621.83	10,488.68	10.42	111,110.51	100,621.83	10,488.68	10.42	1,207,462.00
TOTAL INCOME	386,588.25	365,065.93	21,522.32	5.90	386,588.25	365,065.93	21,522.32	5.90	4,380,791.00

EXPENSES

ADMINISTRATIVE

Administrative Salaries

Administrative Salaries	29,826.55	52,987.08	23,160.53	43.71	29,826.55	52,987.08	23,160.53	43.71	635,845.00
Compensated Absences	0.00	166.67	166.67	100.00	0.00	166.67	166.67	100.00	2,000.00

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Employee Benefit-Health/Dental/Eye	5,263.46	10,452.23	5,188.77	49.64	5,263.46	10,452.23	5,188.77	49.64	125,427.00
Total Administrative Salaries	35,090.01	63,605.98	28,515.97	44.83	35,090.01	63,605.98	28,515.97	44.83	763,272.00
Legal Expense									
Criminal/Criminal Background Checks	304.50	289.59	-14.91	-5.15	304.50	289.59	-14.91	-5.15	3,475.00
Tenant Screening	0.00	41.67	41.67	100.00	0.00	41.67	41.67	100.00	500.00
General Legal Expense	0.00	3,843.75	3,843.75	100.00	0.00	3,843.75	3,843.75	100.00	46,125.00
Total Legal Expense	304.50	4,175.01	3,870.51	92.71	304.50	4,175.01	3,870.51	92.71	50,100.00
Other Admin Expenses									
Staff Training	0.00	1,950.01	1,950.01	100.00	0.00	1,950.01	1,950.01	100.00	23,400.00
Staff Travel	947.01	630.01	-317.00	-50.32	947.01	630.01	-317.00	-50.32	7,560.00
Accounting Fees	0.00	904.17	904.17	100.00	0.00	904.17	904.17	100.00	10,850.00
Auditing Fees	1,500.00	1,670.83	170.83	10.22	1,500.00	1,670.83	170.83	10.22	20,050.00
Licenses/Fees/Permits	820.00	461.25	-358.75	-77.78	820.00	461.25	-358.75	-77.78	5,535.00
Professional Fees/Services	0.00	1,178.33	1,178.33	100.00	0.00	1,178.33	1,178.33	100.00	14,140.00
Total Other Admin Expenses	3,267.01	6,794.60	3,527.59	51.92	3,267.01	6,794.60	3,527.59	51.92	81,535.00
Miscellaneous Admin Expenses									
Publications/Subscriptions	378.50	98.75	-279.75	-283.29	378.50	98.75	-279.75	-283.29	1,185.00
Membership Dues and Fees	935.00	285.00	-650.00	-228.07	935.00	285.00	-650.00	-228.07	3,420.00
Telephone	2,331.87	2,497.92	166.05	6.65	2,331.87	2,497.92	166.05	6.65	29,975.00
Office Supplies	-396.20	820.01	1,216.21	148.32	-396.20	820.01	1,216.21	148.32	9,840.00
Copier and Supplies	0.00	916.68	916.68	100.00	0.00	916.68	916.68	100.00	11,000.00
Cell Phones/Pagers	1,252.47	1,383.34	130.87	9.46	1,252.47	1,383.34	130.87	9.46	16,600.00
Payroll Services	316.72	545.83	229.11	41.97	316.72	545.83	229.11	41.97	6,550.00
Postage/Express	477.92	650.84	172.92	26.57	477.92	650.84	172.92	26.57	7,810.00
Legal Ads	0.00	158.75	158.75	100.00	0.00	158.75	158.75	100.00	1,905.00
Printer Supplies	0.00	37.50	37.50	100.00	0.00	37.50	37.50	100.00	450.00
Internet	593.46	987.50	394.04	39.90	593.46	987.50	394.04	39.90	11,850.00
Answering Service/Voicemail	312.11	353.34	41.23	11.67	312.11	353.34	41.23	11.67	4,240.00
Other Misc Admin Expenses	0.00	74.99	74.99	100.00	0.00	74.99	74.99	100.00	900.00
Employee Services	0.00	311.65	311.65	100.00	0.00	311.65	311.65	100.00	3,740.00
Commissioner Meetings	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
Commissioner Training	0.00	333.33	333.33	100.00	0.00	333.33	333.33	100.00	4,000.00
Commissioner Travel	0.00	333.33	333.33	100.00	0.00	333.33	333.33	100.00	4,000.00
Sponsorships	0.00	16.67	16.67	100.00	0.00	16.67	16.67	100.00	200.00
Marketing/Promotions/Advertising	0.00	242.92	242.92	100.00	0.00	242.92	242.92	100.00	2,915.00
Bank/Credit Card Fees	-13.69	262.50	276.19	105.22	-13.69	262.50	276.19	105.22	3,150.00
Meetings / Seminars	0.00	277.51	277.51	100.00	0.00	277.51	277.51	100.00	3,330.00
Cable TV	110.06	85.42	-24.64	-28.85	110.06	85.42	-24.64	-28.85	1,025.00
Computer Hardware	0.00	600.00	600.00	100.00	0.00	600.00	600.00	100.00	7,200.00
Computer Software	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
Computer Supplies	0.00	425.00	425.00	100.00	0.00	425.00	425.00	100.00	5,100.00
Computer Support	0.00	2,225.02	2,225.02	100.00	0.00	2,225.02	2,225.02	100.00	26,700.00
Computer System Support	4,766.90	2,125.00	-2,641.90	-124.32	4,766.90	2,125.00	-2,641.90	-124.32	25,500.00
Caring, Inc. misc	-28.33	0.00	28.33	N/A	-28.33	0.00	28.33	N/A	0.00
Wildwood HA misc	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
CPM - Property Mgmt Fee Expense	4,130.59	0.00	-4,130.59	N/A	4,130.59	0.00	-4,130.59	N/A	0.00

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CPM - Bridgeton Villas Misc Expense	442.18	0.00	-442.18	N/A	442.18	0.00	-442.18	N/A	0.00
Property Mgmt Fee Expense	31,922.86	31,724.16	-198.70	-0.63	31,922.86	31,724.16	-198.70	-0.63	380,690.00
Asset Mgmt Fee Expense	4,980.00	4,960.00	-20.00	-0.40	4,980.00	4,960.00	-20.00	-0.40	59,520.00
Bookkeeping Fee Expense	3,615.00	3,592.50	-22.50	-0.63	3,615.00	3,592.50	-22.50	-0.63	43,110.00
Prog Mgmt Fee Exp - JCP Antenna Rental 10%	1,372.42	917.67	-454.75	-49.55	1,372.42	917.67	-454.75	-49.55	11,012.00
Contract - Fee For Service Expense	0.00	6,095.66	6,095.66	100.00	0.00	6,095.66	6,095.66	100.00	73,148.00
Total Miscellaneous Admin Expenses	57,499.84	63,538.79	6,038.95	9.50	57,499.84	63,538.79	6,038.95	9.50	762,465.00
TOTAL ADMINISTRATIVE EXPENSES	96,161.36	138,114.38	41,953.02	30.38	96,161.36	138,114.38	41,953.02	30.38	1,657,372.00
TENANT SERVICES									
Tenant Services Salaries	7,452.00	5,126.00	-2,326.00	-45.38	7,452.00	5,126.00	-2,326.00	-45.38	61,512.00
Employee Benefit-Health/Dental/Eye	1,208.34	541.67	-666.67	-123.08	1,208.34	541.67	-666.67	-123.08	6,500.00
Tenant Svcs - Tenant Participation	0.00	166.67	166.67	100.00	0.00	166.67	166.67	100.00	2,000.00
Tenant Svcs - HCFC Activities-	0.00	2,545.83	2,545.83	100.00	0.00	2,545.83	2,545.83	100.00	30,550.00
Tenant Svcs - Food/Snacks	0.00	14.17	14.17	100.00	0.00	14.17	14.17	100.00	170.00
Tenant Svcs - Medical Supplies	0.00	0.83	0.83	100.00	0.00	0.83	0.83	100.00	10.00
Tenant Svcs - Personal Care Supplies	0.00	111.66	111.66	100.00	0.00	111.66	111.66	100.00	1,340.00
Tenant Svcs - Linen Supplies	0.00	1.67	1.67	100.00	0.00	1.67	1.67	100.00	20.00
Tenant Svcs - Recreation/Education	331.64	8.33	-323.31	-3,881.27	331.64	8.33	-323.31	-3,881.27	100.00
Tenant Svcs - Moving Expenses	0.00	191.66	191.66	100.00	0.00	191.66	191.66	100.00	2,300.00
TOTAL TENANT SERVICES EXPENSES	8,991.98	8,708.49	-283.49	-3.26	8,991.98	8,708.49	-283.49	-3.26	104,502.00
Water & Sewer	25,881.69	23,916.66	-1,965.03	-8.22	25,881.69	23,916.66	-1,965.03	-8.22	287,000.00
Electricity	8,737.13	25,416.67	16,679.54	65.62	8,737.13	25,416.67	16,679.54	65.62	305,000.00
Electricity-Vacant Units	80.23	2,720.82	2,640.59	97.05	80.23	2,720.82	2,640.59	97.05	32,650.00
Gas	148.53	10,508.32	10,359.79	98.59	148.53	10,508.32	10,359.79	98.59	126,100.00
Gas-Vacant Units	0.00	166.67	166.67	100.00	0.00	166.67	166.67	100.00	2,000.00
TOTAL UTILITY EXPENSES	34,847.58	62,729.14	27,881.56	44.45	34,847.58	62,729.14	27,881.56	44.45	752,750.00
General Maint Expense									
Fee For Service Expense	12,854.20	15,777.76	2,923.56	18.53	12,854.20	15,777.76	2,923.56	18.53	189,333.00
Maintenance Salaries	15,351.10	23,297.65	7,946.55	34.11	15,351.10	23,297.65	7,946.55	34.11	279,572.00
Maintenance Labor Overtime	2,968.28	2,500.00	-468.28	-18.73	2,968.28	2,500.00	-468.28	-18.73	30,000.00
Compensated Absences-Maintenance	0.00	-291.67	-291.67	-100.00	0.00	-291.67	-291.67	-100.00	-3,500.00
Employee Benefit-Health/Dental/Eye	2,228.13	5,408.18	3,180.05	58.80	2,228.13	5,408.18	3,180.05	58.80	64,898.00
Maint-On Call Service	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
Maintenance Uniforms	0.00	95.84	95.84	100.00	0.00	95.84	95.84	100.00	1,150.00
Maintenance Travel/Training	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
Vehicle Gas, Oil, Repairs, Supplies	394.43	1,341.67	947.24	70.60	394.43	1,341.67	947.24	70.60	16,100.00
Vehicle Title/Registration	0.00	59.17	59.17	100.00	0.00	59.17	59.17	100.00	710.00
Total General Maint Expense	33,796.14	48,321.93	14,525.79	30.06	33,796.14	48,321.93	14,525.79	30.06	579,863.00
Materials									
Materials-Electrical	-409.10	545.84	954.94	174.95	-409.10	545.84	954.94	174.95	6,550.00
Materials-Plumbing	363.69	1,116.67	752.98	67.43	363.69	1,116.67	752.98	67.43	13,400.00
Materials-Heating	619.14	900.02	280.88	31.21	619.14	900.02	280.88	31.21	10,800.00
Materials-Flooring	0.00	582.10	582.10	100.00	0.00	582.10	582.10	100.00	6,985.00
Materials-Paint	0.00	1,083.33	1,083.33	100.00	0.00	1,083.33	1,083.33	100.00	13,000.00

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Materials-Janitorial/Cleaning	-481.52	264.16	745.68	282.28	-481.52	264.16	745.68	282.28	3,170.00
Materials-Lumber	1,183.91	391.67	-792.24	-202.27	1,183.91	391.67	-792.24	-202.27	4,700.00
Materials-Maint Paper/Supplies	0.00	10.83	10.83	100.00	0.00	10.83	10.83	100.00	130.00
Materials-Grounds	0.00	1,216.67	1,216.67	100.00	0.00	1,216.67	1,216.67	100.00	14,600.00
Materials-Miscellaneous	67.87	1,541.67	1,473.80	95.60	67.87	1,541.67	1,473.80	95.60	18,500.00
Materials-Equipment Repairs	0.00	370.83	370.83	100.00	0.00	370.83	370.83	100.00	4,450.00
Materials-Appliance Parts	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
Materials-Safety Equipment	0.00	829.17	829.17	100.00	0.00	829.17	829.17	100.00	9,950.00
Materials-Hardware	0.00	198.34	198.34	100.00	0.00	198.34	198.34	100.00	2,380.00
Materials-Glass/Screens	0.00	543.75	543.75	100.00	0.00	543.75	543.75	100.00	6,525.00
Materials-Doors / Keys	0.00	879.16	879.16	100.00	0.00	879.16	879.16	100.00	10,550.00
Materials-Drywall/Plaster	0.00	37.50	37.50	100.00	0.00	37.50	37.50	100.00	450.00
Materials-Extermination/Pest Control	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
Materials-Tools	0.00	483.32	483.32	100.00	0.00	483.32	483.32	100.00	5,800.00
Materials-Cabinets	0.00	671.67	671.67	100.00	0.00	671.67	671.67	100.00	8,060.00
Materials-HCFC-Fitness Equipment	0.00	41.67	41.67	100.00	0.00	41.67	41.67	100.00	500.00
Total Materials	1,343.99	11,958.37	10,614.38	88.76	1,343.99	11,958.37	10,614.38	88.76	143,500.00
Contract Costs									
Contract-Elevator Monitoring	7,913.13	3,125.00	-4,788.13	-153.22	7,913.13	3,125.00	-4,788.13	-153.22	37,500.00
Contract-Trash Removal	3,859.25	4,414.59	555.34	12.58	3,859.25	4,414.59	555.34	12.58	52,975.00
Contract-Extermination/Pest Control	8,735.00	6,121.00	-2,614.00	-42.71	8,735.00	6,121.00	-2,614.00	-42.71	73,452.00
Contract-Grounds	0.00	1,675.00	1,675.00	100.00	0.00	1,675.00	1,675.00	100.00	20,100.00
Contract-Unit Cleaning/Prep	0.00	866.67	866.67	100.00	0.00	866.67	866.67	100.00	10,400.00
Contract-Fire Alarm	159.33	1,237.50	1,078.17	87.12	159.33	1,237.50	1,078.17	87.12	14,850.00
Contract-Boilers	0.00	220.84	220.84	100.00	0.00	220.84	220.84	100.00	2,650.00
Contract-Floor Covering	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00	5,000.00
Contract-HVAC	0.00	2,275.00	2,275.00	100.00	0.00	2,275.00	2,275.00	100.00	27,300.00
Contract-Janitorial/Cleaning	0.00	166.66	166.66	100.00	0.00	166.66	166.66	100.00	2,000.00
Contract-Alarm System Monitoring	0.00	465.01	465.01	100.00	0.00	465.01	465.01	100.00	5,580.00
Contract-Electrical	0.00	599.17	599.17	100.00	0.00	599.17	599.17	100.00	7,190.00
Contract-Plumbing	0.00	2,466.67	2,466.67	100.00	0.00	2,466.67	2,466.67	100.00	29,600.00
Contract-Roofing	0.00	362.50	362.50	100.00	0.00	362.50	362.50	100.00	4,350.00
Contract-Painting	0.00	175.00	175.00	100.00	0.00	175.00	175.00	100.00	2,100.00
Contract-Energy Audit	0.00	2,672.16	2,672.16	100.00	0.00	2,672.16	2,672.16	100.00	32,066.00
Contract-Human Resources	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
Total Contract Costs	20,666.71	27,309.44	6,642.73	24.32	20,666.71	27,309.44	6,642.73	24.32	327,713.00
TOTAL MAINTENACE EXPENSES	55,806.84	87,589.74	31,782.90	36.29	55,806.84	87,589.74	31,782.90	36.29	1,051,076.00

GENERAL EXPENSES

Insurance	14,635.12	13,283.33	-1,351.79	-10.18	14,635.12	13,283.33	-1,351.79	-10.18	159,400.00
PILOT-Payments in Lieu of Taxes	5,184.39	6,027.16	842.77	13.98	5,184.39	6,027.16	842.77	13.98	72,326.00
Employee Benefits-Health/Dental/Optical	-774.57	400.00	1,174.57	293.64	-774.57	400.00	1,174.57	293.64	4,800.00
Employee Benefits-Pension	14,291.04	9,225.00	-5,066.04	-54.92	14,291.04	9,225.00	-5,066.04	-54.92	110,700.00
Employer Tax Expense	3,850.08	6,800.85	2,950.77	43.39	3,850.08	6,800.85	2,950.77	43.39	81,610.00
Security/Lease Enforcement Fee For Service	1,237.18	0.00	-1,237.18	N/A	1,237.18	0.00	-1,237.18	N/A	0.00
Lease Enforcement Fee For Service Expense	2,366.70	2,678.51	311.81	11.64	2,366.70	2,678.51	311.81	11.64	32,142.00

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

Budget Comparison

Period = Oct 2012

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TOTAL GENERAL EXPENSES	40,789.94	38,414.85	-2,375.09	-6.18	40,789.94	38,414.85	-2,375.09	-6.18	460,978.00
HOUSING ASSISTANCE PAYMENTS									
URP-PH-Tenant Utility Reimbursement-Public Hc	28.00	0.00	-28.00	N/A	28.00	0.00	-28.00	N/A	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	28.00	0.00	-28.00	N/A	28.00	0.00	-28.00	N/A	0.00
FINANCING EXPENSE									
Interest Expense-Ford	87.33	0.00	-87.33	N/A	87.33	0.00	-87.33	N/A	0.00
Interest Expense - Energy Performance Contract	2,874.51	0.00	-2,874.51	N/A	2,874.51	0.00	-2,874.51	N/A	0.00
TOTAL FINANCING EXPENSES	2,961.84	0.00	-2,961.84	N/A	2,961.84	0.00	-2,961.84	N/A	0.00
TOTAL EXPENSES	239,587.54	335,556.60	95,969.06	28.60	239,587.54	335,556.60	95,969.06	28.60	4,026,678.00
NET INCOME	147,000.71	29,509.33	117,491.38	398.15	147,000.71	29,509.33	117,491.38	398.15	354,113.00